



APPLICATION FOR VARIANCE OR APPEAL

(Owner/Applicant/or Representative must be present at all public hearings)

(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application #: V2020-26 Legistar #: 20200619 BZA Hearing Dt: 8-31-20
City Council Hearing Dt (if applicable) #: - PZ #: 20-213

This is a variance/appeal application for:

Board of Zoning Appeals

City Council

Owner's Name Leon & Barbara Leake
EMAIL Address: leon.leake@gmail.com
Mailing Address 368 Freyer Zip Code: 30060 Phone Number 770 335 4646

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: _____
EMAIL Address: _____
Mailing Address _____ Zip Code: _____ Phone Number _____

Address of subject property: 368 Freyer Dr. Date of Acquisition: January 1998
Land Lot (s) 1089 District 16 Parcel 00700 Acreage .318 Zoned R3 Ward 5A FLU: LDR

List the variance(s) or appeal requested (please attach any additional information):

Setbacks

Required Information

1. Application fee (\$250)
2. Completed notarized application. **The original application must be submitted with ALL original signature(s) – Copies of the application or signature(s) will NOT be accepted.**
3. Copy of the deed that reflects the current owner(s) of the property.
4. Letter describing the reason for the variance request, stating why strict adherence to the code would result in a particular hardship (as distinguished from a mere inconvenience or desire to make more money).
5. **Site plan – drawn to scale.** Site plans must illustrate property lines and all relevant existing information and conditions in addition to proposed additions or modifications within the referenced property lines of the tract(s).
Copies Required: One (1) - (8 1/2" x 11") -or- (11" x 17") drawn to scale.
Optional Additional Plat size: (24"x 36"). If providing (24"x 36") then 5 copies REQUIRED.
6. Copy of current tax bill showing payment or documentation certified by the City of Marietta Tax Office.

Note: The Department of Development Services reserves the right to obtain additional information that reasonably may be required in order that an informed decision may be made.

OVER

CAMPAIGN CONTRIBUTIONS

The Owner and Applicant herein certify that he/she has has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Board of Zoning Appeals within the two (2) years preceding the filing of this application.

f. leon leake
Signature of Owner

f. leon leake
Signature of Applicant

f. leon leake
Print Name

f. leon leake
Print Name

FINANCIAL INTEREST

The Applicant herein certifies that he/she has has not a financial interest in the property which is ten percent (10%) or more.

f. leon leake
Print Name

f. leon leake
Signature of Applicant

APPLICANT CERTIFICATION

- The Applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Applicant's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.

f. leon leake
Signature of Applicant

14 July 2020
Date

f. leon leake
Please Print

OWNER CERTIFICATION

- The Owner certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Owners's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner hereby gives permission to enter on the property for inspection during the time application is pending.

f. leon leake
Signature of Owner

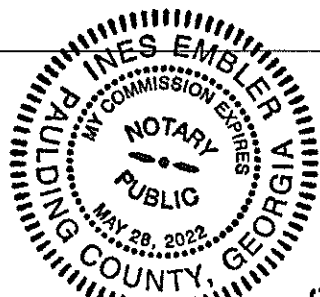
f. leon leake
Please Print

368 Freyer Dr
Address

14 July 2020
Date

Signed, sealed and delivered in the presence of:

[Signature]



My Commission Expires: 5-28-2022

Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.

July 8, 2020

Shelby Little
Planning and Zoning Manager
205 Lawrence Street
Marietta, GA 30060

Dear Ms. Little,

As owner of the property located at 368 Freyer Dr. in Marietta and pursuant to the requirements of a Variance Application for said property, I am writing this letter of description of the intended project that necessitates a variance.

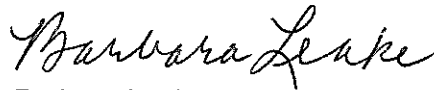
It is our desire to add an extension on the southeast side of our home that will include an owner's suite and screened in porch. A portion of the east facing wall of the owner's suite will be 4'8" from the property line and a portion will be 6'8".

