

**Variance Request**

# 5126 Bedford Oaks Court

Cobb County, Georgia Land Lot 157, 1st District, 2nd Section

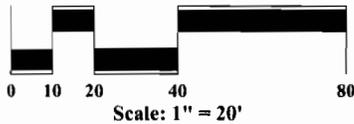
prepared for:

**Mr. and Mrs. Michael A. Missailidis**

**DGM**  
LAND PLANNING  
CONSULTANTS



975 COBB PLACE  
BLVD. SUITE 212  
KENNESAW  
GA 30144  
770 514-9006  
FAX 514-9491



October 27, 2015



NOV 2 2015



### Site Data

Total Site Area: 15,094 SF (.347 AC)  
Existing Zoning: R-15  
Impervious surface: 4,040 SF  
(27% of total lot area including proposed structure)

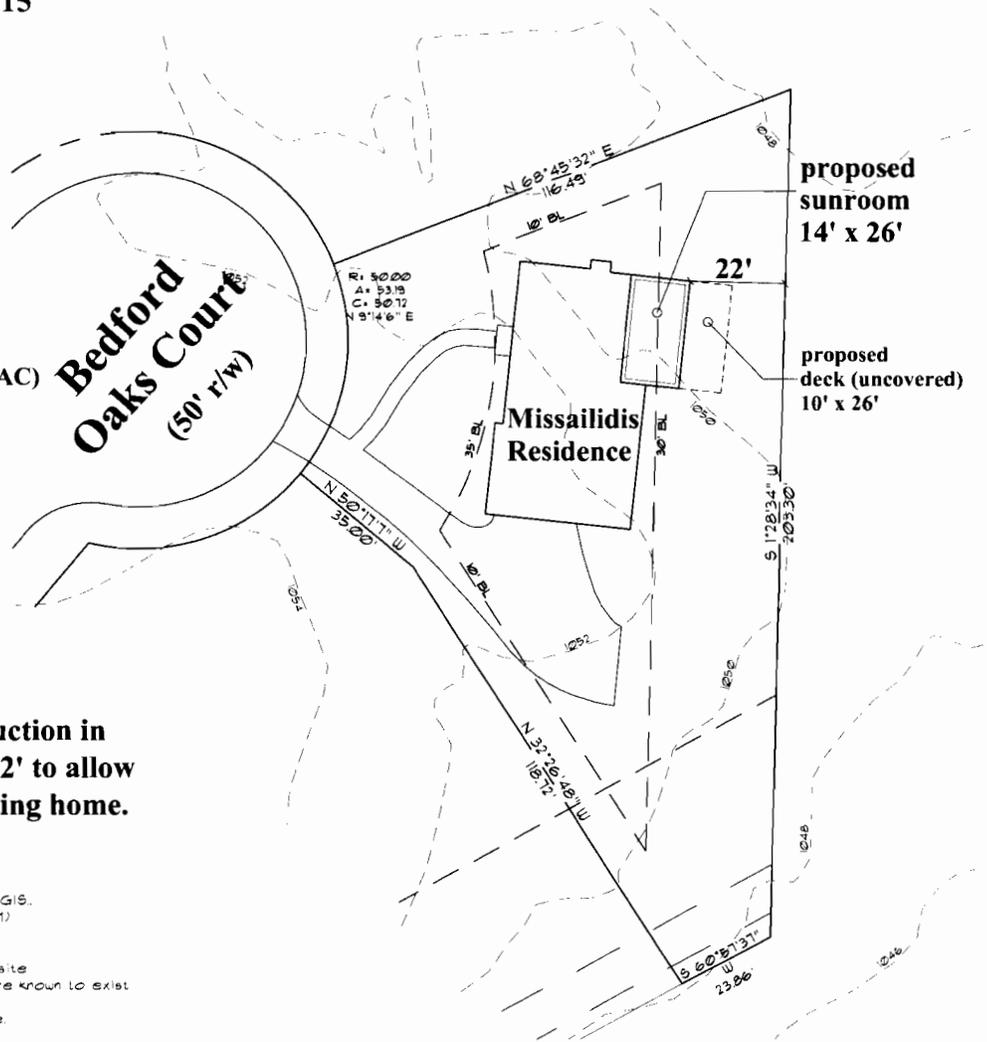
### R-15 Building Setbacks:

front: 35'  
side: 10'  
rear: 30'

