

APPLICANT: Raffinee Gonzalez

PETITION No.: V-92

PHONE: 678-356-4038

DATE OF HEARING: 08-09-2023

REPRESENTATIVE: Gabriel Guzman

PRESENT ZONING: R-80

PHONE: 470-775-3696

LAND LOT(S): 177

TITLEHOLDER: LaShon Jones as Trustee of the 293 Fontaine Trust Under Trust Instrument Dated April 26, 2023

DISTRICT: 17

PROPERTY LOCATION: On the south side of Fontaine Road, south of Collins Lake Drive (293 Fontaine Road).

SIZE OF TRACT: 4.1 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Reduce the front setback for an accessory structure (proposed approximately 64 square foot watchtower from required 60 feet to 13 feet; 2) allow an accessory structure (proposed approximately 64 square foot watchtower) to be located in front of the principal building; and 3) allow a fence or wall in front of the house to be over six (6') feet (proposed nine (9') foot wall).

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

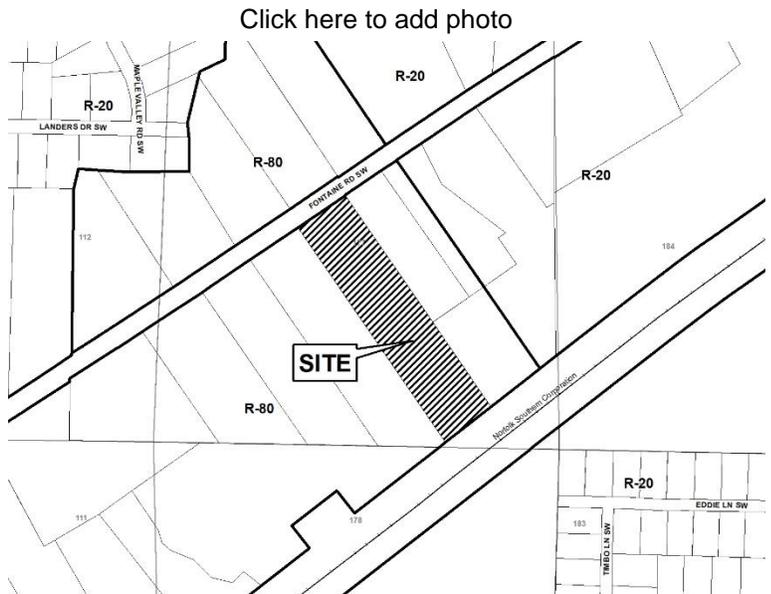
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

