

**JUNE 17, 2014 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 4**

ITEM OB-34

PURPOSE

To consider house moving application HM-2-14 for Roy Bishop Housemover, LLC regarding a house to be moved to 5552 Moon Road, in Land Lot 587 of the 19th District, which is currently located at 3880 May Breeze Road in Land Lot 304 of the 16th District.

BACKGROUND

The applicant has submitted a house moving application to move a house currently located at 3880 May Breeze Road, which will be moved to 5552 Moon Road. This would represent a move-distance of approximately 15 miles from the current location. The applicant’s proposed improvements include a new foundation and basement, replacing the stone front with a brick front, a new driveway and walkway, new landscaping, new front and rear porches, new appliances, and new mechanical systems. The applicant will invest \$20,000.00 in renovation improvements, which would give the property a value of \$300,000.00. Cobb County Development and Inspections Department has inspected the house and found most of the house to be in good to excellent condition. Staff has analyzed the request and believes the proposal would be consistent with adjacent houses in the subdivision. The analysis of the existing houses is attached for review.

STAFF COMMENTS

Cobb D.O.T: Recommend applicant contact Cobb County DOT Traffic Operations at 770-528-1600 to coordinate the relocation of the structure.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed house moving application.

ATTACHMENTS

House moving application, statement of improvements, plat, Development and Inspections report, Water System report, photos of house, staff analysis of adjacent houses.

Erin Jones - (678) 770.3275

06-34

APPLICATION FOR RELOCATING EXISTING STRUCTURE

DATE OF APPLICATION 4/14/14 DATE OF HEARING 6-17-14

NAME OF HOUSE MOVING FIRM Roy Bishop Housemover LLC.

ADDRESS 800 Rock Quarry Road PHONE (770) 474-9160

Stockbridge, GA 30281
DESCRIPTION OF STRUCTURE:

Livable floor space 2548 sq.ft. Length 83.30ft. Width 30.40 Height _____

Number of rooms 7 Carport _____ Basement

Brick Veneer _____ Frame Other _____

Type of Roof Asphalt Shingles

Condition of Exterior Good

Condition of Interior Good

Existing Use Vacant

Other _____

EXISTING LOCATION

Land Lot 304 District 16 Parcel No. 16030400080

Street Address 3880 May Breeze Road Marietta, GA 30066

FUTURE LOCATION

Name of Property Owner Ashley & Erin Jones

Street Address 5552 Moon Road Located Powder Springs, GA

Land Lot 587 District 19th Parcel No. 19058700090

Zoning Classification R-30

Future Use Home Subdivision N/A

Value of structure at completion 300,000.

Estimate of Improvements \$20,000

HOUSE MOVING APPLICATION

HOUSE TO BE MOVED TO: 5552 MOON ROAD POWDER SPRINGS GA 30127

SURROUNDING HOMES: \$145,000-\$288,000

RECOMMENDATION OF DEVELOPMENT AND INSPECTIONS DIVISION

Energy code upgrades: add insulation in flooring to ceiling to meet code. If exterior walls exposed due to renovation then wall insulation must be upgraded.

OTHER COMMENT:

NONE

ADDITIONAL COMMENTS:

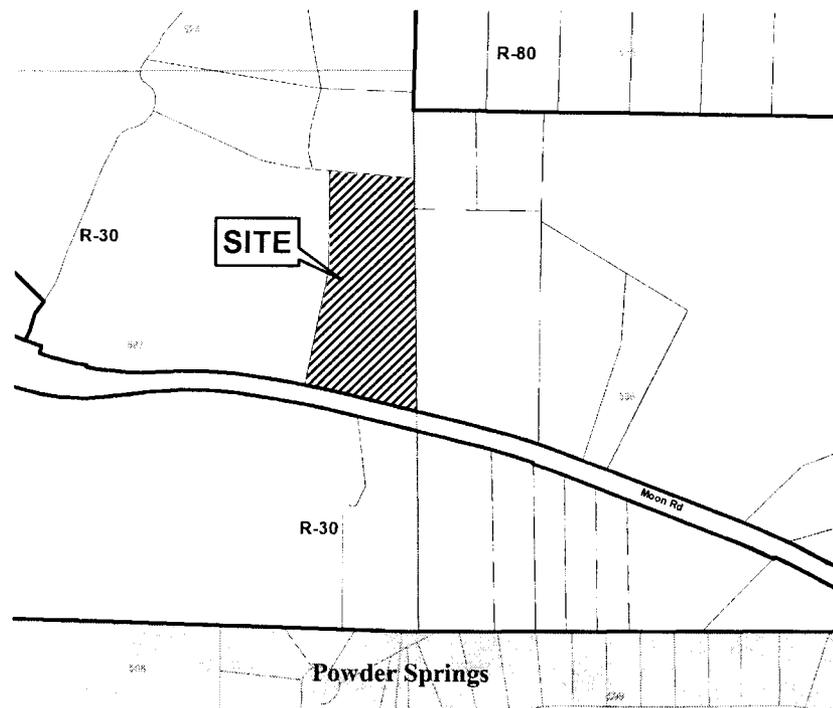
LAND LOT: 587

DISTRICT: 19

ZONED: R-20

SQUARE FEET: 2548

LOCATION MAP:



April, 14th 2014

Attention: Cobb County Community Development Agency

Re: Erin Jones, House Relocation: 3880 May Breeze Road to Moon Road

Improvements intended to be made:

New Foundation/Basement

Replace existing stone with brick on exterior front

New Drive way & walk way

New Landscaping

New Front porch and new deck/screen porch on back of home

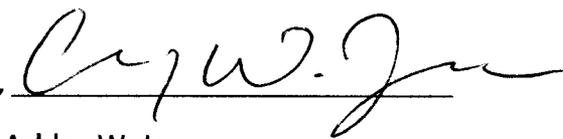
Update the exterior appearance of the home to look more visual appealing (no structural changes only cosmetic)

Update the interior appearance of the home to look more visual appealing and to bring the home up to date (i.e. refinish hardwood floors, paint, replace lighting etc.)

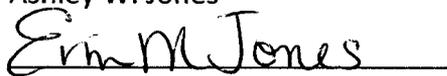
Replace appliances

Any improvements that need to be made to meet Cobb County code.

Signed,



Ashley W. Jones



Erin M. Jones

Thank you. If you have any questions please feel free to contact me at 678-770-3275.

Erin M. Jones



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

- Divisions**
- Business Services
 - Customer Services
 - Engineering & Records
 - Stormwater Management
 - System Maintenance
 - Water Protection

WATER/SEWER AVAILABILITY

Proposed Structure Account Number: N/A Commercial
 Existing Structure Residential

Customer Name: Erin & Ashley Jones
 Property Address 5552 Moon Rd.
 City: Powder Springs, Ga. Zip Code: 30127

Mailing Address _____
 City: _____ State: _____ Zip Code: _____

District: 19th Land Lot: 587 Acreage +/- _____

Water Available Yes Water Line Size and Material 8" DI
 No
 Sewer Available Yes **Big Creek Basin (Account 2675)**
 No **(Basin #s 401, 402, 404, 491)**

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.

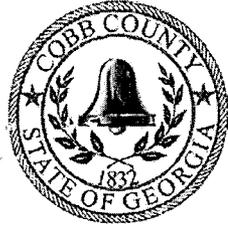
Comments: Sewer is not readily available; however, sewer connection is obtainable via private easement. Private easement is recorded. See Plat Book 272, Page 890
 Water Fees: \$2,700.00
 Sewer Tap Fees: \$1,100.00 + Sewer Development Fees (SDF) \$2,900.00 = \$4,000.00.

