1. Board Of Zoning Appeals Agenda
   Documents:
   _MAY 20, 2019 BZA AGENDA.PDF

2. V2019-16 Cobb Pkwy 630 N
   Documents:
   V2019-16 COBB PKWY 630 N.PDF

3. V2019-17 Holland St 120
   Documents:
   V2019-17 HOLLAND ST 120.PDF
NOTE: Applicant and those in favor have a total of 20 minutes to make their presentation to the Board. Applicant may reserve any portion of this time for rebuttal. All those in opposition have a total of 20 minutes to present comments to the Board.

CALL TO ORDER:

MINUTES:

20190461 April 29, 2019 Board of Zoning Appeals Meeting Minutes

Review and Approval of the April 29, 2019 Board of Zoning Appeals Meeting Minutes.

VARIANCES:

20190379 V2019-16 [VARIANCE] ROSWELL STREET PROPERTIES, LLC

V2019-16 [VARIANCE] ROSWELL STREET PROPERTIES, LLC is requesting variances for property zoned CRC (Community Retail Commercial), located in Land Lots 1010 & 1071, District 16, Parcel 0050, 2nd Section, Marietta, Cobb County, Georgia, and being known as 630 Cobb Parkway North. Variance to modify stipulations from V2019-04 to allow the fence at the top of the wall be constructed of chain link with barrier strips or cloth instead of wood. Ward 5B.
20190424  V2019-17 [VARIANCE] ELLIOTT HOMES LTD. (BLAISE BOWMAN)

V2019-17 [VARIANCE] ELLIOTT HOMES LTD. (BLAISE BOWMAN) are requesting variances for property zoned R-4 (Single Family Residential - 4 units/acre), located in Land Lot 1158, District 16, Parcel 0110, 2nd Section, Marietta, Cobb County, Georgia, and being known as 120 Holland Street. Variance to reduce the western side setback from 10’ to 2’ for the existing house; variance to allow metal shed remain 4’ from side and rear property lines. Ward 4A.

ADJOURNMENT:
STAFF REVIEW AND RECOMMENDATION

Variance Case #: V2019-16  Legistar #: 20190379

Board of Zoning Appeals Hearing: Monday, May 20, 2019 – 6:00 p.m.

Property Owner: Roswell Street Properties, LLC
2731 Dale Dr.
Marietta, GA 30068

Applicant: Same as owner

Address: 630 Cobb Parkway North

Land Lot: 1071  District: 16  Parcel: 00050

Council Ward: 5B  Existing Zoning: CRC (Community Retail Commercial)

Special Exception / Special Use / Variance(s) Requested:

1. Variance to modify stipulations from V2019-04 to allow the fence at the top of the wall be constructed with chain link with barrier strips or cloth instead of wood.

Statement of Fact

As per section 720.03 of the Comprehensive Development Code of Marietta, the Board of Zoning Appeals may alter or modify the application of any such provision in the Development Code because of unnecessary hardship if doing so shall be in accordance with the general purpose and intent of these regulations, or amendments thereto, and only in the event the board determines that by such alteration or modification unnecessary hardship may be avoided and the public health, safety, morals and general welfare is properly secured and protected. In granting any variance the board of zoning appeals shall designate such conditions in connection therewith as will, in its opinion, secure substantially the objectives of these regulations and may designate conditions to be performed or met by the user or property owner, out of regard for the public health, safety, comfort, convenience, and general welfare of the community, including safeguards for, with respect to light, air, areas of occupancy, density of population and conformity to any master plan guiding the future development of the city. The development costs of the applicant as they pertain to the strict compliance with a regulation may not be the primary reason for granting a variance.

Criteria:

1. Exceptional or extraordinary circumstances or conditions are not applicable to the development of the site that do not apply generally to sites in the same zoning district.
2. Granting the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.
3. Granting the application will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.
Current buffer conditions at 630 Cobb Pkwy North

**Recommended Action:**

**Approval.** Roswell Street Properties, LLC, owner of 630 Cobb Parkway North, is requesting a modification to variances approved in January 2019 (V2019-04) regarding a fence in the rear of the property adjacent to a residential area. The subject property is zoned CRC (Community Retail Commercial) and has operated as a veterinary clinic/animal hospital since it was built in 1997. While the adjacent properties along Cobb Parkway North are also zoned CRC, the residences to the rear (east) are part of the Allgood Manor Subdivision and are zoned R-4 (Single Family Residential) – 4 units/acre.

