

APPLICANT: Joe Baker

PETITION No.: V-3

PHONE: 404-787-1631

DATE OF HEARING: 1-10-2018

REPRESENTATIVE: Robert Dichiara

PRESENT ZONING: R-30

PHONE: 404-202-8615

LAND LOT(S): 305

TITLEHOLDER: Joseph Marshall Baker and Karen Nivens Baker

DISTRICT: 20

PROPERTY LOCATION: On the east side of Hiram Acworth Highway, north of Wyndham Lakes Drive (15 Hiram Acworth Highway).

SIZE OF TRACT: 7.58 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the required setbacks for an accessory structure over 650 square feet (existing 1,042 square foot barn) from 100 feet to 35 feet adjacent to the north property line and to 66 feet adjacent to the west property line; and 2) allow access on an unpaved and untreated surface.

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

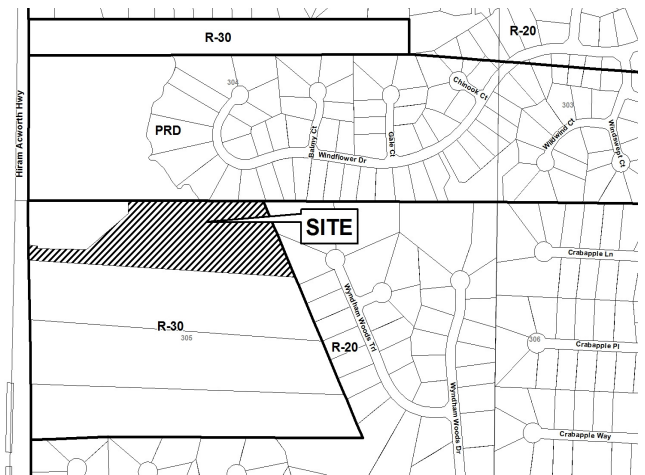
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



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COMMENTS

TRAFFIC: Recommend moving fence on Hiram Acworth Highway out of the right-of-way during any future improvements.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No comments (existing conditions).

