

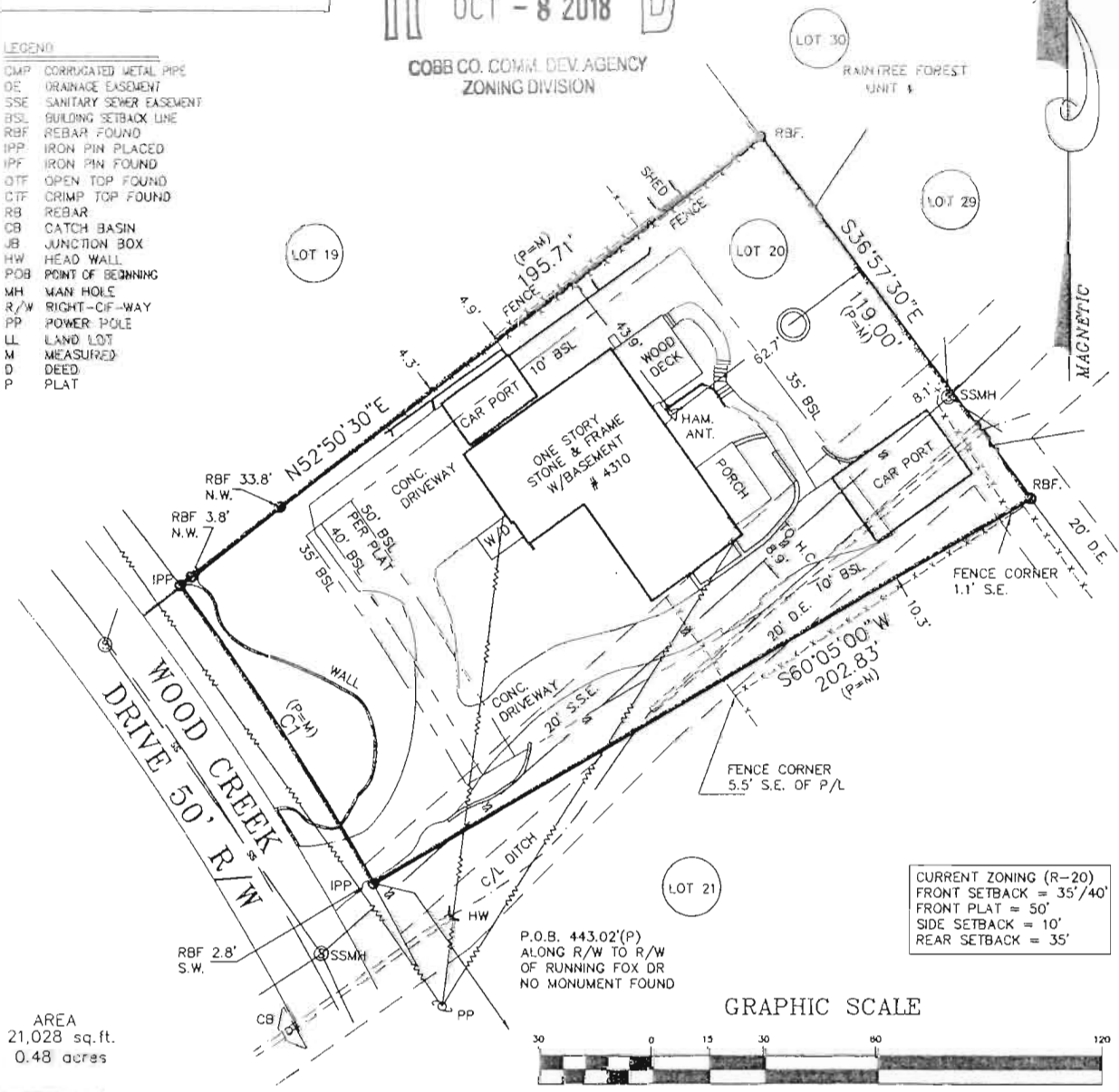
V-117
(2018)

RECEIVED
OCT - 8 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

LEGEND

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT



CURRENT ZONING (R-20)
FRONT SETBACK = 35'/40'
FRONT PLAT = 50'
SIDE SETBACK = 10'
REAR SETBACK = 35'

