

**OCTOBER 18, 2016 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 3**

ITEM 067

PURPOSE

To consider house moving application HM-1-16 for M.J. Loudermilk regarding a house to be moved to 4637 Backwoods Court, in Land Lot 133 of the 16th District, which is currently located at 481 Piedmont Road in Land Lot 586 of the 16th District.

BACKGROUND

The applicant has submitted a house moving application to move a house currently located at 481 Piedmont Road to 4637 Backwoods Court. This would represent a move-distance of approximately 5 miles from the current location. The applicant’s proposed improvements include a new foundation. Cobb County Development and Inspections Department has inspected the house and found most of the house to be in fair to good condition. There are certain things that need to be installed when the house is placed at the new location, including new HVAC units, new insulation, new doors and new windows. Staff has analyzed the request and believes the proposal would be consistent with adjacent houses in the subdivision regarding size and value. The existing houses are valued at approximately \$95,000. The applicant anticipates the proposed house would have a value of \$125,000 at completion.

RECOMMENDATION

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

ATTACHMENTS

House moving application, Development and Inspections report, Water System report, statement of improvements, plat, and photos of neighboring houses.

OB-067-2016
for HM-1-16

APPLICATION FOR RELOCATING EXISTING STRUCTURE

DATE OF APPLICATION 9/12/16 DATE OF HEARING 10/18/16
NAME OF HOUSE MOVING FIRM Bishop House Movers
ADDRESS PO BOX 3430 McDonough GA 30253 PHONE (7)474-9160

DESCRIPTION OF STRUCTURE:

Livable floor space 1650 sq.ft. Length 74' Width 30' Height 14'
Number of rooms 5 Carport YES Basement NO
Brick Veneer _____ Frame Other _____
Type of Roof Shingles
Condition of Exterior Will be new siding
Condition of Interior Very Good
Existing Use RES.
Other Building sub. on site

EXISTING LOCATION

Land Lot 585 District 16th Parcel No. 16058600020
Street Address 408 Piedmont Rd Marietta, GA 30066
481

FUTURE LOCATION

Name of Property Owner M. J. Loudermilk
Street Address 4637 Backwoods Ct. Located Marietta, GA.
Land Lot 133 District 16th. 2nd Parcel No. 5 Block E Lincoln Sub. Unit 1
Zoning Classification _____
Future Use RES. Subdivision Lincoln Subdivision Unit 1
Value of structure at completion 125,000.00
Estimate of Improvements 70,000.00

COBB COUNTY
INSPECTIONS DEPARTMENT
HOUSING MOVING REPORT

OWNERS NAME Mike Loudermilk ADDRESS 181 Piedmont Rd.

ROOFING Poor TYPE Asphalt WEIGHT _____ CONDITION will be replaced
SIDING N/A TYPE _____ CONDITION _____ APPEARANCE _____
RAFTERS Good SPACING 16" oc SIZE _____ CONDITION _____
FLOOR JOISTS Good SPACING 16" oc SIZE _____ CONDITION _____
STUDS 2x4 SPACING 16" oc SIZE 2x4 CONDITION OK

LIVABLE FLOOR SPACE 1728 sq ft

CARPORT: YES _____ NO DOUBLE No longer SINGLE _____

ELECTRICAL SERVICE: AMPS _____ ADEQUATE: YES _____ NO will be replaced

GENERAL APPEARANCE OF HOUSE: GOOD _____ FAIR POOR _____ will be sided

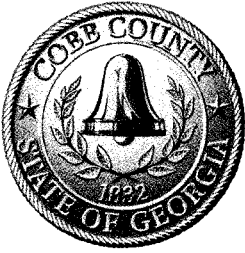
DOES HOUSE MEET COUNTY BUILDING CODE: YES _____ NO

RECOMMENDED IMPROVEMENTS: New siding, New Electrical Service,
New HVAC 95%, New Sewer & water Service
New Foundation - crawl space.
New windows & insulation per Energy Code.

