

**JUNE 20, 2017 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 4**

ITEM 019

To consider granting a Special Exception for a reduction of public road frontage as recommended by the Board of Zoning Appeals from their May 10, 2017 Variance Hearing regarding Variance Application V-51 Christopher Campbell.

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 and public road frontage, 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 May 10, 2017 Variance Hearing and recommended approval of the Special Exception.

STAFF COMMENTS

See variance analysis.

RECOMMENDATION

The Board of Commissioners consider granting a Special Exception for the reduction of public road frontage as recommended by the Board of Zoning Appeals.

ATTACHMENTS

Variance analysis

APPLICANT: Christopher Campbell

PETITION No.: V-51

PHONE: 404-915-4206

DATE OF HEARING: 5-10-2017

REPRESENTATIVE: James Rob Barfield

PRESENT ZONING: R-20

PHONE: 770-778-2528

LAND LOT(S): 187, 246, 247

TITLEHOLDER: Christopher Campbell and Ann-Marie Campbell

DISTRICT: 17

PROPERTY LOCATION: Accessed by an easement off of the south side of Nickajack Road, west of Gambrell Road (22 Nickajack Road).

SIZE OF TRACT: 8.6 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow an accessory structure (relocated cabin) to the front of the principal structure; 2) waive the setback for an accessory structure over 650 square feet (approximately 960 square foot proposed pool house) from the required 100 feet to 80 feet adjacent to the west property line; and 3) waive the minimum public road frontage from the required 75 feet to 50 feet (Gambrell Road).

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Christopher Campbell **PETITION No.:** V-51

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No adverse stormwater impacts anticipated.

HISTORIC PRESERVATION: The Moss-Sibley Cabin, a historic cabin listed in the Cobb County Register of Historic Places, sits on the property. The applicant has obtained the necessary approval (via a Certificate of Appropriateness) from the Cobb County Historic Preservation Commission in order to relocate the cabin approximately 150 feet on the same property.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

WATER: No conflict.

SEWER: No conflict. Proposed structures appear to be sufficient distance from existing sanitary sewer easement.

APPLICANT: Christopher Campbell

PETITION No.: V-51

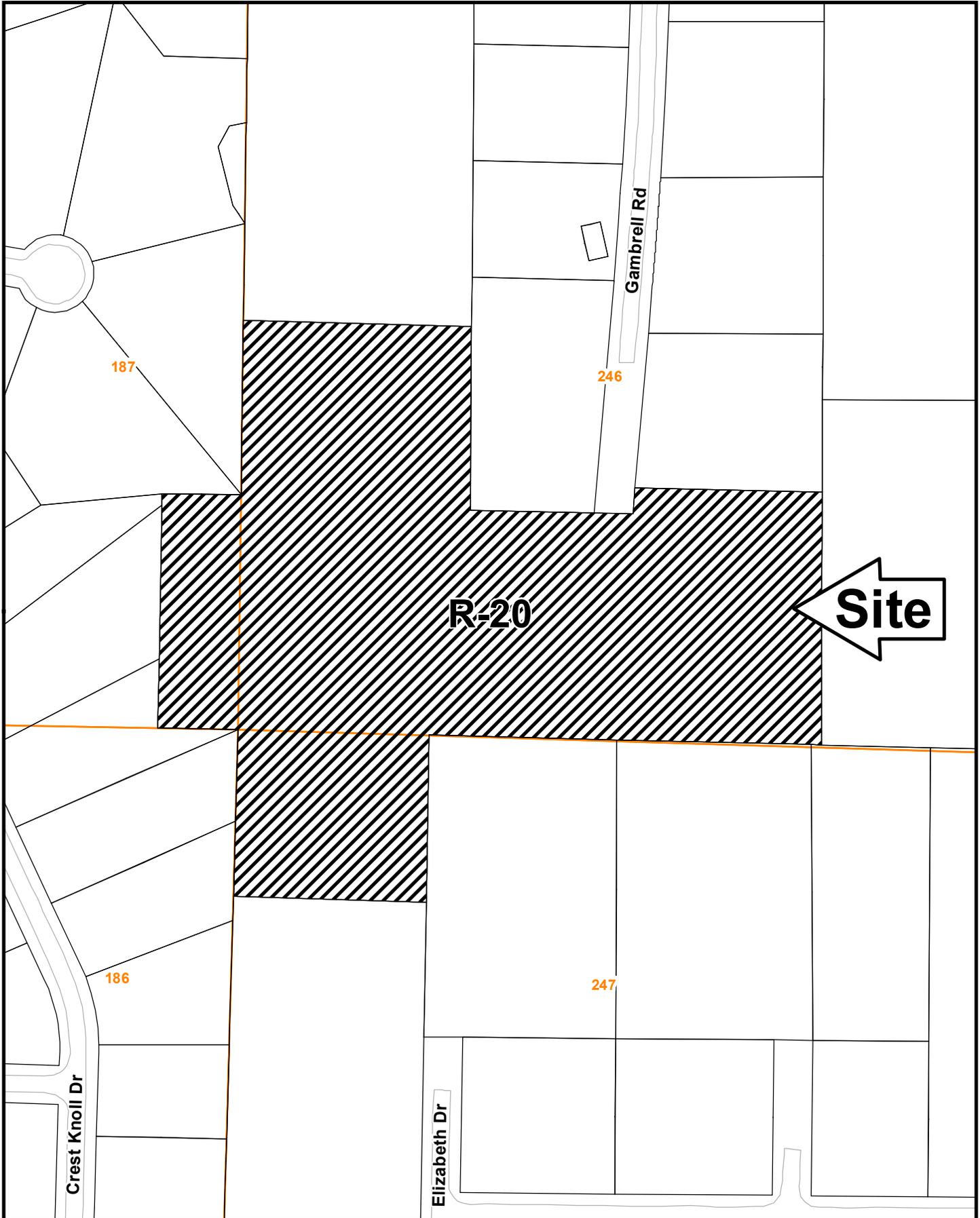
FIRE DEPARTMENT: Call to schedule an appointment to consult with the Cobb County Fire Marshal's Office for Site Plan Review.

