

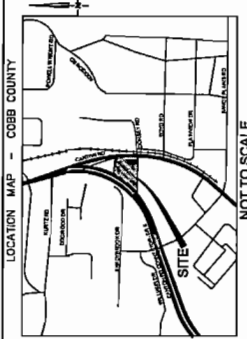


REVISION RECORD table with columns for NO., DESCRIPTION, and DATE

V-70 (2016)

PROJECT NAME: UNCLE BOB'S SELF STORAGE #042 VARIANCE PLAN
DRAWING TITLE: VARIANCE PLAN

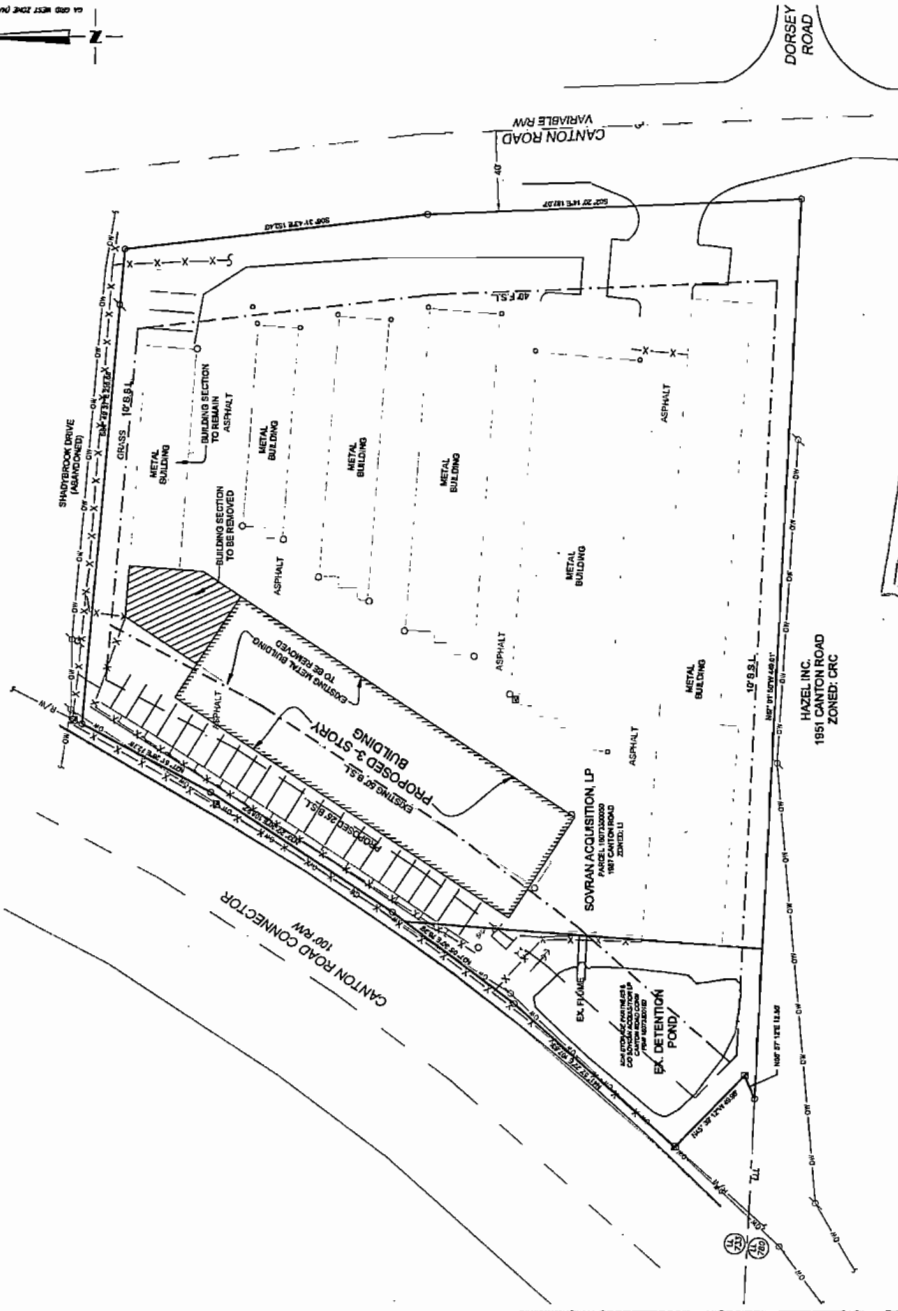
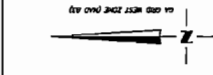
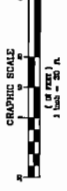
SCALE: 1.01 OF 1
WPD PROJ. NO.: 20160019.00.JAT



