

APPLICANT: David Swanson **PETITION NO.:** V-5
PHONE: 770-883-8399 **DATE OF HEARING:** 01-10-08
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 215
PROPERTY LOCATION: Located off of a private **DISTRICT:** 16
easement on the south side of Shiloh Road **SIZE OF TRACT:** 2.314 acres
(673 Shiloh Road). **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: 1) Allow a second home off of a private easement (existing); and 2) waive the setback for an accessory structure over 650 square feet (810 square feet existing) from 100 feet to zero feet adjacent to the southern property line.

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.

DEVELOPMENT & INSPECTIONS: Violation notices and court citation issued for building retaining wall without permit and encroachment.

STORMWATER MANAGEMENT: No objection to variance for existing conditions.

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.

CEMETERY PRESERVATION: No comment.

WATER: Available. Meters must be set on road right-of-way.

SEWER: Not adjacent to property, but available 145 feet south in Norman Drive cul-de-sac with easements. 80,000 square feet per lot required for new residential developments not on sewer.

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

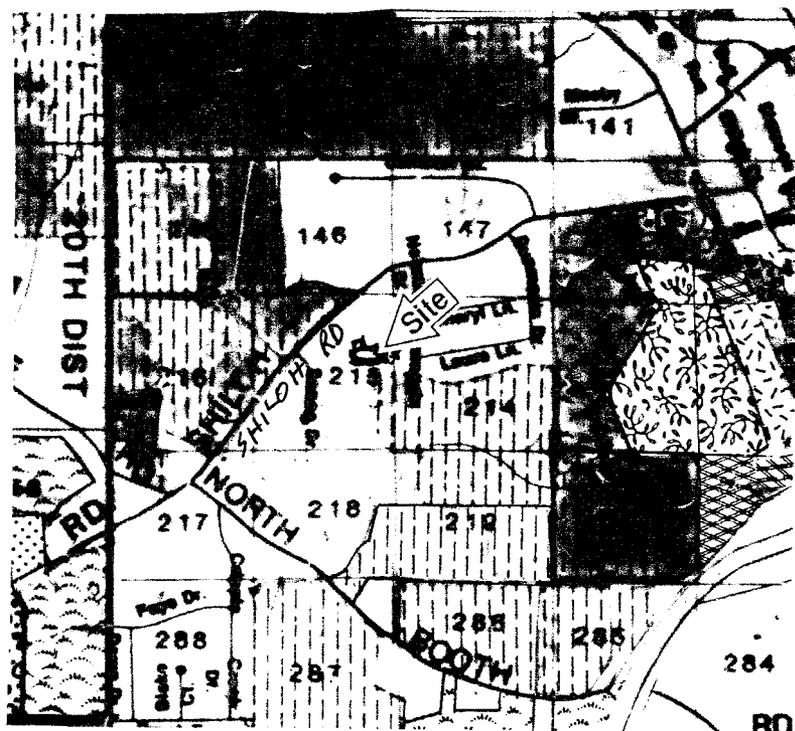
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



Cobb County Fire and Emergency Services

Applicant Name: David Swanson

Petition Number: V-5

Date: 11.19.2007

Fire Marshal Comments

Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 50,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