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: Angie A. Chambers Date: 4/22/2014

Signature: Angie A. Chambers
 770-419-6328



COMMUNITY DEVELOPMENT AGENCY
 GIS SECTION P O Box 649
 MARIETTA GA 30061
 (770) 528-2002

OFFICIAL ADDRESS NOTICE

Date Verified: April 16, 2014

PROPERTY OWNER NAME & ADDRESS			
SEND TO: Jones Ashley & Erin 534 FSBID Mill Rd S Dallas, GA 30157		LDP NO. N/A	
PARCEL ID NO. (Tract No. if applicable)	PLAT BOOK	PAGE	ADDRESS TYPE <small>(residential, commercial, water meter, tower)</small>
19 0587 0 009 0	15015	6051	Res
SUBDIVISION / PROJECT NAME (if applicable)	Building Permit? <small>(if active (!), notify permit dept)</small>	Business License? <small>(if yes, notify license dept)</small>	
N/A	N/A	N/A	
OLD PROPERTY ADDRESS (if applicable)			
Moon Rd (Vacant Lot)			
NEW PROPERTY ADDRESS			
5552 Moon Rd SW			
NOTES (if applicable): Cobb County GIS Section verified this parcel as a "Single Family Residential lot".			
You must contact the USPS to establish mail delivery. The GIS Section does not validate the city or zip code. Please contact the USPS at 800-ASK-USPS to verify the city and zip code. This document verifies the address for this property only. Any structures on the property shall conform to all Cobb County ordinances and standards.			

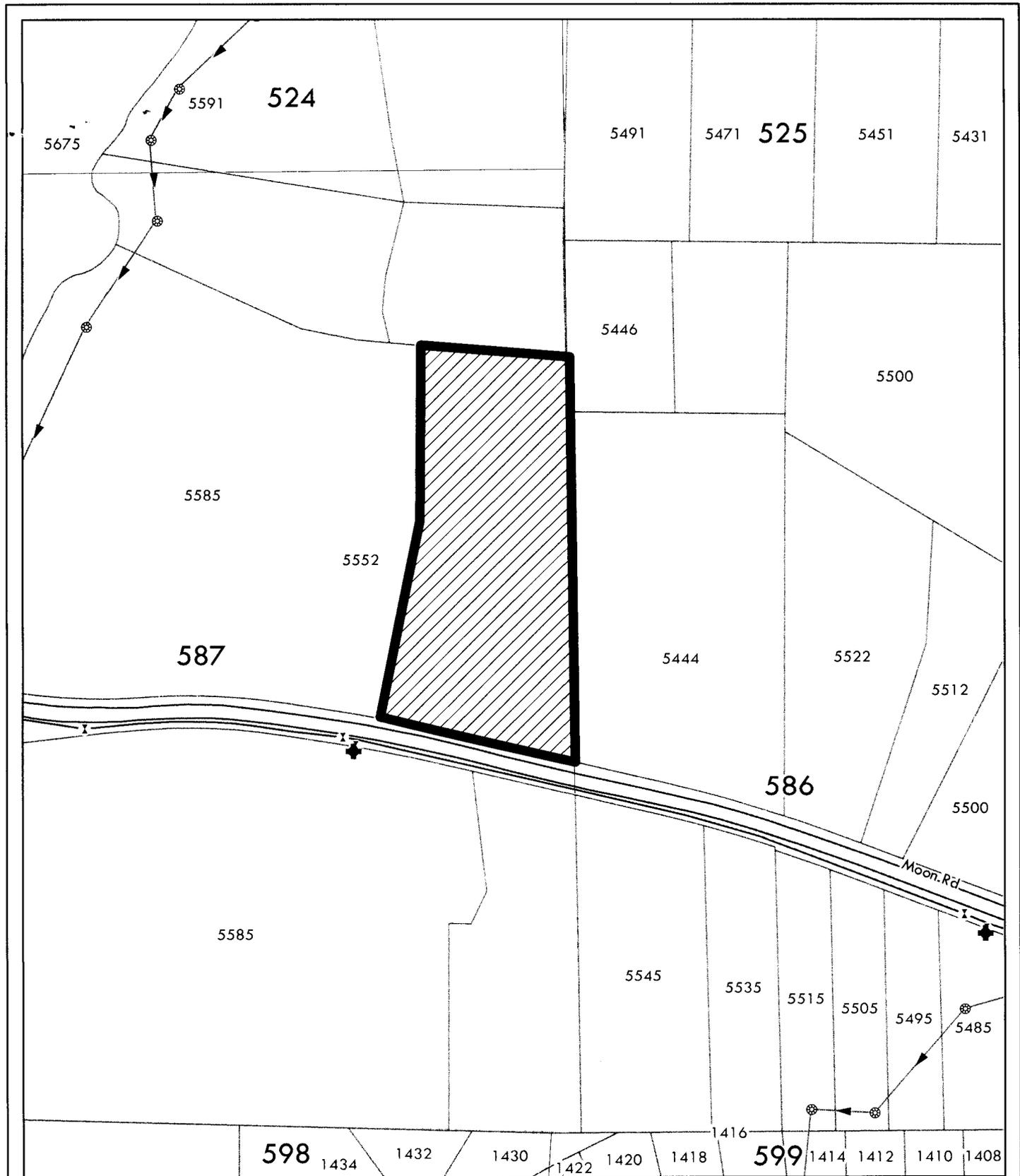
This Official Address Notice is presented to you regarding the property indicated above. The parcel identification number (PIN) is indicated. This is either a new address assignment or a verified address. County services, including public safety and the United States Post Office have been notified. Property owners should notify utilities and any resident. The resident should notify all correspondents of the new or verified address. The owner or resident should post this street number on the property in accordance with the Cobb County Ordinance approved by Commissioners on December 28, 1971 and amended on July 25, 2006, which states:

