



CITY OF MABLETON, GEORGIA
5656 Mableton Parkway , Mableton , GA
December 11, 2025 at 6:00 PM

Conrad A. Woods - Board of Zoning Appeals Member - District 1
Gerri Aldridge - Board of zoning Appeals Member - District 2
Helen Butler-Simmons - Board of Zoning Appeals Member - District 3
Christopher S. Semler - Board of Zoning Appeals Member - District 4
Wendy Brown-Sanders - Board of Zoning Appeals Member - District 5
Chijioke Ebbis - Board of Zoning Appeals Member - Mayor Appointment

BOARD OF ZONING APPEALS

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
- 4. UNFINISHED BUSINESS**
- 5. NEW BUSINESS**
 - a. VAR-25-009 / 4706 Glore Rd - Request to reduce the 35' rear yard setback by 10' for the construction of a 726 square foot two-car garage.**
- 6. ADJOURNMENT**

Persons with special needs relating to handicapped accessibility, disability, or foreign language may contact the City Clerk at (404) 927-9502 or susan.hiott@mableton.gov at least three days prior to the meeting. The clerk can be located at the City of Mableton Offices, Riverside EpiCenter, 135 Riverside Pkwy, Austell, Georgia 30168 during regular office hours.

Application for Variance Mableton, Georgia

(type or print clearly)

Application No. Var 25-008

Hearing Date: 12/11/25

1
Var 25-008
12/11/25

Applicant HAROLD T + Janet K HOGAN Phone # 404.915.6425 E-mail hhogan2663@aol.com

J.L. Brooks
(representative's name, printed)

Address 5454 Malone Court Powder Springs
(street, city, state and zip code) 30127

[Signature]
(representative's signature)

Phone # 404-557-3565 E-mail office@j.l.brooks.com

Signed, sealed and delivered in presence of

Debbie M Morrison

My commission expires: 4/19/2029

Titleholder Harold T. HOGAN Phone # 404.915.6425 E-mail hank.hogan@bcl.com

Signature Harold T. Hogan
(attach additional signatures, if needed)

Address: 4706 Gore Rd SW MABLETON, GA 30126
(street, city, state and zip code)

Signed, sealed and delivered in presence of

Debbie M Morrison

My commission expires: 4/19/2029

Present Zoning of Property R-20

Location 4706 GORE RD SW MABLETON, GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1145 District 19th Size of Tract .54 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 23523 sq ft Shape of Property Rectangle Topography of Property FLAT Other _____

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

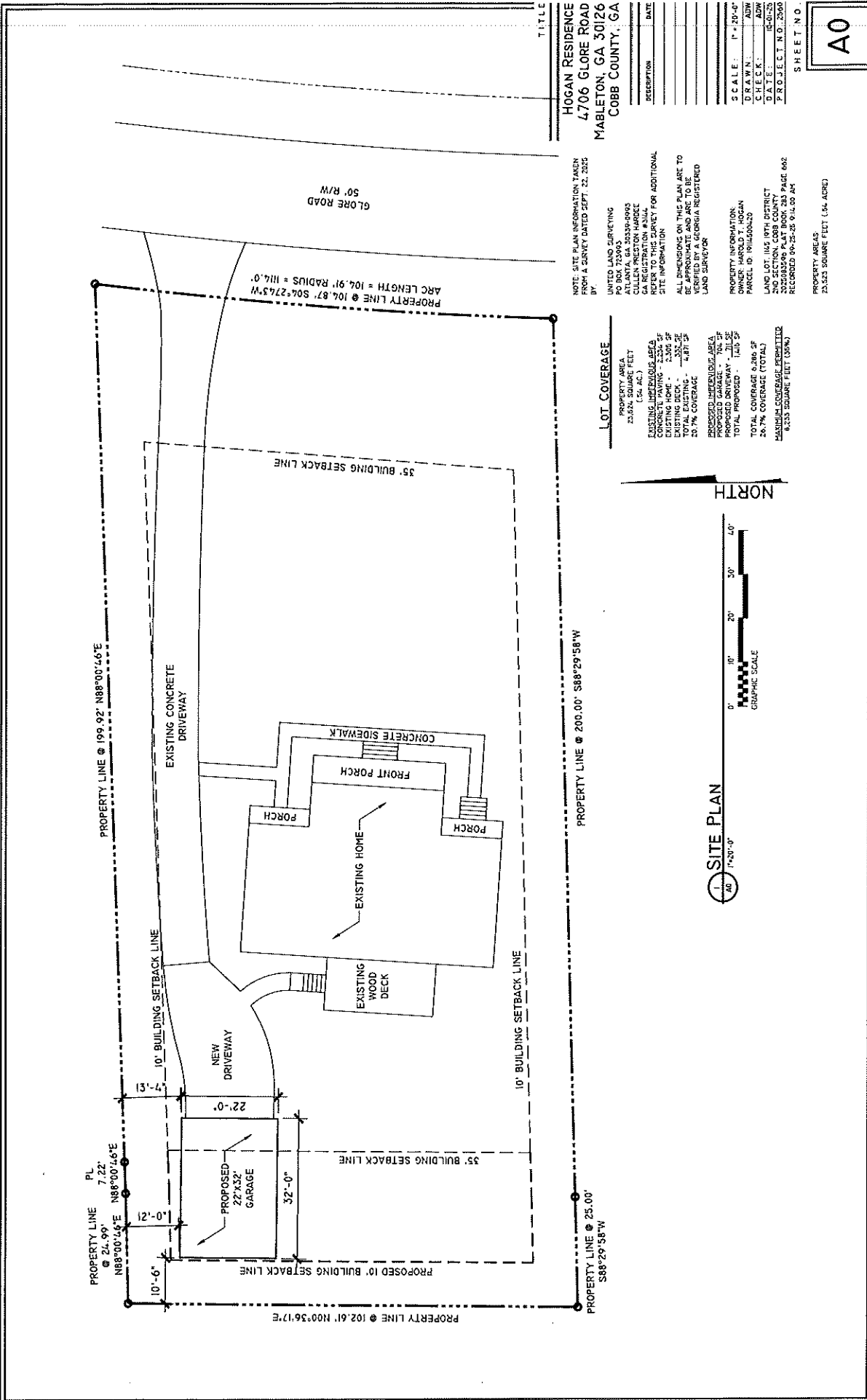
How many stories is the proposed building? ONE How many square feet? 704