GRAPHIC SCALE




(IN FEET)
1 inch = 30 ft

AREA
21,028 sq.ft.
0.48 acres

SHEET 1 OF 2

FIELD DATE 10/04/2018

JOB NUMBER: 18-04681 	REMOVE THE GROUND AS BUILT SURVEY PREPARED FOR: MATT ROWND		DATE 10/8/2018	
	OWNER / PURCHASER MATT & SANDRA ROWND		SCALE 1" = 30'	
	LAND LOT 185	16th DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA
	LOT 20	BLOCK A	UNIT THREE	AREA OF LOT: 21,028 S.F.
	SUBDIVISION RAIN TREE FOREST			
PLAT BOOK 37 PAGE 22 DEED BOOK PAGE		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		
SOLAR LAND SURVEYING COMPANY P.O. BOX 723945 ATLANTA, GEORGIA 31159-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052				

APPLICANT: Matt Rownd

PETITION No.: V-117

PHONE: 470-422-0817

DATE OF HEARING: 12-12-2018

REPRESENTATIVE: Matthew Rownd

PRESENT ZONING: R-20

PHONE: 470-422-0817

LAND LOT(S): 185

TITLEHOLDER: Matthew M. Rownd and Sandra M. Rownd

DISTRICT: 16

PROPERTY LOCATION: On the east side of Wood Creek Drive, south of Fox Creek Drive (4310 Wood Creek Drive).

SIZE OF TRACT: 0.48 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Reduce the rear setback for an accessory structure under 650 square feet (approximately 600 square foot rear carport) from the required 35 feet to 8 feet; 2) reduce the side setback for an accessory structure under 650 square feet (approximately 260 square foot front carport) from the required 10 feet to four (4) feet adjacent to the north property line; and 3) allow an accessory structure (approximately 260 square foot front carport) to be located to the side of the principal building.

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

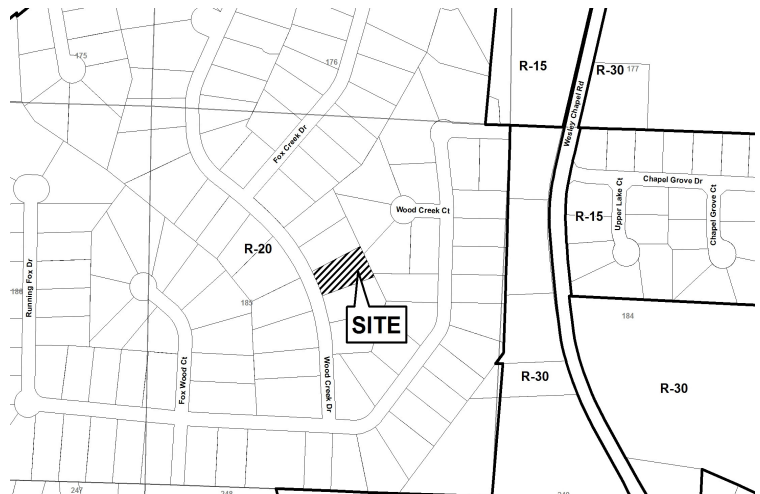
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Matt Rownd

PETITION No.: V-117

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: The 650 sf carport is located almost completely within a 20-foot recorded drainage easement. The drainage conveyance on this parcel has been piped with what appears to be a 36-inch private culvert. While the pipe system is private, the drainage easement is public and is therefore at risk. If the structure is allowed to remain, the owner must provide a hold harmless agreement for the encroachment.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

