



**APPLICANT:** Lori H. Caldwell **PETITION NO.:** V-3  
**PHONE:** 770-439-3727 **DATE OF HEARING:** 01-12-11  
**REPRESENTATIVE:** Matthew R. Caldwell **PRESENT ZONING:** R-20  
**PHONE:** 770-439-3721 **LAND LOT(S):** 153, 154  
**PROPERTY LOCATION:** On the west side of **DISTRICT:** 19  
Popular Springs Road, south of Dallas Highway **SIZE OF TRACT:** 18.53 acres  
(1022 Popular Springs Road). **COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the public road frontage to allow one home off of a private easement on tract 5; 2) allow an accessory structure to the side of the primary structure on tract 1; and 3) allow a second utility meter on tract 1.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** The barn was built prior to obtaining a permit and in 2009, a permit was issued for the barn as a single-family structure. If the variance is approved, a permit will be required prior to any new construction on the site. If this variance request is approved, a subdivision plat revision must be recorded showing the access easement for tract 5 and referencing the variance case conditions 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.

**STORMWATER MANAGEMENT:** No objection to creation of large estate-sized lot.

**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:** No conflict.

**OPPOSITION:** NO. OPPOSED \_\_\_\_\_ **PETITION NO.** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

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# Cobb County Fire and Emergency Services

Applicant Name: Lori H. Caldwell

Petition Number: V-3

Date: 12/27/2010

## *Fire Marshal Comments*

### Private Easements and Hydrant requirements for detached one and two family dwellings

- Driveway must have a minimum 12' driving surface width with minimum 25' inside turning radius.
- 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).
- Maximum grade shall not exceed 18%.
- Driveway must extend within 150' of the most remote portion of the structure.
- Driveway is limited to 1000' maximum from roadway unless an approved turn-around is provided. (See note below.)
- Driveway must support 25 Tons (50,000 lbs.)
- Provide emergency access to all gates securing Fire Dept. access with a minimum 12'-0" clear width
- Hydrant within 500' of remote structure, minimum 6" main\*  
( Required Flow: 1000 gpm @ 20 psi)
- Fire Flow Test from closest existing hydrant\*  
( 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:

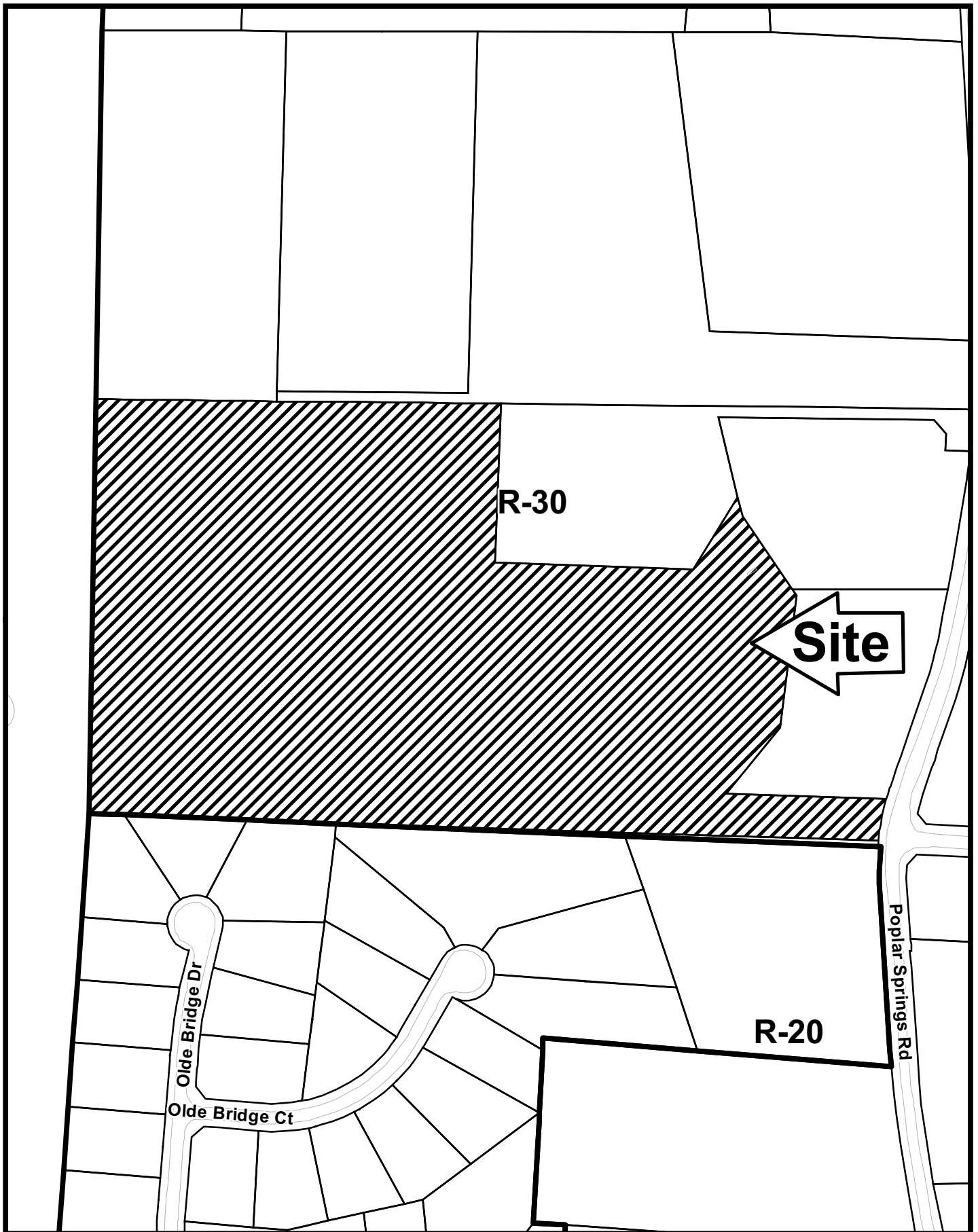
- 1.) NFPA 13D Sprinkler System
- 2.) Complete structure treated with a Class-A Fire Retardant spray meeting a flame spread of 25 or less and smoke development of 450 or less.
- 3.) Non-Combustible construction.

