

V-101
(2018)

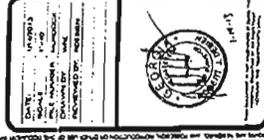
RECEIVED
AUG 16 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



LOT RECONFIGURATION FOR:
NEDA INVESTMENTS, LLC
LAND LOT 914
16TH DISTRICT
COBB COUNTY, GEORGIA

REVISIONS table with columns for No., Description, and Date.



SHEET NUMBER
1 of 1



VICINITY MAP
N.T.S.

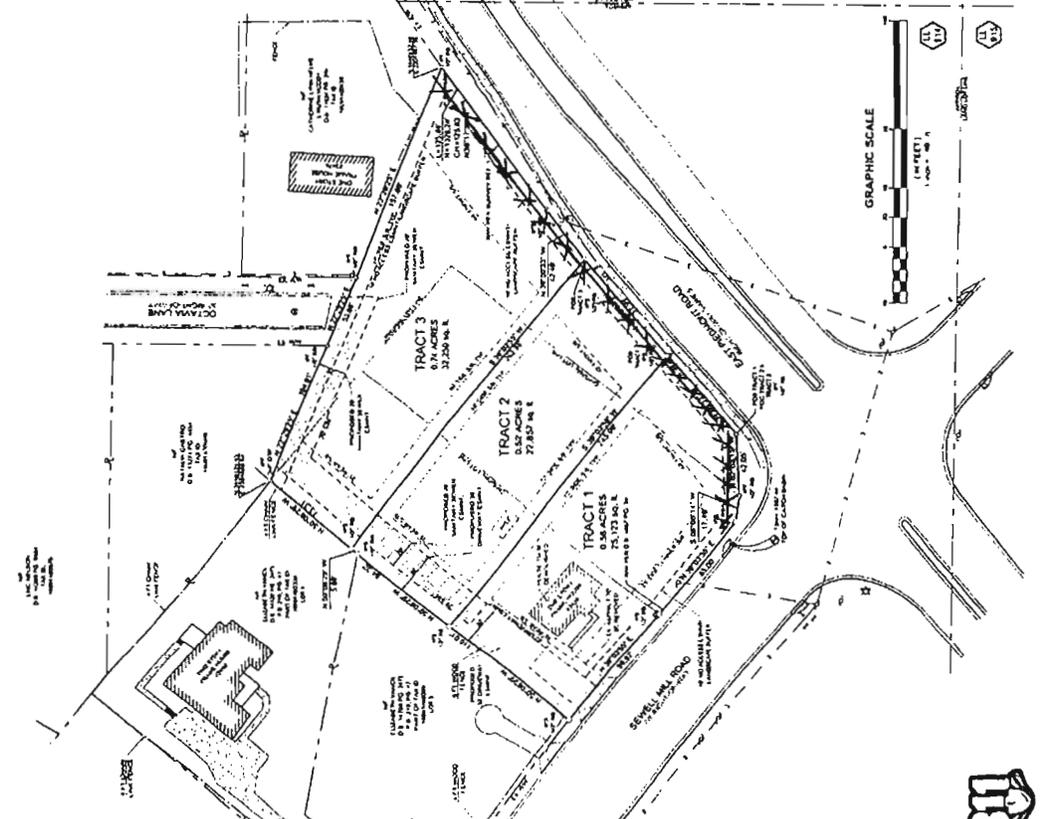
INDEX MAP DATA table listing project details such as owner, address, and acreage.

PROPERTY NOTE
SURVEY REFERENCES
FLOOD NOTE
SURVEY NOTES

DESCRIPTION: N.T.S.
OWNER: NEDA INVESTMENTS, LLC
ADDRESS: LAND LOT 914, 16TH DISTRICT, COBB COUNTY, GEORGIA

DEED RECORDS: [Blank space for deed information]

LOT RECONFIGURATION FOR:
NEDA INVESTMENTS, LLC
LAND LOT 914, 16TH DISTRICT
COBB COUNTY, GEORGIA



11/11/18

APPLICANT: Matthew Reddington

PETITION No.: V-101

PHONE: 770-856-1890

DATE OF HEARING: 11-14-2018

REPRESENTATIVE: Matthew Reddington

PRESENT ZONING: R-20

PHONE: 770-856-1890

LAND LOT(S): 914

TITLEHOLDER: Matthew Reddington

DISTRICT: 16

PROPERTY LOCATION: On the northeast side of East Piedmont Road, south of Sewell Mill Road (2440 Sewell Mill Road).

