



SITE INFORMATION
 ADDRESS: 4790 ALCAN ROAD POWDER SPRINGS
 CURRENT ZONING: R-30

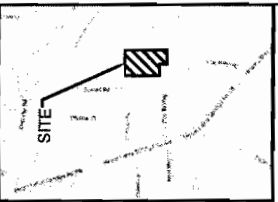
- VARIANCE**
- REDUCE PUBLIC ROAD FRONTAGE FROM 75 TO 50' 19-1099-0-002-0 (LOT 1)
 - REDUCE PUBLIC ROAD FRONTAGE FROM 75 TO 0 FOR 19-1099-0-001-0 (LOT 2)

NOTE:

- DIVIDE PARCEL 19-1099-0-001-0 (14.4 ACRES), CREATING TWO PARCELS. THE PROPOSED SOUTHERN PARCEL WILL BE 10.4 ACRES (75' FRONTAGE) AND THE PROPOSED NORTHERN PARCEL (14.0 ACRES) WILL BE COMBINED WITH EXISTING PARCEL 19-1099-0-002-0 (9.9 ACRES) TO CREATE FUTURE LOT 1 WITH A TOTAL OF 8.9 ACRES.

INFORMATION		19-1099-0-002-0 (LOT 1)	19-1099-0-001-0 (LOT 2)
ZONING	R-30	R-30	R-30
FRONT SETBACK	50'-0"	50'-0"	50'-0"
REAR SETBACK	40'-0"	40'-0"	40'-0"
SIDE SETBACK	12'-0"	12'-0"	12'-0"
ROAD FRONTAGE	50'-0"	0	0
LAND LOT	1099		
DISTRICT	19		

Location Map

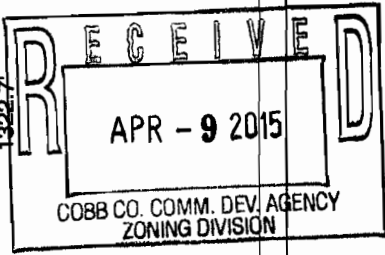
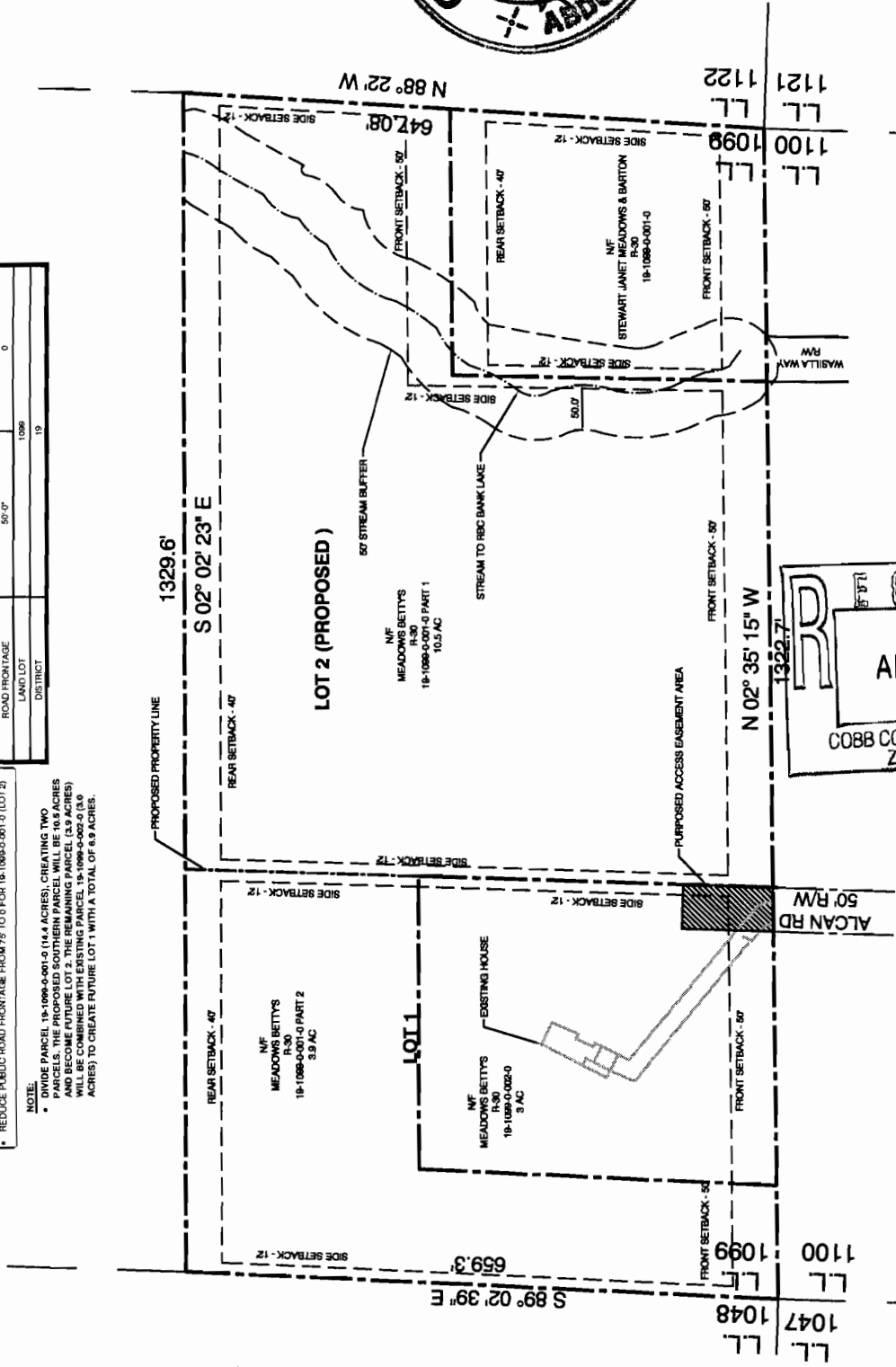
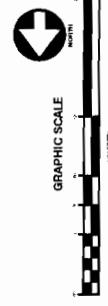


