



**APPLICANT:** Patricia Ruiz  
**PHONE:** 678-927-0561  
**REPRESENTATIVE:** Patricia Ruiz  
**PHONE:** 678-927-0561  
**TITLEHOLDER:** Patricia Ruiz-Jaime  
**PROPERTY LOCATION:** On the east side of Mills Lane, north of Pat Mell Road (2075 Mills Lane).

**PETITION No.:** V-90  
**DATE OF HEARING:** 9-13-2017  
**PRESENT ZONING:** R-20  
**LAND LOT(S):** 277  
**DISTRICT:** 17  
**SIZE OF TRACT:** 0.28 acres  
**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Allow an accessory structure (metal carport) to the front of the principal building; 2) waive the setbacks for an accessory structure under 650 square feet (metal carport) from the required 35 feet from the front to 17 feet and from the required 10 feet from the side to zero feet adjacent to the southern property line; 3) waive the setbacks for an accessory structure under 650 square feet (wood shed) from the required 35 feet from the rear to seven (7) feet and from the required 10 feet from the side to four (4) feet adjacent to the southern property line; and 4) waive the side setback from the required 10 feet to six (6) feet adjacent to the southern property line.

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

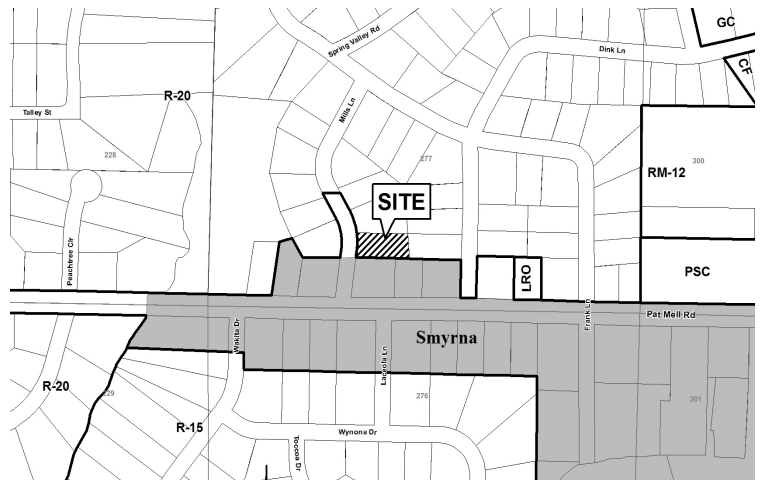
**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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**COMMENTS**

**TRAFFIC:** Recommend no parking on the right-of-way.

**DEVELOPMENT & INSPECTIONS:** Building inspector issued notice of violation for building without a permit on 5-19-17.

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot along with any approved setback reductions, and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** No adverse stormwater impacts are anticipated.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No conflict.