In 1995 the Board of Zoning Appeals granted numerous variances (V-95011) that allowed the construction of the veterinary clinic/animal hospital. These variances included:

1. Reduction of requirement to locate building used for veterinary clinic/animal hospital at 100’ from residentially zoned property to 70’. (30’ variance)
2. Reduction of the width of the buffer from 50’ to 10’ with an 8’ fence along the rear property line, except along the driveway to Allgood Road. (40’ variance).

These variances were approved with the condition that Leland Cypress trees and an 8’ solid wooden fence be installed along the rear property line, a sound barrier be installed to buffer animal sounds to no louder than a normal conversation, and no windows where animals are housed.

These conditions were met, and the veterinary clinic/animal hospital operated with the buffer intact until 2014.
In 2014, Marietta Code Enforcement received a complaint that the Leland Cypress trees were being disturbed. A contractor hired by the applicant had removed the lower half of the tree limbs because they were extending into the parking lot and scratching cars as they passed. Once this was done, the adjacent neighbors complained about light spillover through the buffer. Time was given to see if the base of the trees would fill out. When they did not, the applicant planted Green Giant Arborvitae in between the existing Leyland Cypress trees. The goal of planting the new Arborvitae trees was to attempt to improve the screening where the pruning on the Cypress trees had created gaps in the buffer.

A reevaluation of the buffer in November 2018 indicated that the newly planted trees were either not growing or were dying. In an effort to address the neighbors’ concerns and to provide an immediate buffer, the Board of Zoning Appeals granted numerous fence variances in January 2019. These variances including allowing the finished side of a fence face the interior, increasing the height of an existing fence from 8’ to 12’ for approximately 75 feet (for the fence at the bottom of the wall), and constructing a new, 8’ tall, wooden fence above a 2’ guardrail (10’ total height).

According to the applicant, new wood posts (4”x4”) for the new 10’ tall fence will not fit at the top of the wall because it is too narrow between the guardrail and wall. The applicant has stated that a chain link on top of the guardrail and retaining wall would be feasible and is proposing barrier strips or barrier cloth to obscure visibility. The applicant has stated that wood boards attached to metal posts would require substantially more reinforcement and will jeopardize the longevity of the wood, due to the number of drilled holes. The individual boards would need to be replaced more often and would be more difficult to maintain. Because barrier strips and cloth are not completely opaque, the zoning ordinance does not consider them an option for buffers.

Considering there will still be trees within the buffer and a chain link fence with strips or cloth will provide more barrier than none, staff supports the approval of this variance request. However, the applicant will need to continue his efforts to get the evergreen trees to grow and provide a substantive natural buffer adjacent to the residential properties. As a result, staff recommends approval to allow the construction of an 8’ tall, chain-link fence with barrier strips or cloth on top of the existing retaining wall.

It should be noted that State waters and stream buffers exist at and/or near the rear property line. Before any work is scheduled, the applicant must contact the City’s Field Engineer to discuss proposed work within and/or adjacent to the stream buffer.
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 #: _2019-16_ Legistar #: _20190379_ BZA Hearing Dt: _5-20-19_
City Council Hearing Dt (if applicable): _ _ PZ #: _19-16_

This is a variance/appeal application for:

✓ Board of Zoning Appeals   ☐ City Council

Owner's Name: Roswell St. Properties LLC

EMAIL Address: eCOBYvetp@aol.com

Mailing Address: 2731 Woodruff Dr, Marietta, GA 30068 Phone Number: 770-971-7857

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: ________________________________

EMAIL Address: ________________________________

Mailing Address: ________________________________ Zip Code: __________ Phone Number: __________

Address of subject property: 630 IV Cohb Parkway Date of Acquisition: 1995

Land Lot(s) __101__ District __16__ Parcel __0050__ Acreage __1.36__ Zoned __CRC__ Ward __5B__ FLU: __CAC__

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

Additional Modifications to Variance _2019-04_

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 25 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 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.