Please see attached drawings.

Thank you,



leon leake
Owner
368 Freyer



Barbara Leake
Owner
368 Freyer

July 8, 2020

Shelby Little
Planning and Zoning Manager
205 Lawrence Street
Marietta, GA 30060

Dear Ms. Little,

My name is Orié Wade. I am the owner and resident of the property located at 376 Freyer Dr in Marietta. I am writing this letter on behalf of my adjacent neighbors to the west (Leon & Barbara Leake at 368 Freyer Dr.) in support of their variance application for a proposed Master Suite addition to their home.

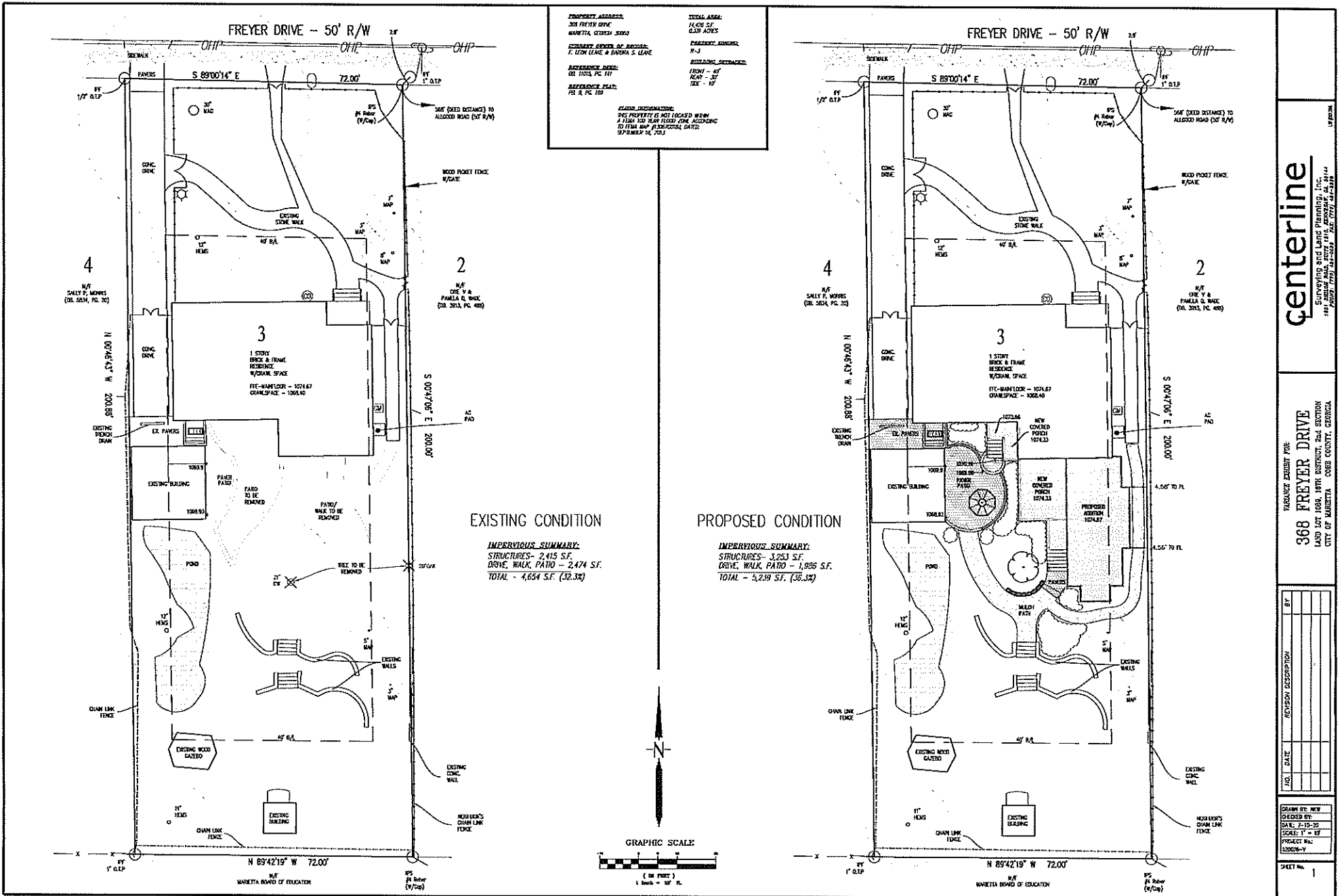
Leon & Barbara have thoroughly reviewed with me the drawings for this addition. I understand that a portion of this structure will be 4' 8" from my property line and the remaining will be 6' 8" from my property line. I have no objection to this placement.

