



**APPLICANT:** Susan R. Hampton

**PETITION No.:** V-116

**PHONE:** 404-218-6216

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

**REPRESENTATIVE:** Susan R. Hampton

**PRESENT ZONING:** R-20

**PHONE:** 404-218-6216

**LAND LOT(S):** 1051, 1110

**TITLEHOLDER:** Susan R. Hampton

**DISTRICT:** 16

**PROPERTY LOCATION:** On the east side of  
Greenfield Drive, east of Creekwood Drive  
(3442 Greenfield Drive).

**SIZE OF TRACT:** 0.46 acre

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the side setback from the required 10 feet to 8 feet adjacent to the northern property line; and 2) waive the rear setback from the required 35 feet to 17 feet.

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

**BOARD OF APPEALS DECISION**

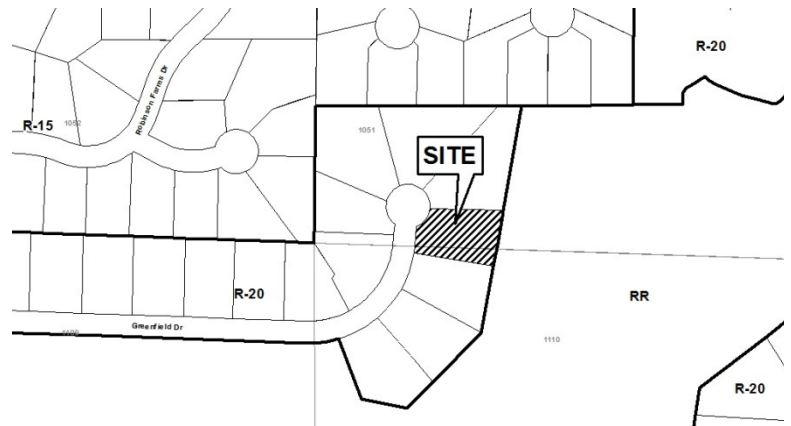
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



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**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. 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 adverse stormwater management impacts anticipated. The deck to be enclosed is located over an existing concrete patio.

**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:** No conflict.

**SEWER:** No conflict.

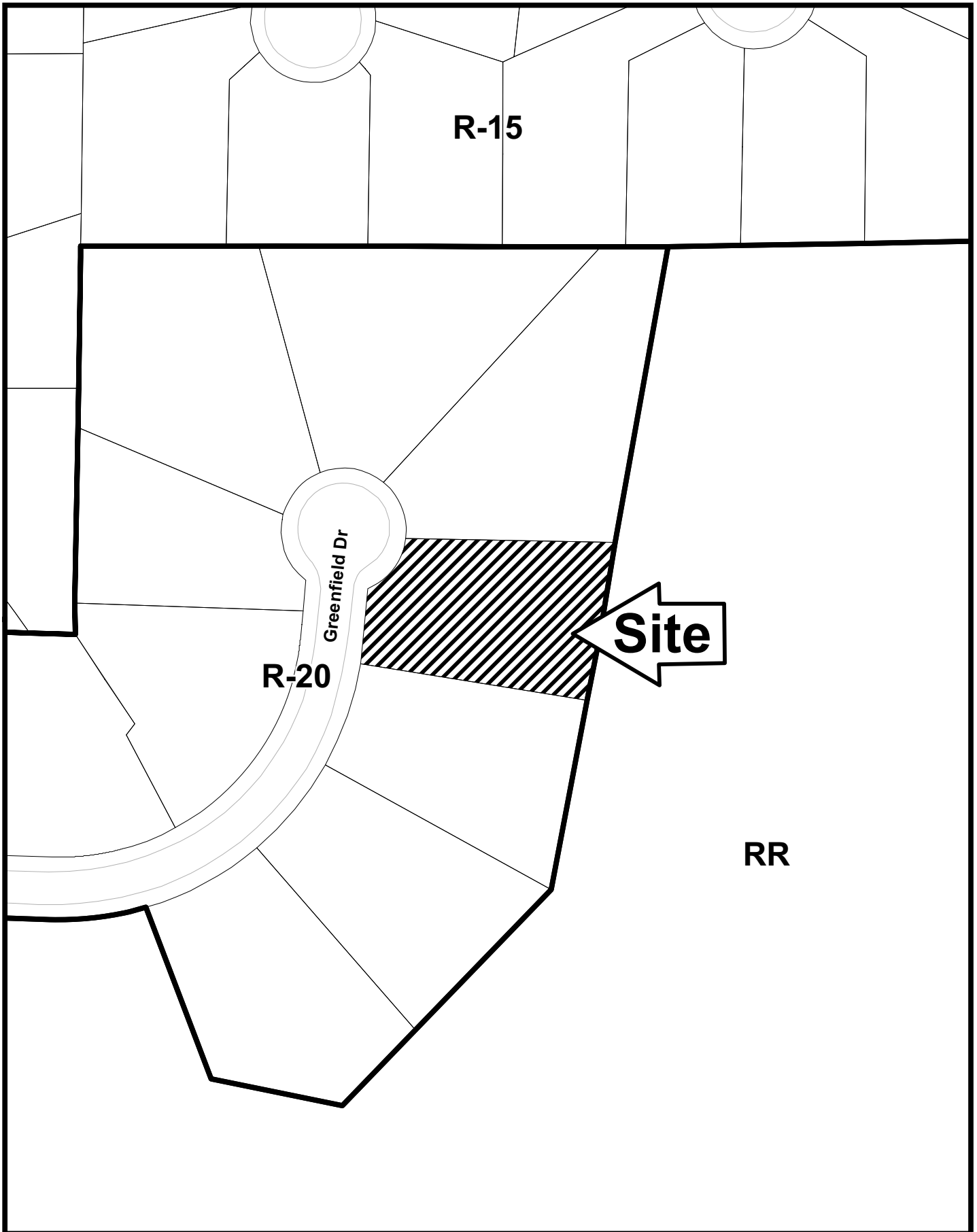
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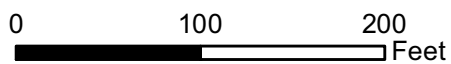
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-116



