



CITY OF WOODSTOCK
Application for Public Hearing

RECEIVED
12/4/15 1:30pm

Important Notes:

1. Please check all information supplied on the following pages to ensure that all spaces are filled out accurately before signing this form. This page should be the first page of your completed application package.
2. All documents required as part of the application package shall be submitted at the same time as the application. Incomplete application packages WILL NOT BE ACCEPTED.
3. Please contact the Planning and Zoning Division of the Community Development Department at 770-592-6050 if you have any questions regarding the application package, this application or the public hearing process.

Contact Person: MIKE MULLINAX Phone: 770-318-8573

Applicant's Information:

Name: MIKE MULLINAX

Address: 3742 THUNDER WAY Phone: 770-318-8573

City, State, Zip: MARIETTA, GA. 30066 Fax: 770-422-2405

Property Owner's Information:

same as above

Name: DEBRA MULLINAX AND MIKE MULLINAX

Address: 3742 THUNDER WAY Phone: 770-318-~~8573~~ 8573

City, State, Zip: MARIETTA, GA. 30066 Fax: 770-422-2405

Requested Public Hearing (check all that apply):

Annexation

Conditional Use Permit

Rezoning

Comprehensive Plan Amendment

Variance

Other: _____

STAFF USE ONLY:

Case: # 134-15

Received by: _____

Fee Paid: \$ 300.00

Date: 12-4-15

Plan # Variance - 00 4714-2015

PUBLIC HEARING SCHEDULE:

Public Input Meeting: 12-30-15

DPC Meeting Date: 1-6-16

Planning Commission: 2-4-16

City Council: 2-22-16

Other: _____

Property Information:

Location: 203 MELANIE LANE - 217 DOBBS ROAD

Current Zoning: RESIDENTIAL (SINGLE FAMILY) Total Acreage: 1.25 Acres

Tax Map #: 15 N 17A Parcel #: 153 Future Development Map Designation: T-4 Neighborhood Living

Adjacent Zonings: North DT-VLR South DT-VLR East DT-VLR West DT-VLR

Applicant's Request (Itemize the Proposal, including code sections for Variance requests):

To move proposed structure approximately ^{90' to 110'} from curb on Melanie Lane to
avoid damaging existing trees # 7.710
FENCE AND Security gate # 7.730
ALLEY WAY - 7.726 - TO BE 2 1/2' to 3" Pea Gravel ON TOP of Driveway Pad (MATERIAL) Environmentally
FRIENDLY - WITH WATER DISTRIBUTION EVENLY.

Proposed Use(s) of Property:

CONSTRUCT ONE PERSONAL SINGLE family home

Infrastructure Information:

Is water available to this site? Yes No Jurisdiction: City of Woodstock

How is sewage from this site to be managed?

NEWLY INSTALLED SEPTIC TANK - LEVEL 3 SOIL SURVEY HAS BEEN COMPLETED.

Will this proposal result in an increase in school enrollment? Yes No

If yes, what is the projected increase? _____ students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home		0.725	
Multi Family (Attached) Home		0.287	

APPLICANT RESPONSE STATEMENT- VARIANCES

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

If this application is in response to a variance, please respond to the following standards in the form of a written narrative. In the case of concurrent variances, a response to the standards below should be provided for each variance requested.

1. Explain requested variance. *WE ARE REQUESTING A VARIANCE TO PLACE OUR HOME MORE THAN 30' FROM THE CURB ON MELANIE IN ORDER TO SAVE EXISTING OLD TREES.*
2. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography. *NO, THERE NO EXTRAORDINARY CONDITIONS ON THIS PIECE OF PROPERTY, OTHER THAN SAVING EXISTING TREE.*
3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship. *YES. IT WOULD CAUSE THE EXISTING OLD TREES TO BE REMOVED.*
4. Such conditions are peculiar to the particular piece of property involved. *YES, BECAUSE OF THE 30' VARIANCE THAT IS ON THIS PROPERTY NOW.*
5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed. *YES, AGAIN THE DESTRUCTION OF EXISTING TREES.*
6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance. *NO, IT WOULD NOT. IT WOULD ACTUALLY BLEND IN BETTER WITH THE EXISTING HOMES BECAUSE THEY ARE SET BACK MORE THAN 30'.*
7. Special circumstances or conditions applying to the building or land or building and land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity. *NO, BECAUSE THE NEIGHBORING EXISTING HOMES ARE SET BACK MORE THAN 30'.*
8. Granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant. *YES, THIS VARIANCE IS TO SAVE EXISTING TREE AND NOT A CONVENIENCE FOR THE APPLICANT.*
9. The condition from which relief or a variance is sought did not result from willful action by the applicant. *NO, THERE WAS NO WILLFUL ACTION BY THE APPLICANT.*
10. Authorizing the variance will not impair adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City. *NO, THIS VARIANCE WILL NOT IMPAIR, INCREASE, IMPERIL OR DIMINISH ANY OF THE ABOVE MENTIONED CONCERNS. IN FACT IT WILL PROBABLY INCREASE SURROUNDING PROPERTY VALUES.*