The City of Mableton Zoning Ordinance Section (insert) states that the City of Mableton 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.

ATTACHED (A)

List type of variance requested: _____





TITLE
HOGAN RESIDENCE
4706 GLORE ROAD
MABLETON, GA, 30126
COBB COUNTY, GA

NOTE: SITE PLAN INFORMATION TAKEN FROM A SURVEY DATED SEPT. 21, 2003 BY: [Name]

UNITED LAND SURVEYING
 PO BOX 70903
 ATLANTA, GA 30339-0903
 CULLEN PRESTON HARDEE
 SURVEYOR
 REFERS TO THIS SURVEY FOR ADDITIONAL SITE INFORMATION

ALL DIMENSIONS ON THIS PLAN ARE TO BE APPROXIMATE AND ARE TO BE VERIFIED BY A GEORGIA REGISTERED LAND SURVEYOR

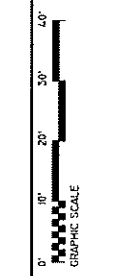
PROPERTY INFORMATION:
 OWNER: HAROLD T. HOGAN
 PARCEL ID: 111000020
 LAND LOT: 1145 19TH DISTRICT
 2ND SECTION, COBB COUNTY
 GEORGIA
 RECORDED: 00-25-28-014.00 A4
 RECORDED: 00-25-28-014.00 A4

PROPERTY AREAS:
 23,523 SQUARE FEET (.54 ACRE)

LOT COVERAGE

PROPERTY AREA
 (.54 AC.)
 23,523 SQUARE FEET
 EXISTING IMPERVIOUS AREA
 CONCRETE PAVING - 2,334 SF
 EXISTING POOL - 1,500 SF
 TOTAL EXISTING - 4,834 SF
 20.7% COVERAGE
 PROPOSED IMPERVIOUS AREA
 PROPOSED GARAGE - 764 SF
 PROPOSED DRIVEWAY - 711 SF
 TOTAL PROPOSED - 1,475 SF
 TOTAL COVERAGE 6,309 SF
 26.7% COVERAGE (TOTAL)
 MAXIMUM COVERAGE PERMITTED
 6,233 SQUARE FEET (26%)

NORTH



SITE PLAN
 1" = 20'-0"

SHEET NO.
A0

A

SUBJECT: VARIANCE REQUEST FOR 4706 GLORE RD SW, MABLETON, GA 30126-PARCEL ID:
19114500420; LAND LOT:1145

Requesting a 10-foot rear setback variance for the construction of a detached two-car garage measuring 22 feet by 32 feet on the backside of residence located at 4706 Glore Rd SW, Mableton, GA. The current zoning ordinance requires a 35-foot setback from the rear property line. Due to the dimensions and layout of lot, adhering to this requirement would significantly limit the functionality and placement of the proposed garage. Granting this variance would allow the construction the garage in a location that is both practical and consistent with the character of the surrounding neighborhood.