I have been neighbors with Leon & Barbara for over 20 years and am looking forward to there being many more. The addition of a master suite to their home will be a very positive impact on property values in our neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Orié Wade', with a long horizontal flourish extending to the right.

Orié Wade



centerline
Surveying and Land Planning, Inc.
140 W. PARKWAY, SUITE 100, ATLANTA, GA 30334
(404) 525-1100

VARIANCE EXHIBIT FOR
368 FREYER DRIVE
LAND LOT 108B, 18TH DISTRICT, 2nd SECTION
CITY OF MARIETTA, COBB COUNTY, GEORGIA

NO.	DATE	REVISION DESCRIPTION	BY

DRAWN BY: NEW
CHECKED BY:
DATE: 7-10-20
SCALE: 1" = 10'
PROJECT NO.: 130026-V

SHEET NO. 1

- GENERAL NOTES**
- All notes are suggested minimum requirements only. Refer to and comply with all local codes.
 - All dimensions of existing conditions are approximate and shall be verified in field before proceeding with work.
 - Contractor shall verify all conditions and dimensions at the building site before beginning construction. Any discrepancy or errors on the plans shall be reported to the architect for justification and/or correction before proceeding with the work. Contractor shall assume all responsibility for errors that are not reported.
 - Architect assumes no responsibility for any changes or modifications made to these plans by others.
 - All work shall be performed in accordance with all applicable national, state and local codes and regulations.
 - All dimensions shall be read or calculated from the plans and never off-sites.
 - All concrete, steel and wood structural members shall meet all national, state and local codes where applicable.

