



**APPLICANT:** James and Janeanne Woodin

**PETITION No.:** V-127

**PHONE:** 770-713-1213

**DATE OF HEARING:** 11-13-2013

**REPRESENTATIVE:** James and Janeanne Woodin

**PRESENT ZONING:** PD

**PHONE:** 678-787-4584

**LAND LOT(S):** 1267, 30

**TITLEHOLDER:** Janeanne T. Woodin

**DISTRICT:** 15, 16

**PROPERTY LOCATION:** At the corner of Township  
Ridge Point and Township Ridge Trace  
(3463 Township Ridge Point).

**SIZE OF TRACT:** 2.497 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the front setback from the required 60 feet to 52 feet.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



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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:** If this variance request is approved, a subdivision plat revision must be recorded 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:** No comments. Setback encroachment has existed for many years.

**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.

**APPLICANT:** James and Janeanne  
Woodin

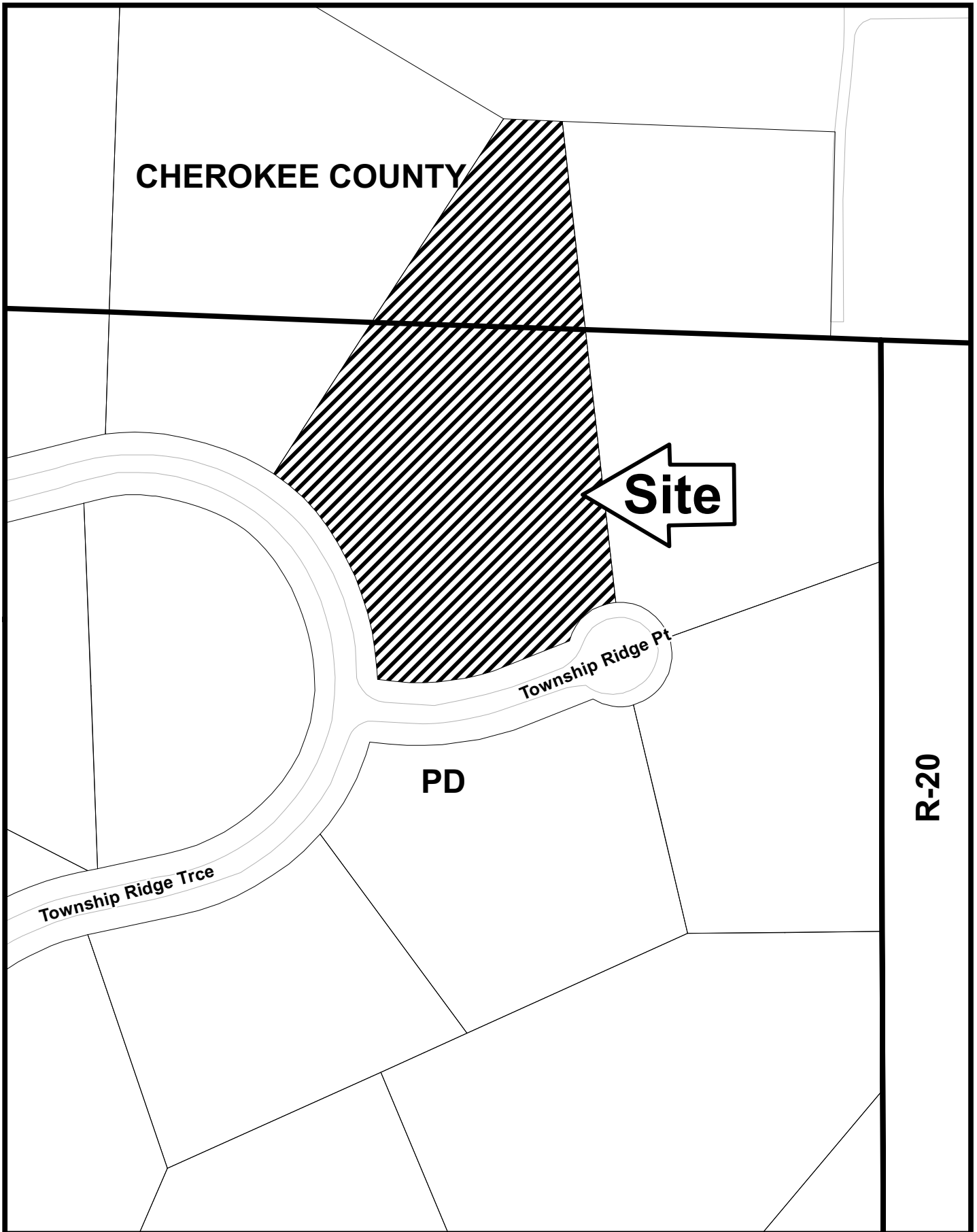
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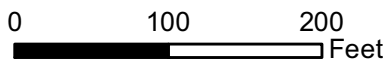
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.



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

2013 SEP -9 PM 12: 14

## Cobb County

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-127

Hearing Date: 11/13/13

Applicant: JAMES & JANEANNE WOODLIN Phone # 770-713-1213 E-mail jtwoodlin@bellsouth.net  
678-787-4584 jatwoodlin@gmail.com

JAMES & JANEANNE T WOODLIN Address 3463 TOWNSHIP RIDGE PT, MARIETTA, GA 30066  
(representative's name, printed) (street, city, state and zip code)

James Woodlin Phone # 770-713-1213 E-mail jtwoodlin@bellsouth.net  
(representative's signature) 678-787-4584 jatwoodlin@gmail.com

Janeanne T Woodlin  
My commission expires: May 19, 2017

Signed, sealed and delivered in presence of Suebandra Parrott Notary Public  
Commission Expires 09/09/13

Titleholder: JAMES T WOODLIN Phone # 770-713-1213 E-mail jtwoodlin@bellsouth.net  
JANEANNE T WOODLIN Phone # 678-787-4584 E-mail jatwoodlin@gmail.com

Signature: James Woodlin Address: 3463 TOWNSHIP RIDGE PT, MARIETTA, GA 30066  
(attach additional signatures, if needed) (street, city, state and zip code)

Janeanne T Woodlin  
My commission expires: May 19, 2017

Signed, sealed and delivered in presence of Suebandra Parrott Notary Public  
Commission Expires 09/09/2013

Present Zoning of Property PD

Location 3463 TOWNSHIP RIDGE POINT, MARIETTA, GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 30 District 16TH, 2ND SECT Size of Tract 2.497 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 2.5 ACRES Shape of Property PIE SHAPE Topography of Property SLIGHT SLOPED 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

HOUSE HAS HAD THIS VIOLATION SINCE IT WAS BUILT IN 1982.  
WE ARE THE 3RD OWNERS, B/L GOES THROUGH VERY SMALL PART OF COVERED FRONT PORCH. CANNOT REMOVE ROOF BECAUSE IT IS A VICTORIAN STYLE WRAP PORCH. NO ZONING VARIANCE CAN BE FOUND IN COBB COUNTY RECORDS TO ALLOW FOR THIS.

List type of variance requested: ALLOW THIS B.L. TO GO THROUGH COVERED PORCH WITHOUT ALTERING ROOF AND PORCH.