



**APPLICANT:** Jacob Crossley and Joy Crossley

**PETITION No.:** V-125

**PHONE:** 404-944-8830

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

**REPRESENTATIVE:** Joel L. Larkin

**PRESENT ZONING:** R-20

**PHONE:** 770-422-7016

**LAND LOT(S):** 315

**TITLEHOLDER:** Jacob A. Crossley

**DISTRICT:** 20

**PROPERTY LOCATION:** On the east side of Sherbrook Court, north of Lake Somerset Drive (260 Sherbrook Court).

**SIZE OF TRACT:** 0.51 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Reduce the rear setback for an accessory structure under 650 square feet (approximately 335 square foot playhouse) from the required 35 feet to 18 feet.

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

**BOARD OF APPEALS DECISION**

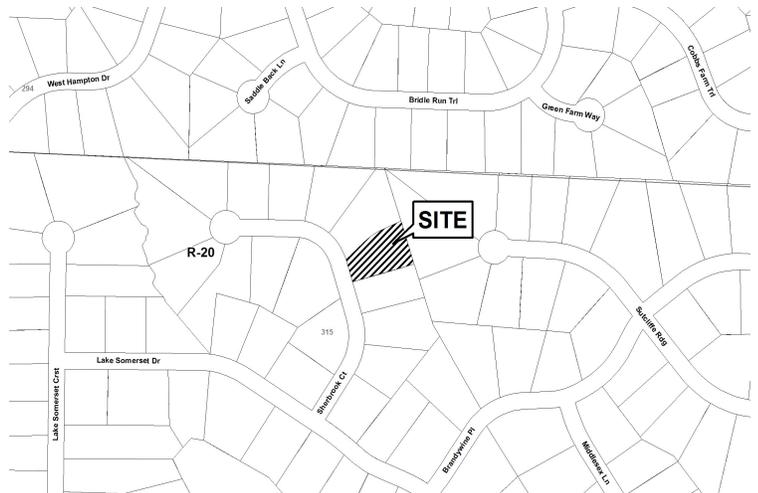
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** No adverse stormwater management impacts were observed or are anticipated for these existing structures.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No conflict.

