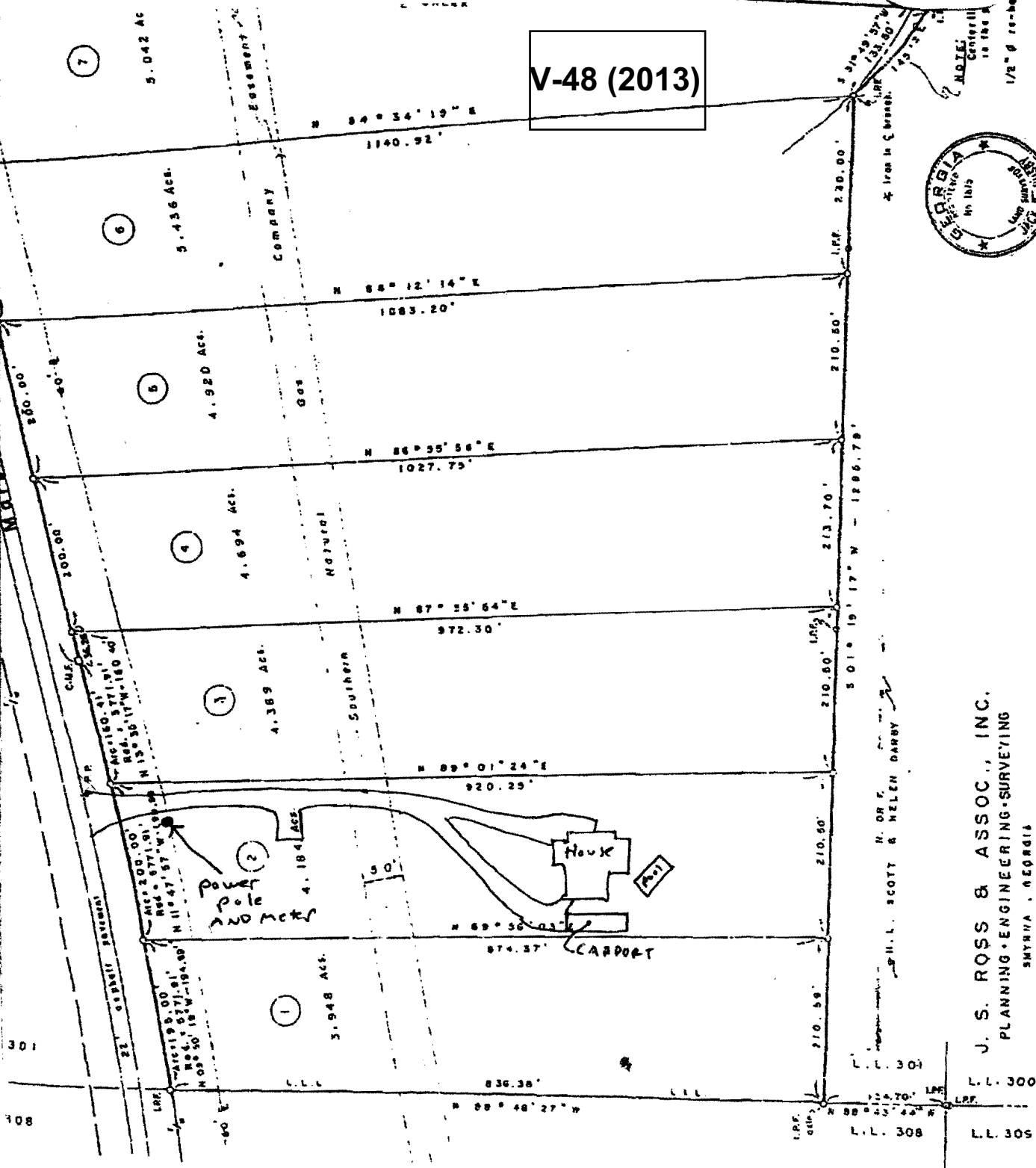


V-48 (2013)



RECEIVED
FEB 14 2013
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

J. S. ROSS & ASSOC., INC.
PLANNING • ENGINEERING • SURVEYING
SMYRNA, GEORGIA

P.H.L. SCOTT & HELEN DABBY
H. OR F.

