

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: August 15, 2018

DUE DATE: July 16, 2018

Distributed: **June 22, 2017**



Cobb County... Expect the Best!

APPLICANT: Glenn A. Melson

PETITION No.: V-66

PHONE: 404-273-6259

DATE OF HEARING: 08-15-2018

REPRESENTATIVE: Glenn A. Melson

PRESENT ZONING: R-30

PHONE: 404-273-6259

LAND LOT(S): 340

TITLEHOLDER: Glenn Melson and Shelly R. Melson

DISTRICT: 20

PROPERTY LOCATION: On the north side of Cook Road, west of Holland Road (5760 Cook Road).

SIZE OF TRACT: 2.10 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Allow parking and/or maneuvering of vehicles on a nonhardened or treated surface (existing gravel drive).



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Application for Variance Cobb County

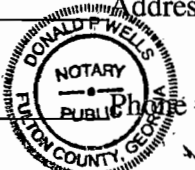
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-666
Hearing Date: 8-15-18

Applicant Glenn A. Melson Phone # 404-273-6259 E-mail gmelson@cr-advisors.com
Glenn A. Melson Address 5760 Cook Rd Powder Springs, Ga 30127
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # (404) 273 6259 E-mail gmelson@cr-advisors.com
(representative's signature)



Signed, sealed and delivered in presence of:
[Signature] Notary Public

My commission expires: _____

Titleholder Glenn A. Melson Shelly Rene Melson Phone # 404/273-6259 E-mail melson5@bellsouth.net
Signature [Signatures] Address 5760 Cook Rd. Powder Springs, GA 30127
(attach additional signatures if needed) (street, city, state and zip code)



My commission expires: 12/22/2019
Signed, sealed and delivered in presence of:
[Signature] Notary Public

Present Zoning of Property R30
Location 5760 Cook Rd Powder Springs, Ga 30127
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 340 District 20 Size of Tract 1.91 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Current gravel driveway in place 10 years old requiring 330 feet of concrete driveway.

List type of variance requested: Keep 10 year old gravel driveway in place and NOT require concrete.



J.D. GRACE
 LAND SURVEYING, LLC
 2300 KIMBROUGH COURT
 ATLANTA, GA 30350
 CELL: (770) 733-4649
 OFFICE: (678)587-0100
 jdgrace13@yahoo.com

SITE ADDRESS:
 4359 KINGS WAY NE
 MARIETTA, GEORGIA 30067
 LOT 77, BLOCK D
 KINGS COVE SUBDIVISION
 SECTION THREE
 PARCEL ID: 16118700390

**BOUNDARY SURVEY AND
 PROPOSED IMPROVEMENTS
 FOR
 ROBERT N. KENNEY
 AND
 LYNDA WOMACK KENNY
 LAND LOTS 1187 & 1188
 16TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA**

V-67
(2018)

ZONED: R-20
 FIELD WORK DATE: 04-27-2018
 PLAT DATE: 04-30-2018

SCALE: 1"=30'



GRAPHIC SCALE

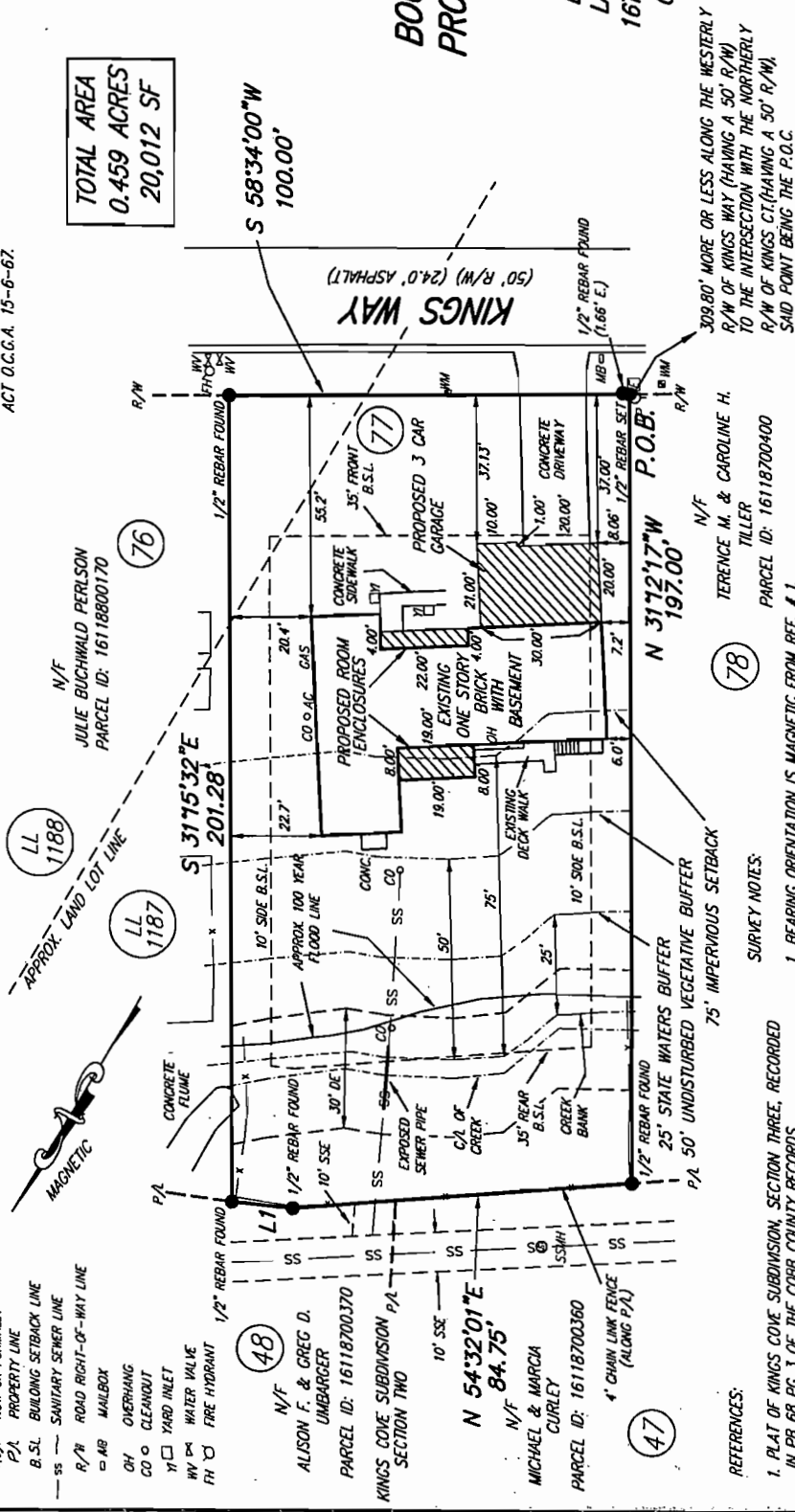
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 JUN 08 2018

COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

SURVEYORS CERTIFICATION:
 THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE
 TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA
 AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE
 GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS
 AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT
 ACT O.C.G.A. 15-6-67.