Signature of Owner

Henry E. Bohn Jr.

Print Name

Signature of Applicant

Henry E. Bohn Jr.

Print Name

FINANCIAL INTEREST

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

Henry E. Bohn Jr.

Print Name

Signature of Applicant

Henry E. Bohn Jr.

Print Name

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.

Signature of Applicant

Date

Henry E. Bohn Jr.

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.

Signature of Owner

Henry E. Bohn Jr.

Please Print Roswell St. Propl LLC

Address

Date

Signed, sealed and delivered in the presence of:

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

Revised: 6/26/2017

GEORGE AITKEN
Notary Public - State of Georgia
Cobb County
My Commission Expires Apr 23, 2022
# BOARD OF ZONING APPEALS

## CITY OF MARIETTA

### FINDINGS OF FACT AND CONCLUSION

#### ON APPLICANT’S REQUEST FOR VARIANCES

<table>
<thead>
<tr>
<th>FILE NO:</th>
<th>V2019-04</th>
<th>NAME OF APPLICANT:</th>
<th>ROSWELL STREET PROPERTIES</th>
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<td>1/28/2019</td>
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### LEGAL DESCRIPTION OF PROPERTY

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<tr>
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### PROPERTY ADDRESS:

630 NORTH COBB PARKWAY

### NAME OF PARTIES PRESENT AT HEARING:

HENRY BOHN

### APPROVED WITH STIPULATION:

1. Variance to allow the finished side of a fence face the interior. [§710.04 (A)]
2. Variance to increase the allowable height of a fence from 8’ to 12.’ [§710.04 (D.4)]

Stipulation:
Approved per the letter received on February 11, 2019 from Mr. Bohn.

### FINDING OF FACTS:

Granting the application will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.

---

2/25/2019

DATE

CHAIRMAN, BOARD OF ZONING APPEALS
Additions to this request are based on action of the Variance Meeting of January 28, 2019. The following changes are asked to be considered.

(A) A 4 ft. upward extension of the present wood fence would be added to bring this to a height of 12 ft. (See Exhibit A) This would begin at the northwest section of the fence at the junction of the “Roberson now Rogers” property and extend about 75 ft. southeast to end approximately 15 ft. past the Rogers’ line and into space behind “formerly Spann”. A tree that has fallen from this lot is now resting on the fence and needs removing.

(B) The original request would be reduced in length from 160 ft. to 95-100 ft. ending where the extension cited in paragraph (A) would end. (See Exhibit B)

(C) This would give the Rogers’ property a sight height barrier of 12 ft. as Mr. Rogers asked, and all the rest 10 ft.

(D) All dead replacement trees can be removed along with all the dead limbs on the old trees. If a good limb on one of the old trees interferes with new fence, the new fence plank will be shorter to accommodate a good limb.

If these changes could be approved it will add 15-20 ft. in length to the overall project, and raise the fence height to 12 ft. across the Rogers’ sight area. This will also not put more pressure on the wall as the holes for the new post will be 2 ft. deep not 3 ft. or 4 ft. for longer posts.

Hopefully, this project could be ended by the end of March (weather permitting).

Sincerely,

Henry E. Bohn
Agent
Roswell Street Properties, LLC
TO: Department of Development Services, City of Marietta, GA
FROM: Roswell Street Properties, LLC, Henry E. Bohn, Agent

This letter is to modify V2019-4 to be able to change an approved wooden fence that was to be constructed along the rear of the property at 630 North Cobb Parkway. The wood fence was to be constructed between the metal railing and the retaining wall. It was later discovered that the area between the two was too narrow to put in 4 ft. x 4 ft. posts.

