



**APPLICANT:** Igor Genut

**PETITION No.:** V-22

**PHONE:** Not Given

**DATE OF HEARING:** 02-15-2017

**REPRESENTATIVE:** Natalya Shimunova

**PRESENT ZONING:** R-20

**PHONE:** 404-934-9405

**LAND LOT(S):** 633, 634, 663, 664

**TITLEHOLDER:** Natalya Shimunova

**DISTRICT:** 16

**PROPERTY LOCATION:** On the east side of Morgan Road, directly across from Liberty Hill Road (2400 Morgan Road).

**SIZE OF TRACT:** 1.33 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the rear setback from the required 35 feet to six (6) feet.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

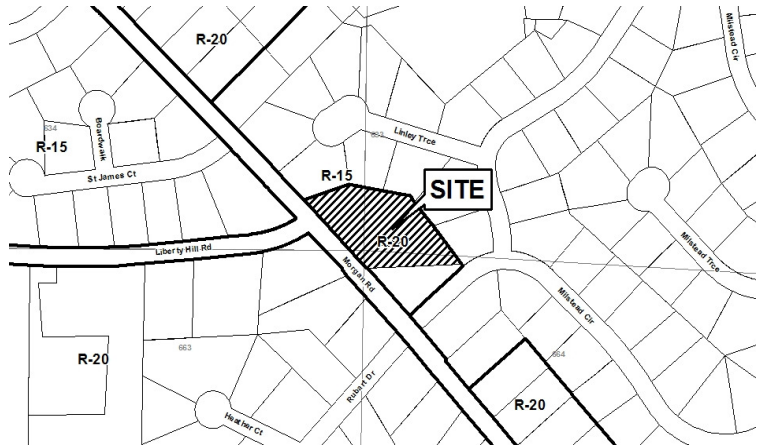
**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Notice of violation was issued by building inspector for building without a permit on 9/30/2016 for porch and interior renovation. No work has been permitted to date.

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot along with any approved setback reductions, and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** No adverse stormwater management impacts 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.

**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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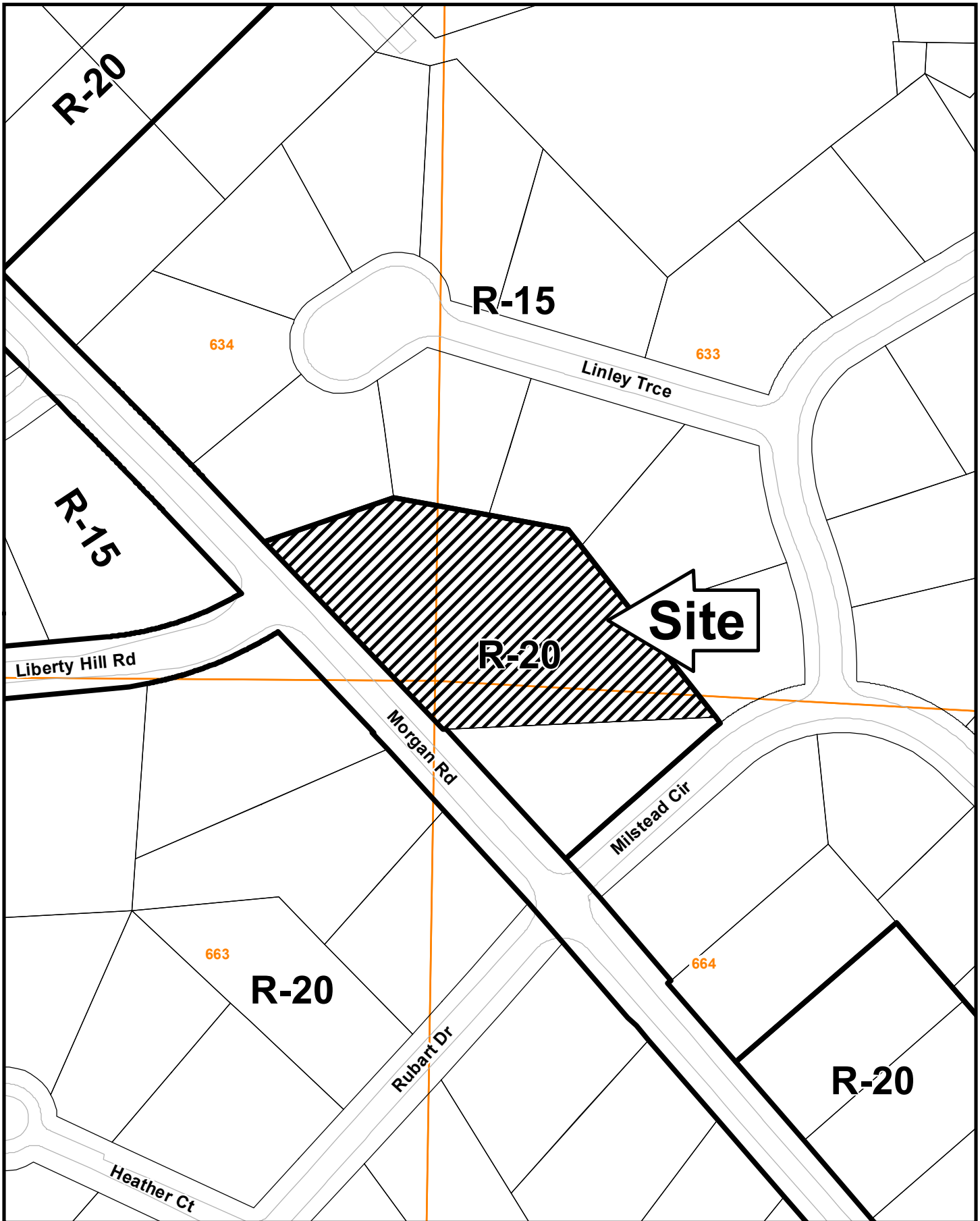
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# V-22-2017 GIS



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

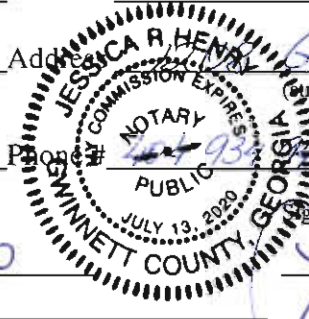
(type or print clearly)

Application No. V-22  
Hearing Date: 2-15-17

Applicant Tgor Genut Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

Natalya Shimuzova Address: Glenleaf de Norcross GA 30092  
(representative's name, printed) (street, city, state and zip code)

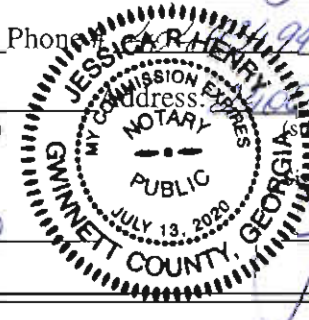
[Signature] E-mail: natalya7924@gmail.com  
(representative's signature)



My commission expires: July 13, 2020  
Signed, sealed and delivered in presence of: Jessica R. Henry  
Notary Public

Titleholder Natalya Shimuzova Phone # 404-9405 E-mail natalya7924@gmail.com

Signature [Signature] Address: 2400 Morgan Rd Marietta, GA  
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: July 13, 2020  
Signed, sealed and delivered in presence of: Jessica R. Henry  
Notary Public

Present Zoning of Property \_\_\_\_\_

Location 2400 Morgan Rd Marietta GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 633 634 664 District 16 Size of Tract 1.327 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:

House was build 1965 I want to cover back porch

List type of variance requested: Change set back in the back