

APPLICANT: Lance Cooper
PHONE: 770-366-6230
REPRESENTATIVE: David Meyer
PHONE: 770-514-9006
TITLEHOLDER: Lance Cooper and Sonja Cooper
PROPERTY LOCATION: On the south side of
Bullard Road, west of Villa Rica Road
(1401 Bullard Road).

PETITION No.: V-121
DATE OF HEARING: 09-11-2015
PRESENT ZONING: R-80
LAND LOT(S): 280, 281
DISTRICT: 19
SIZE OF TRACT: 28.26 acres
COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure over 650 square feet (1,344 square foot barn) from the required 100 feet to 11.5 feet from the rear; and 2) allow an accessory structure (1,344 square foot barn) to be located in front of the principal building.

OPPOSITION: No. OPPOSED _____ PETITION No. _____ SPOKESMAN _____

BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Lance Cooper

PETITION No.: V-121

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No adverse stormwater management impacts anticipated.

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: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

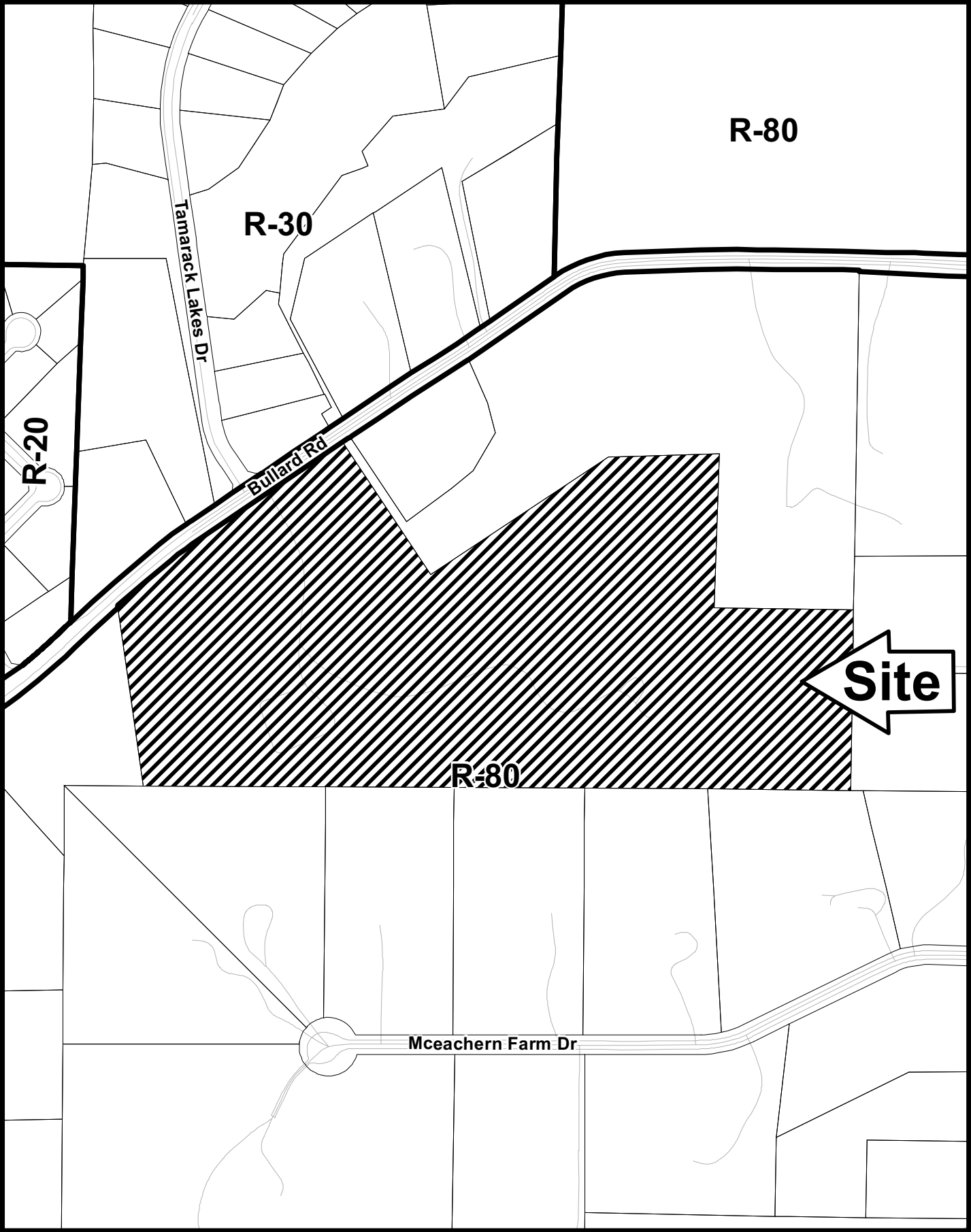
WATER: No conflict.

SEWER: No conflict.

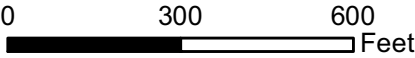
APPLICANT: Lance Cooper **PETITION No.:** V-121

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.

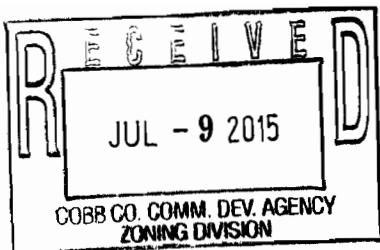
V-121



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-121

Hearing Date: 9-11-15

Applicant Lance Cooper Phone # _____ E-mail Lance@thecooperfirm.com

David Meyer
(representative's name, printed)

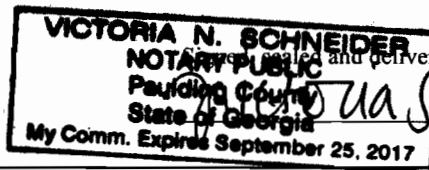
Address 975 Cobb Place Blvd, Suite 212, Kennesaw, GA 30144

(street, city, state and zip code)


(representative's signature)

Phone # 770-514-9006 E-mail DMeyer@DGMLPC.com

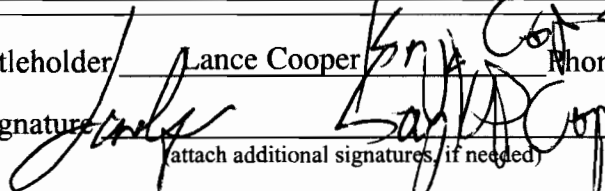
My commission expires: 9/25/2017



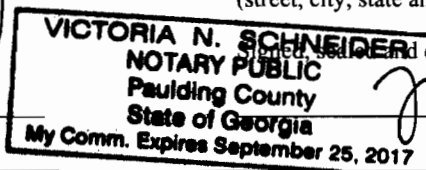
Notary Public and delivered in presence of:

Victoria Schneider
Notary Public

Titleholder Lance Cooper Phone # 770 366 2630 E-mail Lance@thecooperfirm.com

Signature  Address: 1401 Bullard Road Powder Springs, GA 30144
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 9/25/2017



Notary Public and delivered in presence of:

Victoria Schneider
Notary Public

Present Zoning of Property R-80

Location 1401 Bullard Road Powder Springs, GA 30144

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 281 District 19 Size of Tract _____ 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).

PLACING PROPOSED ACCESSORY STRUCTURE 100' FROM
PROPERTY LINE WOULD DIMINISH AESTHETICS OF
HORSE FARM, RESIDENCE, AND VIEW FROM
BULLARD ROAD

List type of variance requested: Decreasing set back for accessory structure from 100' to 11-1/2'.