The proposed structure will be used solely for residential purposes and will not negatively impact adjacent properties. I have taken care to ensure that the design and placement of the garage will maintain the aesthetic and privacy of neighboring homes. Additionally, the garage will not obstruct any public utilities or easements.

I respectfully ask for your consideration of this request and welcome any opportunity to provide further information or attend a hearing to discuss the proposal.

Thank you for your time and attention.

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

(A separate form must be completed by each applicant* - please see definition below)

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property?

NO

If so, describe the nature and extent of such interest:

Does any member of the Mayor and Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?

If so, describe the nature and extent of such interest:

NO

Does any member of the Mayor and Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above?

NO

If so, describe the relationship and the nature and extent of such interest:

I certify that the foregoing information is true and correct, this 23rd day of Sept, 2025

David J. Hoyle
Applicant's Signature

¹If the answer to any question is "Yes," then the Mayor or the member of the Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council of Mableton, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for a rezoning action and any attorney, or other person representing or acting on behalf of a person who applies for a rezoning action

ATTACHMENT C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

(A separate form must be completed by each applicant - please see definition below)*

Has the applicant² made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application?

No

If so, the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of Mableton within ten (10) days after this application is first filed.

Please apply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application:

I certify that the foregoing information is true and correct, this 23rd day of Sept, 2025

Harold L. Hogg

B

After Recording Return To:
Harold T. Hogan & Janet K. Hogan
4706 Glore Rd SW
Mableton, GA 30126

STATE OF GEORGIA

COUNTY OF COBB

THIS WARRANTY DEED made this 8th day of September, 2025 between

****Harold T. Hogan and Janet K. Hogan****, as Grantors,
and

****Harold T. Hogan and Janet K. Hogan****, as Grantees,
whose address is **4706 Glore Rd SW, Mableton, GA 30126.**


WITNESSETH: That Grantors, for and in consideration of the sum of Ten-Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Grantees the following described property:

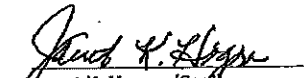
****All that tract or parcel of land lying and being in Land Lot 1145 of the 19th District, 2nd Section of Cobb County, Georgia, and being known as 4706 Glore Rd SW, Mableton, GA 30126, as per plat recorded in Plat Book 116, Page 5, Cobb County, Georgia records.****

TO HAVE AND TO HOLD the said tract or parcel of land, with all appurtenances thereto, unto the said Grantees, their heirs and assigns, in fee simple.

AND THE SAID Grantors will warrant and forever defend the right and title to the above-described property unto the said Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above written.

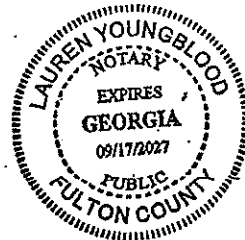

Harold T. Hogan (Seal)


Janet K. Hogan (Seal)

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public
My Commission Expires: 09/17/2027



ATTACHED:
Exhibit A
Exhibit B
Exhibit C

Hogans 4704 Legal Description

ATTACHMENT D

HAROLD T. & JANET K. HOGAN
4706 Glore Rd SW
Mableton, GA 30126
PARCEL ID: 19114500420
LAND LOT: 1145

LEGAL DESCRIPTION

To find the point of beginning, begin at the point which is at the common corner of land lots 1075, 1076, 1145 and 1146 of the 19th District 2nd Section Cobb County, Georgia which point is also located on the westerly right of way of Glore Road (50 foot right of way); running thence south along the westerly right of way of Glore and following the curvature thereof a distance of 105.14 feet to a point and an iron pin the northeast corner of lands now or formerly owned by Anne J. Landers; thence south 88 degrees, 29 minutes, 58 seconds west a distance of 200 feet to a point and an iron pin which is the point of beginning; running thence further south 88 degrees, 29 minutes, 58 seconds west a distance of 25 feet to a point; thence north 0 degrees, 36 minutes, 0 seconds east a distance of 102.61 feet to a point located on the south line of Land Lot 1076; thence north 88 degrees, 29 minutes, 58 seconds, east along said Land Lot line a distance of 25 feet to a point and an iron pin which is the northwest corner of lands owned by Grantees herein; thence south 0 degrees, 36 minutes, 0 seconds west a distance of 102.61 feet to a point and an iron pin which is the point of beginning.



2025 COBB COUNTY PROPERTY TAX BILL

HOGAN Property Tax - 1025



CARLA JACKSON
Tax Commissioner
HEATHER WALKER
Chief Deputy

Pay online at www.cobbtax.gov or (866) 729-2622
See the back of this bill for important information.