LOT VARIANCE
 A&R Eng
 2100 N. ...
 LOT VARIANCE
 (2015) V-88



DATE	REVISIONS	NO.	DATE

Original
 T1



APPLICANT: Shannon D. Brown
PHONE: 404-783-7266
REPRESENTATIVE: Shannon D. Brown
PHONE: 404-783-7266
TITLEHOLDER: Betty Sue Meadows
PROPERTY LOCATION: At the eastern terminus of
Alcan Road, east of Hiram Lithia Springs Road
(4790 Alcan Drive).

PETITION No.: V-89
DATE OF HEARING: 06-10-2015
PRESENT ZONING: R-30
LAND LOT(S): 1099
DISTRICT: 19
SIZE OF TRACT: 14.4 acres
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the road frontage for proposed lot 1 from the required 75 feet to 50 feet; and 2) waive the road frontage for proposed lot 2 from the required 75 feet to zero feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Shannon D. Brown

PETITION No.: V-89

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No comment.

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.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

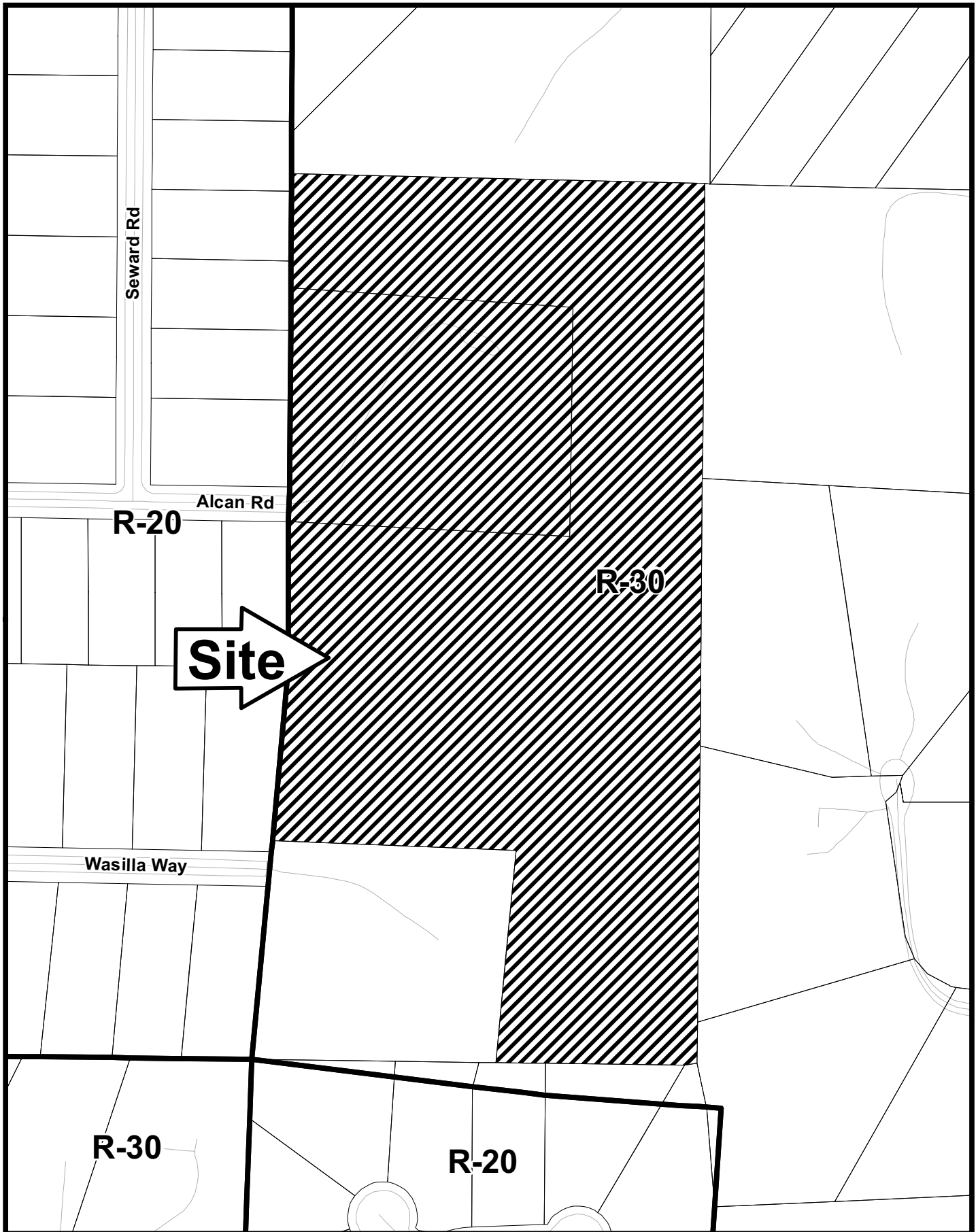
SEWER: No conflict.

