

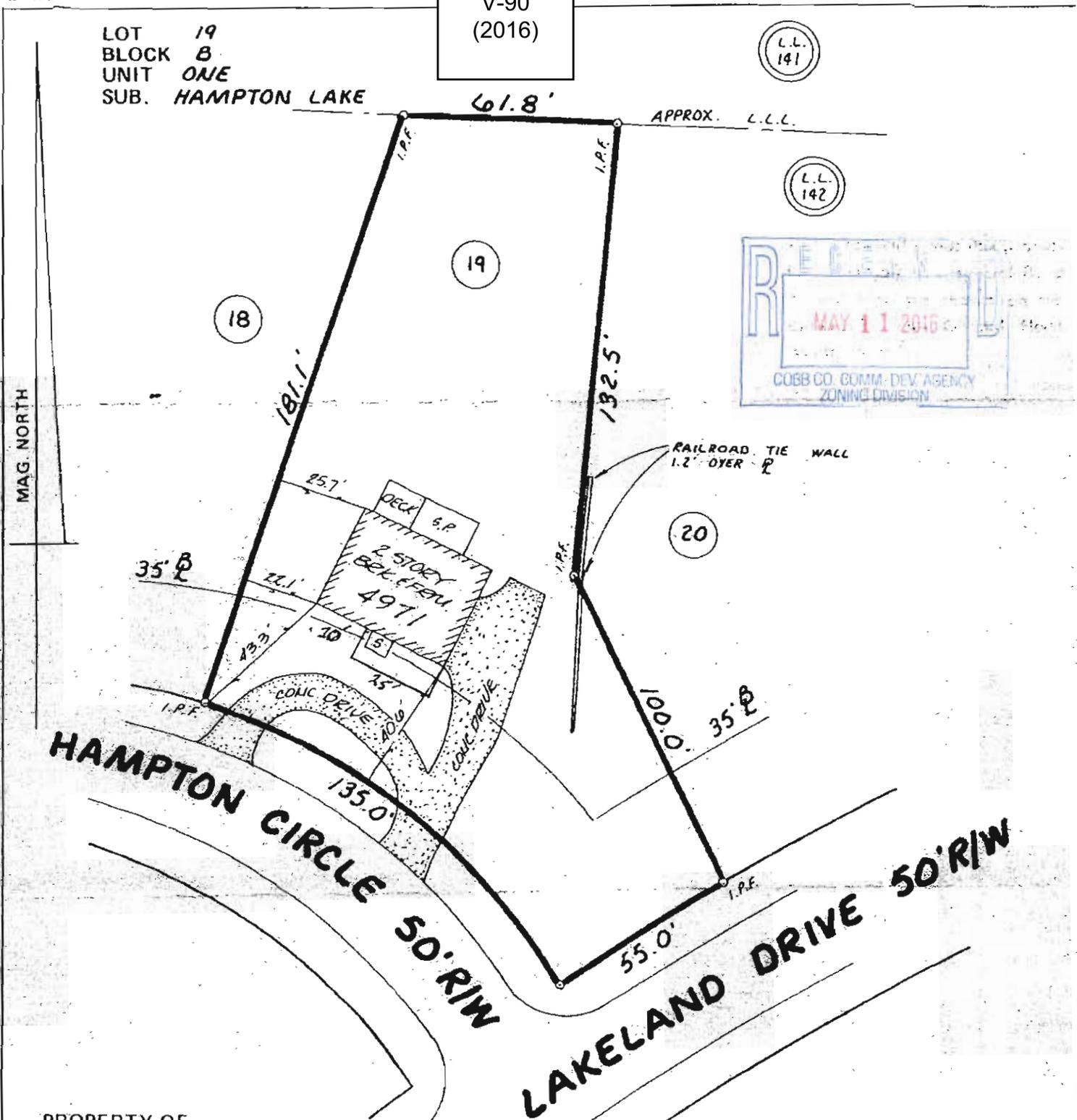
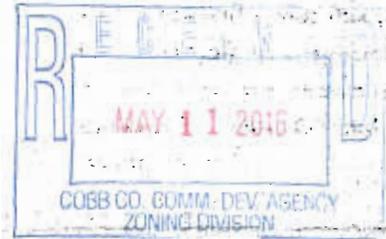
V-90  
(2016)

LOT 19  
BLOCK B  
UNIT ONE  
SUB. HAMPTON LAKE

C.L.  
141

C.L.  
142

MAG. NORTH



PROPERTY OF  
WILLIAM E. FLYNN & CATHERINE FLYNN  
LAND LOT 142, 1ST DISTRICT 2ND SECTION

COBB COUNTY, GEORGIA

SCALE 1" = 40' DATE: JANUARY 14, 1987

REG. LAND SURVEYOR NO. 1999

CARTER LAND SURVEYING CO.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED.