(a) Street numbers for dwelling units and places of business on all public streets and street numbers and/or building numbers for dwelling units and places of business within apartment projects and nonresidential developments located on private streets shall be assigned by the community development department in accordance with its administrative procedures.

(b) Each dwelling unit and place of business shall have posted and maintained in a prominent place on the property, visible legible from the street providing public access, the address of the dwelling unit or place of business as follows:

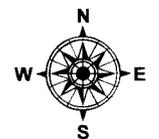
- (1) For residences, in figures at least one three inches high with a reflective contrasting background or reflective numbers on a contrasting background. Numbers posted on mailboxes located adjacent to the street can be one inch high with a reflective contrasting background or reflective numbers on a contrasting background; and
- (2) For commercial establishments, in figures at least six inches high with a reflective contrasting background or reflective numbers on a contrasting background.
- (3) Larger figures may be required than listed above to ensure they are legible from the street.

(c) Any person who shall violate any provision of this section shall be punished as provided in section 1-10. (Ord. of 12-28-71, §§ 1, 2, 4; Code 1977, §§ 3-23-1--3-23-3)



Account Number: N/A
Customer Name: Erin & Ashley Jones
Address: 5552 Moon Rd.
Land Lot: 587
District: 19th

1:2,514



Water/Sewer
Availability

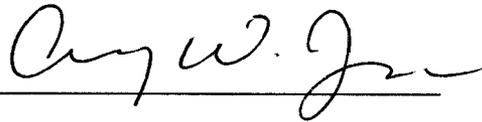
Cobb County Water System Does Not Guarantee the Accuracy of These Plans or Drawings

April, 14th 2014

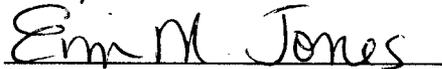
Attention: Cobb County Community Development Agency

Re: Erin Jones, House Relocation: 3880 May Breeze Road to Moon Road

The funds used to move and improve the home located at 3880 May Breeze Road will come from personal saving.

Signed, 

Ashley W. Jones



Erin M. Jones

Thank you. If you have any questions please feel free to contact me at 678-770-3275.

