

APPLICANT: Kathryn Stewart

PETITION No.: V-51

PHONE: 770-265-8970

DATE OF HEARING: 07-11-12

REPRESENTATIVE: Kathryn Stewart

PRESENT ZONING: R-15

PHONE: 770-265-8970

LAND LOT(S): 1032

TITLEHOLDER: Kathryn E. Stewart

DISTRICT: 16

PROPERTY LOCATION: On the north side of
Weddington Ridge, north of Robinson Road
(2567 Weddington Ridge).

SIZE OF TRACT: 0.44 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback from the required 40 feet to 31.5 feet, and 2) waive the side
setback adjacent to the west property line from the required 10 feet to 9.96 feet.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Kathryn Stewart

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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 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: Proposed covered porch will be located over the existing patio so there will be no increase in impervious coverage. The lot is currently just under the 35% impervious coverage limit.

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: No comment.

CEMETERY PRESERVATION: No comment.

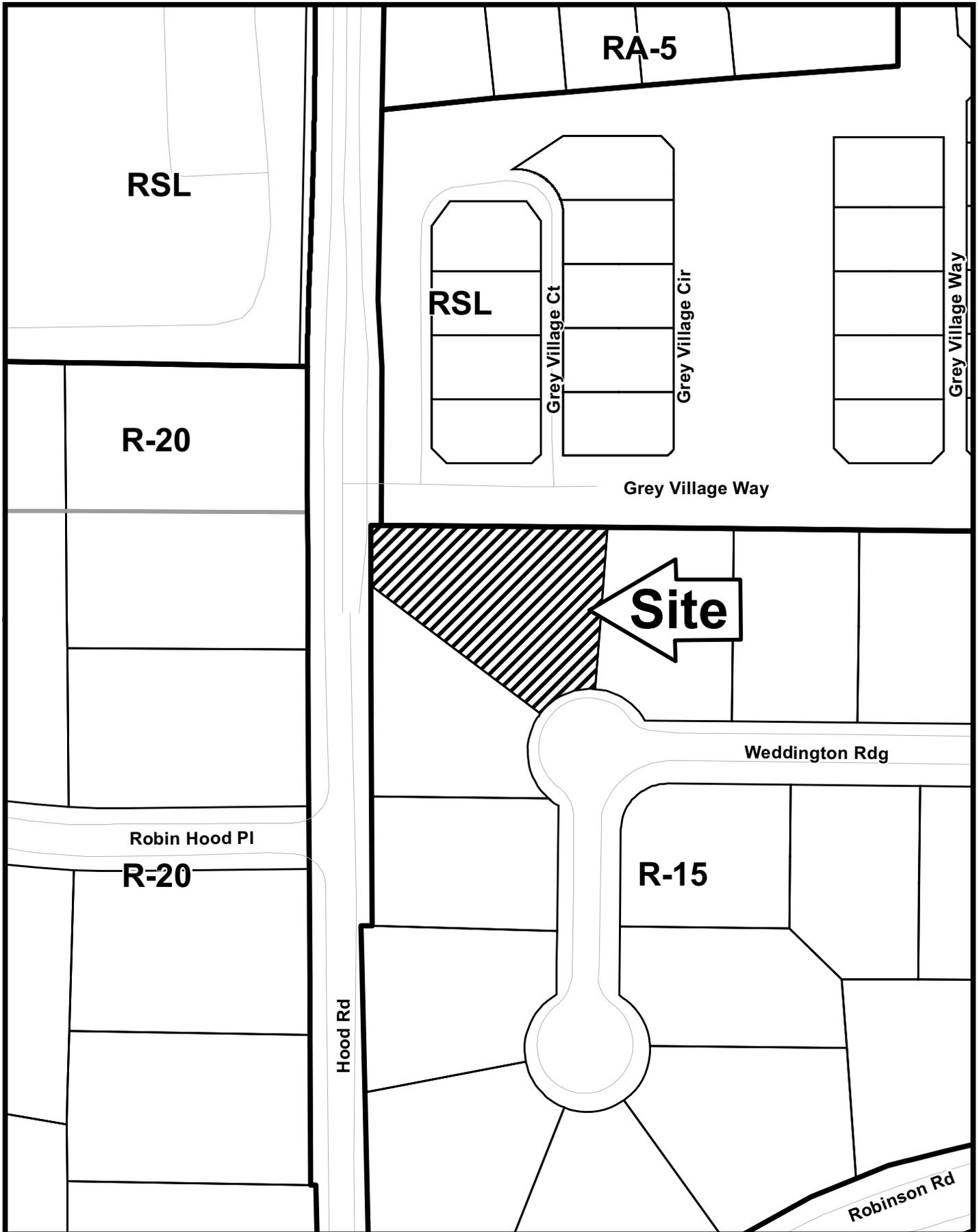
WATER: No conflict.

SEWER: No conflict.

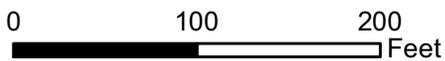
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FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-51



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

TAX MAP

16103200620

(type or print clearly)

Application No. V-57
Hearing Date: 7-11-12

Applicant KATHRYN STEWART Phone # 770 265 8970 E-mail Kathryn.Stewart@wellsfargo.com
Address 2567 Weddington Ridge NE Marietta GA 30068
(representative's name, printed) (street, city, state and zip code)

Kathryn Stewart Phone # 770 265 8970 E-mail Kathryn.Stewart@wellsfargo.com
(representative's signature)

Kay Carlson
Notary Public Signed, sealed and delivered in presence of:
Kay Carlson
Cherokee County, Georgia Notary Public

My commission expires: August 15, 2015
My Commission Expires August 15, 2015

Titleholder Kathryn Stewart Phone # 770 265 8970 E-mail Kathryn.Stewart@wellsfargo.com
Signature Kathryn Stewart Address 2567 Weddington Ridge NE Marietta GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

Kay Carlson
Notary Public Signed, sealed and delivered in presence of:
Kay Carlson
Cherokee County, Georgia Notary Public

My commission expires: August 15, 2015
My Commission Expires August 15, 2015

Present Zoning of Property R-15
Location 2567 Weddington Ridge NE Marietta GA 30068, Subdivision Weddington (at Robinson Rd & Hood Rd)
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 1032 District 16th Section 2 Size of Tract < 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 < 1 acre or 19004.21 sq ft Shape of Property 5sides Topography of Property _____ Other _____

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.

Patio unusable due to hot Atlanta summers, rainy winters. Patio placed at rear door of house by builder. House new, but finished when purchased. Patio is built 7 feet inside buffer zone. Need to add porch over existing patio. The existing patio is brick & stone and would be extremely costly to modify.

List type of variance requested: Patio porch roof to be added. Porch will go over buffer zone by ~~8.5~~ 8.5 feet on one corner. The rest of the porch/patio is within the buildable area.

There is a 22 feet common area from my property line to Hood Rd behind me. The neighborhood behind me and I have planted 3 layers of evergreens for privacy. Total distance from House to house is over 100ft.