**TOTAL AREA
 0.459 ACRES
 20,012 SF**

Course	Bearing	Distance
L1	N 64°49'42" E	15.38'



- SURVEY NOTES:**
- BEARING ORIENTATION IS MAGNETIC FROM REF. 1.
 - REQUIRED BUILDING SETBACK LINES ARE FROM R-20 ZONING.
 - LOCATION OF CREEK HAS SHIFTED FROM ORIGINAL SUBDIVISION PLAT. 30' EASEMENT IS CENTERED ON EXISTING CREEK. OLD SEWER LINE CROSSING CREEK WAS DESTROYED, OLD 10' SEWER EASEMENT NOT SHOWN, THE NEW PIPE IS SHOWN WITH ASSUMED 10' EASEMENT CENTERED ON PIPE TO TIE TO THE MAIN LINE.
 - STANDARD REQUIRED STREAM SETBACKS ARE SHOWN.

FLOOD HAZARD STATEMENT

A PORTION OF THIS PARCEL IS IN ZONE A, A FLOOD HAZARD AREA PER COBB CO. FEMA FIRM MAP #13067C01333, EFFECTIVE DATE MARCH 4, 2013 APPROX. 100 YEAR FLOOD LINE SHOWN HEREON AS SCALED FROM THE FLOOD MAP.

- REFERENCES:**
- PLAT OF KINGS COVE SUBDIVISION, SECTION THREE, RECORDED IN PB 68 PC 3 OF THE COBB COUNTY RECORDS.

MEASUREMENTS WERE TAKEN WITH A LEICA TCPR 1205 WITH AN ANGULAR ERROR OF 02" PER ANGLE POINT, ADJUSTED USING LEAST SQUARES FOR A TRAVERSE CLOSURE OF 1/18,101. PLAT PRECISION OF CLOSURE CALCULATED 1/201,384.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSIDERED AS A TITLE SEARCH OR REPORT AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

LEGEND

- MONUMENT FOUND/SET
- WATER METER
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- PROPERTY LINE
- BUILDING SETBACK LINE
- SANITARY SEWER LINE
- ROAD RIGHT-OF-WAY LINE
- MAILBOX
- OVERHANG
- CLEANOUT
- YARD INLET
- WATER VALVE
- FIRE HYDRANT
- TRANSFORMER PAD
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- SANITARY SEWER MANHOLE
- HOW OR FORMALLY
- PROPERTY LINE
- BUILDING SETBACK LINE
- SANITARY SEWER LINE
- ROAD RIGHT-OF-WAY LINE
- MAILBOX
- OVERHANG
- CLEANOUT
- YARD INLET
- WATER VALVE
- FIRE HYDRANT

APPLICANT: Lynda W. Kenney

PETITION No.: V-67

PHONE: 678-704-3146

DATE OF HEARING: 08-15-2018

REPRESENTATIVE: Lynda W. Kenney

PRESENT ZONING: R-20

PHONE: 678-704-3146

LAND LOT(S): 1187, 1188

TITLEHOLDER: Robert N. Kenney and Lynda Womack Kenney

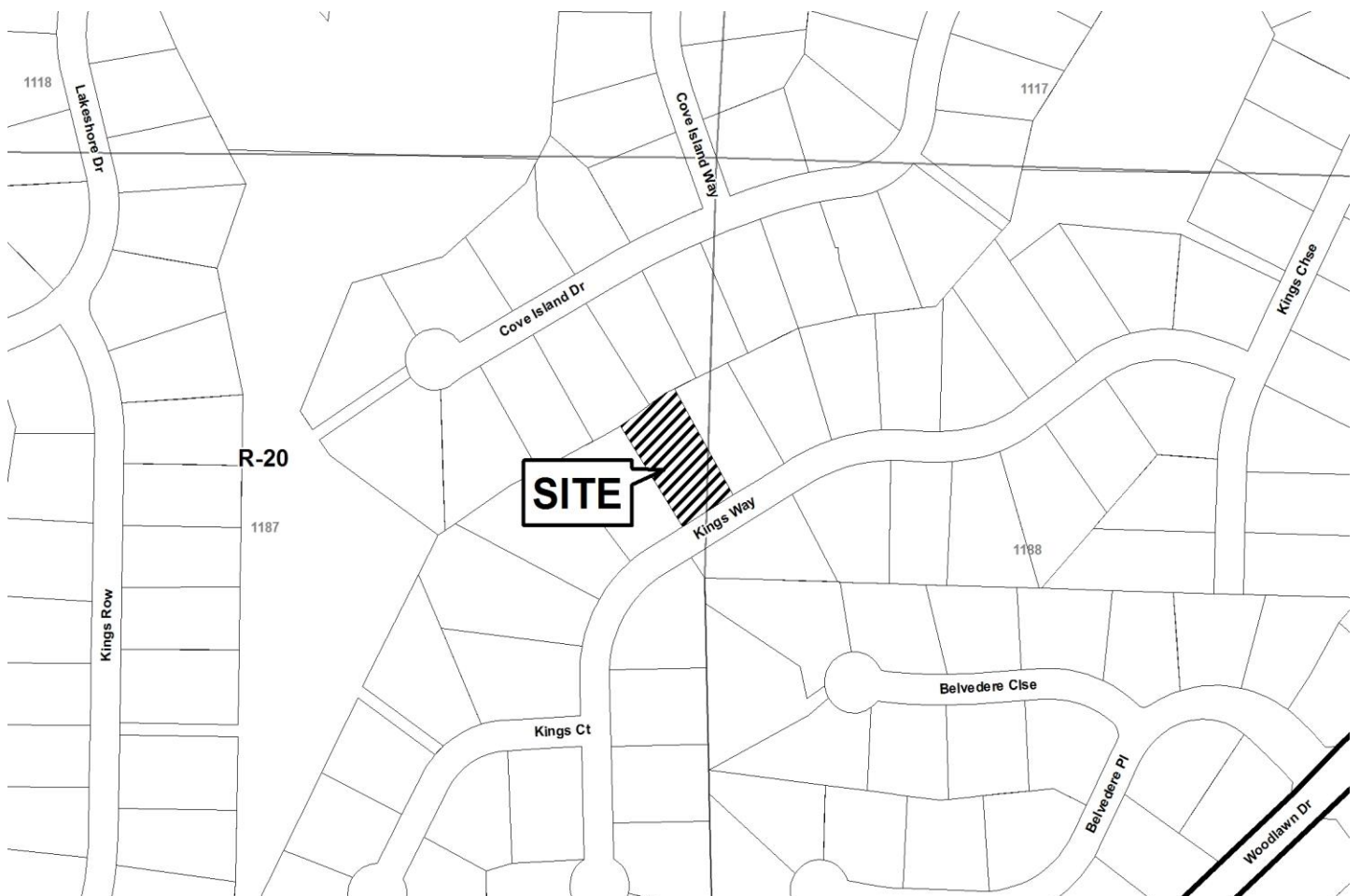
DISTRICT: 16

PROPERTY LOCATION: On the north side of Kings Way, west of Kings Chase (4359 Kings Way).

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to six (6) feet adjacent to the western property line.



