

APPLICANT: Ronald W. King

PETITION No.: V-133

PHONE: 404-514-1001

DATE OF HEARING: 10-01-2015

REPRESENTATIVE: Ronald W. King

PRESENT ZONING: R-30

PHONE: 404-514-1001

LAND LOT(S): 269

TITLEHOLDER: Ronald W. King and Kristin A. King

DISTRICT: 20

PROPERTY LOCATION: At the northeast

SIZE OF TRACT: 3.47 acres

intersection of Hadaway Road and Mars Hill Road
(824 Mars Hill Road).

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed approximately 768 square foot building) to the side of the primary structure; 2) waive the side setback for an accessory structure over 650 square feet (proposed approximately 768 square foot building) from the required 100 feet to 6.3 feet adjacent to the eastern property line; and 3) allow parking and/or access to parking areas in a residential district on a non-hardened surface.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



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COMMENTS

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

DEVELOPMENT & INSPECTIONS: Issued notice of violation on 6-22-2015 for building without a permit. There is an addressing issue at this location that needs to be resolved and if structure is allowed to remain a building permit and inspections are required.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy 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.

STORMWATER MANAGEMENT: No adverse stormwater management impacts anticipated.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps and various other resources, staff has no comment regarding the impact or treatment of historic and/or archaeological resources.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

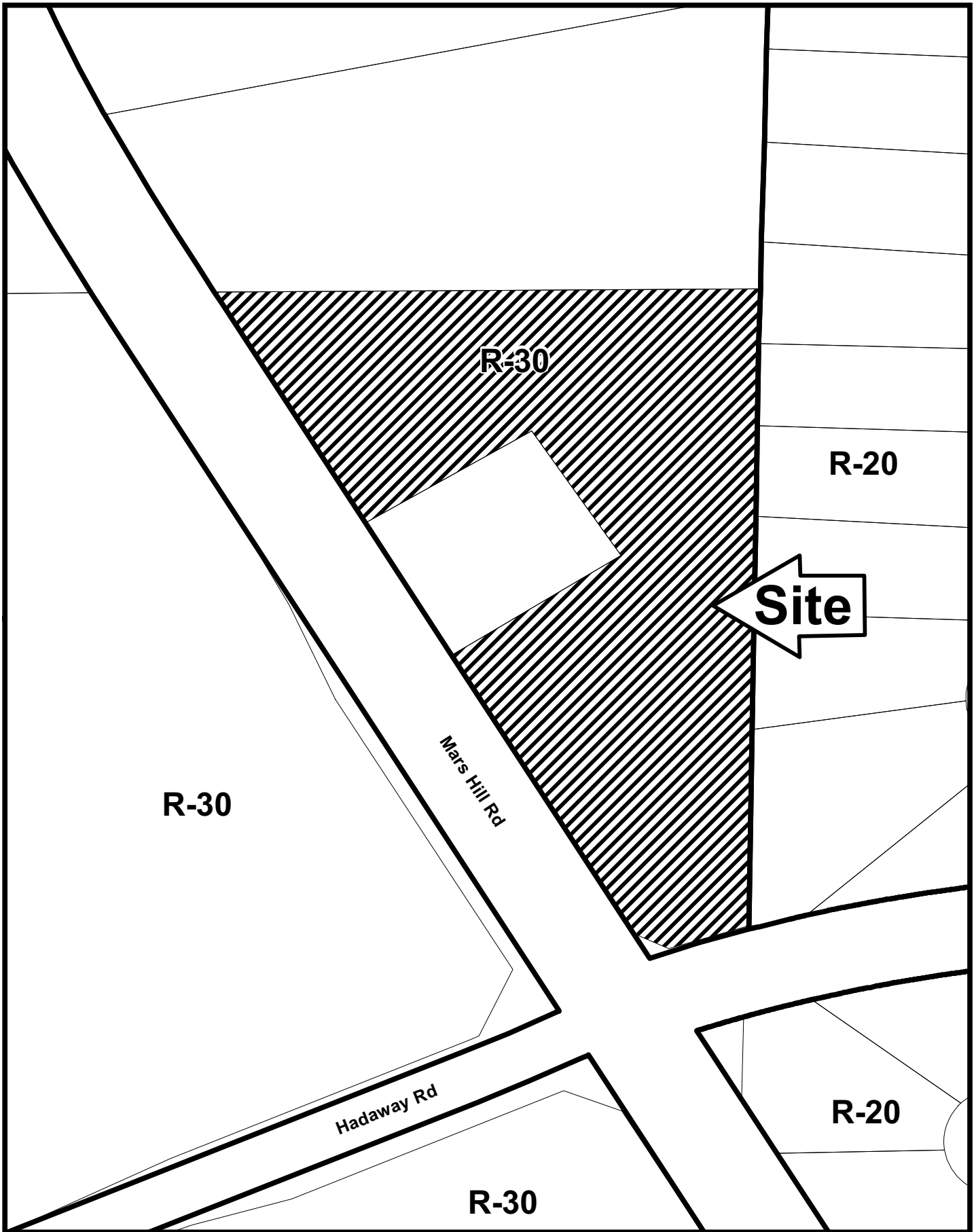
WATER: No conflict.

SEWER: No conflict.

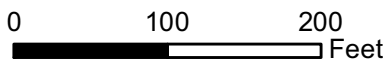
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FIRE DEPARTMENT: NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

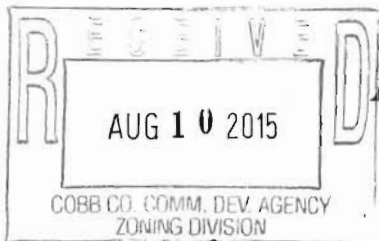
V-133



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

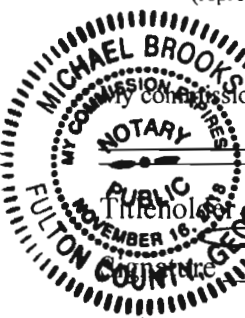
(type or print clearly)

Application No. V-133
Hearing Date: 10-1-15

Applicant Ronald W King Phone # 404-514-1001 E-mail king5131@aol.com

Ronald W King Address 824 Mars Hill Rd Kennewick GA 30152
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-514-1001 E-mail king5131@aol.com
(representative's signature)



My commission expires: 11-16-2018

Signed, sealed and delivered in presence of: [Signature]
Notary Public

Ronald W King Phone # 404-514-1001 E-mail king5131@aol.com
KEISTIN A KING Phone # 404 514 1000 E-mail king5131@aol.com

[Signature] Address: 824 Mars Hill Rd Kennewick GA 30152
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11-16-2018

Signed, sealed and delivered in presence of: [Signature]

Present Zoning of Property R-30
Location 824 Mars Hill Rd Kennewick GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 2109 District 20th Size of Tract 3.47

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

Unevenly graded wooded lot

List type of variance requested: The purpose of the variance is to allow for the proposed building to be 6.3" off the Eastern property line.