The new fence will have to be metal chain link with either barrier strips in the fence or barrier cloth. The fence will be on the parking lot side of the supports. This will allow any repairs to be made at ground level of the parking lots and it will be easier and safer to install. It will start at a point (SW) next to an approved tree and run NW to a point behind the new wooden fence extension behind the Rogers’ property; as noted in Item 1 and 2 in the Variance Approval Letter dated February 26, 2019. (See Exhibit B)

If approved the new chain link fence should be, without unforeseen problems, completed by June 30, 2019.

Sincerely,

[Signature]

Henry E. Bohn
Agent
Roswell Street Properties, LLC
CITY OF MARIETTA
PUBLIC NOTICE OF VARIANCES

The City of Marietta hereby gives notice that a public hearing will be held to give consideration to the following variance requests. The Board of Zoning Appeals will consider the following requests on Monday, May 20, 2019 at 6:00 P.M., City Hall. Anyone wishing to attend may do so and be heard relative thereto.

V2019-16 [VARIANCE] ROSWELL STREET PROPERTIES, LLC is requesting variances for property zoned CRC (Community Retail Commercial), located in Land Lots 1010 & 1071, District 16, Parcel 0050, 2nd Section, Marietta, Cobb County, Georgia, and being known as 630 Cobb Parkway North. Variance to modify stipulations from V2019-04 to allow the fence at the top of the wall be constructed of chain link with barrier strips or cloth instead of wood. Ward 5B.

A description and plat of the property sought for the variances are on file in the Planning and Zoning Office, City Hall, and are available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto. You may also review the property file at www.mariettaga.gov and enter the case # in the search box.

For additional information please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Ms. Nicole Curl, ADA Coordinator, at 770-794-5558 no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060
<table>
<thead>
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<th>Address</th>
<th>Parcel Number</th>
<th>Acreage</th>
<th>Ward</th>
<th>Zoning</th>
<th>FLU</th>
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<td>1.331</td>
<td>5B</td>
<td>CRC</td>
<td>CAC</td>
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</tbody>
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**Property Owner:** Roswell Street Properties

**Applicant:**

**BZA Hearing Date:** 05/20/2019

**Acquisition Date:**

**Case Number:** V2019-16

City of Marietta Planning & Zoning
**Proposal:** After receipt of signed copy from buyer, this proposal when accepted by Georgia Fence & Landscape becomes a contract between the two parties and as such is legally binding.

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Home</th>
<th>Work</th>
</tr>
</thead>
<tbody>
<tr>
<td>Henry Bohm</td>
<td>630</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City</th>
<th>State</th>
<th>ZIP</th>
<th>Date</th>
</tr>
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<tbody>
<tr>
<td>Marietta</td>
<td>GA</td>
<td>30</td>
<td></td>
</tr>
</tbody>
</table>

**Job name and location, if different from above:**

<table>
<thead>
<tr>
<th>FAX</th>
<th>Contact / Site Phone</th>
</tr>
</thead>
</table>

I have read, understand, and agree to the terms and conditions set forth on the reverse side of this contract.

**Customer Signature**

**Date**

**Tentative Installation**

Installation date is subject to change without notice due to inclement weather, manpower & equipment constraints as determined in the sole discretion of Georgia Fence & Landscape.

**Galvanized 105' of 10' chainlink fence (1 1/2 gauge)**

- Installed @ $21.50 per foot
- Total: $2,357.00

**2 1/2" 12' terminal posts @ $50.00 each: $100.00**

**105' of privacy screen**

**$900.00**

**Total:** $3,257.00

**All Dimensions and Specifications Are Approximate**

**Purchaser Agrees That Final Price Will Be Determined By Final Installed Footage.**

<table>
<thead>
<tr>
<th>Price</th>
<th>Revision if Necessary</th>
</tr>
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<tbody>
<tr>
<td>$3,257.00</td>
<td>$</td>
</tr>
</tbody>
</table>

**Total:** $3,257.00

**Deposit:** $0.00

**Balance:** $0.00

**Terms:**

**NET** ____________________________ Days

Accepted by Georgia Fence & Landscape Date
STAFF REVIEW AND RECOMMENDATION

Variance Case #: V2019-17 Legistar #: 20190424

Board of Zoning Appeals Hearing: Monday, May 20, 2019 – 6:00 p.m.

