



**APPLICANT:** Brian and Tracy Pecone

**PETITION No.:** V-76

**PHONE:** 404-308-1946

**DATE OF HEARING:** 08-09-2017

**REPRESENTATIVE:** Brian Pecone

**PRESENT ZONING:** R-15

**PHONE:** 404-308-1946

**LAND LOT(S):** 511, 512

**TITLEHOLDER:** Brian Andrew Pecone and Tracy Lynn Pecone

**DISTRICT:** 16

**PROPERTY LOCATION:** On the south side of Rockbridge Road, east of Bells Ferry Road (2810 Rockbridge Road).

**SIZE OF TRACT:** 0.44 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Allow an accessory structure (185 sq. ft. wooden storage shed) to be located in front of the principle building; 2) waive the front setback for an accessory structure under 650 sq. ft. (185 sq. ft. wooden storage shed) from the required 35 feet to six (6) feet; and 3) waive the side setback for an accessory structure under 650 sq. ft. (185 sq. ft. wooden storage shed) from the required 10 feet to five (5) feet adjacent to the south property line.

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

**BOARD OF APPEALS DECISION**

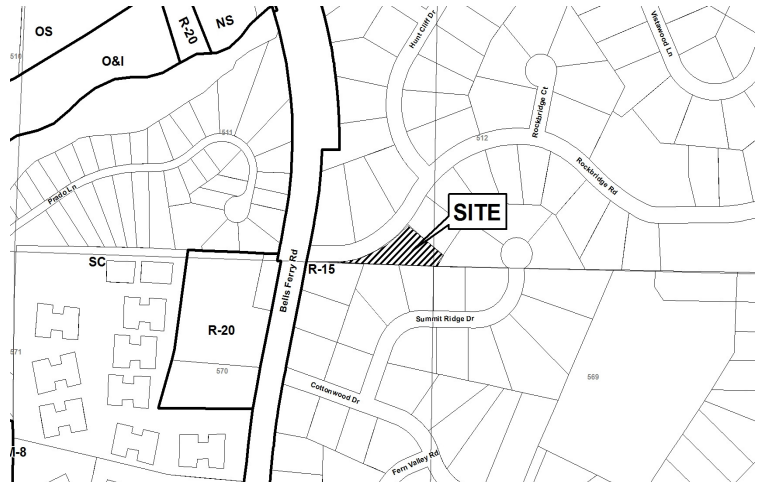
**APPROVED**        **MOTION BY**       

**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:** No comments.

**SITE PLAN REVIEW:** No comments.

**STORMWATER MANAGEMENT:** No adverse Stormwater impacts are 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:** No comments.