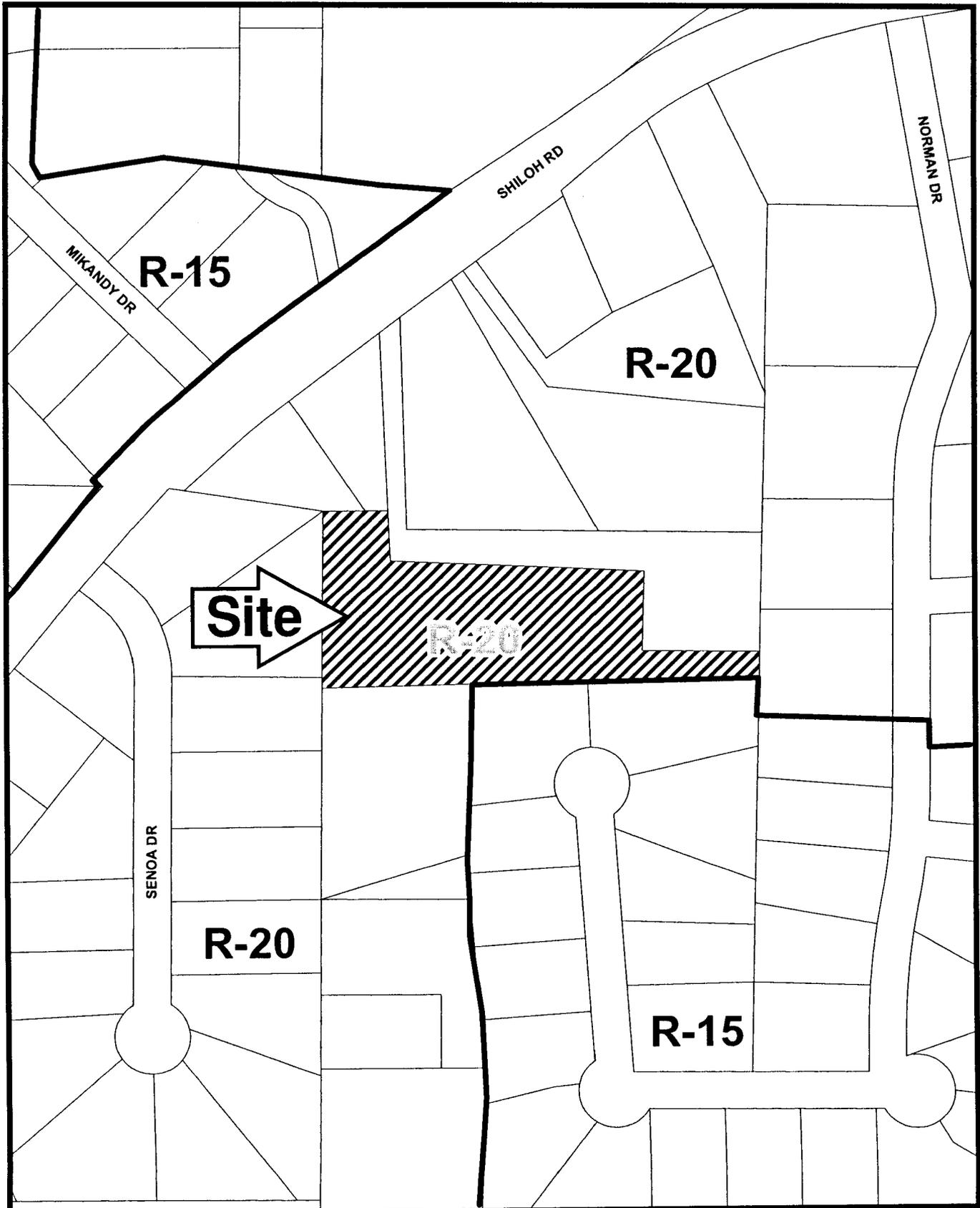
Residential subdivision: Cul-de-sac with an island – minimum 60 foot radius to outside curb, measured to inside of curb, minimum lane width 24 feet **or** Cul-de-sac without an island – 38 foot outside radius **or** Hammerhead turn-around – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

Driveway access to a single family home must be 10 feet wide and 20 feet wide for 2 homes and must support 50,000 lbs. A hammer head turnaround or cul-de-sac is required when a driveway exceeds 1000 feet. (See requirements for dimensions under residential subdivision).

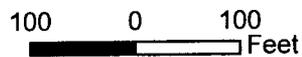
Fire Hydrant

Residential: Fire hydrant within 500 feet of structure.

V-5



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



-  Draft Parcel Boundary
-  Approximate Zoning Boundary

Application for Variance Cobb County

(type or print clearly)

Application No. V-5

Hearing Date: 1-10-08

Applicant + DAVID SWANSON Business Phone 7) 883-8399 Home Phone _____

DAVID SWANSON Address * 673 Shiloh Rd, Kennesaw
(representative's name, printed) (street, city, state and zip code) GA. 30144

[Signature] Business Phone _____ Cell Phone _____
(representative's signature)

My commission expires: + Notary Public, Cobb County, Georgia, My Commission Expires 12/31/2011

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Titleholder + DAVID SWANSON Business Phone 7) 883-8399 Home Phone _____

Signature [Signature] Address: 673 Shiloh Rd, Kennesaw, GA - 30144
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Notary Public, Cobb County, Georgia, My Commission Expires 12/31/2011

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Present Zoning of Property R-20

Location 673 SHILOH Rd.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 215 District 16 Size of Tract _____ 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 _____

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.

+ PROPERTY IS AS I BOUGHT IT EXACT YES AGO AND BEST OF MY KNOWLEDGE ALWAYS HAS BEEN.

List type of variance requested: ALLOW A SECOND HOME OFF A PRIVATE EASEMENT @ WAIVE SAFT FOR STRUCTURE OVER 650 SAFT.