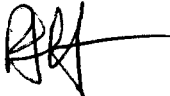


**MAY 20, 2008 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 4**

AGENDA ITEM NO. 2

TO: Board of Commissioners

FROM: Rob Hosack 
Director

DATE: May 20, 2008

PURPOSE

To authorize the issuance of a building permit on existing foundation within as-built setbacks to 1822 Powder Springs Road for the purpose of rebuilding a single family home.

BACKGROUND

The subject property is zoned R-20 and contains 0.554 acres (which meets the minimum lot size required). The property currently has access to Powder Springs Road via a recorded 14 foot easement know as Esten Drive. The property is currently in a deteriorated state and is the subject of a nuisance abatement action. While attempting to comply with county directives (to improve the deteriorated state of the structure and property), the property owner's legal representative was informed that the property would need a variance to waive the required public road frontage from the required 75 feet to 0 feet (A requirement found in Chapter 134 of the Code). However, in order to receive a variance for the required road frontage as required in Chapter 134, another section of the code (Chapter 110) requires that any property accessing a private easement must have 40,000 square feet, as well as specifying a minimum easement width of 20 feet. After informing the property owner's legal representative of such, staff was asked how to rectify the dilemma. After internal discussions, it was determined that past issues similar to this were elevated to the Board of Commissioners for adjudication.

FUNDING

Not applicable.

RECOMMENDATION

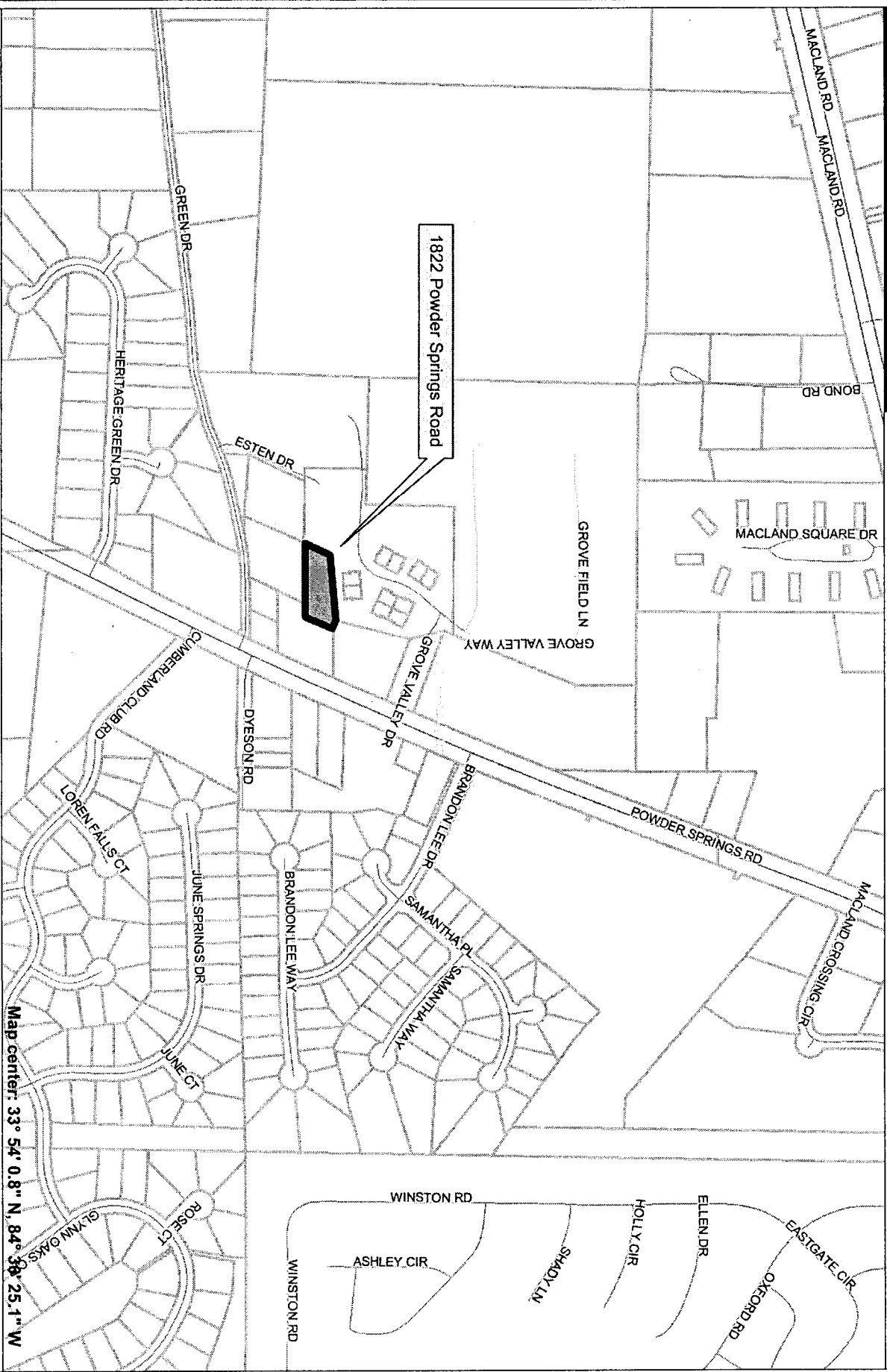
The Board of Commissioners authorizes the issuance of a building permit on existing foundation within as-built setbacks to 1822 Powder Springs Road for the purpose of rebuilding a single family home.

ATTACHMENTS

Location Map



Location Map-1822 Powder Springs Road



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Map center: 33° 54' 0.8" N, 84° 38' 25.1" W



Scale: 1:5,703