**WATER:** No conflict.

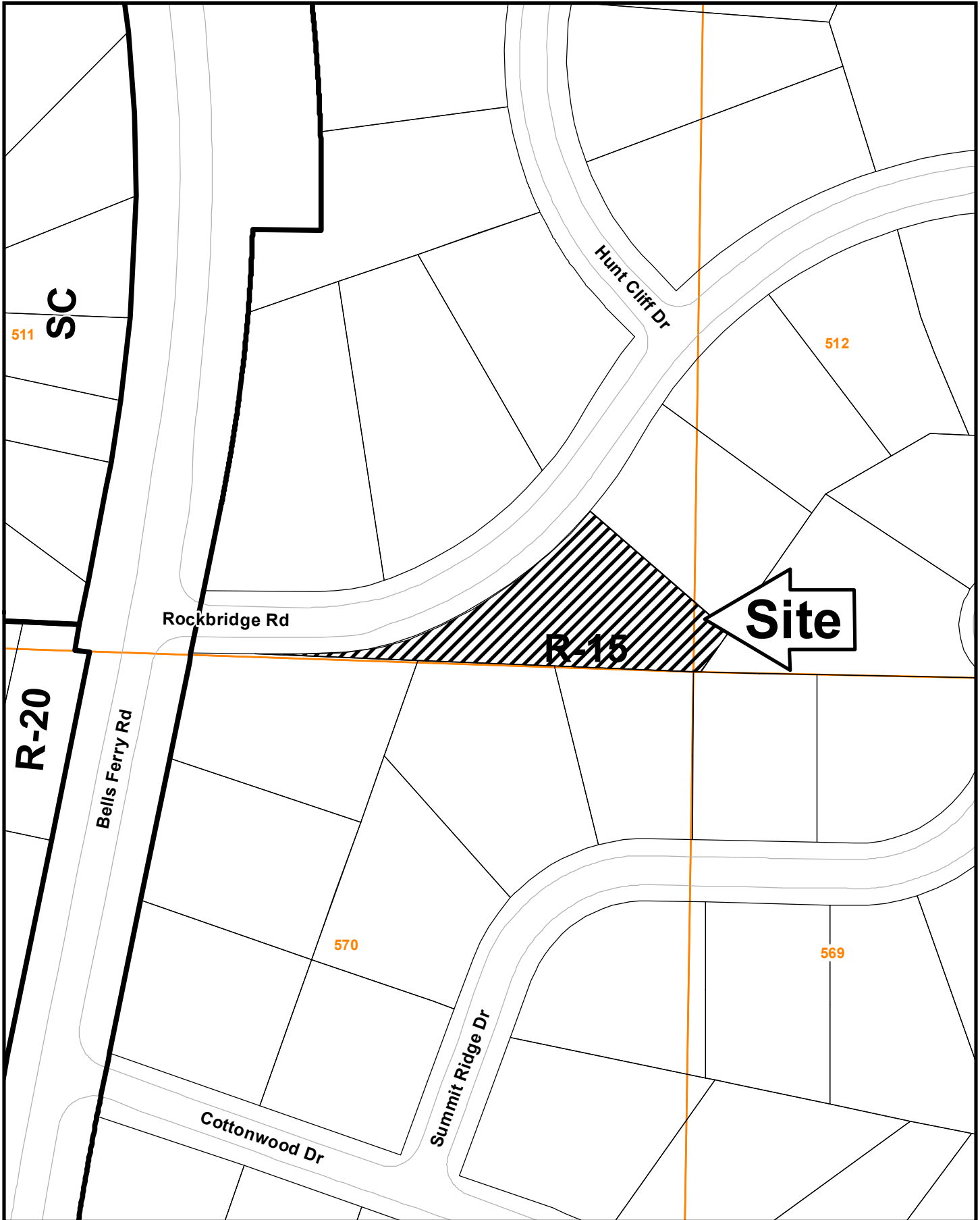
**SEWER:** No conflict. Requested variance is adequate distance from sewer easement.

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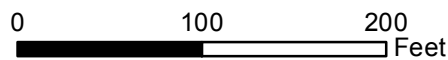
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**FIRE DEPARTMENT:** No comments.

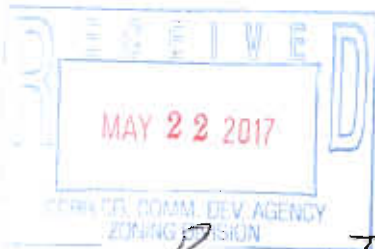
# V-76 2017-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary



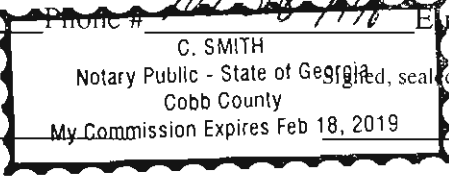
# Application for Variance Cobb County

(type or print clearly)

Application No. V-76  
Hearing Date: 8-9-17

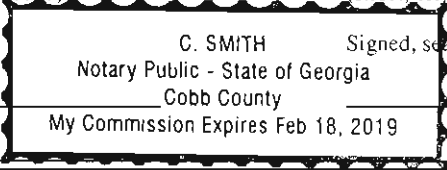
Applicant Brian + Tracy Pecone Phone # 404-308-1946 E-mail bpecone@hotmail.com  
Brian Pecone Address 2810 Rockbridge Rd Marietta Ga  
(representative's name, printed) (street, city, state and zip code) 30066

Brian Pecone Phone # 404-308-1946 E-mail bpecone@hotmail.com  
(representative's signature)



My commission expires: 2/18/2019 Signed, sealed and delivered in presence of: C Smith  
Notary Public

Titleholder Brian Pecone Phone # 404-308-1946 E-mail bpecone@hotmail.com  
Signature Brian Pecone Address: 2810 Rockbridge Rd Marietta Ga  
(attach additional signatures, if needed) (street, city, state and zip code) 30066



My commission expires: 2/18/2019 Signed, sealed and delivered in presence of: C Smith  
Notary Public

Present Zoning of Property R-15  
Location 2810 Rockbridge Rd Marietta Ga 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 511, 512 District 16<sup>th</sup> Size of Tract \_\_\_\_\_ 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 435 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:

If I didn't receive the variance I would lose to cost of the shed + moving it. Also because of the topography of my yard I don't have space for it so I would lose safe storage space where tools + chemicals can be safely kept away from my children/pets.

List type of variance requested: Allow my shed to remain in it's current location on my side yard forward of the house