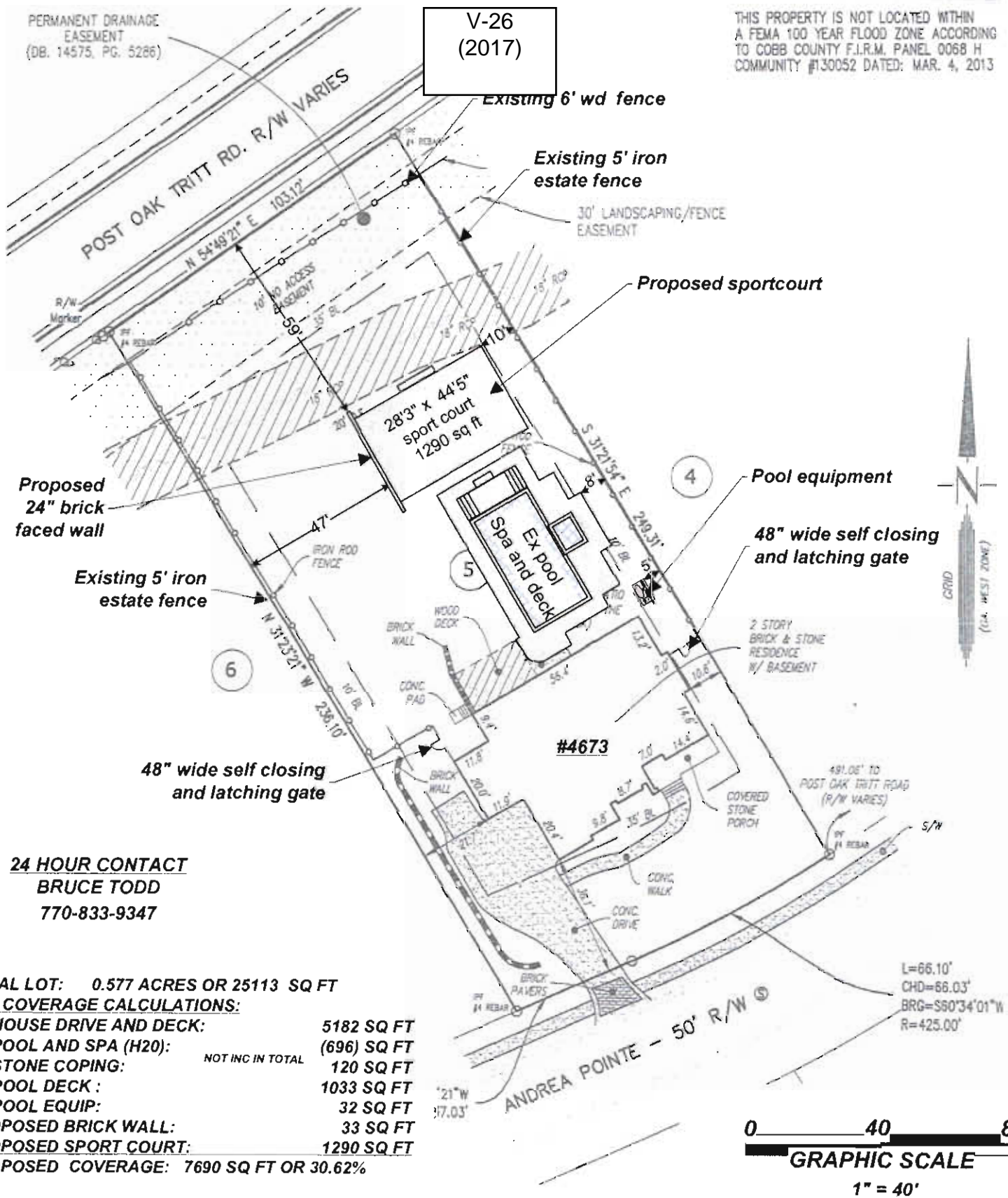


PERMANENT DRAINAGE  
EASEMENT  
(DB. 14575, PG. 5286)

