

APPLICANT: Raul Fernandez

PETITION No.: V-32

PHONE: 770-712-2169

DATE OF HEARING: 05-09-2018

REPRESENTATIVE: Raul Fernandez

PRESENT ZONING: R-30

PHONE: 770-712-2169

LAND LOT(S): 431

TITLEHOLDER: Raul Ruben Fernandez and Kim Fernandez

DISTRICT: 19

PROPERTY LOCATION: On the north side of Macland Road, west of Lost Mountain Road (4400 Macland Road).

SIZE OF TRACT: 4.87 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the front setback from the required 50 feet to zero feet; and 2) allow parking and/or access to parking areas in a residential district on a non-hardened surface.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



COMMENTS

TRAFFIC: Recommend driveway on Macland Road be paved with a treated hardened surface for a minimum of 25' from the edge of pavement or to the County right-of-way, whichever is greater in length.

DEVELOPMENT & INSPECTIONS: An inquiry was made on the property, INQ-00708, on 11-14-2017 for building without a permit and was found in violation. A building permit was applied for an addition on a sunroom on 02-13-2018. Permit number is 2018-001348.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No comments.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: The subject site is in the Macland Road Design Guidelines area. The requested variance is not significant and will not have any major impact on the streetscape of the design guidelines area; therefore, the applicant does not need to meet the requirements of the guidelines. No action is requested.

CEMETERY PRESERVATION: No comments.

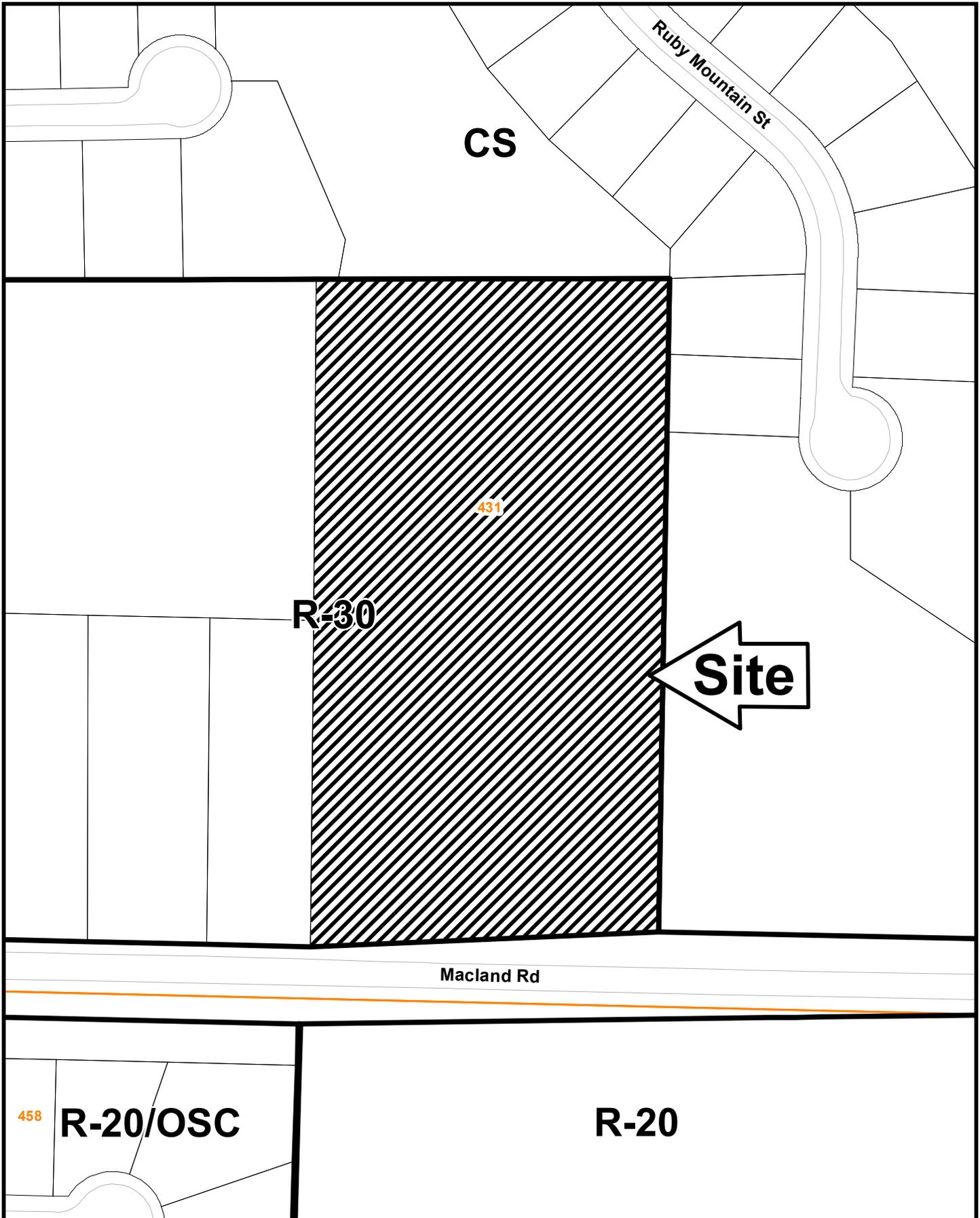
WATER: No comments.

SEWER: No comments.

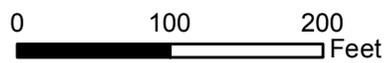
APPLICANT: Raul Fernandez **PETITION No.:** V-32

FIRE DEPARTMENT: No comments.

V-32 2018-GIS



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



- Land Lot
- City Boundary

Application for Variance

Cobb County

(type or print clearly)

Application No. V-32
Hearing Date: 5-9-18

Applicant Raul Fernandez 02 Phone # 770 712 2169 E-mail _____

Raul Fernandez Address 4400 Macland Rd Powder Springs GA
(representative's name, printed) (street, city, state and zip code) 30127

Raul Fernandez Phone # 770 712 2169 E-mail SullySale@Yahoo.com
(representative's signature)

My commission expires: May 28 2018 **RECEIVED** Signed, sealed and delivered in presence of: [Signature]
MAR - 8 2018 Notary Public

Titleholder Raul Fernandez Phone # 770-712-2169 E-mail SullySale@Yahoo.com

Signature Raul Fernandez Address 4400 Macland Rd Powder Springs GA
(attach additional signatures, if needed) (street, city, state and zip code) 30127

My commission expires: 4-1-2018 **DAVID A. GRANT** Signed, sealed and delivered in presence of: [Signature]
MAY 28 2018 Notary Public

Present Zoning of Property _____

Location 4400 Macland Powder Springs GA 30127 Lost Mt. Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 431 District 19th Size of Tract 4.87 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 4.87 Shape of Property _____ Topography of Property Flat Other _____

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

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).

Code Change Road has moved
House Built 1930

List type of variance requested: Room addition Back of House
House Built 1930