

**DECEMBER 20, 2016 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 1**

**ITEM 078**

To consider granting a Special Exception for a reduction of lot size and public road frontage as recommended by the Board of Zoning Appeals from their November 9, 2016 Variance Hearing regarding Variance Application V-150 John Crenshaw.

**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 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 November 9, 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 lot size as recommended by the Board of Zoning Appeals.

**ATTACHMENTS**

Variance analysis.

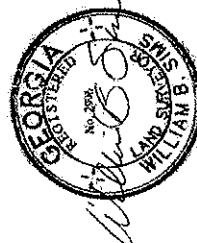
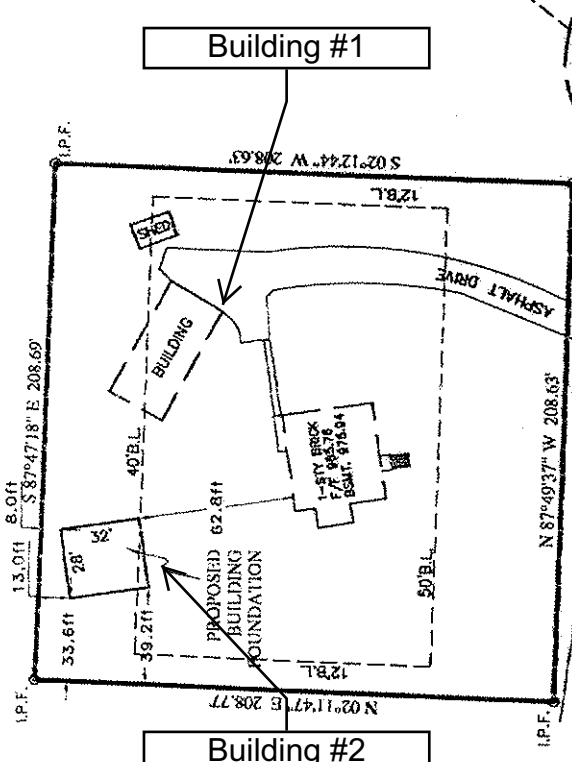
V-150  
(2016)

REVISED

OCT 14 2016  
LAND SURVEYING

Prepared By  
**William B. Sims**  
LAND SURVEYING

971 Center Point Road, Carrollton, Georgia 30117 (678) 873-3119



PROPOSED FOUNDATION SURVEY FOR  
**C. J. CRENSHAW**  
LAND LOT 294, 20th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA  
DATE: 12 OCTOBER 2016 SCALE: 1"=50'



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 05" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 491,489 FEET.  
TYPE OF EQUIPMENT USED: SOKKIA SETS30R AND I05 DATA COLLECTOR  
THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE OPINION.  
ALL IRON PINS PLACED (IPP) ARE 1/2" RE-BAR.



REFERENCE:  
P.B. 181 PG. 87  
P.B. 216 PG. 85  
P.B. 238 PG. 28  
P.B. 247 PG. 92  
D.B. 6433 PG. 085

LEGEND:  
--- IRON PIN FOUND  
--- IRON PIN PLACED  
--- OPEN TOP PIPE  
--- CRIMPED TOP PIPE  
--- IRON RE-BAR  
--- EASEMENT  
--- FENCE

**APPLICANT:** John Crenshaw  
**PHONE:** 404-925-7731  
**REPRESENTATIVE:** John Crenshaw  
**PHONE:** 404-925-7731  
**TITLEHOLDER:** John Charles Crenshaw  
**PROPERTY LOCATION:** At the northern terminus of Callaway Ridge Drive, north of Callaway Crest Drive (1910 Callaway Ridge Drive).

**PETITION No.:** V-150  
**DATE OF HEARING:** 11-9-2016  
**PRESENT ZONING:** R-30  
**LAND LOT(S):** 197  
**DISTRICT:** 20  
**SIZE OF TRACT:** 1 acre  
**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the minimum public road frontage from the required 50 feet to zero feet; 2) waive the minimum lot size for a lot accessed by a private easement from the required 80,000 square feet to 43,560 square feet; and 3) waive the required setbacks for an accessory structure over 1,000 square feet (approximately 1,250 square foot building #1 from the required 100 feet to 25 feet adjacent to the northern property line and to 45 feet adjacent to the eastern property line; and 4) waive the required setback for an accessory structure over 1,000 square feet (approximately 1,296 square foot proposed building #2) from the required 100 feet to eight (8) feet adjacent to the northern property line and to 30 feet adjacent to the western property line.

