

**DECEMBER 19, 2017 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 1**

ITEM 065

To consider granting a Special Exception for a reduction of road frontage as recommended by the Board of Zoning Appeals from their November 15, 2017 Variance Hearing regarding Variance Application V-119 Wilbur and Andrea Radford.

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 November 15, 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.

APPLICANT: Wilbur and Andrea Radford

PETITION No.: V-119

PHONE: 770-378-2667

DATE OF HEARING: 11-15-2017

REPRESENTATIVE: Wilbur E. Radford, Jr.

PRESENT ZONING: R-30

PHONE: 770-378-2667

LAND LOT(S): 61, 88

TITLEHOLDER: Wilbur Edward Radford, Jr. and
Andrea Jo Radford

DISTRICT: 19

PROPERTY LOCATION: At the southern terminus
of Morrison Road, west of Mayes Road
(4454 Morrison Road).

SIZE OF TRACT: 6.47 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the minimum public road frontage from the required 75 feet to 46.75 feet for the
proposed outsale parcel.

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

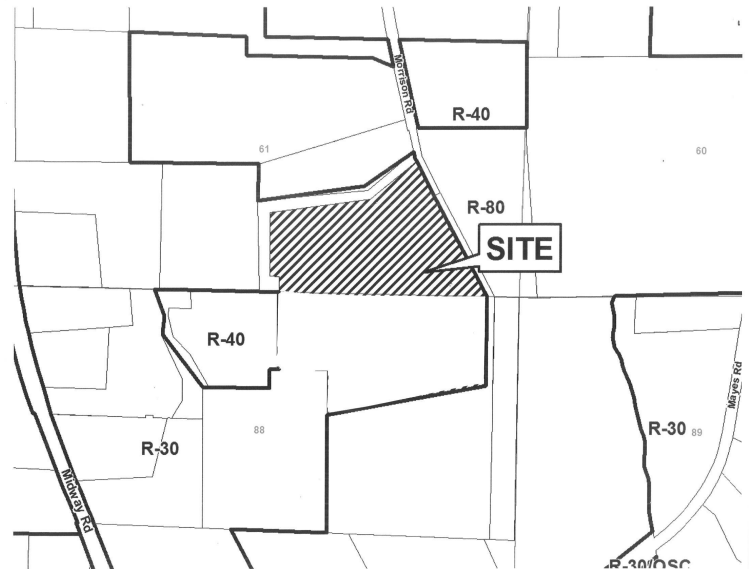
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Wilbur and Andrea Radford **PETITION No.:** V-119

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No building permits on general inquiries.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No comments.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

WATER: No conflict.

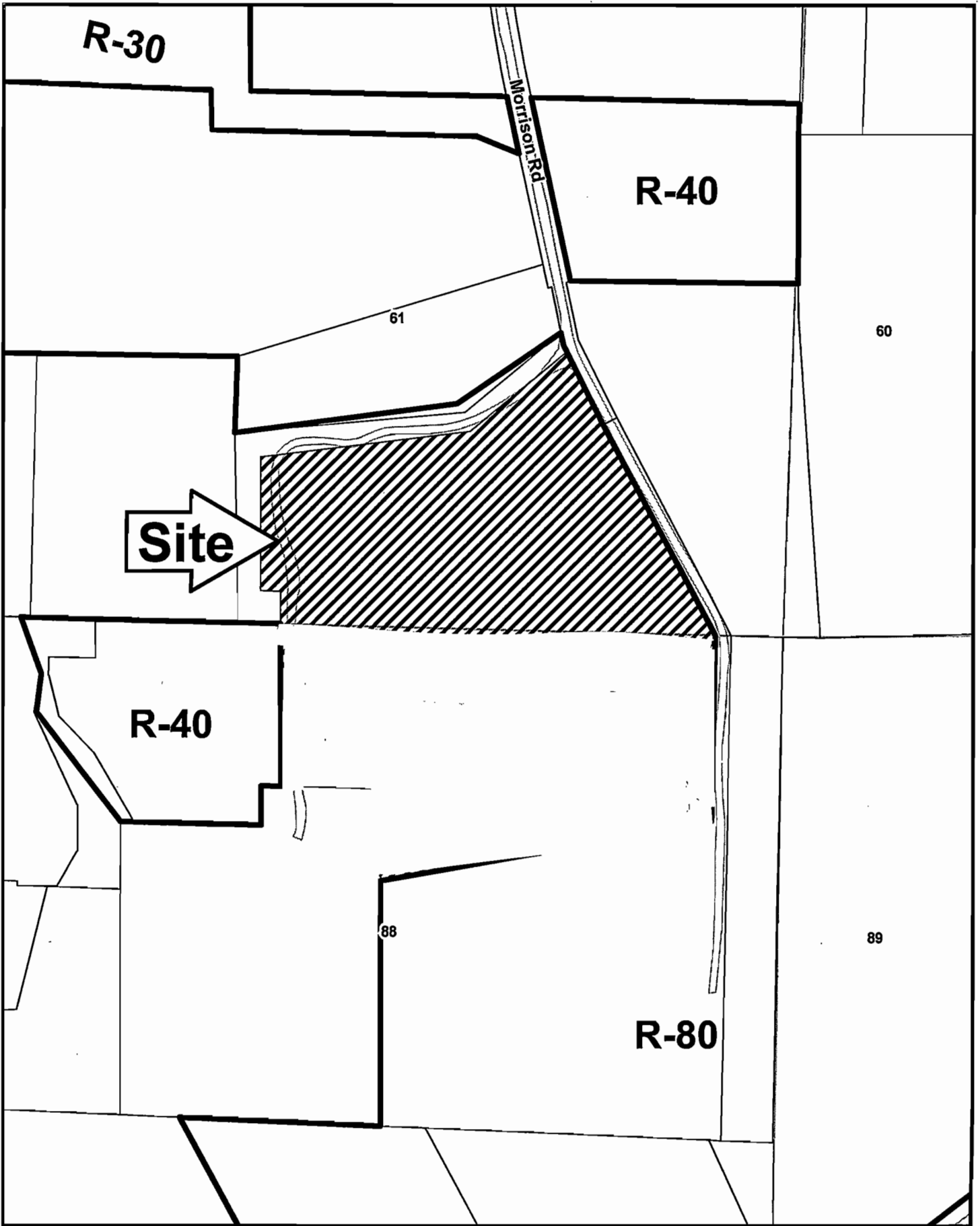
SEWER: No conflict.

