

V-95 (2013)

GRUBBS - LAND SURVEYOR

52

RECEIVED
 JUN - 4 2013
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

October Court

50' R/W
24' Pavement

MAGNETIC

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30' BL

25' BL
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APPLICANT: Calvin W. Grubbs

PETITION No.: V-95

PHONE: 770-975-5737

DATE OF HEARING: 08-14-13

REPRESENTATIVE: Philip E. Chatham

PRESENT ZONING: RA-4

PHONE: 770-975-5737

LAND LOT(S): 15

TITLEHOLDER: Calvin W. Grubbs and Lillian D. Grubbs

DISTRICT: 20

PROPERTY LOCATION: On the south side of October Court, west of November Glen Drive (2305 October Court).

SIZE OF TRACT: 0.195 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow an accessory structure (existing 96 square foot shed) to be located to the side of the principal building; 2) waive the side setback for an accessory structure under 144 square feet (existing 96 square foot shed) from the required 5 feet to 0.7 feet; 3) waive the rear setback for an accessory structure under 650 square feet (existing 150 square foot pavilion) from the required 30 feet to 25 feet; and 4) increase the maximum allowable impervious surface from 40% to 41.6%.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Calvin W. Grubbs

PETITION No.: V-95

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded 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: Both the existing shed and the partially built storage buildings are located within recorded drainage easements. Both of these easements contain stormwater pipe infrastructure that cannot be maintained with these structures in place. Since the concrete block storage buildings are within the sanitary sewer easement as well, these buildings should be removed.

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.

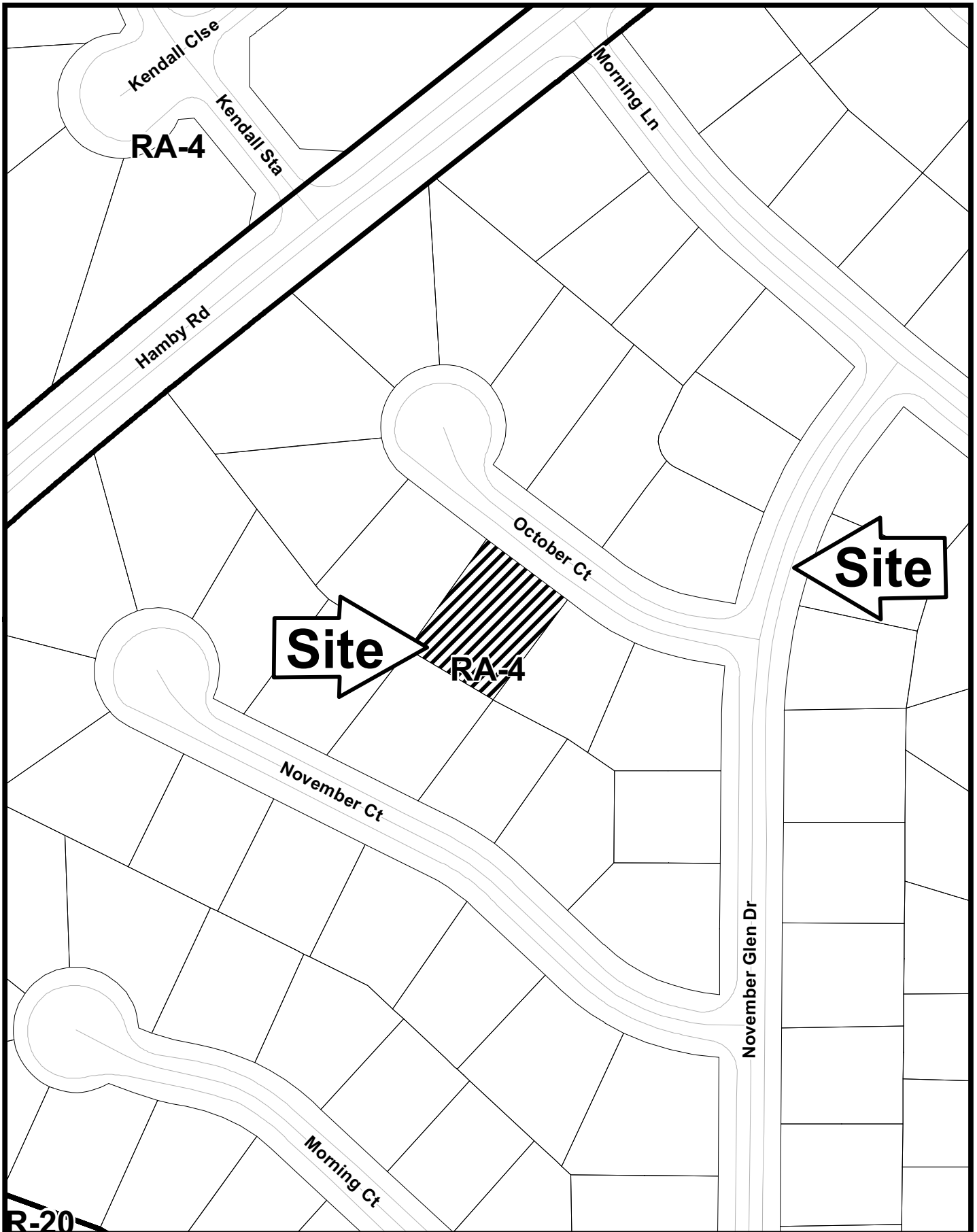
WATER: No conflict.