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Application for Variance Cobb County

Cobb Co.
Zoning

(type or print clearly)

Application No. V-67
Hearing Date: 8-15-18

Applicant Lynda W Kenney Phone # 6787043146 E-mail womackkenney@

Lynda W Kenney Address 4359 Kings Way yahoo.com
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 6787043146 E-mail womackkenney@yahoo.com
(representative's signature) Signed, sealed and delivered in presence of:

My commission expires: December 13, 2019
Notary Public

Titleholder Lynda W Kenney Phone # 6787043146 E-mail womackkenney@

Signature [Signature] Address: 4359 Kings Way yahoo.com
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: December 13, 2019
Notary Public

Present Zoning of Property R-20

Location 4359 Kings Way
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1187 - 1188 District 16 Size of Tract _____ 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 X 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

See attachment, A

List type of variance requested: Side setback (left)

Our proposed renovation adheres closely to the existing structure of the house so as to blend into the neighborhood and to retain the convenience of one-level living.

To these ends, we propose to extend the existing attached front-facing garage straight forward to accommodate a new front-facing garage and to construct a master bedroom suite within the existing garage space.

It is only because the existing left side of the house, as built in 1974, extends into the side setback that the new garage requires a variance.

If the variance is denied, we would have to choose between (1) having an affordable and accessible master bedroom, and (2) having a garage. Choosing the bedroom would mean permanently parking our vehicles on an uncovered slab in front of the house in full and direct view of the street. Choosing the garage would require constructing a second level on the house to accommodate a new bedroom at substantial additional expense, as well as losing the convenience of one-level living.

These hardships are unnecessary, given that the existing left side of the house already extends further into the side setback than the proposed garage would. (Please refer to the site plan.)

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

APPLICANT: Marcus Corley

PHONE: 404-610-4186

REPRESENTATIVE: Marcus Corley

PHONE: 404-610-4186

TITLEHOLDER: The Estates of Donna J. Corley and George P Corley

PROPERTY LOCATION: At the southern terminus of Bond Road, south of Macland Road (2056 Bond Road).

PETITION No.: V-68

DATE OF HEARING: 08-15-2018

PRESENT ZONING: R-20

LAND LOT(S): 415

DISTRICT: 19

SIZE OF TRACT: 1.01 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure under 650 square feet (438 square foot 1 story metal building) from the required 35 feet to three (3) feet; 2) waive the required setbacks for an accessory structure over 650 feet (834 square foot metal garage) from the required 100 feet to 60 feet from the rear property line and to 43 feet adjacent to the eastern property line; and 3) allow an accessory structure (834 square foot metal garage) to the side of the principal building.



RECEIVED
JUN 11 2018

Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-68
Hearing Date: 8-15-18

Applicant Marcus Corley Phone # 404-610-4186 E-mail markcorley@comcast.net
Marcus Corley Address 4207 Murray Lake Circle Forest Park Georgia 30297
(representative's name, printed) (street, city, state and zip code)

Marcus Corley Phone # 404-610-4186 E-mail markcorley@comcast.net
(representative's signature)



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

My commission expires: _____ My Commission Expires March 15, 2021

Titleholder Danny + George Corley Phone # 404-610-4186 E-mail markcorley@comcast.net
Signature Marcus Corley Address 4207 Murray Lake Circle Forest Park GA 30297
(attach additional signatures, if needed) (street, city, state and zip code)



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

My commission expires: _____ My Commission Expires March 15, 2021

Present Zoning of Property R-20
Location 2056 Bond Rd Marietta, GA 30067
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 415 District 19 Size of Tract 1.01 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:

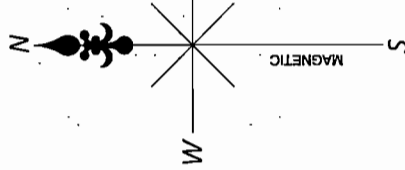
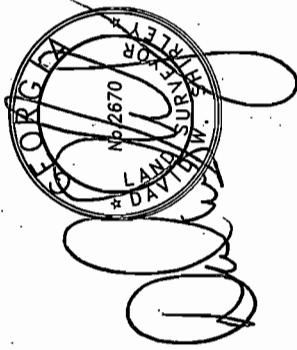
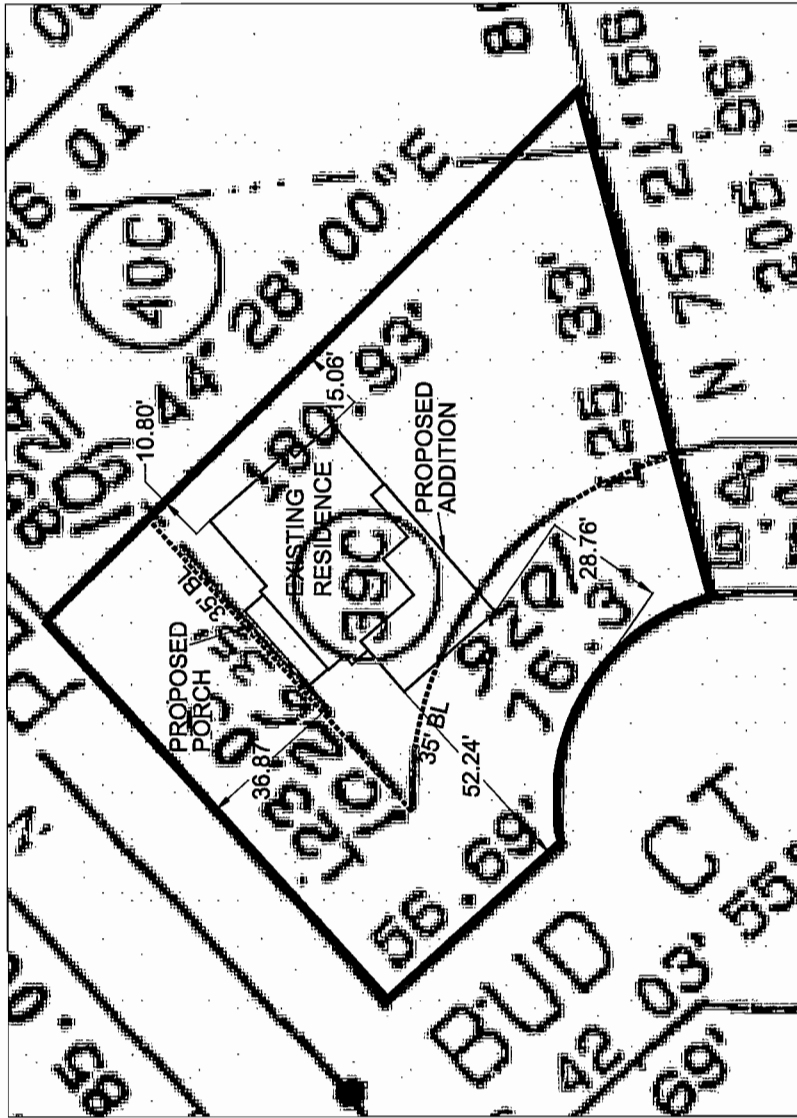
This parking structure has been in existence for a time, even before the current owner to remove it would create an extremely costly + devastating financial hardship.