APPLICANT: Mark Sandefur

PETITION No.: V-48

PHONE: 404-939-4657

DATE OF HEARING: 04-10-13

REPRESENTATIVE: Mark Sandefur

PRESENT ZONING: R-80

PHONE: 404-939-4657

LAND LOT(S): 301

TITLEHOLDER: Mark J. Sandefur

DISTRICT: 20

PROPERTY LOCATION: On the east side of Mars Hill Road, north of Nichols Road (330 Mars Hill Road).

SIZE OF TRACT: 4.18 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow a second electrical meter on a single-family residential lot; 2) allow an accessory structure (existing greater than 1,000 square foot "carport") to the side of the principal building; and 3) waive the required side setback for an accessory structure over 1,000 square feet (existing greater than 1,000 square foot "carport") from the required 100 feet to 1 foot.

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

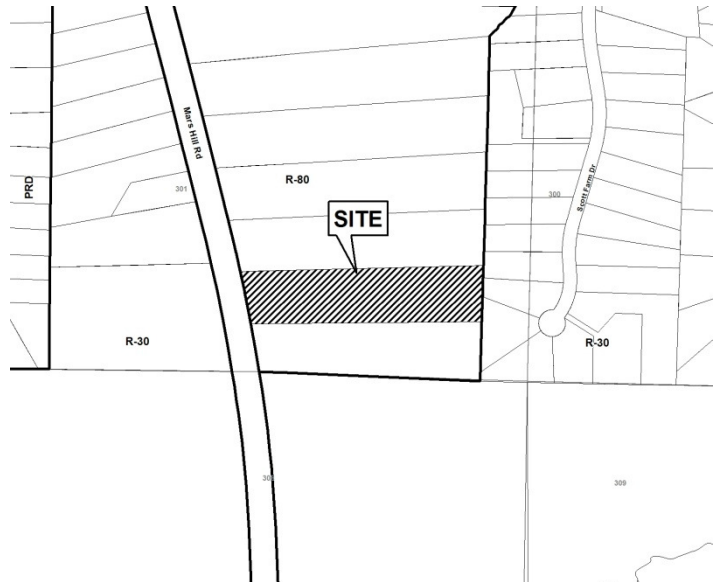
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Mark Sandefur **PETITION No.:** V-48

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Records indicate that the house was built in 1994. Records do not indicate that a building permit was ever issued for the carport. Permit and inspections are required. Walls closer than 5 feet to the property line are required to be 1 hour fire rated.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No significant adverse stormwater management impacts were observed.

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: No comment.

