

**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

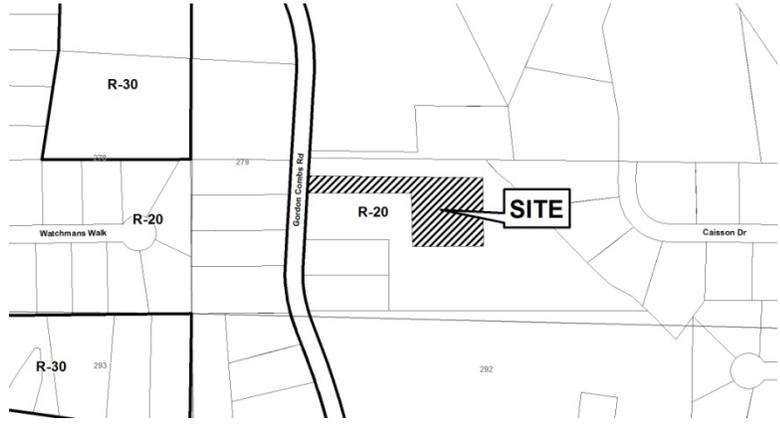
Variance analysis

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 **SIZE OF TRACT:** 1.9 acres
(650 Gordon Combs Road). **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

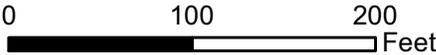
PETITION No.: V-136

- 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)

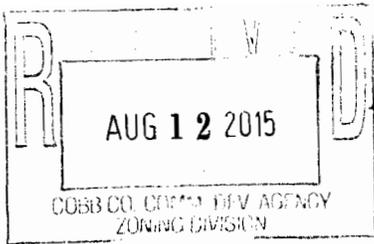
V-136



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

Loriam 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 & Loriam Thibodeaux Phone # 678-986-1213 E-mail Lthibodeaux@acornhomeandgarden.com
Signature Loriam 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.