

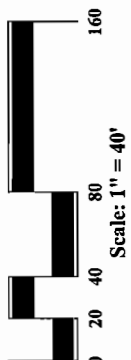
V-73  
(2018)

# Variance Request Plat

## 3211 Bob Cox Road

Cobb County, Georgia  
Land Lot 316, 20th District, 2nd Section

prepared for:  
**Mr. Josh Mills**

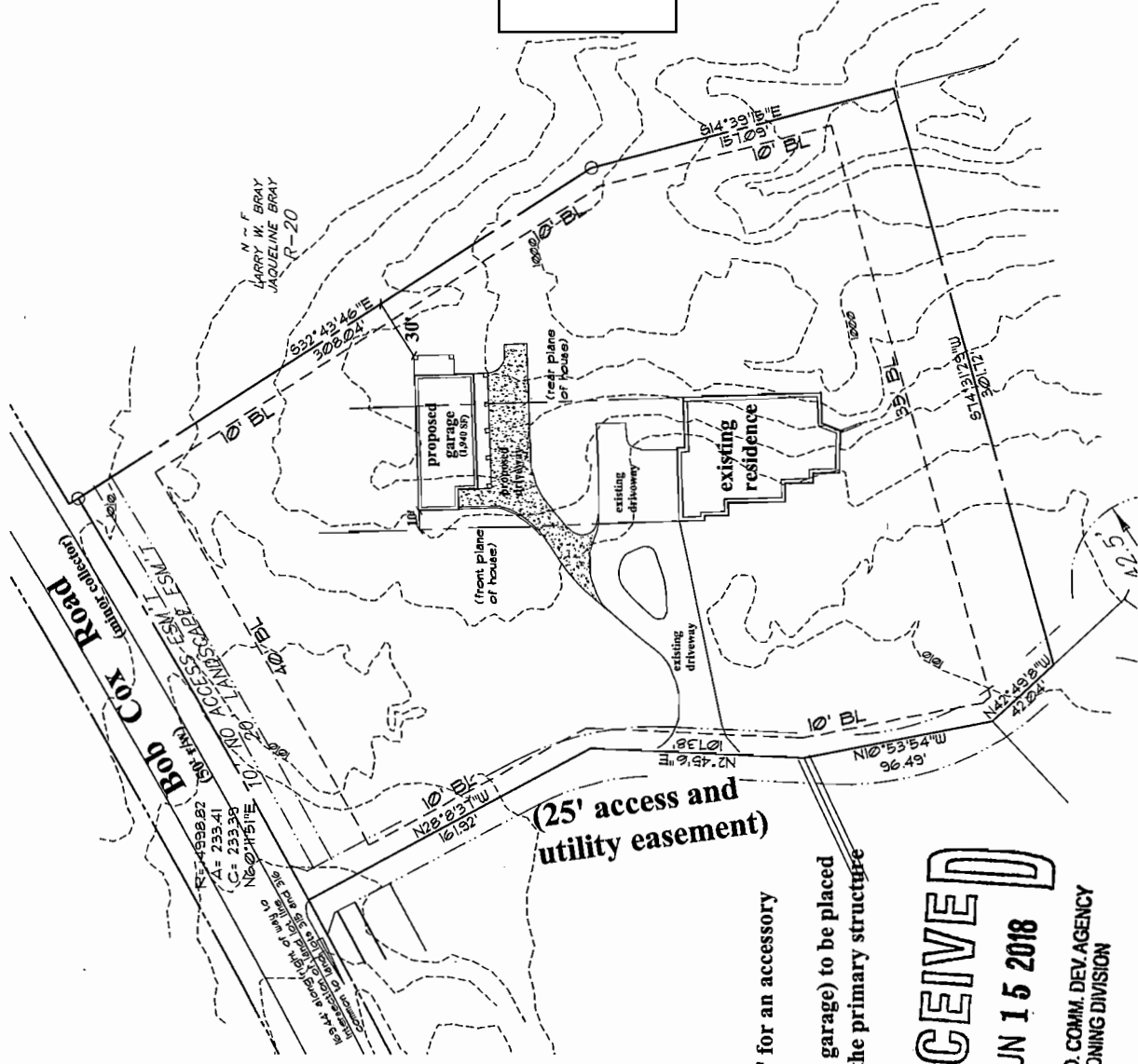


June 14, 2018

### Site Data

Total Site Area: 2.79 AC  
Existing Zoning: R-20  
R-20 Building Setbacks:  
front: 40' (collector)  
side: 10'  
rear: 35'

**DGM**  
LAND PLANNING  
CONSULTANTS  
  
1635 OakHw41  
Suite 112-314  
CANTONMENT, GA 30112  
770 514-9006  
FAX 514-9491



### Variance Requested

1. to reduce the required 100' setback to 30' for an accessory structure (1,970 SF garage)
2. to allow an accessory structure (1,940 SF garage) to be placed in front of the required rear plane of the primary structure

**RECEIVED**  
JUN 15 2018

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Notes:  
1. Boundary from Gaskins Surveying Company, Inc., dated October 14, 1999.  
2. Topographic information from Cobb County GIS.  
3. Accessing to easements from Public Utility Regulations, Code 045F, dated August 18, 1997, no portion of this site contains floodplain.  
4. No cemeteries are known to exist on site.  
5. No streams or wetlands are known to exist on site.  
6. No archeological or architectural landmarks are known to exist on site.  
7. No utility easements are known to exist on site.

