

V-63
(2018)

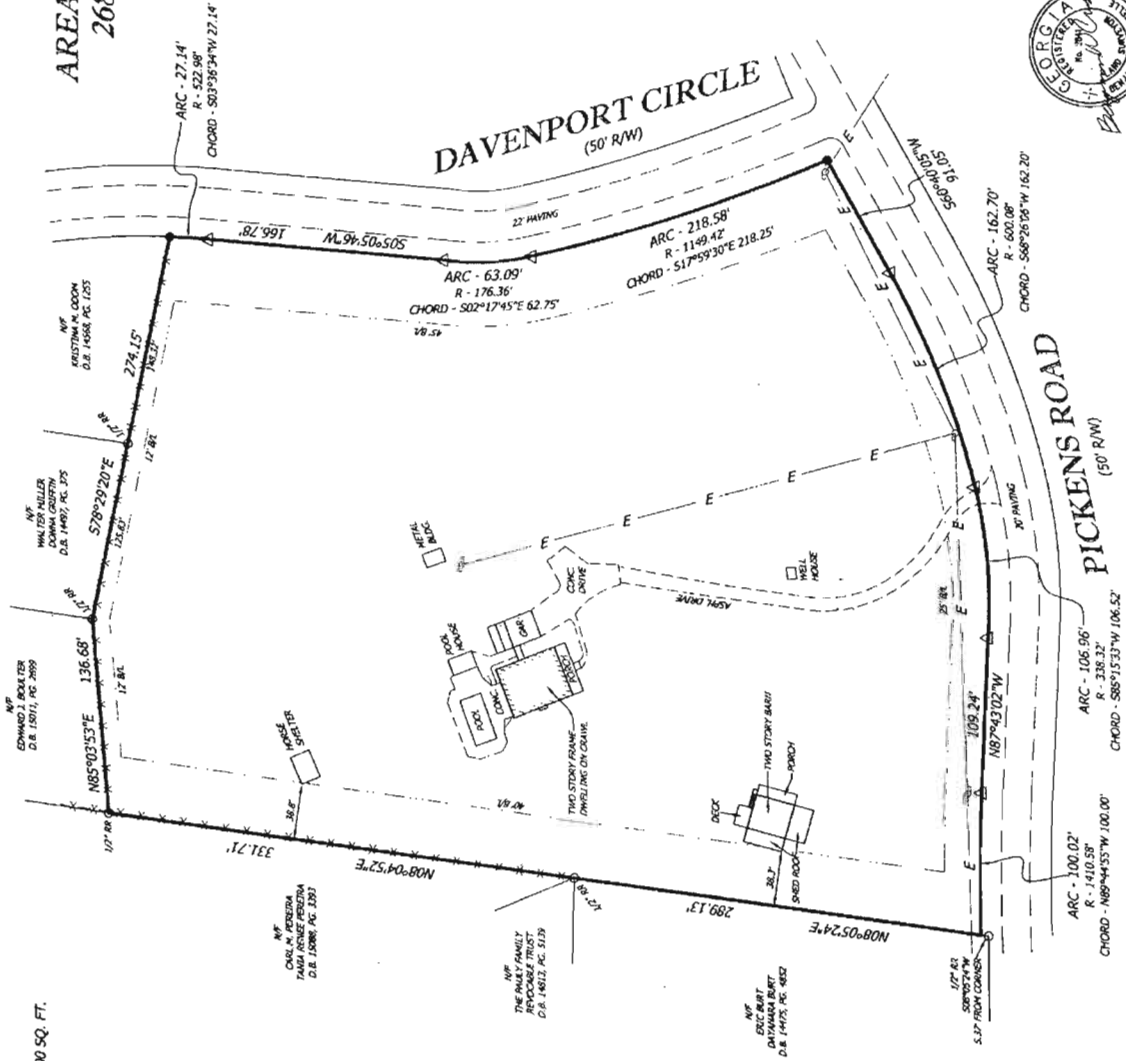
MICHAEL LANDERS

PLAT TO ACCOMPANY VARIANCE APPLICATION
LOCATED IN LAND LOT 155, 19TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA
5450 PICKENS ROAD

AREA = 6.153 ACRES
268,030 SQ. FT.

ZONING NOTES

ZONED: R-30
SETBACK:
FRONT - 45'
MAJOR SIDE - 25'
MINOR SIDE - 12'
REAR - 40'
MINIMUM LOT SIZE: 30,000 SQ. FT.