List type of variance requested: Accessory Structure Variance

LEGEND

- O PROPERTY CORNER WITHOUT MONUMENT
- MONUMENTED
- OTP PROPERTY CORNER
- CTP OPEN TOP PIPE
- R/W CRIMPED TOP PIPE
- DB RIGHT OF WAY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- N/F PRESENT OR FORMER OWNER
- N.T.S. NOT TO SCALE
- IPSF IRON PIN SET FUTURE
- IPF IRON PIN FOUND
- L.L. LAND LOT
- S/D SUBDIVISION
- P.O.B. POINT OF BEGINNING
- POWER POLE
- OVERHEAD POWER LINE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- FENCE
- BL BUILDING LINE
- TOB TOP OF STREAM BANK

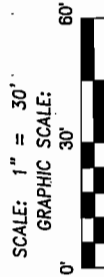
This as-built only depicts the correct location of the house. The contents of this map are overlaid on the plat of record, recorded in plat book 107 page 18. The house was field located and the proposed addition and porch were drawn based on architectural drawings by Joseph C. Haines. This map does not show drives, walks, or other impervious surfaces. This is not a recordable document. This is not adequate for use in real estate transactions. The only aspect of this map that was field verified by D&S Land Surveying was the existing house.



V-69
(2018)

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JUN 13 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



PREPARED BY:
D & S LAND SURVEYING, INC.
DAVID W. SHIRLEY, R.L.S.
4817 - C HWY 53 EAST
TATE, GA 30177
770-720-4443
LSE#000756

AS-BUILT OF HOUSE FOR:

LANCE LEWIN

LOT 39C CALUMET WEST

LAND LOT 259 & 260, DISTRICT 20, SECTION 2

COBB COUNTY, GEORGIA

DATE OF FIELDWORK: 4/30/2018 MAP DATE: 6/12/2018

APPLICANT: Anne E. Lewin

PETITION No.: V-69

PHONE: 678-386-8055

DATE OF HEARING: 08-15-2018

REPRESENTATIVE: Anne Lewin

PRESENT ZONING: R-15

PHONE: 678-386-8055

LAND LOT(S): 260

TITLEHOLDER: Lance A. Lewin and Anne E. Lewin

DISTRICT: 20

PROPERTY LOCATION: On the southeast corner of
Bud Court and Peace Drive
(1026 Peace Drive).

SIZE OF TRACT: 0.61 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the major side setback from the required 35 feet to 28 feet.



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Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

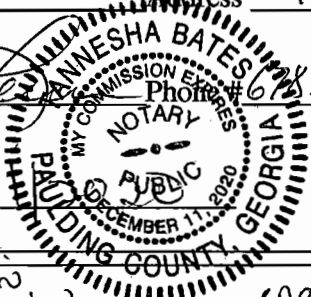
Application No. V-69
Hearing Date: 8-15-18

Applicant Anne E. Lewin Phone # 678-386-8055 E-mail Anne.lewin@yahoo.com

Anne Lewin
(representative's name, printed) Address 1026 Peace Dr, Kennesaw, Ga
(street, city, state and zip code)

Anne E. Lewin
(representative's signature) Phone # 678-386-8055 E-mail Anne.lewin@yahoo.com
30152

My commission expires: 12/11

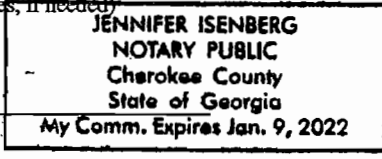


Signed, sealed and delivered in presence of:
Jennifer Bates
Notary Public

Titleholder Anne E. Lewin
Lance A. Lewin Phone # 678-386-8055 E-mail Anne.lewin@yahoo.com

Signature Lance A. Lewin Address: 1026 Peace Dr., Kennesaw, Ga. 30152
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 1-9-22



Signed, sealed and delivered in presence of:
Jennifer Isenberg
Notary Public

Present Zoning of Property R15

Location 1026 Peace Dr, Kennesaw, Ga - intersection Bud Court
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 259 & 260 - Lot 39C District 20 Size of Tract .61 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:

we need 6.24" to complete an addition. this addition will have master bedroom on main. for retirement issues.

List type of variance requested: waived setback requirements
"since the ~~cut~~ cut-de-sac curves."



V-70
(2018)

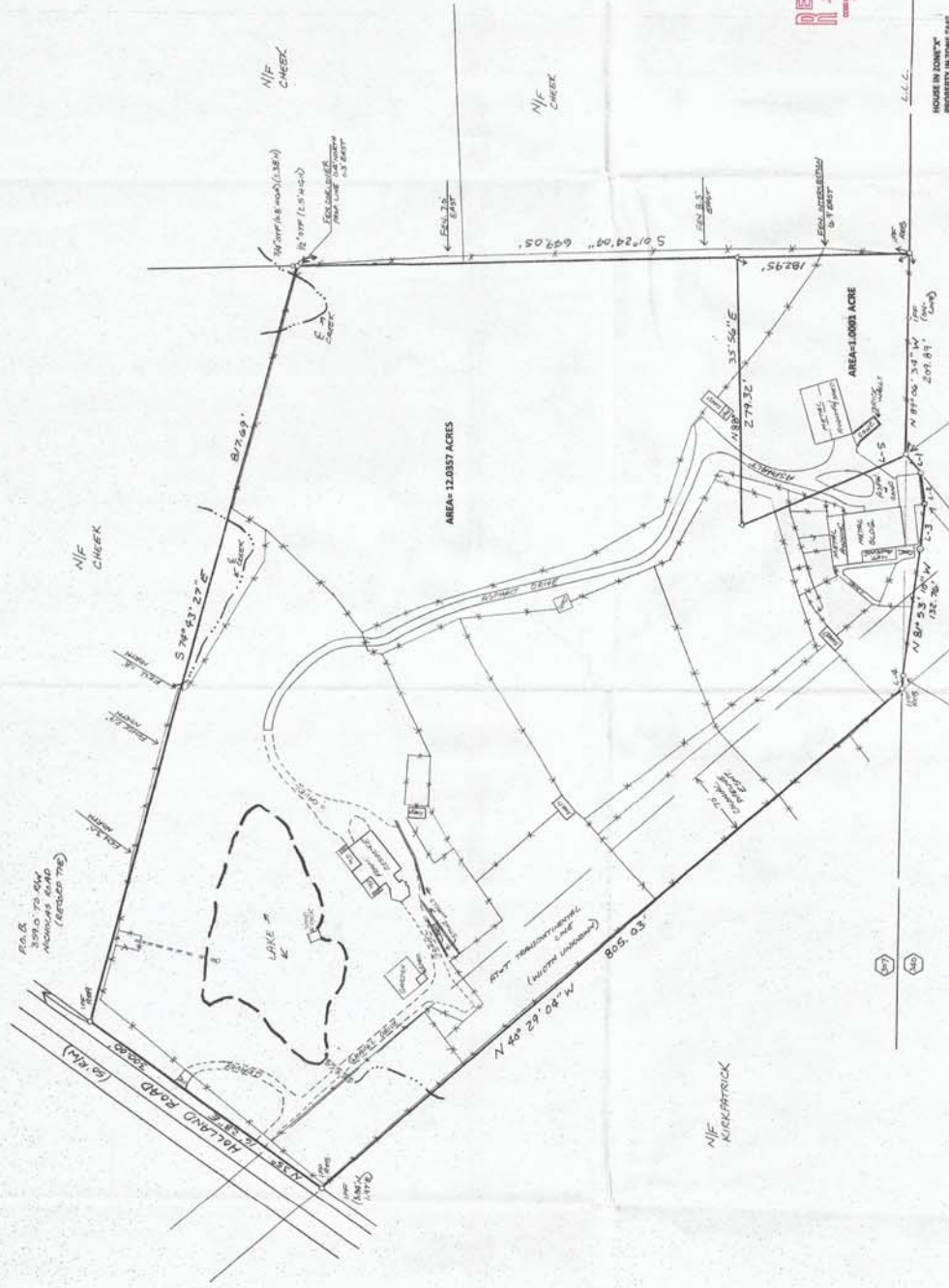


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SURVEYING DIVISION

THE DWELLINGS LOCATED ON THIS PROPERTY ARE NOT SUBJECT TO HOODING HOWEVER, THIS PROPERTY IS LOCATED WITHIN A HOODING AREA.

