

APPLICANT: Don McKinlay

PETITION No.: V-6

PHONE: 770-862-8565

DATE OF HEARING: 01-13-2016

REPRESENTATIVE: Ryan A. Lee

PRESENT ZONING: R-20

PHONE: 678-360-8171

LAND LOT(S): 94

TITLEHOLDER: Donald J. McKinlay and Cynthia McKinlay

DISTRICT: 20

PROPERTY LOCATION: On the southern side of Stonehenge Court, east of Creekwood Crossing (1381 Stonehenge Court).

SIZE OF TRACT: 0.47 acre

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 27 feet; 2) allow a shed to the side of the primary structure; and 3) waive the setback for a shed under 144 square feet from five feet to three feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



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 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: 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 sites are not within the boundaries of approved design guidelines study areas; therefore do not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment.

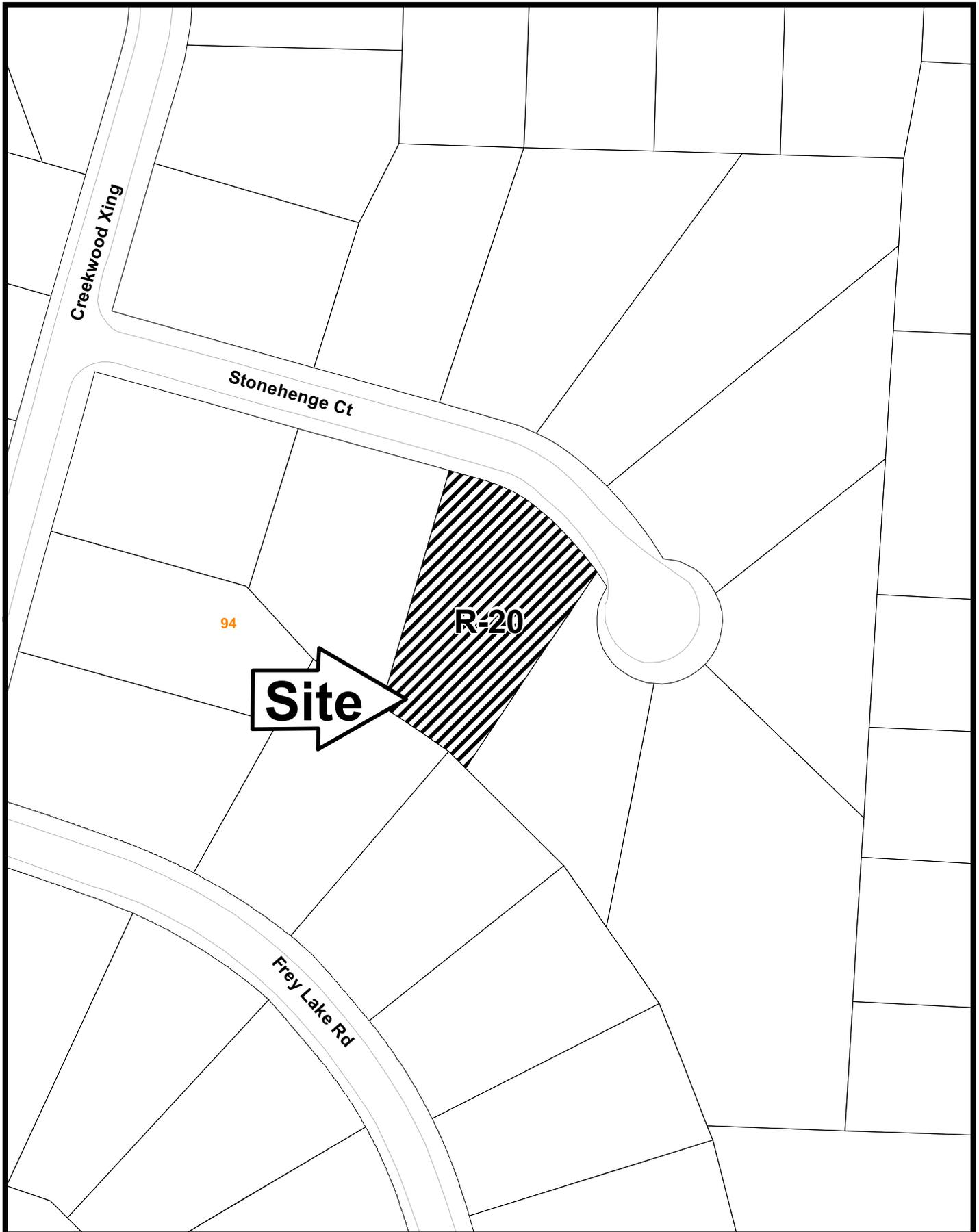
WATER: No conflict.

SEWER: No conflict. Proposed garage appears to be at least 10 feet from the edge of the sewer easement, as required by Code 122-123.

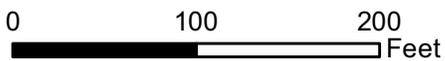
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FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

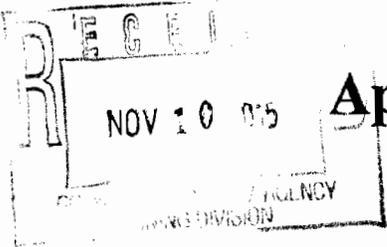
V-6



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

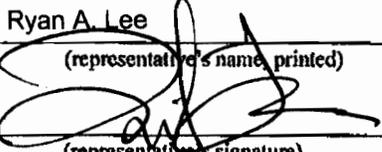
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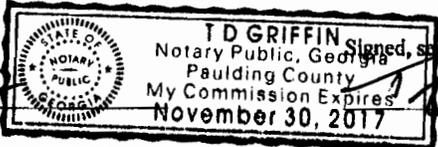
Application No. 1-6

Hearing Date: 1-13-16

Applicant Don McKinlay Phone # 770-862-8565 E-mail donmckinlay@msn.com

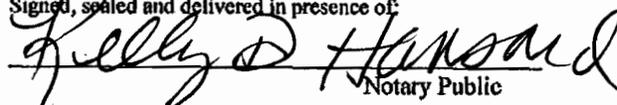
Ryan A. Lee Address 1301 Shiloh Road, Suite 321
(representative's name printed) (street, city, state and zip code)

 Phone # 678-360-8171 E-mail ree@lifebuiltarch.com
(representative's signature)



My commission expires: 11-30-17 Signed, sealed and delivered in presence of:  Notary Public

Titleholder Don McKinlay + Cynthia McKinlay Phone # 770-862-8565 E-mail donmckinlay@msn.com
Signature  Address: 1381 Stonehenge Ct. NW, Kennesaw, GA 30144
(attach additional signatures, if needed) (street, city, state and zip code)

NOTARY PUBLIC
My commission expires: _____
Forsyth County, GEORGIA
Signed, sealed and delivered in presence of:  Notary Public

My Comm Expires 12-9-17
Location 1381 Stonehenge Ct. NW, Kennesaw, GA 30144
(street address, if applicable; nearest intersection, etc.)

and Lot(s) Part of lot 16 & Part of 17 District 20th Size of Tract 0.470 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 X 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Due to health reasons we need to create a garage that is same level as house

ist type of variance requested: Setback encroachment.