DATE	REVISIONS
	DESCRIPTION

THE RUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2841 POWELL SPRINGS ROAD
ALPHARETTA, GEORGIA 30204
PHONE: (770) 943-5900
FAX: (770) 943-5901
E-MAIL: RUS@RUSSELLE.COM



PROJ. NO. 05039
FILE NO. 05107
PLAT DATE: 05/22/08
SCALE: 1" = 60'

- LEGEND**
- CORNER MONUMENTATION:
 - 1/2" STEEL
 - REINFORCING ROD
 - CORNER FOUND
 - UNMONUMENTED CORNER
 - CORNER TO BE SET WHEN CONSTRUCTION PERMITS
 - X — FENCE LINE
 - X — UNCONCRETE DRAINAGE
 - X — CHANGED TOP WATER PIPE
 - X — POWER POLE
 - X — BUILDING
 - X — RIGHT OF WAY
 - X — LAND LOT LINE
 - X — OVERHEAD POWER LINES
 - X — GAS MAINS
 - X — SANITARY SEWER MAINS
 - X — NAT. SET AT BASE
 - X — FOUND AT BASE
 - X — PLAT BOOK
 - X — CONCRETE RIGHT OF WAY MONUMENT

APPLICANT: Frank Odom

PETITION No.: V-63

PHONE: 678-350-3650

DATE OF HEARING: 07-11-2018

REPRESENTATIVE: Michael W. Landers

PRESENT ZONING: R-30

PHONE: 404-610-6030

LAND LOT(S): 155

TITLEHOLDER: Productive Land Development, Inc.

DISTRICT: 19

PROPERTY LOCATION: On the northwest corner of Davenport Circle and Pickens Road, west of Corner Road (5450 Pickens Road).

SIZE OF TRACT: 2.36 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the setbacks for an accessory structure over 650 square feet (approximately 1,700 square foot barn) from the required 100 feet to 38 feet adjacent to the west property line; 2) waive the rear setback for an accessory structure under 650 square feet (approximately 300 square foot horse shelter) from the required 40 feet to 38 feet; 3) allow an accessory structure (barn) to be located in front of the primary building; and 4) allow a second electrical meter on a residential lot.

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

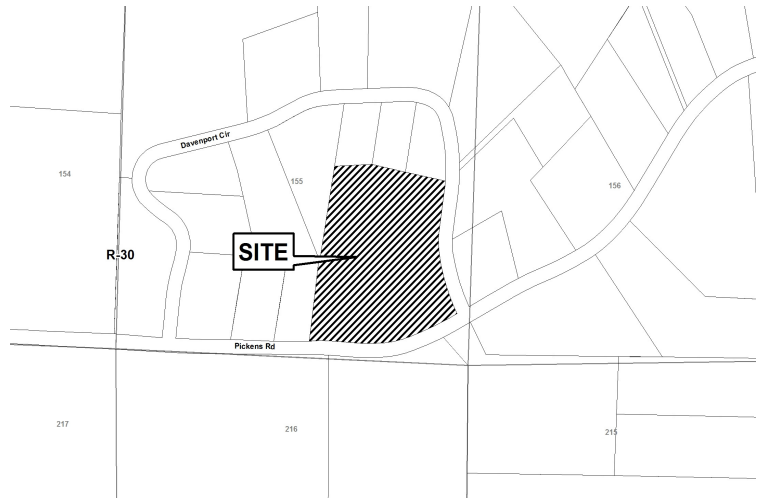
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Frank Odom **PETITION No.:** V-63

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No adverse stormwater management impacts are anticipated.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