NO. 7010240

**APPLICANT:** William E. Flynn, III and Catherine E. Flynn      **PETITION No.:** V-90  
**PHONE:** 404-867-5247      **DATE OF HEARING:** 07-13-2016  
**REPRESENTATIVE:** William E. Flynn, III      **PRESENT ZONING:** R-20  
**PHONE:** 404-867-5247      **LAND LOT(S):** 142  
**TITLEHOLDER:** William E. Flynn, III and Catherine E. Flynn      **DISTRICT:** 01  
**PROPERTY LOCATION:** On the northeast corner of Lakeland Drive and Hampton Circle (4971 Hampton Circle).      **SIZE OF TRACT:** 0.46 acres  
**TYPE OF VARIANCE:** Waive the front setback from the required 35 feet to 31 feet.      **COMMISSION DISTRICT:** 2

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

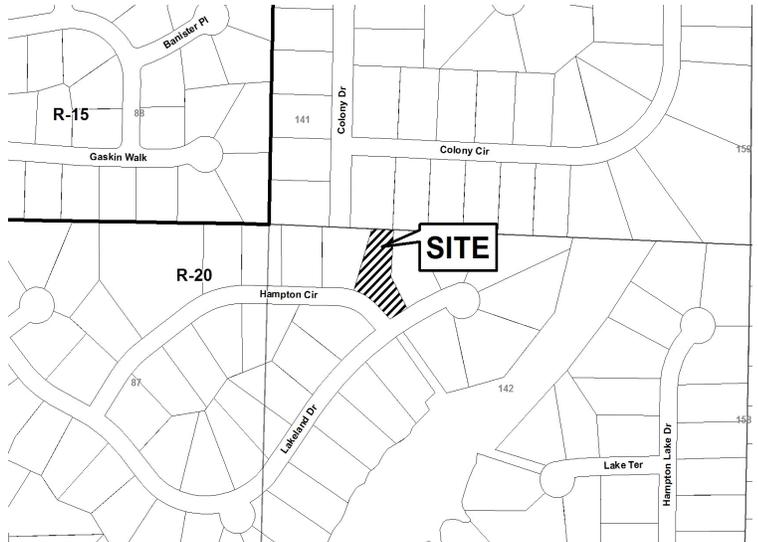
**BOARD OF APPEALS DECISION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



**APPLICANT:** William E. Flynn, III and  
Catherine E. Flynn

**PETITION No.:** V-90

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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:**

**STORMWATER MANAGEMENT:** No adverse stormwater management impacts are 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 for V-90.

