

**OCTOBER 20, 2009 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 1**

ITEM #2

PURPOSE

To consider issuing a House Moving Permit (HM-01-09) to Mr. Emory W. Benson to move a structure (House) from 4044 Cedarcrest Road, Paulding County to 6380 Burnt Hickory Road, Acworth Ga. located in Land Lot 193 of the 20th District.

BACKGROUND

The subject property is zoned R-30. The house encompasses approximately 2,100 square feet and is in good condition. Ms. Benson plans to live in the structure after the planned improvements are completed. The planned improvements are estimated to cost approximately \$80,000.00 and include placing the house on a crawl space foundation, adding Hardy Plank siding and painting the exterior and installation of a new roof. The other improvements are listed in the attached letter. The funds for the improvements will come from an existing line of credit obtained with SunTrust Bank. This structure appears to be compatible to the existing homes in the immediate area. The subject property contains approximately 7 acres and the structure will be set back approximately 150 - 175 feet off Burnt Hickory Road. The house to be moved will be connected to public sewer. There is an existing house on the site that will be demolished. The existing garage attached to the house being demolished will be moved back away from Burnt Hickory Road and connected to the moved house. The proposed house to be moved has an existing garage attached to it that will not be moved. This application appears to meet the requirements for issuing the permit.

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners approve HM-01-09 for Mr. Emory W. Benson to move this structure, subject to the Development and Inspections recommendations and comments, the attached list of improvements, further subject to the information submitted within the analysis and thirty (30) days to move the structure and ninety (90) days to complete the required improvements.

ATTACHMENTS

House Moving Analysis

HM-1-09

HOUSE MOVING APPLICATION

HOUSE TO BE MOVED TO: 6380 BURNT HICKORY RD ACWORTH GA 30101

SURROUNDING HOMES: \$150,000- 190,000

RECOMMENDATION OF DEVELOPMENT AND INSPECTIONS DIVISION

Replace roof shingles, add smoke detectors, and replace several rotted windows, add access to attic left side, paint structure after windows repaired or replaced. Remove all electrical feeds supplied to basement.

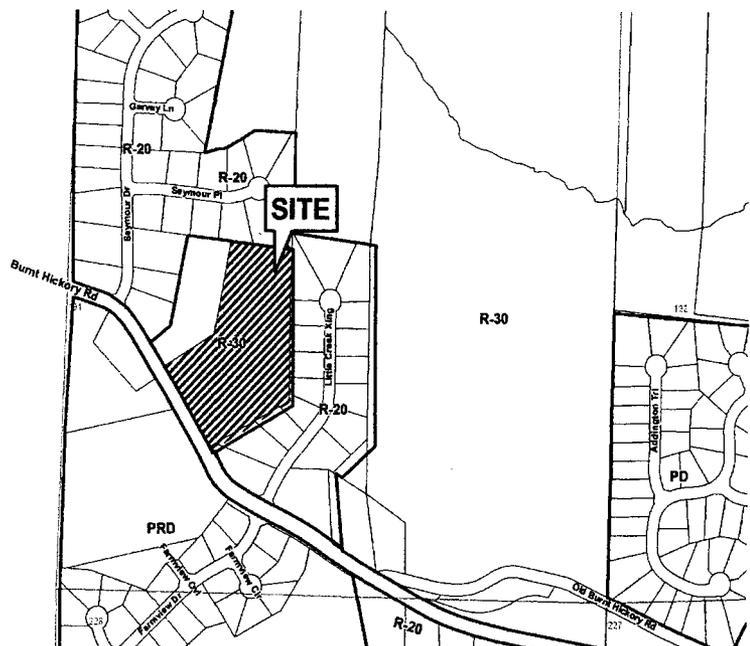
Other Comment: 4 bedroom home with heat pump and gas furnace. Electrical upgrade may be required if converted to total electric. Currently house has basement and when relocated will be place on crawl space foundation.