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

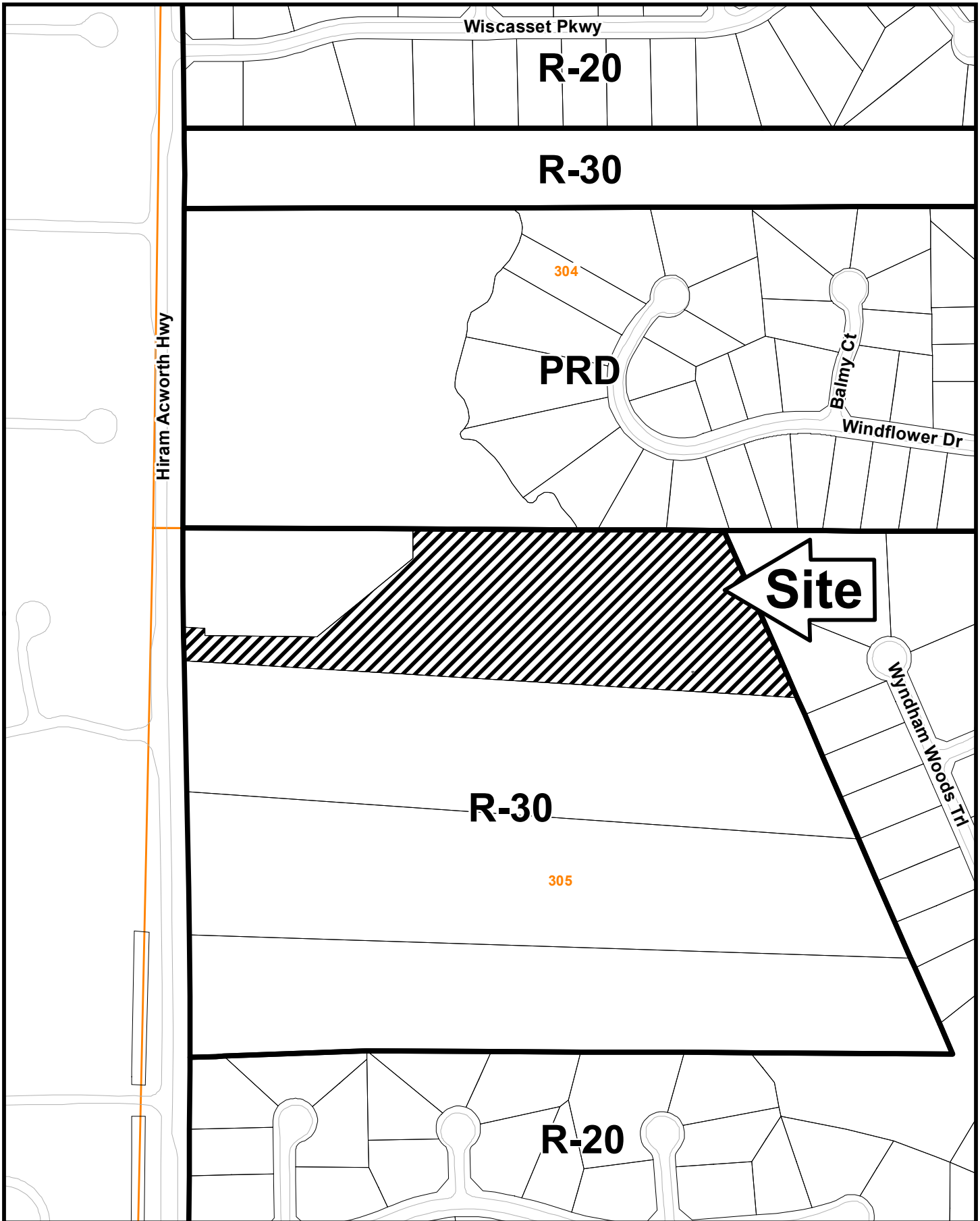
WATER: No conflict.

SEWER: No conflict. Barn is located adequate distance from sewer easement,

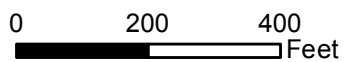
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FIRE DEPARTMENT: No comments.

V-3 2018-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

RECEIVED
NOV - 7 2017 (type or print clearly)

Cobb County

Application No. V-3
Hearing Date: 1-10-2018

Applicant Joe Baker COBB CO. COMM. DEV. AGENCY ZONING DIVISION Phone # 404-787-1631 E-mail JOEBAKER@Allstate.com

Robert Dichiaro Address 496 Homestead Drive Dallas, GA 30157
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-202-8615 E-mail TDICHIARA@PHOENIXCRANE.C
(representative's signature)

My commission expires: May 25, 2019

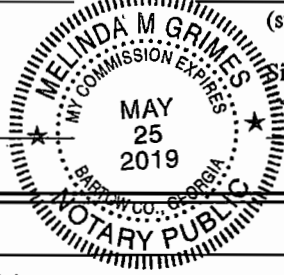


Signed, sealed and delivered in presence of:
Melinda M. Grimes
Notary Public

Titleholder Joe & Karen Baker Phone # 404-787-1631 E-mail Joe baker @ allstate.com

Signature [Signatures] Address: 15 HIRAM ACWORTH HWY NW DALLAS, GA 30157
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: May 25, 2019



Signed, sealed and delivered in presence of:
Melinda M. Grimes
Notary Public

Present Zoning of Property R-30

Location 15 Hiram Acworth Hwy NW
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 305 District 20th Size of Tract 10 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:

Owner is attempting to split the lot and sell 2.425 Acres. The barn on property sits 35' from the property line to the north. The law requires a 100' distance for structures over 650'sq feet. The zoning department is currently preventing the lot split.

List type of variance requested: Allow barn to remain at its current location as opposed to 100' requirement.