

**DECEMBER 20, 2016 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 1**

ITEM 078

To consider granting a Special Exception for a reduction of lot size and public road frontage as recommended by the Board of Zoning Appeals from their November 9, 2016 Variance Hearing regarding Variance Application V-150 John Crenshaw.

BACKGROUND

In accordance with a Zoning Ordinance Amendment adopted by the Board of Commissioners on July 28, 2015, Section 134-94(a)(5), the Board of Commissioners shall consider granting a Special Exception for reduction of lot size, after approval by the Board of Zoning Appeals. The Variance Analysis is attached for review. The Board of Zoning Appeals considered this appeal at the November 9, 2016 Variance Hearing and recommended approval of the Special Exception.

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners consider granting a Special Exception for reduction of lot size as recommended by the Board of Zoning Appeals.

ATTACHMENTS

Variance analysis.

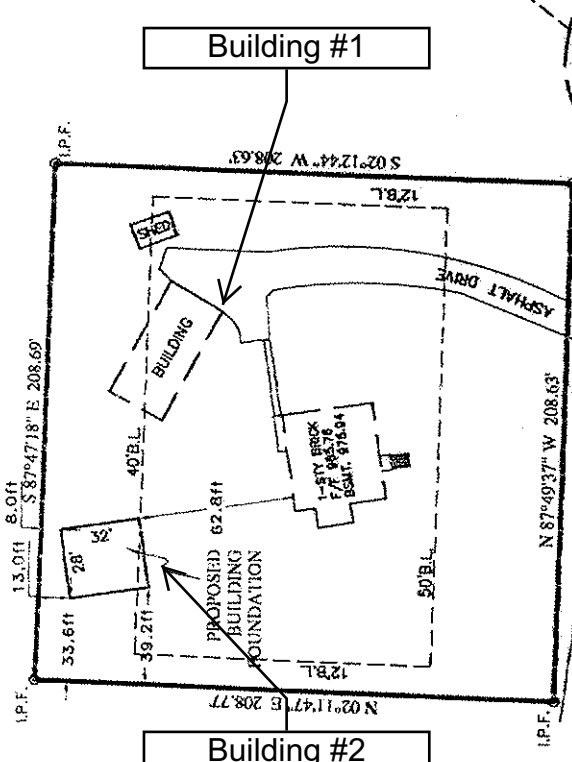
V-150
(2016)

REVISED

DATE
OCT 14 2016
FOR EASEMENT SURVEY

Prepared By
William B. Sims
LAND SURVEYING

971 Center Point Road, Carrollton, Georgia 30117 (678) 873-3119



CALLAWAY RIDGE DR.
S 24°44'21" E 1051.33'
TO COMMON CORNER OF
LAND LOTS, 197, 198, 221 & 222



PROPOSED FOUNDATION SURVEY FOR
C. J. CRENSHAW
LAND LOT 294, 20th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
DATE: 12 OCTOBER 2016 SCALE: 1"=50'



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 05" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 491,489 FEET.
TYPE OF EQUIPMENT USED: SOKKIA SETS30R AND ICS DATA COLLECTOR
THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE OPINION.
ALL IRON PINS PLACED (IPP) ARE 1/2" RE-BAR.

REFERENCE:
P.B. 181 PG. 87
P.B. 216 PG. 85
P.B. 238 PG. 28
P.B. 247 PG. 92
D.B. 6433 PG. 085

LEGEND:
--- IRON PIN FOUND
I.P.F. --- IRON PIN PLACED
O.T. --- OPEN TOP PIPE
C.T. --- CRIMPED TOP PIPE
R.B. --- IRON RE-BAR
ESMT --- EASEMENT
---X--- FENCE

APPLICANT: John Crenshaw
PHONE: 404-925-7731
REPRESENTATIVE: John Crenshaw
PHONE: 404-925-7731
TITLEHOLDER: John Charles Crenshaw
PROPERTY LOCATION: At the northern terminus of Callaway Ridge Drive, north of Callaway Crest Drive (1910 Callaway Ridge Drive).