V-26  
(2017)

THIS PROPERTY IS NOT LOCATED WITHIN  
A FEMA 100 YEAR FLOOD ZONE ACCORDING  
TO COBB COUNTY F.I.R.M. PANEL 0068 H  
COMMUNITY #130052 DATED: MAR. 4, 2013



**HOMEOWNER:**  
BADGER  
4673 ANDREA POINTE  
MARIETTA GA 30062

**LOCATED IN:**  
LL: 55  
DIST: 1<sup>ST</sup> SECT: 2<sup>ND</sup>  
LOT: 5 HADLEY WALK  
COBB CO  
GEORGIA

**CONTRACTOR:**  
ATLANTIS POOLS  
102 SHILOH RIDGE TRAIL  
CANTON GA 30115  
BRUCE TODD  
770-833-9347

**APPLICANT:** Badger Family

**PETITION No.:** V-26

**PHONE:** 703-402-1810

**DATE OF HEARING:** 03-15-2017

**REPRESENTATIVE:** Stephen L. Badger

**PRESENT ZONING:** R-20

**PHONE:** 703-402-1810

**LAND LOT(S):** 55

**TITLEHOLDER:** Stephen L. Badger and Tracey A. Badger, as Co-Trustees of the Badger Family Trust, Dated December 21, 2004

**DISTRICT:** 1

**PROPERTY LOCATION:** On the north side of Andrea Pointe and the south side of Post Oak Tritt Road, north of Walden Lane (4673 Andrea Pointe).

**SIZE OF TRACT:** 0.58 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the setbacks for an accessory structure over 650 square feet (proposed 1,290 square foot sportcourt) from the required 100 feet to 10 feet adjacent to the eastern property line, 47 feet adjacent to the western property line, and 59 feet 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:** Badger Family **PETITION No.:** V-26

\*\*\*\*\*

**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:** No adverse stormwater impacts anticipated. Site plan approval by Stormwater Management Division will be required.