PO Box 100127 • Marietta, GA 30061-7027
(770) 528-8600 • tax@cobbtax.gov

Pay Online

PAID

8/21/25
HH

Payment Due October 15, 2025

Payment must be received or **USPS Postmarked** by the due date. Metered or kiosk postmarks are not proof of timely mailing.

PROPERTY OWNER(S)	ADDRESS	DUE DATE	AMOUNT
HOGAN HAROLD T & JANET K	4706 GLORE RD	10/15/2025	\$899.40

PARCEL ID	FAIR MARKET VALUE	ASSESSED VALUE	ACREAGE	TAX DISTRICT	HOMESTEAD EXEMPTION
19114500420	\$414,380	\$165,752	0.58	City of Mableton	Yes; Basic, School

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION	NET ASSESSMENT	MILLAGE RATE	TAXES DUE
SCHOOL	\$165,752	\$165,752	\$0	0.018700	\$0.00

- The adopted millage rate exceeds the estimated roll-back rate as stated in the annual notice of assessment that you previously received for this taxable year, which will result in an increase in the amount of property tax that you will owe.
- Cobb County Board of Education chose to opt out of property tax relief for homeowners related to HB 581 (2024). If you have concerns about that decision, please call (770) 426-3300.

Levied by the Cobb County Board of Education representing approximately 0.00% of your taxes due.

COUNTY GENERAL	\$165,752	\$117,629	\$48,123	0.008460	\$407.12
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- The adopted millage rate exceeds the estimated roll-back rate as stated in the annual notice of assessment that you previously received for this taxable year, which will result in an increase in the amount of property tax that you will owe.

COUNTY FIRE	\$165,752	\$0	\$165,752	0.002970	\$492.28
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Levied by the Board of Commissioners representing approximately 100.00% of your taxes due.

Under the Taxpayer Reassessment Relief Act this bill reflects an increased exemption of \$ 107,629.00 in the County General tax category due to property reassessments.

TAX YEAR	PARCEL ID	DUE DATE	APPEAL AMOUNT	TOTAL TAXES DUE
2025	19114500420	10/15/2025	Pay: N/A	\$899.40

Amx 708 Fee + 19.79

Payment must be received or **USPS Postmarked** by the due date. Metered or kiosk postmarks are not proof of timely mailing.

TAX YEAR	PARCEL ID	DUE DATE	APPEAL AMOUNT	TOTAL TAXES DUE	AMOUNT ENCLOSED
2025	19114500420	10/15/2025	Pay: N/A	\$899.40	919.19

Late fees apply after October 15, 2025
(See back)



RE202519114500420
19114500420113 00000899.40N09000000.00

2025 Cobb County Property Tax Bill

24174



HOGAN HAROLD T & JANET K
OR CURRENT PROPERTY OWNER
4706 GLORE RD SW
MABLETON GA 30126-5504



Internal Use

IS YOUR INFORMATION UP TO DATE?

My mailing address has changed.

I no longer own this property.

DATE MOVED: _____

NEW MAILING ADDRESS: _____

Signature: _____

H₁



MISCELLANEOUS SERVICE REQUEST

OFFICE USE ONLY

Date 8/25/25 Amount Paid \$ 150.00 Invoice # 1187176 Authorization # 157188
 Check # Cash Amex Discover MC Visa Received By: Brenda Rivera

Address of service location: 4706 Glove Rd. SW Mableton GA 30126 - 5504
 Requestor's Name: Harold Hogan Phone: 404-915-6425
 Requestor's Address: 4706 glove rd. mableton GA 30126 - 5504
 Requestor's E-mail: HHogan2663@gmail.com
 Subdivision Name: 111 @ aol.com Lot/Block
 # Bedrooms: 3 Land Lot: District: Section: Year Built: 1985

Service requested:

- Remodel / Rebuild / Addition (non-bedroom) (attach site plan) Structure addition to property (attach site plan)
- Personal care home (attach state form) # of full employees # of part employees # of residents
- Septic tank loan letter / refinance (see below)
- Commercial Home business Home office Relocate mobile home
- Other:

Comments: rebuilding car port into a 2 door car garage, & adding a fence.

