

APPLICANT: Jack Hamel and Michelle Hamel

PETITION No.: V-72

PHONE: 678-386-4654

DATE OF HEARING: 08-15-2018

REPRESENTATIVE: Michelle Hamel

PRESENT ZONING: R-30

PHONE: 678-386-4654

LAND LOT(S): 112, 117

TITLEHOLDER: John H. Hamel, III and Michelle L. Hamel

DISTRICT: 20

PROPERTY LOCATION: On the south side of Hill Road, west of Sundew Drive (5455 Hill Road).

SIZE OF TRACT: 3.42 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure under 650 square feet (approximately 524 square foot shed) from the required 40 feet to 22 feet; 2) waive the setbacks for an accessory structure over 650 square feet (approximately 842 square foot brick workshop) from the required 100 feet to 26 feet adjacent to the western property line and to 45 feet adjacent to the rear property line; and 3) allow an accessory structure (brick workshop) to be located to the side of the principal building.

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

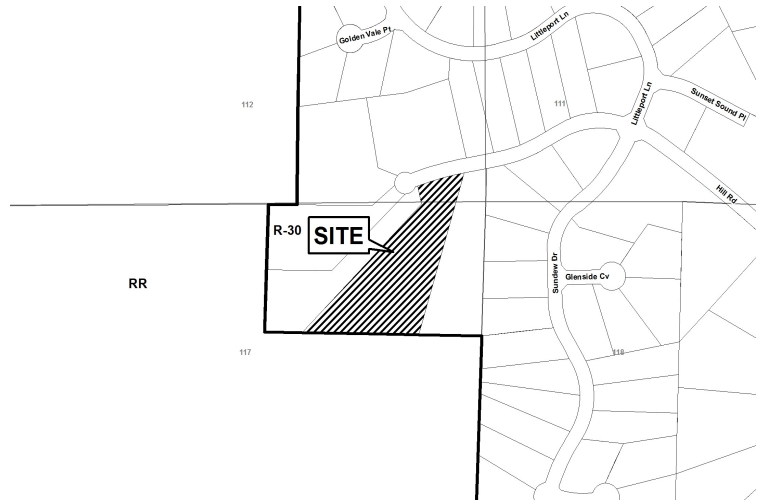
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Jack Hamel and Michelle
Hamel

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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: No comments.

STORMWATER MANAGEMENT: No adverse stormwater management impacts were observed or are anticipated.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

WATER: No comments.