OTHER COMMENTS: Will meet all codes.

Allen Amick
BUILDING INSPECTOR
COBB COUNTY INSPECTIONS DEPARTMENT

9-13-16
DATE



COBB COUNTY WATER SYSTEM

Stephen D. McCullers, P.E.

Customer Services Facility
660 South Cobb Drive
Marietta, Georgia 30060-3105
770-419-6200
www.cobbwater.org

Director

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: M.J. Loudermilk

Property Address 4637 Backwoods Court

City: Kennesaw Zip Code: 30144

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

District:	Land Lot:	Acreage +/-	Water Line Size and Material
<u>16</u>	<u>133</u>	_____	<u>6" DI</u>

- Water Available **Big Creek Basin (Account 2675) (Basin#s 401, 402, 404, 491)**
- Yes No **Paulding SDF (Account A071) \$5,600**
- Sewer Available **In City Rates Apply**
- Yes No

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: Customer to use existing meter. (Raze & Rebuild)

The use of all private wells or septic tanks must be approved by the Environmental Health section of the Cobb County Health Department, 1738 County Services Parkway. 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: Susan Bishop

Date: 9/7/2016

Signature: Susan Bishop

Mike Loudermilk
3215 Trickum Road
Woodstock, GA 30188

September 8, 2016

To Whom It May Concern:

I am interested in relocating a house in Cobb County from 481 Piedmont Road, Marietta, GA 30066 to 4637 Backwoods Court, Marietta, GA 30066. In answer to the criteria that must be met:

The house to be relocated is brick and has a carport with storage room. I intend to install siding and paint the outside. All Cobb County building codes will be met. The lot has county sewer and water on it.

Sincerely


Mike Loudermilk

SURVEY PLAT
PREPARED FOR:

MIKE LOUDERMILK

LAND LOT: 133 DISTRICT: 16th SECTION: 2nd
COBB COUNTY, GEORGIA

THIS PLAT SUPERSEDES A PORTION OF THE PLAT RECORDED
IN PLAT BOOK 51, PAGE 154. THE PURPOSE OF THIS
REVISION IS TO SHOW THE CORRECT SETBACKS.

APPROVED BY: *[Signature]* 9-12-16
Cobb County Zoning Division Date
[Signature] 9-12-16
Cobb County Development & Inspections Division Date

