

**NOVEMBER 21, 2017 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 4**

**ITEM 052**

To consider granting a Special Exception for a reduction of lot size as recommended by the Board of Zoning Appeals from their October 11, 2017 Variance Hearing regarding Variance Application V-100 Folarin A. Johnson.

**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 and/or public 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 October 11, 2017 Variance Hearing and recommended approval of the Special Exception.

**STAFF COMMENTS**

See variance analysis.

**RECOMMENDATION**

The Board of Commissioners consider granting a Special Exception for the proposed reduction as recommended by the Board of Zoning Appeals.

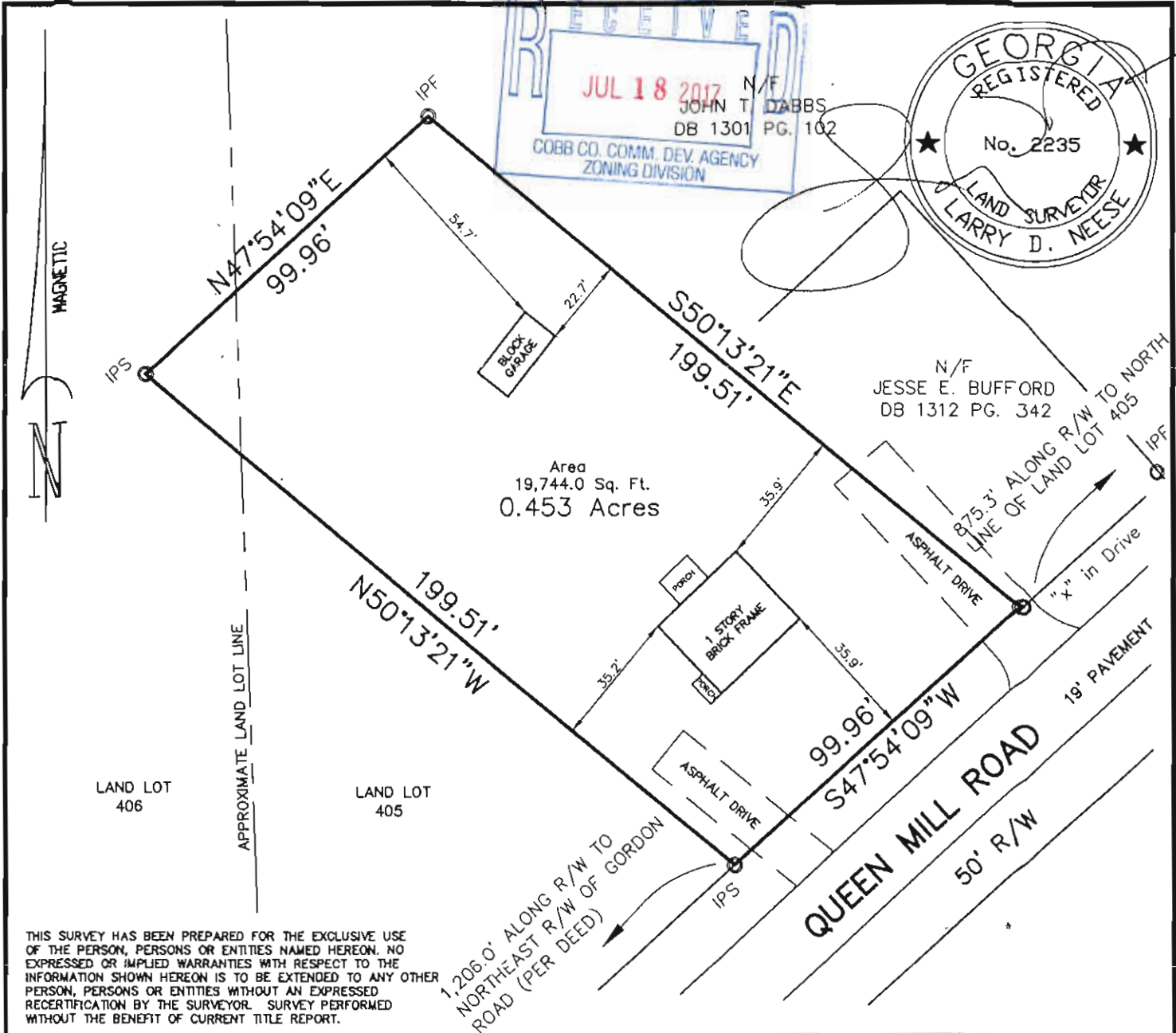
**ATTACHMENTS**

Variance analysis and minutes.

V-100  
(2017)

RECEIVED  
JUL 18 2017 N/F  
JOHN T. DABBS  
DB 1301 PG. 102  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

GEORGIA  
REGISTERED  
No. 2235  
LAND SURVEYOR  
LARRY D. NEESE



Area  
19,744.0 Sq. Ft.  
0.453 Acres

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

THIS PROPERTY (IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP # 13087C0085 F DATE: AUGUST 18, 1992

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 2" 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 100,000+ FEET.