Septic Tank Letter:

- Mail letter to owner's address Hold letter and call this phone # when ready
- E-mail to address above E-mail to: HHogan2663@gmail.com
- Mail letter to this address

Property Owner's Name: Harold Hogan Phone: 404-915-6425
 Property Owner's Address: Harold Hogan - same as above

Investigation / inspection record (attach additional sheets as needed)

Date	Findings	Action Taken	Recheck Date	Initials
<u>8/28/25</u>	<u>OK for 2-car garage only</u>			<u>ll</u>

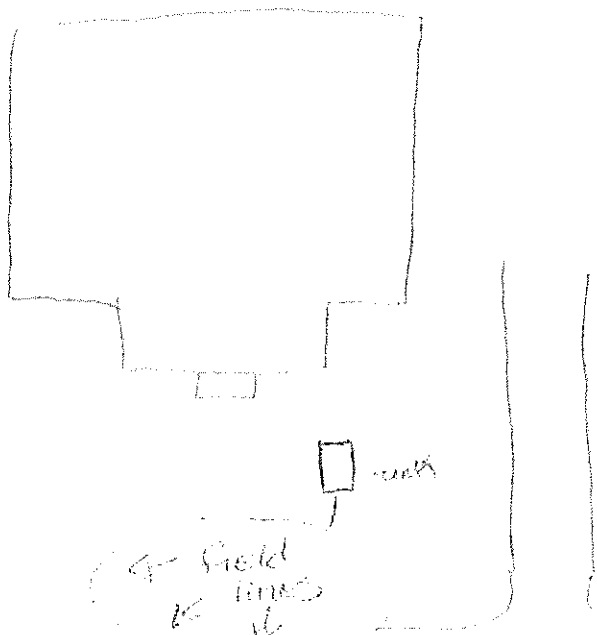
PR: / /

H2



ONSITE SEWAGE MANAGEMENT SYSTEM INSPECTION REPORT

Date: 8/28/25 Permit No.: _____
 Address: 4706 Colore Rd Mableton 30126-2504
Street # and Name City Zip
 Subdivision: _____ Unit: _____ Lot: _____ Block: _____
 Phase: _____ Land Lot: _____ District: _____ Section: _____
 Owner: _____ Installer: _____



Tanks located for eval & identify collection

↓ Absorb. Pond

GENERAL

- | | | |
|---|---------------------------------------|--|
| 1. Facility type _____ | 12. Dosing tank capacity _____ gal | 4. Total linear ft _____ ft |
| 2. <input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Modification | 13. Pump/ siphon mfg. _____ | 5. Trench width _____ in |
| 3. Water supply _____ | 14. Pump/ siphon model _____ | 6. Average trench depth _____ in |
| 4. Bedrooms or gal/day _____ | 15. ATU tank capacity _____ gal | 7. Aggr. depth/ Chamber height _____ in |
| 5. Lot size _____ | 16. ATU mfg _____ | 8. Distance field to building _____ ft |
| 6. Building line _____ ft | MEASUREMENTS | |
| 7. Field layout _____ | 1. Building sewer length _____ | 9. Nearest property line _____ |
| 8. Field type/ mfg _____ | 2. Distance tank to building _____ ft | 10. Distance to # 9 _____ ft |
| 9. Septic tank capacity _____ gal | 3. Absorption trench lengths (ft) | 11. Distance field to body of water _____ ft |
| 10. Filter _____ | 1 _____ 2 _____ 3 _____ | 12. Distance tank to body of water _____ ft |
| 11. Grease trap capacity _____ gal | 4 _____ 5 _____ 6 _____ | 13. Distance field to well _____ ft |
| | | 14. Distance tank to well _____ ft |