Owner stated existing garage will not be moved. Once relocated other code requirement may be required such as guard rails on stairs, porches if applicable. Owner stated desire to attach garage at Burnt Hickory to house when he relocated.

LOCATION MAP:

ADDITIONAL COMMENTS:

LAND LOT: 193
DISTTICT: 20
ZONED: R30
SQUARE FEET: 2100



Emory Benson 404-353-2252
770-795-0240

APPLICATION FOR RELOCATING EXISTING STRUCTURE

DATE OF APPLICATION July 29.09 DATE OF HEARING 9-15-09

NAME OF HOUSE MOVING FIRM James Morehead Southeastern Structures,

ADDRESS 107 Craft St. Carrollton PHONE 770-757-7149
Ga. 30117

DESCRIPTION OF STRUCTURE:

Livable floor space 2136 # sq.ft. Length 77 Width 30 Height 17

Number of rooms 11 Carport NO Basement NO

Brick Veneer _____ Frame Other _____

Type of Roof Asphalt Shingles

Condition of Exterior Fair. To be upgraded with Hardie plank siding

Condition of Interior Fair

Existing Use VACANT

Other _____

EXISTING LOCATION

Land Lot 256 District Sec 3 Dist 3 Parcel No. 80615

Street Address 4044 Cedarcrest Rd.