**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-23 - V-28; V-31.

**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.

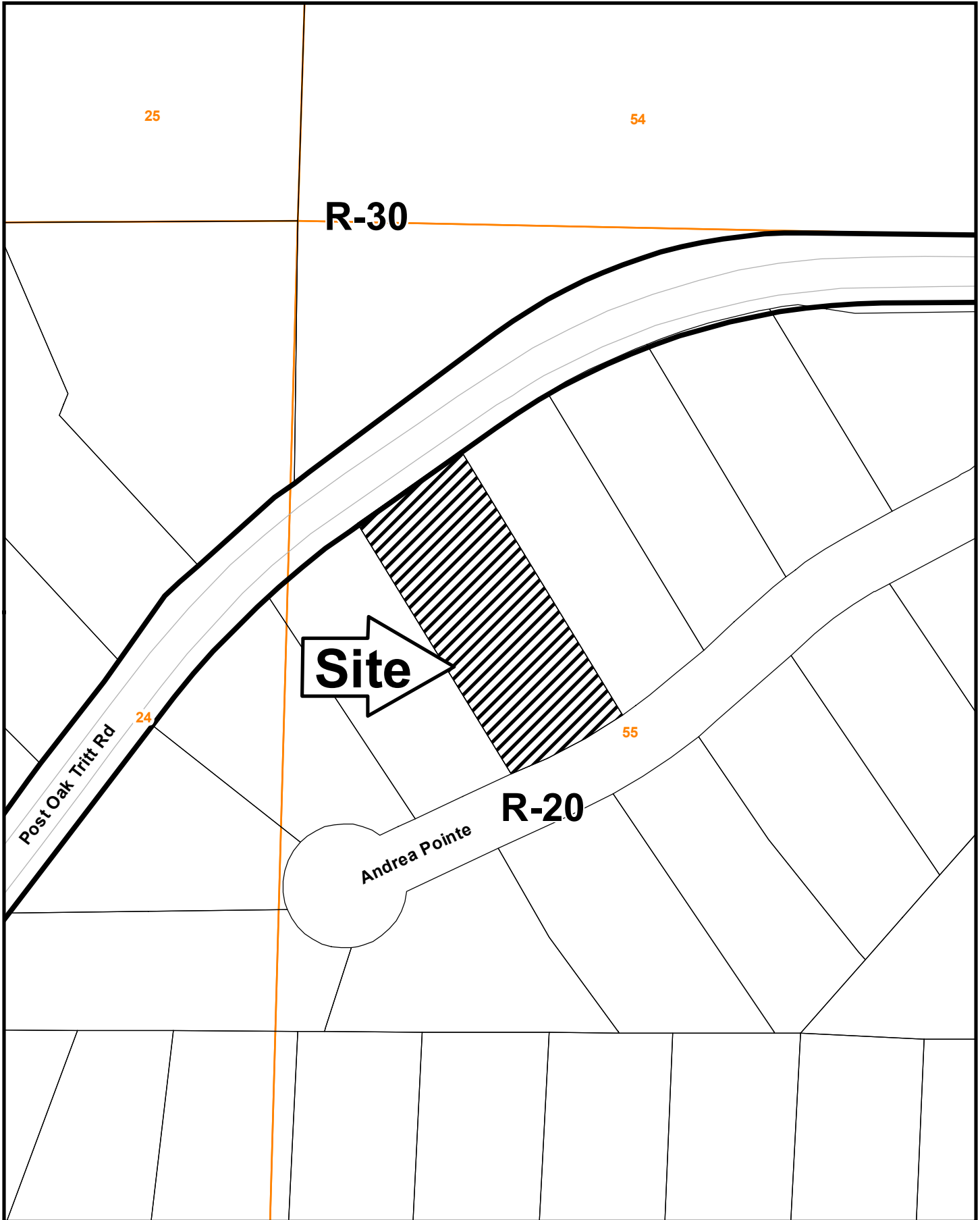
**SEWER:** No conflict.

**APPLICANT:** Badger Family **PETITION No.:** V-26

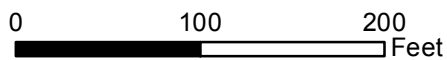
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**FIRE DEPARTMENT:** No comments.

# V-26-2017 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-26

Hearing Date: 3-15-17

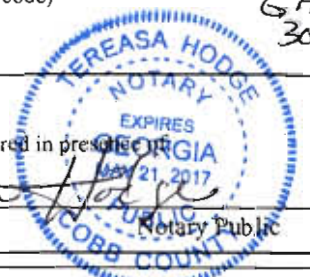
Applicant Badger Family Phone # (703)402-1810 E-mail Sbadger997@AOL.COM

Stephen L. Badger Address 4673 Andrea Pointe, Marietta  
(representative's name, printed) (street, city, state and zip code) GA 30062

[Signature] Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)

My commission expires: May 21, 2017

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

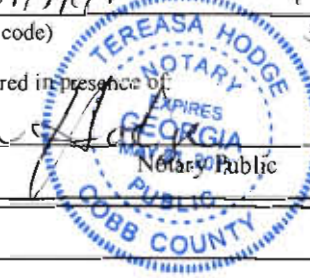


Titleholder Badger family Phone # (703)402-1810 E-mail Sbadger997@AOL.COM

Signature [Signature] Address: 4673 Andrea Pointe, Marietta, GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30062

My commission expires: May 21, 2017

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



Present Zoning of Property R-20

Location 4673 Andrea Pointe, Marietta, GA 30062 - Past Oak Trist  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 55 District 1st Size of Tract 0.577 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 \_\_\_\_\_

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 (If applying for Backyard Chickens pursuant to Sec. 134-94(4), then leave this part blank).

The Homeowner bought the property with the intention of installing a sport court of regulation size and were not aware that this was not possible. Homeowner has appropriate HOA approvals. (Sport court)

List type of variance requested: Exceeding allowed sq ft. for sport courts in Cobb County