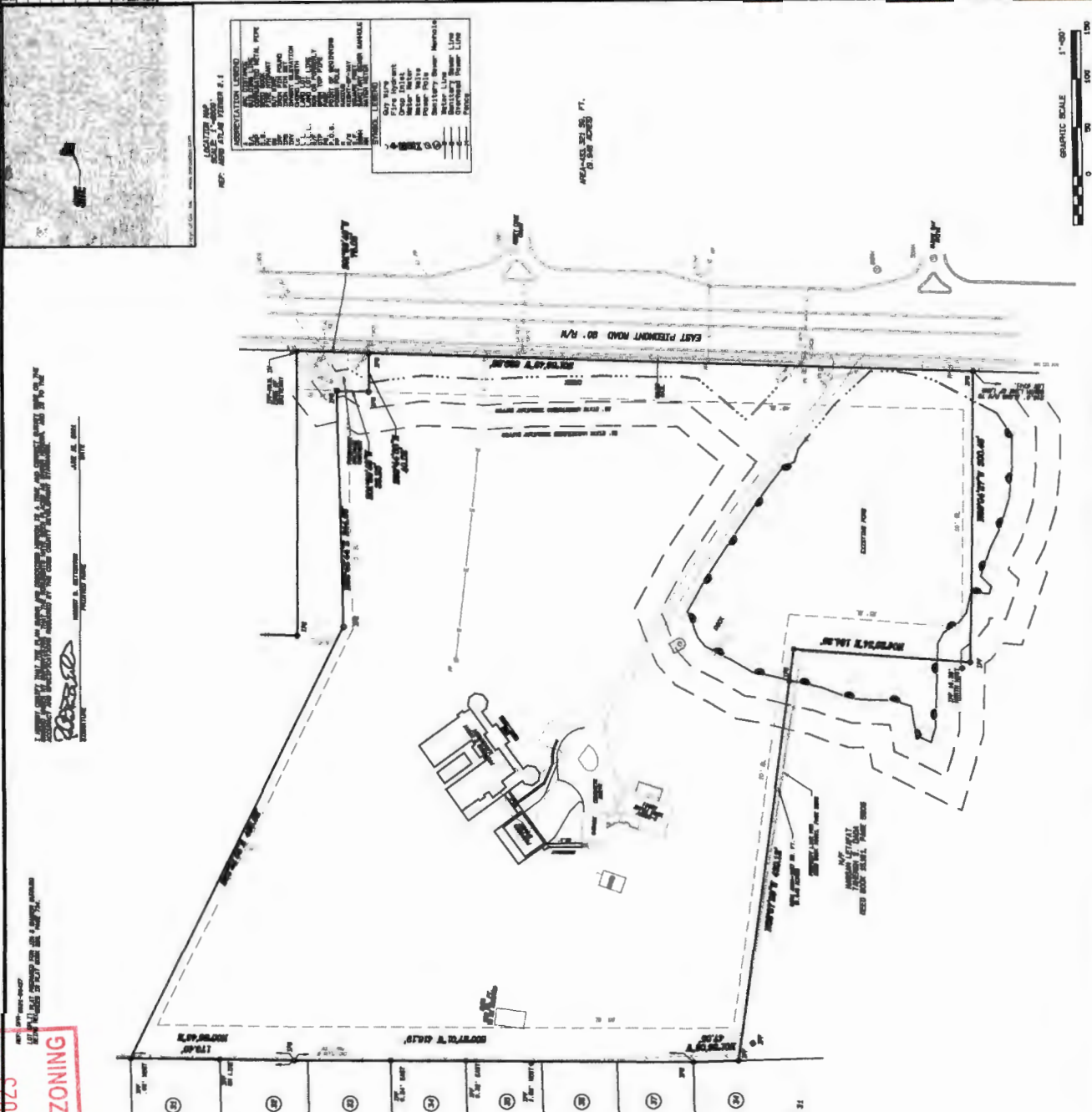


RECEIVED
 OCT 2 2023
 GOBB COUNTY ZONING

BETTERTON SURVEYING & DESIGN, INC.
 LAND SURVEYING & COMMERCIAL SITE DESIGN
 950 WEST SANDTOWN ROAD
 MARLETTA GEORGIA 30064
 (770) 493-0849

VARIANCE PLAT
 2021 EAST PIEDMONT ROAD
 LOCATED IN
 46TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA
 PREPARED FOR
 JIM & SHARON BURRUSS

DATE: 09/20/2023
 SHEET NO. 21 OF 21
 1 OF 1



ASSOCIATION LEGEND

LOCATED AND
 NOTED AND PLAT THEREIN

UTILITIES

- Fire Hydrant
- Water Main
- Water Valve
- Sanitary Sewer
- Sanitary Sewer Manhole
- Water Line
- Overhead Power Line
- Other

