

**OCTOBER 18, 2016 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM 066

To consider granting a Special Exception for a reduction of public road frontage and lot size as recommended by the Board of Zoning Appeals from their September 14, 2016 Variance Hearing regarding Variance Application V-127 Ryan Monette.

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 public road frontage and lot size, 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 September 14, 2016 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 public road frontage as recommended by the Board of Zoning Appeals for Variance case V-127 Ryan Monette.

ATTACHMENTS

Variance analysis.

APPLICANT: Ryan Monette

PETITION No.: V-127

PHONE: 404-626-7683

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: Ryan Monette

PRESENT ZONING: R-20

PHONE: 404-626-7683

LAND LOT(S): 1185, 1192

TITLEHOLDER: Ryan C. Monette and Kathryn Monette

DISTRICT: 16

PROPERTY LOCATION: Accessed by a private easement from the eastern terminus of Lindsey Place, east of Lindsey Road (4050 Lindsey Road).

SIZE OF TRACT: 1 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the minimum public road frontage from the required 75 feet to zero feet; 2) waive the front setback from the required 35 feet to 5 feet; 3) waive the minimum lot size from 80,000 square feet to 43,562 square feet for a home off of a private easement; and 4) allow an accessory structure (existing approximately 120 square foot wood shed) to the side and in front of the principal building.

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

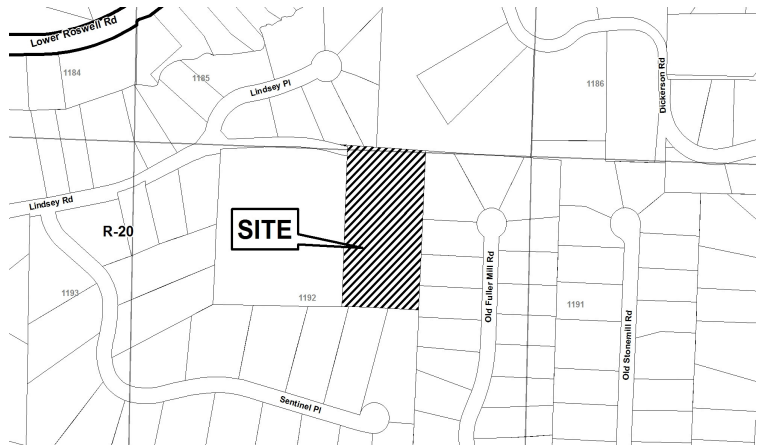
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Ryan Monette

PETITION No.: V-127

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments

SITE PLAN REVIEW: No comments

STORMWATER MANAGEMENT: Subject to site plan to be approved by Stormwater Management Division.

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: Staff has determined that the subject site is not within the boundaries of approved designed guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No conflict

