

APPLICANT: Scott Moore

PETITION No.: V-49

PHONE: 989-621-2816

DATE OF HEARING: 05-10-2017

REPRESENTATIVE: Scott Moore

PRESENT ZONING: R-30

PHONE: 989-621-2816

LAND LOT(S): 158

TITLEHOLDER: Scott Moore and Amanda Moore

DISTRICT: 20

PROPERTY LOCATION: On the north side of Old Stilesboro Road, west of Stilesboro Lane (4730 Old Stilesboro Road).

SIZE OF TRACT: 1.36 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed 2,560 square foot garage) to the side of the principal structure; and 2) waive the setbacks for an accessory structure over 650 square feet (proposed 2,560 square foot garage) from the required 100 feet to 15 feet adjacent to the north property line, 18 feet adjacent to the southeast property line, and 54 feet adjacent to the east property line.

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

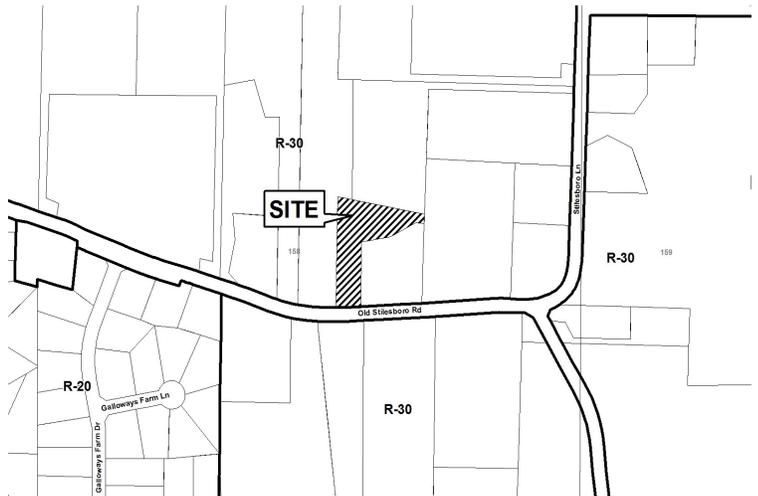
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



COMMENTS

TRAFFIC: Recommend moving fence out of the right-of-way.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: The stream that traverses this parcel is identified as a buffered stream on the County's Stream Buffer Map. The proposed addition is well within the undisturbed stream buffer and impervious setback. If this variance is approved it must be subject to obtaining a stream buffer variance or relocating the structure outside the buffer setback.

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: No comments.

CEMETERY PRESERVATION: No comments.

WATER: No conflict.

SEWER: No conflict.

APPLICANT: Scott Moore

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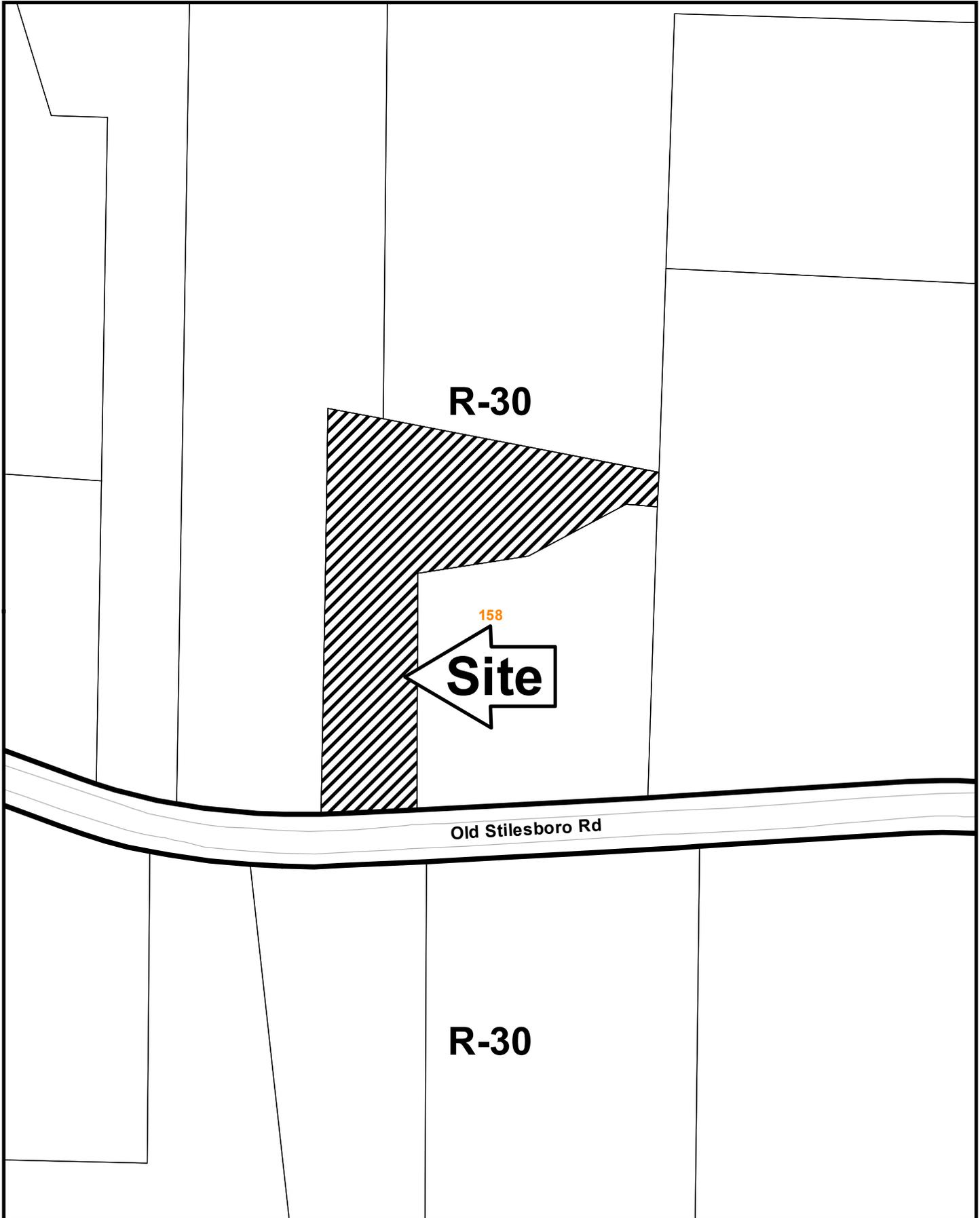
FIRE DEPARTMENT: Call to schedule an appointment to consult with the Cobb County Fire Marshal's Office for Site Plan Review.