PROPERTY LINES

- 1/4" = 10'
- 1/8" = 20'
- 1/16" = 40'
- 1/32" = 80'
- 1/64" = 160'
- 1/128" = 320'
- 1/256" = 640'
- 1/512" = 1280'
- 1/1024" = 2560'
- 1/2048" = 5120'
- 1/4096" = 10240'
- 1/8192" = 20480'
- 1/16384" = 40960'
- 1/32768" = 81920'
- 1/65536" = 163840'
- 1/131072" = 327680'
- 1/262144" = 655360'
- 1/524288" = 1310720'
- 1/1048576" = 2621440'
- 1/2097152" = 5242880'
- 1/4194304" = 10485760'
- 1/8388608" = 20971520'
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- 1/490

APPLICANT: Sharon Burruss

PETITION No.: V-121

PHONE: 770-712-1237

DATE OF HEARING: 11-15-2023

REPRESENTATIVE: Larry G. Anderson

PRESENT ZONING: R-20

PHONE: 770-425-8764

LAND LOT(S): 741

TITLEHOLDER: Jim L. Burruss and Sharon M. Burruss

DISTRICT: 16

PROPERTY LOCATION: On the west side of East Piedmont Road, south of Birchtree Way

SIZE OF TRACT: 9.95 acres

(2021 East Piedmont Road).

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: To allow an accessory building that is intended to be habitable to be attached to the principal structure by a breezway rather than a fully enclosed heated/cooled hallway and be more than 25 feet from the primary structure (36.3 feet).

