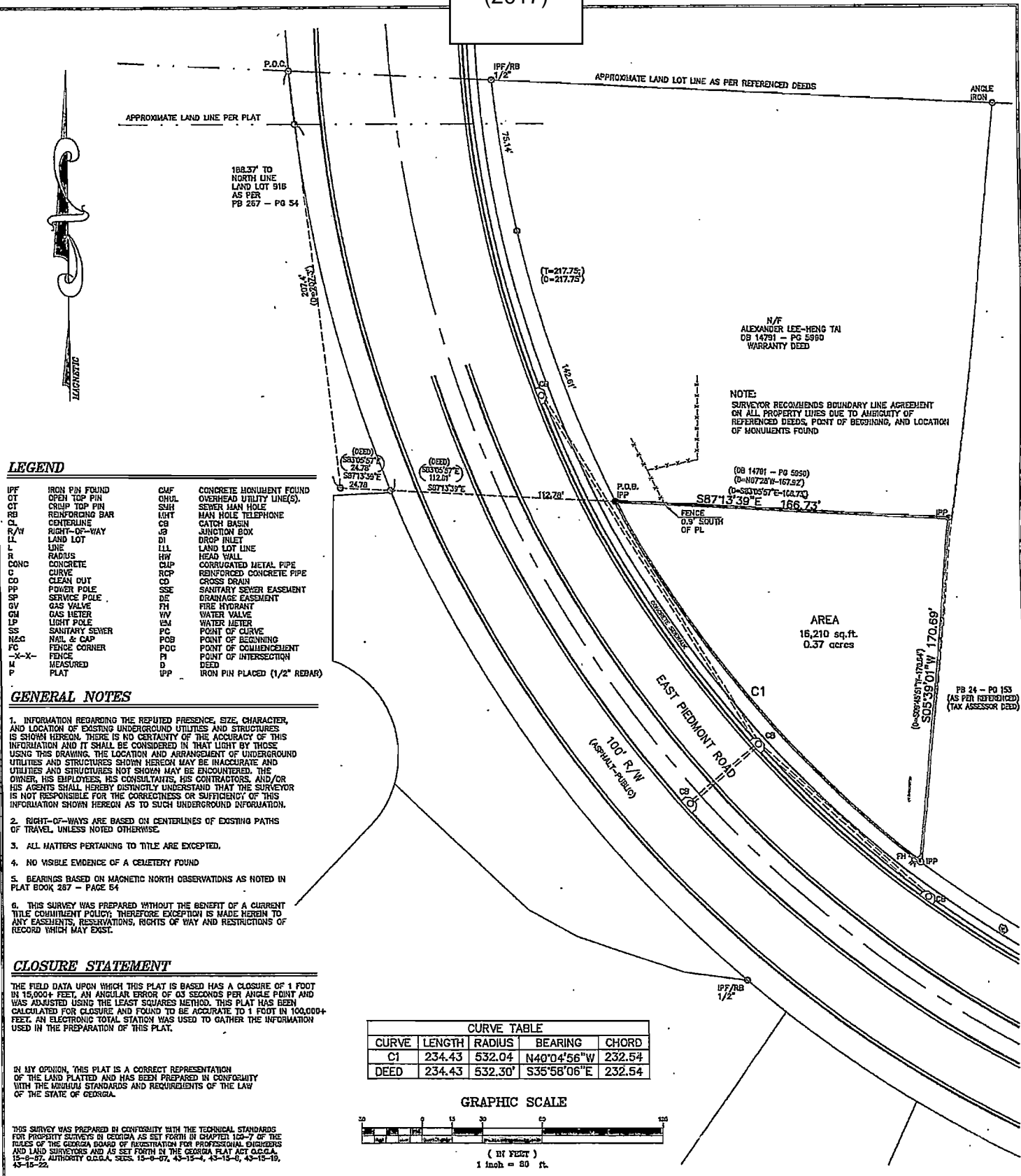


V-38
(2017)



	ABOVE THE GROUND PLAT PREPARED FOR: GEORGE E. ELLIOT		DATE 08/16/2016	
	SCALE 1" = 30'		SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 30339-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052	
LAND LOT 915 16TH DISTRICT 2ND SECTION COBB COUNTY, GEORGIA		REVISION BY DATE		
LOT BLOCK UNIT		BY DATE		
SUBDIVISION		DRAFTED:		
SURVEYED:		DISC #		
PLOTTED:		APPROVED:		
PLAT BOOK PAGE 251 DEED BOOK B594, PAGE		THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED				

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. Eliott, Sr. **DISTRICT:** 16
PROPERTY LOCATION: On the east side of East **SIZE OF TRACT:** 0.37 acres
Piedmont Road, west of Bertha Way **COMMISSION DISTRICT:** 2
(1310 East Piedmont Road).
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**

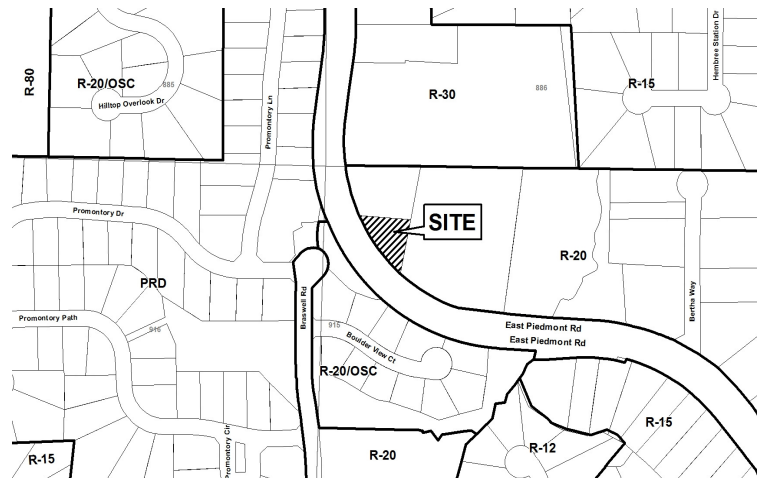
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: George E. Elliot

PETITION No.: V-38

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.

