

**OCTOBER 15, 2013 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 3**

ITEM # 1

PURPOSE

To consider house moving application HM-1-13 for Debbie Redford regarding a house currently located at 3120 Boyce Drive, in Land Lot 484 of the 16th District, which is proposed to be moved to 2171 Shadowwood Drive in Land Lot 453 of the 16th District.

BACKGROUND

The applicant has submitted a house moving application to move a house currently located at 3120 Boyce Drive (formally addressed off Andover Drive), which will be moved to 2171 Shadowwood Drive. This would represent a move-distance of approximately 630 feet, or six lots away from the current location. The applicant's proposed improvements include a new foundation, a new driveway and sidewalk, new landscaping and a new deck if the existing deck cannot be moved. Cobb County's Development and Inspections Department has inspected the house and found most of the house to be in good to excellent condition. There are certain things that need to be addressed when the house is placed at the new location, including new HVAC units, new insulation, new paint, and new trim where needed. Staff has analyzed the request and believes the proposal would be consistent with adjacent houses in the subdivision. The analysis and photos of existing houses are attached for review.

STAFF COMMENTS

Water and Sewer: Applicant to be aware of setback requirements from sanitary sewer easement for permanent structures (house, deck, etc.).

Stormwater Management: This parcel is adjacent to FEMA Zone A floodplain. The minimum finished floor elevation of the relocated structure must be at or above 1043.1 Ft-NAVD.

Cobb D.O.T.: Recommend Cobb County DOT approve the route of the house relocation; please contact Chris Pruitt at 770-528-1670. Recommend the applicant be responsible for any damage to the roadway or infrastructure that is created as a result of the house move.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed house moving application.

ATTACHMENTS

House moving application, statement of improvements, plat, Development and Inspections report, Water System report, photos of house, staff analysis & photos of adjacent houses.

HM-1-13

HOUSE MOVING APPLICATION

HOUSE TO BE MOVED TO: 2171 Shadowwood Dr. Marietta, GA 30066

SURROUNDING HOMES: \$120,000- 135,000

RECOMMENDATION OF DEVELOPMENT AND INSPECTIONS DIVISION

Replace rotten trim and paint as necessary.

Other Comment: Currently a walk out basement, with drive under garage. Owner stated the same would be constructed, not a crawl space. Insulation will need to be updated maybe HVAC units replaced. Plumbing looked good.

ADDITIONAL COMMENTS:

LAND LOT: 453
DISTRICT: 16
ZONED: R20
SQUARE FEET: 1894

LOCATION MAP:



Debbie Redford
770.403-4566

APPLICATION FOR RELOCATING EXISTING STRUCTURE

DATE OF APPLICATION 8-26-13 DATE OF HEARING 9-15-13

NAME OF HOUSE MOVING FIRM Ray Bishop Housemover LLC

ADDRESS 800 Rock House Rd PHONE 770-474-9160
Stockbridge Ga 30281

DESCRIPTION OF STRUCTURE:

Livable floor space 1600 sq.ft. Length 40 Width 29 Height 18

Number of rooms 7 Carport _____ Basement

Brick Veneer _____ Frame Other _____

Type of Roof Asphalt Shingles

Condition of Exterior Good

Condition of Interior Good

Existing Use Vacant

Other _____

EXISTING LOCATION

Land Lot 453 District 14 Parcel No. 16048400660

Street Address 3120 Boyce Dr Marietta Ga 30066

FUTURE LOCATION

Name of Property Owner Debbie Redford

Street Address 2171 Shadowood Dr Located

Land Lot 489 District 16 Parcel No. 16045360300
450

Zoning Classification 20

Future Use _____ Subdivision Providence North Lot 12

Value of structure at completion 130,000

Estimate of Improvements 75,000

2171 SHADOWOOD DR

THE ONLY THINGS WE INTEND TO ADD TO THE HOUSE ARE THE
FOLLOWING:

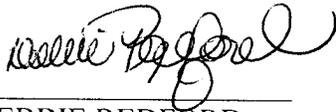
NEW FOUNDATION

NEW DRIVEWAY & SIDEWALK

NEW LANDSCAPING

NEW DECK IF THE EXISTING DECK CANNOT BE MOVED

ANY ITEMS THAT NEED TO BE CHANGED TO MEET COBB COUNTY CODE.



DEBBIE REDFORD

JAMES REDFORD

770-403-4566

Aug 27, 2013

TO : COBB COUNTY COMMUNITY DEVELOPMENT AGENCY

OUR PLANS FOR OCCUPANCY IS TO SALE THE HOME.

