



**APPLICANT:** Rex D. Howton  
**PHONE:** 770-827-5772  
**REPRESENTATIVE:** Ronnie Ardis  
**PHONE:** 770-560-4407  
**TITLEHOLDER:** Rex D. Howton  
**PROPERTY LOCATION:** On the east side Valley Reserve, south of Mountain Reserve (1381 Valley Reserve).

**PETITION No.:** V-153  
**DATE OF HEARING:** 11-11-2015  
**PRESENT ZONING:** R-20  
**LAND LOT(S):** 245  
**DISTRICT:** 20  
**SIZE OF TRACT:** 0.93 acre  
**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the maximum allowable impervious surface from 35% to 56.14%; 2) waive the setback for an accessory structure over 650 square feet (existing approximately 960 square foot frame bath house with overhang) from the required 100 feet to 18 feet adjacent to the southern property line and to 50 feet from the rear; and 3) waive the setback for an accessory structure over 650 square feet (proposed approximately 1,400 square foot garage with overhang) from the required 100 feet to six feet adjacent to the northern property line and to 65 feet from the rear.

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

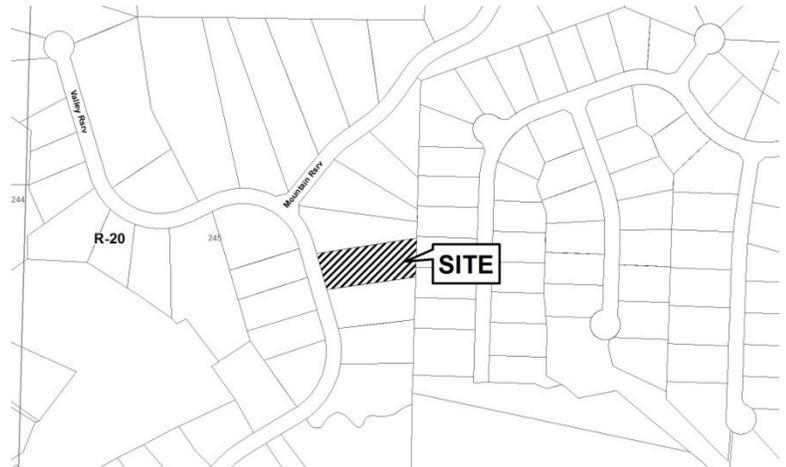
**BOARD OF APPEALS DECISION**

**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:** This lot is already significantly over the 35% allowable impervious coverage for an R-20 parcel. The proposed improvements will increase the effective coverage to over 56%. If this variance is approved, a drywell infiltration system must be approved by the Stormwater Management Division and installed to mitigate the additional site runoff volume.

