

APPLICANT: Benjamin Davis

PETITION No.: V-77

PHONE: 443-812-0614

DATE OF HEARING: 09-12-2018

REPRESENTATIVE: Benjamin Davis

PRESENT ZONING: R-20

PHONE: 443-812-0614

LAND LOT(S): 730

TITLEHOLDER: Benjamin A. Davis

DISTRICT: 16

PROPERTY LOCATION: On the south side of Kingswood Drive, east of Arnold Avenue (2528 Kingswood Drive).

SIZE OF TRACT: 0.51 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the setbacks for an accessory structure over 650 square feet (existing approximately 720 square foot metal garage) from the required 100 feet to seven (7) feet adjacent to the west property line and to 40 feet from the rear.

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

BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Benjamin Davis **PETITION No.:** V-77

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: Notice of violation was issued for building without a permit on 06/20/18.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: All roof downspouts must discharge to the ground at the structure to maximize the overland flow path of runoff to the property line.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

WATER: No comments.

SEWER: CCWS records show a sewer easement at rear of property. Proposed structure appears to meet easement setback requirements.

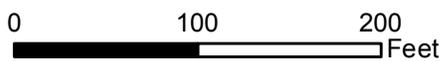
APPLICANT: Benjamin Davis **PETITION No.:** V-77

FIRE DEPARTMENT: No comments.

V-77 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

RECEIVED
JUL 12 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

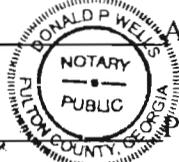
Application for Variance Cobb County

(type or print clearly)

Application No. V-77
Hearing Date: 9-12-18

Applicant BENJAMIN DAVIS Phone # 4438120614 E-mail BENJAMINARTHURDAVIS@GMAIL.COM

BENJAMIN DAVIS
(representative's name, printed)



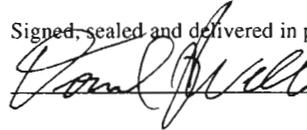
Address 2528 KINGSWOOD DR, MARIETTA, GA 30066
(street, city, state and zip code)



(representative's signature)

Phone # 443-812-0614 E-mail BENJAMIN ARTHURDAVIS@GMAIL.COM

Signed, sealed and delivered in presence of:



Notary Public

My commission expires: _____

My Commission Expires
March 15, 2021

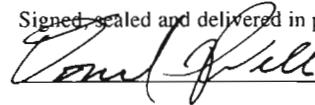
Titleholder BENJAMIN DAVIS Phone # 443 812 0614 E-mail BENJAMINARTHURDAVIS@GMAIL.COM

Signature 
(attach additional signatures if needed)



Address: 2528 KINGSWOOD DR, MARIETTA GA 30066
(street, city, state and zip code)

Signed, sealed and delivered in presence of:



Notary Public

My commission expires: _____

My Commission Expires
March 15, 2021

Present Zoning of Property R-20

Location 2528 KINGSWOOD DR, MARIETTA, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 730 District 16TH Size of Tract 0.509 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 BUILDING WILL NOT FIT WITHIN THE TERMS OF THE ZONING ORDINANCE DUE TO THE SIZE OF THE PROPERTY. IT CURRENTLY FITS IN THE ONLY LEVEL SPACE IN THE BACKYARD DUE TO TOPOGRAPHY.

List type of variance requested: CHANGE SETBACK FROM 100 FT TO 2 FT