A handwritten signature in black ink, appearing to read "Wanda Taylor", is written over a horizontal line.

Aug 27, 2013

TO : COBB COUNTY COMMUNITY DEVELOPMENT AGENCY

THE FUNDS TO MOVE AND IMPROVE THE HOME ON 2171 SHADOWOOD DR
WILL COME FROM PERSONAL SAVINGS



FILED 273 101 304
 FILED 273 101 304
 FILED 273 101 304
 CLERK OF SUPERIOR COURT Cobb Cty. Ga.

COBB COUNTY DEVELOPMENT CERTIFICATION
 THIS PLAT SUPERSEDES A PORTION OF THE PLAT RECORDED IN PLAT BOOK 23, PAGE 123. THE PURPOSE OF THIS REVISION IS TO REMOVE THE "OUT" STATUS OF THIS LOT, SHIFT THE CENTERLINE OF THE DRAINAGE EASEMENT ALONG THE SOUTH-PLANNED LANE, AND SHOW THE LOCATION OF A NEW SANITARY SEWER EASEMENT.
 APPROVED BY: John Peter DATE: 8-23-13
John Peter COUNTY ENGINEER
John Peter COBB COUNTY DEVELOPMENT & INSPECTIONS DIVISION

SURVEYOR'S ACKNOWLEDGMENT
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY DEVELOPMENT STANDARDS.
Thomas M. Givins PRINTED NAME: Thomas M. Givins DATE: 8-21-13
Thomas M. Givins SIGNATURE

OWNER'S ACKNOWLEDGMENT
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (OR A DULY AUTHORIZED AGENT THEREOF) AND I HAVE READ AND UNDERSTAND THE ENTIRE CONTENTS OF THIS PLAT AND I HEREBY WARRANT THAT I OWN THE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND I AGREE THAT COBB COUNTY SHALL NOT BE LIABLE TO ME BY REASON OF ANY CLAIMS OR DAMAGES RESULTING FROM THE RECORDING OF SAID PLAT FOR ANY CLAIMS OR DAMAGES WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND SHOWN ON THIS PLAT AND DO HEREBY BIND OWNERS AND SUCCESSORS SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.
John Peter SIGNATURE
John Peter PRINTED NAME DATE: 8/22/13

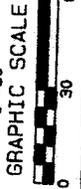
* AN ELECTRONIC CERTIFICATION, PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED PRIOR TO FOOTING INSPECTION.



