

APPLICANT: William K Walker
PHONE: 770-943-6058
REPRESENTATIVE: William K Walker
PHONE: 770-943-6058
TITLEHOLDER: William Kenneth Walker
PROPERTY LOCATION: On the south side of
Macland Road, west of Florence Road
(5537 Macland Road).

PETITION No.: V-97
DATE OF HEARING: 10-10-2018
PRESENT ZONING: R-30
LAND LOT(S): 451
DISTRICT: 19
SIZE OF TRACT: 2.55 acres
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the side setback for an accessory structure under 650 square feet (existing approximately 600 square foot awning storage) from the required 12 feet to five (5) feet adjacent to the west property line; 2) allow an accessory structure (proposed 1,140 square foot garage) to be located to the side of the principal building; 3) waive the setback for an accessory structure over 650 square feet (proposed 1,140 square foot garage) from the required 100 feet to 67 feet adjacent to the east property line; and 4) allow parking and/or maneuvering on a non hardened and treated surface (gravel drive).

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

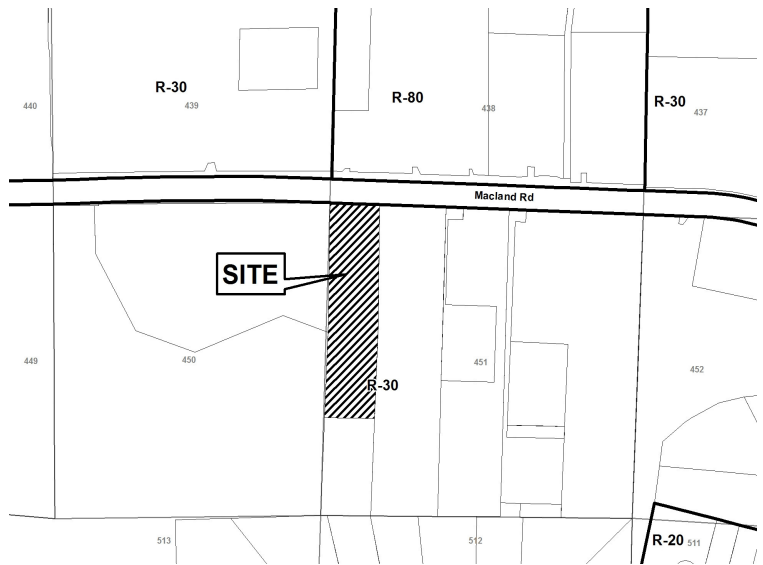
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: William K Walker

PETITION No.: V-97

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: No comments.

SITE PLAN REVIEW: No comments.

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 for V-88 – V-98.

DESIGN GUIDELINES: Staff has determined that the subject site is within the boundaries of Macland Road Design Guidelines area. Since the renovation in this variance is insignificant and will not impact the streetscape along Macland Road; the applicant, therefore, does not have to comply with design guidelines requirements at this time. No action is requested.

CEMETERY PRESERVATION: No comments.

