

APPLICANT: Chris W. Maxwell and Mercedes **PETITION NO.:** V-93
PHONE: Maxwell 678-758-8708 **DATE OF HEARING:** 09-10-08
REPRESENTATIVE: Chris Maxwell **PRESENT ZONING:** R-30
PHONE: 678-758-8708 **LAND LOT(S):** 512
PROPERTY LOCATION: Located on the south side of **DISTRICT:** 19
Cross Creek Drive, north of Hiram Road **SIZE OF TRACT:** 1.9 acres
(2313 Cross Creek Drive). **COMMISSION DISTRICT:** 4

TYPE OF VARIANCE: Waive the setback for an accessory structure over 650 square feet (660 square foot storage shed) from the required 100 feet to 3 feet adjacent to the western property line and 6 feet adjacent to the southern property line on lot 27.

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.

DEVELOPMENT & INSPECTIONS: On 6/6/08, a Stop Work Order and Violation Notice was issued for building without a permit. All walls are to be one hour rated if less than 5 feet from property line.

STORMWATER MANAGEMENT: The proposed shed location is well-screened with significant overland flow available. No significant runoff impacts are anticipated on these large estate lots.

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.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: Sewer not available to property.

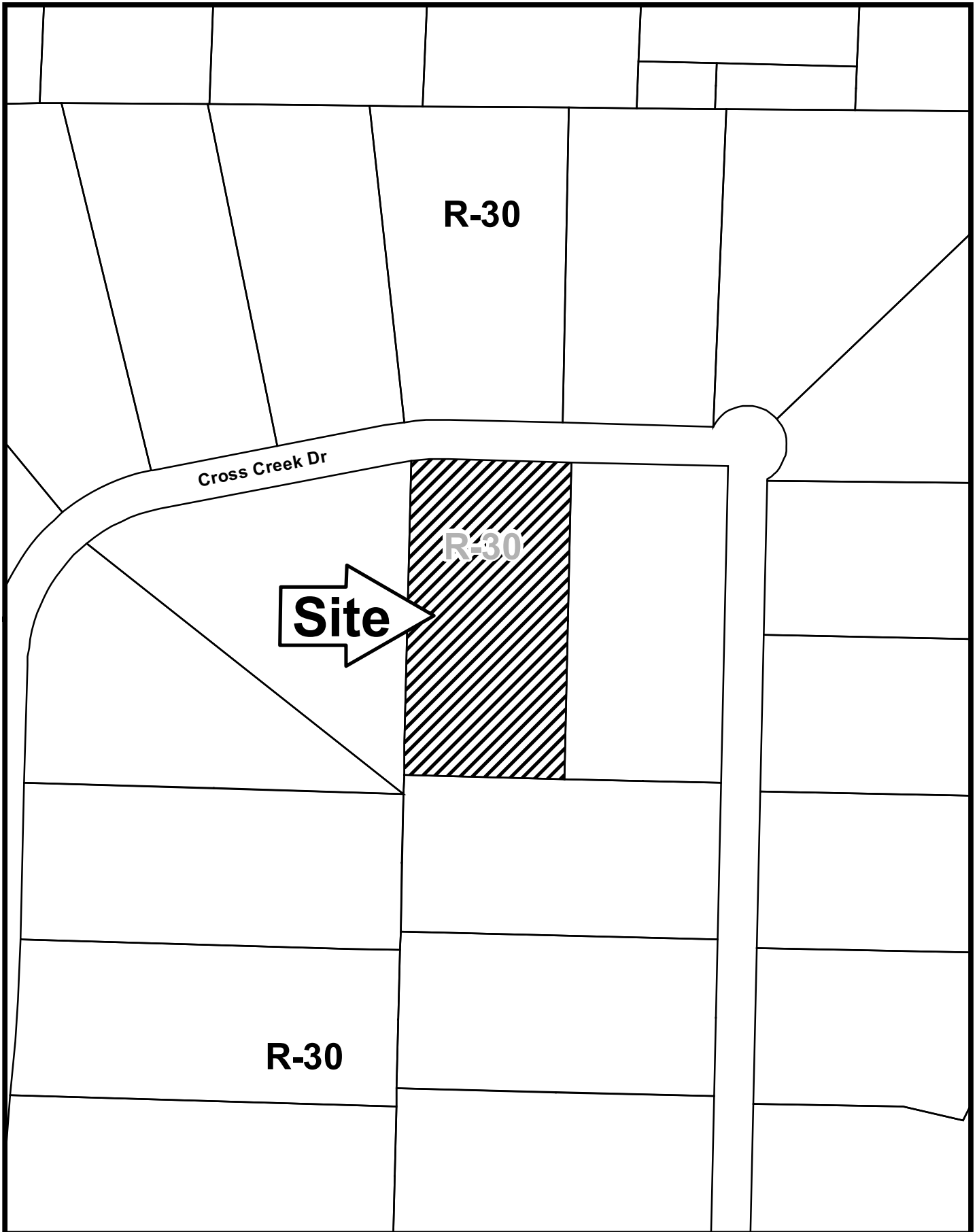
OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

BOARD OF APPEALS DECISION

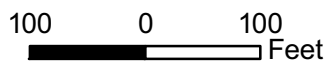
APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____





V-93



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-93
Hearing Date: 9-10-08

Applicant Chris + Mercedes Maxwell Business Phone 678 758 8708 Home Phone 678 4021226

Chris Maxwell Address 2313 Cross Creek Dr. S.W Powder Springs
(representative's name, printed) (street, city, state and zip code)
678 758 8708 30127

Chris W. Maxwell Business Phone - Same - Cell Phone Same
(representative's signature)

My commission expires: _____
Signed, sealed and delivered in presence of:
Andy Monroe
Notary Public
July 7 2008

Titleholder Chris Maxwell Business Phone 678 758 8708 Home Phone 678 4021226

Signature Chris Maxwell Address: 2313 Cross Creek Dr S.W. PS 30127
(attach additional signatures if needed) (street, city, state and zip code)

My commission expires: _____
Signed, sealed and delivered in presence of:
Andy Monroe
Notary Public
July 7 2008

Present Zoning of Property R-30

Location 2313 Cross Creek Dr. S.W. Powder Springs GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 512 (P) 17 District 19 Size of Tract 1.9 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 Home Location

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.

Relocating building would be costly and have a negative impact on owners + neighboring property esthetically. Building is located about 200 feet from any other neighboring buildings and has a natural tree buffer in place to hide view from neighbors.

List type of variance requested: side and rear setback
Waive the setback for an accessory structure over 650 sq ft (storage shed 260 sq ft) from required 100ft to 3ft adjacent to the western property line & 6ft adjacent to the southern property line on lot 27