SEWER: No conflict

APPLICANT: Ryan Monette

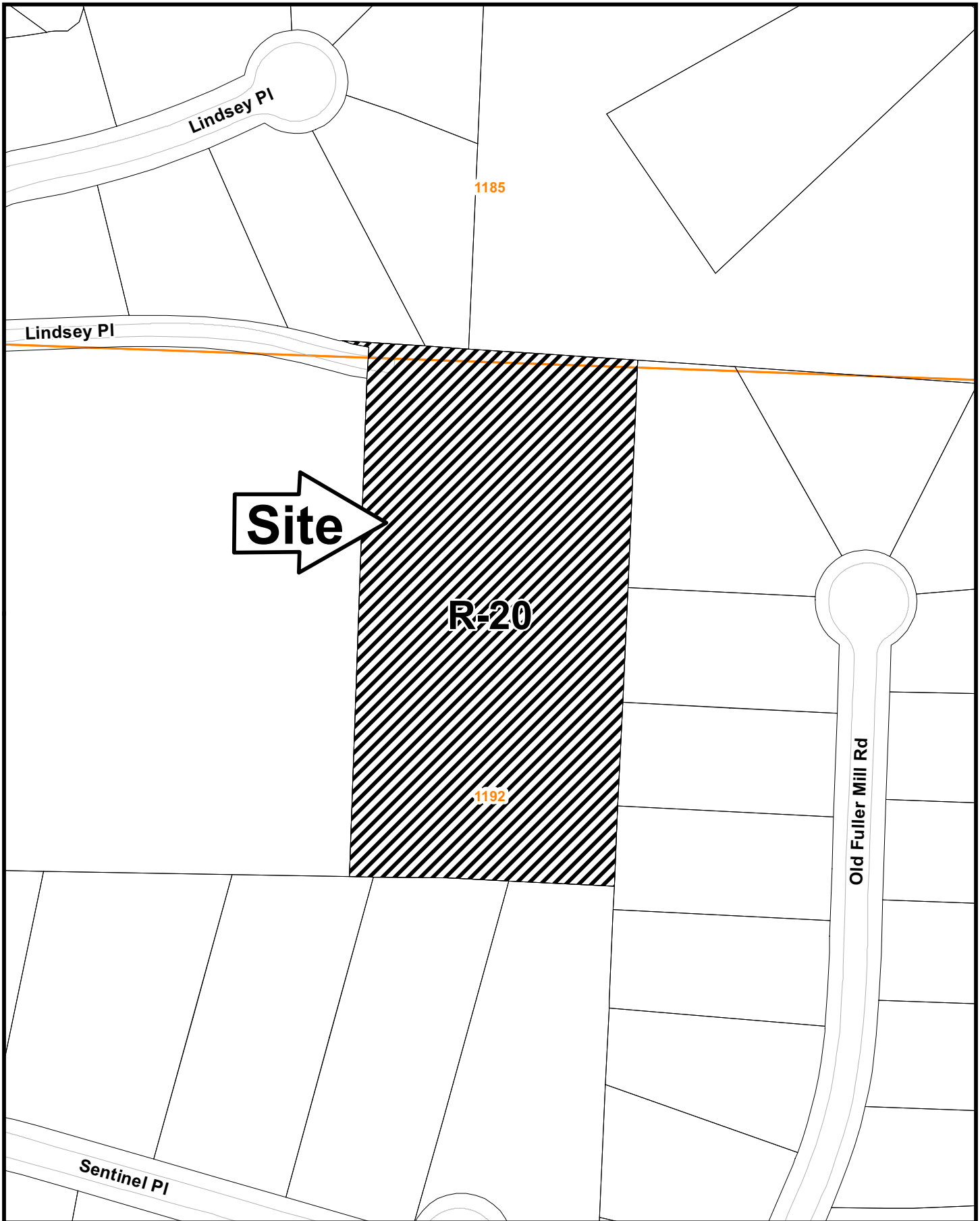
PETITION No.: V-127

- FIRE DEPARTMENT:**
1. Driveway must have a minimum 20' driving surface width with minimum 25' inside turning radius where serving 3 or more residence and 12' where serving 2 or less residence.
 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)

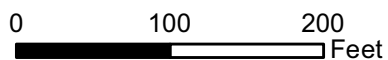
* An alternate equivalency for the above hydrant/flow test requirements, subject to approval by the Cobb County Fire Marshal's Office is one of the following:



- 1.) NFPA 13D Sprinkler System
- 2.) Complete structure treated with a Class-A Fire Retardant spray meeting a flame spread of 25 or less and smoke development of 450 or less.
- 3.) Non-Combustible construction.

V-127-2016 GIS



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-127
Hearing Date: 9-14-16

Applicant Ryan Monette Phone # 404-624-7683 E-mail ryanmonette@bellsouth.net

Ryan Monette Address 4050 Lindsey Rd Ne, Marietta, Ga 30067
(representative's name, printed) (street, city, state and zip code)

Ryan Monette Phone # 404-624-7683 E-mail ryan.monette@bellsouth.net
(representative's signature)

My commission expires: 10/22/18

Signed, sealed and delivered in presence of:
Teresa D. Nichols
Notary Public

Titleholder Ryan + Kathy Monette Phone # 404-624-7683 E-mail ryanmonette@bellsouth.net

Signature Kathy Monette Address: 4050 Lindsey Rd Ne, Marietta, Ga 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10/22/18

Signed, sealed and delivered in presence of:
Teresa D. Nichols
Notary Public

Present Zoning of Property R-20

Location 4050 Lindsey Rd. Marietta, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1192, 1185 District 16th Size of Tract 2.916 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

Does the property or this request need a second electrical meter? YES NO _____

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:

This variance would allow Ryan + Kathy Monette to build a poolhouse / small residence for Kathy's aging parents to reside in while visiting from out of town.

List type of variance requested: Requirement for road frontage and reduction of setbacks

**MINUTES OF VARIANCE HEARING
COBB COUNTY BOARD OF ZONING APPEALS
SEPTEMBER 14, 2016
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CONSENT AGENDA (CONT.)

~~V-126 ANCELA MELONIE CONNHADEPS (Angela Melonie Conn and Jean Conn, owners) requesting a variance to 1) waive the minimum public road frontage from the required 75 feet to zero feet for tracts 1 and 2; and 2) waive the minimum lot size from the required 80,000 square feet to 58,464 square feet for tract 1 and to 65,328 square feet for tract 2 in Land Lot 126 of the 18th District. Accessed by private easement off Sullivan Road. Located off the south side of Sullivan Road, west of Stout Parkway (4969 Sullivan Road).~~

To **approve** V-126, subject to:

- 1. Plat to be reviewed and approved by Cobb County prior to recording**
- ~~**2. Fire Department comments and recommendations**~~

V-127 RYAN MONETTE (Ryan C. Monette and Kathryn Monette ,owners) requesting a variance to 1) waive the minimum public road frontage from the required 75 feet to zero feet; 2) waive the front setback from the required 35 feet to five feet; 3) waive the minimum lot size from 80,000 square feet to 43,562 square feet for a home off of a private easement; and 4) allow an accessory structure (existing approximately 120 square foot wood shed) to the side and in front of the principal building in Land Lots 1185 and 1192 of the 16th District. Accessed by a private easement from the eastern terminus of Lindsey Place, east of Lindsey Road (4050 Lindsey Road).

To **approve** V-127, subject to:

- 1. Site plan received by the Zoning Division on July 14, 2016 for the shown encroachments *only* (attached and made a part of these minutes)**
- 2. Fire Department comments and recommendations**
- 3. Stormwater Management Division comments and recommendations**

~~V-128 SARAH DEXTER (Lataryn U. Dexter and Sarah L. Dexter, owners) requesting a variance to waive the rear setback from the required 30 feet to 17 feet in Land Lot 1070 of the 19th District. Located at the eastern terminus of Foxhall Place, east of Santee Trail (1350 Foxhall Place).~~

To **approve** V-128, subject to:

- 1. Site plan received by the Zoning Division on July 14, 2016 for the shown encroachments *only* (attached and made a part of these minutes)**