

APPLICANT: Donald Lucci **PETITION NO.:** V-10
PHONE: 404-886-4030 **DATE OF HEARING:** 02-13-08
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 1088, 1089, 1091
PROPERTY LOCATION: Located on the east side of **DISTRICT:** 17
Pine Valley Drive, south of Cherry Hill Drive **SIZE OF TRACT:** .653 acre
(271 Pine Valley Drive). **COMMISSION DISTRICT:** 4

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed generator) to the side of the primary structure; and 2) allow a retaining wall to be 11 feet high and 5 feet from the property line and also to have a tier length of less than 5 feet adjacent to the south property line.

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.

DEVELOPMENT & INSPECTIONS: Issued violation notice as retaining wall found to be in violation of retaining wall ordinance.

STORMWATER MANAGEMENT: No significant stormwater management impacts anticipated.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: No conflict.

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

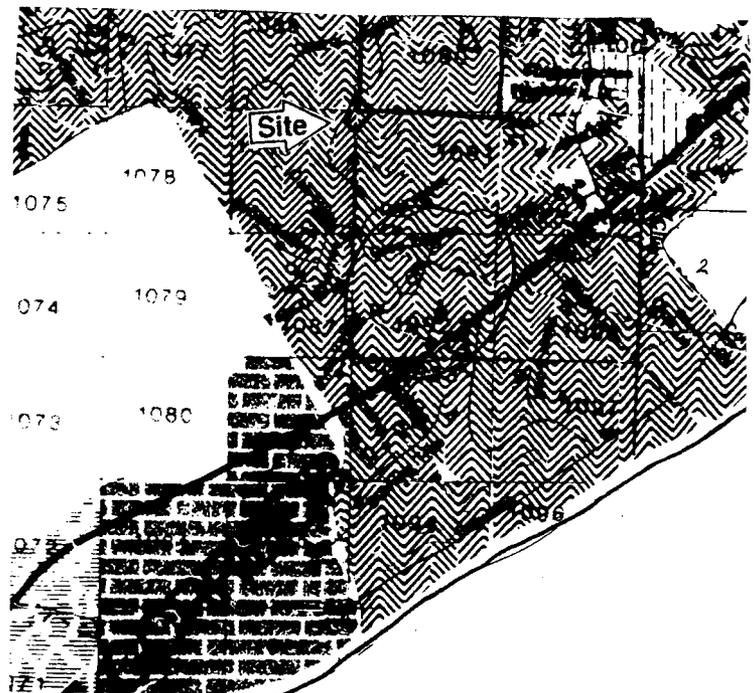
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

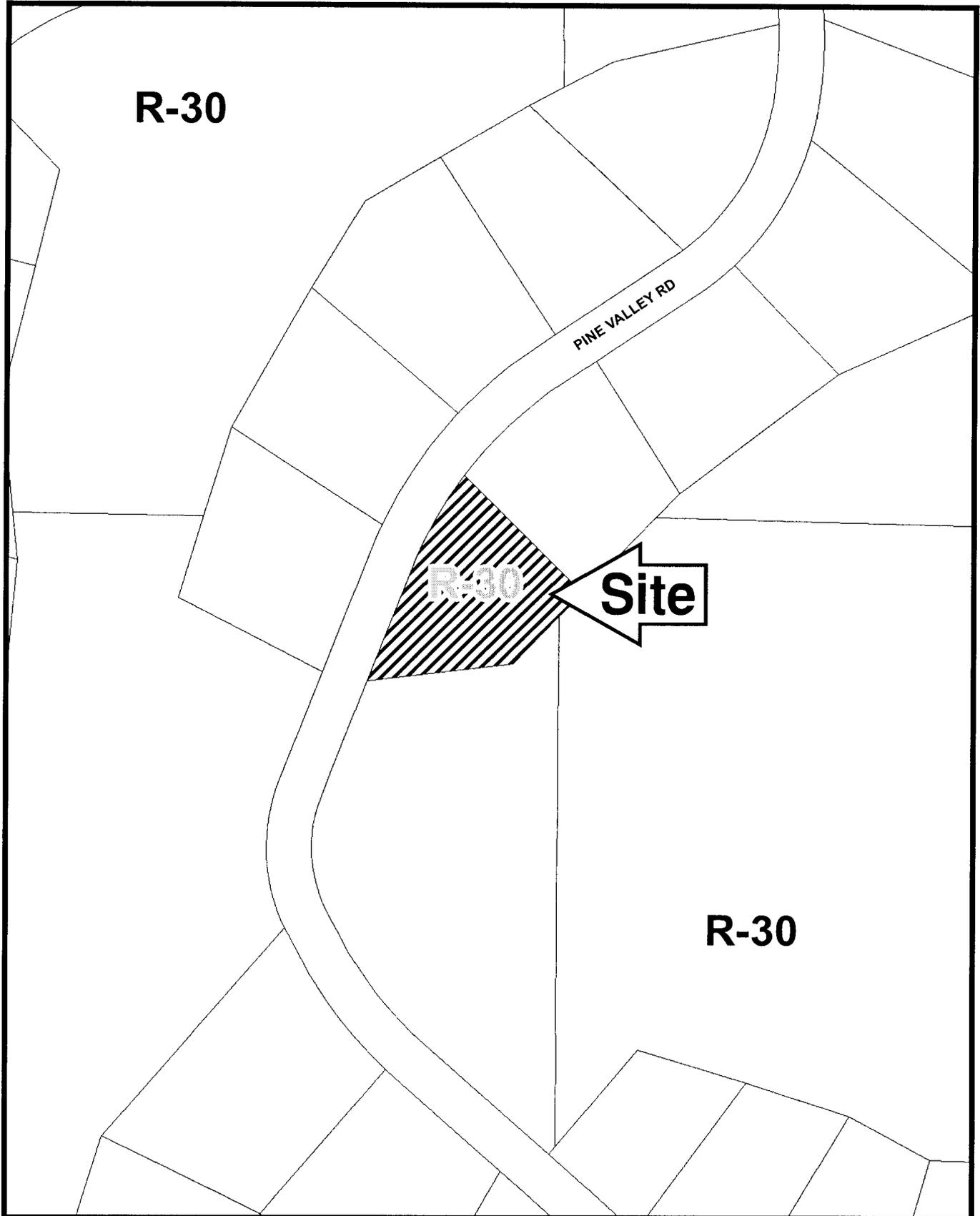
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



