

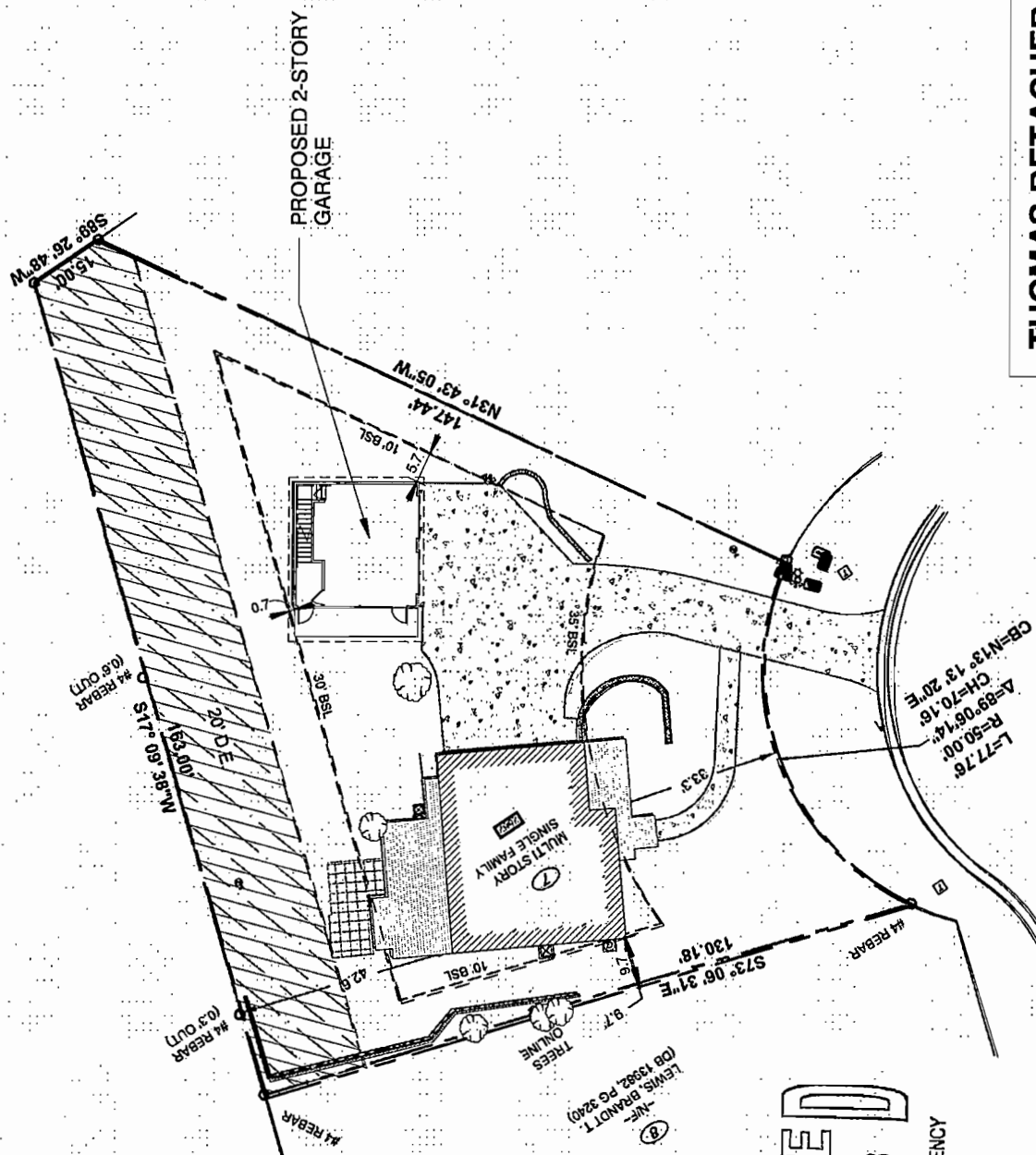
V-81  
(2018)

**THOMAS DETACHED GARAGE**

2562 HOLLYCREEK DRIVE MARIETTA, GA 30062 06/11/2018

OVERALL SITE PLAN

**A001**



HOLLYCREEK DRIVE  
(60' R/W)



**RECEIVED**  
JUL 12 2018

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

LEWIS BRANDT  
DOB 1992 PG 3249  
-NFC-  
⑧

① OVERALL SITE PLAN  
1" = 30'-0"