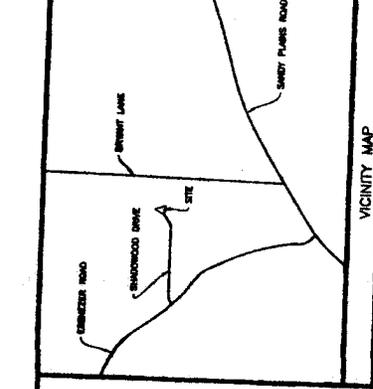
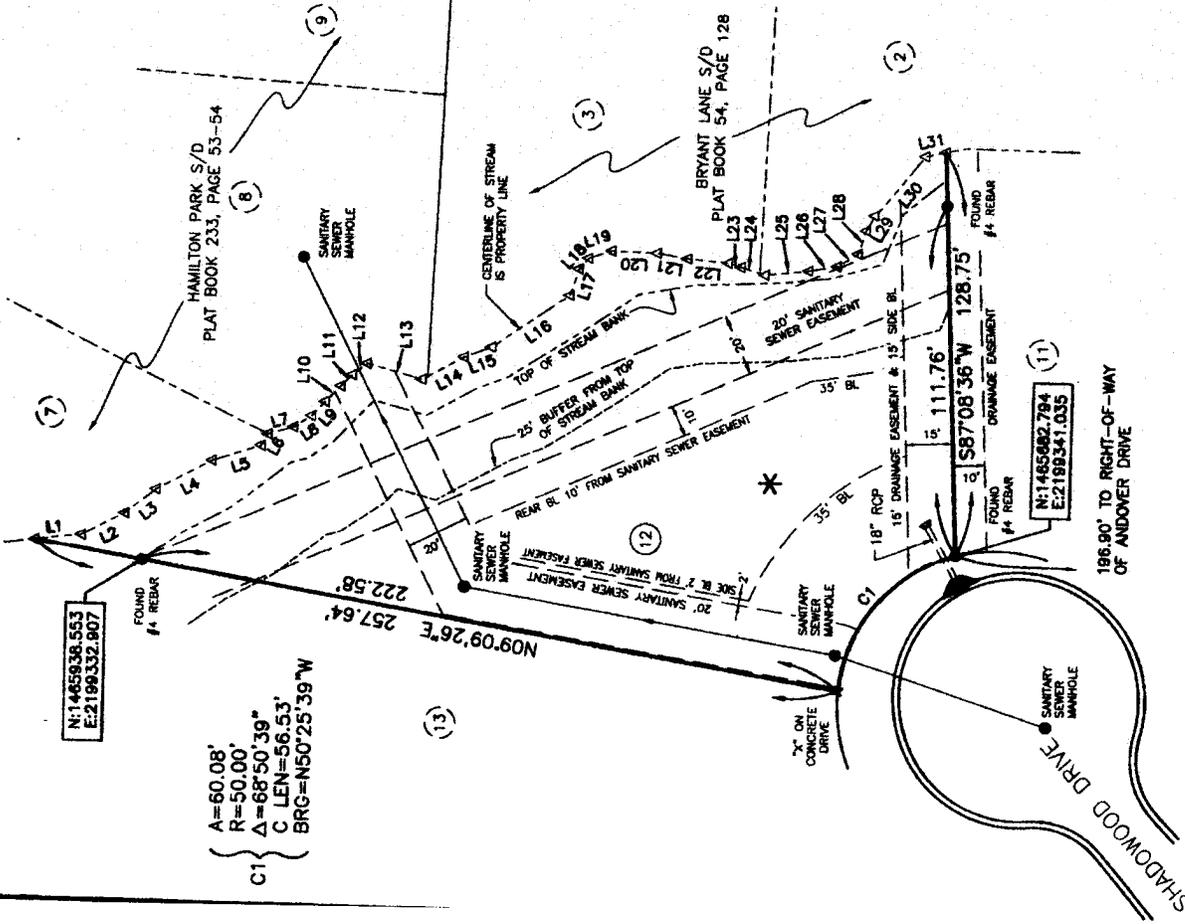
REFERENCE PLAT:
 BOOK 23, PAGE 123
 ALL MATTERS OF TITLE ARE EXCEPTED.

THIS PLAT WAS CALCULATED FOR ERRORS AND IS ACCURATE TO BETTER THAN 1/100,000 HORIZONTAL AND 1/100,000 VERTICAL.
 * IF A OFFICIAL FLOOD HAZARD MAP COMMUNITY NUMBER IS DATED 11/7/2012 SHOWS THIS PROPERTY TO BE IN ZONE "A" SHOWN.

AREA
 24272 SQ. FT.
 0.556 ACRES



1"=30'



LINE	BEARING	DISTANCE
L1	S87°00'00"W	15.24
L2	S87°00'00"W	15.24
L3	S87°00'00"W	15.24
L4	S87°00'00"W	15.24
L5	S87°00'00"W	15.24
L6	S87°00'00"W	15.24
L7	S87°00'00"W	15.24
L8	S87°00'00"W	15.24
L9	S87°00'00"W	15.24
L10	S87°00'00"W	15.24
L11	S87°00'00"W	15.24
L12	S87°00'00"W	15.24
L13	S87°00'00"W	15.24
L14	S87°00'00"W	15.24
L15	S87°00'00"W	15.24
L16	S87°00'00"W	15.24
L17	S87°00'00"W	15.24
L18	S87°00'00"W	15.24
L19	S87°00'00"W	15.24
L20	S87°00'00"W	15.24
L21	S87°00'00"W	15.24
L22	S87°00'00"W	15.24
L23	S87°00'00"W	15.24
L24	S87°00'00"W	15.24
L25	S87°00'00"W	15.24
L26	S87°00'00"W	15.24
L27	S87°00'00"W	15.24
L28	S87°00'00"W	15.24
L29	S87°00'00"W	15.24
L30	S87°00'00"W	15.24
L31	S87°00'00"W	15.24

SITE PLAN REVIEW PROJECT NUMBER:
 SPR-2013-00225

REVISION TO A PORTION OF
PROVIDENCE NORTH SUBDIVISION
 LOT 12
 FOR: JAMES REDFORD

LOCATED IN:
 L.L. 484
 16TH DISTRICT, 2ND SECTION
 COBB COUNTY, GA

2171 SHADOWOOD DRIVE
 MARIETTA, GEORGIA 30066
SOUTHERN SURVEYING & MAPPING COMPANY, INC.
 4076 EBENEZER ROAD, N.E., MARIETTA, GA. 30066
 PHONE: (770) 926-7759