EQUIPMENT UTILIZED: ANGULAR SoklaSet60R LINEAR SoklaSet60R

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED. LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235



GRAPHIC SCALE  
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, 'AMEN'. Deut. 27:17

SURVEY FOR:

FOLARIN A. JOHNSON

LOT Part of 18	BLOCK
Property of C.R. Cardell S/D	
PLAT BOOK 4	PAGE 93
LAND LOT 405 & 406	
DISTRICT 18TH	SECTION 2nd
COUNTY COBB	STATE: GEORGIA
DATE 09-01-05	REVISED
SCALE: 1= 40	JOB NO. Acad 05-0020

WEST GEORGIA SURVEYORS, INC.

731 Sandtown Road Marietta, Georgia 30008 (770) 428-2122

**APPLICANT:** Folarin A. Johnson

**PETITION No.:** V-100

**PHONE:** 917-533-3052

**DATE OF HEARING:** 10-11-2017

**REPRESENTATIVE:** Folarin A. Johnson

**PRESENT ZONING:** R-20

**PHONE:** 917-533-3052

**LAND LOT(S):** 405, 406

**TITLEHOLDER:** Folarin A. Johnson

**DISTRICT:** 18

**PROPERTY LOCATION:** On the northwest side of Queen Mill Road, north of Mableton Parkway (6816 Queen Mill Road).

**SIZE OF TRACT:** 0.45 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the minimum lot size from the required 20,000 square feet to 19,744 square feet; and 2) waive the front setback from 40 feet to 35 feet.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Folarin A. Johnson

**PETITION No.:** V-100

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**COMMENTS**

**TRAFFIC:** Recommend only one driveway on Queen Mill Road.

**DEVELOPMENT & INSPECTIONS:** No comments

**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 along with any approved setback reductions, 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:** Subject to site grading plan approval by Stormwater Management prior to permitting.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No conflict.

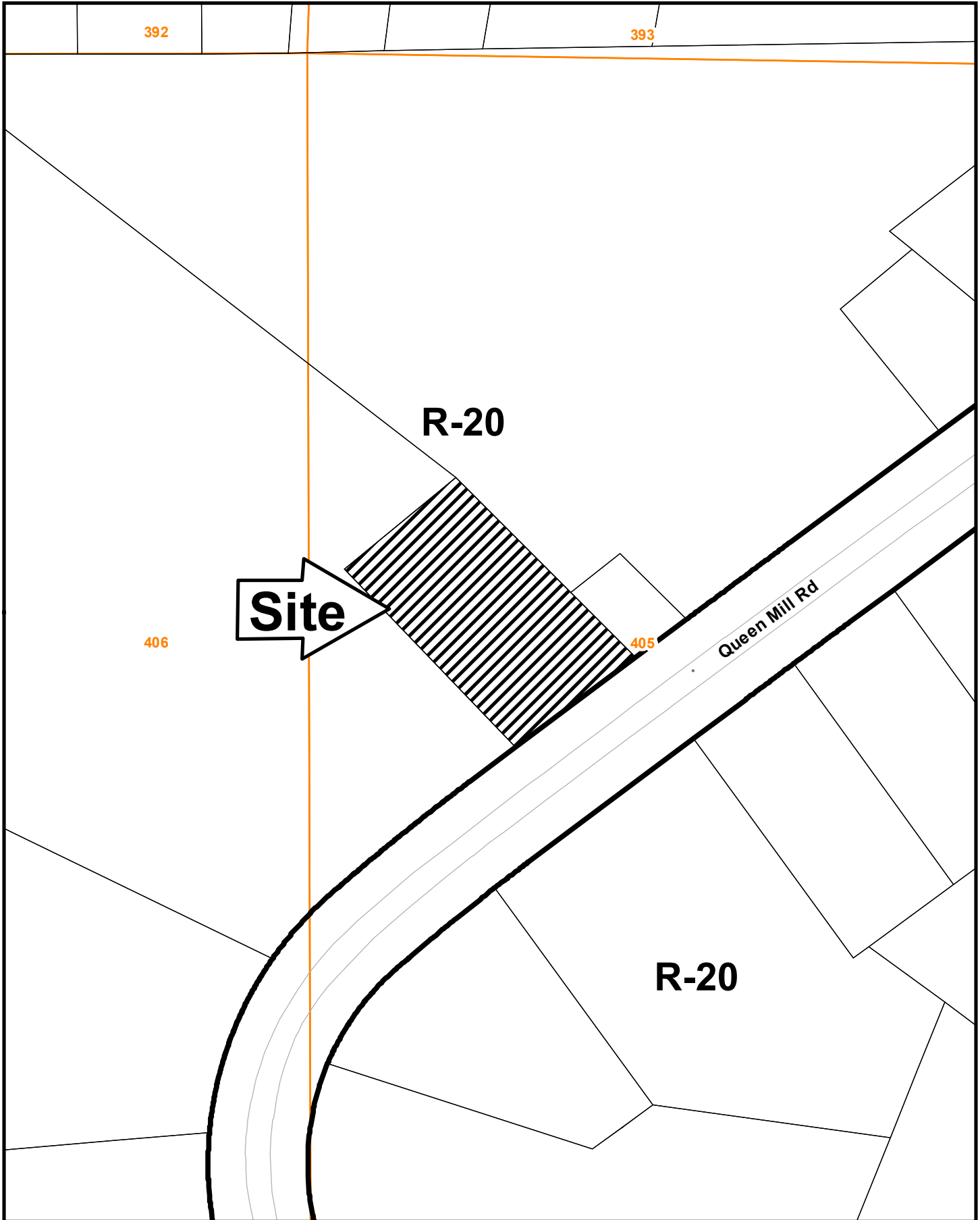
**SEWER:** No conflict.