**APPLICANT:** Brandon Thomas

**PETITION No.:** V-81

**PHONE:** 678-920-3612

**DATE OF HEARING:** 09-12-2018

**REPRESENTATIVE:** Brandon Thomas

**PRESENT ZONING:** R-15

**PHONE:** 678-920-3612

**LAND LOT(S):** 816

**TITLEHOLDER:** Brandon L. Thomas and Gerrie B. Thomas

**DISTRICT:** 16

**PROPERTY LOCATION:** On the east side of Holly Creek Drive, east of Holly Springs Road (2562 Holly Creek Drive).

**SIZE OF TRACT:** 0.34 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 35 feet to 33 feet (existing); 2) waive the side setback from the required 10 feet to nine (9) feet adjacent to the north property line (existing); and waive the required setbacks for an accessory structure over 1,000 square feet (proposed approximately 1,102 square foot garage) from the required 100 feet to 30 feet from the rear, to 15 feet adjacent to the south property line, to 60 feet from the front, and to 75 feet adjacent to the north property line.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

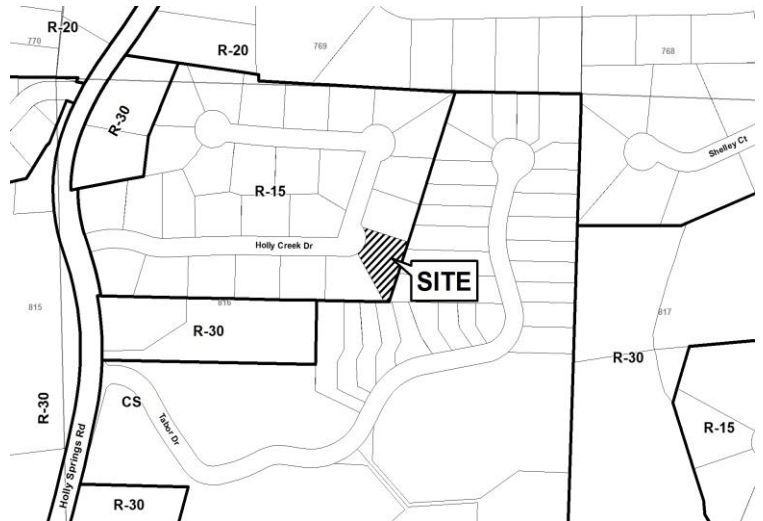
**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Brandon Thomas **PETITION No.:** V-81

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comments.