**APPLICANT:** Mr. and Mrs. Josh Hills  
**PHONE:** 678-984-3276  
**REPRESENTATIVE:** David Meyer  
**PHONE:** 770-891-6588  
**TITLEHOLDER:** Josh Mills and Jill Mills  
**PROPERTY LOCATION:** On the south side of Bob Cox Road, east of Lake Somerset Drive  
(3211 Bob Cox Road).

**PETITION No.:** V-73  
**DATE OF HEARING:** 08-15-2018  
**PRESENT ZONING:** R-20  
**LAND LOT(S):** 315, 316  
**DISTRICT:** 20  
**SIZE OF TRACT:** 2.79 acres  
**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the required setback for an accessory structure over 650 square feet (proposed 1,940 square foot garage) from the required 100 feet to 30 feet adjacent to the eastern property line; and 2) allow an accessory structure (proposed garage) to be located in front of the principal building.

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

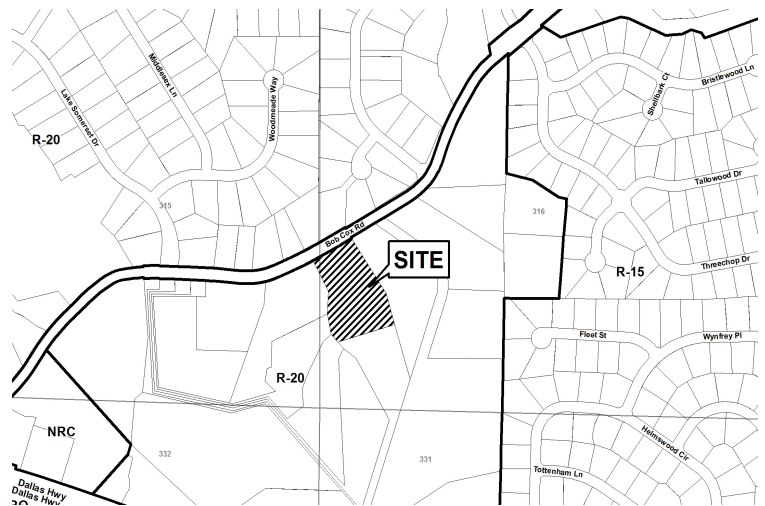
**BOARD OF APPEALS DECISION**

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

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

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

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



**APPLICANT:** Mr. and Mrs. Josh Hills      **PETITION No.:** V-73

\*\*\*\*\*

**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 management impacts are anticipated.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No comments.