PETITION No.: V-150
DATE OF HEARING: 11-9-2016
PRESENT ZONING: R-30
LAND LOT(S): 197
DISTRICT: 20
SIZE OF TRACT: 1 acre
COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the minimum public road frontage from the required 50 feet to zero feet; 2) waive the minimum lot size for a lot accessed by a private easement from the required 80,000 square feet to 43,560 square feet; and 3) waive the required setbacks for an accessory structure over 1,000 square feet (approximately 1,250 square foot building #1 from the required 100 feet to 25 feet adjacent to the northern property line and to 45 feet adjacent to the eastern property line; and 4) waive the required setback for an accessory structure over 1,000 square feet (approximately 1,296 square foot proposed building #2) from the required 100 feet to eight (8) feet adjacent to the northern property line and to 30 feet adjacent to the western property line.

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

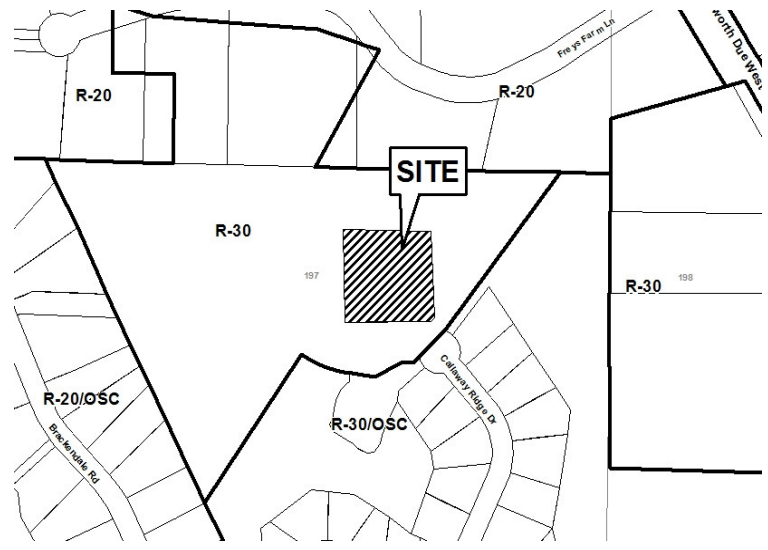
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: John Crenshaw **PETITION No.:** V-150

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment

SITE PLAN REVIEW: No comment

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 comments regarding the impact or treatment of historic and/or archaeological resources for V-147 –V-165.

