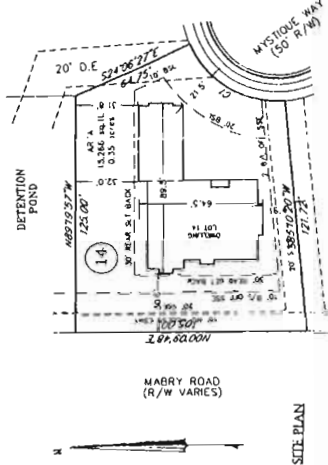
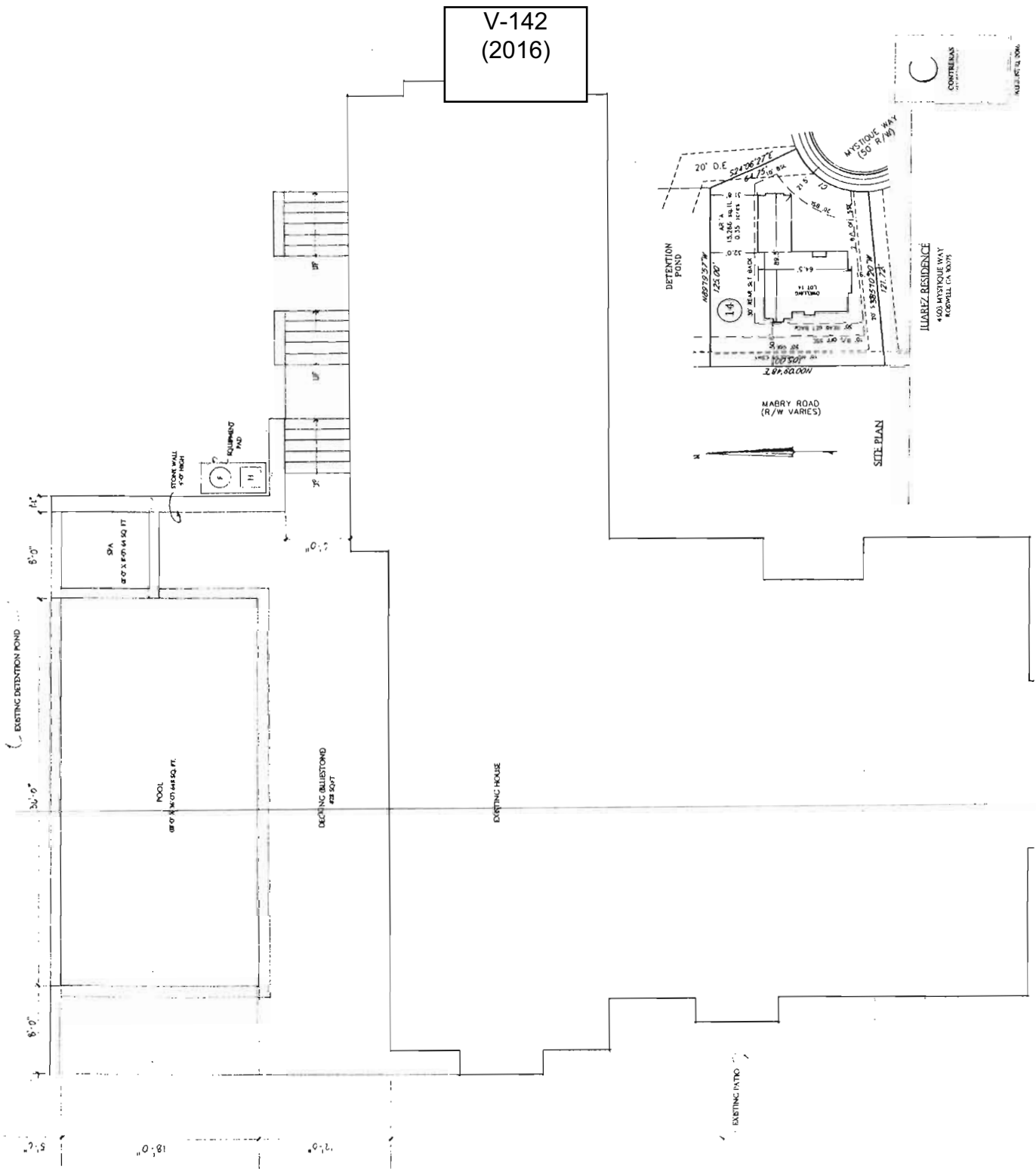
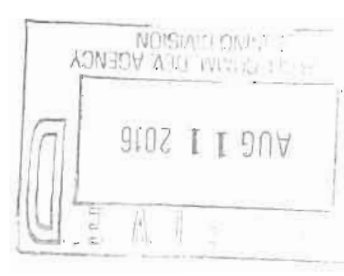