OPPOSITION: No. OPPOSED **PETITION No.** **SPOKESMAN**

BOARD OF APPEALS DECISION

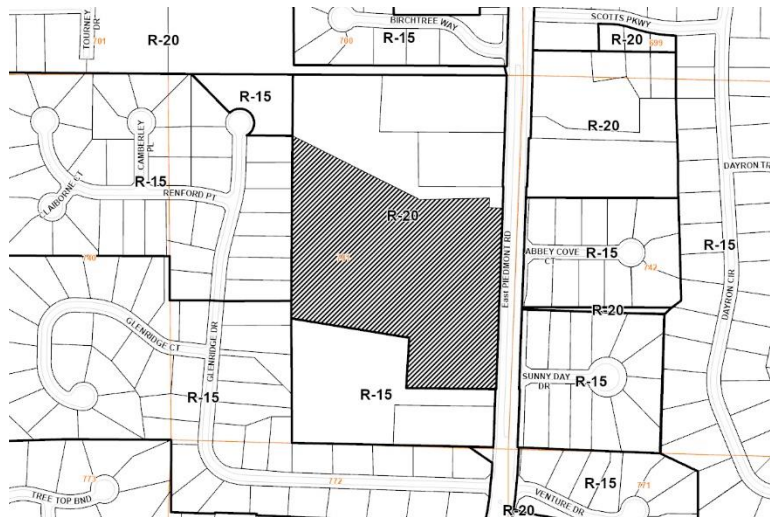
APPROVED **MOTION BY**

REJECTED **SECONDED**

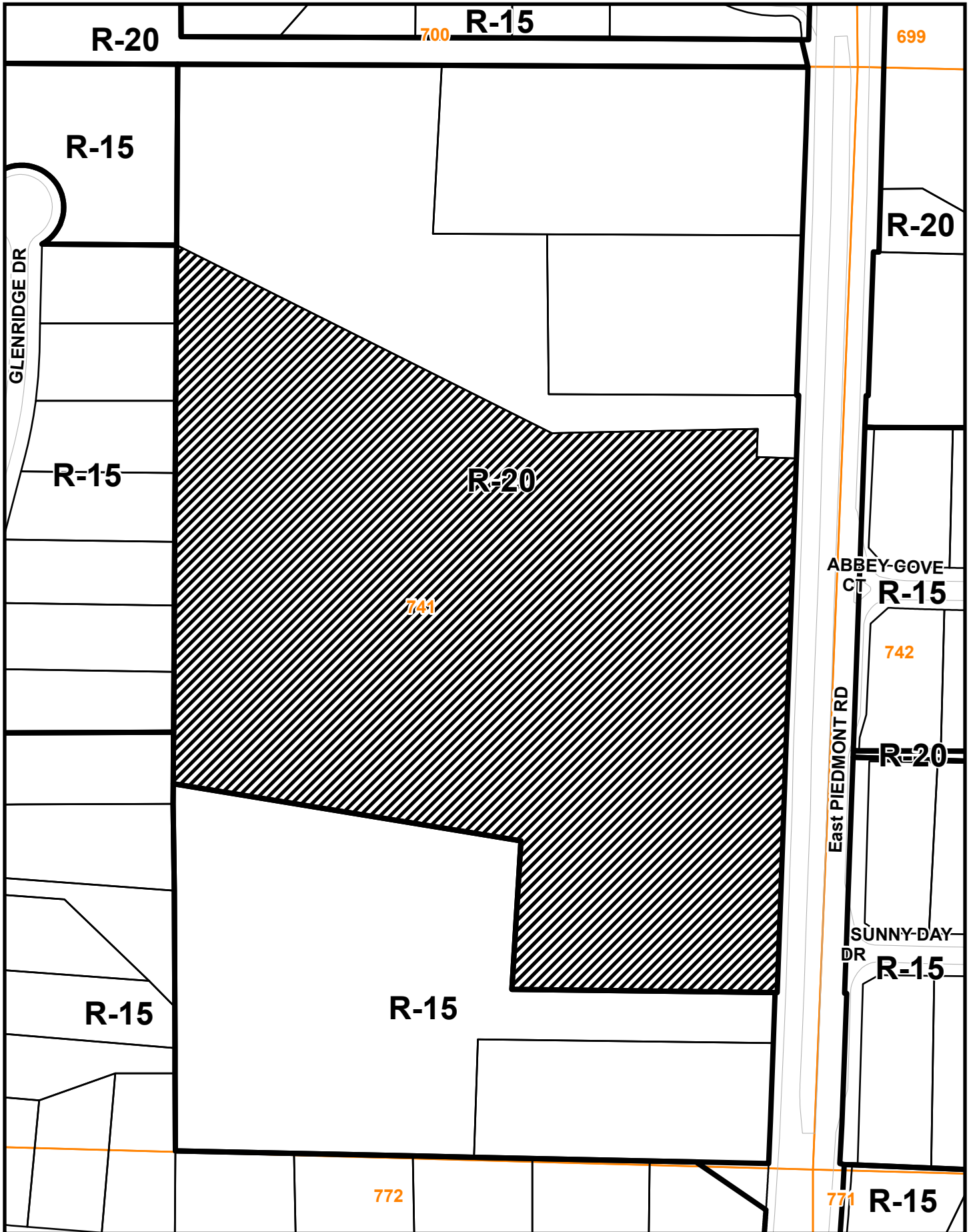
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STIPULATIONS:

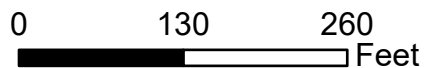
[Click here to add photo](#)





V-121 2023 Map



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



-  Zoning Boundary
-  City Boundary

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COBB COUNTY ZONING

Application for Variance

Cobb County

(type or print clearly)

Application No. V-121
Hearing Date: 11-10-2023

Applicant Sharon Burruss Phone # (770) 917-1237 E-mail sburruss@aol.com
LARRY Q. ANDERSON Address Advanced Metro Construction, Inc.
(representative's name, printed) 2025 Addison Rd. Marietta, GA. 30060
(street, city, state and zip code)

Larry Q. Anderson Phone # (770) 917-8764 E-mail lurchrex@aol.com
(representative's signature)

My commission expires: July 19th, 2026
Signed, sealed and delivered in presence of: K M Shanmuga Prings
Notary Public



Titleholder Sharon Burruss Phone # (770) 917-1237 E-mail sburruss@aol.com
Signature Sharon Burruss Address: 2051 E. Piedmont Rd. Marietta, GA. 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: July 19th, 2026
Signed, sealed and delivered in presence of: K M Shanmuga Prings
Notary Public



Present Zoning of Property R-10 R-20
Location 2021 E. Piedmont Rd. Marietta, GA. 30062
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 741 District 16th, 2nd Section Size of Tract 9.95 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

Does the property or this request need a second electrical meter? YES _____ NO

How many stories is the proposed building? 1 1/2 How many square feet? 4955

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.

In 2022 Cobb County required a breezeway between our 2 housing structures to approve our site plan. Cobb County approved our site plan and the breezeway has been constructed as approved. We are weeks from construction completion. This would create a financial hardship to reneve our current land lot and delay our certificate of occupancy.
List type of variance requested: To allow a wricatly constructed breezeway that was approved by Cobb County in 2022

**CONSENT OF CONTIGUOUS PARTS OR LAND OWNERS
TO ACCOMPANY APPLICATION**

V-121
(2023)
Exhibit

PURPOSE OF VARIANCE REQUEST

By signature, it is hereby acknowledged that I give my consent/or have no objection that Jim & Sharon Burruss intends to make an application to the appropriate Cobb County Authorities for a variance request for the purpose of Approval of constructed covered walkway 725 ft. on the premises described in the application.

	Signature	Printed name	Address
1.		Jesse Humill	1975 E. Piedmont Rd.
2.		Jacob Hoss	1975 E. Piedmont Rd.
3.		Cara Jacob	2244 Glenridge Dr.
4.		Ray McConell	2244 Glenridge Dr.
5.		Sharon Burruss	2051 E. Piedmont Rd.
6.		Jim Burruss	2051 E. Piedmont Rd.
7.			
8.			
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