

APPLICANT: Dr. James S. Harvey and Patricia Redmond

PHONE: 770-429-1499

REPRESENTATIVE: J. Kevin Moore

PHONE: 770-429-1499

TITLEHOLDER: Dr. James S. Harvey and Patricia Redmond

PROPERTY LOCATION: On the north side of Burnt Hickory Road, west of Old Mountain Road (1550 Burnt Hickory Road).

PETITION No.: V-33

DATE OF HEARING: 05-09-2018

PRESENT ZONING: R-20

LAND LOT(S): 288

DISTRICT: 20

SIZE OF TRACT: 1.23 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the front setback from the required 40 feet to 27 feet; and 2) allow parking and/or access to parking areas in a residential district on a non-hardened surface.

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

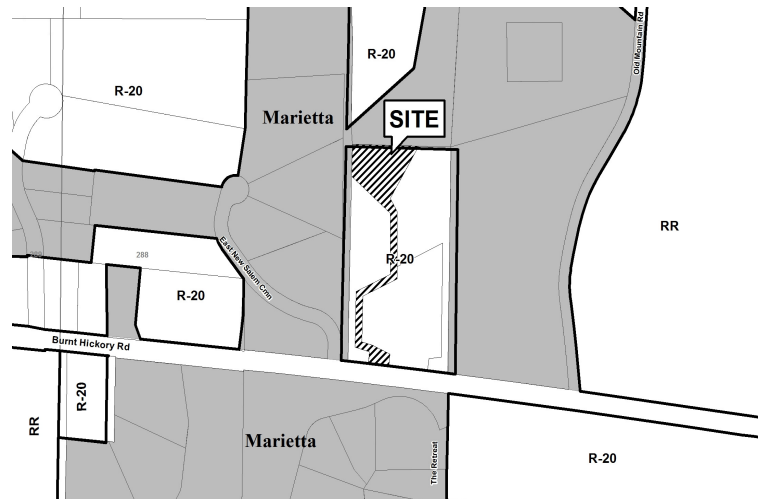
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Dr. James S. Harvey and
Patricia Redmond

PETITION No.: V-33

COMMENTS

TRAFFIC: Recommend driveway on Burnt Hickory Road be paved with a treated hardened surface for a minimum of 25' from the edge of pavement or to the County right-of-way, whichever is greater in length.

DEVELOPMENT & INSPECTIONS: Property has an expired pool permit 2014-008388 dated 10-20-2014. This permit will need to be cleared up. Pool required electrical building final and a pool barrier final.

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: Any roof downspouts must be discharged to the ground at the structure to maximize overland flow of additional runoff.

HISTORIC PRESERVATION: No comments.

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 lot.

WATER: No comments.

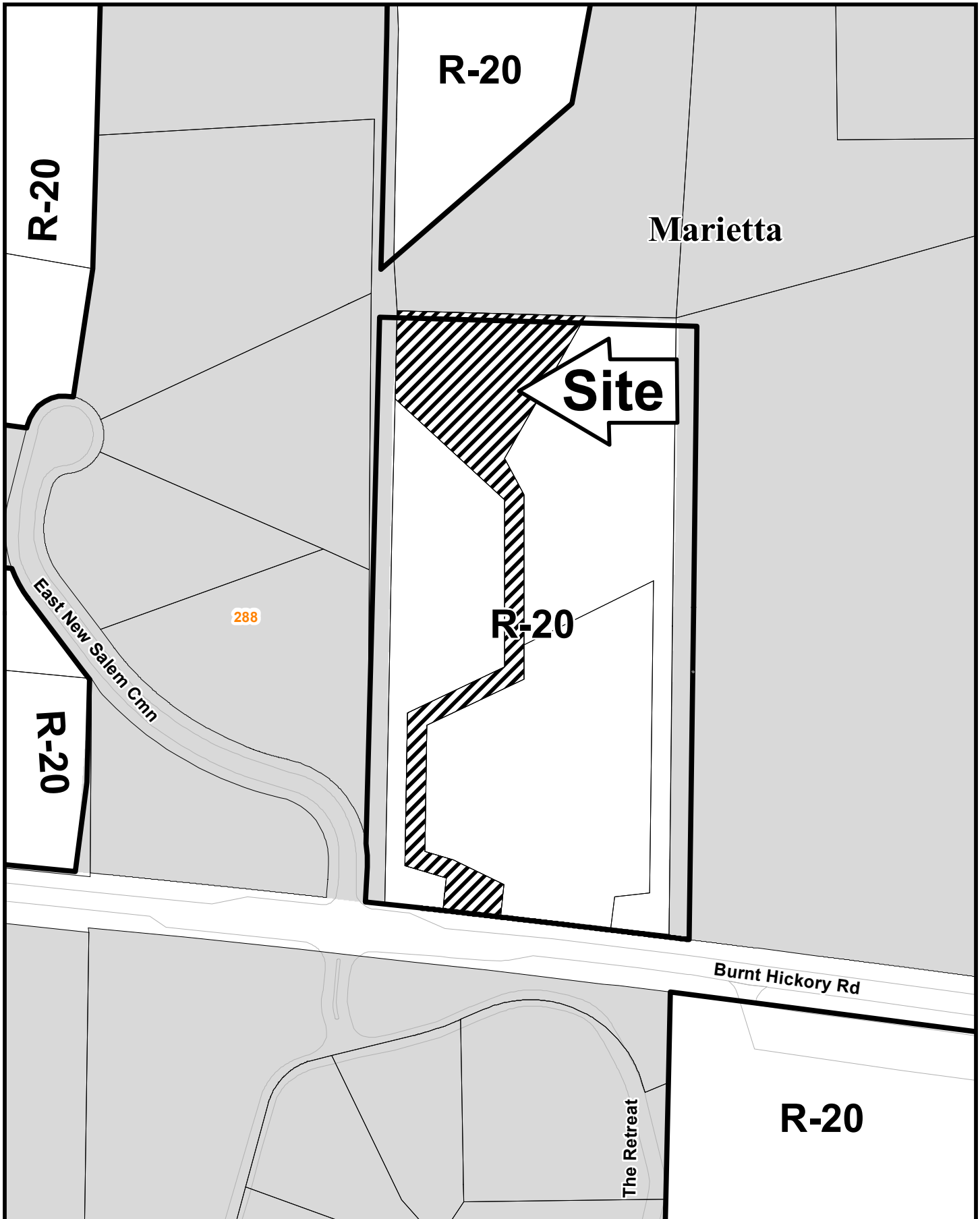
SEWER: No comments.