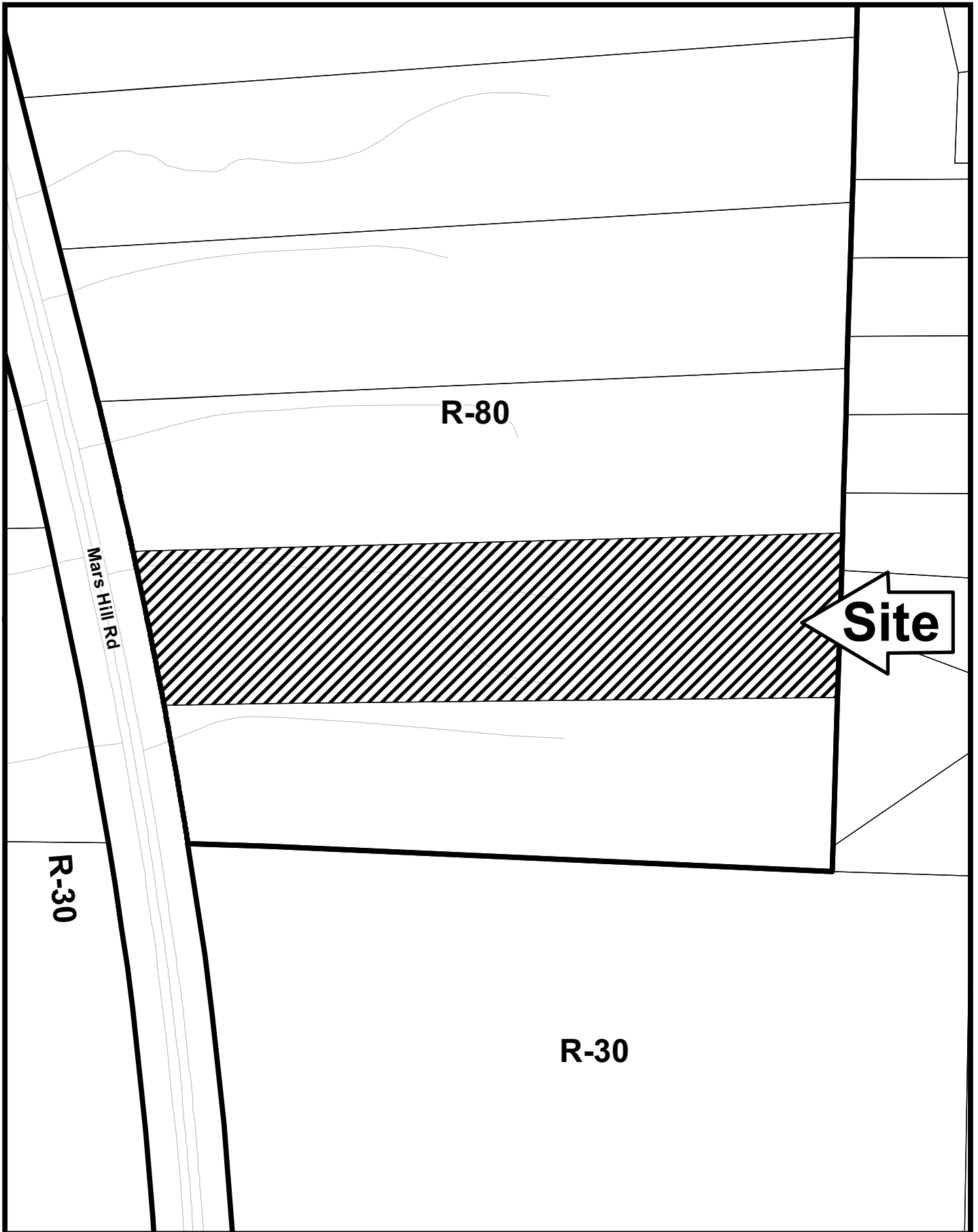
WATER: No conflict.

SEWER: No conflict.

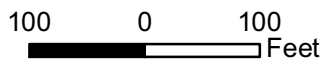
APPLICANT: Mark Sandefur **PETITION No.:** V-48



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.

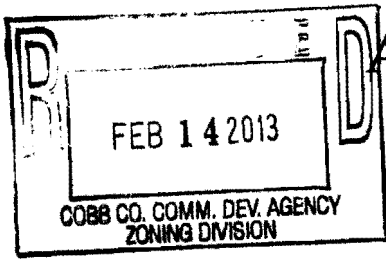
V-48



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

(type or print clearly)

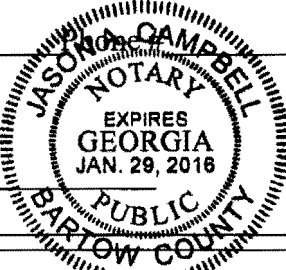
Application No. V-48
Hearing Date: 4-10-13

Applicant Mark Sandefur Phone # 404.939.4657 E-mail ugaman94@gmail.com

Mark Sandefur Address 330 Mars Hill Rd Powder Springs GA 30127
(representative's name, printed) (street, city, state and zip code)

Mark Sandefur E-mail _____
(representative's signature)

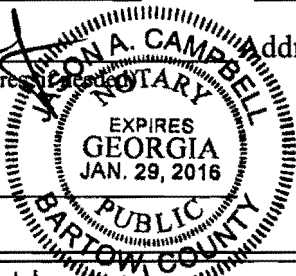
Mark Sandefur GA DL Signed, sealed and delivered in presence of:
My commission expires: _____ Jason A. Campbell
Notary Public



Titleholder Mark Sandefur Phone # _____ E-mail _____
see applicant

Signature Mark Sandefur address: _____
(attach additional signatures if needed) (street, city, state and zip code)

My commission expires: _____ Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public



Present Zoning of Property Residential R-80

Location see above
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 301 District 20 Size of Tract 4.184 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 X

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.

House is too far away to run power from. The extra meter is only for the gate;...

List type of variance requested: I am seeking a 2nd electrical meter, solely for the purpose of supplying power to my newly installed driveway gate.