710 HOLLAND ROAD

#935-11-4
ZMD.



HOUSE IN ZONE "M"
PROPERTY IN ZONE "M"
L.L.C.
PARCEL NO. 130820002148
LOCATION: COBLE
THE FIELD AND LIME STONE WALLS ARE NOT TO BE CONSIDERED AS PART OF THE BOUNDARY. THE BOUNDARY IS DEFINED BY THE SURVEY LINES AND THE ADJACENT PROPERTY OWNERS. THE SURVEY LINES ARE TO BE CONSIDERED AS THE TRUE BOUNDARY. THE SURVEY LINES ARE TO BE CONSIDERED AS THE TRUE BOUNDARY. THE SURVEY LINES ARE TO BE CONSIDERED AS THE TRUE BOUNDARY.

J.A. EVANS & ASSOCIATES
3278 Powder Springs Road
Powder Springs, Georgia 30127
Phone 770-943-0000
Fax 770-943-9003

SURVEY FOR RICHARD L. HARRIS & RICHARD C. HARRIS
LAND 1,037 ± S. 7 ± 3.00
COUNTY: COBLE
STATE: GEORGIA
DATE: 1/15/18
SCALE: 1" = 60'

REFERENCES:
DEED BOOK 1443 PAGES 315, 316
DEED BOOK 1448 PAGES 780-781
DEED BOOK 1475 PAGES 4511, 4512

LEGEND:
--- BOUNDARY LINE
--- EASEMENT LINE
--- UTILITY LINE
--- FENCE LINE
--- EXISTING ROAD
--- EXISTING LOT
--- EXISTING TRAIL
--- EXISTING DRIVE
--- EXISTING WALKWAY
--- EXISTING PATH
--- EXISTING FENCE
--- EXISTING WALL
--- EXISTING CURB
--- EXISTING DRIVEWAY
--- EXISTING PORCH
--- EXISTING PATIO
--- EXISTING DECK
--- EXISTING STAIRS
--- EXISTING WALKWAY
--- EXISTING PATH
--- EXISTING FENCE
--- EXISTING WALL
--- EXISTING CURB
--- EXISTING DRIVEWAY
--- EXISTING PORCH
--- EXISTING PATIO
--- EXISTING DECK

LINE CHART

LINE	BEARING	DISTANCE
L-1	S 89° 27' 30" W	33.80'
L-2	S 89° 27' 30" W	33.80'
L-3	N 89° 27' 30" W	33.80'
L-4	N 89° 27' 30" W	33.80'
L-5	S 89° 27' 30" W	33.80'

DATE: 1/15/18

NO.	DATE	BY	REVISION
1	1/15/18	J.A. EVANS	INITIAL SURVEY

THIS SURVEY IS TO BE CONSIDERED AS THE TRUE BOUNDARY OF THE PROPERTY AND SHALL BE VALID IN ALL RESPECTS UNLESS OTHERWISE SPECIFIED IN ANY INSTRUMENT.

