



**APPLICANT:** Richard Schuster PhD PC

**PETITION No.:** V-114

**PHONE:** 914-672-9764

**DATE OF HEARING:** 09-11-2015

**REPRESENTATIVE:** Jim McEleavy

**PRESENT ZONING:** R-20

**PHONE:** 845-399-5125

**LAND LOT(S):** 693

**TITLEHOLDER:** Richard J. Schuster PHD  
Psychologist PC

**DISTRICT:** 19

**PROPERTY LOCATION:** At the northern terminus  
of Applewood Drive, north of Horseshoe Bend Road, and  
on the north side of Cider Mill Court  
(3040 Applewood Drive).

**SIZE OF TRACT:** 4.65 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** Waive the minimum road frontage from the required 75 feet to 50 feet for proposed Tract  
B and to zero feet for proposed Tract A.

**OPPOSITION:** No. OPPOSED        **PETITION No.**        **SPOKESMAN**       

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



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**COMMENTS**

**TRAFFIC:** Recommend access easement for Tract A.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** If this variance request is approved, a lot split plat must be recorded. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** No comment.

**HISTORIC PRESERVATION:** After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources

**DESIGN GUIDELINES:** No comment.

**CEMETERY PRESERVATION:** No comment.

**WATER:** An easement for water service to Tract A must be provided when lot split plat is submitted.

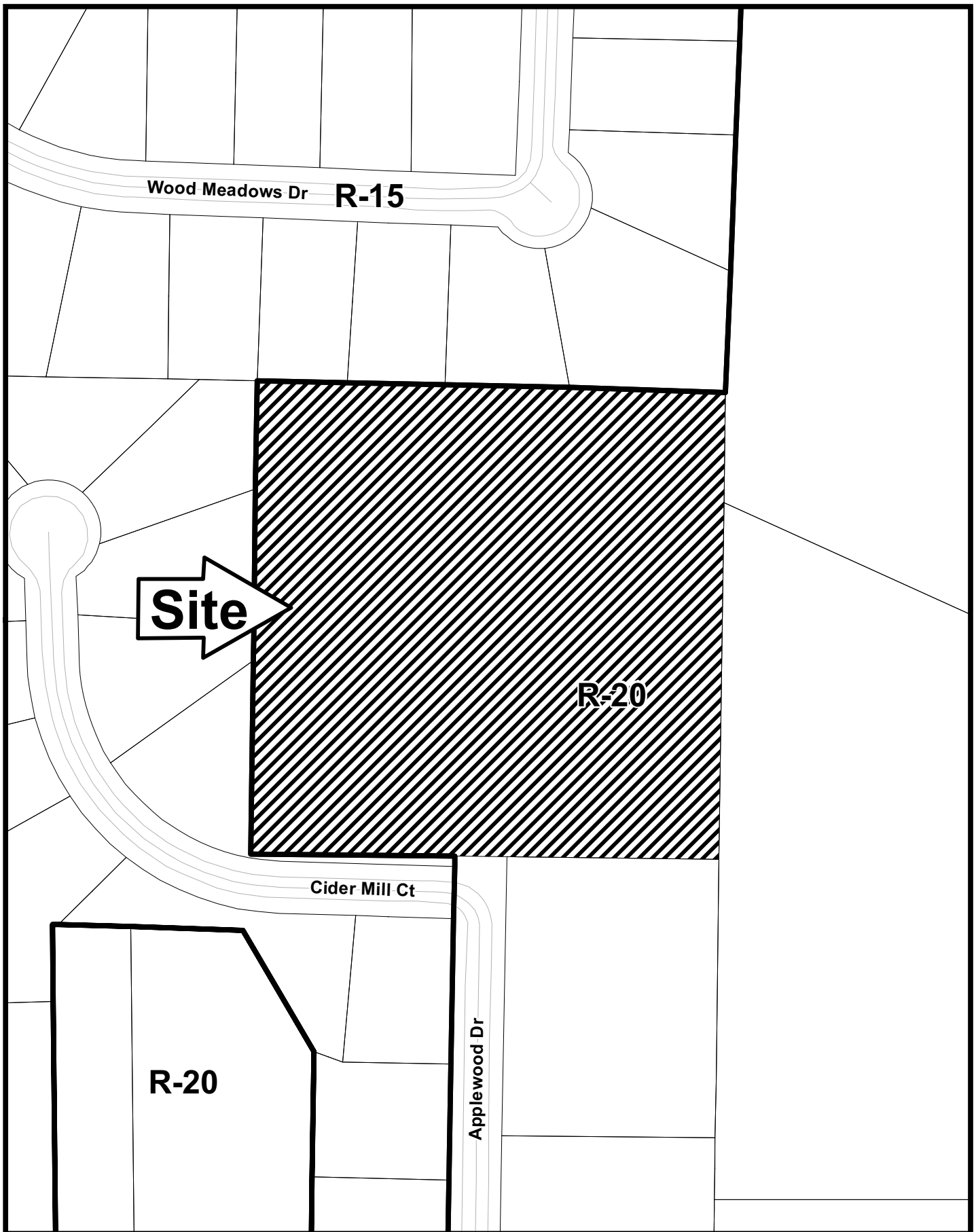
**SEWER:** No conflict. Tract A eligible for septic tank consideration, with Health Department approval.

