V-76 (2017)LORDINY DAT DAS MAT IS A DUE REPRESENTADE DAT IS BASED OF AN ACTUAL SAFET MADE OF DIE CHOURD UNDER MY SAFENISSON. CUPPERT DWAKES BEINA ANDER & TRACY
LYNA VECOK

CUSTANTY 1 1 2 LOT 1, BLOCK 8'.

PRODUCT 1 1 PLOON WILLS.

PRODUCT 1 PLOON WILLS.

WITH A BECTON 1

COSS COUNTY, GA PLATER, PG RETRACEMENT BURVEY FOR: RECORD 70 1 01502102 21/21/60 ò DW LOSCOM (0) PECONE GĐ SURVEYOR'S CERTIFICATION (3) WHES H RADER GEORGIA RESIL JOLL ,02 -1 (0) SURVEYING AND MAPPING
305 CRECKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
AUTHORIZATION NO. LSFOODB38
WWW.LANDROBUSHYING.COM
INFO@LANDROBUSHYING.COM
COUNTILE HT 2017 TO EASTER! FOUR PROPERTY LINE IS LAND LOT LINE -AND PRO 0 18,936.1 SO FT. 0.435 ACRES 0 CONCRETE ORIGINAL Ç Ë 22 18' NO PO DEMINE ENEMOTO PRINCE S 88"43"00" W 358,60" 0, 20, PURPOSE • DATE REMSION R-13 SNCLE FAMILY RESIDENTAL DISTRICT 13.000 SQ. FT 21. LORD/ACT 75 FT. 144 SS, FT. SETBACKS OF THE LOT 15 FT. TO REAR OF PRIMARY STRUCTURE THIS PLAT IS SUBJECT TO ALL LIGH. LASSMENTS AND MICHT OF MITS, PUBLIC OR WATER THIS SUPPLY MAS POPPORABLE WITHOUT THE PROPERTY OF A COMMENT THAT WAS PROPERTY SOURCES OF THE PROPERTY OF THE INS SIRKY ALS PREPARED IN CONTRAIN WITH THE REPARCAL STANDARSS FOR PRINTS FOR WAY WATER HOW THE PARKS OF CHOICES, AND WAY OF RESISTING THE PROPERSIONAL THRUTTES AND LANDING OF RESISTING FOR PROPESSIONAL THRUTTES AND LANDING SAND AS SET FOR THE THE CHOICE PLAT ACT COOCH, 15–1–10. L. THE PROCESSOR OF THE DOLL WERN WEST THIS SECURITY IS SECURED TO SECURE TO SECURE THE CALCULATED COST THE CALCULATED COST THE CALCULATED COST THE CALCULATED COST THE PROCESSOR THE FIELD OLD HIS BETS ACCUSED THE FIELD OLD HIS BETS ACCUSED THE FIELD OLD HIS BETS ACCUSED. 1 THE BEARMES SHOWN WRITH PLAY BOOK SI, PACE 159. THIS PLAT HAS BLEN CALCULATED FOR CLOSURE AND FOUND TO BY ACCURATE THE FOOT IN 206,950 FILE. S. NO PORTION OF THE PROPOSITY LESS WITHIN THE 100 TEAR FLOOD PLANT ACCORDANCE TO THE MADER LIGHTFOOLDAY, DITCHING NATURE A 2013. THE PLIT HAS PROPARED FROM A PRED SUPPLIT USING A CHE SECOND PRABLES ONE TOTAL STATION MODELLA TON MEDICANO THE PRESCRICE, SUIT AND LOCATION OF UNCORRODOR
TO ON FLACE AND/OF EAST PLACED OF OTRECHON OF WEST LANDINGTOWN
ON FLACE AND/OF EAST PLACED OF OTRECH. OF CRITICATION IS MAD.
THE ACCURACY OF INFORMACIONESS OF THE INFORMATION CONDITION
DOTROGRAM USE STOOM HARRY PER RECORD. LAN 9 PACRE ARE NO STREAMS ON OR METHER 200" OF THIS PROPERTY ACCESSION STRUCTURES OVER MANNEN METANCS MANNEN METANCS MANNEN METANIC MATTER TO ANY MA ZONING NOTES THERE ARE NO APPLACENT CONTIDUES ON THIS PROPERTY ALL FOF & POS ARE JS" ACEBAR UNLESS MOTED OTHERWISE 0 DISTANCES SHOWN HERETON ARE ORGAND DISTANCES THERE ARE NO METLANDS ON THIS PROPERTY THE SURMY COMPLETED ON 5-15-17 SURVEY NOTES URVEY DATA i ng DUEN PROPERTY LINE VICINITY MAP ELECTATE 575 SE.OO' TO BELLS FERRY ROAD (R/W VARIES)