APPLICANT: Richard Harris

PETITION No.: V-70

PHONE: 404-550-6432

DATE OF HEARING: 08-15-2018

REPRESENTATIVE: Richard Harris

PRESENT ZONING: R-30

PHONE: 404-550-6432

LAND LOT(S): 307, 340

TITLEHOLDER: Richard Lee Harris and Delores C. Harris

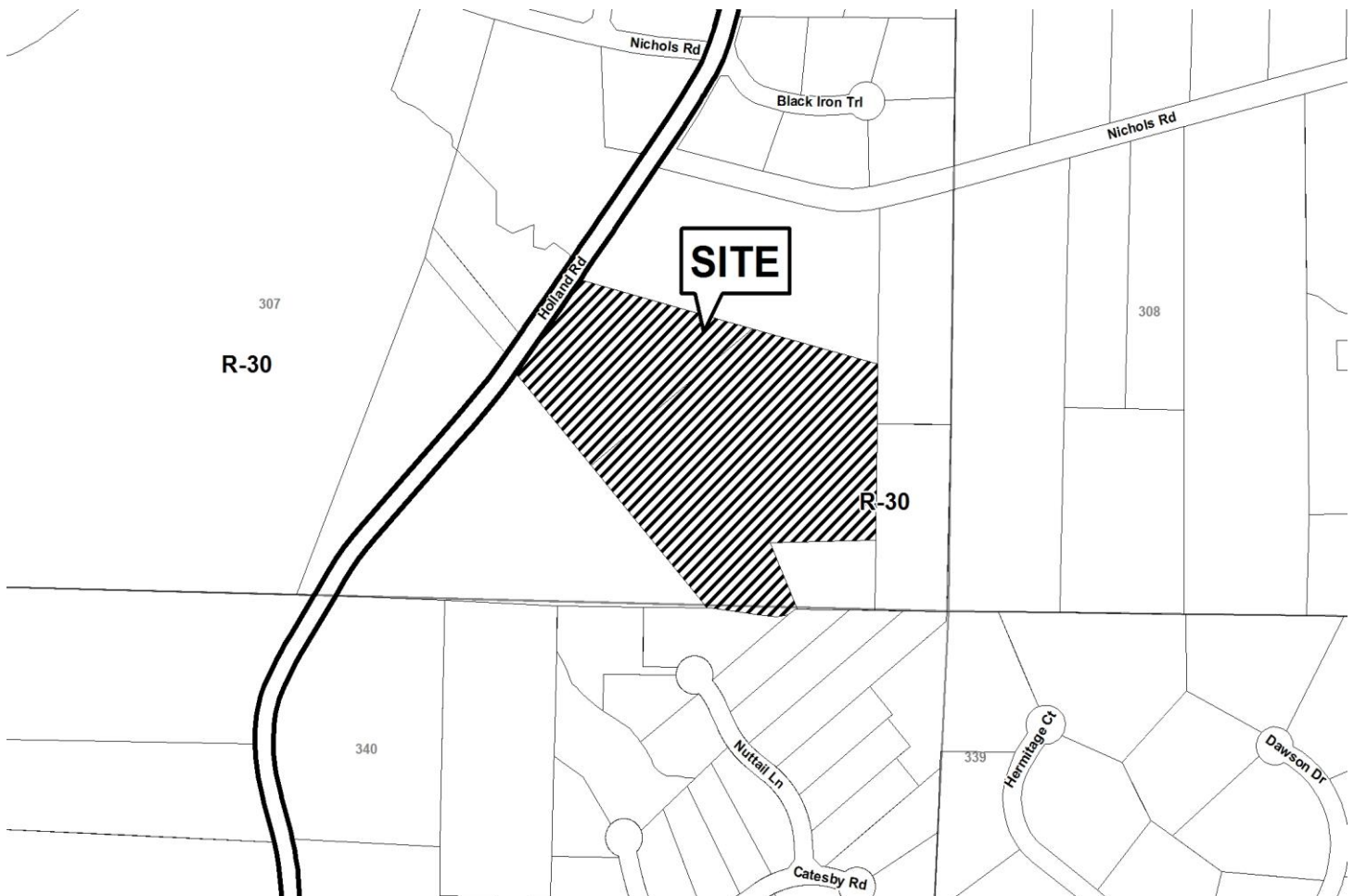
DISTRICT: 20

PROPERTY LOCATION: On the east side of
Holland Road, south of Nichols Road
(783 Holland Road).

SIZE OF TRACT: 13.04 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: To allow a second electrical meter on a residential property.



RECEIVED
JUN 13 2018

Application for Variance Cobb County

(type or print clearly)

Application No. V-70
Hearing Date: 8-15-18

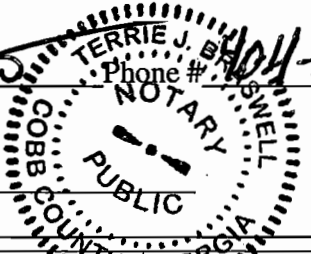
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Applicant Richard Harris Phone # 404-550-6432 E-mail Rickharris@BellSouth.net
Richard Harris Address 783 Nolland Rd. Powder Springs, GA. 30127
(representative's name, printed) (street, city, state and zip code)

Richard Harris Phone # 404-550-6432 E-mail RickHarris@BellSouth.net
(representative's signature)

Signed, sealed and delivered in presence of:
Jerrie J Braswell
Notary Public

My commission expires: 3/27/21



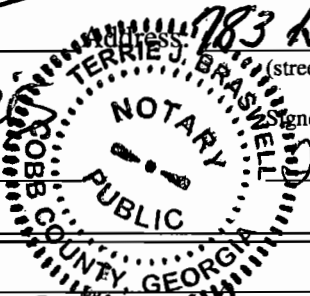
Titleholder Richard + Delores Harris Phone # 404-550-6432 E-mail Rickharris@BellSouth.net

Signature Richard Harris Address 783 Nolland Rd. Powder Springs, GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)

Delores G. Harris

Signed, sealed and delivered in presence of:
Jerrie J Braswell
Notary Public

My commission expires: 3/27/21



Present Zoning of Property R-30

Location 783 Nolland Road, Powder Springs, GA. 30127
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) _____ District _____ Size of Tract 1.3 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).

I am Building a Garage to store my collection of Classic Cars. Due to Cobb County Codes I will not be able to install HVAC. I need an extra Elect. Service installed so I can heat + cool this space with temporary HVAC units during the winter to prevent the pipes from freezing.

List type of variance requested:
I need an additional meter installed by Cobb EMC - 200 AMP service. Conduit has already been installed by Cobb EMC.

APPLICANT: Jeff Woodward

PETITION No.: V-71

PHONE: 678-517-5493

DATE OF HEARING: 08-15-2018

REPRESENTATIVE: Jeffery A. Woodward

PRESENT ZONING: R-30

PHONE: 678-517-5493

LAND LOT(S): 230

TITLEHOLDER: Jeffery A. Woodward and Lori A. Woodward

DISTRICT: 20

PROPERTY LOCATION: On the west side of Red Rock Road, north of Fords Road (1255 Red Rock Road).

SIZE OF TRACT: 0.97 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the rear setback for an accessory structure under 650 square feet (proposed 624 square foot storage building) from the required 40 feet to 15 feet.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-71
Hearing Date: 8-15-18

Applicant Jeff Woodward Phone # 678-517-5493 E-mail jaw1472@gmail.com

Jeffery A. Woodward Address 1255 Red Rock Road, Acworth, Ga. 30101
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-517-5493 E-mail jaw1472@gmail.com
(representative's signature)

My commission expires: June 12, 2020

Signed, sealed and delivered in presence of:
[Signature]
Notary Public
COBB COUNTY, GEORGIA
EXPIRES June 12, 2020

Titleholder Jeffery A. Woodward Phone # 678-517-5493 E-mail jaw1472@gmail.com
Lori A Woodward Phone # 678-457-4928 E-mail loriawood@aol.com

Signature [Signature] Address: 1255 Red Rock Road, Acworth, Ga. 30101
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: June 12, 2020

Signed, sealed and delivered in presence of:
[Signature]
Notary Public
COBB COUNTY, GEORGIA
EXPIRES June 12, 2020

Present Zoning of Property R-30

Location 1255 Red Rock Road, N.W., Acworth, Ga. 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 230, 265 District 1 Size of Tract 0.971 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).

The property was subdivided by the original owner and they built a house on tract 1. (see plat) We bought the original house so the tract 1 side became the new tract 2 backyard line, with a 40' setback placed. With the house already setback from the front (road), this leaves very little room in the back to place any structure without being in the existing driveway.

List type of variance requested: Backyard setback. Request to allow a 15' setback.