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



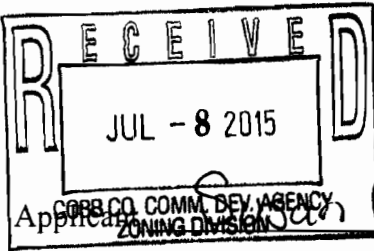
-  City Boundary
-  Zoning Boundary

# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-116  
Hearing Date: 9-11-15



Applicant Susan R. Hampton Phone # 404-218-6216 E-mail Susan.hampton@lionbank.com

Susan R. Hampton Address 3442 Greenfield Dr., Marietta, GA 30068  
(representative's name, printed) (street, city, state and zip code)

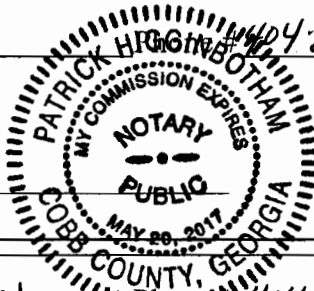
[Signature] Phone # 404-218-6216 E-mail Susan.hampton@lionbank.com  
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: \_\_\_\_\_



Titleholder Susan R. Hampton Phone # 404-218-6216 E-mail Susan.hampton@lionbank.com

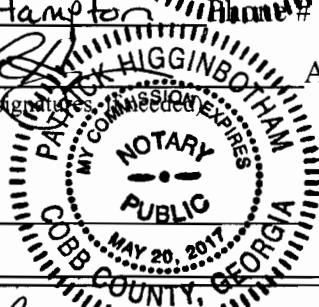
Signature [Signature] Address: 3442 Greenfield Dr., Marietta, GA 30068  
(attach additional signatures) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: \_\_\_\_\_



Present Zoning of Property R-28

Location 3442 Greenfield Dr., Marietta, GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1051, 1110 District 16th District Size of Tract 20058 Sq. ft or 0.460 Ac. 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 \_\_\_\_\_ 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). The original house was built (in 1974) with the back corner over the setback. The existing deck has not changed since I bought the property. I would like to add a roof to cover approx. 50% of the deck. This will not be an enclosure.... roof only. The house backs up to a fairway and items in this request will not obstruct the view of adjacent properties. Original layout of the house on the lot in 1974 has caused the issues for this request.

List type of variance requested: 1) Reduction of the rear setback from 35 feet to 17 feet, 2) Reduction of the side setback from 10 feet to 8 feet. (The construction as shown shows the house is not over the setback but the construction of the footings may encroach into the setback.)