



**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**

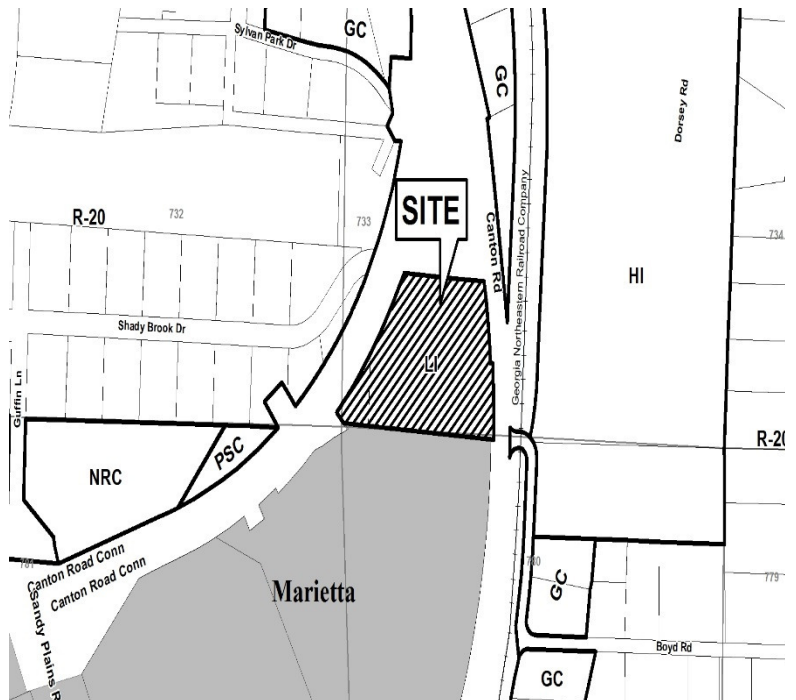
**BOARD OF APPEALS DECISION**

**APPROVED**  **MOTION BY**

**REJECTED**  **SECONDED**

**HELD**  **VOTE**

**STIPULATIONS:**



**APPLICANT:** Thomas M. Willett

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**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.

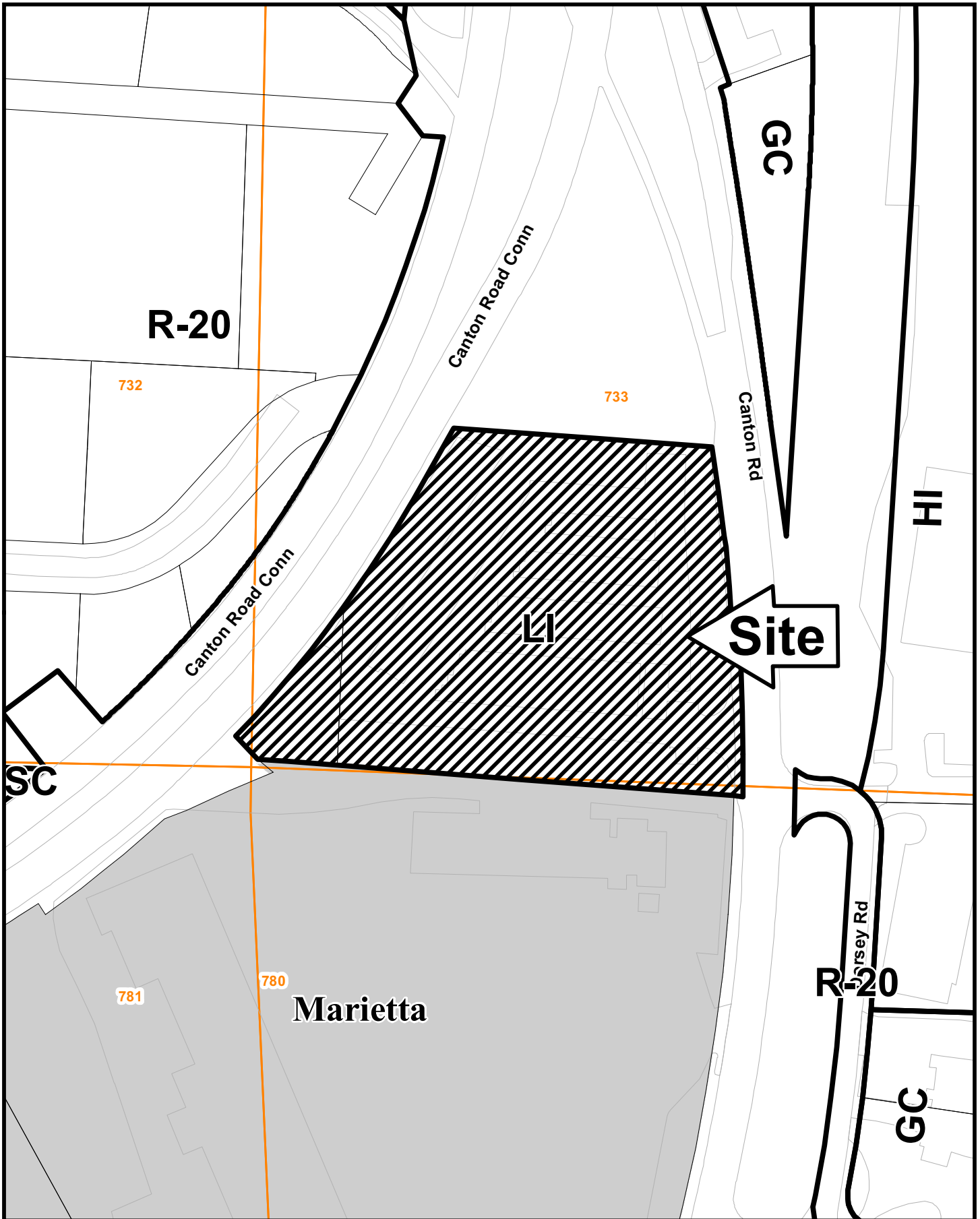
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**FIRE DEPARTMENT:** analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

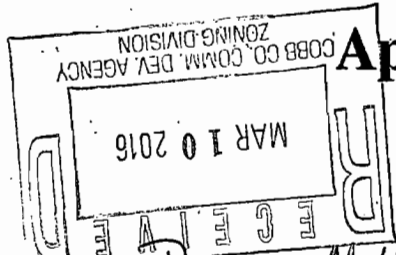
# V-70--2016 GIS



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  
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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.