**\*Variance requested for reduction in rear setback from 30' to 22' to allow proposed addition to existing home.**

### Notes:

1. Boundary and topography from Cobb County GIS.
2. According to Flood Insurance Rate Map (FIRM) no portion of this site contains floodplain.
3. No cemeteries are known to exist on site.
4. No streams or wetlands are known to exist on site.
5. No archeological or architectural landmarks are known to exist on site.
6. No utility easements are known to exist on site.





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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 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 and approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** No adverse stormwater management impacts are 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.

**DESIGN GUIDELINES:** Staff has determined that the subject sites are not within the boundaries of approved design guidelines study areas; therefore do not have to comply with design guidelines requirements. No comments.

**CEMETERY PRESERVATION:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**WATER:** No conflict.

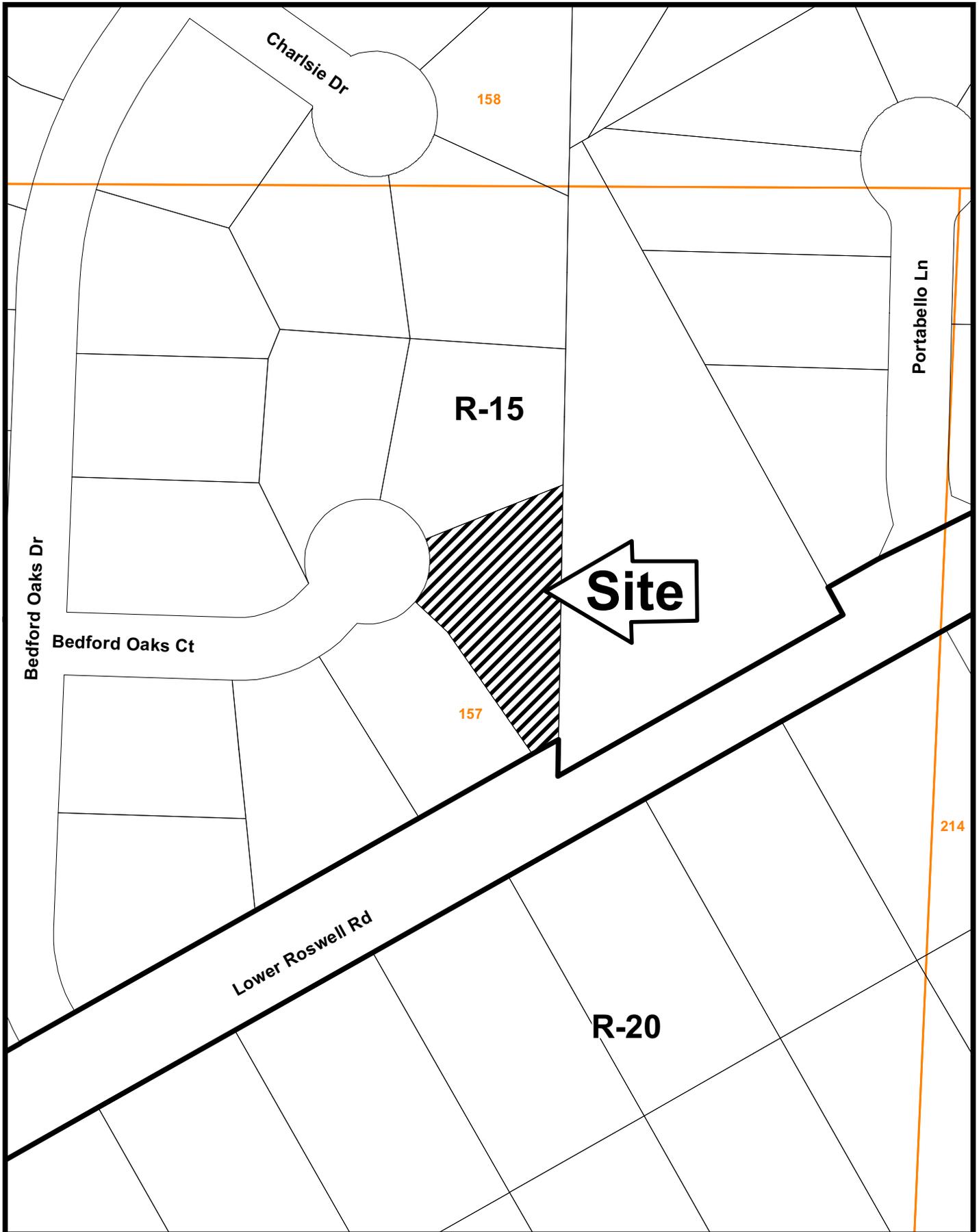
**SEWER:** No conflict.