APPLICANT: Jack Hamel and Michelle Hamel

PETITION No.: V-72

PHONE: 678-386-4654

DATE OF HEARING: 08-15-2018

REPRESENTATIVE: Michelle Hamel

PRESENT ZONING: R-30

PHONE: 678-386-4654

LAND LOT(S): 112, 117

TITLEHOLDER: John H. Hamel, III and Michelle L. Hamel

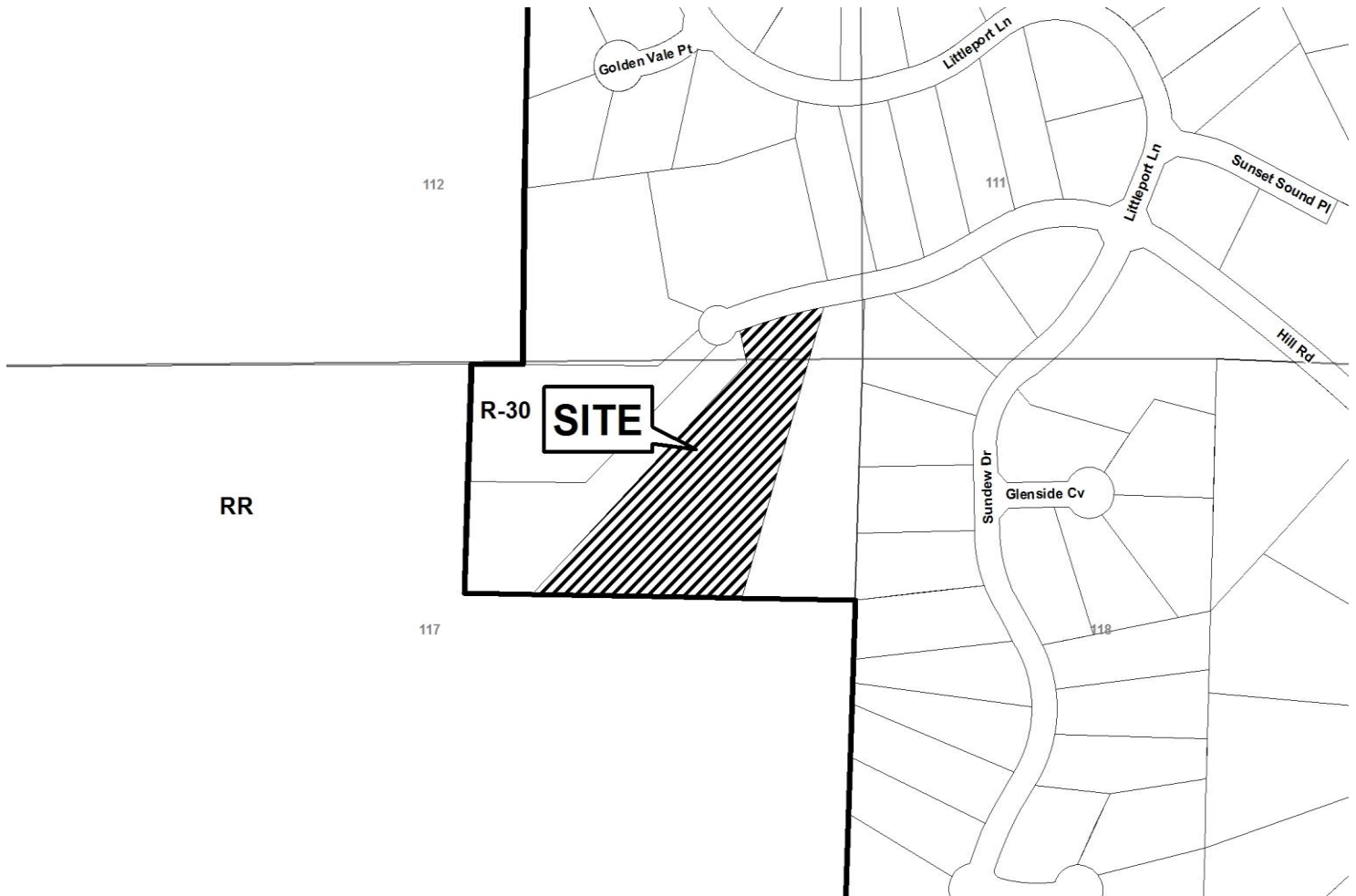
DISTRICT: 20

PROPERTY LOCATION: On the south side of Hill Road, west of Sundew Drive (5455 Hill Road).

SIZE OF TRACT: 3.42 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure under 650 square feet (approximately 524 square foot shed) from the required 40 feet to 22 feet; 2) waive the setbacks for an accessory structure over 650 square feet (approximately 842 square foot brick workshop) from the required 100 feet to 26 feet adjacent to the western property line and to 45 feet adjacent to the rear property line; and 3) allow an accessory structure (brick workshop) to be located to the side of the principal building.



RECEIVED Application for Variance Cobb County

JUN 14 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-72
Hearing Date: 8-15-18

Applicant John & Michelle Hamel Phone # 678-386-4654 E-mail michellehamel5@gmail.com

Michelle Hamel Address 5455 Hill Rd NW Acworth, GA 30101
(representative's name, printed) (street, city, state and zip code)

Michelle Hamel Phone # 678-386-4654 E-mail michellehamel5@gmail.com
(representative's signature)

My commission expires: 3/20/2019 Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Titleholder John H Hamel Phone # 770-316-3254 E-mail jhamel3@aol.com

Signature [Signature] Address: 5455 Hill Rd NW Acworth, Ga 30101
(attach additional signatures, if needed) (street, city, state and zip code)

ADDITIONAL SIGNATURE PAGE ATTACHED Signed, sealed and delivered in presence of:
My commission expires: 3/20/2019 [Signature]
Notary Public

Present Zoning of Property R30

Location 5455 Hill Rd NW Acworth, Ga 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 117 District 20 Size of Tract 3.755 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).

* The structure is a brick building (to match primary structure) on a concrete slab. It can't be moved.
1) Tearing down of the building would result in a financial loss of approx \$35,000
2) We are selling the vacant lot adjacent to our property and are trying to change the lot line, making it a more desirable homesite - The new plat has been denied because the survey uncovered this issue. - We currently have a buyer for the property.

List type of variance requested: This is an unfinished, outparcel building which was built 15 years ago by our builder. At that time, Cobb County code stated that an accessory building less than 800 sq ft must be located to the rear of the primary structure within normal building setbacks. Our plan was 24' x 32' for a total of 768 sq ft. The recent survey shows it to be 24.4' x 34.5'

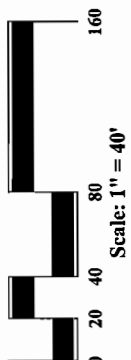
V-73
(2018)