SIZE OF TRACT: 0.53 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the maximum height of a fence adjacent to a public road right-of-way and within the required setback in a residential district from the required six (6) feet to eight (8) feet.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Matthew Reddington **PETITION No.:** V-101

COMMENTS

TRAFFIC: There are sight distance issues with the section of fence on Sewell Mill Road. Recommend the applicant submit a sight distance profile to Cobb County DOT upon redevelopment. If minimum sight distance requirements can not be met, recommend the applicant implement remedial measures, subject to the Department’s approval, to achieve the minimum sight distance requirement.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No comment.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

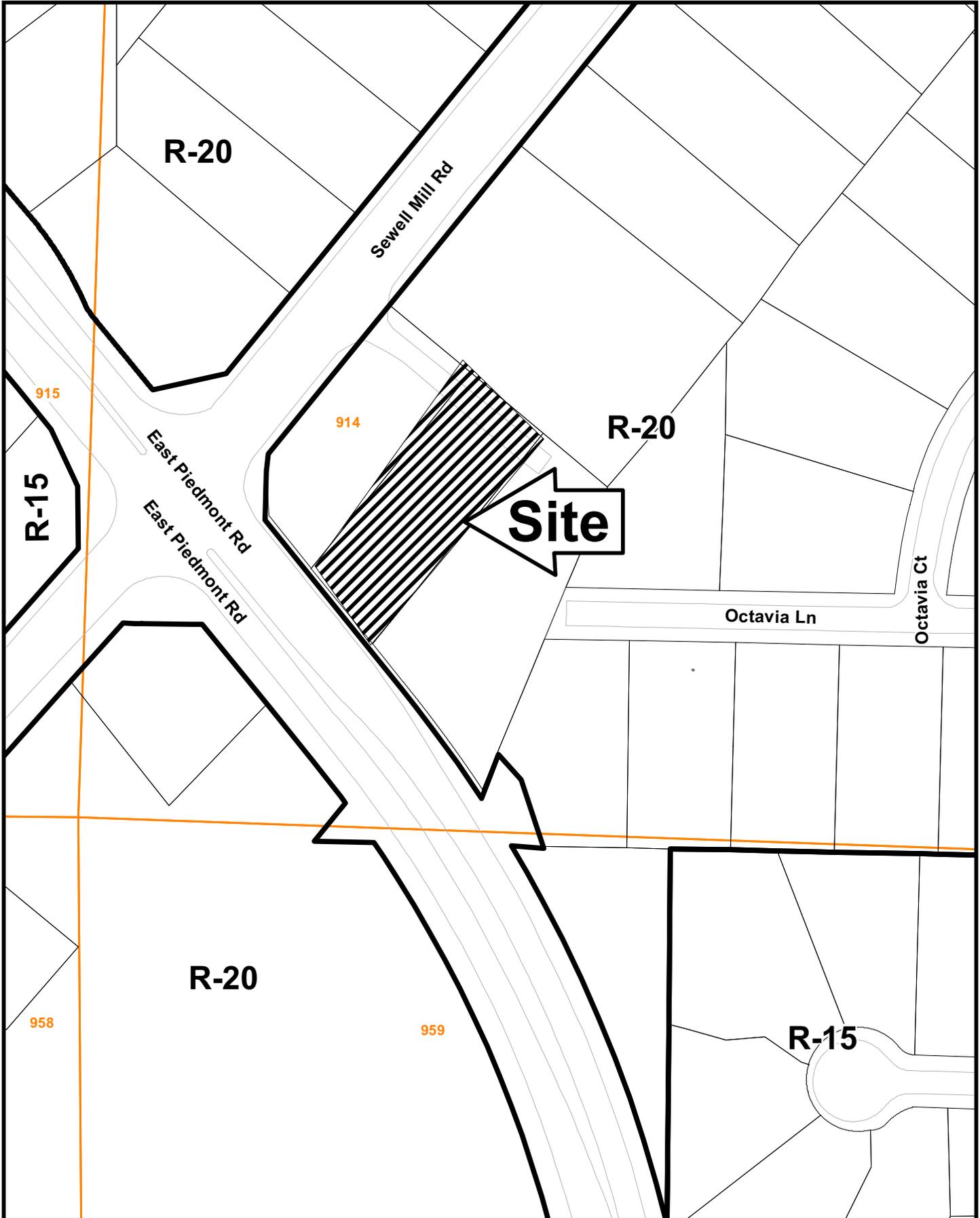
WATER: Fence appears to be in water main easement. If a wood privacy fence, it is “at-risk” per Code 122-155. If it is more substantial (footers, brick/masonry columns, etc.) it must be removed from easement.

