

APPLICANT: Jaime Camarena **PETITION NO.:** V-87
PHONE: 770-941-7050 **DATE OF HEARING:** 11-11-09
REPRESENTATIVE: Neveyda K. Vaillant **PRESENT ZONING:** R-20
PHONE: 770-616-2504 **LAND LOT(S):** 79
PROPERTY LOCATION: Located on the south side of **DISTRICT:** 18
Old Powder Springs Road, west of Pisgah Road **SIZE OF TRACT:** .41 acre
(857 Old Powder Springs Road). **COMMISSION DISTRICT:** 4
TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 10 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If this variance request is approved, a plat must be recorded prior to the issuance of the certificate of occupancy or letter of completion showing all improvements, referencing the variance case and reflecting the conditions of the variance. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: The proposed garage location receives runoff from the adjacent property to the rear of the lot. If this variance is approved, runoff must be diverted around the proposed garage structure to the driveway.

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.

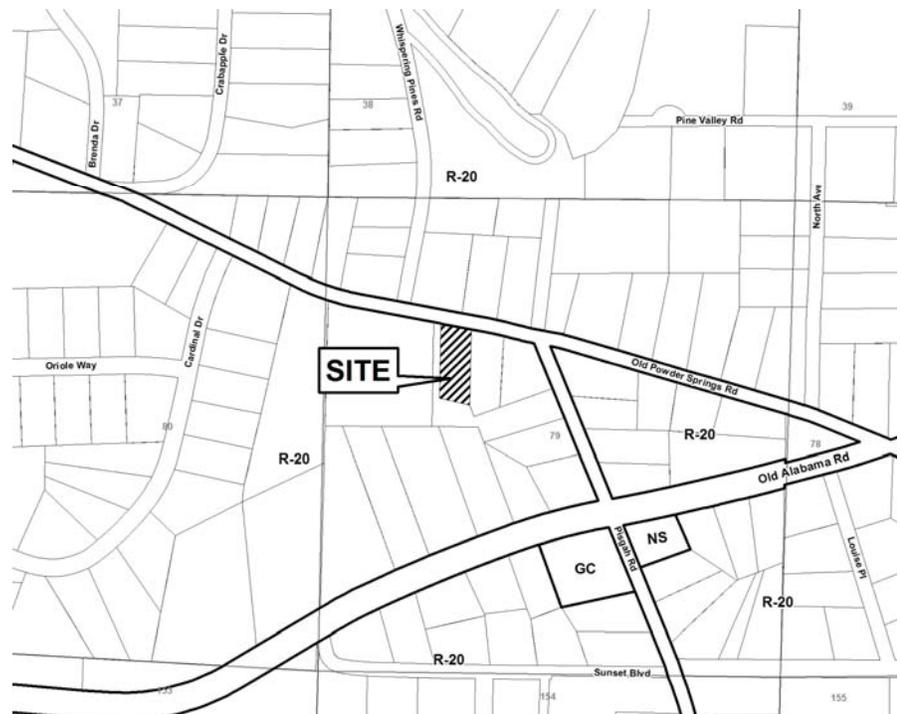
CEMETERY PRESERVATION: No comment.