Violations/ Comments _____

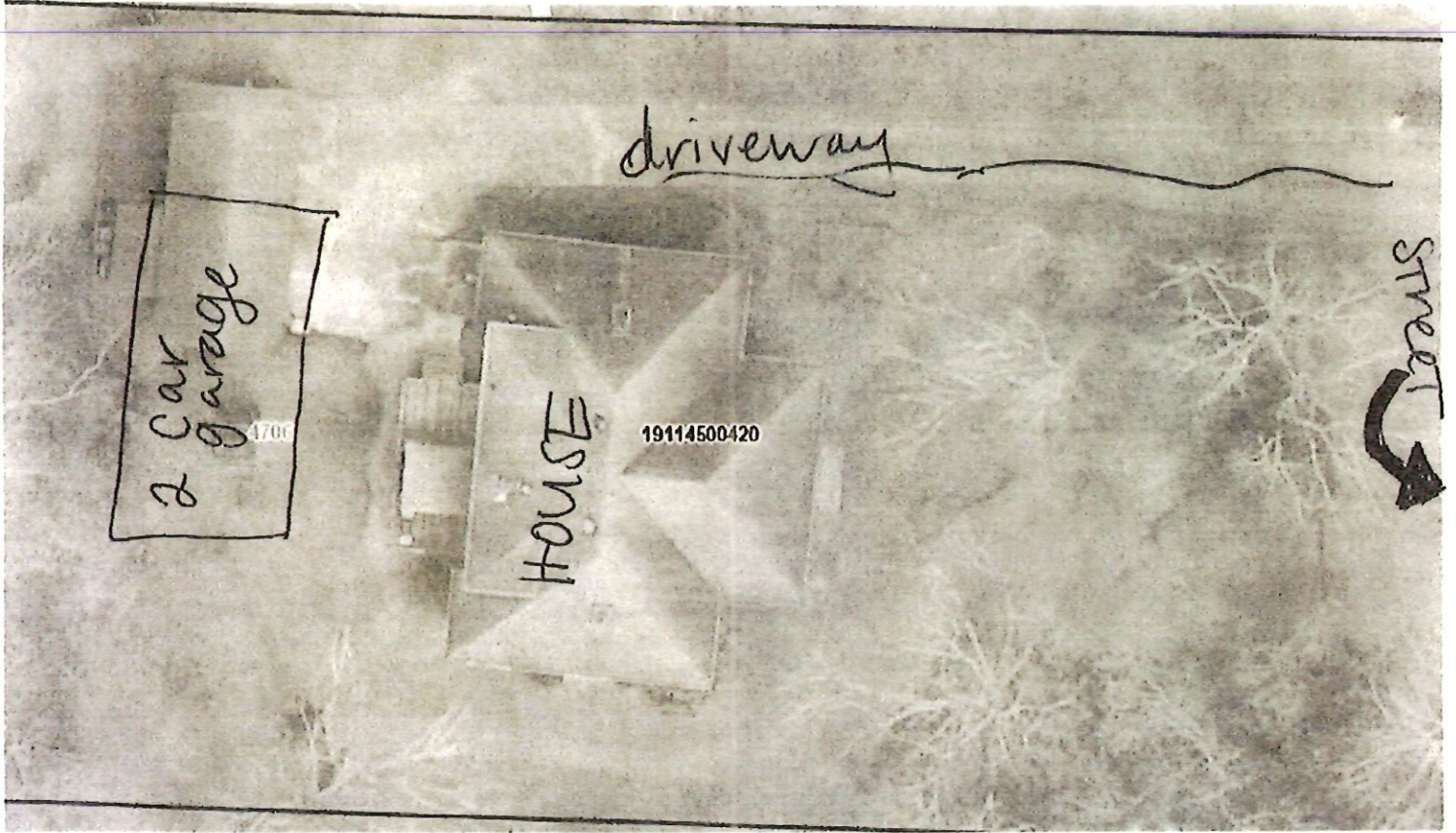
SYSTEM APPROVED? Yes No

This system is approved for a maximum of _____ bedrooms/gpd. Any increase of bedrooms or gpd will render this approval void.

Inspected by: _____ Contractor: _____

11/20/2014
301-470-2020

H13



APPROVED

Christy Cochran 8/28/2005

COBB PUBLIC HEALTH
CENTER FOR ENVIRONMENTAL HEALTH

DATE
OK for 2 car
garage only.

H4



**Georgia Department of Public Health On-Site Sewage Management System
Performance Evaluation Report Form**

APPLICANT NAME: HAROLD HOGAN	PROPERTY/SYSTEM ADDRESS: 4706 GLORE RD SW MABLETON, GA	EVALUATION ID: 028649
APPLICANT PHONE: (404) 915-6425	30126-5504	COUNTY: Cobb
APPLICANT EMAIL ADDRESS: HHOGAN2663@GMAIL.COM	SUBDIVISION/LOT/BLOCK: //	REASON FOR EVALUATION: Structure Addition

Inspection Records

- | | |
|-----|--|
| Yes | 1. Inspection records exist for this septic system. |
| Yes | 2. Inspection records indicate that all components of the septic system were properly constructed and approved at the time of original inspection. A copy of the original inspection report is attached. |

Maintenance Records (applicable copies are attached)

- | | |
|-----|---|
| No | 3. Maintenance or installation records indicate that the tank has been pumped out or installed within the past 5 years. Note: it is recommended that septic tanks be pumped at least once every 5 years. |
| N/A | 4. Systems with aerobic treatment unit(s) (ATU): Records indicate the ATU has been serviced in accordance with the manufacturer's recommended maintenance schedule OR an authorized representative of the manufacturer has provided documentation that the ATU is operating sufficiently. |
| N/A | 5. Systems with grease trap(s): Maintenance records indicate the grease trap(s) has been pumped out within the last 6 months OR documentation has been provided by a qualified individual confirming that the grease trap contains less than 75% of the designed grease holding capacity and is operating sufficiently. |