SQUARE FOOTAGES

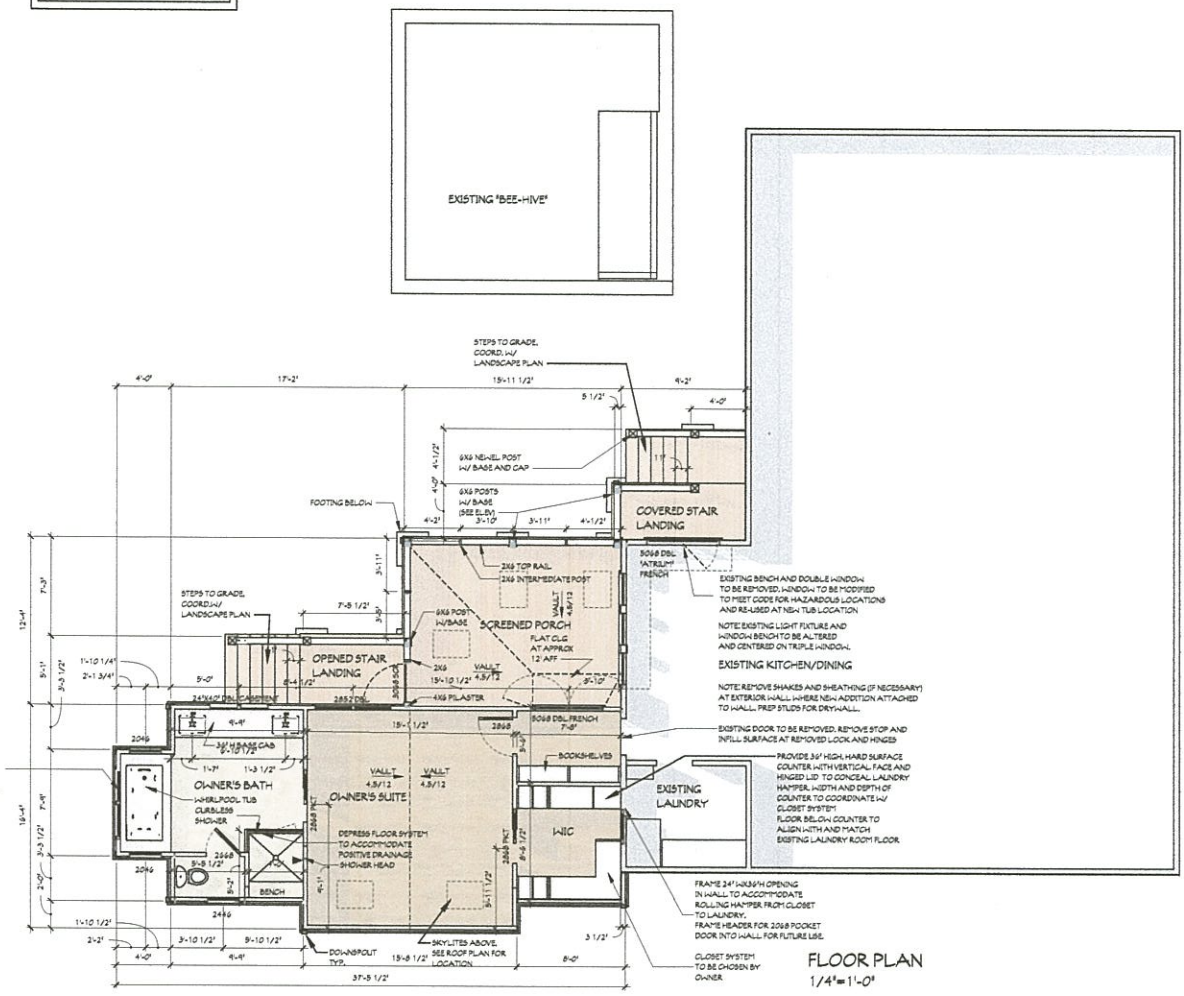
CONDITIONED SPACE	538 SQ. FT.
SCREENED AND COVERED PORCH	204 SQ. FT.

- FRAMING NOTES**
- All walls are shown and dimensions to FACE OF STUD. Where new construction shall existing remove any remaining drywall or finish material to measure for framing or F&S adjust as needed.
 - Header and/or ceiling heights shall match existing. All new framing shall be level and flush with existing so that there is no perceivable difference in the old and new construction.
 - All joists and rafters shall be aligned over studs below.
 - All exterior header and subtile corners shall be braced as is required by all applicable codes.
 - All framed wall dimensions are based on 2x4 studs unless otherwise noted.

Please note that this plan in whole or in part is the property of Peek Design Group, Inc. and may not be duplicated or reproduced or reused without the expressed written consent of Peek Design Group, Inc.

Peek Design Group, Inc. assumes no liability for any structure built from these plans. Further, it is the responsibility of the builder to ensure the following:

- Verify ALL dimensions PRIOR to construction
- Verify compliance with ALL applicable building codes where structure is to be built
- Engineering aspects must incorporate actual site conditions - the plan indicates locations only.



A CUSTOM ADDITION
FOR
THE LAKE RESIDENCE
MARIETTA, GEORGIA

REVISIONS

NO.	DATE	DESC.

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PEEK DESIGN GROUP, INC.

DESCRIPTION
Floor Plan

PLAN NO.	DATE
	4/28/20

A3

PEEK DESIGN GROUP

Suite 501
3950 Cobb Parkway, NW
Acworth, Georgia 30101

Phone: 770.322.4343
www.peekdesign.com

FLOOR PLAN
1/4" = 1'-0"