LOT AREA:
15,536 SQUARE FEET
0.36 ACRE

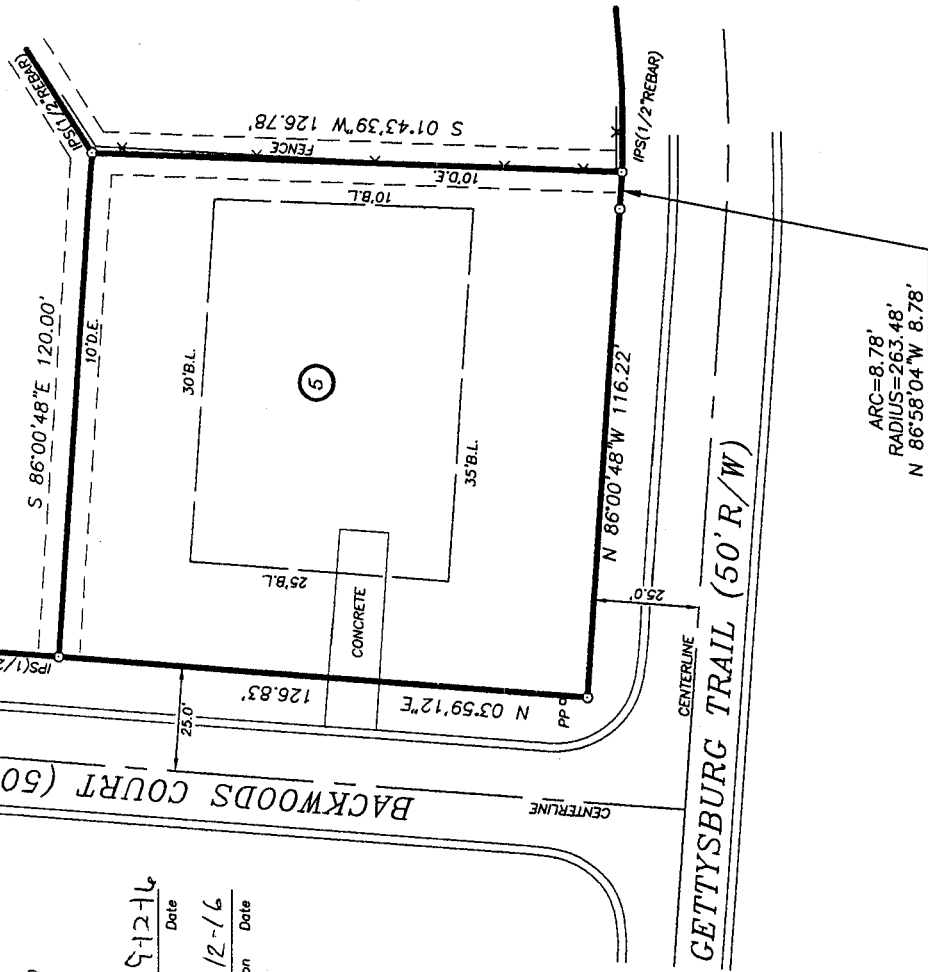
LEGEND

- IPS --- IRON PIN SET (1/2" REBAR)
- IP (1/2" REBAR) --- IRON PIN FOUND (TYPE)
- PP --- POWER POLE
- PP --- POWER POLE
- W --- OVERHEAD WIRES
- L --- LAND LOT
- L --- FENCE
- CMP --- CORRUGATED METAL PIPE
- CP --- CONCRETE PIPE
- CB --- CATCH BASIN
- JB --- JUNCTION BOX
- SSMH --- SANITARY SEWER MANHOLE
- B/L --- BUILDING LINE
- D.O.T. --- DEPARTMENT OF TRANSPORTATION
- FH --- FIRE HYDRANT
- C/O --- CLEAN OUT
- GM --- GAS METER
- WM --- WATER METER
- U.E. --- UTILITY EASEMENT
- D.W. --- DRAINAGE EASEMENT
- S.S.E. --- SANITARY SEWER EASEMENT

GENERAL NOTES:

- (1) FIELD DATA CLOSURE IS ONE FOOT IN 34,580 FEET WITH AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE
- (2) THE EQUIPMENT USED WAS A TOPCON GPT-2003
- (3) THE CALCULATED PLAT CLOSURE IS 1 FOOT IN 206,527 FEET.
- (4) BEFORE YOU DIG, CALL THE UTILITIES PROTECTION CENTER, INC., AT 1-800-282-7411 FOR UNDERGROUND UTILITIES LOCATION.
- (5) I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIRM FLOOD INSURANCE RATE MAP NUMBER 1305700034G, MAP REVISED DECEMBER 16, 2008, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PLAT REFERENCE
LOT 5 BLOCK E
LINCOLN SUBDIVISION
UNIT 1
RECORDED IN PLAT BK. 51 PG. 154



ARC=8.78'
RADIUS=263.48'
N 86°58'04" W 8.78'

THE FIELD WORK WAS DONE 8/29/2016
REVISED: 9/10/2016, NOTES ADDED
REVISED: 9/2/2016, CHANGE SETBACKS



PREPARED BY:
REGISTERED LAND SURVEYORS, INC.
136 SAVANNA ESTATES DRIVE
CANTON, GEORGIA 30115
PHONE (770) 998-7676
email: registeredlands@comcast.net

GRAPHIC SCALE: 1" = 30'
0 15 30 60 90
JOB No. 1922 DATE: 8-29-2016

Surrounding Properties Cont'd

EAST



WEST



Surrounding Properties

North



SOUTH