V-142
(2016)



NEW STAIRCASE NOOK
RETAINING WALL TO LEVEL YARD



APPLICANT: Oskar Juarez

PETITION No.: V-142

PHONE: 404-557-2620

DATE OF HEARING: 10-12-2016

REPRESENTATIVE: Oskar Juarez

PRESENT ZONING: R-15

PHONE: 404-557-2620

LAND LOT(S): 180

TITLEHOLDER: Oskar Juarez

DISTRICT: 16

PROPERTY LOCATION: At the western terminus of

SIZE OF TRACT: 0.35 acres

Mystique Way, south of Mystique Landing and on the east side of Mabry Road

COMMISSION DISTRICT: 3

(4503 Mystique Way).

TYPE OF VARIANCE: Allow an accessory use (pool) to the side of the principal building.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

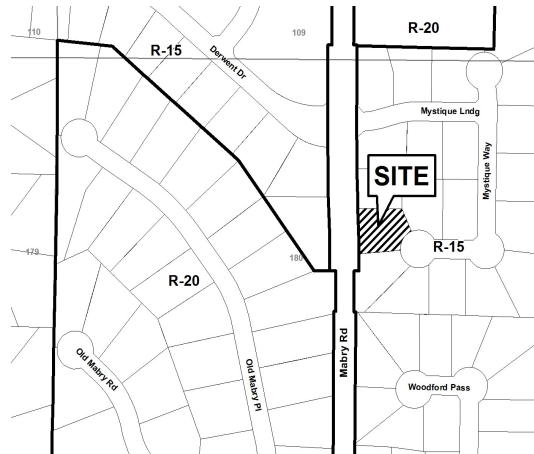
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Oskar Juarez **PETITION No.:** V-142

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments

SITE PLAN REVIEW: No comments

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-134 –V-146.