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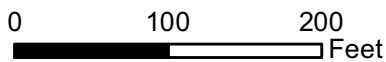
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

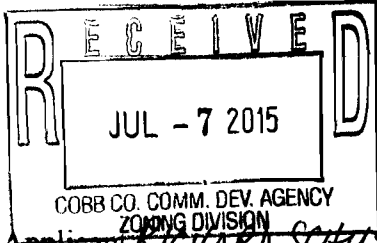
# V-114



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary



# Application for Variance Cobb County

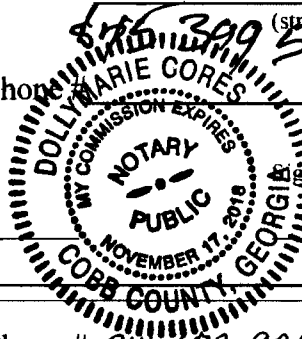
(type or print clearly)

Application No. N-114  
Hearing Date: 9-11-15

Applicant RICHARD SCHUSTER PhD PC Phone # 914 672 9764 E-mail myrnaanover@msn.com

JIM MCELEAVY Address 3040 APPLEWOOD DR Marietta  
(representative's name, printed) (street, city, state and zip code)

Jim Mc Eleavy Phone 770 399 5125 E-mail JamesMcEleavy@aol.com  
(representative's signature)



My commission expires: Nov 17, 2018  
Signed, sealed and delivered in presence of: Dollymarie Coes  
Notary Public

Titleholder RICHARD SCHUSTER PhD PC Phone # 914 672 9764 E-mail myrnaanover@msn.com

Signature [Signature] Address: 4 MARTINE AVE APT 805 WHITE PLAINS NY 10606  
(attach additional signatures, if needed) (street, city, state and zip code)

**INDRANIE RAMCHARRAN** Notary Public, State of New York  
No. 01RA6195375  
Qualified in New York County  
Commission Expires April 19, 2017  
Signed, sealed and delivered in presence of: Indranie Ramcharran  
Notary Public

My commission expires: April 19, 2017

Present Zoning of Property R3 (Residential)

Location 3040 APPLEWOOD DR. MARIETTA  
Parcel# (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 190693 00020 District 9 Size of Tract 4.6 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property 4.6 Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec. 134-94(4), then leave this part blank).

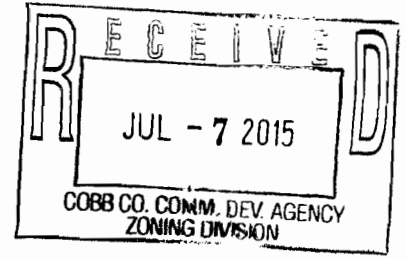
Pls see page 2 (attached)

List type of variance requested: Road frontage variance reduce to 50 feet

V-114  
(2015)  
Exhibit

7

2



**HARDSHIP EXPLANATION :**

**We are in the process of subdividing the 4.6 acres (located at 3040 Applewood Dr Marietta) and would like to request a variance to reduce the road frontage to 50 feet, because we are a few feet short of the required 75 feet to access the subdivided properties - Tract A and Tract B . Both properties would be inaccessible without a variance and this would create undue hardship essentially rendering the property worthless.**

A handwritten signature in black ink, appearing to read "Richard Schuster".

**Richard Schuster PhD PC**