#### Note

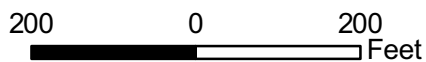
-Dead-end access roads in excess of 1000 feet shall be provided with a turn-around.  
Residential cul-de-sac without island: 38-foot outside radius. Hammerhead turn-around: total of 120 feet needed (60 feet from center of drive).



**All of the above text (inside the box) must be printed on the final plat.**

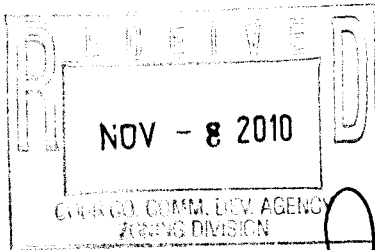
# V-3



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

*John Caldwell*  
2/15

(type or print clearly)

Application No. #1 V-3  
Hearing Date: 1-12-11

Applicant LORI H. Caldwell Business Phone 770-439-3727 Home Phone 770-222-7453

Matthew R. Caldwell Address 5760 Hiram Powder Springs Rd  
(representative's name, printed) Powder Springs GA 30127  
(street, city, state and zip code)

[Signature] Business Phone 770-439-3727 Cell Phone 770-231-3448  
(representative's signature)

PHYLLIS J. NICHOLSON  
Notary Public, Paulding County, Georgia  
My Commission Expires August 28, 2014

My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Titleholder LORI H. Caldwell Business Phone \_\_\_\_\_ Home Phone 770-222-7453

Signature Lori H. Caldwell Address: 5760 Hiram Powder Springs Rd.  
(attach additional signatures, if needed) Powder Springs GA 30127  
(street, city, state and zip code)

PHYLLIS J. NICHOLSON  
Notary Public, Paulding County, Georgia  
My Commission Expires August 28, 2014

My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Present Zoning of Property R-20

Location 1022 POPLAR SPRINGS ROAD, DALLAS, GA 30157  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 153 & 154 District 19TH Size of Tract 18.53 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.

R-20 ZONING REQUIRES 75 FEET OF ROAD FRONTAGE. DESPITE OWNING 18.53 ACRES, THERE ONLY IS 75 FEET OF ROAD FRONTAGE. AT THE TIME, IT WAS NOT BROUGHT TO MY ATTENTION THAT THE ACCESSORY STRUCTURE COULD NOT BE BUILT BEFORE MY HOUSE. AFTER PURCHASE & IMPROVING THE PROPERTY, THE BARN WAS BUILT FOR USAGE AND STORAGE UNTIL THE HOUSE WAS TO BE BUILT.

List type of variance requested: REQUEST IS TO: A.) SPLIT TRACT 1 INTO TRACTS 1 & 5. TRACT 5 HAVING NO PUBLIC ROAD FRONTAGE AND ACCESSING VIA PROPOSED 30' PRIVATE UTILITY & INGRESS/EGRESS EASEMENT. B.) ALLOW FOR EXISTING BARN THAT IS CURRENTLY CONSIDERED PRIMARY STRUCTURE TO BE AS ACCESSORY STRUCTURE (..) TO ALLOW FOR PROPOSED HOUSE TO BE BUILT ON TRACT 1 AS PRIMARY STRUCTURE.