**OPPOSITION:** No. OPPOSED \_\_\_\_\_ PETITION No. \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

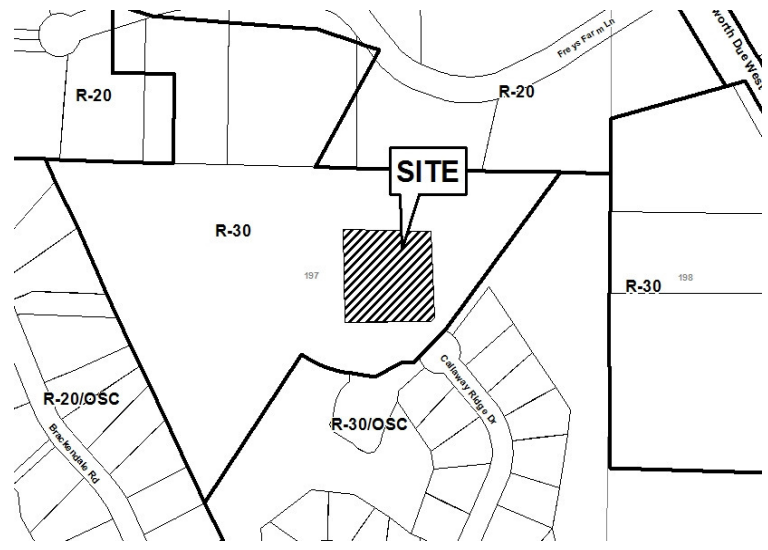
**BOARD OF APPEALS DECISION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



**APPLICANT:** John Crenshaw **PETITION No.:** V-150

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment

**SITE PLAN REVIEW:** No comment

**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 comments regarding the impact or treatment of historic and/or archaeological resources for V-147 –V-165.

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

**CEMETERY PRESERVATION:** No comment

**WATER:** No conflict

**SEWER:** No conflict

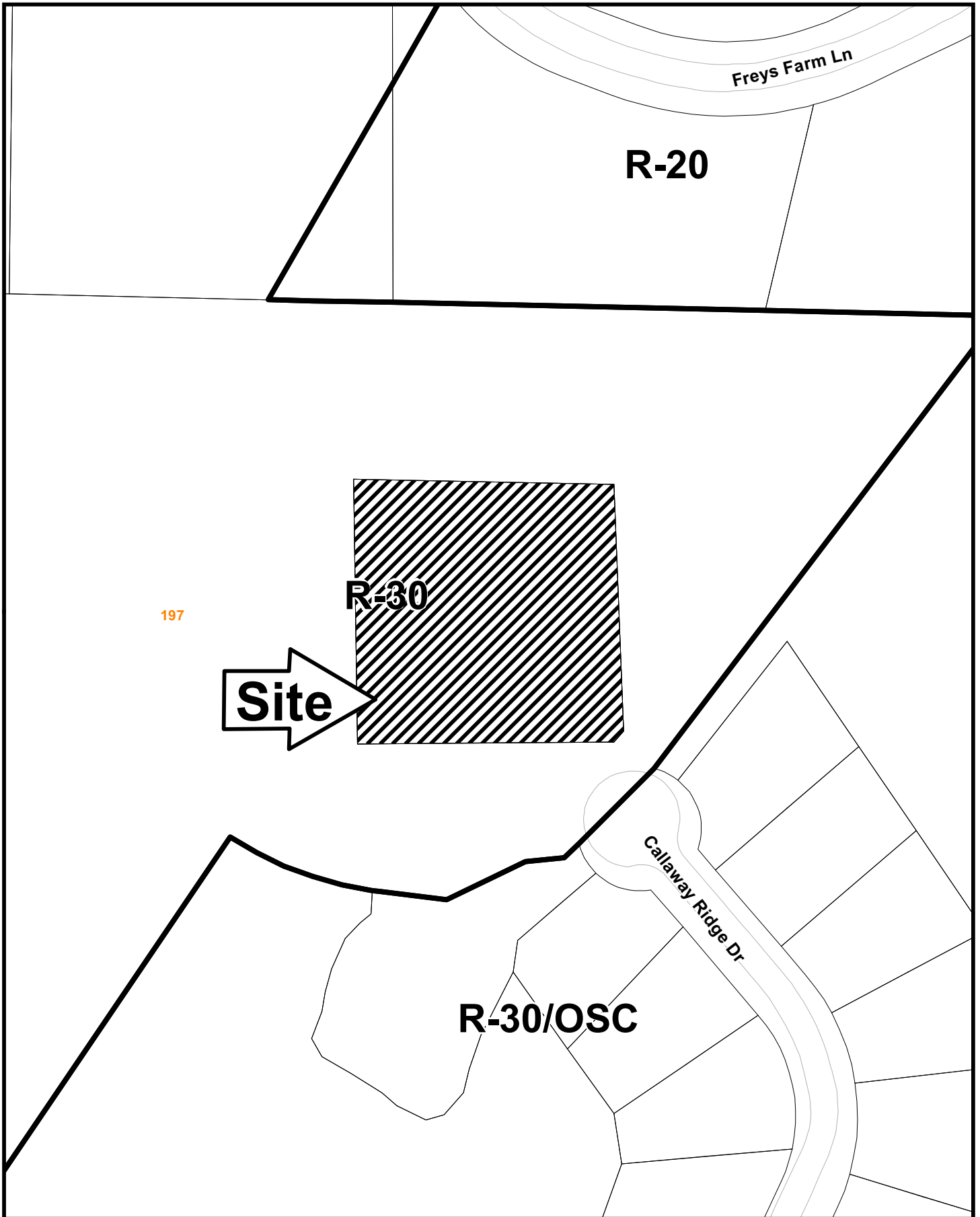
**APPLICANT:** John Crenshaw

**PETITION No.:** V-150

\*\*\*\*\*

**FIRE DEPARTMENT:** NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-150-2016 GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200  
Feet