DESIGN GUIDELINES: Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment

WATER: No conflict

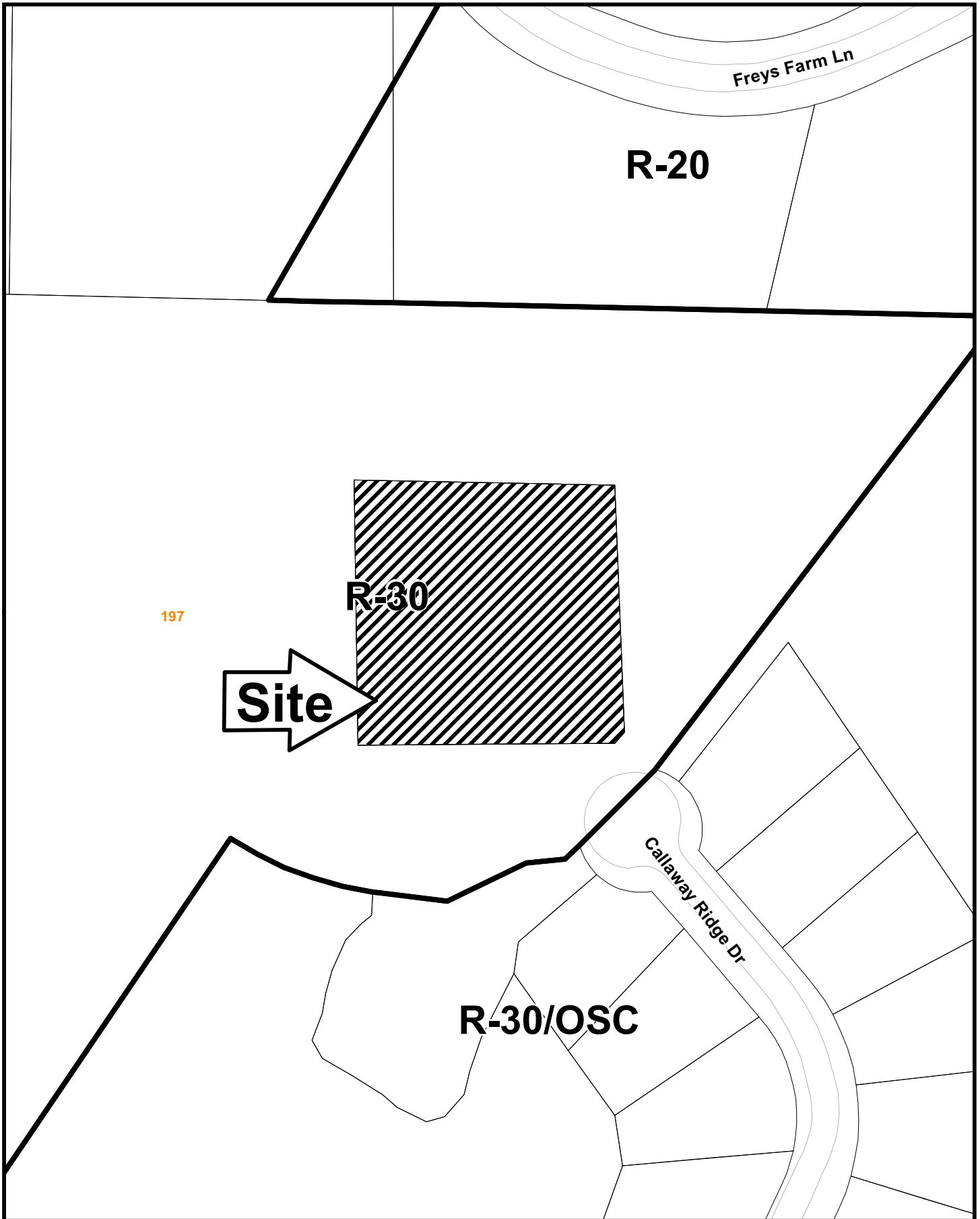
SEWER: No conflict

APPLICANT: John Crenshaw

PETITION No.: V-150

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-150-2016 GIS



197

Site

R-30

R-20

Freys Farm Ln

Callaway Ridge Dr

R-30/OSC

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)

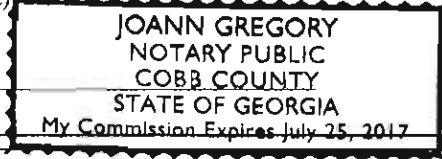
Application No. V-150
Hearing Date: November 9th, 2016

Applicant John Crenshaw Phone # 404-925-7731 E-mail crenshawjohn@bellsouth.net

John Crenshaw Address 1910 Callaway Ridge Dr NW, Kennesaw GA
(representative's name, printed) (street, city, state and zip code) 30152

John Crenshaw Phone # 404-925-7731 E-mail crenshawjohn@bellsouth.net
(representative's signature)

My commission expires: _____

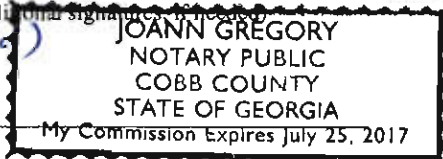


Signed, sealed and delivered in presence of:
Joann Gregory Notary Public

Titleholder John Crenshaw Phone # 404-925-7731 E-mail _____

Signature John Crenshaw Address: 1910 Callaway Ridge Dr NW, Kennesaw GA
(attach additional signatures, if needed) (street, city, state and zip code) 30152
(see attached)

My commission expires: _____



Signed, sealed and delivered in presence of:
Joann Gregory Notary Public

Present Zoning of Property R-30

Location 1910 Callaway Ridge Drive NW, Kennesaw GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 294 District 20th 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 (see attached)

Does the property or this request need a second electrical meter? YES _____ NO

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:

We need more garage space and it would be difficult to build the sock building in question and also stay within the 100 foot setback required.

List type of variance requested: wave the current rear set back of 100 feet so we can build a two car garage on our property, the building would be approximately 1,000 square feet in order to ~~have~~ have room for my hobby of fixing up tractors and my '56 Chevy. In addition we are requesting

Revised: 03-23-2016

That our minimum road frontage of 75' be waived due to our property having an basement over neighbors land out to main outside road