

APPLICANT: Reginald J. Green

PETITION No.: V-40

PHONE: 678-698-7690

DATE OF HEARING: 05-10-2017

REPRESENTATIVE: Reginald J. Green

PRESENT ZONING: R-20

PHONE: 678-698-7690

LAND LOT(S): 126

TITLEHOLDER: Reginald J. Green

DISTRICT: 20

PROPERTY LOCATION: At the northeast corner of Old Highway 41 and Kimberly Road, east of Robin Drive (3220 Kimberly Road).

SIZE OF TRACT: 1.15 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the side and rear setbacks for an accessory structure (approximately 712 square foot garage under construction) from the required 100 feet to 16 feet adjacent to the north property line and to 8 feet adjacent to the east property line.

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

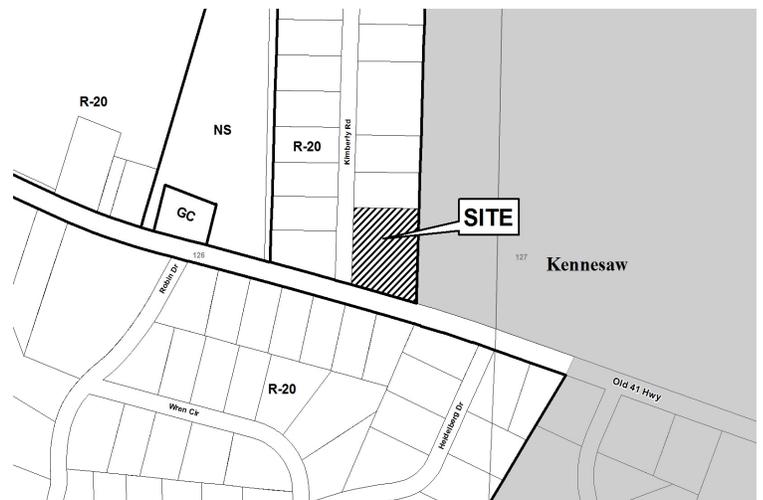
BOARD OF APPEALS DECISION

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: Building inspector issued notice of violation for building without a permit on 1/2/2017.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No adverse stormwater 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: No comments.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

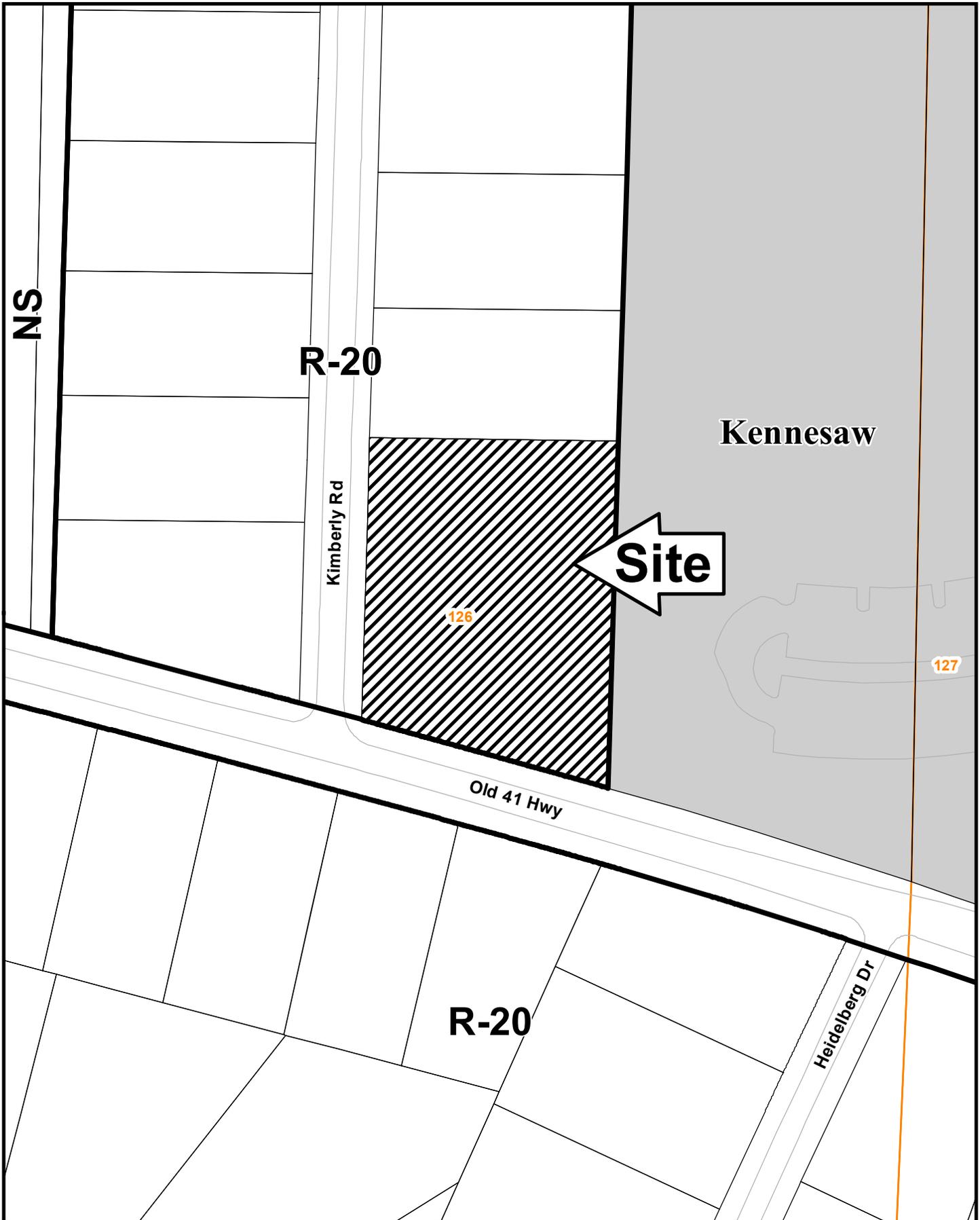
WATER: No conflict.

SEWER: No conflict.

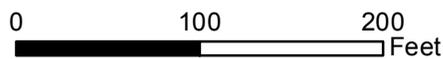
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FIRE DEPARTMENT: No comments.

V-40-2017-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-40
Hearing Date: 5-10-17

Applicant REGINALD J. GREEN Phone # 6786987690 E-mail laredge@gmail.com
REGINALD J. GREEN Address 3220 KIMBERLY RD NW KENNESAW GA
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 6786987690 E-mail laredge@gmail.com
(representative's signature)



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

My commission expires: _____

Titleholder REGINALD J. GREEN Phone # 6786987690 E-mail laredge@gmail.com
Signature [Signature] Address: 3220 KIMBERLY RD NW Kennesaw GA 30144
(attach additional signatures, if needed) (street, city, state and zip code)

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

My commission expires: _____

Present Zoning of Property R-20

Location _____
(street address, if applicable: nearest intersection, etc.)

Land Lot(s) 20 District 20 Size of Tract 1.152 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:

Building has been there, just revamping to better suit lot. (more than 20 yrs.)

List type of variance requested: Waive the rear set backs.