- 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)

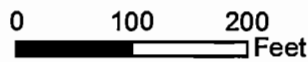
* An alternate equivalency for the above hydrant/flow test requirements, subject to approval by the Cobb County Fire Marshal's Office is one of the following:



- 1.) 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.
- 2.) Non-Combustible construction.

V-119 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)

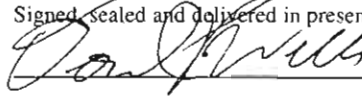
Application No. V-119
Hearing Date: 11-15-17

Applicant Wilbur and Andrea RADFORD Phone # 770-378-2667 E-mail radfordhouse@bellsouth.net

Wilbur E. Radford Jr Address 4454 Morrison Rd Powder Springs, GA 30127
(representative's name, printed) (street, city, state and zip code)

 Phone # 770-378-2667 E-mail radfordhouse@bellsouth.net
(representative's signature)




Signed, sealed and delivered in presence of:

Notary Public


My commission expires: _____

My Commission Expires
March 15, 2021

Titleholder Wilbur E. Radford Jr Phone # 770-378-2667 E-mail radfordhouse@bellsouth.net

Signature  Address: 4454 Morrison Rd. Powder Springs, GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)

**CAROL A. HUGHES
COBB COUNTY, GA
EXPIRES 4-11-2020**

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Present Zoning of Property R-80

Location 4454 Morrison Rd Powder Springs, GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 61, 88 District 19 Size of Tract 6.466 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:

Owners need to do lot split to sell property for financial hardship.

List type of variance requested: Waive the road frontage on the proposed lot from the required 75 feet to 46.75 feet

Wells, Donald

V-119
(2017)
Exhibit

From: Eddie Radford <radfordhouse@bellsouth.net>
Sent: Saturday, September 23, 2017 5:33 PM
To: Wells, Donald
Subject: Radford zoning info: V-119

Donald,

Per our discussion, the detail on the hardship associated with our variance request has to do with the shape of the lot. The first two house built off the driveway easement (we own the property) received variances for driveway with only 25' wide of road frontage on the easement. After we built our house, our house became the third house on that driveway and there cannot be a fourth house on the driveway.

By leaving the required 75' with our current driveway, we do not have another 75' of road frontage. There is only 46' left and the variance is for a driveway off that 46' of frontage. This is at the end of Morrison road, but it is not a cul-de-sac.

The next driveway adjacent to our property received a variance for 20' of road frontage. That is the driveway directly at the end of Morrison Road.

Thank you you assistance and please let me know if you require additional information

Best Regards,
Eddie Radford

Sent from my iPhone



**MINUTES OF VARIANCE HEARING
COBB COUNTY BOARD OF ZONING APPEALS
NOVEMBER 15, 2017
PAGE 4**

CONSENT AGENDA (CONT.)

~~V-115~~ ~~**KENNETH SHIELDS** (Emily B. Shields and Kenneth M. Shields, owners) requesting a variance to waive the rear setback from the required 30 feet to 22 feet in Land Lot 692 of the 17th District. Located on the northeast side of Chelton Court, north of Chelton Way, on the west side of Oakdale Road, and on the south side of Main Street (4529 Chelton Court).~~

~~To **approve** V-115.~~

V-116 **NANCY MILLIGAN** (Nancy Guthrie Milligan and Daniel Barnett, owners) requesting a variance to waive the maximum height of a fence along a roadway from the required six feet to eight feet in Land Lots 737 and 738 of the 16th District. Located at the eastern terminus of Bungalow Park Lane, east of Bungalow Park Drive, on the north side of Kincaid Road, and on the western side of Sandy Plains Road (1582 Bungalow Park Lane).

To **approve** V-116.

V-118 **CHERYL BRAND** (Cheryl S. Brand, owner) requesting a variance to waive the rear setback from the required 35 feet to 26 feet in Land Lot 258 of the 16th District. Located on the east side of Pebble Hill Drive, east of Camrose Place (3662 Pebble Hill Drive).

To **approve** V-118, subject to:

~~1. Applicant to apply for and receive a building permit~~

V-119 **WILBUR AND ANDREA RADFORD** (Wilbur Edward Radford, Jr. and Andrea Jo Radford, owners) requesting a variance to waive the minimum public road frontage from the required 75 feet to 46.75 feet for the proposed outsale parcel in Land Lots 61 and 88 of the 19th District. Located at the southern terminus of Morrison Road, west of Mayes Road (4454 Morrison Road).

To **approve** V-119, subject to:

1. Fire Department comments and recommendations