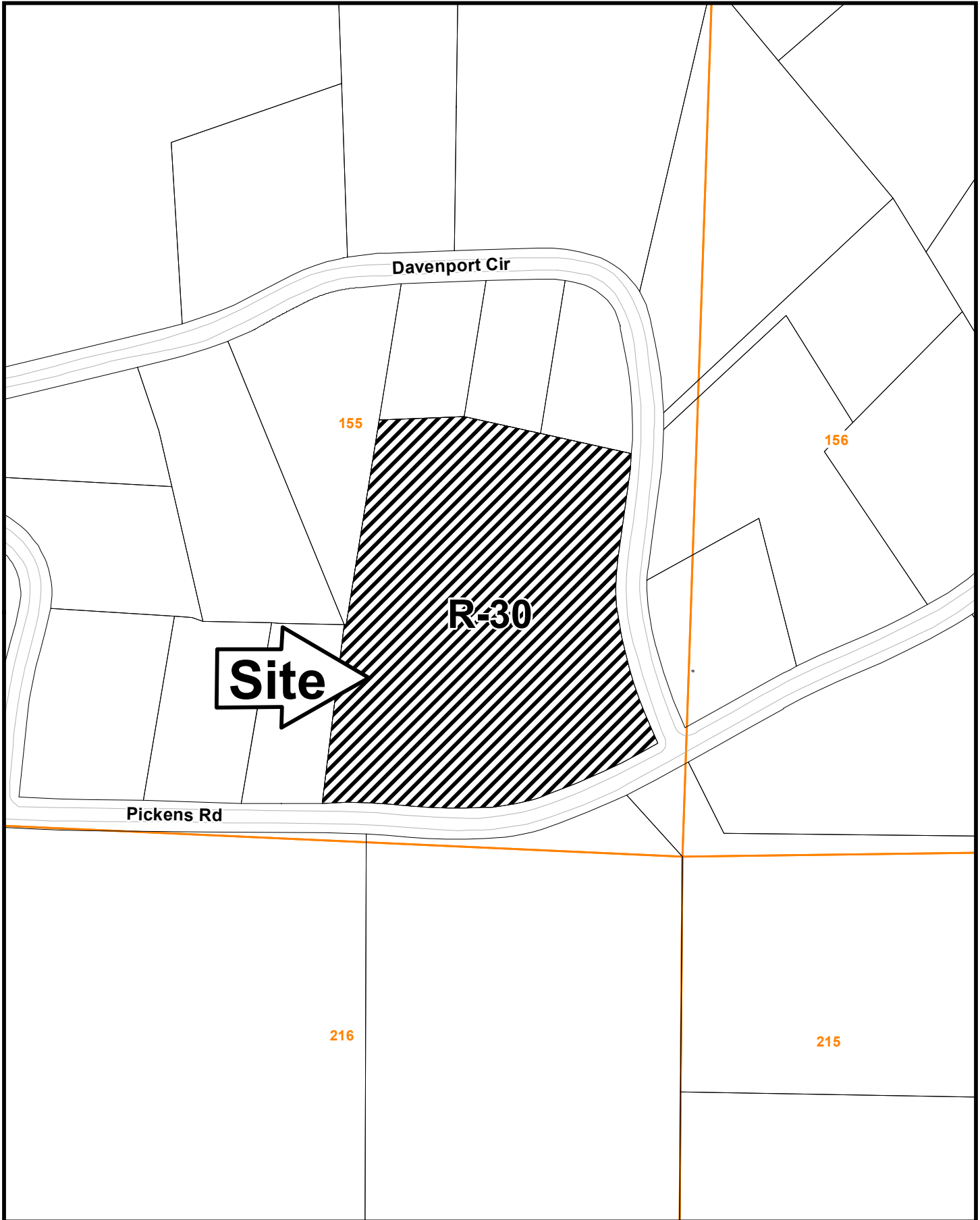
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Frank Odom **PETITION No.:** V-63



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-63 2018-GIS



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

0 100 200
Feet

 Zoning Boundary
 City Boundary

RECEIVED
MAY 10 2018
COBB COUNTY COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance

COBB COUNTY COMM. DEV. AGENCY
ZONING DIVISION
Cobb County

8107 (type or print clearly)

Application No. V-63
Hearing Date: 7-11-18

Applicant Frank Romangal Phone # 678-350-3650 E-mail romangal234@gmail.com

Michael W. Landers Address 3930 Humphries Hill Road, Austell, GA 30106
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-610-6030 E-mail mlanders@productivelanddevelopment.com
(representative's signature)

My commission expires: 3/10/2020 Signed, sealed and delivered in presence of: [Signature] Notary Public

Titleholder Productive Land Development, Incorporated, Equitable Title Phone # 404-610-6030 E-mail mlanders@productivelanddevelopment.com

Signature [Signature] Address: 3930 Humphries Hill Road, Austell, GA 30106
(attach additional signatures, if needed) (street, city, state and zip code)

by: Michael W. Landers, CEO Productive Land Development Inc. Signed, sealed and delivered in presence of: [Signature] Notary Public
My commission expires: 3/10/2020

Present Zoning of Property R-30

Location 5450 Pickens Road, Powder Springs, GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 155 District 19 Size of Tract 2.75 (after subdivision) 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 X

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:

693 sq ft barn has existed on property for over 35 years and has been supplied power with a permit #937002 from Cobb County in 1994. Relocating this barn behind the house, which sets to the back of the property, would be an unnecessary hardship and would cost an estimated \$25,000 to \$30,000 to complete. This barn, located on the 2.7 acre tract is still crucial in serving the needs of a mini-farm with permitted livestock.

List type of variance requested: _____

We are looking for relief from the ordinance that the barn be located behind the house and a reduction of the building setback from 100 ft from the property line to 50 ft. The reason it was not located at the back of the house when constructed in the late 1970's is that there was an existing barn in dilapidated condition that was removed, so the homeowner built the barn back in the general vicinity of where the barn had existed for decades...