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	SIZE OF TRACT: 0.44 acres			
Rockbridge Road, east of Bells Ferry Road	COMMISSION DISTRICT: 3			
(2810 Rockbridge Road).				
TYPE OF VARIANCE: 1) Allow an accessory structure	re (185 sq. ft. wooden storage shed) to be located in front of			
the principle building; 2) waive the front setback for an acc	essory structure under 650 sq. ft. (185 sq. ft. wooden			
storage shed) from the required 35 feet to six (6) feet; and 3	3) waive the side setback for an accessory structure under			
650 sq. ft. (185 sq. ft. wooden storage shed) from the require	red 10 feet to five (5) feet adjacent to the south property			
line.				
OPPOSITION: No. OPPOSED PETITION No SPOKESMAN BOARD OF APPEALS DECISION OS				
51	O&I			
APPROVED MOTION BY				
REJECTED SECONDED	SITE			
HELD CARRIED	SC PR-15			
STIPULATIONS:	R-20 Grant Sega D Grant Sega			

APPLICANT: Brian and Tracy Pecone **PETITION No.:** V-76

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.

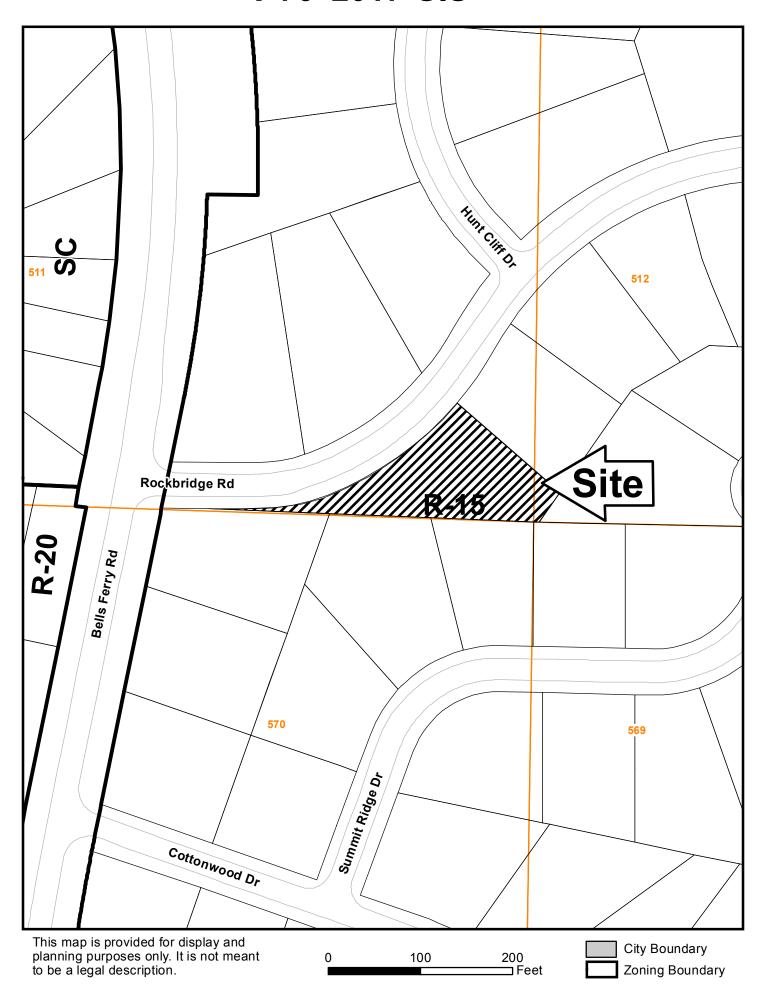
WATER: No conflict.

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

APPLICANT:	Brian and Tracy Pecone	PETITION No.:	V-76
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FIRE DEPARTMENT: No comments.

V-76 2017-GIS



Application for Variance
MAY 2 2 2017 Cobb County
(type or print clearly) Application No. Hearing Date: \$-9-17
Applicant Brun + Tracy Pecone Phone # 404-308-1946 E-mail brecone @ hotmail con
Brian Pecone Address 2810 Rockbridge Rd Marietta Ga
Sum Pron HH-300 1640 16 hours a hours a hours
(representative's signature) My commission expires: 2 18 2019 C. SMITH Notary Public - State of Gegfglifed, sealed and delivered in presence of: Cobb County My Commission Expires Feb 18, 2019 Notary Public
Titleholder Bran Pecone Phone # 404-308-1946 E-mail Specone @ hotmail.com
Signature / Sum / Eure Address: 2810 Rockbridge RJ Morette Ga (street, city, state and zip code) 30066
My commission expires: 211812019 C. SMITH Signed, sealed and delivered in presence of: Notary Public - State of Georgia Cobb County My Commission Expires Feb 18, 2019 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) 5/1, 5/2 District 16th 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 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: I don't recieve the Variance I would lose to Cost of the Shed t 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 t 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