City Boundary  
Zoning Boundary



# Application for Variance Cobb County

(type or print clearly)

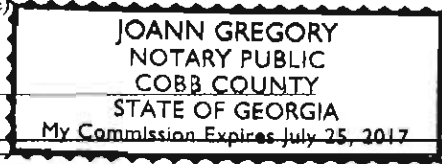
Application No. V-150  
Hearing Date: November 9<sup>th</sup>, 2016

Applicant John Crenshaw Phone # 404-925-7731 E-mail crenshawjohn@bellsouth.net

John Crenshaw Address 1910 Callaway Ridge Dr NW, Kennesaw GA  
(representative's name, printed) (street, city, state and zip code) 30152

John Crenshaw Phone # 404-925-7731 E-mail crenshawjohn@bellsouth.net  
(representative's signature)

My commission expires: \_\_\_\_\_

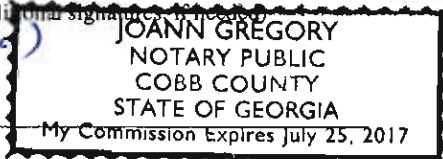


Signed, sealed and delivered in presence of:  
Joann Gregory Notary Public

Titleholder John Crenshaw Phone # 404-925-7731 E-mail \_\_\_\_\_

Signature John Crenshaw Address: 1910 Callaway Ridge Dr NW, Kennesaw GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30152  
(see attached)

My commission expires: \_\_\_\_\_



Signed, sealed and delivered in presence of:  
Joann Gregory Notary Public

Present Zoning of Property R-30

Location 1910 Callaway Ridge Drive NW, Kennesaw GA 30152  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 294 District 20<sup>th</sup> Size of Tract \_\_\_\_\_ 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  (see attached)

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:

We need more garage space and it would be difficult to build the sock building in question and also stay within the 100 foot setback required.

List type of variance requested: wave the current rear set back of 100 feet so we can build a two car garage on our property, the building would be approximately 1,000 square feet in order to ~~have~~ have room for my hobby of fixing up tractors and my '56 Chevy. In addition we are requesting

Revised: 03-23-2016  
That our minimum road frontage of 75' be waived due to our property having an basement over neighbors land out to main outside road

**MINUTES OF VARIANCE HEARING  
COBB COUNTY BOARD OF ZONING APPEALS  
NOVEMBER 9, 2016  
PAGE 2**

**CONSENT AGENDA**

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

**V-147** **JOY ELAINE SMITH AND S. LEWIS SMITH, JR.** (S. Lewis Smith, Jr. and Joy Elaine Smith, owners) requesting a variance to 1) waive the rear setback for an accessory structure under 650 square feet (approximately 300 square foot shed) from the required 30 feet to approximately 19 feet; and 2) waive the maximum impervious coverage from 40% to 54% in Land Lot 15 of the 20<sup>th</sup> District. Located on the southwest corner of November Glen Drive and November Court (2101 November Court).

To **approve** V-147

**V-148** **DENNIS F. WILLIAMS** (Dennis F. Williams, owner) requesting a variance to waive the maximum impervious coverage from 40% to 44% in Land Lot 15 of the 20<sup>th</sup> District. Located at the western terminus of October Court, west of November Glen Drive (2309 October court).

To **approve** V-148

**V-149** **ROBERT DODIER AND SARAH DODIER** (Robert L. Dodier and Sarah L. Dodier, owners) requesting a variance to waive the maximum impervious coverage from 40% to 53% in Land Lot 15 of the 20<sup>th</sup> District. Located on the south side of November Court, west of November Glen Drive (2107 November Court).

To **approve** V-149

**V-150** **JOHN CRENSHAW** (John Charles Crenshaw, owner) requesting a variance to 1) waive the minimum public road frontage from the required 50 feet to zero feet; 2) waive the minimum lot size for a lot accessed by a private easement from the required 80,000 square feet to 43,560 square feet; 3) waive the required setbacks for an accessory structure over 1,000 square feet (approximately 1,250 square foot building # 1 from the required 100 feet to 25 feet adjacent to the northern property line and to 45 feet adjacent to the eastern property line; and 4) waive the required setback for an accessory structure over 1,000 square feet (approximately 1,296 square foot proposed building # 2) from the required 100 feet to eight feet adjacent to the northern property line and to 30 feet adjacent to the western property line in Land Lot 197 of the 20<sup>th</sup> District. Located at the northern terminus of Callaway Ridge Drive, north of Callaway Crest Drive (1910 Callaway Ridge Drive).

To **approve** V-150, subject to:

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