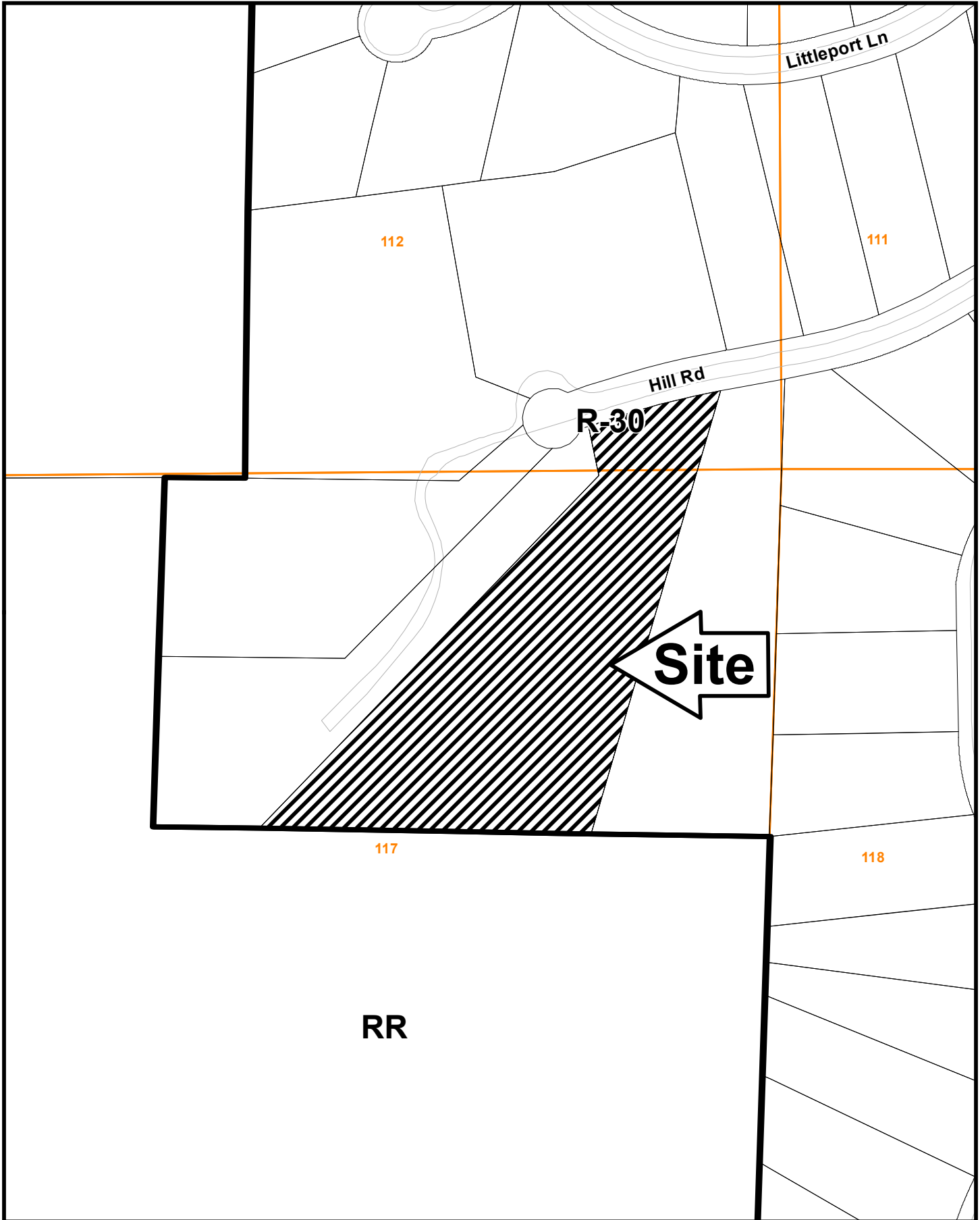
SEWER: No comments.

APPLICANT: Jack Hamel and Michelle
Hamel

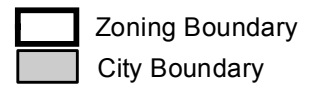
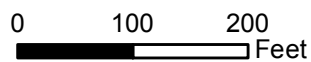
PETITION No.: V-72

FIRE DEPARTMENT: No comments.

V-72 2018-GIS



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



RECEIVED Application for Variance Cobb County

JUN 14 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-72
Hearing Date: 8-15-18

Applicant John & Michelle Hamel Phone # 678-386-4654 E-mail michellehamel5@gmail.com

Michelle Hamel Address 5455 Hill Rd NW Acworth, GA 30101
(representative's name, printed) (street, city, state and zip code)

Michelle Hamel Phone # 678-386-4654 E-mail michellehamel5@gmail.com
(representative's signature)

My commission expires: 3/20/2019 Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Titleholder John H Hamel Phone # 770-316-3254 E-mail jhamel3@aol.com

Signature [Signature] Address: 5455 Hill Rd NW Acworth, Ga 30101
(attach additional signatures, if needed) (street, city, state and zip code)

ADDITIONAL SIGNATURE PAGE ATTACHED Signed, sealed and delivered in presence of:
My commission expires: 3/20/2019 [Signature]
Notary Public

Present Zoning of Property R30

Location 5455 Hill Rd Nw Acworth, Ga 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 117 District 20 Size of Tract 3.755 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 _____ Topography of Property _____ 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).

* The structure is a brick building (to match primary structure) on a concrete slab. It can't be moved.

- 1) Tearing down of the building would result in a financial loss of approx \$35,000
- 2) We are selling the vacant lot adjacent to our property and are trying to change the lot line, making it a more desirable homesite - The new plat has been denied because the survey uncovered this issue. - We currently have a buyer for the property.

List type of variance requested: This is an unfinished, outparcel building which was built 15 years ago by our builder. At that time, Cobb County code stated that an accessory building less than 800 sq ft must be located to the rear of the primary structure within normal building setbacks. Our plan was 24' x 32' for a total of 768 sq ft. The recent survey shows it to be 24.4' x 34.5'