SEWER: Fence appears to be in sewer main easement. Fence cannot block access to sewer manholes. If it is a wood privacy fence, it is “at-risk” per Code 122-155. If it is more substantial (footers, brick/masonry columns, etc.) it must be removed from easement.

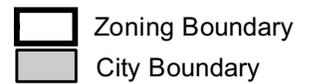
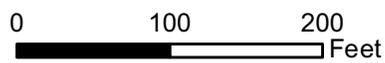
APPLICANT: Matthew Reddington **PETITION No.:** V-101

FIRE DEPARTMENT: No comment.

V-101 2018-GIS

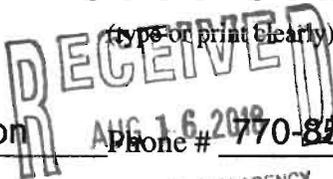


This map is provided for display and planning purposes only. It is not meant to be a legal description.



Application for Variance

Cobb County



Application No. V-101
Hearing Date: 11-14-18

Applicant Matthew Reddington Phone # 770-856-1890 E-mail mattereddington@gmail.com

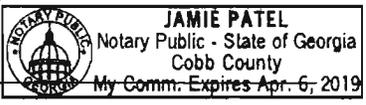
Matthew Reddington 2440 Sewell Mill Road, Marietta GA 30062

(representative's name, printed) (street, city, state and zip code)

Phone # 770.856.1890 E-mail mattereddington@gmail.com

(representative's signature)

My commission expires: _____



Signed, sealed and delivered in presence of:

Notary Public

Titleholder Matthew Reddington Phone # 770-856-1890 E-mail mattereddington@gmail.com

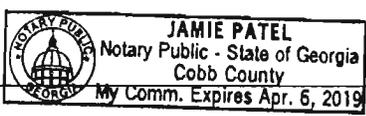
Signature

(attach additional signatures, if needed)

Address: 2440 Sewell Mill Rd. Marietta, GA 30062

(street, city, state and zip code)

My commission expires: _____



Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property Residential

Location 2440 Sewell Mill Rd, Marietta GA 30062 -Intersection of East Piedmont and Sewell Mill Rd

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) Land Lot 914 District 16th District Size of Tract 0.53 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).

The property backs to a very busy road (East Piedmont Road) and noise, trash, scrap and overspray all have entered into/on the property. We would like to request a variance for a fence taller than the stated standard to avoid these items from occurring. We are asking to have the fence taller than the ordinance, as the land slopes away from the street and towards the houses, thus minimizing the street level height of the fence, and its ability to shield the aforementioned items from entering the property. My neighbors and I have erected the fence, pursuant to information found on the Cobb County website relating to Fences, and believed we acted within the ordinance based on this information. We have been in contact with Donald Wells about this, and he has stated he sees the confusion that the website information causes and Donald has request modifications to the county website to correct this confusion. (screen shot of website attached)

List type of variance requested: Height of Fence Variance