

APPLICANT: Linh Tran

PETITION No.: V-16

PHONE: 404-457-8726

DATE OF HEARING: 02-15-2017

REPRESENTATIVE: Linh Tran and Heather Tran

PRESENT ZONING: R-15

PHONE: 404-457-8726

LAND LOT(S): 65, 89

TITLEHOLDER: Linh Tran and Heather Tran

DISTRICT: 1

PROPERTY LOCATION: On the southeast corner of Lexham Drive and Hatton Walk, north of Broxbourne Drive (1300 Hatton Walk).

SIZE OF TRACT: 0.42 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the maximum allowable impervious surface from the required 35% to 37%; 2) allow an accessory structure (proposed pool and patio) to the side of the principal building; and 3) waive the setback for a pool from the required five (5) feet to two (2) feet adjacent to the eastern property line.

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

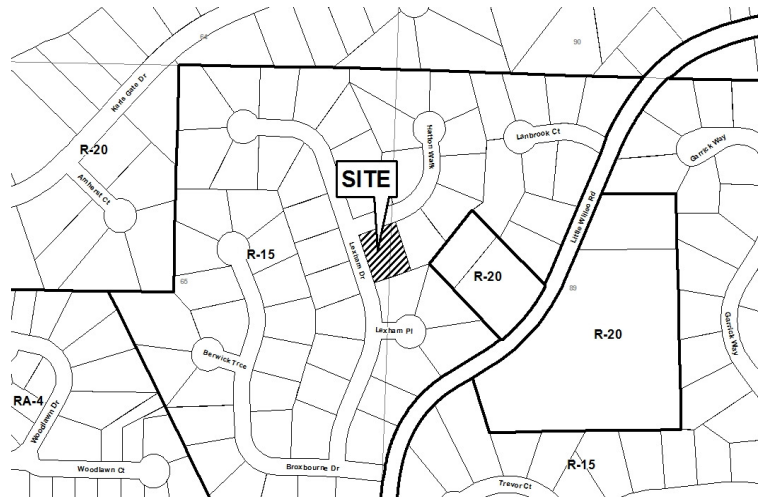
BOARD OF APPEALS DECISION

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: No comment.

STORMWATER MANAGEMENT: The proposed improvements will exceed the allowable impervious coverage limit by 418 square feet. Approval should be subject to installation of dry-well(s) to mitigate the impervious overage with a site plan to be approved by Stormwater Management Division prior to permitting.

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 sites are not within the boundaries of approved design guidelines study areas; therefore do not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment

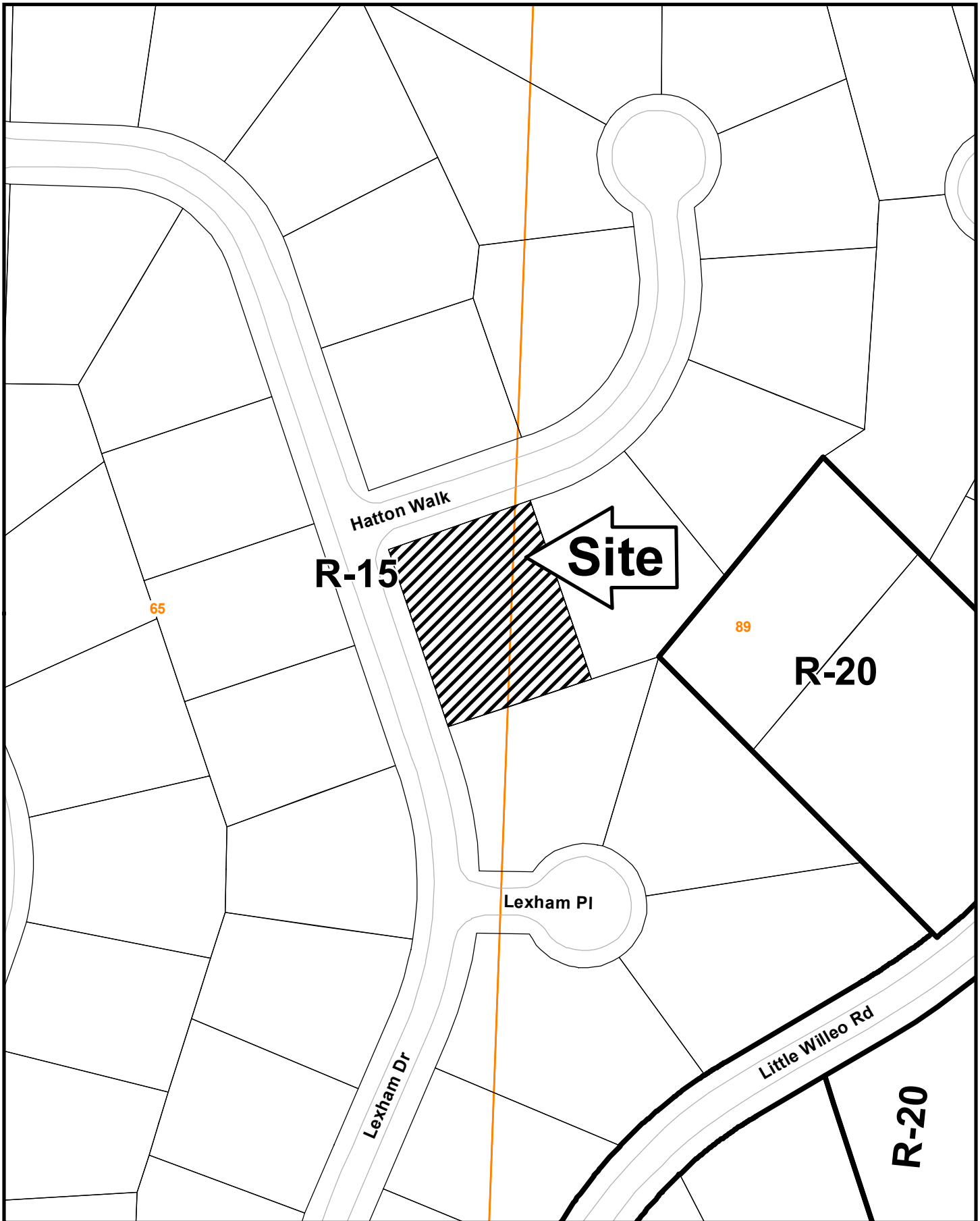
WATER: No conflict.

SEWER: No conflict.

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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-16-2017 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

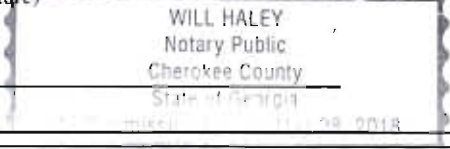
(type or print clearly)

Application No. v-16
Hearing Date: 2-15-17

Applicant Link Tran Phone # 404-457-8726 E-mail achilles99@gmail.com

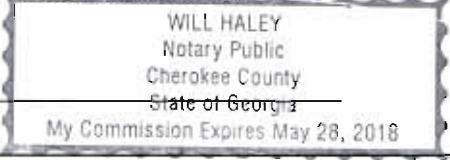
Link Tran Address 1300 Hatten Walk, Marietta GA 30068
(representative's name, printed) (street, city, state and zip code)

Link Tran Phone # 404-457-8726 E-mail _____
(representative's signature)

My commission expires: _____

Signed, sealed and delivered in presence of: Wendy Jones
Notary Public

Titleholder Link Tran Phone # _____ E-mail _____

Signature Link Tran Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____

Signed, sealed and delivered in presence of: Wendy Jones
Notary Public

Present Zoning of Property R15

Location 1300 Hatten Walk, Marietta GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 65 + 89 District 1st Size of Tract 0.42 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:

I am on a corner lot, and I do not have a backyard. I only have side yard.
Also, we would like to install nonslip tile which would help cut down on slipping near the pool.

List type of variance requested: We would like to build pool in side yard
Also, we are requesting an impervious surface variance above allowable 35%
The proposed impervious after construction would be 37%.