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

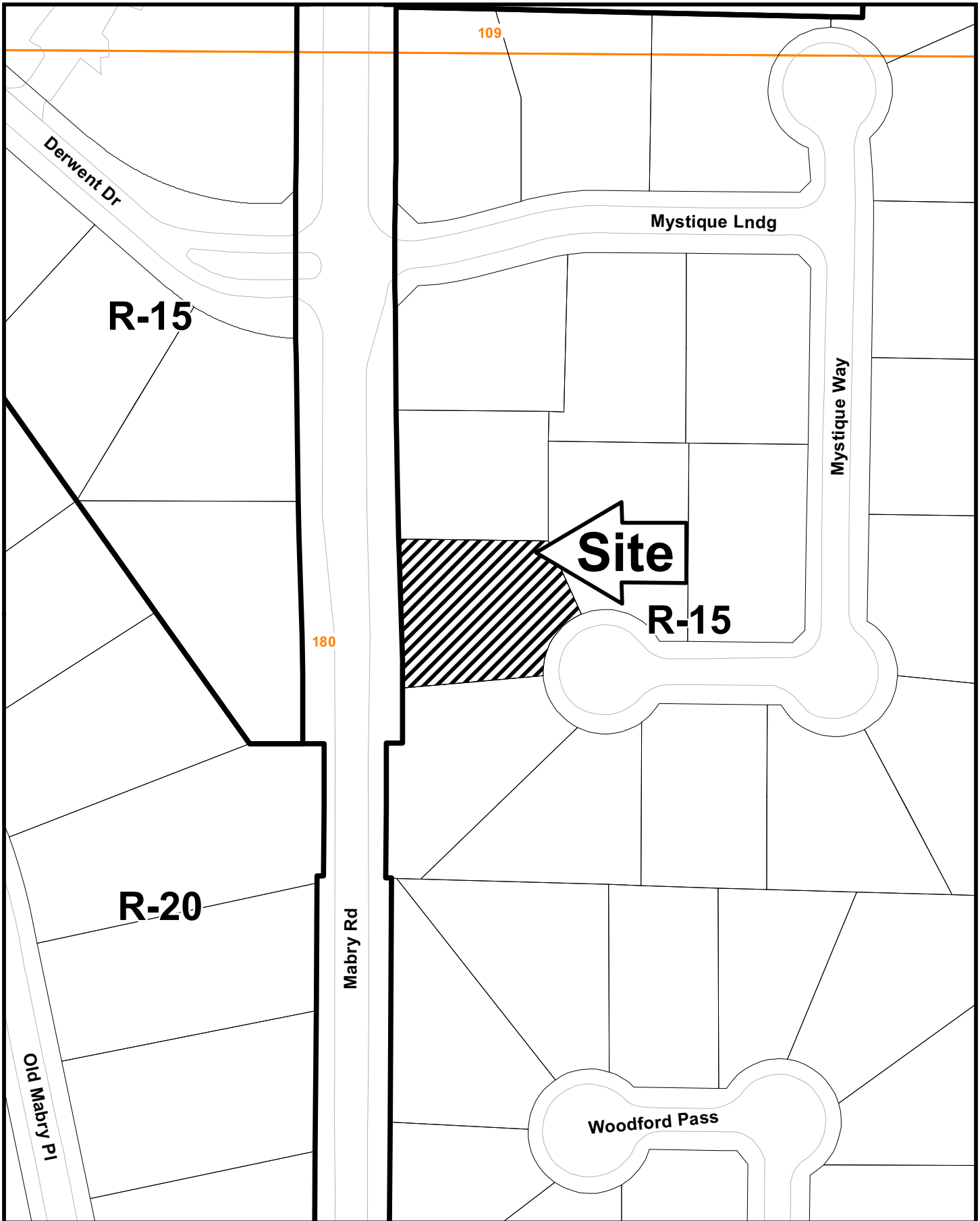
SEWER: No conflict

APPLICANT: Oskar Juarez

PETITION No.: V-142

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.

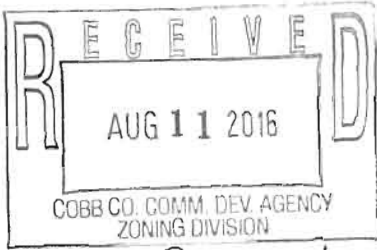
V-142-2016 GIS



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

0 100 200 Feet

City Boundary
Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V-142
Hearing Date: 10-12-16

Applicant Oskar Suarez Phone # 404 557 2620 E-mail Oskarj@comcast.net

Oskar Suarez Address 4503 Mystique Way Roswell Ga 30075
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404 557-2620 E-mail Oskarj@comcast.net
(representative's signature)

My commission expires: 03/27/20

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Titleholder Oskar Suarez Phone # 404 557-2620 E-mail oskarj@comcast.net

Signature [Signature] Address: 4503 Mystique Way Roswell Ga 30075
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 03/27/20

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Present Zoning of Property Residential R-15

Location 4503 Mystique Way NE Roswell Ga 30075
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 14 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 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:

Current zoning ordinances do not provide adequate room to give appropriate space between house and proposed residential swimming pool providing a hardship as it prohibits homeowner from improving backyard/sideyard.

List type of variance requested:
Area Variance allowing the pool to be on the side of house.