

APPLICANT: Daniel W. Titus **PETITION NO.:** V-89
PHONE: 678-925-2781 **DATE OF HEARING:** 12-08-10
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 141
PROPERTY LOCATION: On the east side of **DISTRICT:** 20
 Bent Creek Drive, south of Bent Creek Run **SIZE OF TRACT:** .5 acre
 (2772 Bent Creek Drive). **COMMISSION DISTRICT:** 1

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure over 650 square-feet (1,344 square-foot detached garage) from the required 100 feet to 4 feet adjacent to the south property line, 72 feet adjacent to the east property line, and 56 feet adjacent to the north property line; and 2) waive the setback for an accessory structure over 144 square-feet (504 square-foot concrete block building) from the required 35 feet to 6 feet adjacent to the east property line and from 10 feet to 5 feet adjacent to the south property line.

COMMENTS

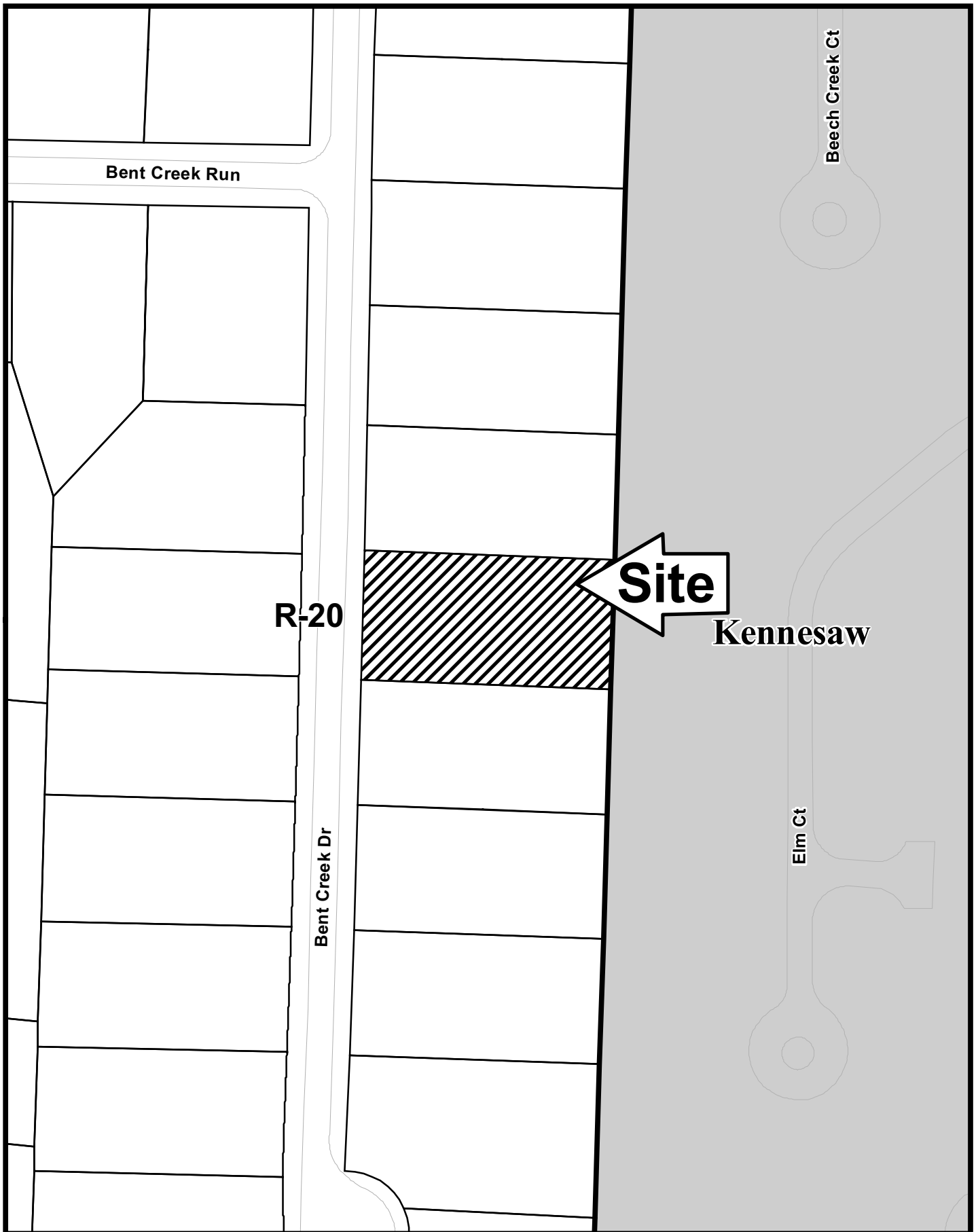
TRAFFIC: This request will not have an adverse impact on traffic.
DEVELOPMENT & INSPECTIONS: There is a 20 foot sanitary sewer easement traversing the rear (east side) of this property. The 504 square-foot concrete block building is over this easement. If the variance request for the detached garage is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy or letter of completion showing all improvements on the lot 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. Inspections issued a Stop Work Order and a Notice of Violation on 9/15/10 for building without a permit. Permits and Inspections will also be required for the detached structure.
STORMWATER MANAGEMENT: The existing shed and partially constructed garage are located within a combined drainage and sanitary sewer easement (10 foot Drainage Easement and 20 foot Sanitary Sewer Easement). Both structures must be relocated outside these easements.
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: 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: Permanent structures are not permitted with a sanitary sewer easement, per County Code Sect. 122-155. Structure must be fully removed from sewer easement.

