

**DECEMBER 15, 2015 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 1**

ITEM # 60

To consider granting a Special Exception for a reduction of public road frontage as recommended by the Board of Zoning Appeals from their November 11, 2015 Variance Hearing regarding Variance Application:

V-136 Michael and Loriann Thibodeaux

BACKGROUND

In accordance with a Zoning Ordinance Amendment adopted by the Board of Commissioners on July 28, 2015, Section 134-94(a)(5), the Board of Commissioners shall consider granting a Special Exception for reduction of road frontage, after approval by the Board of Zoning Appeals. The Variance Analysis is attached for review. The Board of Zoning Appeals considered this appeal at the November 11, 2015 Variance Hearing and recommended approval of the Special Exception.

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners consider granting a Special Exception for reduction of road frontage as recommended by the Board of Zoning Appeals for Variance case:

V-136 Michael and Loriann Thibodeaux

ATTACHMENTS

Variance analysis

**MINUTES OF VARIANCE HEARING
COBB COUNTY BOARD OF ZONING APPEALS
NOVEMBER 11, 2015
PAGE 3**

CONSENT AGENDA

MOTION: Motion by Williams, second by Gunther, to **approve** the following cases on the Consent Agenda, *as presented*:

V-136 **MICHAEL AND LORIANN THIBODEAUX** (Michael E. Thibodeaux and Loriann Thibodeaux, owners) requesting a variance to: 1) waive the lot frontage from the required 75 feet to 50 feet; 2) waive the minimum lot width at the front setback line from the required 75 feet to 50 feet; and 3) waive the front setback from the required 40 feet to 35 feet in Land Lot 279 of the 20th District. Located on the east side of Gordon Combs Road, north of Burnt Hickory Road (650 Gordon Combs Road). *(Continued by Board of Zoning Appeals from their October 1, 2015 hearing until their November 11, 2015 variance hearing.)*

To **approve** variance request, subject to:

- **Sewer Division comments and recommendations**
- **Fire Department comments and recommendations**

~~**V-149** **EHUD AND SUSAN SANDALON** (Susan B. Sandalon and Ehud Sandalon, owners) requesting a variance to waive the maximum allowable impervious surface from 35% to 40% in Land Lot 7 of the 1st District. Located on the north side of Connemara Drive, across from Exmoor Drive (236 Connemara Drive).~~

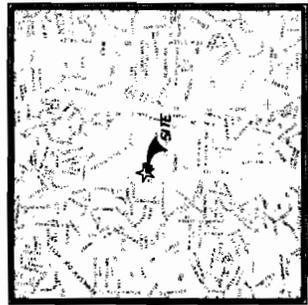
~~To **approve** variance request, subject to:~~

- ~~• **Stormwater Management Division comments and recommendations**~~

V-136
(2015)

EXCEPTED	DATE	02/02/15
DATE	02/02/15	
TIME	11:30	
DATE	02/02/15	
TIME	11:30	
DATE	02/02/15	
TIME	11:30	

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723983 ATLANTA, GEORGIA 30338-0983
TELEPHONE (770) 784-9055 FAX (770) 784-9052