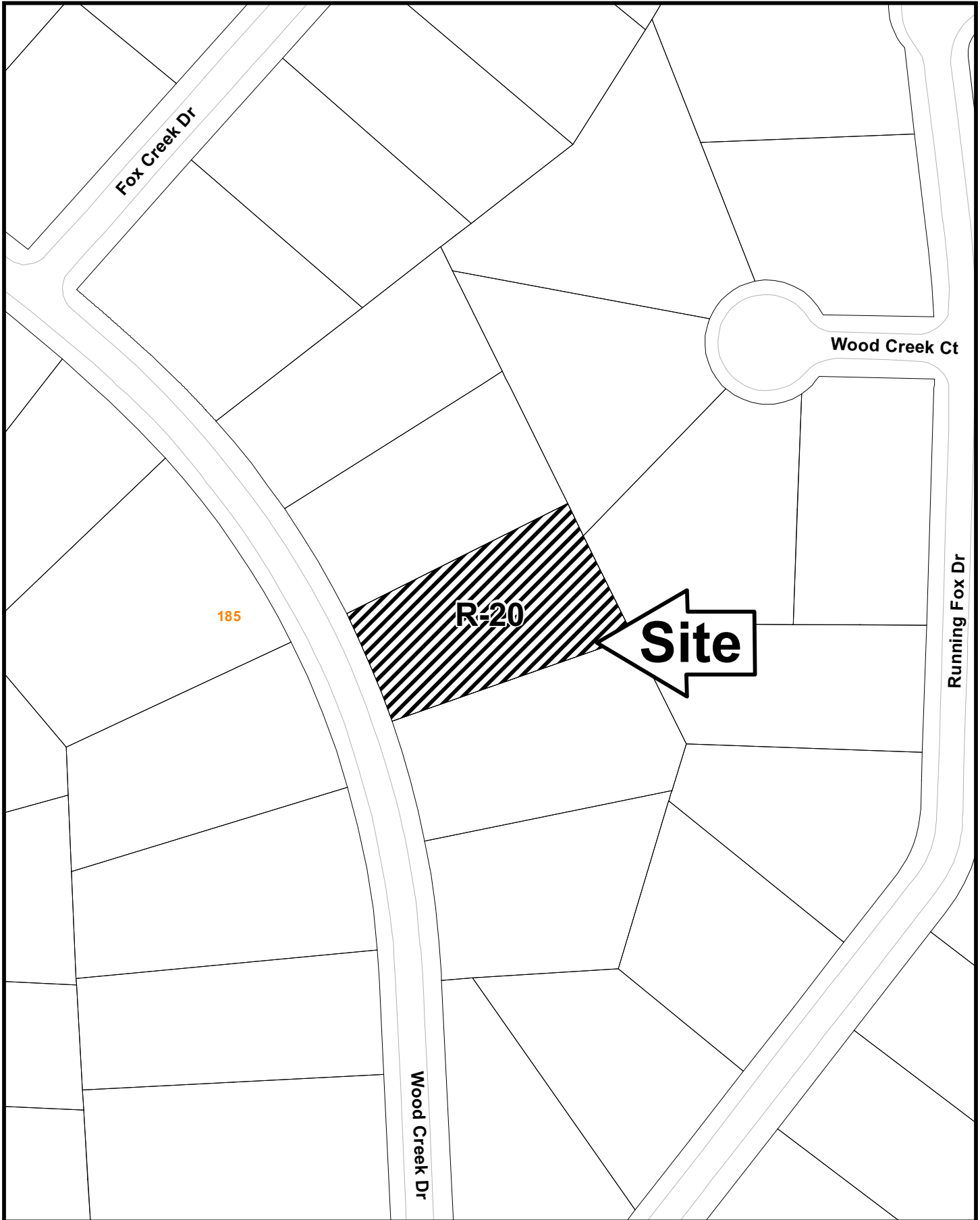
WATER: No conflict.

SEWER: Proposed carport cannot be in the sanitary sewer easement. Existing house appears to be in violation of County Code 122-123 easement restrictions.

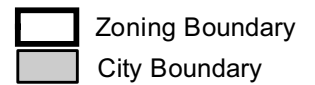
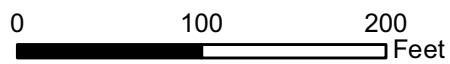
APPLICANT: Matt Rownd **PETITION No.:** V-117

FIRE DEPARTMENT: No comment.

V-117 2018-GIS



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



Application for Variance Cobb County



(type or print clearly)

Application No. V-117
Hearing Date: 12-12-18

Applicant MATT Rownd Phone # 470-422-0817 E-mail Matthewrownd@gmail.com

Matthew Rownd Address 4310 Wood Creek Dr Marietta, GA 30062
(representative's name, printed) (street, city, state and zip code)

Matthew Rownd Phone # 470-422-0817 E-mail Matthewrownd@gmail.com
(representative's signature)