APPLICANT: Dr. James S. Harvey and
Patricia Redmond

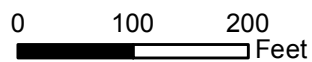
PETITION No.: V-33

FIRE DEPARTMENT: No comments.

V-33 2018-GIS



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



- Land Lot
- City Boundary

RECEIVED
MAR - 8 2018

Application for Variance Cobb County

COBB CO. COMM. DEV.
ZONING DIVISION

(type or print clearly)

Application No. V-33 (2018)
Hearing Date: 05/09/2018

Applicant Dr. James S. Harvey and Patricia Redmond Phone # _____ E-mail pamredmond@msn.com
Moore Ingram Johnson & Steele, LLP Emerson Overlook, Suite 100, 326 Roswell Street
J. Kevin Moore Address Marietta, GA 30060

(representative's name, printed)

(street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jkm@mijs.com
(representative's signature) Georgia Bar No. 519728

Signed, sealed and delivered in presence of:



[Signature]
Notary Public

My commission expires: January 10, 2019

Titleholder Dr. James S. Harvey and Patricia Redmond Phone # _____ E-mail pamredmond@msn.com

Signature See Attached Exhibit "A" Address: 1550 Burnt Hickory Road, Marietta, GA 30064
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property R-20

Location Northerly side of Burnt Hickory Road; westerly of Old Mountain Road; easterly of East New Salem Commons
(street address, if applicable; nearest intersection, etc.) (1550 Burnt Hickory Road)

Land Lot(s) 288 District 20th Size of Tract 1.23 +/- 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:
See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: Waiver of required minimum front setback from forty (40) feet to twenty-seven (27) feet. (See Sec. 134-197(4)(d)).

V-33
(2018)
Exhibit

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 33 (2018)
Hearing Date: May 9, 2018

Applicants/Titleholders: **Dr. James S. Harvey and
Patricia Redmond**

Tax Parcel No.: 20028800610

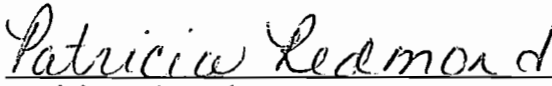
RECEIVED
MAR - 8 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



James S. Harvey

Date Executed: 3/7/18



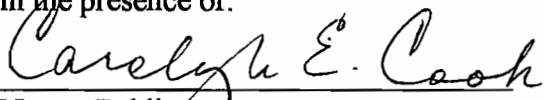
Patricia Redmond

Date Executed: 3/7/18

Address: 1550 Burnt Hickory Road
Marietta, Georgia 30064

Telephone No.: () _____

Signed, sealed, and delivered
in the presence of:



Notary Public
Commission Expires: 01-10-2019

(Notary Seal)



V-33
(2018)
Exhibit

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

RECEIVED
MAR - 8 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No.: V-83 (2018)
Hearing Date: May 9, 2018

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

**Applicants/Titleholders: Dr. James S. Harvey and
Patricia Redmond**

Please state what hardship would be created by following the normal terms of the ordinance:

Pursuant to the R-20 zoning classification, Applicants request a waiver of the required minimum front side setback from forty (40) feet to twenty-seven (27) feet, as more particularly shown and reflected on the Site Plan submitted with the Application for Variance. Applicants propose the construction of an addition to their existing home, with connectivity to the existing residence through a breezeway area. In order to place the proposed addition adjacent to the existing residence, encroachment into the front setback area is necessary. Additionally, to locate the proposed addition to another area of the lot and meet the requirements of the Cobb County Zoning Ordinance would be economically unfeasible and aesthetically unpleasing; and would, therefore, render the proposed structure unusable for the purposes intended by Applicants. By allowing the proposed addition to be constructed within the front setback area, minimal impact would occur to the established fencing, landscape, and buffer of the residence.