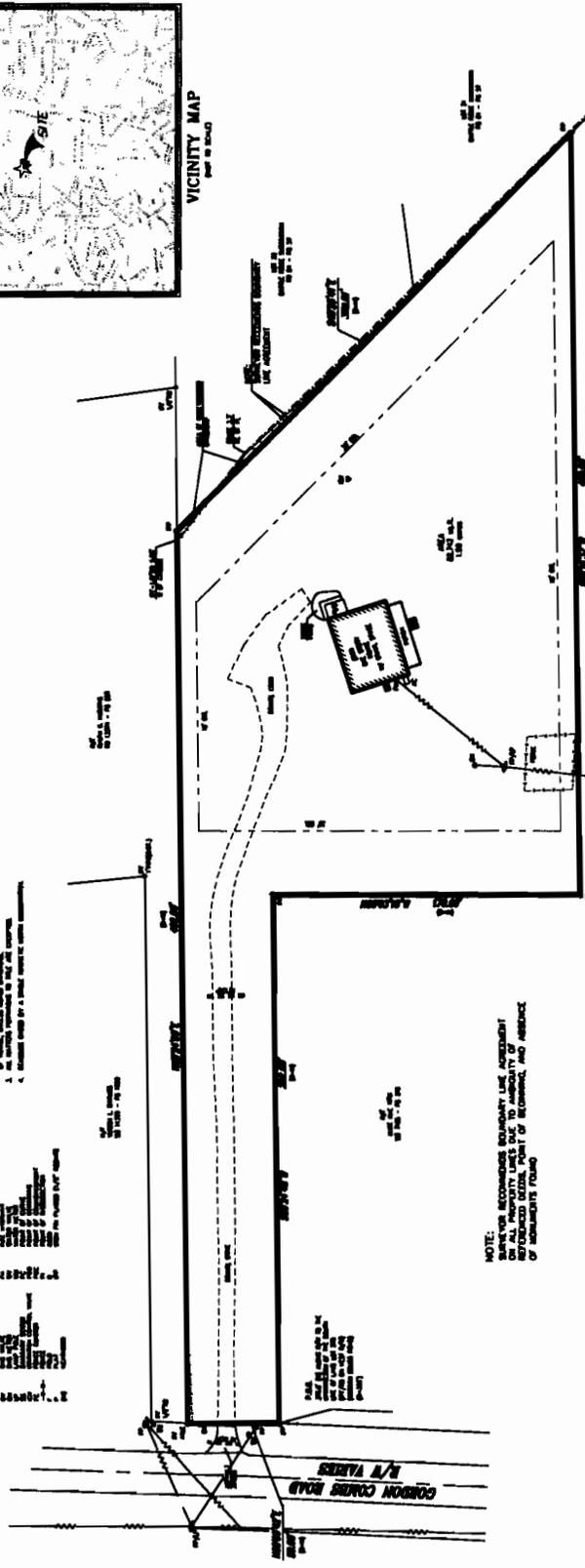


CURRENT BOUNDARY: P-20
DATE: 02/02/15
BY: [Signature]

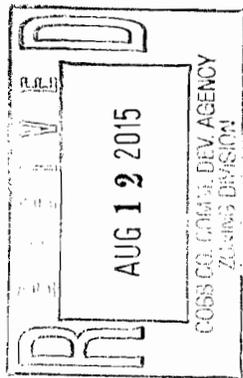
LAND STATEMENT
This is a true and correct copy of the original survey as shown on the attached plan. The survey was made by the undersigned on the date hereinabove stated. The survey was made by the undersigned on the date hereinabove stated. The survey was made by the undersigned on the date hereinabove stated.

GENERAL NOTES
1. The survey was made by the undersigned on the date hereinabove stated. The survey was made by the undersigned on the date hereinabove stated. The survey was made by the undersigned on the date hereinabove stated.

AGREED
I hereby agree to the terms and conditions of the above survey and to the accuracy of the same. I understand that the survey was made by the undersigned on the date hereinabove stated. I understand that the survey was made by the undersigned on the date hereinabove stated. I understand that the survey was made by the undersigned on the date hereinabove stated.



NOTE:
SURVEYOR RECOMMENDS BOUNDARY LINE AGREEMENT ON ALL PROPERTY LINES DUE TO AMBIGUITY OF SURVEY INSTRUMENTS, POINT OF BEGINNING, AND ABSENCE OF SURVEYING RECORDS.



GRAPHIC SCALES
1 inch = 100 feet
1 inch = 100 feet



MAGNETIC

PROPERTY INFORMATION
This is a true and correct copy of the original survey as shown on the attached plan. The survey was made by the undersigned on the date hereinabove stated. The survey was made by the undersigned on the date hereinabove stated. The survey was made by the undersigned on the date hereinabove stated.

PROPERTY INFORMATION
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PROPERTY INFORMATION
This is a true and correct copy of the original survey as shown on the attached plan. The survey was made by the undersigned on the date hereinabove stated. The survey was made by the undersigned on the date hereinabove stated. The survey was made by the undersigned on the date hereinabove stated.

