

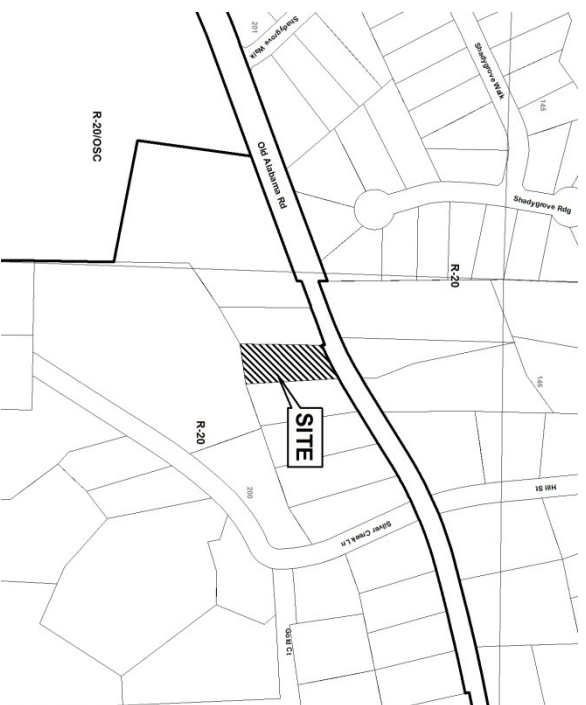
APPLICANT: Michael W. Sanders **PETITION No.:** V-37
PHONE: 678-896-1569 **DATE OF HEARING:** 04-10-13
REPRESENTATIVE: Michael W. Sanders **PRESENT ZONING:** R-20
PHONE: 678-896-1569 **LAND LOT(S):** 200
TITLEHOLDER: Michael W. Sanders **DISTRICT:** 18
PROPERTY LOCATION: On the south side of Old Alabama Road, west of South Gordon Road **SIZE OF TRACT:** 0.47 acre
Alabama Road, west of South Gordon Road **COMMISSION DISTRICT:** 4
(2083 Old Alabama Road).

TYPE OF VARIANCE: Waive the side and rear setbacks for an accessory structure over 650 square feet
(proposed 695 square foot garage) from the required 100 feet to 35 feet on the southern side, 0.8 feet on the eastern side, and 80 feet on the western side.

OPPOSITION: No. **OPPOSED** **PETITION No.** **SPOKESMAN**

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: Michael W. Sanders

PETITION No.:

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COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: Notice of Violation for building without a permit was issued on 01-17-13. Any wall closer than 5 feet to property line is required to be 1 hour fire rated.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No adverse stormwater management impacts are anticipated. The proposed structure location discharges to a natural area. Any downspouts should be discharged to the ground at the structure to maximize overland flow onsite.

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.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No conflict.

SEWER: No conflict.