**APPLICANT:** Michael and Kiki Missailidis **PETITION No.:** V-4

\*\*\*\*\*

**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-4



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

0 100 200 Feet



City Boundary  
Zoning Boundary

# Application for Variance Cobb County

NOV 2 2015

(type or print clearly)

Application No. V- 4

Hearing Date: Jan. 13, 2016

Applicant Michael and Kiki Missailidis Phone # 770-518-4188 E-mail mikeandkiki@att.net

SAMS, LARKIN, HUFF & BALLI, LLP

by: Garvis L. Sams, Jr.

Address 5126 Bedford Oaks Court, Marietta, GA 30068

(representative's name, printed)

(street, city, state and zip code)

(representative's signature)

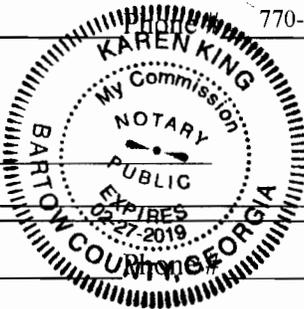
770-422-7016 E-mail gsams@slhb-law.com

Signed, sealed and delivered in presence of:

Karen L. King

Notary Public

My commission expires: 2-27-19



Titleholder See Attached

E-mail \_\_\_\_\_

Signature \_\_\_\_\_ Address: \_\_\_\_\_  
(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 R-15

Location Eastern side of Bedford Oaks Ct. and north side of Lower Roswell Road (5126 Bedford Oaks Court)  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 157 District 1st Size of Tract 0.347 Acre(s) (15,094 sq/ ft.)

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 X Shape of Property X Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

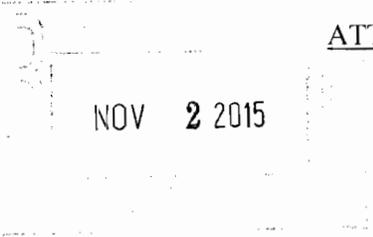
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

A literal interpretation or enforcement of provisions of the Cobb County Zoning Ordinance would disallow the proposal to modify the existing screen porch and deck into an addition consisting of a proposed sunroom and uncovered deck and thus creates an unnecessary hardship upon the Applicants.

List type of variance requested: A waiver of the rear setback from 30 feet to 22 feet.

V-4  
(2016)  
Exhibit

ATTACHMENT TO VARIANCE APPLICATION



Application No.: V- 4  
BZA Hearing Date: Jan. 13, 2016

Applicant: MICHAEL AND KIKI MISSAILIDIS  
Titleholders: MICHAEL AND KIKI MISSAILIDIS  
PIN#: 01015700510

PROPERTY OWNER'S CERTIFICATION

The undersigned(s) below, or as attached, is the owner of the property considered in this application.

Michael A Missailidis 10/29/15  
Michael Missailidis Date

Kiki Missailidis 10/29/15  
Kiki Missailidis Date

Address: 5126 Bedford Oaks Ct.  
Marietta, GA 30068

Telephone No.: (770) 518-4188

Debbie S. Johnston 10/30/2015  
Signature of Notary Public Date

