

APPLICANT: Aaron and Margareta Wendel

PETITION No.: V-65

PHONE: 919-805-9322

DATE OF HEARING: 05-11-2016

REPRESENTATIVE: Amanda Spaeth

PRESENT ZONING: R-15

PHONE: 770-781-4641 x24

LAND LOT(S): 616

TITLEHOLDER: Aaron M. Wendel and Margareta G. Wendel

DISTRICT: 16

PROPERTY LOCATION: Located on the south side of Willows Way, West of Johnson Ferry Road (4034 Willows Way).

SIZE OF TRACT: 0.40 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the front setback from the required 35 feet to 30 feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

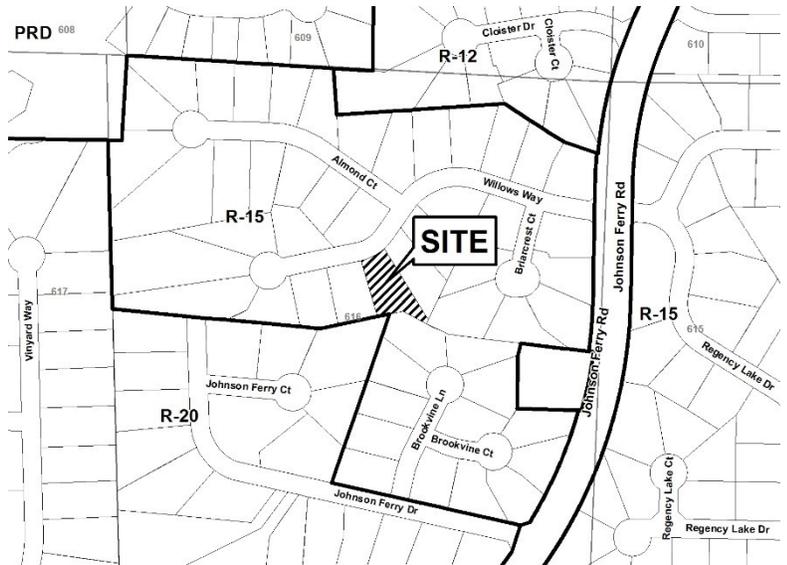
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD VOTE

STIPULATIONS:



APPLICANT: Aaron and Margareta
Wendel

PETITION No.: V-65

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 modified setbacks 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 site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment.