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)

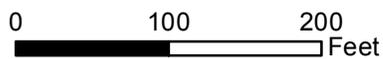
* An alternate equivalency for the above hydrant/flow test requirements, subject to approval by the Cobb County Fire Marshal's Office is one of the following:

- 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.
Non-Combustible construction.

V-49-2017-GIS



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

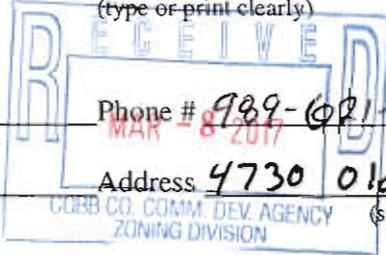


-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County

(type or print clearly)

Application No. V-49
Hearing Date: _____



Applicant Scott Moore

Phone # 989-621-2816 E-mail Moore1swm@gmail.com

Scott Moore
(representative's name, printed)

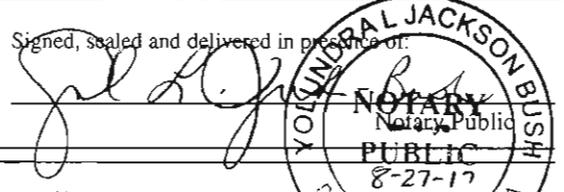
Address 4730 Old Stilesboro Rd, Acworth, 30101
(street, city, state and zip code)

Scott Moore
(representative's signature)

Phone # 989-621-2816 E-mail Moore1swm@gmail.com

Signed, sealed and delivered in presence of:

My commission expires: 8-27-2017



Titleholder Scott Moore
Amanda Moore

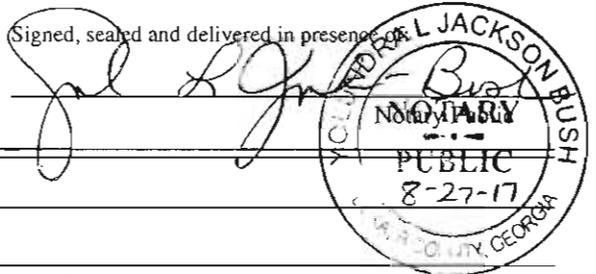
Phone # 989-621-2816 E-mail Moore1swm@gmail.com

Signature Scott Moore
Amanda Moore
(attach additional signatures, if needed)

Address: 4730 Old Stilesboro Rd, Acworth, 30101
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 8-27-2017



Present Zoning of Property R30

Location 4730 Old Stilesboro Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 158 District 20th Size of Tract 1.361 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 60,499 sq ft Shape of Property _____ Topography of Property _____ Other _____

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

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:

Ample space available to construct Garage, need additional Storage for boat, trailers and vehicles.

List type of variance requested: Detached Garage 40' x 64', to match the look and feel of our house