Erin M. Jones

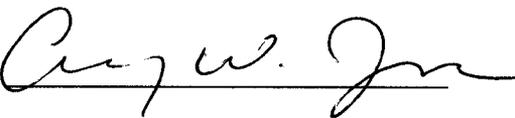
April, 14th 2014

Attention: Cobb County Community Development Agency

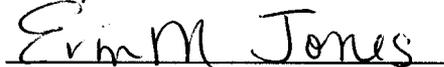
Re: Erin Jones, House Relocation: 3880 May Breeze Road to Moon Road

RE: letter stating plans for occupancy

Our plans are to live in the home after it is moved to Moon Road, Powder Springs Georgia

Signed, 

Ashley W. Jones



Erin M. Jones

Thank you. If you have any questions please feel free to contact me at 678-770-3275.

Erin M. Jones

POSTED PROPERTY

"OTHER BUSINESS" ZONING NOTICE

Requested by
Ashley & Erin Jones
for the purpose of

House Move Permit
- Fee: 3880 Nky Brace Rd
To: SSSA Moon Rd

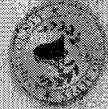
to be heard by the

COBB COUNTY BOARD OF COMMISSIONERS

on: *6-17-14*
OTHER BUSINESS AGENDA

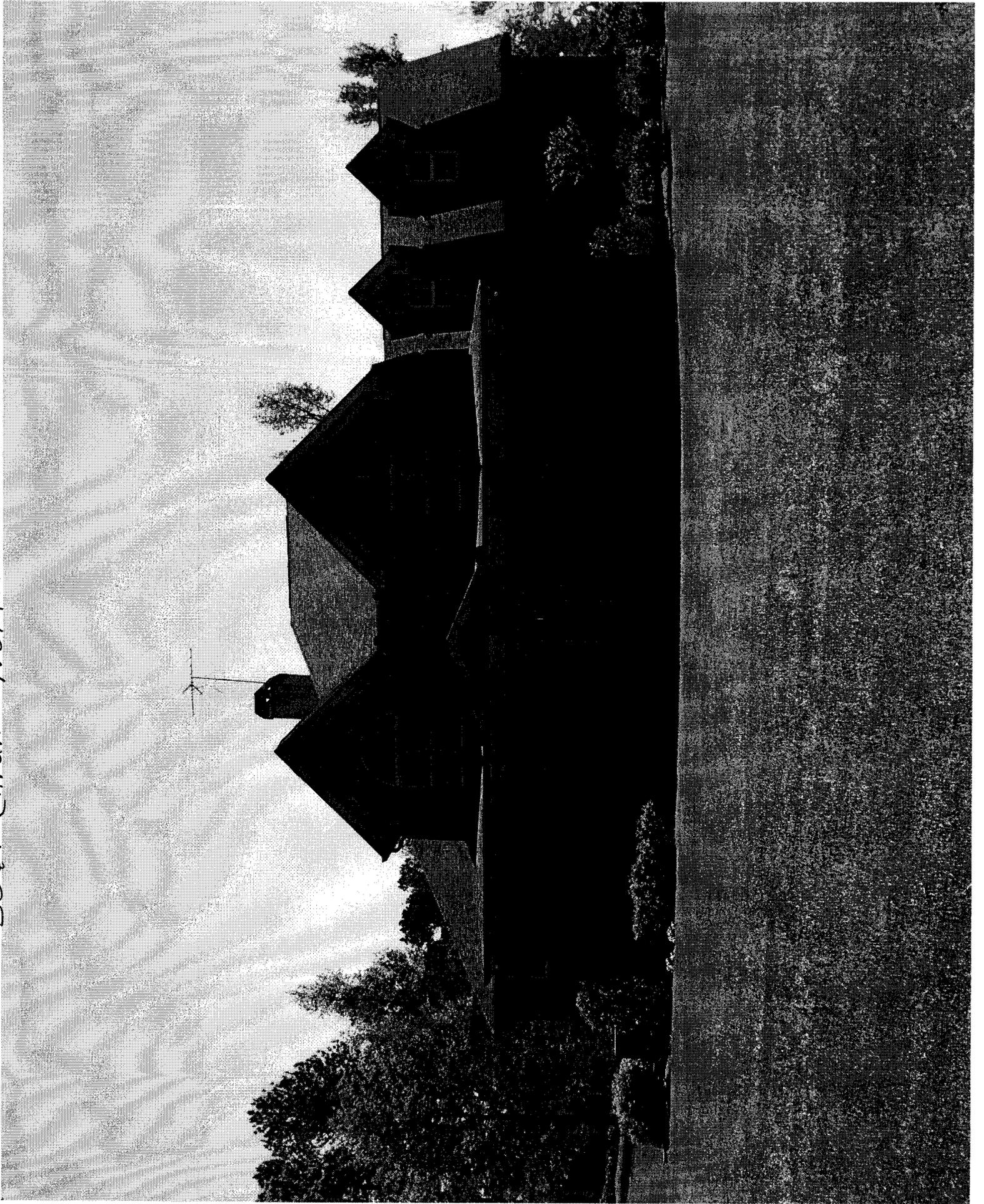
Hearing to be held in the Cobb County Building,
Commissioners Meeting Room, 2nd floor,
100 Cherokee St., Marietta, GA

