

**AUGUST 15, 2017 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 4**

ITEM 032

To consider granting a Special Exception for a reduction of lot size as recommended by the Board of Zoning Appeals from their July 12, 2017 Variance Hearing regarding Variance Application V-65 Santos L. Guardado.

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 July 12, 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 lot size as recommended by the Board of Zoning Appeals.

ATTACHMENTS

Variance analysis

PLAT OF RETRACEMENT SURVEY FOR

SANTOS LUCRESIA GUARDADO

LOCATED IN LAND LOT 150, 18TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA

BEING LOT 15
LANDERS FARM SUBDIVISION
PLAT BOOK 22, PAGE 126
1435 THUNDERWOOD LANE

AREA = 0.459 ACRES
19,999 SQ. FT.

V-65
(2017)

SURVEY REFERENCES
1. FINAL PLAT OF LANDERS FARM SUBDIVISION
PREPARED BY ROBERT T. WEAVER LAST REVISED
JUNE 1980 RECORDED IN P.B. 22, PG. 126
2. DEED IN FAVOR OF SANTOS LUCRESIA GUARDADO
RECORDED IN D.B. 14102, PG. 5303

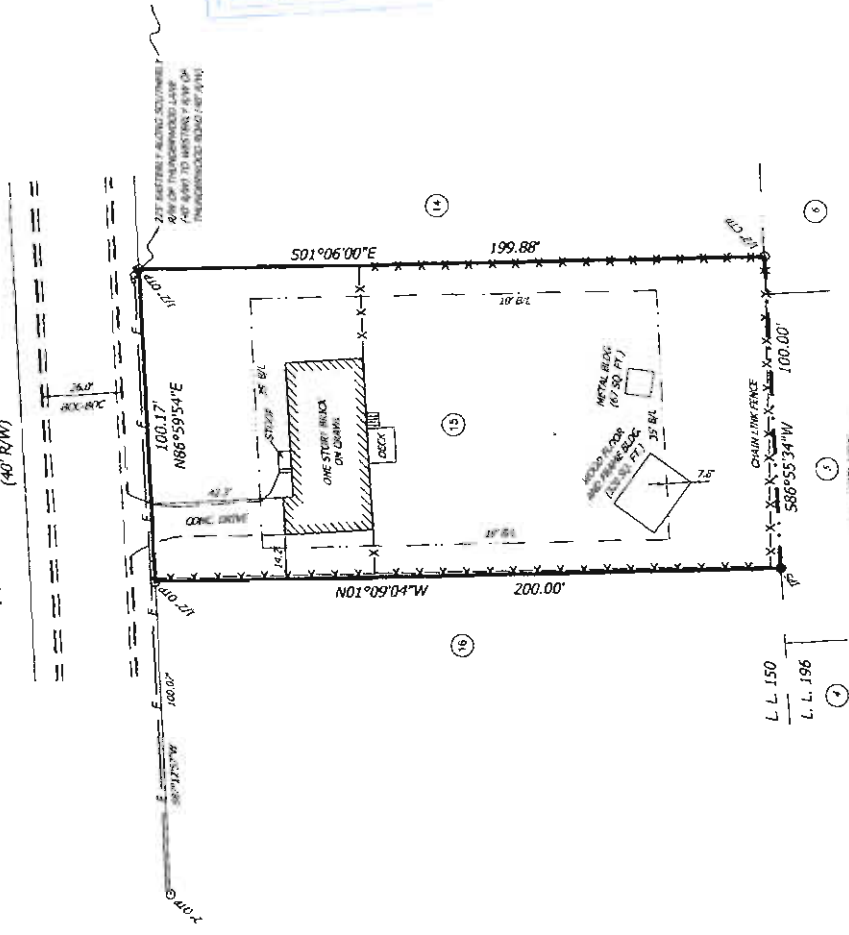


SURVEY NOTES

THERE IS A 25' MIN. DISTANCE
SEPARATING THE STREETS AND A 30'
ADJACENT DISTANCE BETWEEN THE STREETS
AND THE PROPERTY. THE DISTANCE BETWEEN
THE STREETS MAY VARY AND THERE
MAY BE UNPAVED BUFFERS ALONG THE
STREETS. THESE DISTANCES OR
ADJUSTMENTS SHALL BE MADE BY THE
OWNER OR HIS AGENT. THERE IS NO
ADJACENT DISTANCE NEAR THE AREA.
THIS PLAT WAS PREPARED FOR EXCLUSIVE
USE BY THE PERSONS AND NOT FOR
GENERAL INFORMATION. THE DISTANCE
TO THE STREETS WITHOUT THE ADJUNCTION OF THE
SURVEYOR.
CONVEYANCE BY THIS PLAT AND THE
CONVEYANCE BY THE SURVEYOR TO THE
OWNER AND ASSIGNEES, INCLUDING ELECTRONIC
FILES, ARE INSTRUMENTS OF SERVICE AND
ARE THE PROPERTY OF THE SURVEYOR.
THE BUILDING STRUCTURE SHOWN HEREON ARE
SHOWN ON THE SURVEY AND NOT
INTERPRETATION AND SHOULD BE RE-
CHECKED ONLY AFTER APPROVAL BY THE COBB
COUNTY ZONING DEPARTMENT.
THERE MAY BE OTHER UTILITIES EXISTING ON
THIS PROPERTY THAT ARE NOT SHOWN.
ALL DISTANCES BETWEEN ARE HORIZONTAL
GROUND DISTANCES.