WATER: No conflict

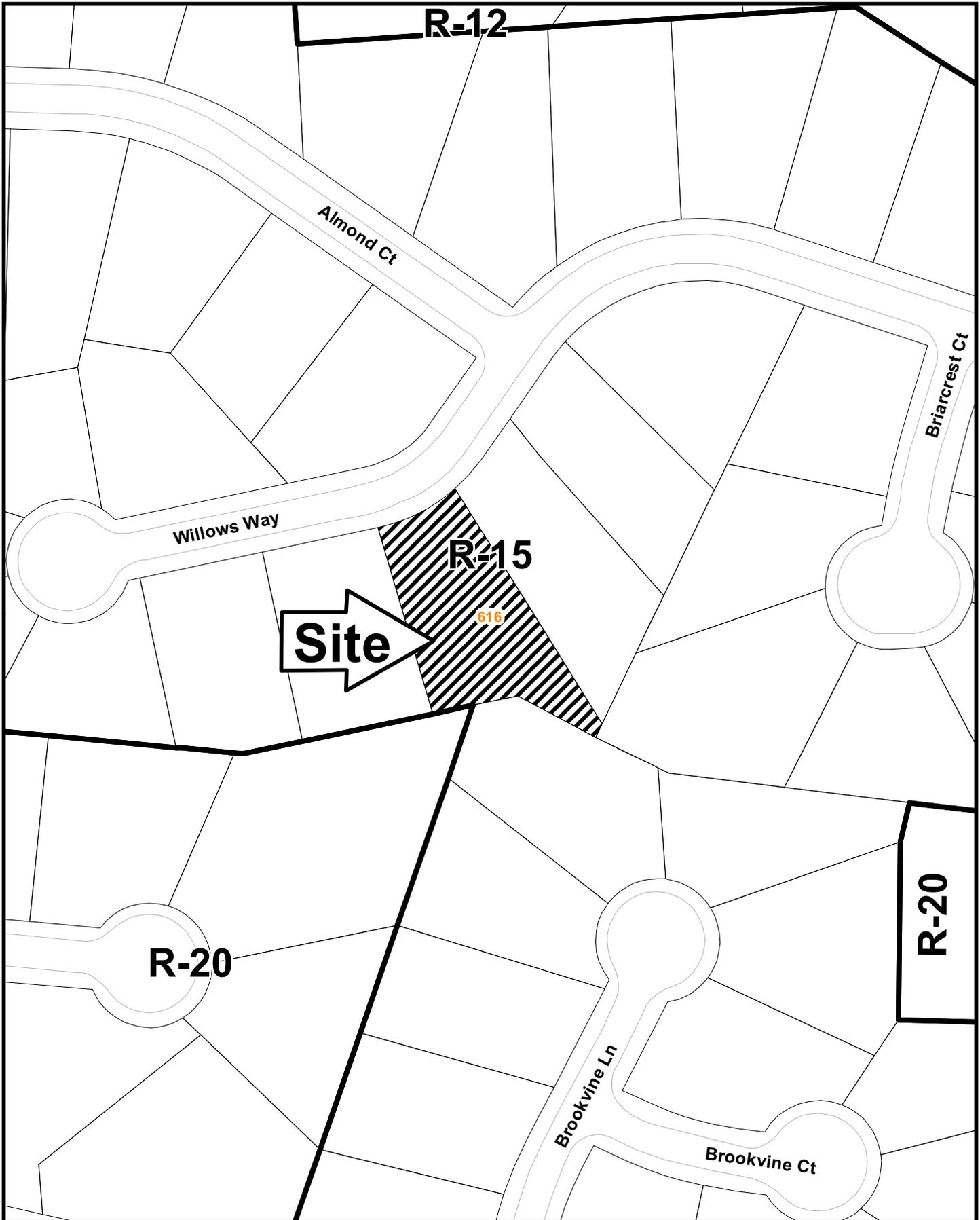
SEWER: No conflict

APPLICANT: Aaron and Margareta
Wendel

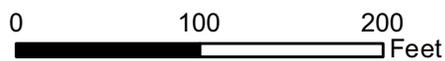
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FIRE DEPARTMENT: analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

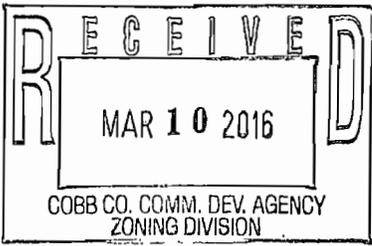
V-65-2016 GIS MAP



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-65
Hearing Date: 5-11-16

Applicant Aaron and Margaretta Wendel Phone # 919.805.9322 E-mail amwendel6@gmail.com

Amanda Spaeth Address 5125 Shiloh Rd., Cumming GA 30040
(representative's name, printed) (street, city, state and zip code)

Amanda Spaeth Phone # 770.781.4641 ext 24 E-mail mandie@atlantadecking.com
(representative's signature)



Signed, sealed and delivered in presence of:
Donald Paul Wendel
Notary Public

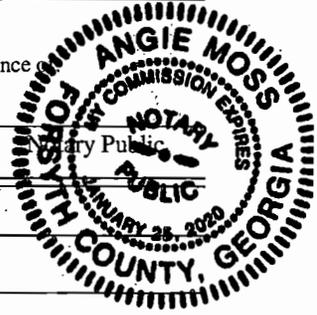
My commission expires: March 24, 2017
My Commission Expires

Titleholder Aaron Wendel Phone # 919.805.9322 E-mail amwendel6@gmail.com

Signature [Signature] Address: 4034 Willows Way., Marietta 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence
Angie Moss
Notary Public

My commission expires: 25 January 2020



Present Zoning of Property R - 3

Location 4034 Willows Way., Marietta 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 616 District 16th Size of Tract .396 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 _____

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

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 current stoop is already past the front building line. We understand that any uncovered surfaces may encroach into the building setbacks but since the stoop is already over the building line if a roof is added it will make it an illegal structure. We are looking to provide additional curb appeal and value to not only the house but also the neighborhood. We are unable to make the portico any smaller due to the location and placement of the current stoop.

List type of variance requested: We are requesting a front setback variance to reduce the current 35' building line by 5' to make it a 30' building line in order to build a portico over the existing front stoop.