

1 PROPOSED SITE PLAN
A-1 1" = 20'-0" GARAGE ADDITION



APPLICANT: Thomas S. Rogers

PETITION No.: V-91

PHONE: 404-457-7349

DATE OF HEARING: 07-13-2016

REPRESENTATIVE: Stephanie A. Ives

PRESENT ZONING: R-20

PHONE: 678-428-2166

LAND LOT(S): 1185

TITLEHOLDER: Thomas S. Rogers and Susan L. Rogers

DISTRICT: 16

PROPERTY LOCATION: On the western side of Dickerson Road, south of Lower Roswell Road (275 Dickerson Road).

SIZE OF TRACT: 1.43 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to one (1) foot adjacent to the northern property line.

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

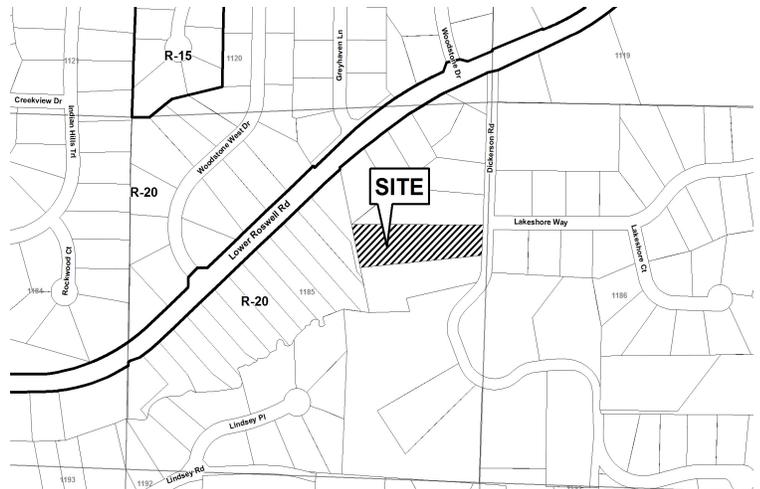
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Thomas S. Rogers **PETITION No.:** V-91

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If allowed permits will be required. Wall closer than 5 feet to the property line will be required to be one hour fire rated.

SITE PLAN REVIEW:

STORMWATER MANAGEMENT: The proposed garage will be located over the existing concrete driveway, therefore no new impervious area will be created. 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-91.

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: 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.

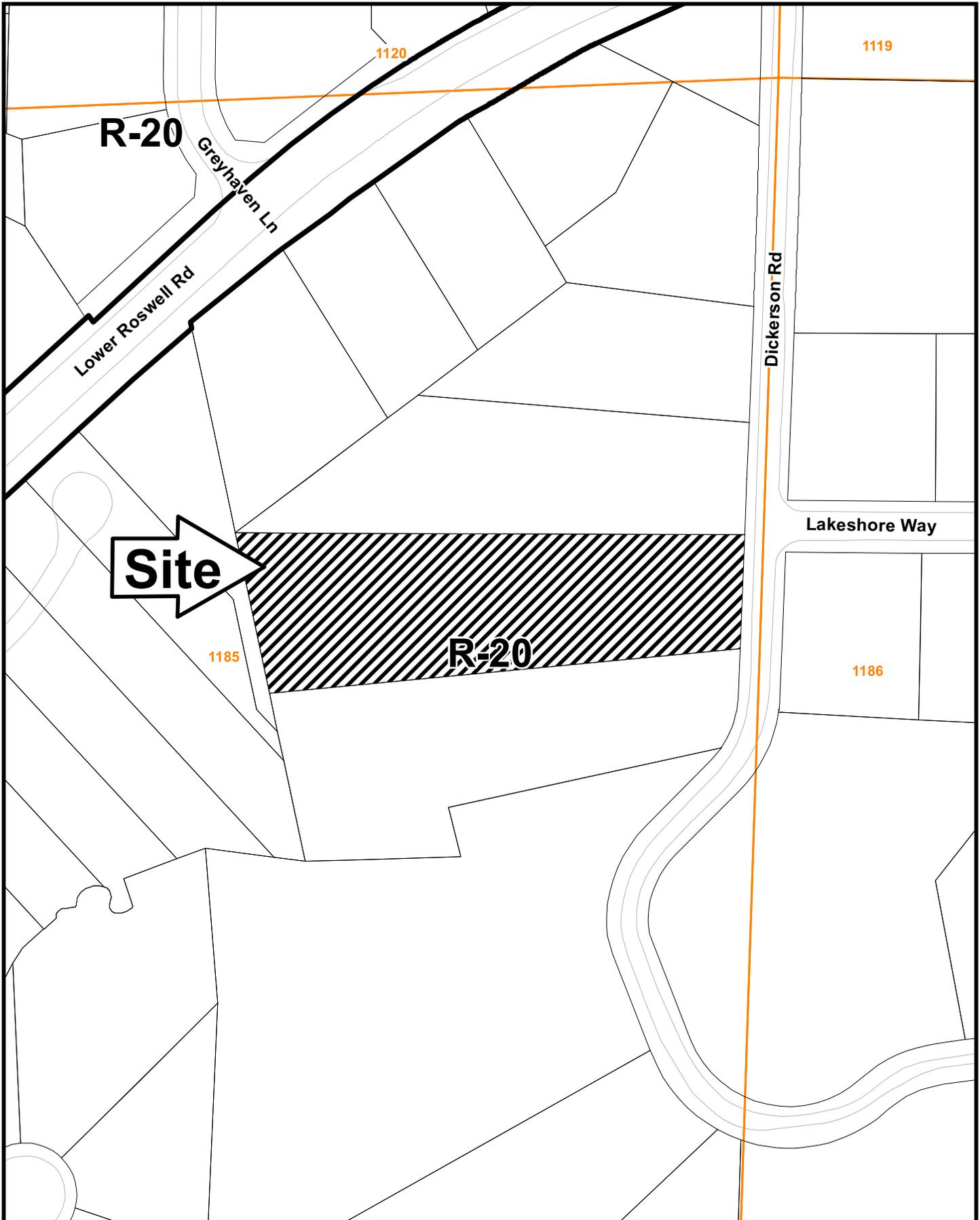
SEWER: No conflict.