Variance Request Plat

3211 Bob Cox Road

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

prepared for:
Mr. Josh Mills



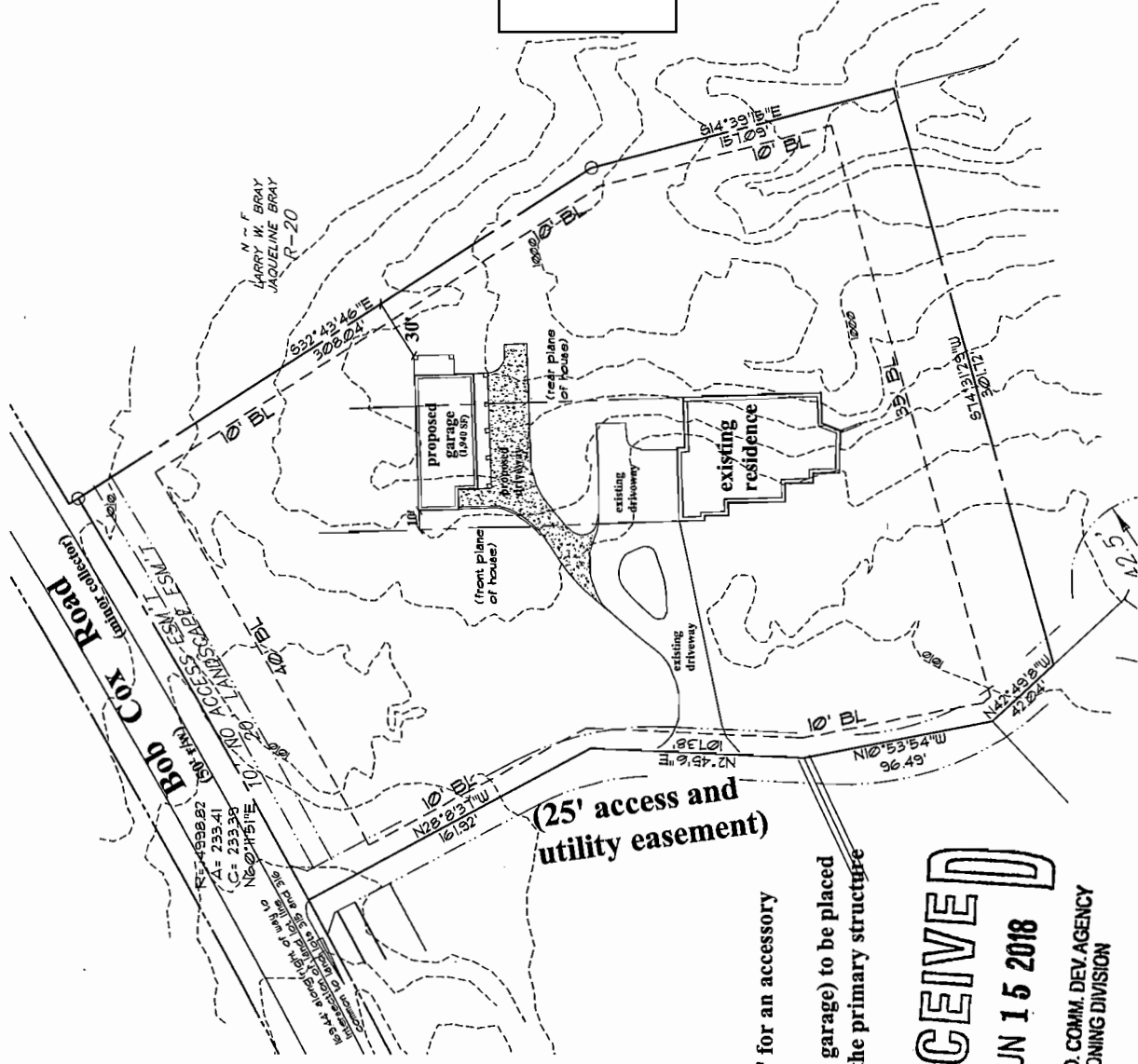
June 14, 2018

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 30152
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, 1993.
2. Topographic information from Cobb County GIS.
3. Accessing to easements from the survey records: C00045F, 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

PETITION No.: V-73

PHONE: 678-984-3276

DATE OF HEARING: 08-15-2018

REPRESENTATIVE: David Meyer

PRESENT ZONING: R-20

PHONE: 770-891-6588

LAND LOT(S): 315, 316

TITLEHOLDER: Josh Mills and Jill Mills

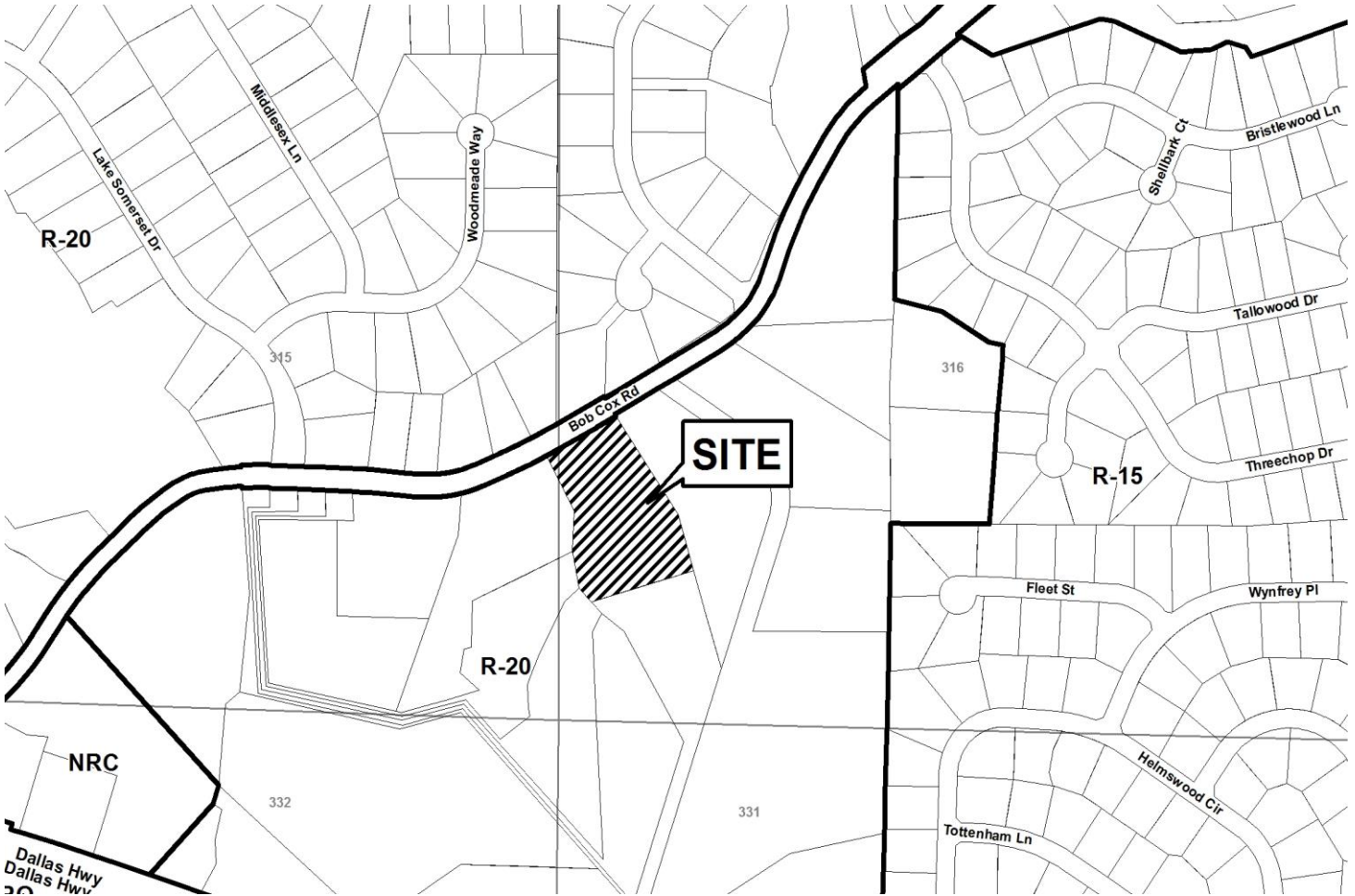
DISTRICT: 20

PROPERTY LOCATION: On the south side of Bob Cox Road, east of Lake Somerset Drive (3211 Bob Cox Road).

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.



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)

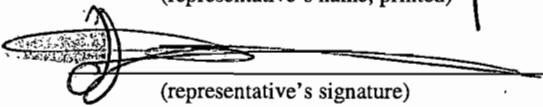
Phone # COBB CO. COMM. DEV. AGENCY
ZONING DIVISION
3276

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
My Comm. Expires April 24, 2020

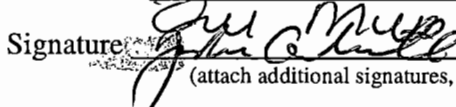
ALYSSA LIECKE
Notary Public

My commission expires: April 24, 2020

Titleholder Josh Mills
JOSHUA MILLS

Phone # 404-423-3395
770 989-3276

E-mail jillmills@yahoo.com
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
My Comm. Expires April 24, 2020

ALYSSA LIECKE
Notary Public

My commission expires: April 24, 2020

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 20TH 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