WATER: No conflict

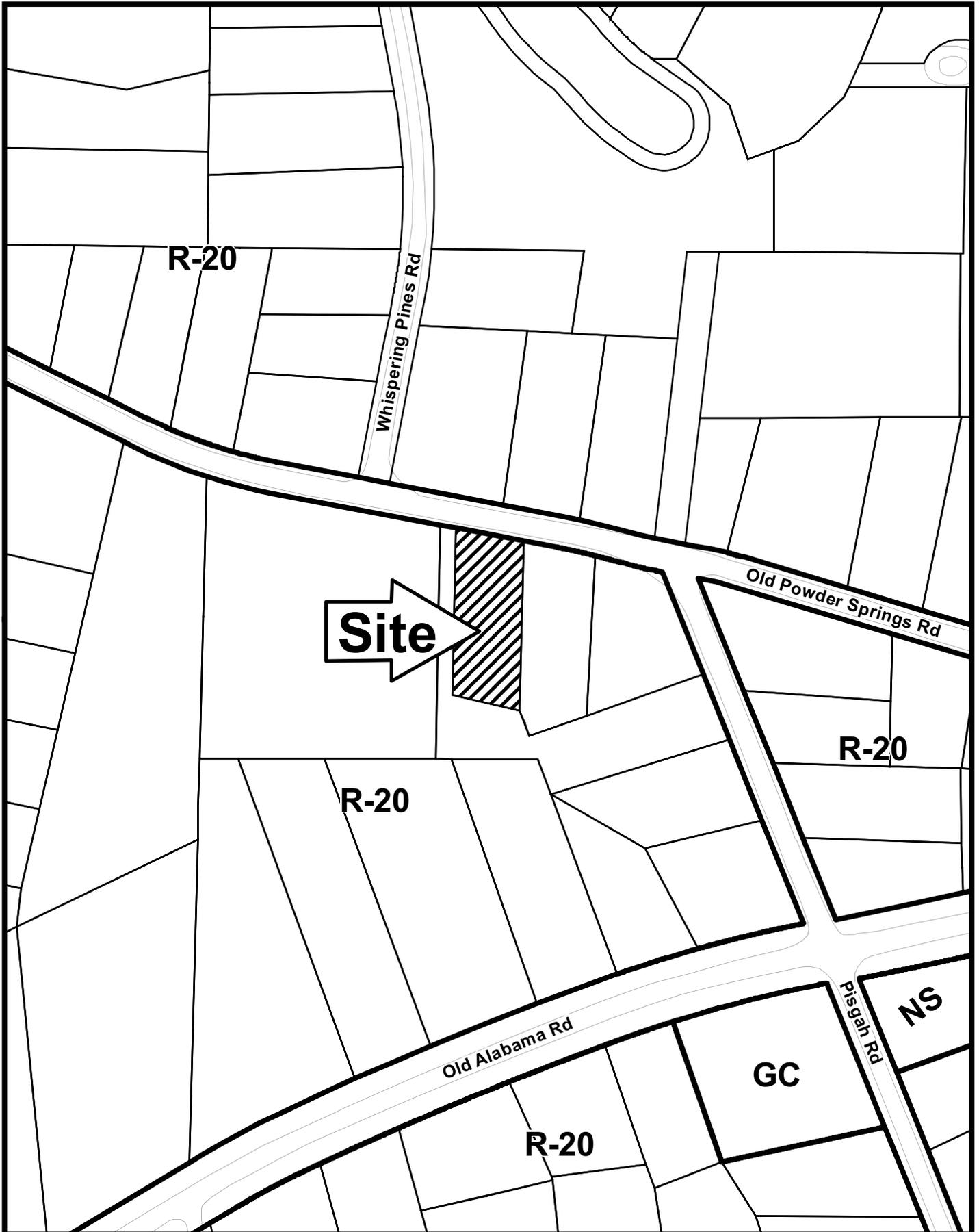
SEWER: No conflict

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

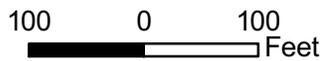
BOARD OF APPEALS DECISION
APPROVED **MOTION BY**
REJECTED **SECONDED**
HELD **CARRIED**
STIPULATIONS:



V-87



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



City Boundary
Zoning Boundary

Application for Variance Cobb County

(type or print clearly)

Application No. V-87

Hearing Date: 11-11-09

Applicant JAIME CAMARENA Business Phone (770) 941-7050 Home Phone _____

Nereyda K. Vaillant
(representative's name, printed)

Address 3291 Bankhead Hwy lot 2A Lithia Springs GA 30122
(street, city, state and zip code)

[Signature]
(representative's signature)

Business Phone _____

770-616-2544 Phone _____

Signed, sealed and delivered in presence of:

My commission expires: Sept 06, 2010

[Signature]
Notary Public

Titleholder JAIME CAMARENA Business Phone (770) 941-7050 Home Phone (770) 732-9379

Signature [Signature]
(attach additional signatures, if needed)

Address: 6559 MARTINS CREEK DR, Austell, GA 30168
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: Sept 06, 2010

[Signature]
Notary Public

Present Zoning of Property R-20

Location 857 OLD POWDER SPRINGS
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) (P) 18 79

District 16

Size of Tract .41

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.

The residence at 857 Old Powder Springs Rd does not have an enclosed outside storage unit, neither does it have a covered vehicle parking space. The new garage addition would provide storage and a covered parking space. There would still be plenty of empty space from other neighboring buildings.

List type of variance requested: The variance we need is 10ft from the rear property line instead of 30 that we now have.