APPLICANT: Thomas S. Rogers

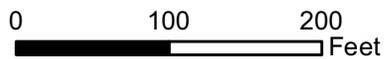
PETITION No.: V-91

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-91-2016 GIS



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

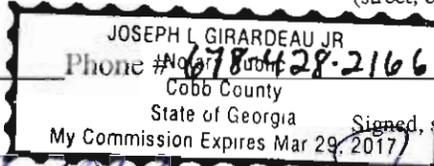
(type or print clearly)

Application No. V-91
Hearing Date: 7-13-16

Applicant THOMAS S. ROGERS Phone # 404-457-7349 E-mail tomrogers325@gmail.com

STEPHANIE A. IVES Address 3595 CANTON RD STE 116 #128
(representative's name, printed) (street, city, state and zip code)

[Signature]
(representative's signature)



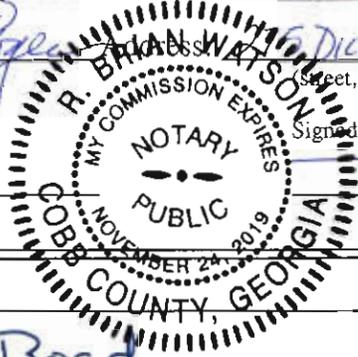
E-mail Stephanie@customdwellings.co.

My commission expires: MARCH 29, 2017

[Signature]
Notary Public

Titleholder THOMAS S. and SUSAN L. ROGERS Phone # 404-457-7349 E-mail tomrogers325@gmail.com

Signature [Signatures] 15 Dickerson Road Marietta, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: 11/24/2019

[Signature]
Notary Public

Present Zoning of Property R20

Location 275 Dickerson Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1185 District 16th 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 1.3 AC. Shape of Property _____ 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:

SEE ATTACHED

List type of variance requested: SIDE YARD REDUCTION

JUSTIFICATION FOR VARIANCE
ROGERS RESIDENCE
275 DICKERSON NE, MARIETTA, GA 30067

The property owner is seeking a side yard setback reduction from 10'-0" to 1'-0" for the addition of an attached two car garage with the possibility of creating additional storage and/or living space above for their family's long-term needs. The existing driveway extends to the property line in locations. The driveway is located to the right side of the home on the highest part of the rear of the property. The adjoining property owner to the right has an accessory structure positioned closely to the property line, setting precedent for side-yard encroachment. The proposed garage would be somewhat shielded from the neighbor's direct view by the neighbor's existing structure.

The existing home is on a crawlspace foundation with limited storage and does not have a garage. While there is space within the buildable area of the lot to construct one, we believe it is not the best solution for the owners or the neighborhood. A garage within the buildable area would fully encroach upon the open green space in the backyard, result in additional mature trees needing to be removed, require an excessive amount of fill, new retaining walls to support the driveway extension, and a substantial amount of impervious surface would be created to make a side-entry garage accessible from the existing driveway. By positioning the proposed front entry garage within the side-yard at the existing driveway, the amount of new impervious area can be minimized and as many trees and as much open green space would be preserved as possible.

Due to the topography of this particular lot and functional space required to maneuver vehicles, strict application of the zoning ordinance would deny the property owner a garage amenity that their adjoining neighbors enjoy. Garages increase property value while allowing for protected storage of bikes and all the other necessities of daily family life which would otherwise be located in plain view in the side-yard. We thank you for your thoughtful consideration of this application.