APPLICANT: Shannon D. Brown

PETITION No.: V-89

FIRE DEPARTMENT: 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-89

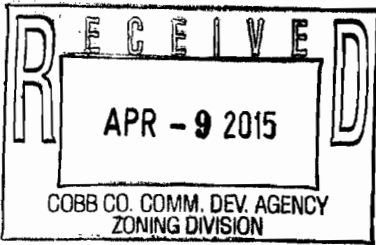


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary
Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

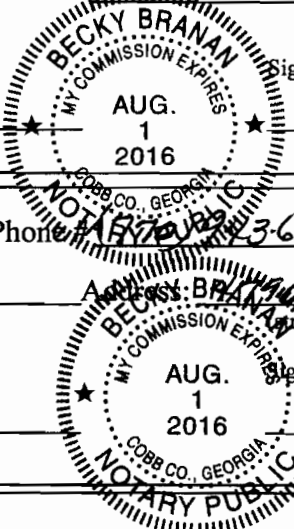
Application No. V-89
Hearing Date: 6-10-15

Applicant ^{na} Shannon D. Brown Phone # 404-783-7266 E-mail brownestonehomes@comcast.net

Shannon D. Brown Address 33 Moonshadow Way Acworth, GA 30101
(representative's name, printed) (street, city, state and zip code)

Shannon D. Brown Phone # 404-783-7266 E-mail brownestonehomes@comcast.net
(representative's signature)

My commission expires: 8/1/2016 Signed, sealed and delivered in presence of:
Becky Branan Notary Public



Titleholder ^{na} Betty S. Meadows Phone # 404-783-6771 E-mail jimm.betty.Meadows@bellsouth.net
Signature Betty S. Meadows Address 4790 Alcan Rd. Powder Springs, GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 8/1/2016 Signed, sealed and delivered in presence of:
Becky Branan Notary Public

Present Zoning of Property _____

Location 4790 Alcan Drive Powder Springs, GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1099 District 19th Size of Tract 17.4 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 17.4 Acres Shape of Property Topography of Property _____ Other _____
total 3 lots

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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

SEE ATTACHED DESCRIPTION

List type of variance requested: _____

V-89
(2015)
Exhibit

Intent:

Divide parcel 19-1099-0-001-0 (14.4 acres), creating two parcels. The proposed southern parcel will be 10.5 acres and become future Lot 2. The remaining parcel (3.9 acres) will be combined with existing parcel 19-1099-0-002-0 (3.0 acres) to create future Lot 1 with a total of 6.9 acres.

Variance:

1. Reduce public road frontage from 75' to 50' for future Lot 1 (6.9 acres)
2. Reduce public road frontage from 75' to 0' for future Lot 2 (10.5 acres)