APPLICANT: Michael and Loriann Thibodeaux

PETITION No.: V-136

PHONE: 678-986-1213

DATE OF HEARING: 10-01-2015

REPRESENTATIVE: Michael and Loriann Thibodeaux

PRESENT ZONING: R-20

PHONE: 678-986-1213

LAND LOT(S): 279

TITLEHOLDER: Michael E. Thibodeaux and Loriann Thibodeaux

DISTRICT: 20

PROPERTY LOCATION: On the east side of Gordon Combs Road, north of Burnt Hickory Road (650 Gordon Combs Road).

SIZE OF TRACT: 1.9 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the lot frontage from the required 75 feet to 50 feet; 2) waive the minimum lot width at the front setback line from the required 75 feet to 50 feet; and 3) waive the front setback from the required 40 feet to 35 feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Michael and Loriann
Thibodeaux

PETITION No.: V-136

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 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 adverse stormwater management impacts anticipated.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps and various other resources, staff has no comment regarding the impact or treatment of historic and/or archaeological resources.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

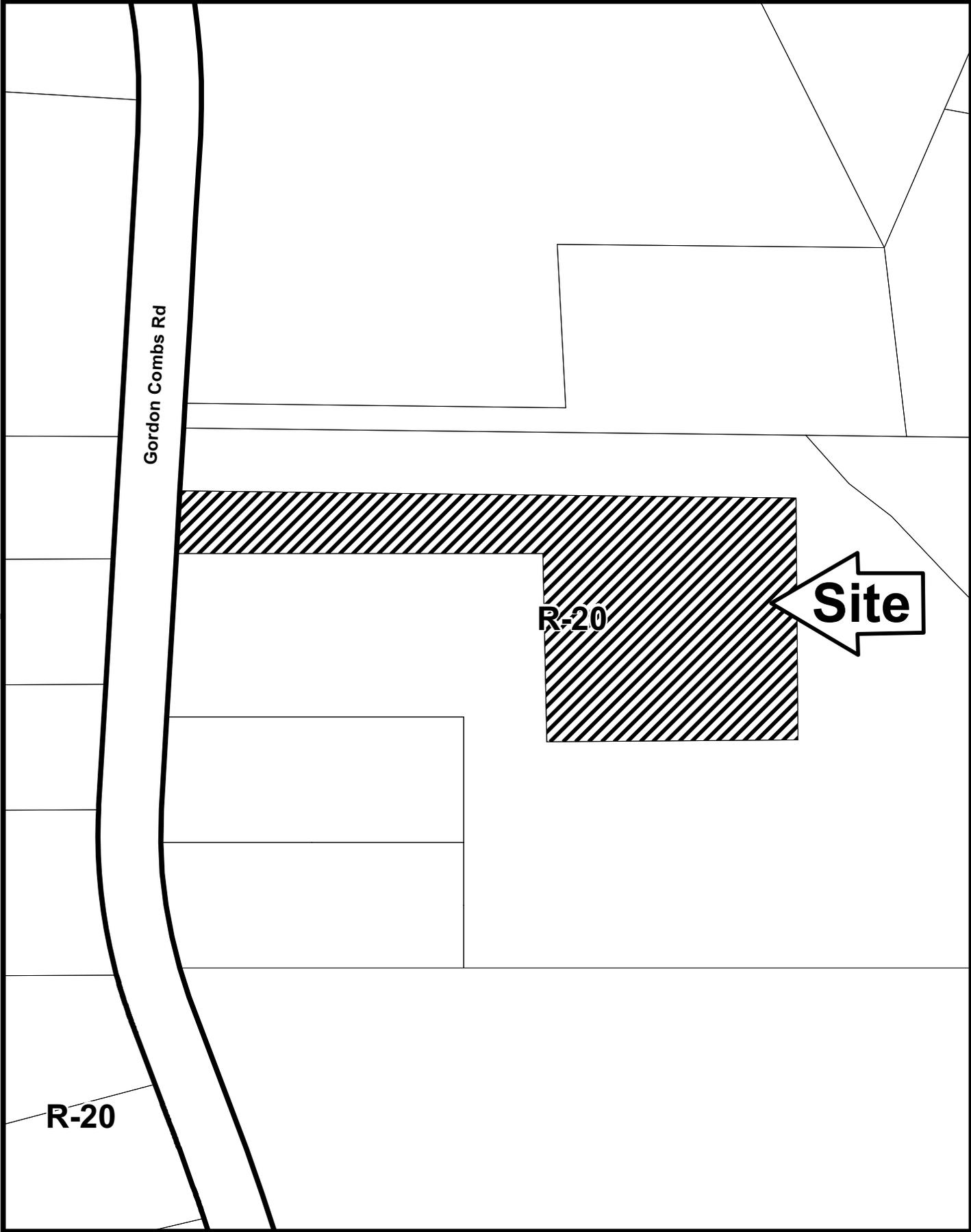
SEWER: No conflict. If applicant is interested in connecting property to sewer, they should be aware that the nearest sewer is in an area with special fees.