Property Owner: Blaise Bowman
120 Holland Street
Marietta, GA 30064

Applicant: Elliott Homes, Ltd.
240 Mountain View Road
Marietta, GA 30064

Address: 120 Holland Street

Land Lot: 1158 District: 16th Parcel: 0110

Council Ward: 4A Existing Zoning: R-4 (Single Family Residential – 4 units/acre)

Special Exception / Special Use / Variance(s) Requested:

1. Variance to reduce the western side setback from 10’ to 2’ for the existing house. [§708.04 (H)]
2. Variance to allow metal shed to remain 4’ from side and rear property lines. [§708.04 (F.1)]

Statement of Fact

As per section 720.03 of the Comprehensive Development Code of Marietta, the Board of Zoning Appeals may alter or modify the application of any such provision in the Development Code because of unnecessary hardship if doing so shall be in accordance with the general purpose and intent of these regulations, or amendments thereto, and only in the event the board determines that by such alteration or modification unnecessary hardship may be avoided and the public health, safety, morals and general welfare is properly secured and protected. In granting any variance the board of zoning appeals shall designate such conditions in connection therewith as will, in its opinion, secure substantially the objectives of these regulations and may designate conditions to be performed or met by the user or property owner, out of regard for the public health, safety, comfort, convenience, and general welfare of the community, including safeguards for, with respect to light, air, areas of occupancy, density of population and conformity to any master plan guiding the future development of the city. The development costs of the applicant as they pertain to the strict compliance with a regulation may not be the primary reason for granting a variance.

Criteria:

1. Exceptional or extraordinary circumstances or conditions are not applicable to the development of the site that do not apply generally to sites in the same zoning district.
2. Granting the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.
3. Granting the application will/will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.

PICTURES

Frame Building (accessory structure) at 120 Holland Street

Metal Shed (accessory structure) to the left of Frame Building at 120 Holland Street
Recommended Action: Approval. The applicant, Elliott Homes Ltd, is requesting variances at the subject property 120 Holland Street. The variances are to reduce the western side and rear yard setbacks in order for an accessory structure and portion of the main structure to remain in place after a substantial renovation. The property and all surrounding properties are currently zoned R-4 (Single Family Residential – 4 units/acre) and used as single-family residences.

Originally, the owner had applied for a building permit to expand the main structure’s footprint for an additional bedroom, bathroom, and laundry room. Because the cost of construction was more than fifty (50) percent of the building’s replacement value, all aspects of the site and building are required to comply with current zoning standards for properties zoned R-4. The existing house is approximately 1,264 square feet and the applicant is proposing an additional 600 square feet along the eastern portion of the principal structure. The new addition will meet the required setbacks; variances are only necessary for the existing structures to remain as-is.

According to Public Works, exceeding this threshold will also require the installation of sprinklers into the home. The applicant and/or builder are encouraged to contact the Marietta Fire Marshall’s Office for more detailed information.
Main Structure
The main house is only 2.8 feet from the western property line. The requirement for a minor side setback in R-4 is ten feet (10’). However, the structure was considered a non-conforming structure being that it was developed before the most recent zoning ordinance update. Section [706.03 (A)] states that “any nonconforming building or structure existing as of June 9, 2010, may be retained, except that it shall not be…expanded, extended or enlarged in any manner which increase its non-conformity.”

With the proposed addition to the main structure at 600 square foot, a variance would be necessary to allow the nonconformity to remain. Since the main structure was already built before this ordinance was created, it should not negatively impact neighboring properties and will continue to match the existing character of the area, therefore staff recommends approval.