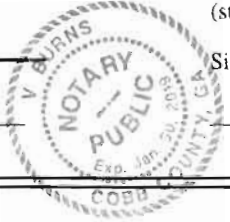
My commission expires: JAN. 30th - 2019 Signed, sealed and delivered in presence of: [Signature]
Notary Public



Titleholder Matthew & Sandra Rownd Phone # 470-422-0817 E-mail Matthewrownd@gmail.com

Signature [Signature] Address: 4310 Wood Creek Dr Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

[Signature] Signed, sealed and delivered in presence of: [Signature]
My commission expires: JAN. 30th - 2019 Notary Public



Present Zoning of Property R-20

Location 4310 Wood Creek Dr Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0185 District 16 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 _____

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

Please see exhibit "A"

List type of variance requested: _____

Please see exhibit "A"

V-117
(2018)
Exhibit

Variance Request

Matthew and Sandra Rownd

4310 Wood Creek Drive

Marietta, GA 30062

RECEIVED
OCT - 8 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Boat Carport

- 1.) Carport of 20' x 30' deep was erected to both clean up yard as well as protect investment of historic boat that we are restoring. Boat formerly under blue tarp which would show age fairly rapidly under environmental conditions requiring replacement often to avoid unsightly appearance. Boat could not be restored under these conditions without considerable difficulty. This carport covered and protected said boat as well as cleaning up that corner of the yard making it more presentable to neighbors. This location was only suitable spot in yard due to extreme 25' plus elevation difference from left side of lot facing house to right side of lot (facing house). Carport almost completely hidden by foliage on rear and right hand side (from front) and plans include putting "fringe" plants, red bud trees, and native landscaping to more completely hide left hand side facing carport. Front right half of carport eave is already hidden by existing trees from street. Carport is almost completely hidden from street as is. As the carport is only a roof with legs, I was unaware that it was subject to setback requirements. I had used a basic setback rule of approximately 10' from lot lines which was incorrect but applied with good intentions. I have trees and shrubs, both in possession and was waiting until the sap drops for proper transplanting when issue of location was brought to my attention by Code Enforcement officer Terry Winters. Planting was to happen during month of November or December when chances of success were highest. This carport would protect our investment as well as keep project "hidden" from neighbors. A hardship would be created by removing or moving building due to excess cost required to do either given topography of site. Future restoration work and progress would be restricted as well as reduce curb appeal both while working as well as future storage on trailer after work complete and boat in use. Site slopes extremely from left to right and this is the only level spot in yard that was capable of both allowing intended use and to be hidden best with landscaping.
- 2) I am requesting a variance the reduce setbacks to dimensions listed on requested and provided site and boundary survey.

Upper Original Carport

- 1.) This carport of approximately 13' x 20' was purchased with house in 2005. I have replaced roof and added a stone façade to the front posts corners with flagstone to match house. Code enforcement discovered it as approximately 4'6" from property line which was not disclosed when we purchased property. A hardship would be created by forcing a removal of a structure which we purchased with property counting on its continued use as we age. This is a ranch style

house with a basement and carport gives us additional parking on the upper level which is where 90% of our living occurs and includes the master, ancillary bedrooms, and kitchen areas. The original posts and outside lines were observed and structure was not expanded. Code Enforcement officer Terry Winters has visually seen what was installed and the original posts. Mr. Winters asked that I include this request with the Boat Cover since he did observe this condition when here. Pictures and property description from original mortgage attached showing detached carport was present.

- 2.) I am requesting that this structure be allowed to remain according to required and provided site and boundary survey.

Antennae Mast

- 1) I am a licensed Ham Radio operator and needed to remove tv antennae and other structure from chimney in order to neaten up antennae cables and structure as well as facilitate addition of small antennae for Ham Radio. A hardship would be created in not being able to continue in hobby due to lack of antennae space. Also, I don't like mounting any hardware to roof or chimney for structural reasons. Continued licensing being pursued to go along with boat restoration as certain practices are common between land or water based communications and need practice and familiarity for safety reasons.
- 2) I am requesting that the tower be allowed to remain. It is approximately 47' tall with a 10' mast made of 1 1/2" aluminum pipe to mount antennae to. Antennae total height at approximately 57' and under the 70' requirement for Ham Radio Operations per county code. Enforcement Officer Terry Winters is aware of intended use and my FCC registration and Ham Radio Technician License test results and again, requested that I include this in my request.

