

V-60
(2018)

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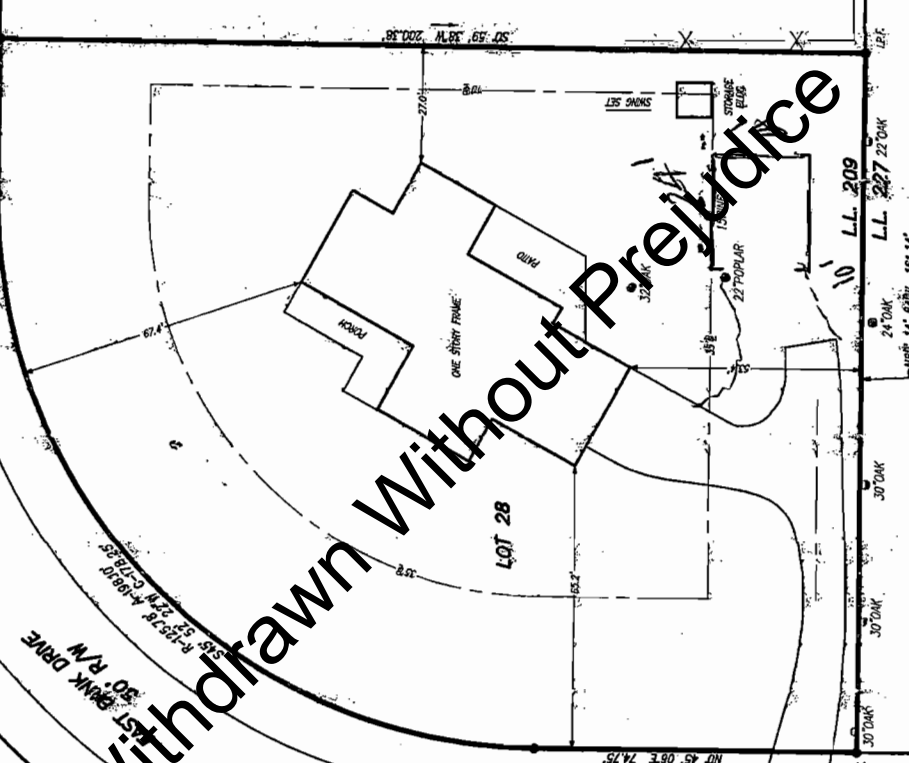
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

LOT 27

- LEGEND**
- M.H. MANHOLE
 - J.B. JUNCTION BOX
 - C.B. CATCH BASIN
 - D.I. DROP INLET
 - S.S. SANITARY SEWER ESCH.
 - D.E. DRAINAGE EASEMENT
 - I.P. IRON PIPE FOUND
 - L.P.S. IRON PIPE SET
 - C.T.P. CRAMP TOP PIPE
 - O.T.P. OPEN TOP PIPE
 - R.B. RE-BAR
 - F.H. FIRE HYDRANT
 - B.L. BUILDING LINE
 - P.W. POWER POLE
 - P.P. POWER POLE
 - C.L. CENTER LINE



Know what's below.
Call before you dig.



PROPERTY ZONED: R-20
BUILDING SETBACK LINES
FRONT - 35 FEET
SIDE - 10 FEET
REAR - 35 FEET
TOTAL AREA - 29,081 SQ. FT. or 0.6658 ACRES
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM LOT COVERAGE ALLOWED - 35%



FLOOD STATEMENT
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD
HAZARD AREA ACCORDING TO F.I.R.M. PANEL
#1306700132, LAST REVISED ON MARCH 4, 2013.

