



**APPLICANT:** Gregory St. John

**PETITION No.:** V-109

**PHONE:** 404-455-0247

**DATE OF HEARING:** 10-11-2017

**REPRESENTATIVE:** Gregory St. John

**PRESENT ZONING:** R-20

**PHONE:** 404-455-0247

**LAND LOT(S):** 1145

**TITLEHOLDER:** Gregory C. St. John and Amy D. St. John

**DISTRICT:** 19

**PROPERTY LOCATION:** Located by private easement off the west side of Glore Road, south of Trenton Court (4810 Glore Road).

**SIZE OF TRACT:** 2.26 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** Allow an accessory structure (proposed 576 square foot garage) to the side of the principal building.

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

**BOARD OF APPEALS DECISION**

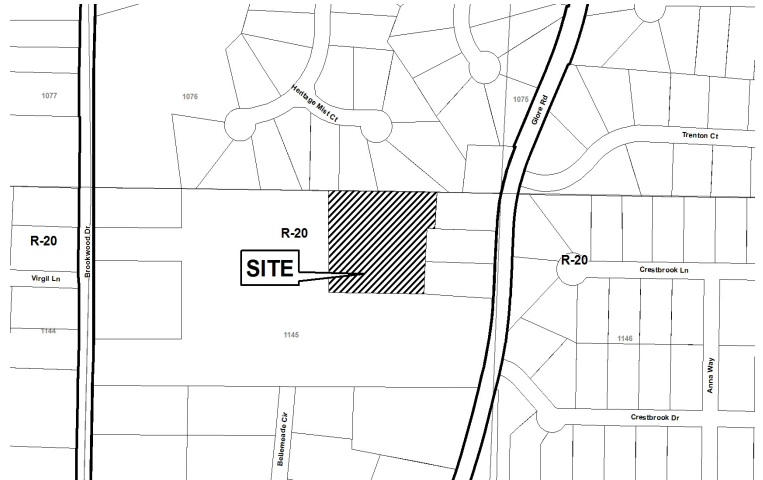
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**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:** 2017 GIS map shows foundation under construction and no permit issued.

**SITE PLAN REVIEW:** No comments.

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

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No conflict.

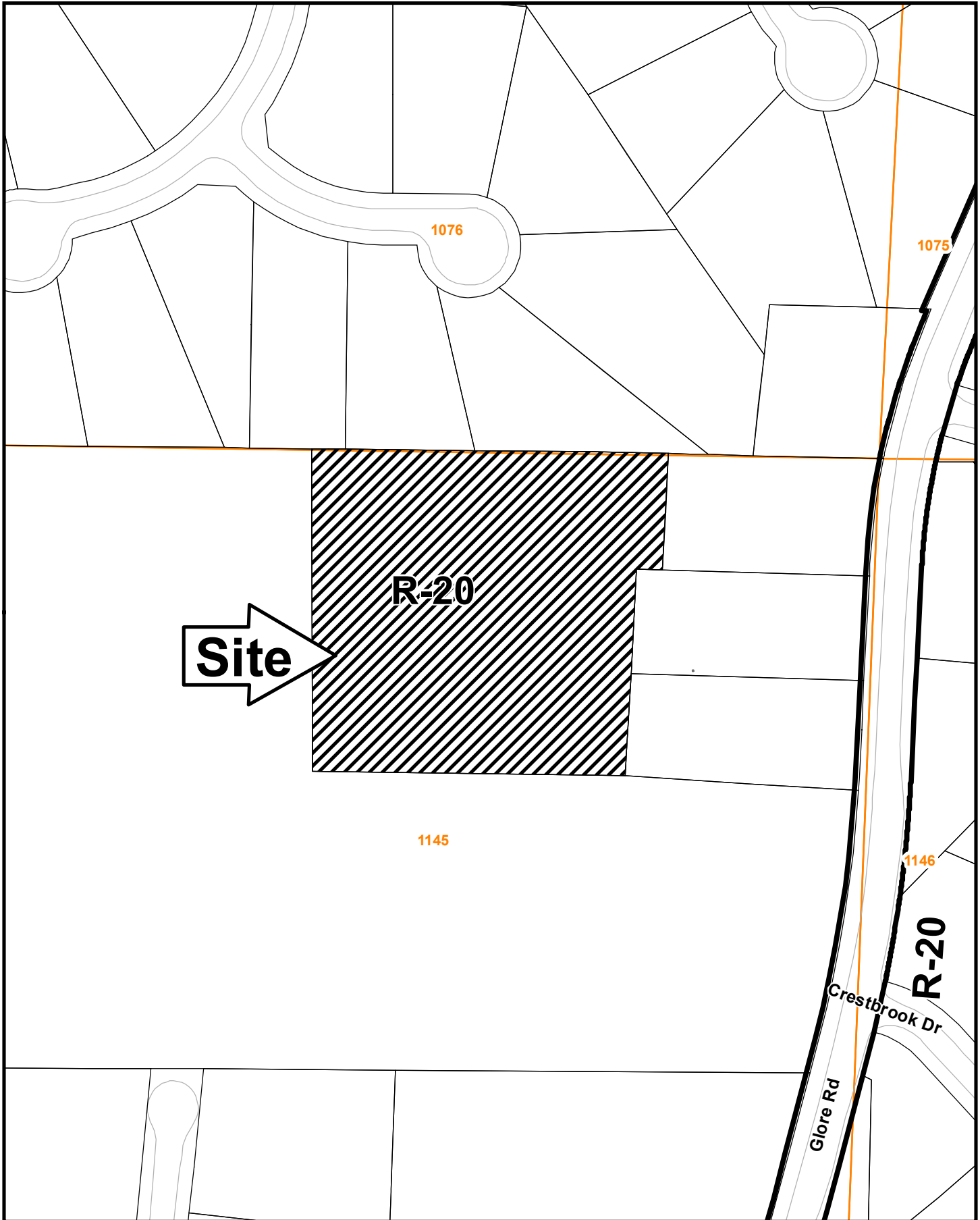
**SEWER:** No conflict.

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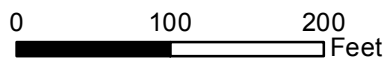
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**FIRE DEPARTMENT:** No comments.

# V-109 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-109  
Hearing Date: 10-11-17

Applicant Gregory St. John Phone # (404) 455-0247 E-mail gcstjohn@aol.com  
Address 4810 Gore Road, Mableton, GA 30126  
(representative's name, printed) (street, city, state and zip code)

*Gregory St. John*  
(representative's signature)

Phone # (404) 455-0247 E-mail gcstjohn@aol.com

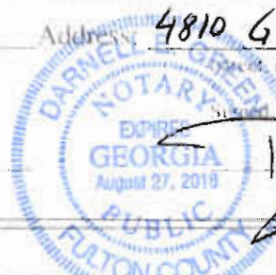
My commission expires 08/27/2018



*[Signature]*  
Notary Public

Titleholder Gregory & Amy St. John Phone # (404) 455-0247 E-mail gcstjohn@aol.com  
Signature *Gregory St. John* Address 4810 Gore Road, Mableton, GA 30126  
(each additional signature, if needed) (street, city, state and zip code)

My commission expires 08/27/2018



*[Signature]*  
Notary Public

Present Zoning of Property Residential

Location 4810 Gore Road, Mableton, GA 30126  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1145 District 19th Size of Tract 2.26 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 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 ~~required~~ proposed structure would be in the rear yard setback, if constructed in the required rear yard.

List type of variance requested: To allow for the construction of a detached garage on the side of the primary structure as opposed to the required rear.