

APPLICANT: Windcrest Homes ATL LLC

PETITION No.: V-118

PHONE: 770-374-3000

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: Robert W. Brandl

PRESENT ZONING: R-20

PHONE: 770-374-3000

LAND LOT(S): 377

TITLEHOLDER: Windcrest Homes Atlanta, LLC

DISTRICT: 16

PROPERTY LOCATION: On the southwest side of
Ebenezer Road, south of Shaw Road
(1526 Canfield Lane).

SIZE OF TRACT: 0.48 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to 9 feet adjacent to the southeastern property line.

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

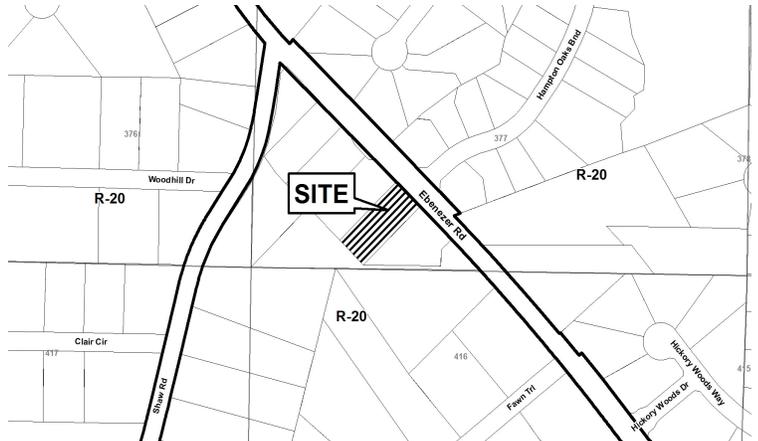
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Windcrest Homes Atlanta **PETITION No.:** V-118

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot along with any approved setback reductions, and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No adverse stormwater management impacts are anticipated.

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: Staff has determined that the subject site is not within the boundaries of approved designed guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment

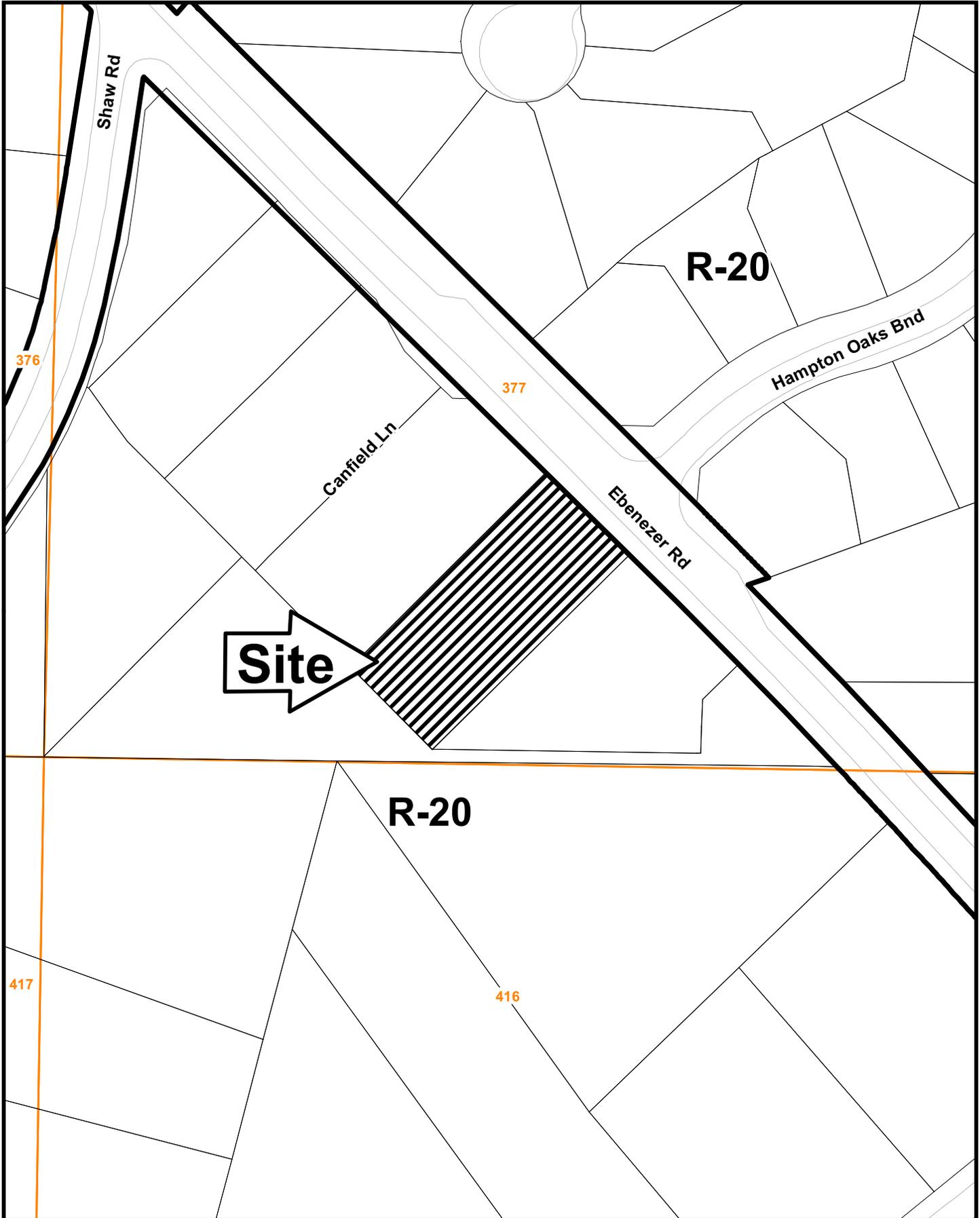
WATER: No conflict

SEWER: No conflict

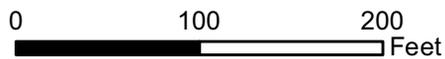
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FIRE DEPARTMENT: NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

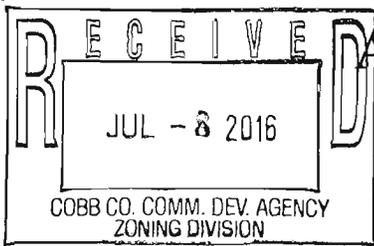
V-118-2016 GIS



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



-  City Boundary
-  Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V-118
Hearing Date: 9-14-16

Applicant WINDCREST HOMES ATL LLC Phone # 770 374 3000 E-mail beechwood 411@gmail.com

ROBERT W. BRANDL Address 235 MOSS STONE WAY, ROSWELL, GA 30075
(representative's name, printed) (street, city, state and zip code)

Robert W. Brandl Phone # 770 374 3000 E-mail beechwood411@gmail.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: JAN. 30th 2019



[Signature]

Notary Public

Titleholder Windcrest Homes ATL LLC Phone # 770 374 3000 E-mail beechwood 411@gmail.com

Signature Robert W. Brandl Address 235 MOSS STONE WAY, ROSWELL, GA 30075
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: October 29, 2019



[Signature]

Notary Public

Present Zoning of Property R - 20

Location 1526 CANFIELD LANE, MARIETTA, GA. 30066 INSIDE SHAW ESTATES COMMUNITY
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 377 District 16 Size of Tract 0.477 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 0.477 acres Shape of Property RECTANGLE Topography of Property SLOPPING Other _____

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

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 RIGHT FOUNDATION OF THE HOME UNDER CONSTRUCTION INVADES THE SIDE YARD BUILDING BY UP TO ONE FOOT. THE HOME IS CURRENTLY IN FRAME STAGE WHICH WOULD BE FINANCIALLY DEVASTATING TO DEMOLISH THE HOME TO COMPLY WITH THE CURRENT SIDE YARD REQUIRMENT.

List type of variance requested: I RESPECTFULLY REQUEST THAT COBB COUNTY REDUCE THE RIGHT SIDE YARD BUILDING LINE SET BACK FROM THE CURRENT TEN FEET TO A REQUESTED NINE FOOT SET BACK. WINDCREST HOMES ATLANTA LLC CURRENTLY OWNES THE ADJOINING BUILDING LOTS, THEREFORE, THIS REQUEST WOULD NOT AFFECT ANY OTHER HOMEOWNERS.