

APPLICANT: Donna Northington

PETITION No.: V-115

PHONE: 770-317-1830

DATE OF HEARING: 12-12-2018

REPRESENTATIVE: Donna Northington

PRESENT ZONING: R-20

PHONE: 770-317-1830

LAND LOT(S): 697

TITLEHOLDER: Donna Northington

DISTRICT: 17

PROPERTY LOCATION: On the south side of Westwood Circle at the southern terminus of Anderson Drive (2016 Westwood Circle).

SIZE OF TRACT: 0.57 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Reduce the front setback from the required 35 feet to 28 feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

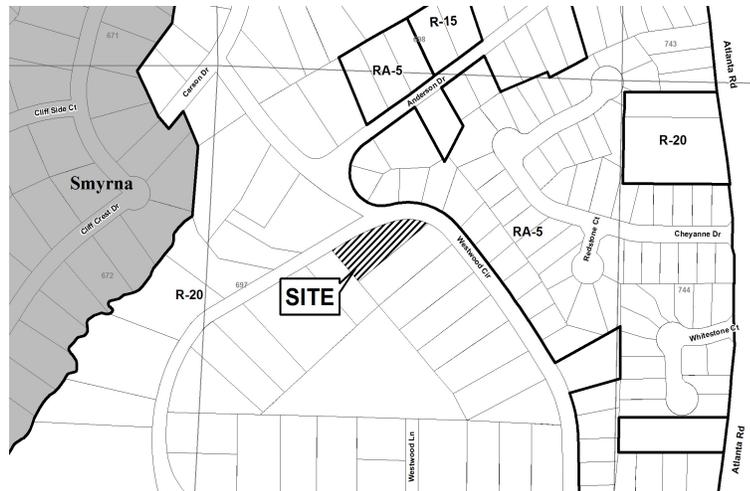
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



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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/letter of completion showing all improvements on the lot along with any approved setback reductions, 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: Subject to Stormwater Management Division approval of site grading plan that provides for conveyance of all new impervious coverage to the Westwood Circle right-of-way.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

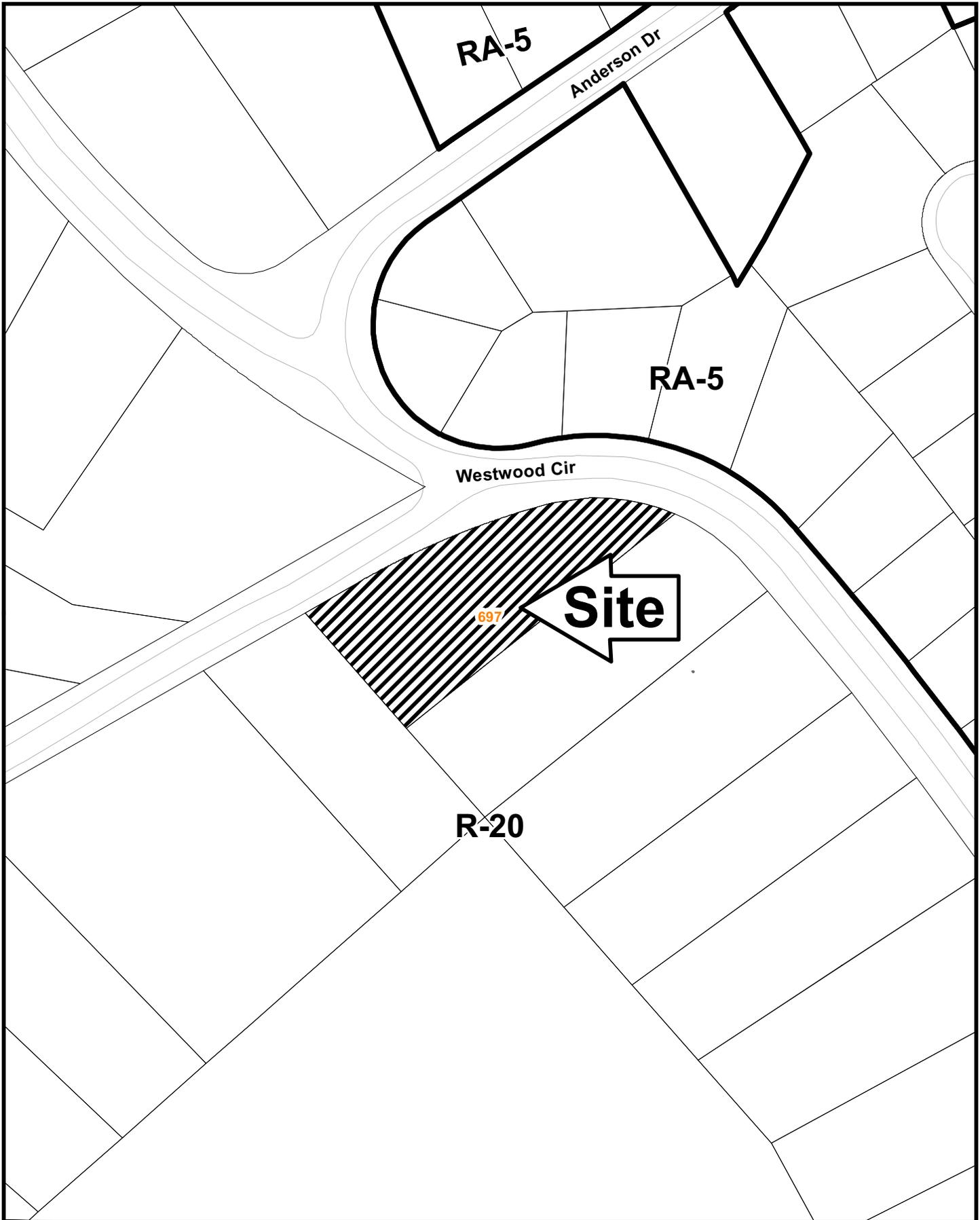
WATER: No conflict.

SEWER: No conflict.

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FIRE DEPARTMENT: No comment.

V-115 2018-GIS



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



-  Zoning Boundary
-  City Boundary



Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-115
Hearing Date: 12-12-18

Applicant Donna Northington Phone # (770) 317-1830 E-mail dnorthi@aol.com

Donna Northington Address 2011 Westwood Cir SE Smyrna, GA 30080
(representative's name, printed) (street, city, state and zip code)

Donna Northington E-mail dnorthi@aol.com
(representative's signature)

My commission expires: 9/15/21 Signed, sealed and delivered in presence of:
Susan J. Duncan Notary Public

Titleholder Donna Northington Phone # (770) 317-1830 E-mail dnorthi@aol.com

Signature Donna Northington Address 2011 Westwood Cir SE, Smyrna, GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 9/15/21 Signed, sealed and delivered in presence of:
Susan J. Duncan Notary Public

Present Zoning of Property R-20

Location 2016 Westwood Cir SE, Smyrna, GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 697 District 17th Size of Tract 0.567 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).

I am seeking approval for a variance to build a residence that is a universal design to accommodate my family including my elderly mother. The current site is a corner lot that is irregularly shaped with setbacks of 35 feet on three sides restricting a reasonable home layout that has a covered front porch and attached garage. The lot is a half acre, the current home on the site was built in 1956 and is only 925 sq/ft. In order to construct a home that is adequate for a family and bring the property up to the level of current surrounding homes a covered front stoop and garage will extend 7 feet into the 35 foot set back.

List type of variance requested: _____
Requesting a variance to reduce the front setback
by 7 feet from 35 feet to 28 feet to allow construction of a new home that will have a
covered front stoop and garage that would need to extend 7 feet beyond the current setback.