APPLICANT: Michael and Loriann
Thibodeaux

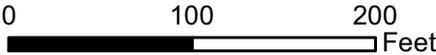
PETITION No.: V-136

- FIRE DEPARTMENT:**
1. Driveway must have a minimum 12' driving surface width with minimum 25' inside turning radius.
 2. Fully developed landscaping shall be at least 7'0" from center of drive (14' clear width) and 13'6" vertical clearance. (Indicate on plan minimum setbacks).
 3. Maximum grade shall not exceed 18%.
 4. Driveway must extend within 150' of the most remote portion of the structure.
 5. Driveway is limited to 1000' maximum from roadway unless an approved turn-around is provided. (See note below.)
 6. Driveway must support 25 Tons (50,000 lbs.)
 7. Provide emergency access to all gates securing Fire Dept. access with a minimum 12'-0" clear width
 8. Hydrant within 500' of remote structure, minimum 6" main*
(Required Flow: 1000 gpm @ 20 psi)
 9. Fire Flow Test from closest existing hydrant*
(Required Flow: 1000 gpm @ 20 psi)

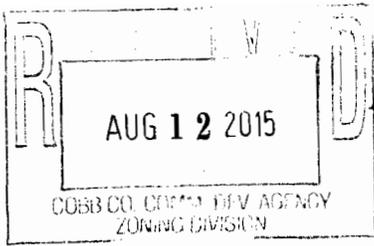
V-136



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-136
Hearing Date: 10-1-15

Applicant Michael & Lorann Thibodeaux Phone # 678-986-1213 E-mail Lthibodeaux@acornhomeandgarden.com
Lorann Thibodeaux
Michael Thibodeaux Address 1075 Gordon Combs Rd. Marietta 30064
(representative's name, printed) (street, city, state and zip code)

Lorann Thibodeaux
Michael Thibodeaux Phone # 678-986-1213 E-mail Lthibodeaux@acornhomeandgarden.com
(representative's signature)

My commission expires: Jan 18, 2016

Signed, sealed and delivered in presence of:
Rosly Hoff
Notary Public

Titleholder Michael & Lorann Thibodeaux Phone # 678-986-1213 E-mail Lthibodeaux@acornhomeandgarden.com
Signature Lorann Thibodeaux Address 1075 Gordon Combs Rd Marietta 30064
(attach additional signatures, if needed) (street, city, state and zip code)

Michael Thibodeaux
My commission expires: Jan 18, 2016

Signed, sealed and delivered in presence of:
Rosly Hoff
Notary Public

Present Zoning of Property R-20

Location 650 Gordon Combs Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 279 District 20th, 2nd section Size of Tract 1.90 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 (If applying for Backyard Chickens pursuant to Sec. 134-94(4), then leave this part blank).

Current home is not habitable and renovation guidelines cannot be met due to cost restrictions of code. Current road front is 50' wide for property. This property cannot be used as a residence in R30 or any zoning as it stands.

List type of variance requested: Requesting permission to subdivide 1.90 acres into 2 lots with shared driveway. Lot 1 being 1 acre to be used for personal residence. Lot 2, being .90 acre to be held for future family use. To waive lot width from 15 ft to 50ft; 2) waive front setback from require 40 feet to 35 feet.