V-10



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

50 0 50
Feet



 Draft Parcel Boundary
 Approximate Zoning Boundary

Application for Variance Cobb County

(type or print clearly)

Application No. V-10

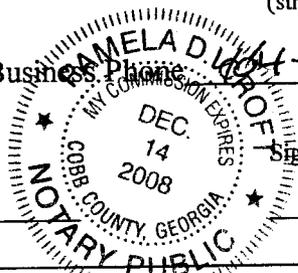
Hearing Date: 2-13-08

Applicant [Signature] Business Phone 404-886-4030 Home Phone _____

Donald Lucchi Address 5402 West Bank Pk Marietta Ga 30068
(representative's name, printed) (street, city, state and zip code)

Donald Lucchi Business Phone 404-886-4030 Cell Phone _____
(representative's signature)

My commission expires: 12-14-2008



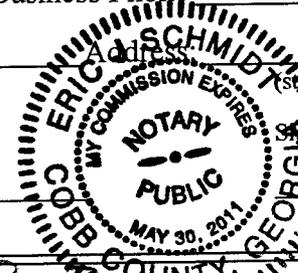
Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder Julie Hertz Business Phone 770-650-3439 Home Phone 770-952-0087

Signature Julie Hertz Address 271 Pine Valley Rd.
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 5/30/2011



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property R-20

Location 271 PINE VALLEY
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 46 176 District 17 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 _____ Topography of Property _____ Other _____

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 by code if walls were to code would not be able to access garage, or walk around side of house

List type of variance requested: were the walls come together.

2 ft apart to 5 ft apart total height coming together.
6' 4"

Application for Variance Cobb County

(type or print clearly)

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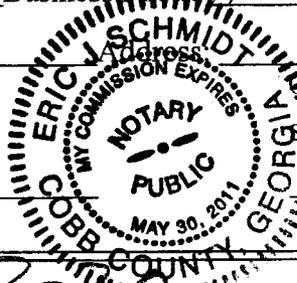
Applicant Donald Lucci Business Phone 404-886-4030 Home Phone _____
Donald Lucci Address 5 _____
(representative's name, printed) (street, city, state and zip code)
Donald Lucci Business Phone 404-886-4030 Cell Phone _____
(representative's signature)

My commission expires: 12-14-2008 Signed, sealed and delivered in presence of: Pamela N. Croft
Notary Public



Titleholder J.W. Herlitz Business Phone 770-656-3438 Home Phone _____
Signature J.W. Herlitz Address 271 PINE VALLEY RD _____
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 5/30/2011 Signed, sealed and delivered in presence of: _____
Notary Public



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*

List type of variance requested: ALLOW A RETAINING WALL TO BE 11FT HIGH AND SET FROM PROP. LINE. ALSO LESS THAN 10FT (2FT EXISTING) BETWEEN THE 2 WALLS. ALLOW AN ACCESSORY STRUCTURE TO SIDE OF HOUSE (PROPOSED GENERATOR).