

APPLICANT: Lowell C. Hoven

PETITION No.:

V-105

PHONE: 678-354-6025

DATE OF HEARING:

09-11-2013

REPRESENTATIVE: Lowell C. Hoven

PRESENT ZONING:

R-30

PHONE: 678-354-6025

LAND LOT(S):

151

TITLEHOLDER: Lowell Craig Hoven

DISTRICT:

20

PROPERTY LOCATION: On the south side of Old

SIZE OF TRACT:

5.95 acres

Stilesboro Road, east of Cheatham Road

COMMISSION DISTRICT: 1

(6000 Old Stilesboro Road).

TYPE OF VARIANCE: 1) Allow accessory buildings (918 square foot "barn" and 911 square foot "garage") to be constructed upon a lot before construction of the principal building has commenced; 2) allow accessory buildings (918 square foot "barn" and 911 square foot "garage") to the side or in front of the principal building; 4) waive the setbacks for an accessory structure over 650 square feet (911 square foot "garage") from the required 100 feet to 90 feet adjacent to the southern property line; 5) waive the setbacks for an accessory structure over 650 square feet (918 square foot "barn") from the required 100 feet to 85 feet adjacent to the southern property line and 55 feet adjacent to the eastern property line; and 6) allow more than one gas and electrical meter on the property.

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

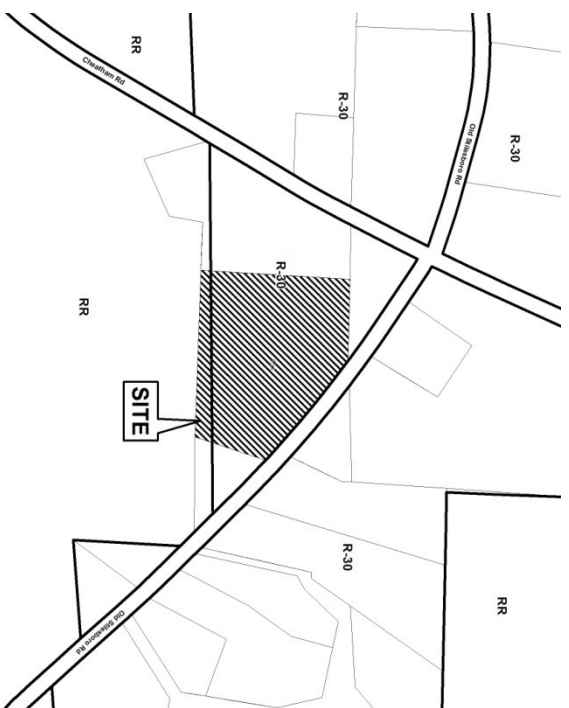
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Lowell C. Hoven

PETITION No.:

V-105

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 plat must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case. 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 adverse stormwater management impacts are anticipated for this large, estate-sized lot.

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.