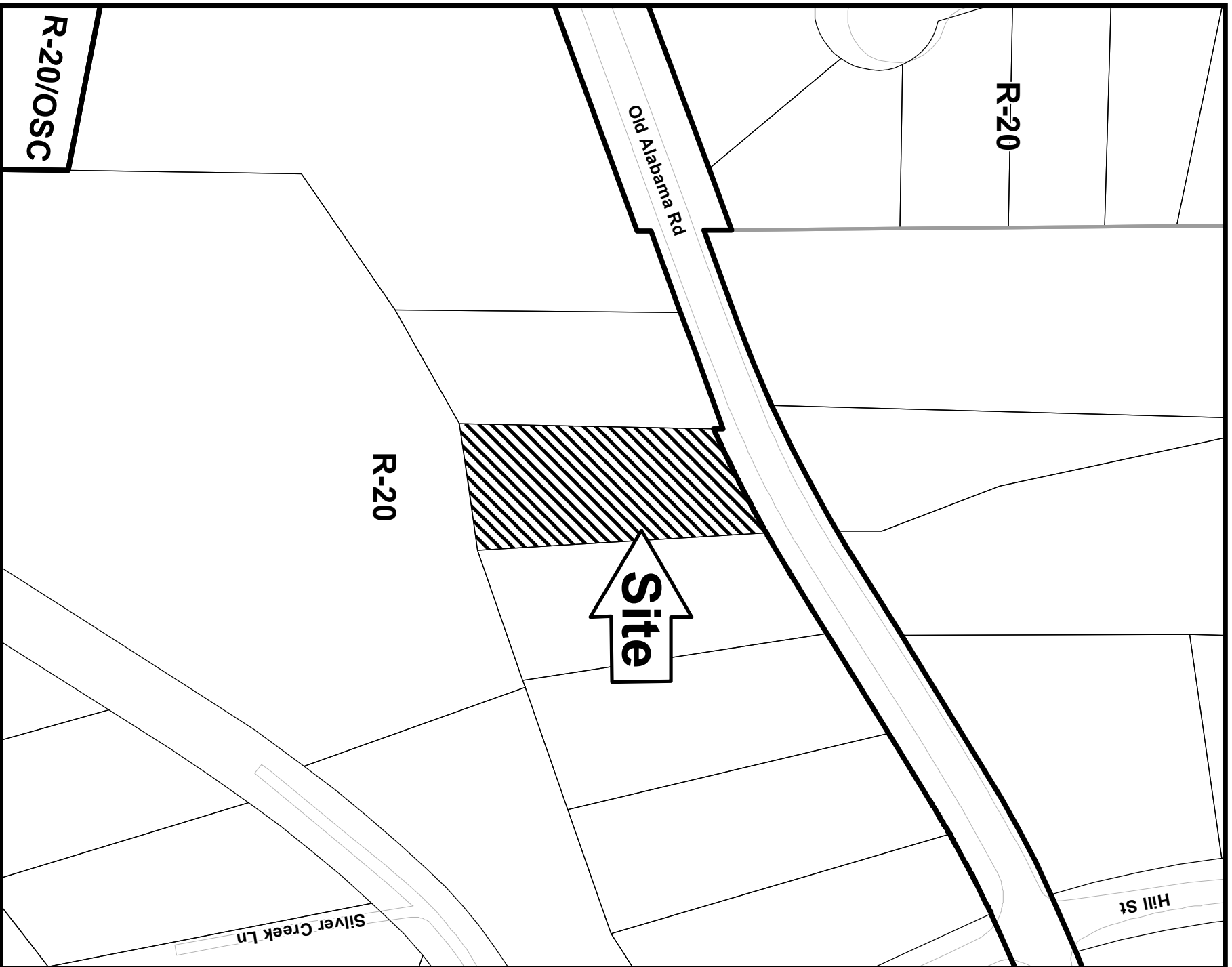
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FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-37



R-20

Old Alabama Rd

R-20

Hill St

Silver Creek Ln

Site

R-20/OSC

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



City Boundary
Zoning Boundary

Application for Variance Cobb County

2013 FEB 12 PM 2:48

(Type or print clearly)

COBB COUNTY ZONING DIVISION

Application No. V-37
Hearing Date: 4/10/13

Applicant Michael W. Sanders Phone # 678 896 1569 E-mail MSANDR@GMAIL.COM

Michael W. Sanders Address 2083 Old Alabama Rd, Austell, GA 30168
(representative's name, printed) (street, city, state and zip code)

Michael W. Sanders Phone # _____ E-mail _____
(representative's signature)

My commission expires: 09/30/2016 Signed, sealed, and delivered in presence of:
Rebecca Sanders
Notary Public



Notary Public Expires
September 30, 2016

Titleholder Michael W. Sanders Phone # 678 896 1569 E-mail MSANDR@GMAIL.COM
Signature Michael W. Sanders Address: 2083 Old Alabama Rd Austell
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 2-23-2014 Signed, sealed and delivered in presence of:
Rebecca Sanders
Notary Public

Present Zoning of Property _____

Location 2083 Old Alabama Rd Austell, GA 30168
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 200 District 18 Size of Tract 0.472 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.
2083 & 2071 SAME a common Double Drive driveway, the new GARAGE is AT THE END OF THE DRIVEWAY ON THE SITE of a PREVIOUS PARKING STORAGE, TO MOVE IT MORE TO THE WEST WOULD REQUIRE CUTTING DOWN A 40+ YEAR old TREE
List type of variance requested: WAVE Side setback FROM 10' to 0.8'