

Variance Application

COWETA COUNTY BOARD OF ZONING APPEALS

A PRE-SUBMITTAL MEETING SHALL BE SCHEDULED NO LATER THAN ONE (1) WEEK PRIOR TO THE APPLICATION DEADLINE

Zoning Board  
ANSWER BY  
D/L - BY Friday 20 MAR  
MTG - April 23 6pm  
MAY 19th

Name of Applicant(s): BRYAN CAHOON  
Address of Applicant(s): 1634 Hines Road MORELAND, GA 30259  
Phone #: [REDACTED] E-mail address: [REDACTED]  
Address of Subject Property: 1640 Hines Road Moreland GA 30259  
Property Tax I.D. #: \_\_\_\_\_

**Definition of Variance:** A variance is a relaxation of the terms of the ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship. As used in this ordinance, a variance is authorized only for height, area, and size of structure or size of yards and open spaces; establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district.

Ordinance listing for proposed use: Article 23 Section ∅ Item ∅

Brief description of requested use: EXPLAINS the Guest House, the set back used 100' From ROAD EDGE per COUNTY STAFF, AND that the SLAB IS ALREADY poured AND APPROVED.

Applicant's reason for not conforming to the Zoning Ordinance: TRACES MY good-faith reliance ON DAVE Beatenbough's guidance through the set BACK DISCUSSION AND through reliance ON the correct Inspections, Appeals AND Reviews of the project.

What extraordinary conditions concerning the property/structure/property, warrants a variance or variances?

FOCUSED ON the COUNTY'S OWN MULTI-STAGE REVIEW FAILURE to Catch the ISSUE.

Provide proffered measures to reduce any impact. If no mitigation is proposed, the applicant must include an explanation of why none is being proposed.

No mitigation is needed since the county approved the SLAB LOCATION.

A variance can only be recommended for approval only if the Board of Zoning Appeals finds and states the basis for said findings on the record, all of the following exist. The applicant and/or applicant representative must provide response.

A. That one of the following is true, through no action or fault of the property owner or predecessor:

1. Is the property exceptionally narrow shallow, or usually shaped?

NO