<p>PROPERTY</p> <p>1490 EAST BANK DRIVE BLOCK A UNIT TWO JACKSON'S CREEK LL. 209, DISTRICT 1, SECTION 2 COBB COUNTY, GEORGIA</p>	
<p>OWNER</p> <p>RONALD E. GUDGER, JR. 404-731-8888</p>	<p>PLANNING</p> <p>4790 ASHFORD DUNTOODY ROAD SUITE 600 ATLANTA, GEORGIA 30328 PHONE: 770-408-8011 e-mail: gudgeonsurveying@bellsouth.net</p>
<p>DATE</p> <p>DEC. 6, 2017</p>	<p>NO. DATE</p> <p>REVISION</p>

APPLICANT: Robert Pena

PETITION No.: V-60

PHONE: 404-630-3303

DATE OF HEARING: 07-11-2018

REPRESENTATIVE: Danielle Pena

PRESENT ZONING: R-20

PHONE: 404-434-1884

LAND LOT(S): 209

TITLEHOLDER: Robert Pena

DISTRICT: 01

PROPERTY LOCATION: On the east side of East Bank Drive, north of Woodberry Circle (1490 East Bank Circle).

SIZE OF TRACT: 0.67 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 10 feet.

Withdrawn Without Prejudice

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

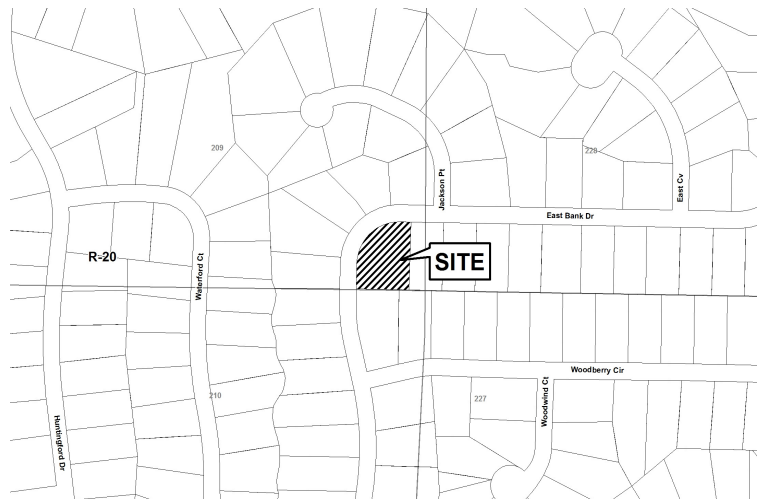
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



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Application for Variance Cobb County

(type or print clearly)

Application No. V-6D
Hearing Date: 7-11-18

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Applicant Robert Peña Phone # 404 630 3303 E-mail robert.n.pena@gmail.com

Danielle Peña Address 1490 E. Bank Dr. Marietta GA, 30068
(representative's name, printed) (street, city, state and zip code)

Danielle Peña Phone # 404 434 1884 E-mail danielle@danielleseelsgeorgia.com
(representative's signature)

DONNA M. SIRMONS
Notary Public, Cobb County, Georgia
My Commission Expires November 9, 2021

Signed, sealed and delivered in presence of:
Donna M. Sirmons
Notary Public

Titleholder Robert Peña Phone # 404 630 3303 E-mail robert.n.pena@gmail.com

Signature Robert N. Peña Address: 1490 E. Bank Dr Marietta GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

DONNA M. SIRMONS
Notary Public, Cobb County, Georgia
My Commission Expires November 9, 2021

Signed, sealed and delivered in presence of:
Donna M. Sirmons
Notary Public

Present Zoning of Property _____

Location 1490 E. Bank Dr Marietta GA. 30068
(street, address, if applicable; nearest intersection, etc.):

Land Lot(s) 209 District 1ST Size of Tract .3394 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 on 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:

Because original builders pushed our house back further into our lot they deemed our front of our yard as our side yard & did not leave room for us to attach or build onto property. We are not able to add a garage onto property where the current driveway ends. our backyard is so close to neighbor that anything behind our garage at end of driveway would increase value.

List type of variance requested: home would be unsightly. Adding a detached garage at end of driveway would increase value.

Requesting a 25' setback variance

Withheld Without Prejudice