FUTURE LOCATION

Name of Property Owner Emory W. Benson

Street Address 6380 Burnt Hickory Rd Located

Land Lot 193 District 20 Parcel No. 20019100030

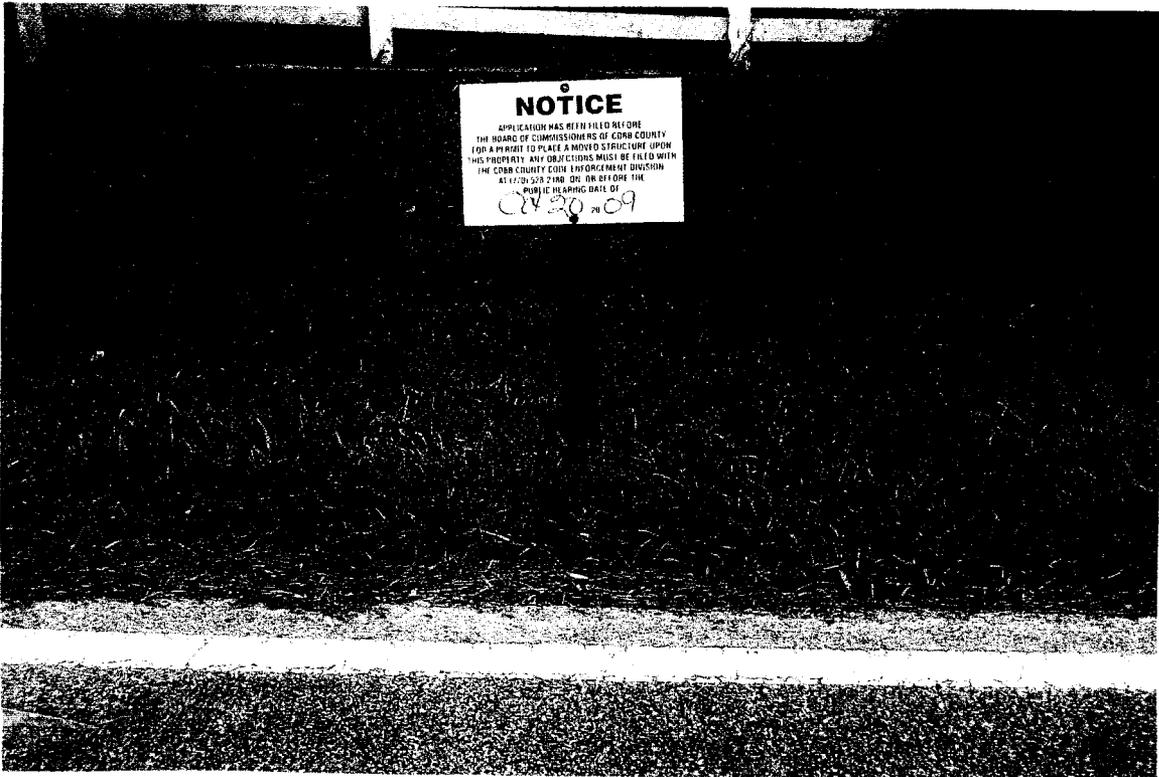
Zoning Classification R-30

Future Use _____ Subdivision None

Value of structure at completion 150,000

Estimate of Improvements 80,000

Posted Property

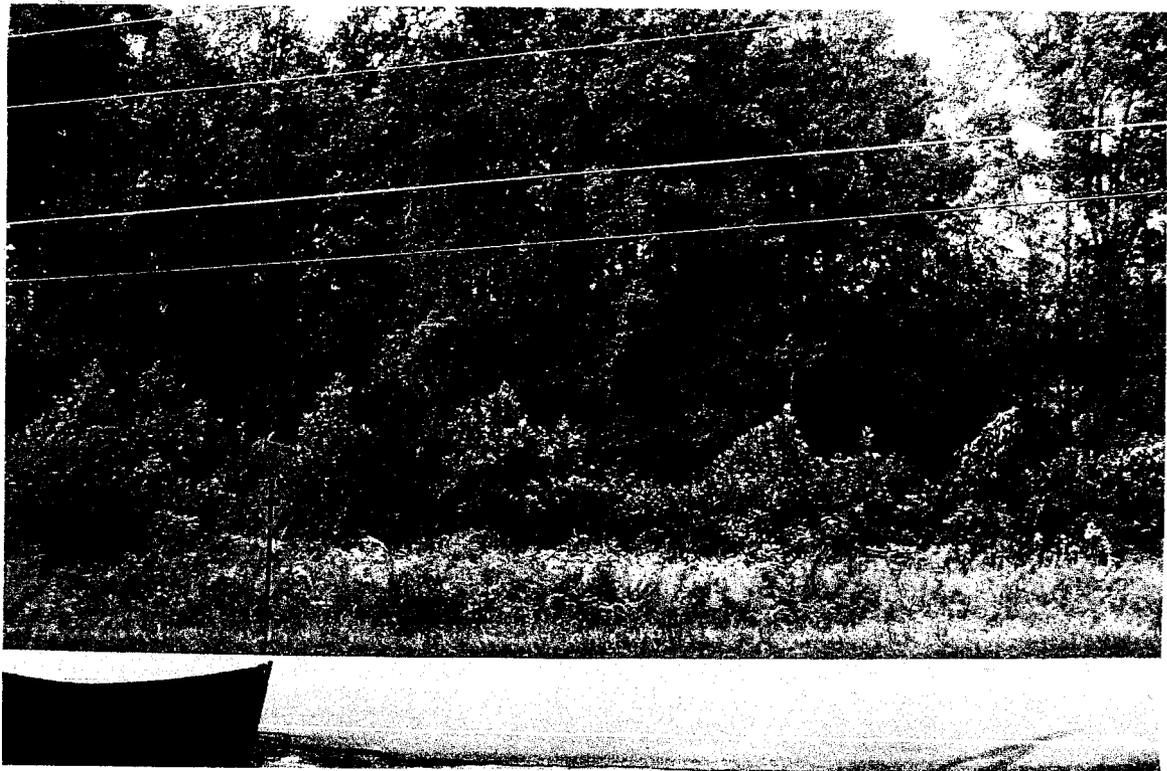


Surrounding Properties

North

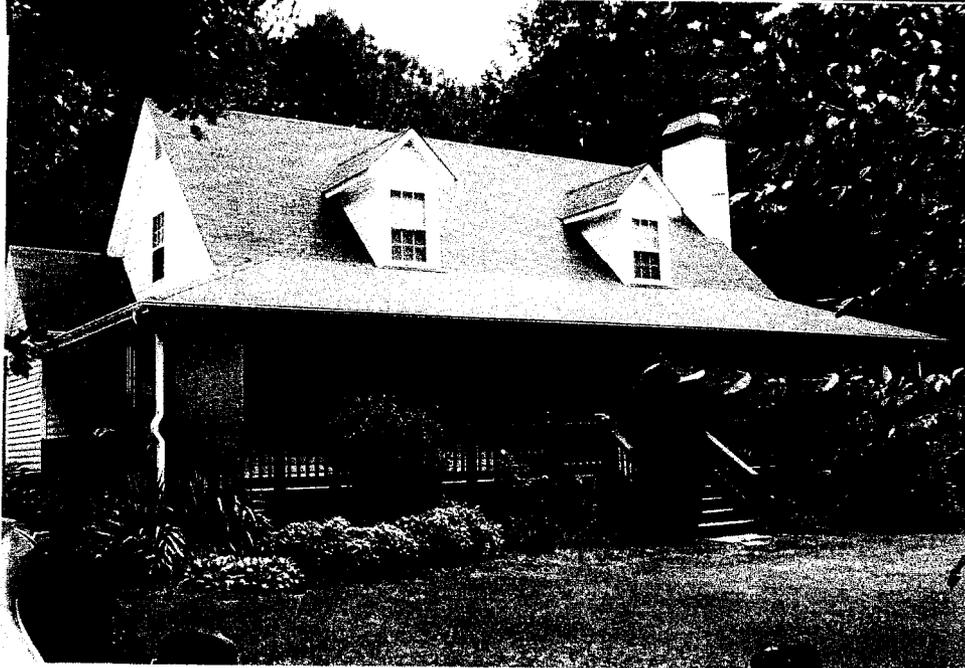


South

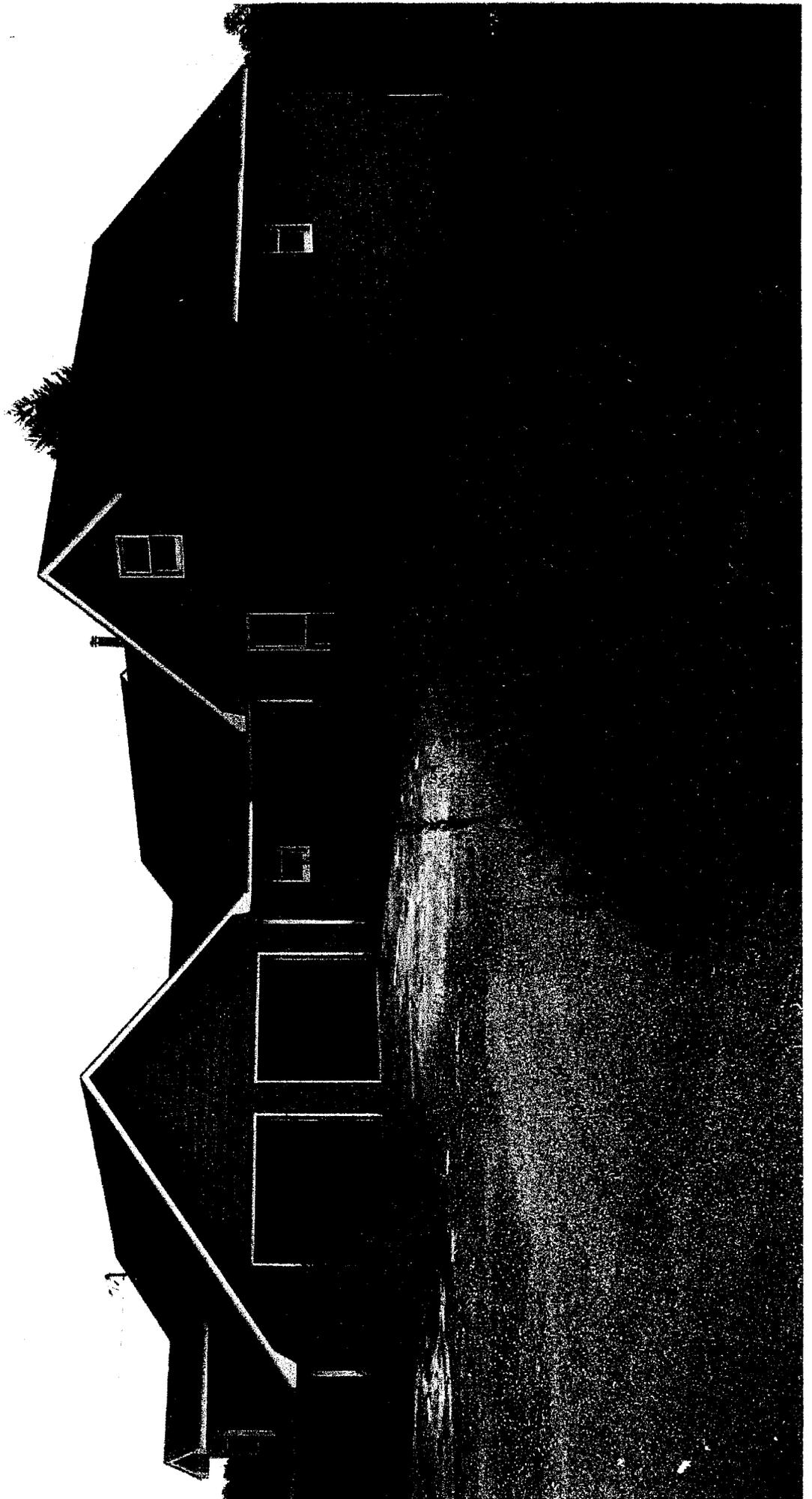


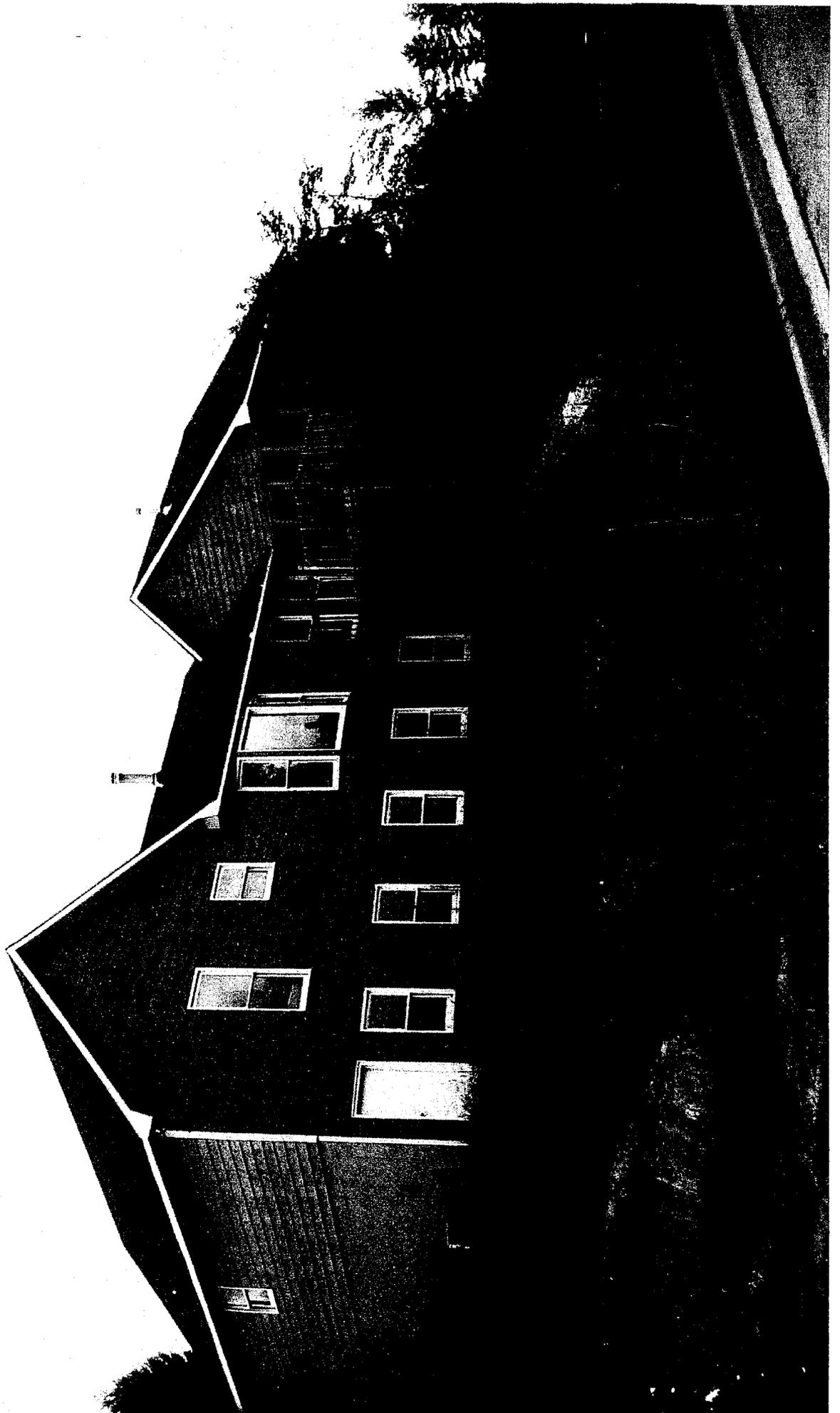