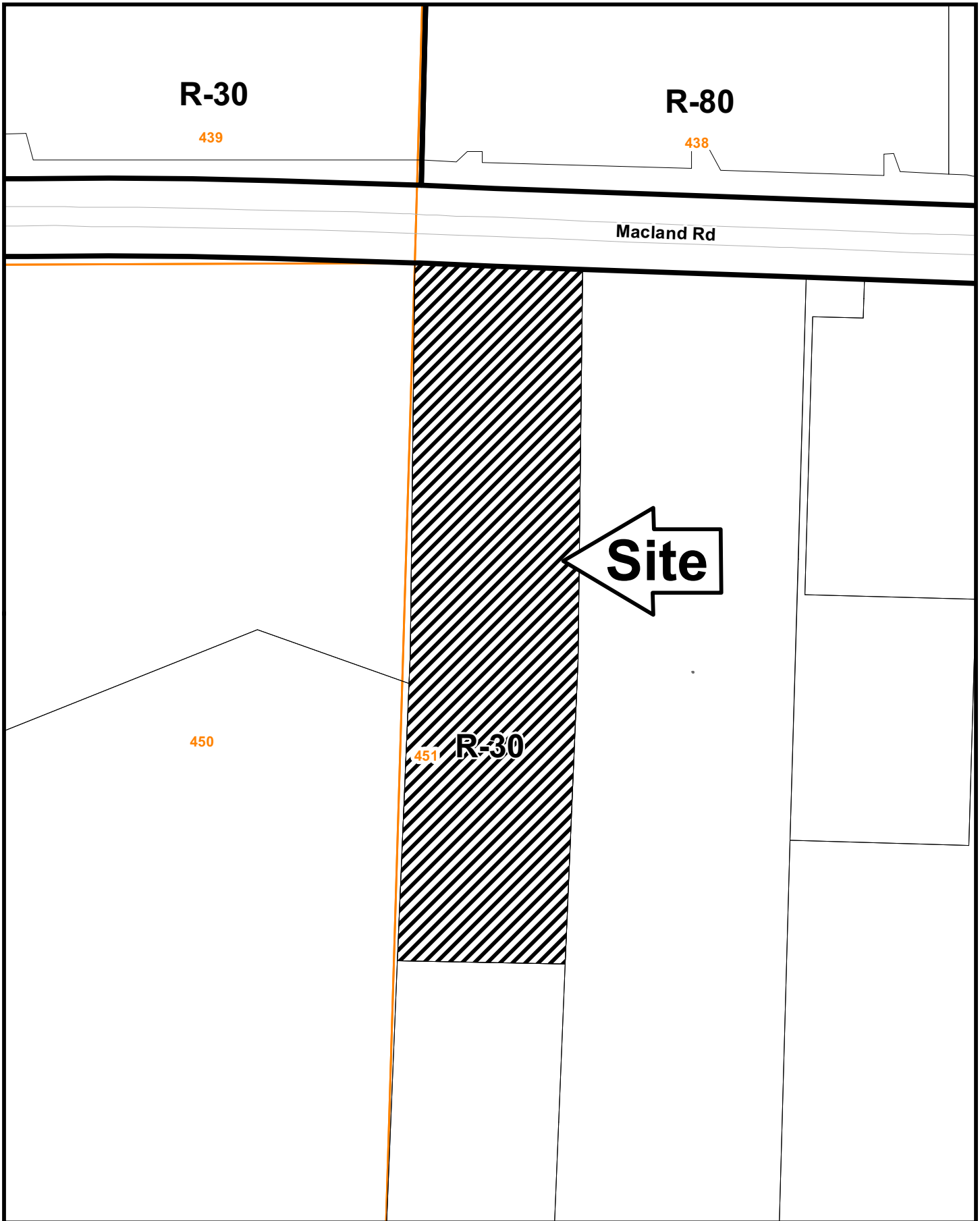
WATER: No comments.

SEWER: No comments.

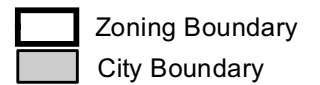
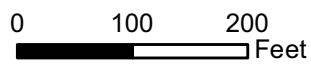
APPLICANT: William K Walker **PETITION No.:** V-97

FIRE DEPARTMENT: No comments.

V-97 2018-GIS



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



Application for Variance

Cobb County

(type or print clearly)

RECEIVED
Application No. V-97
Hearing Date: 10/10/2018

Applicant William K. Walker Phone # 770-943-6058 E-mail kmb saw@gmail.com

William K. Walker Address 5537 Macland Rd Powder Springs, GA. 30127
(representative's name, printed) (street, city, state and zip code)

William K. Walker Phone # 770-943-6058 E-mail kmb saw@gmail.com
(representative's signature)

My commission expires: April 30, 2019

DANINE WALKER
Signed, sealed and delivered in presence of:
NOTARY PUBLIC
COBB COUNTY
STATE OF GEORGIA
MY COMMISSION
EXPIRES APRIL 30, 2019

Titleholder William K. Walker Phone # 770-943-6058 E-mail kmb saw@gmail.com

Signature W.K. Walker Address: 5537 Macland Rd. Powder Springs, GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: April 30, 2019

DANINE WALKER
Signed, sealed and delivered
NOTARY PUBLIC
COBB COUNTY
STATE OF GEORGIA
MY COMMISSION
EXPIRES APRIL 30, 2019

Present Zoning of Property R-30

Location 5537 Macland Rd Powder Springs, GA. 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 451 District 19th Size of Tract 2.546 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 2.546 ACRES Shape of Property _____ Topography of Property 2.546 ACRES (approx) Other _____

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

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).

- 1. Due to slope of property there is no practical way for breeze way
- 2. original house (built in 1948) has been deemed a historic resource and the original structure cannot be altered by adding a breeze way.

List type of variance requested: square footage of garage and possible set-back variance.