

APPLICANT: George E. Elliot

PETITION No.: V-38

PHONE: Not Given

DATE OF HEARING: 4-12-2017

REPRESENTATIVE: Hussein Abaza

PRESENT ZONING: R-20

PHONE: 252-412-4035

LAND LOT(S): 915

TITLEHOLDER: George E. Elliott, Sr.

DISTRICT: 16

PROPERTY LOCATION: On the east side of East
Piedmont Road, west of Bertha Way
(1310 East Piedmont Road).

SIZE OF TRACT: 0.37 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the minimum lot size from the required 20,000 square feet to 16,210 square 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: Cobb DOT has issued a driveway letter that does not recommend the installation of a residential driveway at the proposed location because of insufficient sight distance. The minimum sight distance requirement of 500' can not be met. Recommend the applicant follow all guidelines and requirements during plan review should they pursue driveway installation.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: Subject to site grading plan approval by Stormwater Management Division prior to permitting.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

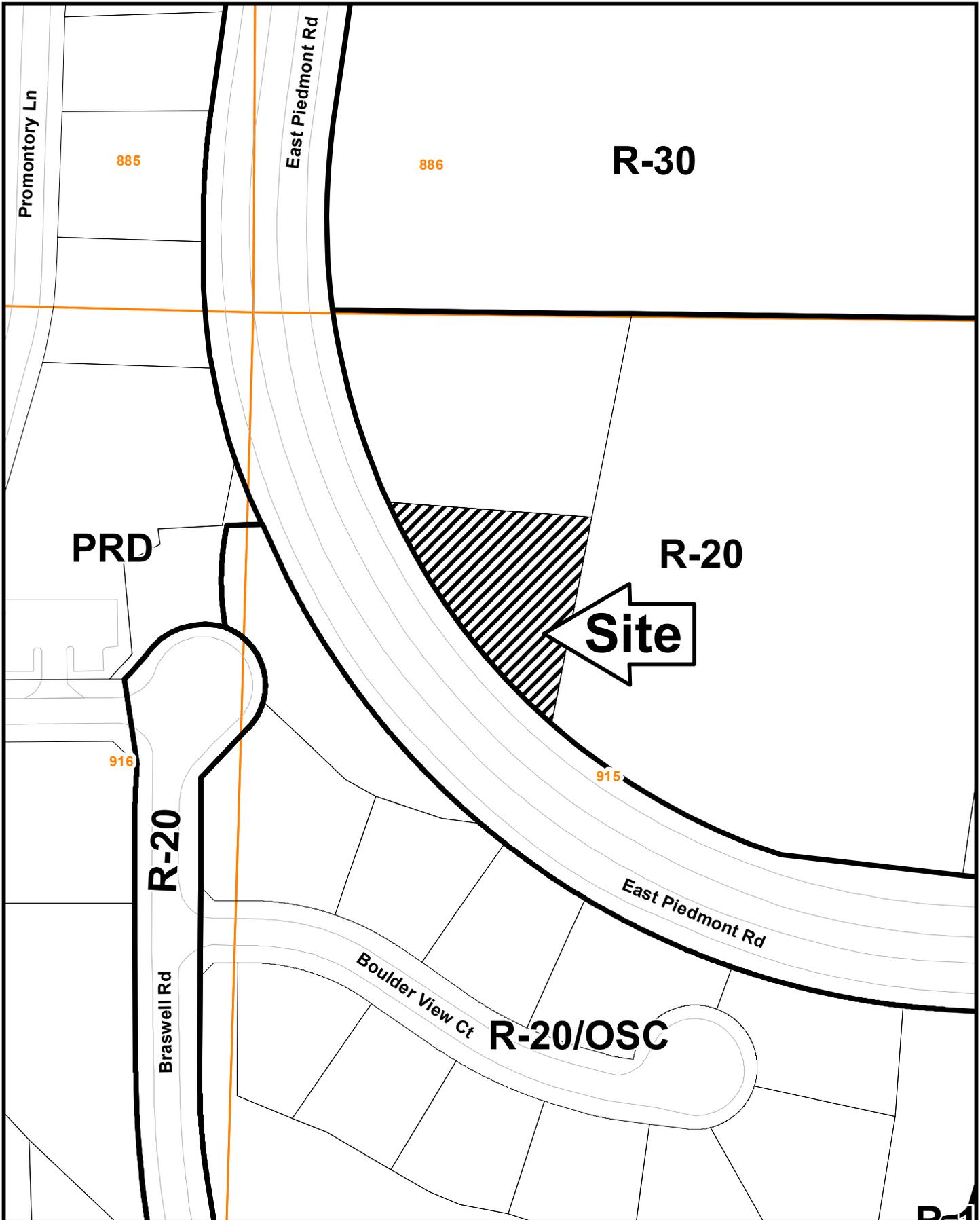
WATER: No conflict.

SEWER: No conflict. Applicant should be made aware that, due to lot size, a septic system is not allowable. Connection to sanitary sewer will be required.

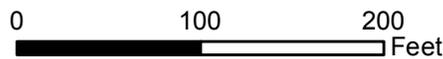
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FIRE DEPARTMENT: No comments.

V-38-2017-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-38
Hearing Date: 4-12-17

Applicant George E. Elliot Phone # _____ E-mail _____

Hussein Abaza
(representative's name, printed) Address: 301 Canton Pines Pl, Marietta, GA 30068
(street, city, state and zip code)

[Handwritten Signature]
(representative's signature)

Phone # 256-4124-85 E-mail habaza@kennesaw.edu



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

My commission expires: 12/24/2017

Titleholder George E. Elliot Phone # _____ E-mail _____

Signature *[Handwritten Signature]* Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

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

My commission expires: June 15, 2020



Present Zoning of Property R-20

Location 1310 E Piedmont Rd, Marietta GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 915 District 16 Size of Tract 0.37(16,210 s.ft) 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:

The lot is less than 0.5 Acre and zoned R-20. The lot was larger before but part of it was taken by public domain. Without this variance the land cannot be used for building a residential house, and the landlord will continue to pay taxes but cannot use the land

List type of variance requested: Allow building a single family house within the allowable limits of the setbacks and other Cobb county zoning and building regulations