FIELD DATE: 7-29-13
 DRAWING DATE: 7-31-13
 SCALE: 1"=30'
 C KR38-13

COBB COUNTY
INSPECTIONS DEPARTMENT
HOUSING MOVING REPORT

Debbie Bedford OWNERS NAME 3120 Boyce Drive ADDRESS

Built 1991 # 16048400660

ROOFING	<u>Shingle</u>	TYPE	<u>Asphalt</u>	WEIGHT	<u>90</u>	CONDITION	<u>Good</u>
SIDING	<u>Lap</u>	TYPE	<u>Masonite</u>	CONDITION	<u>Good</u>	APPEARANCE	<u>Good</u>
RAFTERS	<u>Spruce</u>	SPACING	<u>1600</u>	SIZE	<u>2x8</u>	CONDITION	<u>Good</u>
FLOOR JOISTS	<u>SYP</u>	SPACING	<u>1600</u>	SIZE	<u>2x10</u>	CONDITION	<u>Excellent</u>
STUDS	<u>Spruce</u>	SPACING	<u>1200</u>	SIZE	<u>2x4</u>	CONDITION	<u>Good</u>

LIVABLE FLOOR SPACE 1894 sq ft

Drive under garage
GARPORT: YES NO DOUBLE SINGLE

ELECTRICAL SERVICE: AMPS 150 ADEQUATE: YES NO

GENERAL APPEARANCE OF HOUSE: GOOD FAIR POOR

DOES HOUSE MEET COUNTY BUILDING CODE: YES NO

RECOMMENDED IMPROVEMENTS: Replace rotten trim and paint
as necessary.

OTHER COMMENTS: Currently a walk out basement, ^{with drive} drive
under garage. Owner stated the same
would be constructed, not a crawl space.
Insulation will need to be updated, maybe
HVAC units replaced - Plumbing looked good.

[Signature]
BUILDING INSPECTOR
COBB COUNTY INSPECTIONS DEPARTMENT

9-11-13
DATE



COBB COUNTY WATER SYSTEM

Customer Services Facility
660 South Cobb Drive
Marietta, Georgia 30060-3105
770-423-1000
www.cobbwater.org

Stephen D. McCullers, P.E.
Director

Divisions
Business Services
Customer Services
Engineering & Records
Stormwater Management
System Maintenance
Water Protection

WATER/SEWER AVAILABILITY

Proposed Structure

Account Number: 604913-328623

Commercial

Existing Structure

Residential

Customer Name: Debbie Redford

Property Address 2171 Shadowood Drive

City: Marietta Zip Code: 30066

Mailing Address _____
City: _____ State: _____ Zip Code: _____

District: 16 Land Lot: 486 Acreage +/- _____

Water Available Yes
No

Water Line Size and Material 2.5" PVC

Sewer Available Yes
No

Note: Cobb County Ordinance 122-144 allows for the use of on-site wastewater collection systems for R-80 residential lots, provided the provisions of sections 122-130 and 122-242 are met. Ordinance 122-130(a)(2) allows the use of on-site wastewater collection systems for all sites of at least 80,000 square feet if the anticipated wastewater generation for the site is no more than one E.R.U per 80,000 square feet and with the approval from the Health Department. If sewer is available, Cobb County Ordinance 122-116 requires the owner to determine elevations, grades, and alignments of sewer lines necessary to serve the building PRIOR to construction.

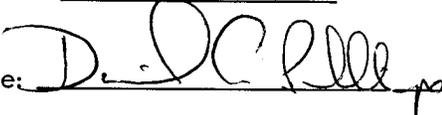
Comments:

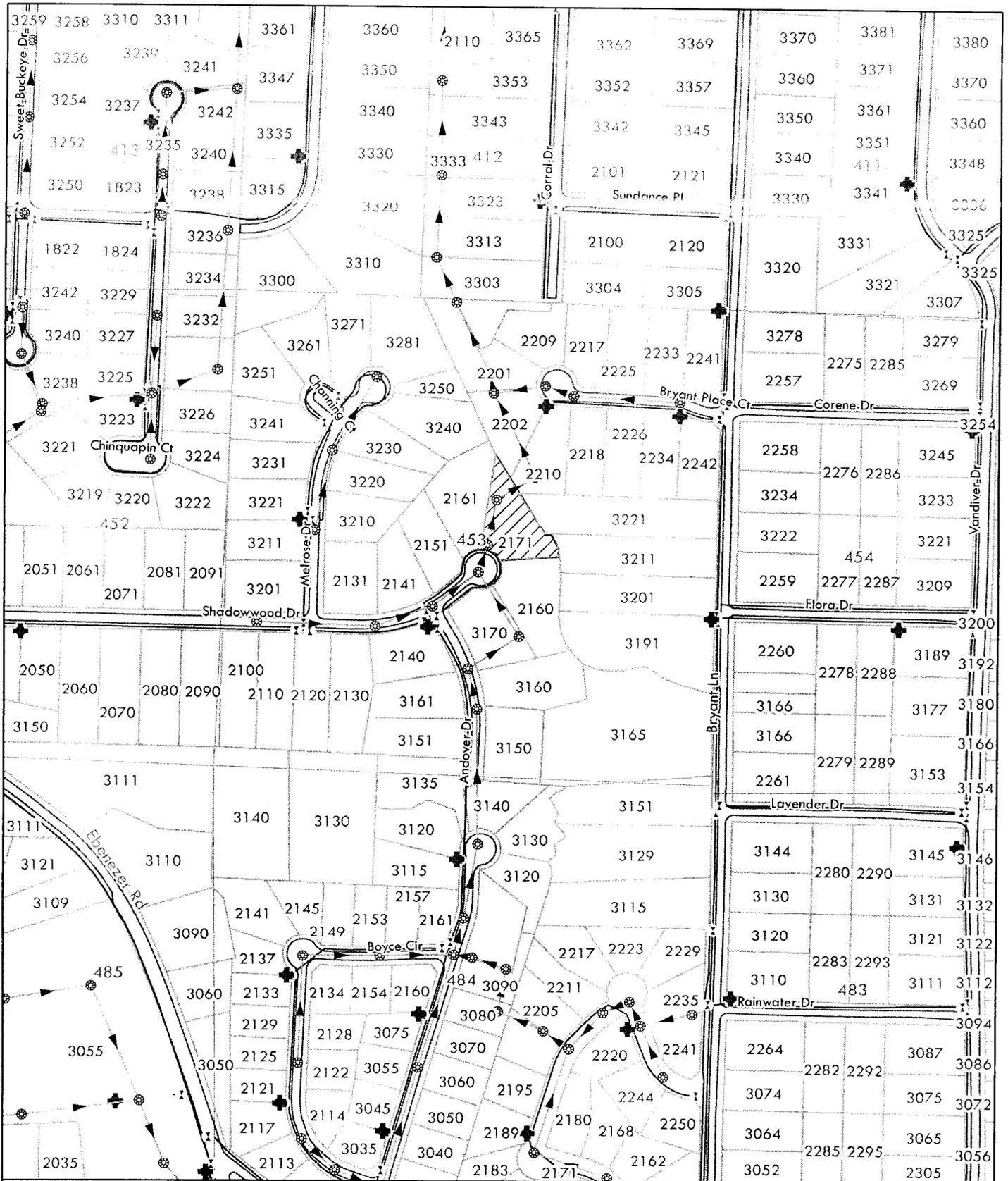
The use of all private wells or septic tanks must be approved by the Environmental Health section of the Cobb County Health Department, 3830 South Cobb Drive. Please call 770-435-7815 if you have any questions about on-site wastewater collection systems (septic tank systems).

The information contained herein is: applicable to the above address/property as it exists on this date; NOT valid for further subdividing of this property; valid for 150 days from this date; non-transferable; non-renewable without review. Questions regarding this letter please call 770-419-6328.

Checked By: David C. Phillips

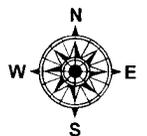
Date: 6/27/2013

Signature: 



Account Number: 604913-328623
 Customer Name: Debbie Redford
 Address: 2171 Shadowwood Drive
 Land Lot: 453
 District: 16