NOT TO SCALE

NOT FOR CONSTRUCTION

2.81 ACRES
122,516.00 SQ.FT.



OWNER: SOVRAN ACQUISITION, LP
CONTRACT: THOMAS WALCOTT
1718 800-001
5401 MARKET STREET
WILMINGTON, DE 19801

RECEIVED
MAR 10 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

- LEGEND
PROPERTY LINE
BUILDING SET BACK LINE
CURB AND GUTTER
CALCULATED POINT
CANTON ROAD
DORSEY ROAD
CANTON ROAD

- EXISTING NOTES
1. ALL UTILITIES ARE SHOWN FROM RECORD PLANS AND FIELD SURVEY.
2. THE PROPERTY IS BOUNDED BY CANTON ROAD TO THE NORTH, DORSEY ROAD TO THE WEST, AND SHOOTER DRIVE TO THE EAST.
3. THE EXISTING METAL BUILDINGS ARE TO BE REMOVED AND REPLACED BY A PROPOSED 3-STORY BUILDING.
4. THE PROPOSED 3-STORY BUILDING IS TO BE CONSTRUCTED ON THE EAST SIDE OF THE PROPERTY.
5. THE PROPOSED 3-STORY BUILDING IS TO BE CONSTRUCTED ON THE EAST SIDE OF THE PROPERTY.
6. THE PROPOSED 3-STORY BUILDING IS TO BE CONSTRUCTED ON THE EAST SIDE OF THE PROPERTY.
7. THE PROPOSED 3-STORY BUILDING IS TO BE CONSTRUCTED ON THE EAST SIDE OF THE PROPERTY.
8. THE PROPOSED 3-STORY BUILDING IS TO BE CONSTRUCTED ON THE EAST SIDE OF THE PROPERTY.

Small text at the bottom left corner of the page.

APPLICANT: Thomas M. Willett

PETITION No.: V-70

PHONE: 716-650-6016

DATE OF HEARING: 05-11-2016

REPRESENTATIVE: Thomas M. Willett

PRESENT ZONING: LI

PHONE: 716-650-6016

LAND LOT(S): 733

TITLEHOLDER: Sovran Realty Company LP, et. al.

DISTRICT: 16

PROPERTY LOCATION: Located on the east side of the Canton Road Connector and on the west side of Canton Road (1987 Canton Road).

SIZE OF TRACT: 2.81 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the front setback from the required 50 feet to 25 feet; 2) waive the maximum impervious surface in a Neighborhood Activity Center from 70% to 78% (existing); and 3) waive the maximum building height from one story to three stories.