System Assessment and Existing Site Conditions (applicable copies are attached)

- | | |
|-----|--|
| No | 6. The septic tank was uncovered at the time of this County Board of Health Evaluation OR maintenance records exist and the tank appears to meet the required design, construction, and installation criteria. The appropriateness of the sizing and installation criteria of the absorption field cannot be verified since no initial inspection records exist. |
| No | 7. A Georgia certified septic tank installer has provided written documentation of the system design, location, and components. |
| Yes | 8. This site evaluation by the County Board of Health revealed no evidence of system failure. |
| Yes | 9. This site evaluation by the County Board of Health revealed no evidence of adverse conditions which would affect the functioning of the system. |

Addition to Property

- | | |
|-----|--|
| Yes | 10. This site evaluation as well as the provided information indicate that the proposed construction to the home or property should not adversely affect the functioning of the existing system. |
|-----|--|

Relocation of Home or Change of Use

- | | |
|-----|---|
| N/A | 11. This site evaluation as well as the provided information indicate that the system appears to meet the required design, construction, and installation criteria to accommodate the proposed relocation of the home or change of use for the facility should not adversely affect the functioning of the existing system. |
|-----|---|

See 2nd page for evaluation notes, disclaimer, and signature.

HS

Performance Evaluation Report Form (continued)

PROPERTY/SYSTEM ADDRESS: 4706 GLORE RD SW MABLETON, GA 30126-5504	EVALUATION ID: 028649
	SUBDIVISION/LOT/BLOCK: //

Adverse Conditions (i.e. malfunctioning or damaged system or clear evidence of a condition, or conditions, that would likely contribute to system malfunction or unacceptable risk to public health):

Additional Notes/Comments:

OK TO BUILD CAR PORT INTO A 2 DOOR CAR GARAGE, DEMO CAR PORT, AND ADDING A FENCE. NO ADDITIONAL BEDROOMS. NO FOOTPRINT CHANGE TO HOME.

Inspector: ISMALY COHRAN	Signature: <i>Ismary Cohran</i>	Date: 08/28/2025
------------------------------------	---	----------------------------

I verify the above information to be correct at the date and time of this evaluation only. Disclaimer: This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by system malfunction.



City of Mableton
Community Development | Planning and Zoning Division
6116 Mableton Parkway, Suite 144
Mableton, GA 30126
(470) 417-4220
www.mableton.gov

BOARD OF ZONING APPEAL STAFF REPORT

GENERAL INFORMATION

CASE NUMBER: VAR2025-009

APPLICANT: Harold T Hogan

REQUEST: To reduce the rear yard setback from 35' to 10' for the construction of a two car garage.

PROPERTY LOCATION: 4706 Glore Rd SW, Mableton, Georgia

PARCEL ID: 18006600550

ACREAGE: 0.4

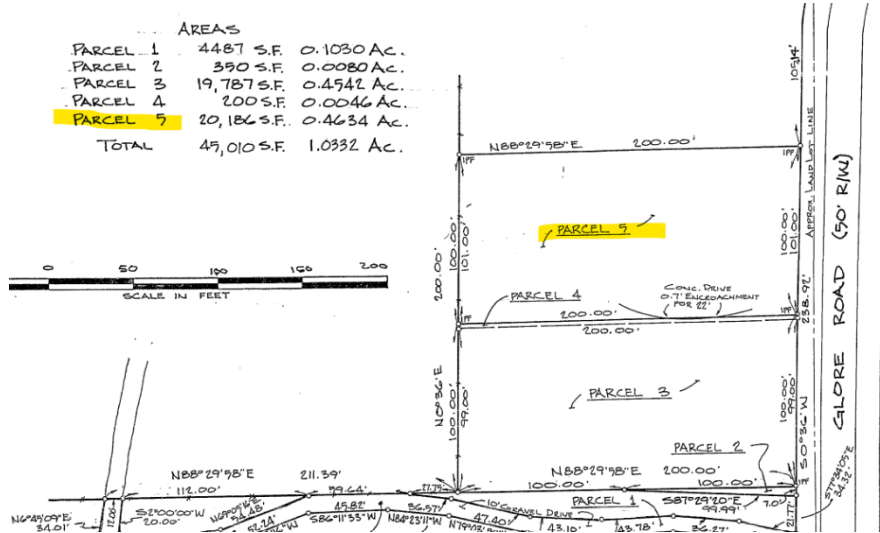
HEARING DATE: December 11, 2025

DISTRICT: 4

ZONING MAP



Platted Parcel



II. Code Requirements

Per Code Sec 7.15 Accessory Building, Structures, Uses and Decks (1) size and setback limitations; any structure over 650 total gross square feet must be at least 100 feet from the property line.

