

APPLICANT: John C. Greene

PETITION No.: V-115

PHONE: 770-422-7790

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: John C. Greene

PRESENT ZONING: R-20

PHONE: 770-422-7790

LAND LOT(S): 327

TITLEHOLDER: John C. Greene, Annie Mae Greene
and Gwendolyn Sowder

DISTRICT: 19

PROPERTY LOCATION: On the southeast corner of
John Ward Road and Old John Ward Road
(1641 John Ward Road).

SIZE OF TRACT: 5.02 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the side setback for an accessory structure over 650 square feet (existing 859 square foot detached garage) from the required 100 feet to 64 feet adjacent to the southern property line, and to 90 feet adjacent to the east property line.

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

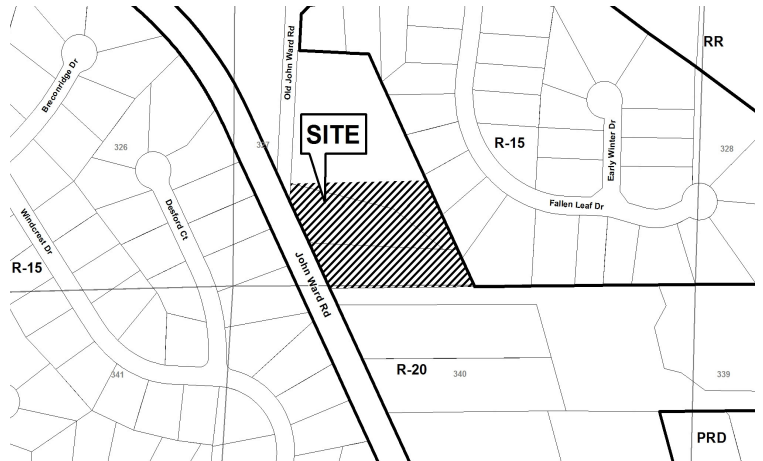
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: John Greene

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COMMENTS

TRAFFIC: Recommend driveway on John Ward Road be paved with a treated hardened surface for a minimum of 25' from the edge of pavement or the County right-of-way, whichever is greater in length

DEVELOPMENT & INSPECTIONS: No comments

SITE PLAN REVIEW: No comments

STORMWATER MANAGEMENT: No adverse stormwater management impacts are anticipated for this existing structure.

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 site is not within the boundaries of approved designed 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 CobbCounty Cemetery Preservation Commission's Inventory Listing which is located in this or adjacent land lot.

WATER: No conflict

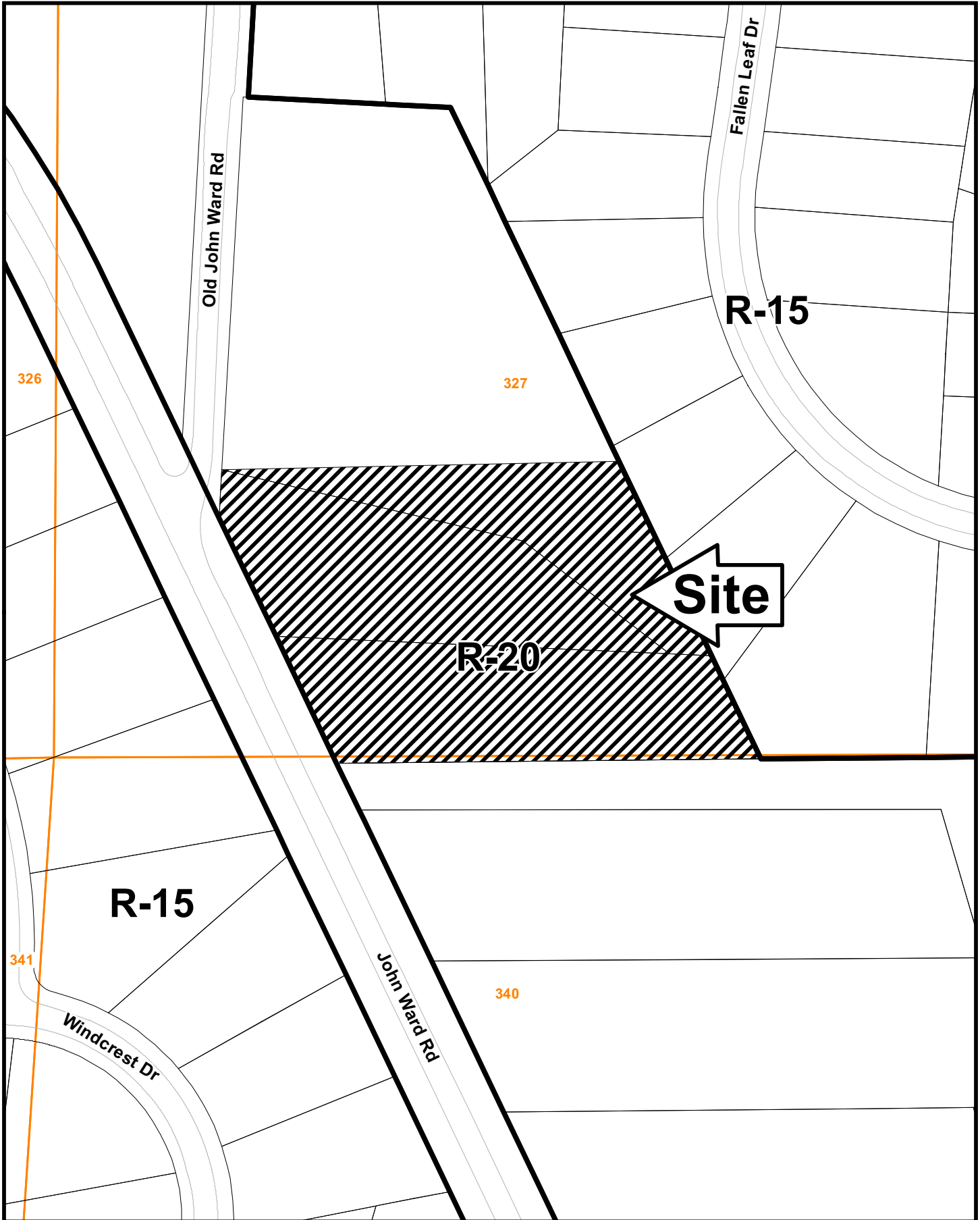
SEWER: No conflict

APPLICANT: John Greene

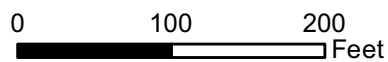
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FIRE DEPARTMENT: NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-115-2016 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-116
Hearing Date: 9-14-16

Applicant John C. Greene Phone# 770-422-7790 E-mail - NA -

JOHN C. GREENE Address 1641 John Ward Rd Marietta GA 30064
(representative's name, printed) (street, city, state and zip code)

John C. Greene
(representative's signature)



Phone# _____ E-mail _____

Signed, sealed and delivered in presence of:

Don Paul

My commission expires: _____

My Commission Expires
March 24, 2017

Notary Public

Titleholder JOHN C. GREENE Phone# _____ E-mail _____

Signature John C. Greene Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

Don Paul

My commission expires: _____

My Commission Expires
March 24, 2017

Notary Public

Present Zoning of Property R-20

Location 1641 John Ward Rd Marietta, GA 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 327 District 19th Size of Tract 2.51 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

Does the property or this request need a second electrical meter? YES _____ NO

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:

existing building built in early 1990's is too close to property line

List type of variance requested: to change set back from 100 ft to 64 ft