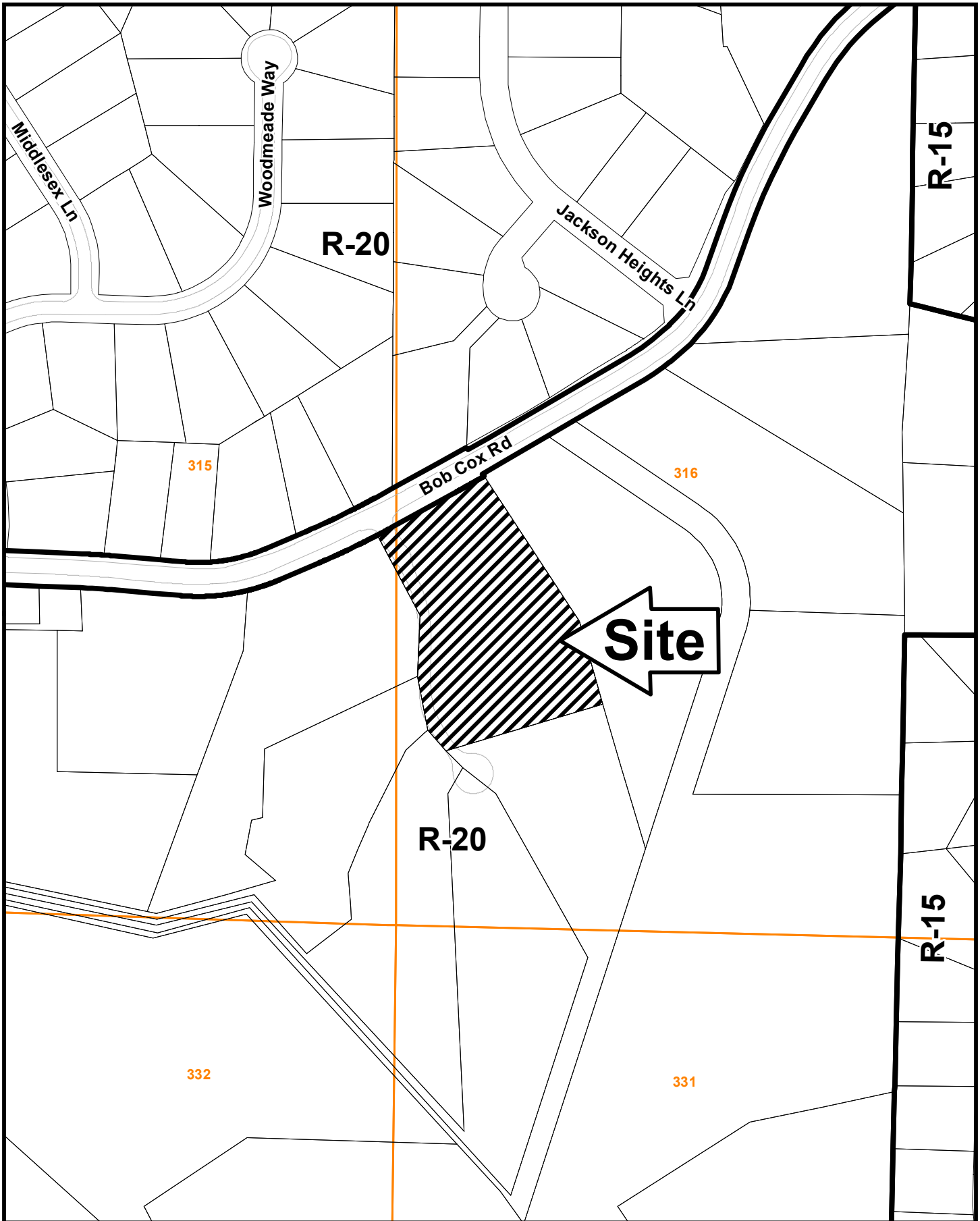
**SEWER:** No comments.

**APPLICANT:** Mr. and Mrs. Josh Hills      **PETITION No.:** V-73

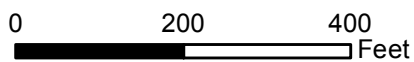
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**FIRE DEPARTMENT:** No comments.

# V-73 2018-GIS



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



-  Zoning Boundary
-  City Boundary

# Application for Variance

## Cobb County

(type or print clearly)

JUN 15 2018

Application No. V-73

Hearing Date: 8-15-18

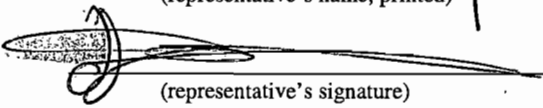
Applicant MRS JOSH MILLS  
DAVID MEYER  
(representative's name, printed)

Phone # COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION  
3276

E-mail JOSH@MILLSCUSTOMS.COM

Address SUITE 112-314, 1635 OLD HIGHWAY  
KENNESAW, GA 30152  
41  
(street, city, state and zip code)

Phone # 770891 E-mail DMEYER@

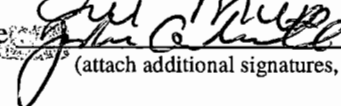
  
(representative's signature)

**ALYSSA LIECKE**  
NOTARY PUBLIC, sealed and delivered in presence of:  
Cobb County  
State of Georgia  
Alyssa Liedke  
My Comm. Expires April 24, 2020  
Notary Public

My commission expires: April 24, 2020

Titleholder Josh Mills  
JOSHUA MILLS

Phone # 404-423-3395 E-mail jillmills@yahoo.com  
770 989-3276 E-mail JOSH@MILLSCUSTOMS.COM

Signature:   
(attach additional signatures, if needed)

Address: 3211 BOB COX RD. MARIETTA GA 30069  
(street, city, state and zip code)

**ALYSSA LIECKE**  
NOTARY PUBLIC, sealed and delivered in presence of:  
Cobb County  
State of Georgia  
Alyssa Liedke  
My Comm. Expires April 24, 2020  
Notary Public

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Present Zoning of Property R-20

Location 3211 BOX COX ROAD (EAST OF DALLAS HWY)  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 316 District 20<sup>TH</sup> Size of Tract 2.79 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

NESTING OF PROPERTY AND SURROUNDING  
PROPERTY WILL BE IMPROVED BY ALLOWING  
CURRENT POSITION OF PROPOSED CURBS

List type of variance requested: 1) REDUCTION OF REQUIRED 100' SETBACK  
FOR 1,940 SF CURBS  
2) TO ALLOW ACCESS/ STRUCTURE (1,940 SF CURBS)  
TO BE LOCATED IN FRONT OF THE REQUIRED  
REAR PLANE OF HOUSE