

APPLICANT: Warren J. Blair

PETITION No.: V-1

PHONE: 678-276-9374

DATE OF HEARING: 01-13-2016

REPRESENTATIVE: Warren J. Blair

PRESENT ZONING: R-20

PHONE: 678-276-9374

LAND LOT(S): 1121

TITLEHOLDER: Warren J. Blair

DISTRICT: 16

PROPERTY LOCATION: On the west side of Indian Hills Trail, north of Lower Roswell Road (343 Indian Hills Trail).

SIZE OF TRACT: 0.50 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to nine feet adjacent to the north property line.

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: Survey requested by building inspector on 8-18-15, 9-11-15 and 10-12-15.

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: Steep slope adjacent to northwest corner of new addition must be stabilized. If variance for new addition is approved, the discharge point for the downspout at this corner should be extended to the rear of the lot where the slope is less steep.

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: Staff has determined that the subject sites are not within the boundaries of approved design guidelines study areas; therefore do not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment.

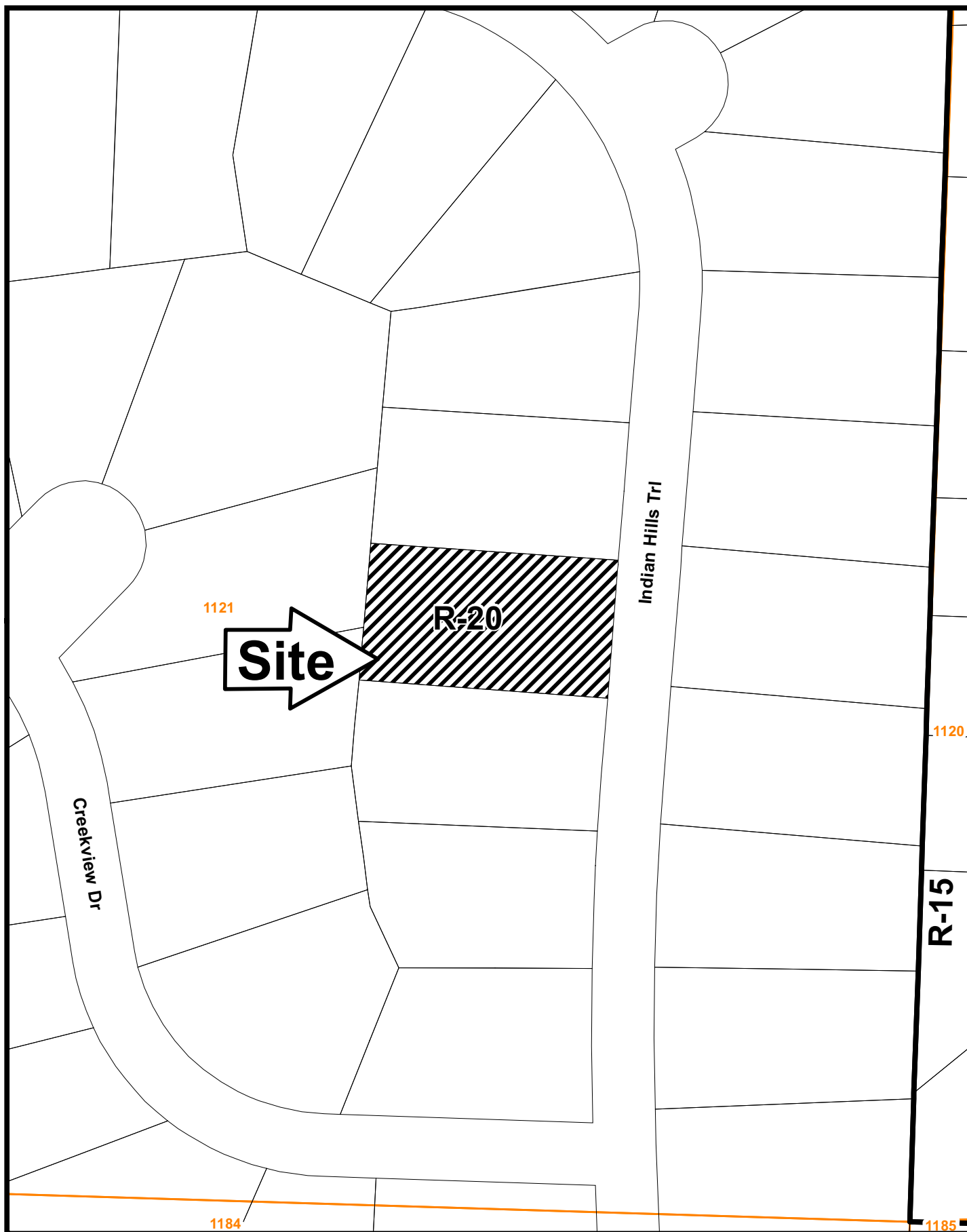
WATER: No conflict

SEWER: No conflict

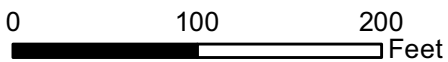
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FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-1



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

OCT 20 2015

(type or print clearly)

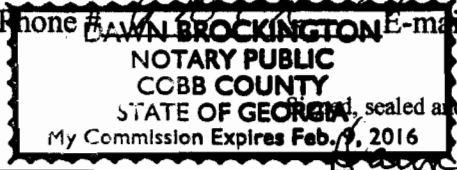
Application No. V-1

Hearing Date: 1-13-16

Applicant Warren J. Blair Phone # 678-276-9374 E-mail lsblair03@yahoo.com

Warren J. Blair Address 343 Indian Hills Trail
(representative's name, printed) (street, city, state and zip code)

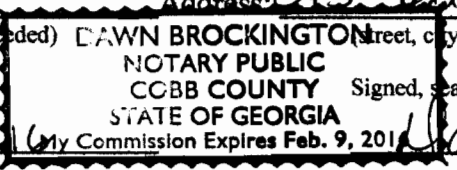
WJ Blair Phone # 678-276-9374 E-mail WJackblair@gmail.com
(representative's signature)



My commission expires: Feb. 9, 2016 Dawn Brockington Notary Public

Titleholder Warren J. Blair Phone # 678-276-9374 E-mail WJackblair@gmail.com

Signature WJ Blair Address: 343 Indian Hills Trail Marietta, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: Feb 9, 2016 Dawn Brockington Notary Public

Present Zoning of Property _____

Location 343 Indian Hills Trail Marietta, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1121 District 16th Size of Tract .50 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 X

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 survey pin was put in the wrong place. After second survey realized it - surveyor states it was moved.

List type of variance requested: Variance for building 7" too close to property line on the back corner of an addition