**APPLICANT:** Folarin A. Johnson      **PETITION No.:** V-100

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**FIRE DEPARTMENT:** No comments.

# V-100 2017-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

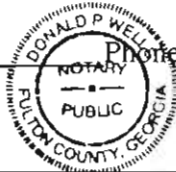
(type or print clearly)

Application No. V-100  
Hearing Date: 10-11-17

Applicant FOLARIN A. JOHNSON Phone # (917) 533-3052 E-mail FOLARIN4@gmail.com

FOLARIN A. JOHNSON Address 49 REYNOLDS ST S. I NY 10305  
(representative's name, printed) (street, city, state and zip code)

[Signature]  
(representative's signature)



Phone # 917/533-3052 E-mail Folarin4@gmail.com

Signed, sealed and delivered in presence of:

[Signature]

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

My Commission Expires  
March 15, 2021

Notary Public

Titleholder FOLARIN A. JOHNSON Phone # (917) 533-3052 E-mail Folarin4@gmail.com

Signature [Signature] Address: 49 Reynolds St S. I NY 10305  
(attach additional signatures, if applicable) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

[Signature]

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

My Commission Expires  
March 15, 2021

Notary Public

Present Zoning of Property R-20

Location 6816 QUEEN MILL ROAD MABLETON GA 30126  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 405 District 18th 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 \_\_\_\_\_

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:

I bought the land with a house on it and demolished it to build a new home. I do have a set of plans to build. I will like the board to reconsider and grant me a variance

List type of variance requested: I do have a size of 19,943 sq ft of land.

**MINUTES OF VARIANCE HEARING  
COBB COUNTY BOARD OF ZONING APPEALS  
OCTOBER 11, 2017  
PAGE 3**

**CONSENT AGENDA**

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

**V-100**            **FOLARIN A. JOHNSON** (Folarin A. Johnson, owner) requesting a variance to 1) waive the minimum lot size from the required 20,000 square feet to 19,744 square feet; and 2) waive the front setback from 40 feet to 35 feet in Land Lots 405 and 406 of the 18<sup>th</sup> District. Located on the northwest side of Queen Mill Road, north of Mableton Parkway (6816 Queen Mill Road).

**To approve V-100, subject to:**

- 1. Stormwater Management Division comments and recommendations**
- 2. Department of Transportation comments and recommendations**

~~**V-101**            **MICHELLE THRASH** (Michelle B. Thrash, owner) requesting a variance to allow an accessory structure (proposed pool) to the side of the principal building in Land Lot 279 of the 20<sup>th</sup> District. Located on the south side of Caisson Drive, north of Caisson Court (643 Caisson Drive).~~

~~**To approve V-101, subject to:**~~

- ~~- 1. Site plan received by the Zoning Division on July 26, 2017 (attached and made a part of these minutes)**~~

**V-104**            **MICHAEL D. FOX** (Michael D. Fox and Barbara J. Fox, owners) requesting a variance to 1) waive the minimum public road frontage from the required 75 feet to 44 feet; 2) waive the minimum lot width at the front setback line from the required 75 feet to 40 feet; 3) allow an accessory structure (approximately 2,225 square foot hanger) to the front of the principal building; 4) waive the setbacks for an accessory structure over 1,000 square feet (approximately 2,225 square foot hanger) from the required 100 feet from all property lines to one foot adjacent to the western property line and to 10 feet adjacent to the northern property line; ~~and 5) allow access on a non-hardened surface~~ in Land Lot 123 of the 19<sup>th</sup> District. Located on the east side of Ernest Barrett Parkway, north of Appaloosa Trail (3941 Ernest Barrett Parkway).

**To approve V-104, subject to:**

- 1. Delete Variance No. 5**
- 2. Department of Transportation comments and recommendations**