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

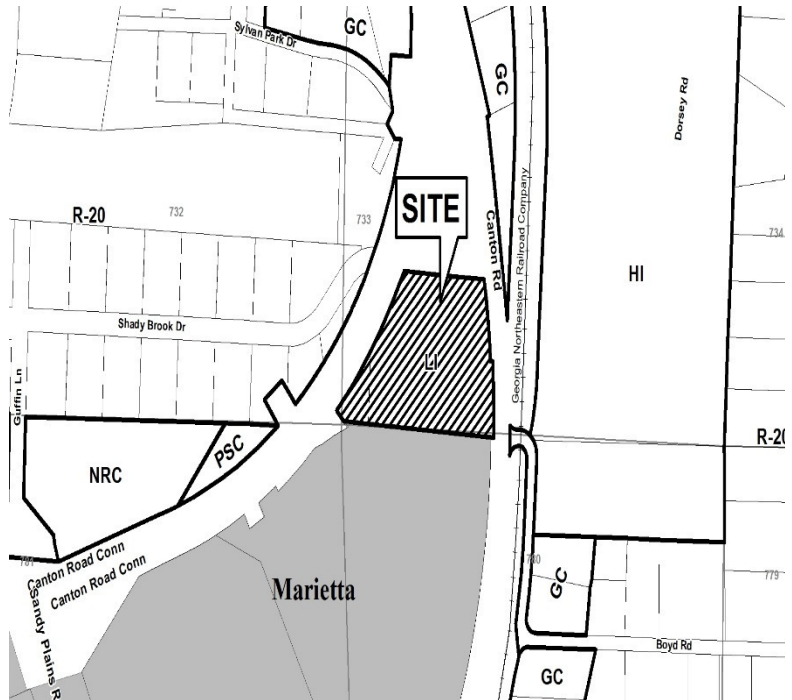
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **VOTE**

STIPULATIONS:



APPLICANT: Thomas M. Willett

PETITION No.: V-70

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No Comment.

STORMWATER MANAGEMENT: No comment.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources

DESIGN GUIDELINES: The subject site is within the Canton Road Design Guidelines area; however this variance regarding the setback reduction of a new renovation building is not along Canton Road and will not change any streetscape elements regulated by design guidelines. The applicant does not need to comply with the guidelines. No action requested.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

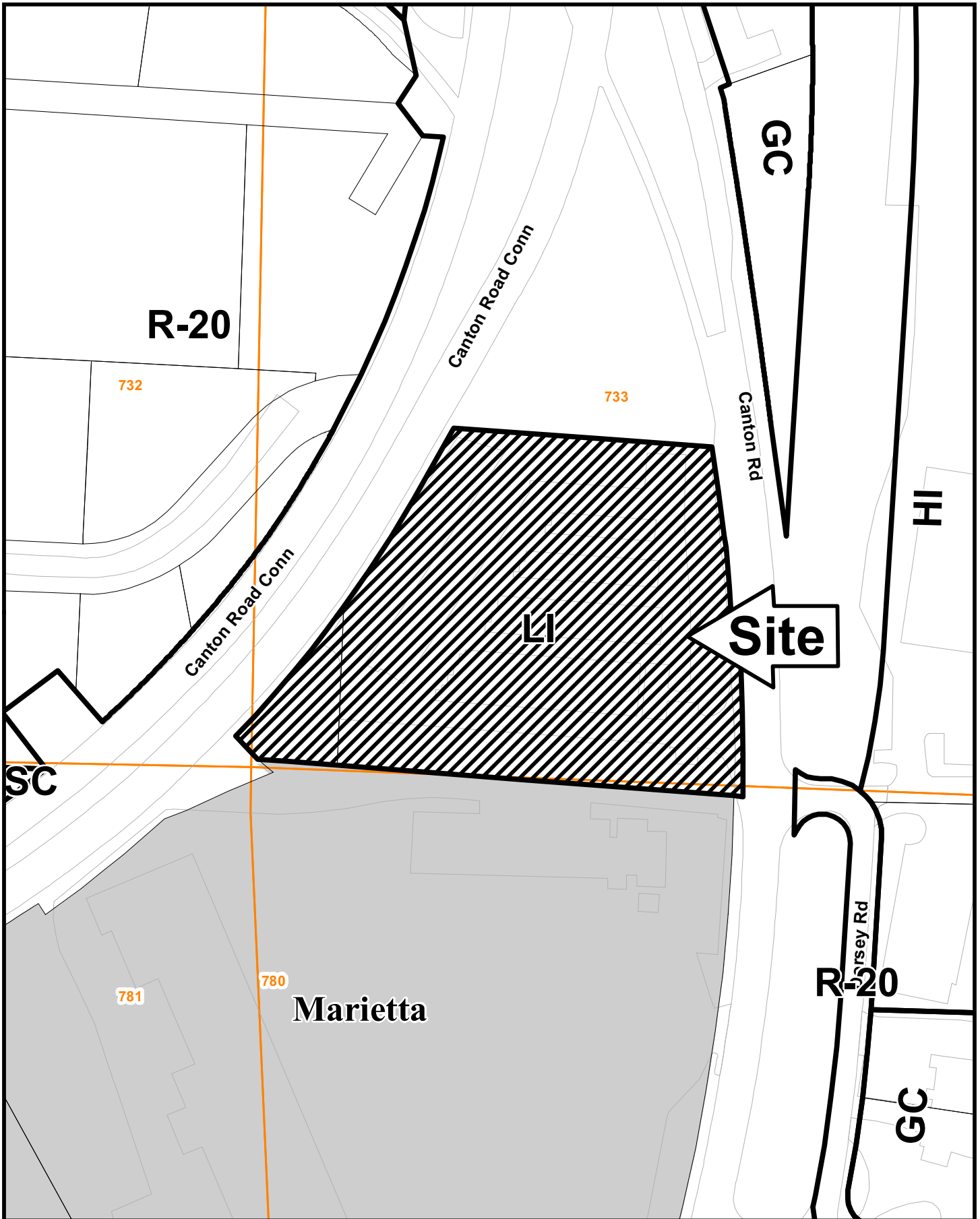
SEWER: No conflict.