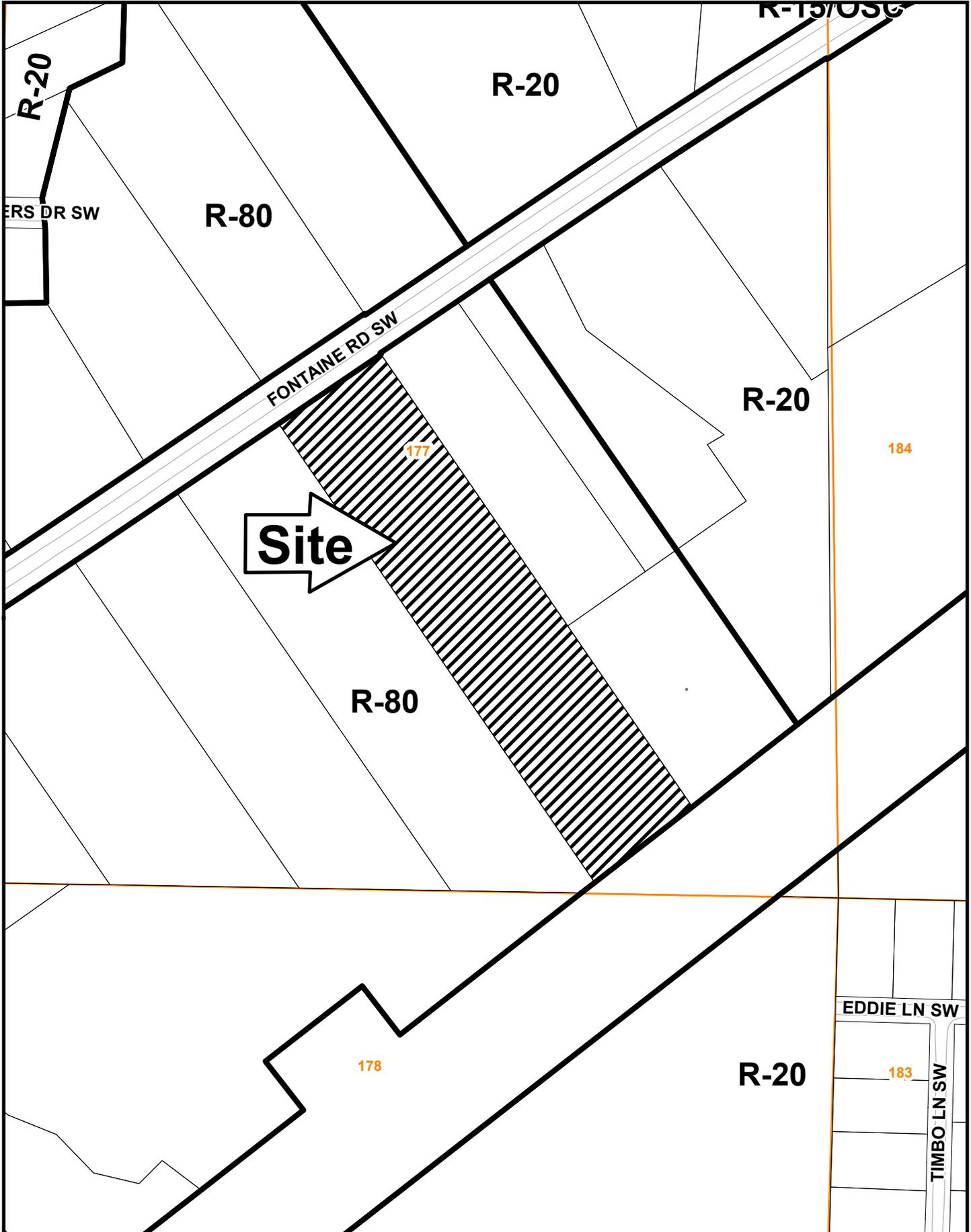
REJECTED **SECONDED**

HELD **CARRIED**

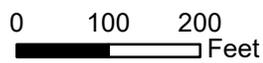
STIPULATIONS:



V-92 2023 GIS



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



-  Zoning Boundary
-  City Boundary

Application for Variance

Cobb County

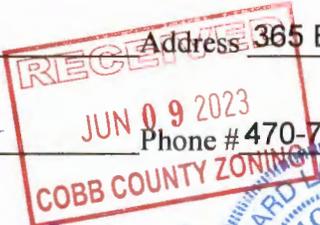
(type or print clearly)

Application No. V-92
Hearing Date: 08-09-2023

Applicant Raffinee Gonzalez Phone # 678-356-4038 E-mail raffineegonzalez

Gabriel Guzman Address 365 Brady Pl. Alpharetta, GA 30009
(representative's name, printed) (street, city, state and zip code)

Gabriel Guzman
(representative's signature)



Phone # 470-775-3696 E-mail gabriel@sbgpermits.com

My commission expires: June 23, 2023 Signed, sealed and delivered in presence of: _____
Notary Public



Titleholder 293 Fontaine Trust Phone # _____ E-mail contact@centricdevelopmentgroup.com

Signature Lashon Jones, Signing Member Address Fontaine Rd SW Mableton, GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: June 23, 2023 Signed, sealed and delivered in presence of: _____
Notary Public



Present Zoning of Property Residential

Location 293 Fontaine Rd
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 178 District 17 Size of Tract 4.1 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 How many square feet? 8x8'

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.

The addition of a watchtower and heightened front wall would enhance the home's security and provide peace of mind for the tenant.

The increased height of the wall will provide increased privacy for the homeowner and their family and further deter unwanted intrusions onto the the property. The Personal Security detail on the premises would utilize the watchtower to gain an elevated vanatage point to monitor the entrance to the property and provide protection from the elements for them.

manning the tower.

List type of variance requested: 1) construction of a watchtower by the main entrance to the property, on the border of the already demarcated setback. 2) heighting the existing front wall from 6ft to 9ft to enhance privacy