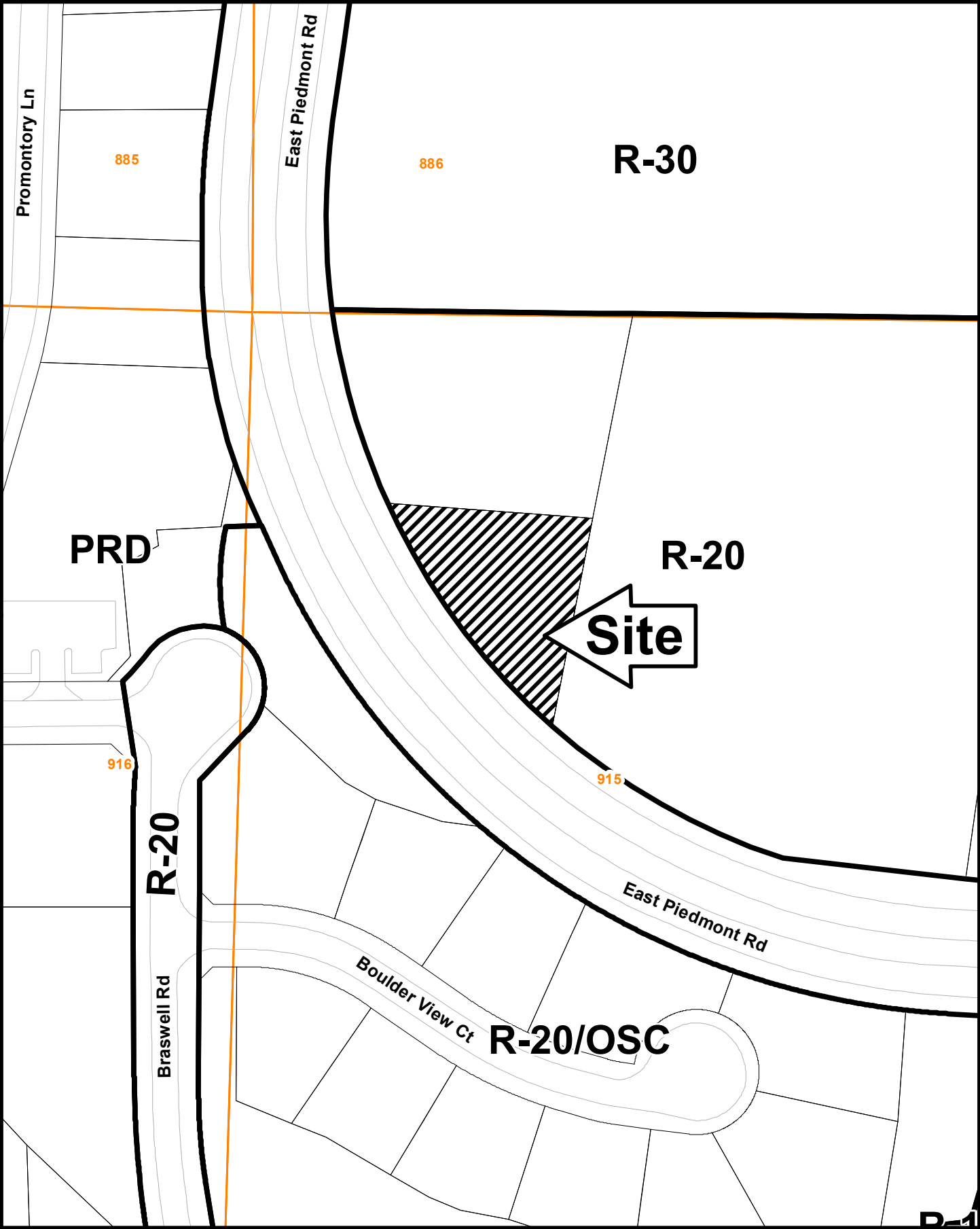
WATER: No conflict.

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.

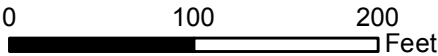
APPLICANT: George E. Elliot **PETITION No.:** V-38

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

3017 Canton Pines Pl, Marietta, GA 30068

(street, city, state and zip code)

Phone #

256-4124-85

E-mail

habaza@kennesaw.edu

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 12/24/2017

Notary Public

Titleholder George E. Elliot

Phone #

E-mail

Signature

(attach additional signatures, if needed)

Address:

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: June 15, 2020

Notary Public

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 X Shape of Property _____ Topography of Property _____ Other _____

Does the property or this request need a second electrical meter? YES _____ NO X

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

Revised: 03-23-2016