For additional information contact the Zoning Division at (770) 528-2035



SURROUNDING PROPERTIES

5561 Diram North



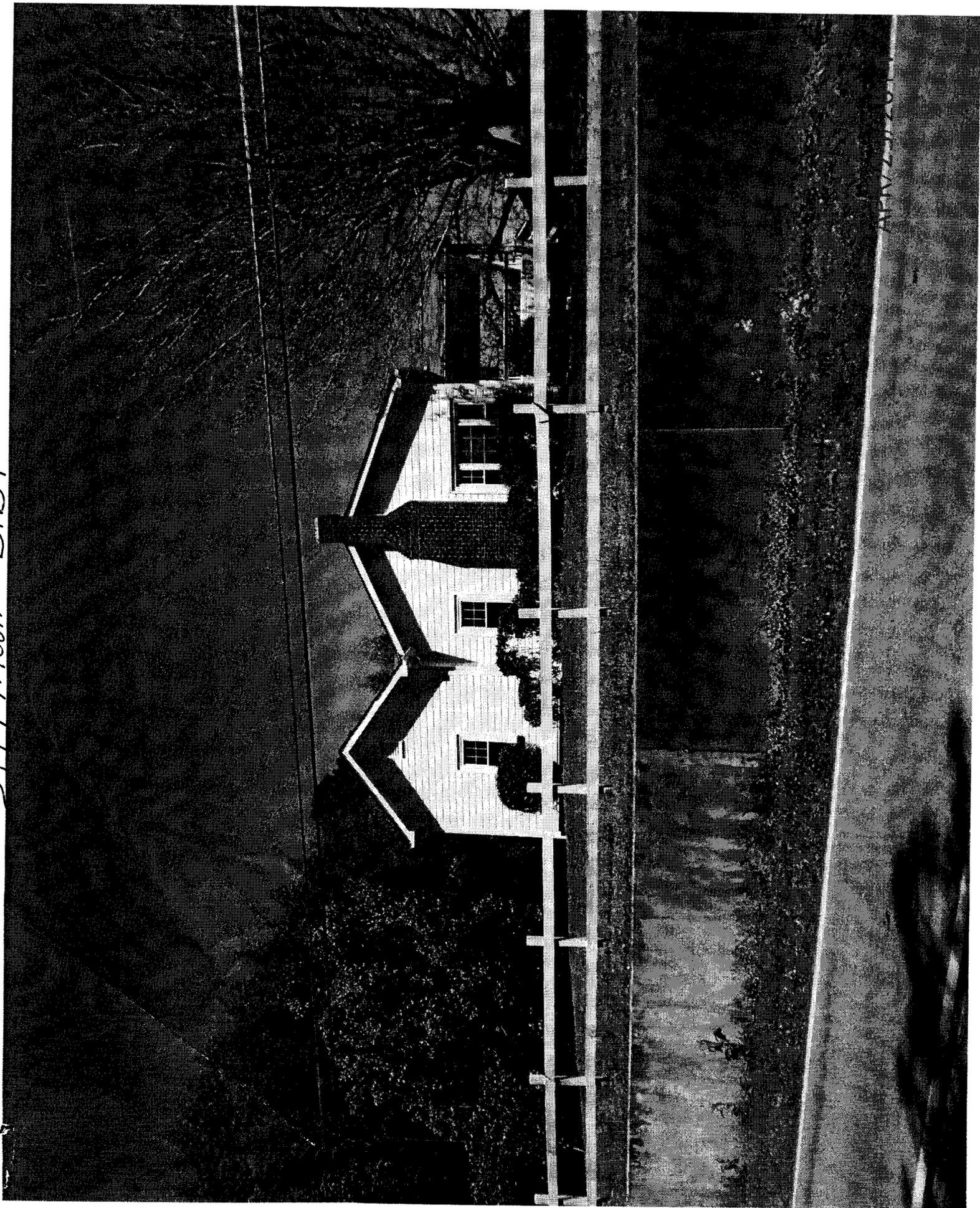
SOUTH



APR 23 2014

HISCS - P21 VIEW C

5474 Moon East



ALVZ2020



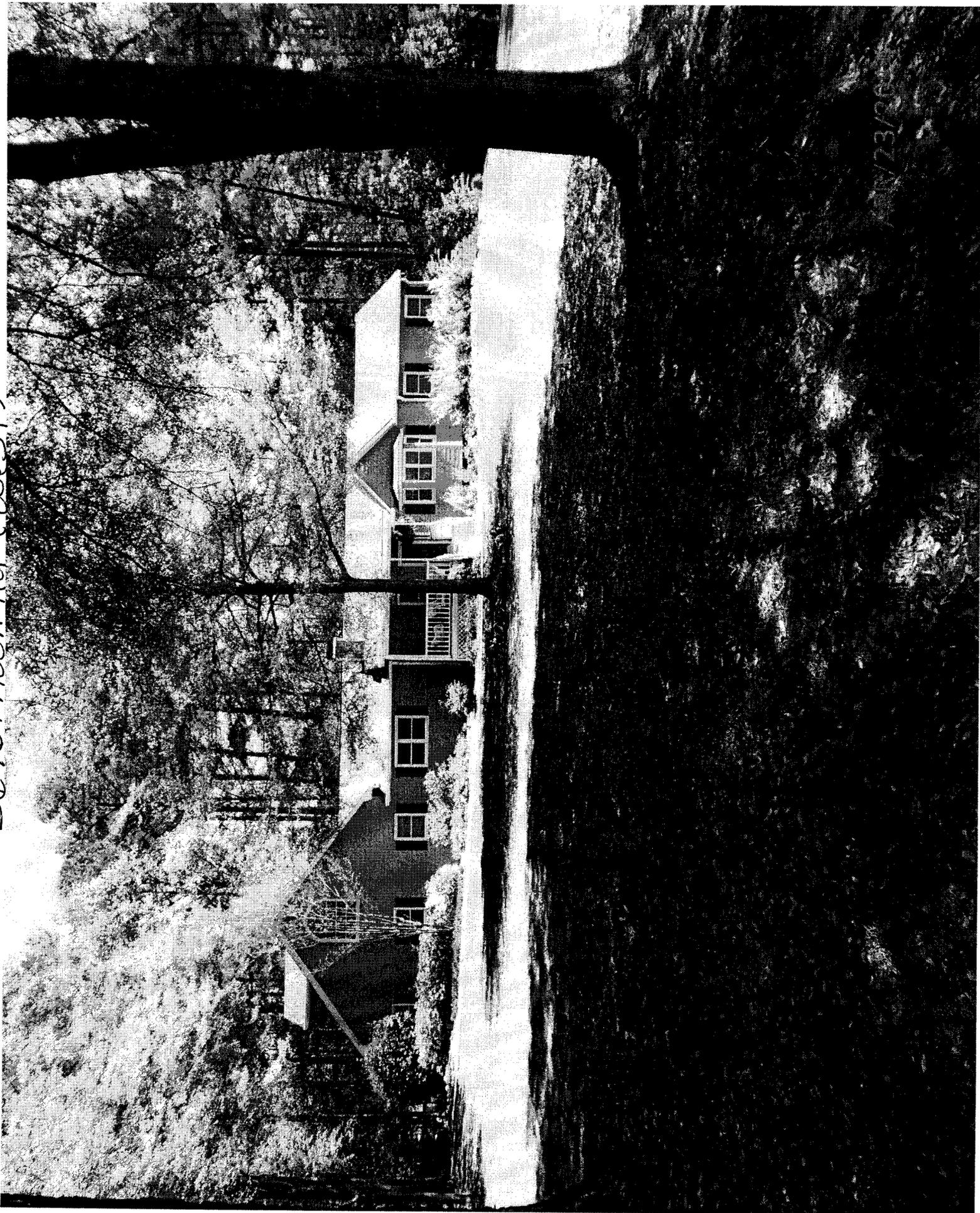
APR 23/2014

SOUTH
FRONT



11200S PLYWOOD 5833G

5696 Moon Rd (West)



173/26

COBB COUNTY
INSPECTIONS DEPARTMENT
HOUSING MOVING REPORT

OWNERS NAME _____ ADDRESS _____

ROOFING	<u>Shingle</u>	TYPE	<u>Asphalt</u>	WEIGHT	<u>90</u>	CONDITION	<u>Excellent</u>
SIDING	<u>Lap</u>	TYPE	<u>wood</u>	CONDITION	<u>Fair</u>	APPEARANCE	<u>Fair</u>
RAFTERS	<u>SYP</u>	SPACING	<u>16"</u>	SIZE	<u>2x6</u>	CONDITION	<u>Good</u>
FLOOR JOISTS	<u>SYP</u>	SPACING	<u>16"</u>	SIZE	<u>2x10</u>	CONDITION	<u>Good</u>