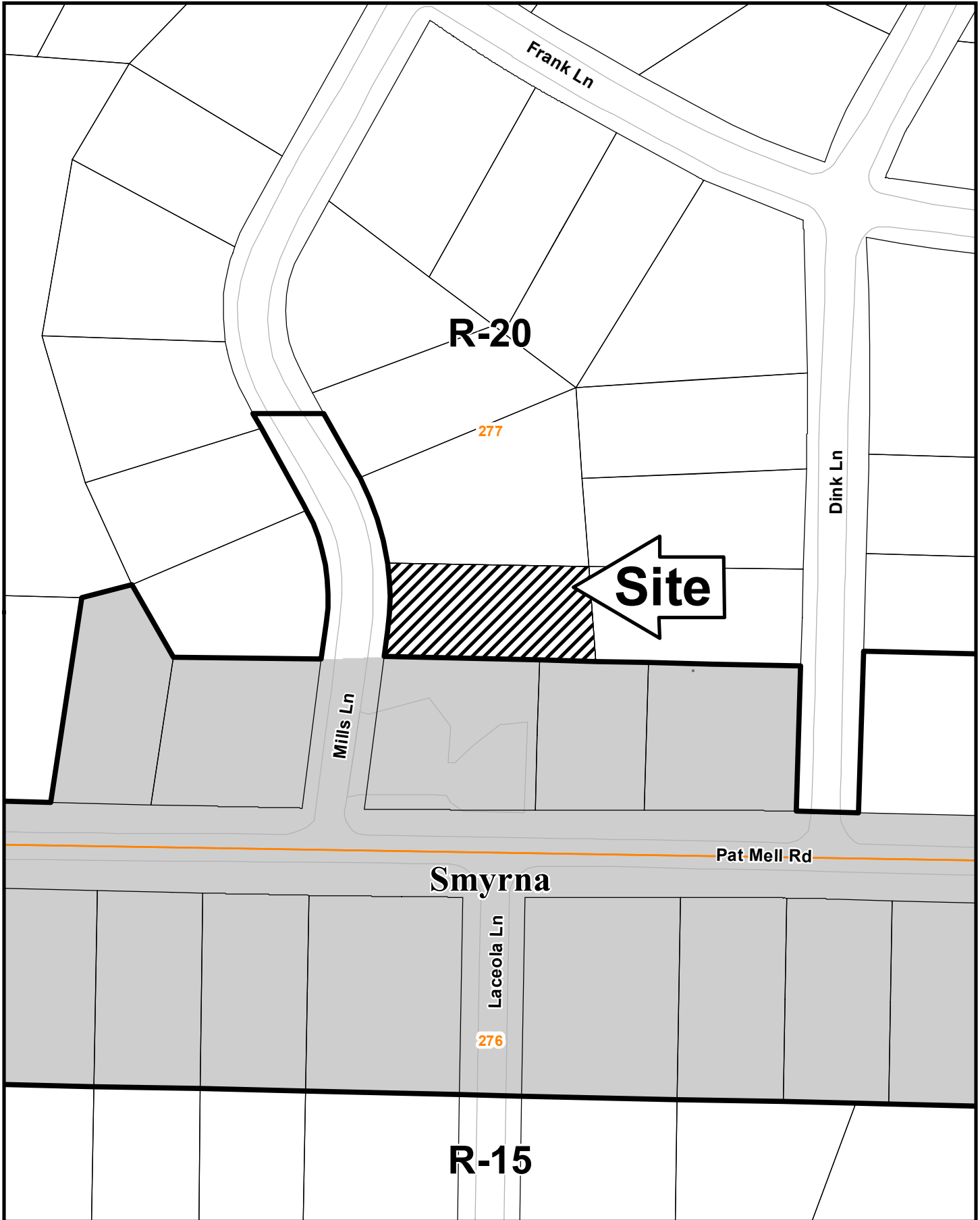
**SEWER:** No conflict.

**APPLICANT:** Patricia Ruiz **PETITION No.:** V-90

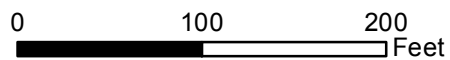
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**FIRE DEPARTMENT:** No comments.

# V-90 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

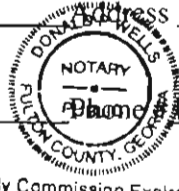
(type or print clearly)

Application No. V-90  
Hearing Date: 9-13-17

Applicant Patricia Ruiz Phone # 678-927-0561 E-mail patitogto@gmail.com

Patricia Ruiz  
(representative's name, printed) Address 2075 Mills Ln, Marietta, Ga 30060  
(street, city, state and zip code)

Patricia Ruiz  
(representative's signature) Phone # 678-927-0561 E-mail \_\_\_\_\_



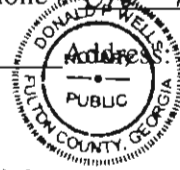
My Commission Expires  
March 15, 2021

Signed, sealed and delivered in presence of:  
Donald Wells  
Notary Public

My commission expires: \_\_\_\_\_

Titleholder Patricia Ruiz Phone # 678-927-0561 E-mail \_\_\_\_\_

Signature Patricia Ruiz  
(attach additional signatures, if needed) Address 2075 Mills Ln Marietta Ga 30060  
(street, city, state and zip code)



My Commission Expires  
March 15, 2021

Signed, sealed and delivered in presence of:  
Donald Wells  
Notary Public

My commission expires: \_\_\_\_\_

Present Zoning of Property Residencial

Location 2075 Mills Ln Marietta, Ga. 30060  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 277 District 17<sup>th</sup> Size of Tract .28 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 need it because I have little kids and I need more space for the house so thats the reason for the shed and also the carport for if raining and sharrow for my cars.

List type of variance requested: 2 story shed and installed

Metal Carport