**SEWER:** No conflict.

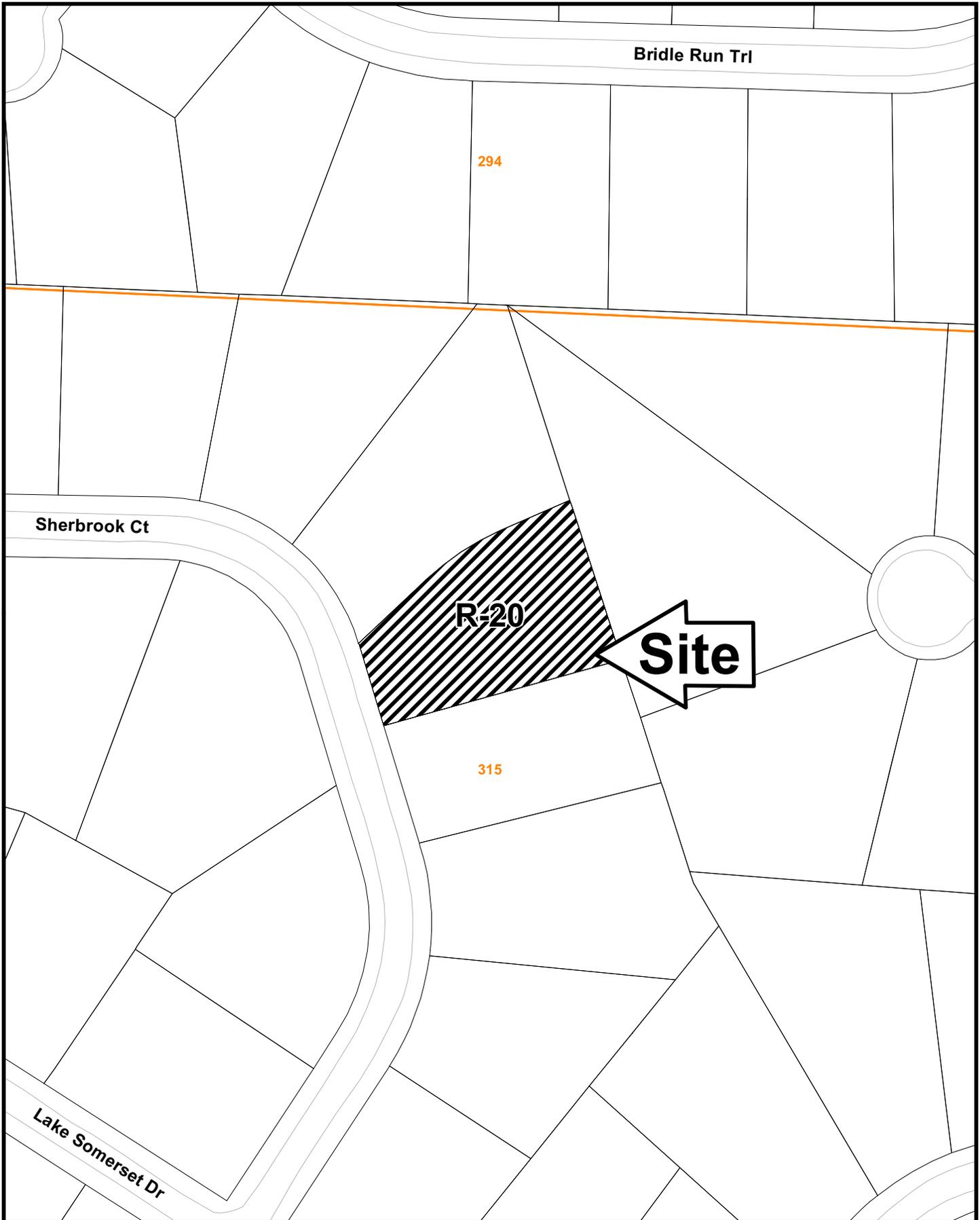
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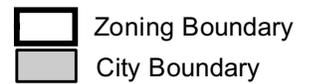
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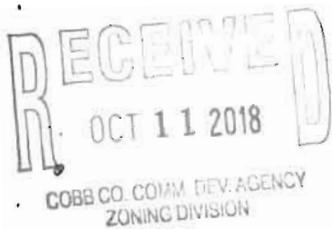
**FIRE DEPARTMENT:** No comment.

# V-125 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

(type or print clearly)

Application No. V-125  
Hearing Date: 12-12-18

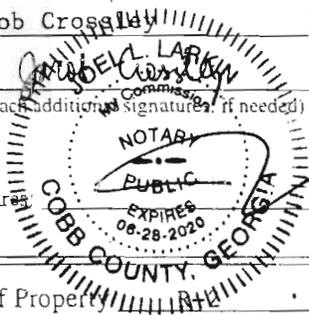
Applicant Jacob and Joy Crossley Phone # (404) 944-8830 E-mail sandwedge@gmail.com  
SAMS, LARKIN, PUFF & BALLI, LLP  
by: Joel. L. Larkin Address 376 Powder Springs St. #100 Marietta GA 30064  
(representative's name, printed) (street, city, state and zip code)

Phone # (770) 422-7016 E-mail JLarkin@slhb-law.com  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_ Notary Public

Titleholder Jacob Crossley Phone # (404) 944-8830 E-mail sandwedge@gmail.com  
Signature \_\_\_\_\_ Address: 260 Sherbrook Ct. Marietta GA 30064  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_ Notary Public

Present Zoning of Property \_\_\_\_\_

Location 260 Sherbrook Court, Marietta, Cobb County, Georgia 30064  
(street address, if applicable: nearest intersection, etc.)

Land Lot(s) 315 District 20th Size of Tract 0.51 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).

- \_\_\_\_\_ A literal interpretation and/or enforcement of the applicable provisions of the \_\_\_\_\_
- \_\_\_\_\_ Cobb County Zoning Ordinance would unreasonably restrict the development and use \_\_\_\_\_
- \_\_\_\_\_ of the Subject Property with no corresponding public benefit. \_\_\_\_\_

Last type of variance requested: Reduce rear setback for accessory structures.