**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

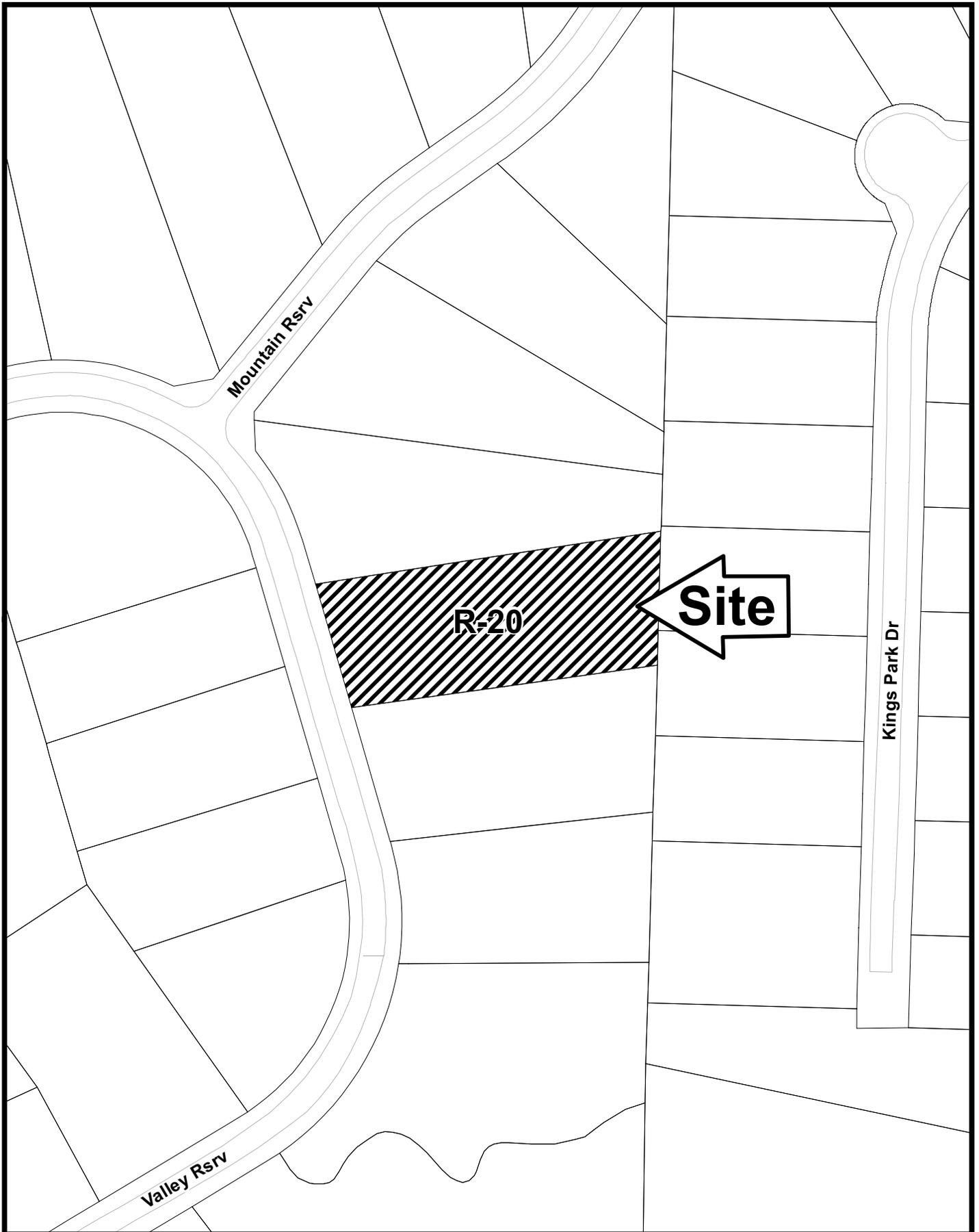
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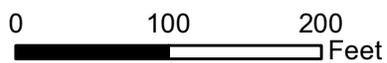
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**FIRE DEPARTMENT:** NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

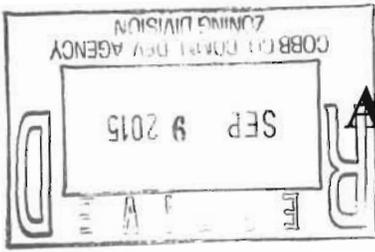
# V-153



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-153  
Hearing Date: 11/11/15

Applicant REX D. HOWTON Phone # 770-827-5772 E-mail REXHOWTON@AOL.COM

Ronnie Ardis Address 2889 Horseshoe Bend Rd. Marietta Ga 30064  
(representative's name, printed) (street, city, state and zip code)

R Ardis Phone # 770-560-4407 E-mail artesianbuilders@gmail.com  
(representative's signature)

My commission expires: 1/23/18  
Signed, sealed and delivered in presence of:  
Jody L. Allan  
Notary Public

Titleholder REX D. HOWTON Phone # 7-827-5772 E-mail REXHOWTON@AOL.COM

Signature REX D. HOWTON Address 1381 VALLEY RESERVE DRIVE, KENNESAW, GA 30152  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 1/23/2018  
Signed, sealed and delivered in presence of:  
Jody L. Allan  
Notary Public

Present Zoning of Property \_\_\_\_\_

Location 1381 Valley Reserve Dr. Kennesaw Ga.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 245 District 20<sup>th</sup> Size of Tract 0.9255 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).

Move setback from 2'-0 on existing garage to 6'-0 on proposed new garage. Existing single garage is in need of repair. We would like a two car garage in same location. Increase impervious area due to grade of lot and narrowness of the parking area at house level. A parking area was installed at midlevel to avoid street parking. Visitors who park at street level have a 300' hike up a steep hill on the driveway. There is a sidewalk which allows for handicapped access for Bronda's Mother. There are 24 steps from midlevel parking to house level and it's easier for her to use the sidewalk.

List type of variance requested:  
Side/setback of 6'-0  
impervious surface