1. Driveway must have a minimum 20' driving surface width with minimum 25' inside turning radius where serving 3 or more residence and 12' where serving 2 or less residence.
2. 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).
3. Maximum grade shall not exceed 18%.
4. Driveway must extend within 150' of the most remote portion of the structure.
5. Driveway is limited to 1000' maximum from roadway unless an approved turn-around is provided. (See note below.)
6. Driveway must support 25 Tons (50,000 lbs.)
7. Provide emergency access to all gates securing Fire Dept. access with a minimum 12'-0" clear width
8. Hydrant within 500' of remote structure, minimum 6" main*
(Required Flow: 1000 gpm @ 20 psi)

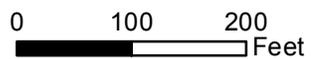
* An alternate equivalency for the above hydrant/flow test requirements, subject to approval by the Cobb County Fire Marshal's Office is one of the following:

- 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.

V-51-2017-GIS



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-51
Hearing Date: 5-10-17

Applicant Christopher Campbell Phone # 404 915 4206 E-mail Camo4@charter.net

James Bob Barfield
(representative's name, printed) Address 3350 Riverwood Pkwy SE
Atlanta GA 30389
(street, city, state and zip code)



[Signature]
(representative's signature) Phone # 770 778 2528 E-mail rbarfield@visioninn.com

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

My commission expires: 4-9-2018

Applicant Christopher Campbell Phone # 404 915 4206 E-mail Camo4@charter.net



[Signature]
(attach additional signatures, if needed) Address: 22 Nickajack Rd Mableton GA
(street, city, state and zip code)

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

Comm. Exp. GEORGIA Dec. 29, 2018
My commission expires: 12-29-18

Present Zoning of Property R-20

Location 22 Nickajack Rd, Mableton GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) B7, 246, 247 District 17th Size of Tract 8.6 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 8.6 A Shape of Property T- Topography of Property hilly Other _____

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

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:

THE EXISTING LOT HAS A SHARED DRIVE. WE WANT TO BUILD A NEW HOME WHERE OUR EXISTING HOME WAS LOCATED. THE EXISTING HOME HAS BEEN DEMOLISHED.

List type of variance requested: ROAD FRONTAGE & BECAUSE WE HAVE A SHARED DRIVEWAY.