- LEGEND**
- CORNER MONUMENTATION:
 - PERM. CORNER SET WITH A 1/2" STEEL
 - CONCRETE FOUNDATION
 - UNMONUMENTED CORNER
 - CORNER TO BE SET WHEN CONSTRUCTION PERMITS
 - X --- FENCE LINE
 - RR = STEEL REINFORCING ROD
 - CP = CHIMNEY
 - PP = POWER POLE
 - CL = CENTER LINE
 - BL = BELLING LINE
 - LL = LAND LOT LINE
 - WATER MAINS
 - OVERHEAD POWER LINES
 - GRASS MARKS
 - CLIP = CHIMNEY
 - NMB = NOW UNDEVELOPED OWNERS
 - NMB = MARK SET AT BENCH
 - DB = DRAINAGE
 - RR MON = CONCRETE RIGHT OF WAY MONUMENT
 - BOC = BACK OF CURB

THUNDERWOOD LANE
(40' R/W)



REVISIONS	DATE	DESCRIPTION

RUSSELLE COMPANY
3175 WOODBRIDGE DRIVE
MARIETTA, GEORGIA 30066
(770) 443-3883
E-MAIL: RUSSELLE@RUSSELLE.COM
PROJECT NO: 038008
FIELD SURVEY DATE: 08/20/17
FILE: COB015.DWG
PLOT DATE: 08/20/17
SCALE: 1" = 30'



THIS SURVEY WAS PREPARED IN
COMPLIANCE WITH THE
STANDARDS FOR PROFESSIONAL SURVEYING
PRACTICE AS SET FORTH IN CHAPTER 43
OF THE RULES OF THE GEORGIA BOARD OF
SURVEYING AND LAND SURVEYING AS
SET FORTH IN THE GEORGIA PLAT ACT
O.C.G.A. § 43-2-1.

FLOOD STATEMENT
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE
RATE MAPS COMPANY NUMBER: 150670211H
EFFECTIVE DATE: MARCH 9, 2011
AND GRAPHICALLY INDICATE THE SUBJECT
PROPERTY TO BE IN ZONE: "1"
"1" - AREAS DETERMINED TO BE OUTSIDE THE
100-YEAR FLOOD PROTECTION



ADDITIONAL NOTES:
THUNDERWOOD LANE 1435 SQ. FT. (0.033 ACRES)
ADJACENT DISTANCE 4.800' (14.633 FT.)
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APPLICANT: Santos L. Guardado

PETITION No.: V-65

PHONE: 678-933-7547

DATE OF HEARING: 7-12-2017

REPRESENTATIVE: Santos L. Guardado

PRESENT ZONING: R-20

PHONE: 678-933-7547

LAND LOT(S): 150

TITLEHOLDER: Santos Lucrecia Guardado

DISTRICT: 18

PROPERTY LOCATION: On the south side of Thunderwood Lane, west of Thunderwood Road (1435 Thunderwood Lane).

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure under 650 square feet (320 square foot wood floor and frame building) from the required 35 feet to 27 feet; and 2) waive the minimum lot size from the required 20,000 square feet to 19,999 square feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Santos L. Guardado

PETITION No.: V-65

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Construction inspector issued a notice of violation for building without a permit on 4-7-17.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: All roof downspouts must be discharged to the ground at the structure to maximize overland flow of roof runoff.

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 comments.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No conflict.

SEWER: No conflict.

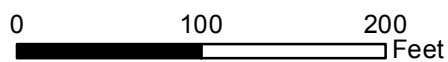
APPLICANT: Santos L. Guardado **PETITION No.:** V-65



FIRE DEPARTMENT: No comments..

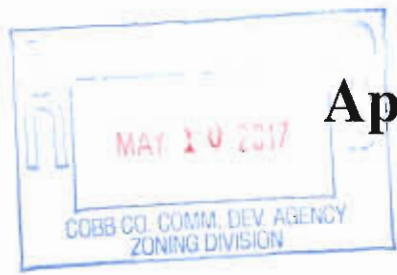
V-65 2017-GIS



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-65
Hearing Date: 7-12-17

Applicant Santos L. Guardado Phone # 678-933-7547 E-mail _____

Address 1435 Thunderwood Lane SW
(representative's name, printed) (street, city, state and zip code) Mableton, GA 30126

x Santos L Guardado Phone # 678-933-7547 E-mail _____
(representative's signature)

My commission expires: 5/2/2020 Maricela Avila Signed, sealed and delivered in presence of:
NOTARY PUBLIC Cobb County, GEORGIA [Signature]
My Commission Expires 5/2/2020 Notary Public

Titleholder Santos L. Guardado Phone # 678-933-7547 E-mail _____

Signature Santos L Guardado Address: 1435 Thunderwood Lane Mableton GA
(attach additional signatures, if needed) (street, city, state and zip code) 30126

My commission expires: 5/2/2020 Maricela Avila Signed, sealed and delivered in presence of:
NOTARY PUBLIC Cobb County, GEORGIA [Signature]
My Commission Expires 5/2/2020 Notary Public

Present Zoning of Property R-20

Location 1435 Thunderwood Lane SW Mableton GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 150 District 15th Size of Tract 0.459 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 /

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:

There is a tree in the way of where the house was to originally be built; The shed is also on cement & no way for use to move it.

List type of variance requested: Set Backs