**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 an approval prior to recording. Call 770-528-2147.

**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.

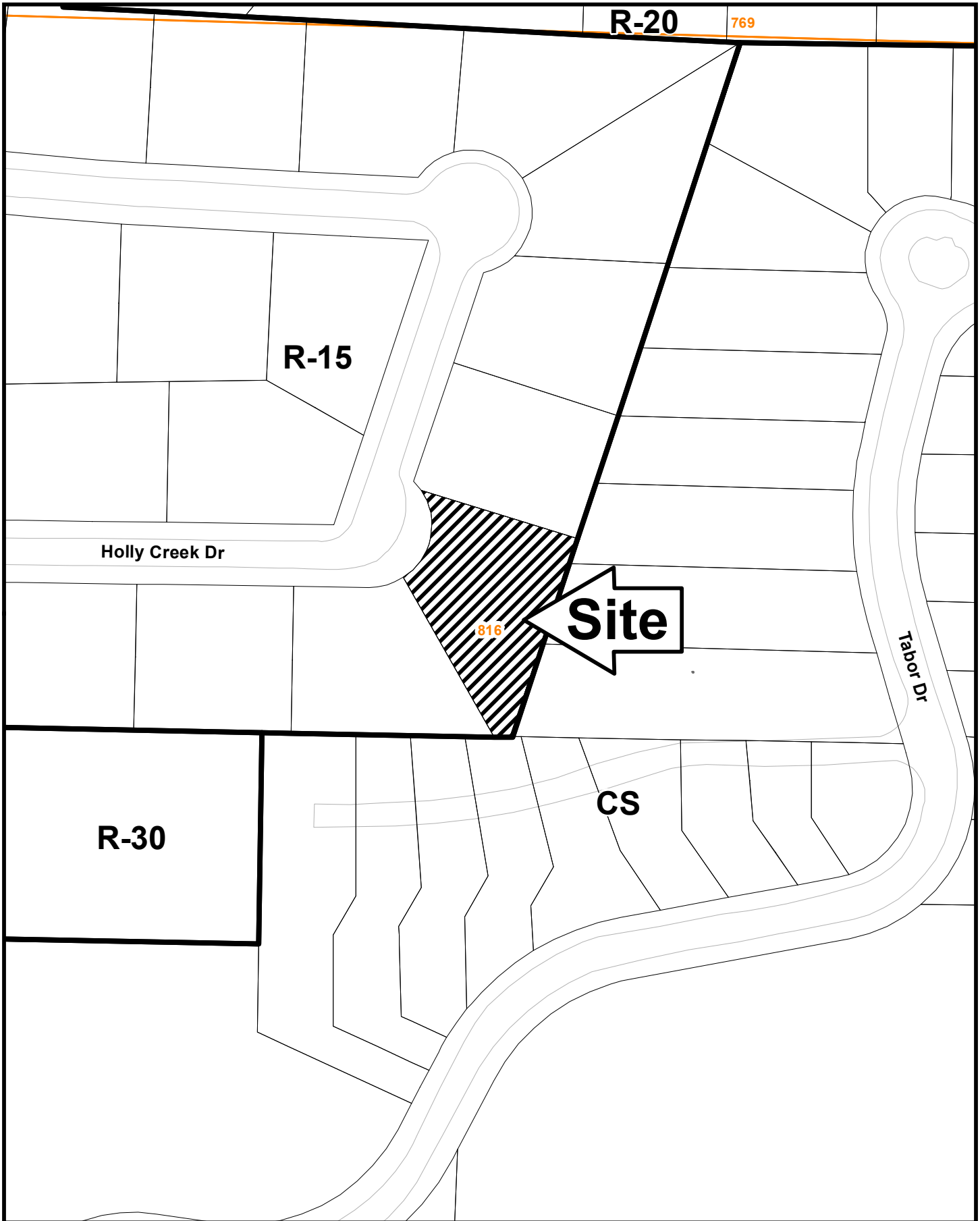
**SEWER:** No comments.

**APPLICANT:** Brandon Thomas                      **PETITION No.:** V-81

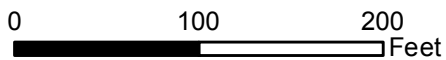
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**FIRE DEPARTMENT:** No comments.

# V-81 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

# Application for Variance

## Cobb County

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

(type or print clearly)

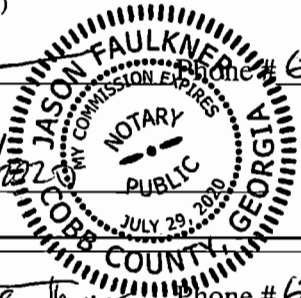
Application No. V-81  
Hearing Date: 9-12-18

Applicant BRANDON THOMAS Phone # 678-920-3612 E-mail bronthomas@gmail.com

BRANDON THOMAS Address 2562 Hollycreek Dr. NE Marietta  
(representative's name, printed) (street, city, state and zip code) GA 30062

[Signature] Phone # 678-920-3612 E-mail bronthomas@gmail.com  
(representative's signature)

My commission expires: 7/29/2020



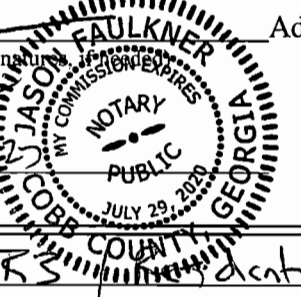
Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

Titleholder Brandon + Gerrie Thomas Phone # 678-920-3612 E-mail bronthomas@gmail.com

Signature [Signature] Address: 2562 Hollycreek Dr. NE Marietta  
(attach additional signature) (street, city, state and zip code) GA 30062

[Signature]  
Gerrie Thomas

My commission expires: 7/29/2020



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

Present Zoning of Property RS Residential

Location 2562 Hollycreek Dr. NE, Marietta, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 816 District 16th Size of Tract .34 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 .34 Acres 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).

OWNER  
Previous had building and built for detached garage but did not complete project. I would like to complete project.

List type of variance requested: Waive setbacks for detached garage