SEWER: County Code does not allow permanent structures in sanitary sewer easements. Existing concrete slab encroaches into Sanitary Sewer easement.

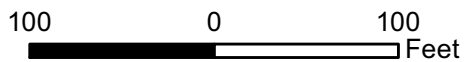
APPLICANT: Calvin W. Grubbs **PETITION No.:** V-95

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.

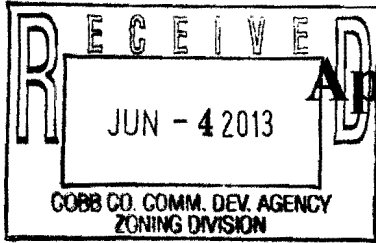
V-95



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-95
Hearing Date: 8-14-13

Applicant CALVIN W. GRUBBS Phone # 770-975-5737 E-mail philchatham@SBCGLOBAL.NET

PHILIP E. CHATHAM Address 2305 OCTOBER CT, ACWORTH, GA, 30102
(representative's name, printed) (street, city, state and zip code)

Philip E. Chatham Phone # 770-975-5737 E-mail philchatham@SBCGLOBAL.NET
(representative's signature)

My commission expires: _____
JASOBA CAMPBELL
NOTARY PUBLIC
EXPIRES GEORGIA JAN. 29, 2016
BARTOW COUNTY

Signed, sealed and delivered in presence of:
Jasoba Campbell
Notary Public

Titleholder CALVIN W. GRUBBS Phone # 770-975-5737 E-mail philchatham@SBCGLOBAL.NET

Calvin W. Grubbs Address: 2305 OCTOBER CT., ACWORTH, GA, 30102
(attach additional signatures, if applicable) (street, city, state and zip code)

My commission expires: _____
JASOBA CAMPBELL
NOTARY PUBLIC
EXPIRES GEORGIA JAN. 29, 2016
BARTOW COUNTY

Signed, sealed and delivered in presence of:
Jasoba Campbell
Notary Public

Present Zoning of Property _____

Location 2305 OCTOBER CT, ACWORTH, GA, 30102
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0015 District 20 Size of Tract 12.209 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 8552 SQ. FT. Shape of Property RECTANGLE Topography of Property PRETTY LEVEL 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.

THE MOVING OF THE EXISTING SHED BUILT 20 YEARS AGO BY THE CONTRACTOR, IS DIFFICULT TO MOVE & IS PRESENTLY IN AN IDEAL LOCATION. THE SMALL STORAGE SHED MATCHES & BLENDS IN WITH THE EXISTING HOUSES.

List type of variance requested: ① VARIANCE FROM THE SIDE YARD SET-BACK OF 5 FT. & FROM BEHIND THE LINE OF THE BACK OF THE HOUSE.

② Overage of approx 137 S.F. of IMPERVIOUS SURFACE