STUDS	<u>SYP</u>	SPACING	<u>16"</u>	SIZE	<u>2x4</u>	CONDITION	<u>Good</u>

LIVABLE FLOOR SPACE 2548

CARPORT: YES NO DOUBLE SINGLE

ELECTRICAL SERVICE: AMPS 200 ADEQUATE: YES NO

GENERAL APPEARANCE OF HOUSE: GOOD FAIR POOR

DOES HOUSE MEET COUNTY BUILDING CODE: YES NO

RECOMMENDED IMPROVEMENTS: Energy code upgraded:
Add insulation in Fibering + Ceiling to meet
code.

OTHER COMMENTS: If Exterior walls reposed due to rot, exterior
wall insulation upgraded.

Allen Smith
BUILDING INSPECTOR
COBB COUNTY INSPECTIONS DEPARTMENT

4-23-14
DATE



04/23/2014



04/23/2014



04/23/2014



04/23/2014

04/23/2014





04/23/2014

04/23/2014



STAFF ANALYSIS FOR OB-34/2014

Address	Acres	Year Built	Square footage	Assessed value	Architecture
Existing houses					
5444 Moon Road	4.395	1920	1945	148,710	One story house over crawl space with siding and a detached garage.
5545 Moon Road	2.53	1980	4020	221,140	One story ranch over basement with stone, brick and siding. Two car garage.
5585 Moon Road	22.86	1994	1782	277,200	One story house over crawl space with siding. No garage.
5561 Hiram Road	2.3953	2007	3503	351,650	Two story brick house with two car attached garage.
Proposed house					
5552 Moon Road	3.337	1969	2548	285,510*	One story ranch over full basement with wood siding/stone with attached garage.
					*The house to be moved was on a 4.8 acre tract in the Sprayberry school district. The anticipated value will be \$300,000.

Please note: Year built, acreage, square footage and assessed value are from 2014 Tax Assessor records.