Per Section 10.32 Board of Zoning Appeals (d)(3) ; Variances may only be granted upon meeting specific hardship criteria and where impacts can be mitigated. Please see the staff analysis in the following paragraph.

III. Staff Analysis

i) Extraordinary and exceptional conditions pertaining to the particular piece of property due to size, shape, or topography:

The subject property contains approximately 23,524 square feet and is not uniquely constrained by size, shape, or topography. In staff opinion there are no limits to the placement options for accessory structure and nor create exceptional site constraints not typically found on standard residential lots.

ii) Application of this chapter to this property would create an unnecessary hardship:

In staff opinion adherence to strict application of the accessory structure standard would not prevent the property owner from constructing or maintaining an accessory building over 650 square feet in a reasonable and functional location. The previous carport that met all setback requirements demonstrates that compliant development was feasible prior to its demolition. The request appears to be based on the applicant's preferred placement of a larger garage rather than a hardship created by the ordinance.

iii) Such conditions are peculiar to the property involved:

No conditions unique or peculiar to this parcel have been identified. The site characteristics—lot size, shape, and level topography—are typical of residential properties in the area. The need for a reduced rear yard setback results from the applicant’s desire to construct a larger accessory structure rather than from a physical condition specific to the property. Therefore, staff finds that the circumstances prompting this request are not peculiar to the parcel.

iv) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this chapter:

Reducing the required rear setback from 35 feet to 10 feet would place a substantial accessory structure in close proximity to the rear property line. This may impact neighboring residences through increased visibility, massing, and potential noise associated with garage use. The intent of the accessory setback requirement is to preserve privacy, ensure adequate spatial separation, and maintain compatibility with surrounding homes. Granting relief to this extent could impair those purposes and create a precedent for similar requests without hardship. For these reasons, the requested setback reduction may cause detriment to the surrounding residential area.

v) No variance may be granted for a prohibited use or in conflict with stipulations:

The requested variance does not involve a prohibited use and does not conflict with any existing zoning conditions or stipulations. The proposed accessory structure remains a permitted residential use within the zoning district.

Staff Recommendation.

Based on the analysis, staff recommends *DENIAL* of the variance request with the following stipulations;

If the board choose to approve the variance please approve the variance request with the following stipulations;

1. Substantial Compliance With Submitted Plans

The garage shall be constructed substantially in accordance with the site plan and architectural renderings submitted with the variance application.

Minor adjustments necessary to comply with building, fire, or engineering requirements may be approved administratively by staff.

2. Architectural Compatibility

The garage shall match or complement the primary residence in:

- Exterior materials (e.g., siding, brick, stone, or other approved materials)

- Roof pitch and shingle type
- Color palette
- Overall residential character

Metal siding or unfinished exterior materials shall be prohibited unless approved by staff.

3. Maximum Height and Massing

The garage shall not exceed **one story** or **20 feet in height**, whichever is lower, to reduce visual impact on adjacent properties and maintain neighborhood compatibility.

4. Rear Yard Screening

To mitigate proximity to the rear property line, the applicant shall install and maintain **evergreen landscaping** or a **solid privacy fence** along the rear property boundary.

- Plantings shall be a minimum of 6 feet at installation.
 - Fencing shall be a minimum of 6 feet and constructed of wood or decorative materials (no chain link facing adjoining residential lots).
-

5. Access and Driveway Requirements

The garage shall use the existing driveway or an extension thereof.

No new curb cuts or driveway expansions within the right-of-way shall occur without transportation approval.

6. Drainage and Runoff Management

Any grading or impervious surface additions associated with the garage shall comply with stormwater regulations.

Roof runoff shall be directed away from neighboring properties through gutters, downspouts, swales, or other staff-approved methods.

7. Use Restrictions

The garage shall be used solely for residential purposes accessory to the principal dwelling.

- No commercial operations
 - No vehicle repair business
 - No short-term rental of the garage space
 - No conversion to an accessory dwelling unit unless otherwise approved under applicable ordinances
-

8. Utilities and Mechanical Equipment

Any exterior HVAC units, mechanical equipment, or utility connections serving the garage shall be located to the side of the structure and screened from view.

9. Compliance With All Applicable Codes

All construction shall comply with zoning, building, fire, and engineering regulations, including inspections and permit requirements.

10. No Further Encroachments

Approval of this variance shall not be interpreted as approval for any additional setback encroachments.

Any future accessory structures or additions must meet applicable standards or obtain separate approvals.