APPLICANT: Thomas M. Willett

PETITION No.: V-70

FIRE DEPARTMENT: analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

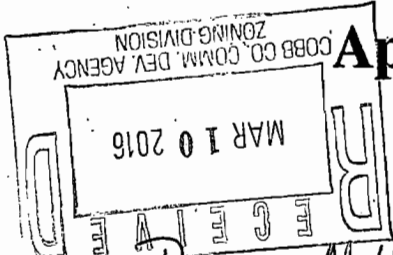
V-70--2016 GIS



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

0 100 200
Feet

City Boundary
Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V-70
Hearing Date: 5-11-16

Applicant Thomas M Willett Phone # 7166506016 E-mail twillett@sovranss.com

Thomas M Willett Address 6467 Main St Buffalo NY 14221
(representative's name, printed) (street, city, state and zip code)

Thomas M Willett Phone # 7166506016 E-mail twillett@sovranss.com
(representative's signature)

SANDRA L. HERBERGER
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ERIE COUNTY
My Commission Expires May 31, 2019

Signed, sealed and delivered in presence of:
Sandra L Herberger 3/8/16
Notary Public

My commission expires: _____

Titleholder Sovran Realty Co LP Phone # 7166506016 E-mail twillett@sovranss.com

Signature Thomas M Willett Address: 6467 Main St. Buffalo NY 14221
(attach additional signatures, if needed) (street, city, state and zip code)

SANDRA L. HERBERGER
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ERIE COUNTY
My Commission Expires May 31, 2019

Signed, sealed and delivered in presence of:
Sandra L Herberger 3/8/16
Notary Public

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Present Zoning of Property LI

Location 1987 CANTON RD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 733 District 16 Size of Tract 2.81 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

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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

The existing property has double frontage on the front and rear of the property. The rear property line is adjacent to Canton Road Connector with no access at this time and with a 50' setback. The normal rear setback would be 30' for a self storage unit.

List type of variance requested: Reduce the rear yard setback adjacent to the Canton Road Connector from 50' to 25' to allow for the construction of a 3-story self storage unit.