**DESIGN GUIDELINES:** Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

**SEWER:** No conflict.

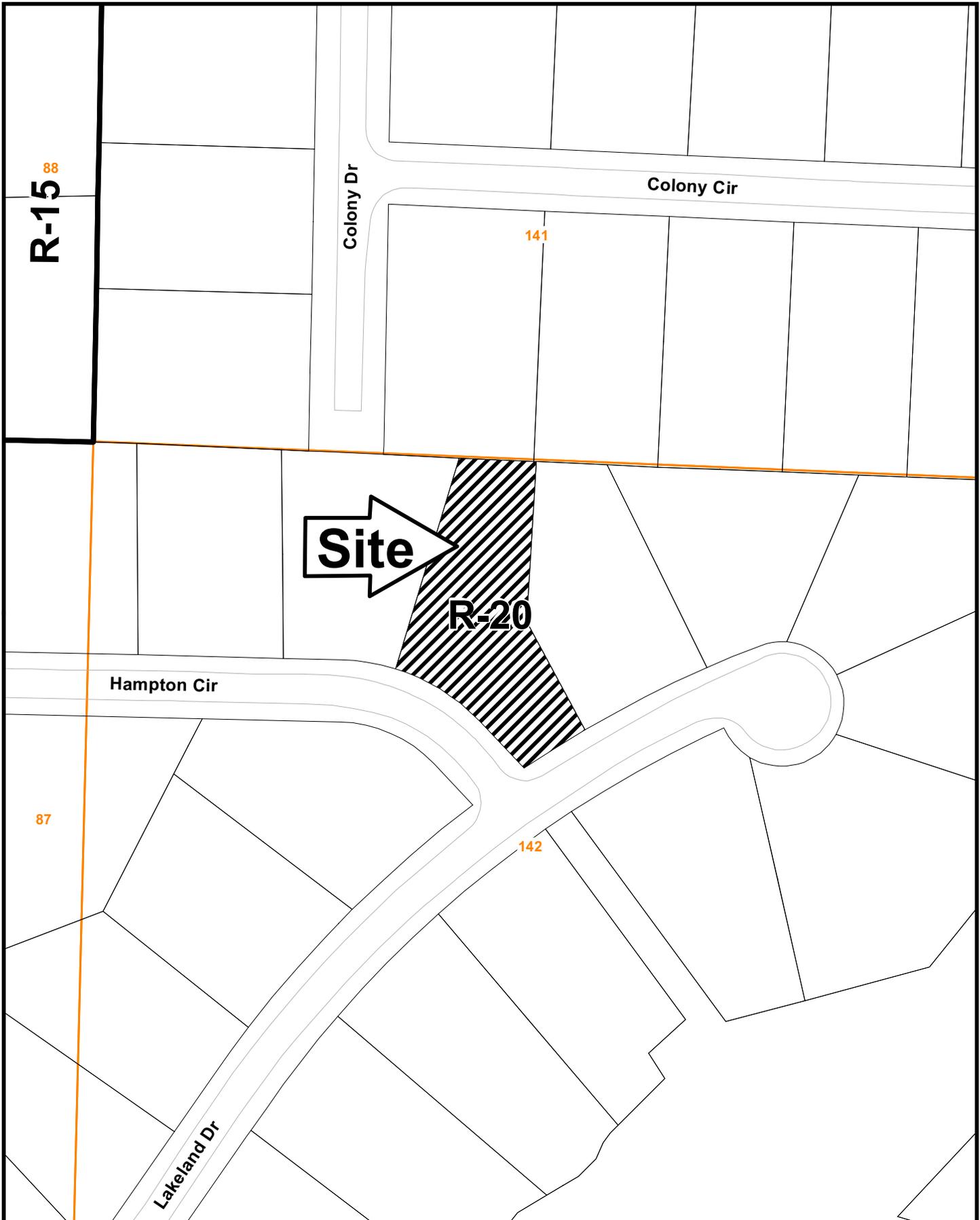
**APPLICANT:** William E. Flynn, III and  
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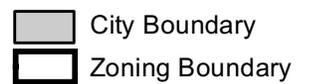
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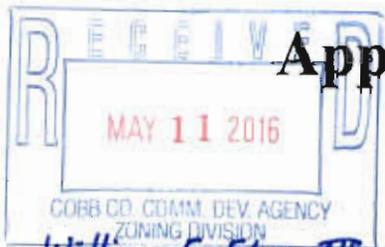
**FIRE DEPARTMENT:** NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-90-2016 GIS



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





# Application for Variance Cobb County

(type or print clearly)

Application No. V-90  
Hearing Date: 7-13-16

Applicant William E. Flynn, III + Catherine E. Flynn Phone # 404-867-5247 E-mail weflynn@flynnsgroup.org

William E. Flynn, III Address 4971 Hampton Circle, Marietta, GA 30068  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-867-5247 E-mail weflynn@flynnsgroup.org  
(representative's signature)

My commission expires: August 17, 2016 Signed, sealed and delivered in presence of:  
CHRISTINA THAI NOTARY PUBLIC Christina Thai  
Cobb County Notary Public  
State of Georgia  
My Comm. Expires August 17, 2016

Titleholder William E. Flynn, III + Catherine E. Flynn Phone # 404-867-5247 E-mail weflynn@flynnsgroup.org

Signature [Signature] Address: 4971 Hampton Circle, Marietta, GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: August 17, 2016 Signed, sealed and delivered in presence of:  
CHRISTINA THAI NOTARY PUBLIC Christina Thai  
Cobb County Notary Public  
State of Georgia  
My Comm. Expires August 17, 2016

Present Zoning of Property R-15

Location 4971 Hampton Circle, Marietta, GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 142 District 1st District, 2nd Section 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 X Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO 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:

Will not receive full beneficial use of our property to add a front porch similar to others in our neighborhood.

List type of variance requested: Adding front porch over setback line. Reduce setback from 40.6 feet to 31 feet.