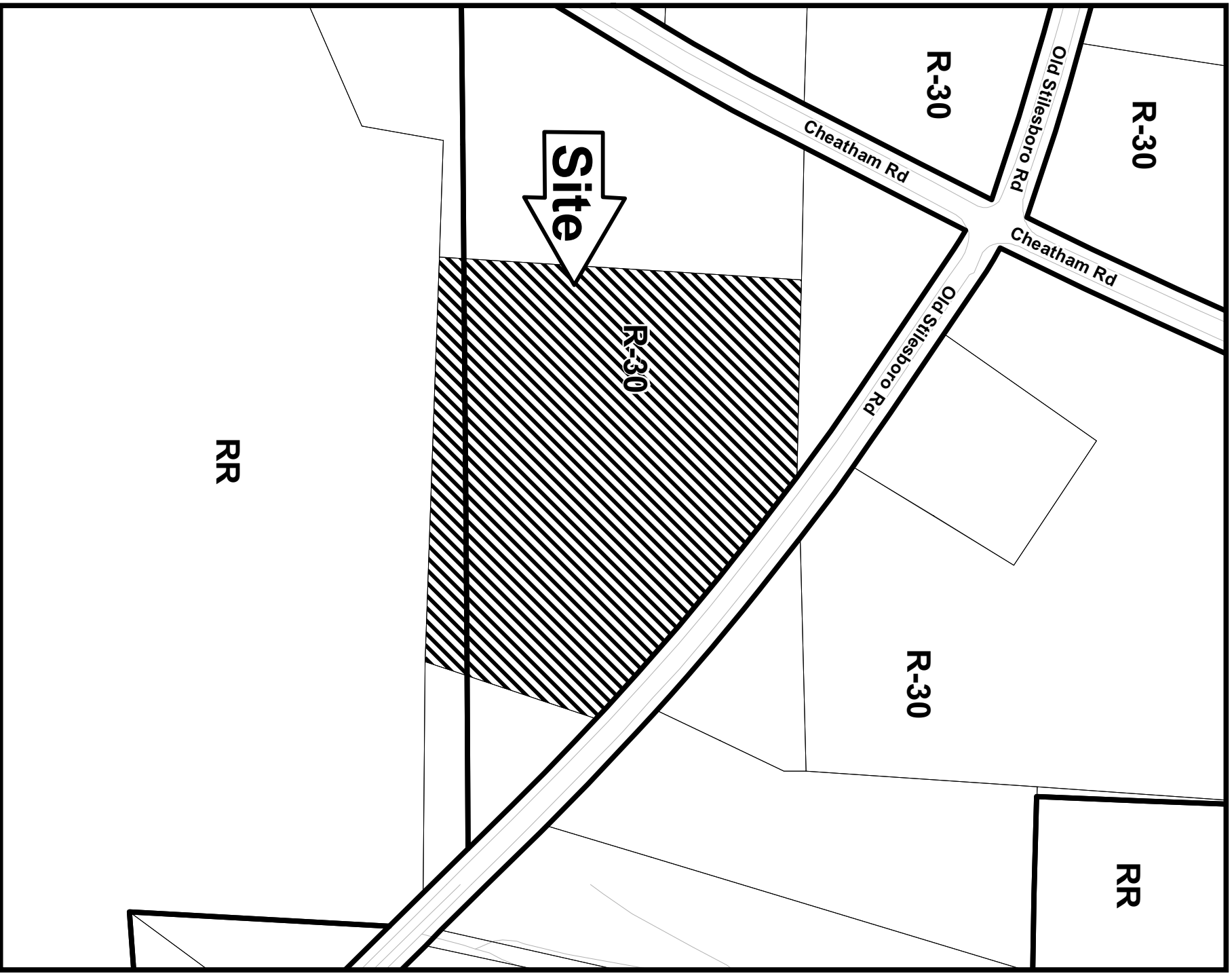
APPLICANT: Lowell C. Hoven

PETITION No.:

V-105

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-105



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 GEORGIA
FILED IN OFFICE

Cobb County

(Type or print clearly)

2013 JUL -8 AM 9:17

Application No. V-105
Hearing Date: 9-11-13

COBB COUNTY COMMISSION DIVISION
Applicant Lowell C. Haven Phone # 678-354-6025 E-mail _____

Lowell C. Haven Address 2319 Starr Lake Drive Acworth GA 30101
(representative's name, printed) (street, city, state and zip code)

Lowell C. Haven (representative's signature)
Cobb County Georgia Notary Public
My commission expires: 5-17-2014 Address # 678-354-6025 E-mail lowellhaven@bellsouth.net

My commission expires: 5-17-2014 Signed, sealed and delivered in presence of:
Cathy Cottrell Notary Public

Titleholder Lowell C. Haven Address # 678-354-6025 E-mail lowellhaven@bellsouth.net

Signature Lowell C. Haven Address # 2319 Starr Lake Drive Acworth GA
(attach additional signatures, if needed) (street, city, state and zip code) 30101

My commission expires: 5-17-2014 Signed, sealed and delivered in presence of:
Cathy Cottrell Notary Public

Present Zoning of Property R-30

Location 6000 Old Stilesboro Rd, Acworth, GA 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 151 District 20th 2nd Sec Size of Tract 5.946 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 5.946 Shape of Property _____ Topography of Property Sloped 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 (if applying for Backyard Chickens pursuant to Sec. 134-94(4), then leave this part blank).

IF barn is built behind principal structure many trees will have to be removed. Proposed site is on the most level high point of property where there is a ready pasture area and it will have a minimal environmental impact.

List type of variance requested: Waive no accessory building construction prior to principal building being constructed. Waive 100ft setback on southeast property line for horse barn from 100ft to 55ft. Waive no accessory building location from rear of principal structure to front southeast side.

Also include southern setbacks from 100' to 85'.
Allow second electrical on gas meter to accommodate horse and barn separately.