Surrounding Properties Cont'd

East



West





COBB COUNTY
INSPECTIONS DEPARTMENT
HOUSING MOVING REPORT

Emory Benson
OWNERS NAME

4044 Cedarcrest Road
ADDRESS
Paulding County

ROOFING	<u>Shingle</u>	TYPE	<u>Asphalt</u>	WEIGHT	<u>90</u>	CONDITION	<u>Poor</u>
SIDING	<u>Lap</u>	TYPE	<u>Cedar</u>	CONDITION	<u>Good</u>	APPEARANCE	<u>Good</u>
TRUSS RAFTERS	<u>SYP</u>	SPACING	<u>24"</u>	SIZE	<u>2"X4"</u>	CONDITION	<u>Excellent</u>
FLOOR JOISTS	<u>SYP</u>	SPACING	<u>16"</u>	SIZE	<u>2"X10"</u>	CONDITION	<u>Excellent</u>
STUDS	<u>SYP</u>	SPACING	<u>16"</u>	SIZE	<u>2"X4"</u>	CONDITION	<u>Excellent</u>

LIVABLE FLOOR SPACE 2100

CARPORT: YES NO DOUBLE SINGLE

ELECTRICAL SERVICE: AMPS 150 ADEQUATE: YES NO

GENERAL APPEARANCE OF HOUSE: GOOD FAIR POOR

DOES HOUSE MEET COUNTY BUILDING CODE: YES NO

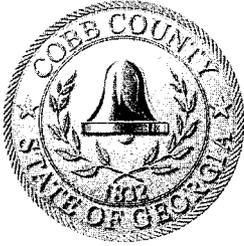
RECOMMENDED IMPROVEMENTS: Replace roof shingles, add smoke detectors,
replace several rotted windows, add access to attic left side,
paint structure after windows repaired or replaced,
Remove all electrical feeds supplied to basement.

OTHER COMMENTS: 4 bedroom home with heat pump & gas furnace.
Electrical upgrade may be required if converted to total
electric. Currently house has basement and when relocated
will be placed on crawl space foundation.

Jerry Lanham
BUILDING INSPECTOR
COBB COUNTY INSPECTIONS DEPARTMENT

8-19-09
DATE

Owner stated existing garage will not be moved.
Once relocated other code requirement may be required
such as guard rails on stairs, porches if applicable.
* Owner stated desire to attach garage at Burnt Hickory to house when relocated.