1:4,000



Water/Sewer
 Availability

PROPOSED HOUSE TO BE
MOVED- FRONT

29/08/2013 22:02

Front



PROPOSED HOUSE TO BE
MOVED- REAR

29/08/2013 22:03

BACK



PROPOSED HOUSE TO BE
MOVED- LEFT SIDE

29/08/2013 22:04

Side



PROPOSED HOUSE TO BE
MOVED- RIGHT SIDE

29/08/2013 22:02



STAFF ANALYSIS

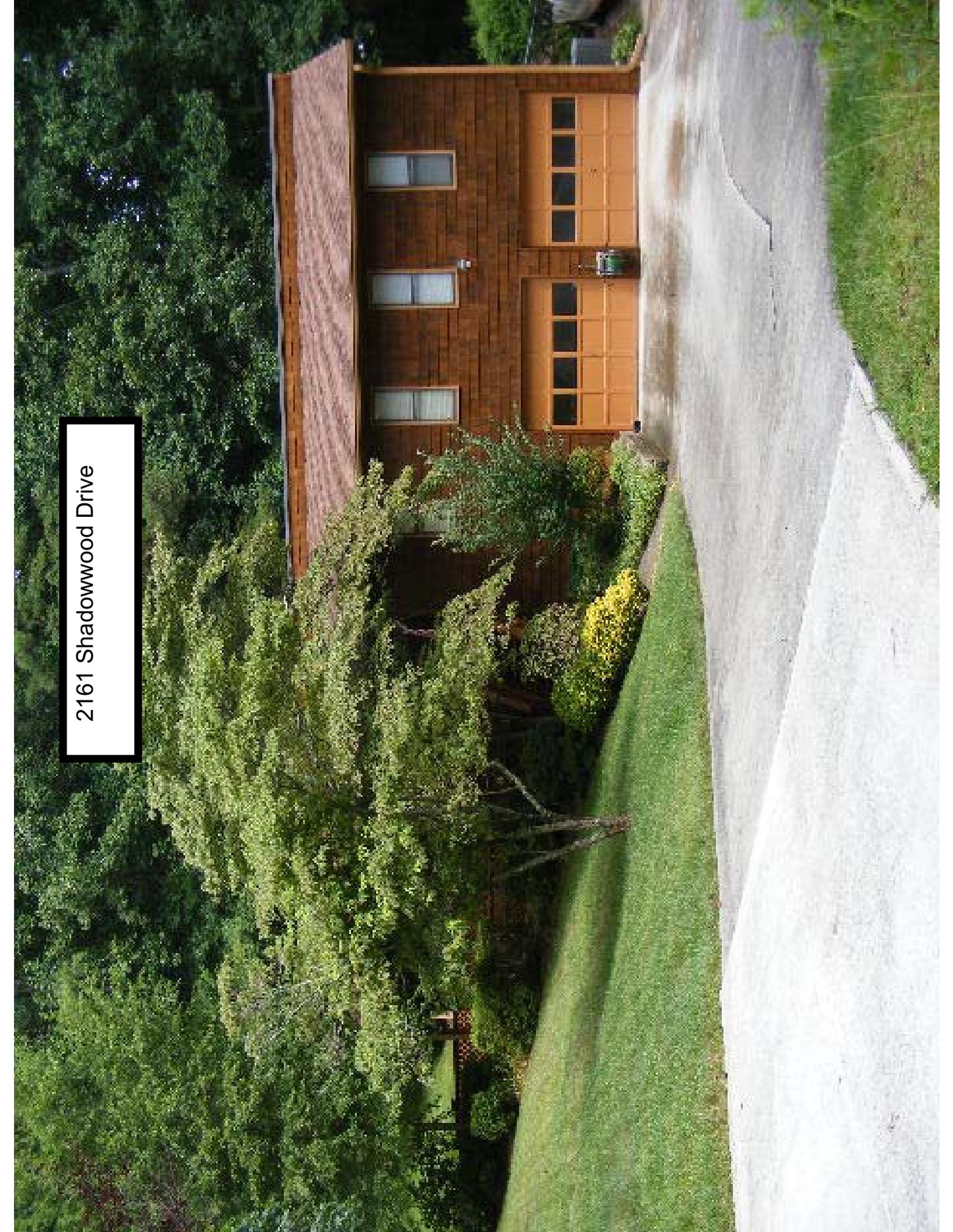
Adjacent houses on the Shadowwood Drive cul-d-sac

Address	Year built	Square footage	Assessed value	Architecture
<u>Existing houses</u>				
2151 Shadowwood Drive	1976	1616	\$106,480	Ranch with lap siding over a two car garage
2161 Shadowwood Drive	1976	1990	125,570	Ranch with lap siding over a two car garage
2160 Shadowwood Drive	1984	2072	118,770	Split level with lap siding with one car garage
3170 Andover Drive	1975	2797	143,940	Ranch with lap siding over a two car garage
<u>Proposed house</u>				
2170 Shadowwood Drive	1991	1894	228,490	Traditional house, 1.5 stories with lap siding over two car garage



2151 SHADOWWOOD DR
16045300280

2161 Shadowwood Drive



2160 Shadowwood Drive



3170 Andover Drive