OPPOSITION: NO. OPPOSED ___ **PETITION NO.** ___ **SPOKESMAN** ___

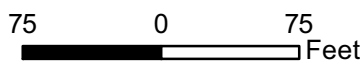
BOARD OF APPEALS DECISION
 APPROVED ___ **MOTION BY** ___
 REJECTED ___ **SECONDED** ___
 HELD ___ **CARRIED** ___
STIPULATIONS: _____



V-89

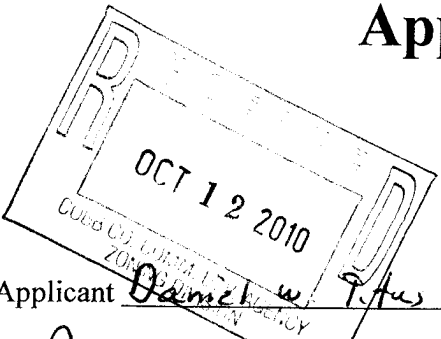


This map is provided for display and planning purposes only. It is not meant to be a legal description.



City Boundary
Zoning Boundary

Application for Variance Cobb County



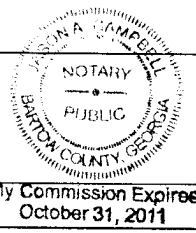
(type or print clearly)

Application No. V-89
Hearing Date: 12-8-10

Applicant Daniel w. Titus Business Phone _____ Home Phone 678-925-2781

Daniel w. Titus Address 2772 Bent creek Dr Hennessy GA 30152
(representative's name, printed) (street, city, state and zip code)

Daniel w. Titus Business Phone _____ Cell Phone 678-925-2781
(representative's signature)

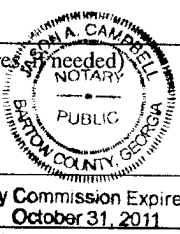


Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

My commission expires: _____
My Commission Expires October 31, 2011

Titleholder Daniel w. Titus Business Phone _____ Home Phone 678-925-2781

Signature Daniel w. Titus Address: 2772 Bent creek Dr Hennessy GA 30152
(attach additional signatures if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

My commission expires: _____
My Commission Expires October 31, 2011

Present Zoning of Property R-20

Location 2772 Bent creek Dr Hennessy GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 141 District 20 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 _____

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 started building a 20x20 building myself, I ask for forgiven as I did not think I needed a permit and I started the building, then a Inspect came out and said I needed a permit I poured my footin, 18x12 put in rebar every 3ft, and now have the frames up and ready to Deck it. again on my part I did not follow thru and I build it 6 feet off the line at the back of my property.

List type of variance requested: _____