COBB COUNTY WATER SYSTEM

Stephen D. McCullers, P. E.
Director

Customer Services Facility
660 South Cobb Drive
Marietta, Georgia 30060-3105
(770) 423-1000
www.cobbwater.org

WATER/SEWER AVAILABILITY

- DIVISIONS:
- Business Services
 - Customer Services
 - Engineering & Records
 - Stormwater Management
 - System Maintenance
 - Water Protection

Proposed Structure

Account Number: n/a

Commercial

Existing Structure

Residential

Customer Name: Emory Benson

Property Address: 6380 Burnt Hickory Rd

City: Acworth Zip Code: 30101

Mailing Address: <u>Same</u>
City: _____ State: _____ Zip Code: _____

District: 20 Land Lot: 191 Acreage +/- 7.0

Water Available Yes
No

Water Line Size and Material 8" DI

Sewer Available Yes
No

Note: Cobb County Ordinance 122-144 allows for the use of on-site wastewater collection systems for R-80 residential lots, provided the provisions of sections 122-130 and 122-242 are met. Ordinance 122-130(a)(2) allows the use of on-site wastewater collection systems for all sites of at least 80,000 square feet if the anticipated wastewater generation for the site is no more than one E.R.U per 80,000 square feet and with the approval from the Health Department. If sewer is available, Cobb County Ordinance 122-116 requires the owner to determine elevations, grades, and alignments of sewer lines necessary to serve the building PRIOR to construction.

Comments: Sewer fees will be \$4000.00

The use of all private wells or septic tanks must be approved by the Environmental Health section of the Cobb County Health Department, 3830 South Cobb Drive. Please call 770-435-7815 if you have any questions about on-site wastewater collection systems (septic tank systems).

The information contained herein is: applicable to the above address/property as it exists on this date; NOT valid for further subdividing of this property; valid for 150 days from this date; non-transferable; non-renewable without review. Questions regarding this letter please call 770-419-6328.

Checked By: Ron Ogle Date 7/22/2009

Signature:

3)

Emory W. Benson
6380 Burnt Hickory Rd.
Acworth, Ga. 30101

Whom it my concern

It is my intention to move a Home that is now located at 4044 Cedarcrest Rd. in Paulding County To 6380 Burnt Hickory Rd. in Cobb county where I now live. The Garage that is at 4044 Cedarcrest Rd. would not be moved with the house, it would be left behind to be demolished.

The house to be moved on to Burnt Hickory would be placed approximately 150-175 feet off Burnt Hickory rd. The house would be on a crawl space foundation. Connected to County sewer system were old house is still on septic system. New Hardy Plank siding, windows, roof, current code Electric, and Plumbing connections, Paint, and 38 foot front porch to be added. Rear deck would be replaced by concrete portico on level back yard.

There is a 2 car garage and carport that would be move to fit in with new house at 6380 Burnt Hickory Rd. Old house would be removed or demoed.

This move would create a Home site with much more curb appeal, a home with nice size front yard with beautiful large Oak shade trees, and a more private back yard than currently exist .

Thank You,
Emory W. Benson
404-353-2252

Kitchen & Baths to have new cabinets & counter tops.

④
Emory W. Benson
6380 Burnt Hickory Rd.
Acworth, Ga. 30101

Whom it may concern,

The funds for completing the house move from 4044 Cedarcest Rd. to 6380 Burnt Hickory Rd. would be obtained through a line of credit I have already obtained with Suntrust Bank. After the move is complete I would obtain a conventional 15 year fixed rate mortgage to pay off line credit.

Thank You,
Emory W. Benson
404-353-2252

Emory W. Benson
6380 Burnt Hickory Rd.
Acworth, Ga. 30101

Whom it may concern,

Concerning my plans for the house move from 4044 Cedarcrest to 6380 Burnt Hickory Rd. I intend to live in the house with my family.

Thank You,
Emory W. Benson
404-353-2252