Accessory Structures
Though not explicitly stated by the homeowners, the accessory structures seem to only be used for storage. One of the accessory structures, a metal shed, is only four (4) feet from the side and rear property lines. Another accessory structure, identified as a frame building, appears to be in compliance with the accessory structure setbacks. Since the metal shed has apparently been in this location for some time and will not be modified during the proposed renovation to the main structure, there should not be any further impact caused by keeping the metal shed in the existing location. Therefore, staff recommends approval of this variance request.
APPLICATION FOR VARIANCE OR APPEAL

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

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

For Office Use Only:
Application #: 2019-17 Legstar #: 20190424 BZA Hearing Dt: 5-20-19
City Council Hearing Dt (if applicable) #: PZ #: 19-172

This is a variance/appeal application for:

☑ Board of Zoning Appeals
☐ City Council

Owner's Name: BLAIRE BOWMAN
EMAIL Address: CBOWMAN@BELLSOUTH.NET
Mailing Address: 120 HOLLAND ST. Zip Code: 30064 Phone Number: 678-488-8159

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: ELLIOTT HOMES LTD.
EMAIL Address: JADE@ELLIOHOMES.COM Phone Number: 770-856-2665
Mailing Address: 240 MOUNTAIN VIEW RD. Zip Code: 30064

Address of property to be rezoned: 120 HOLLAND ST. Date of Acquisition: 05-20-18

Land Lot(s) 158 District: 26 Parcel: 00110 Acreage: 0.44 Zoned: R5 4A FLU: MDR

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

ORIGINAL HOUSE IS WITHIN 25 FT OF LEFT PROPERTY LINE

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 25 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.

Signature of Owner  
BLAISE BOWMAN
Print Name

Signature of Applicant  
JOHN J. ELLIOTT JR.
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.

Signature of Applicant  
JOHN J. ELLIOTT JR.
Print Name

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.

Signature of Applicant  
JOHN J. ELLIOTT JR.
Date  4-17-19

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.

Signature of Owner  
Blaise Bowman
Print Name

Address  
20 HOLLAND ST. MARIETTA

Date  4-17-19

Signed, sealed and delivered in the presence of:

Patricia R. Elliott  
My Commission Expires: 6-5-19

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

Revised: 6/26/2017
RE: Variance Request

To Whom It May Concern:

Elliot Homes, Ltd. is requesting a variance for 120 Holland Street, Marietta, GA 30064. The reason for this request is the original house is only 2 ½ feet from the left property line.

The City of Marietta is requiring a variance for Elliot Homes, Ltd. to do an addition to the residence for the owner.

Please call me at 770-856-2665 if you need additional information.

Sincerely,

John J. Elliott, Jr.
President
TO: Marietta Daily Journal
FROM: City of Marietta
RUN DATE: May 3, 2019

CITY OF MARIETTA
PUBLIC NOTICE OF VARIANCES

The City of Marietta hereby gives notice that a public hearing will be held to give consideration to the following variance requests. The Board of Zoning Appeals will consider the following requests on Monday, May 20, 2019 at 6:00 P.M., City Hall. Anyone wishing to attend may do so and be heard relative thereto.

V2019-17 [VARIANCE] ELLIOTT HOMES LTD. (BLAISE BOWMAN) are requesting variances for property zoned R-4 (Single Family Residential – 4 units/acre), located in Land Lot 1158, District 16, Parcel 0110, 2nd Section, Marietta, Cobb County, Georgia, and being known as 120 Holland Street. Variance to reduce the western side setback from 10’ to 2’ for the existing house; variance to allow metal shed remain 4’ from side and rear property lines. Ward 4A.

A description and plat of the property sought for the variances are on file in the Planning and Zoning Office, City Hall, and are available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto. You may also review the property file at www.mariettaga.gov and enter the case # in the search box.

For additional information please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Ms. Nicole Curl, ADA Coordinator, at 770-794-5558 no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060
<table>
<thead>
<tr>
<th>Address</th>
<th>Parcel Number</th>
<th>Acreage</th>
<th>Ward</th>
<th>Zoning</th>
<th>FLU</th>
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<tbody>
<tr>
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<td>16115800110</td>
<td>0.148</td>
<td>4A</td>
<td>R4</td>
<td>MDR</td>
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**Property Owner:** BLAISE BOWMAN

**Applicant:** ELLIOTT HOMES

**BZA Hearing Date:** 05/20/2019

**Case Number:** V2019-17

City of Marietta Planning & Zoning