

APPLICANT: Michael L. Acree

PETITION No.: V-118

PHONE: 470-426-7631

DATE OF HEARING: 12-12-2018

REPRESENTATIVE: Michael L. Acree

PRESENT ZONING: R-80

PHONE: 470-426-7631

LAND LOT(S): 111

TITLEHOLDER: Sara C. Acree and Michael L. Acree

DISTRICT: 20

PROPERTY LOCATION: On the west side of Hill Forest Trail, south of Saville Drive (3469 Hill Forest Trail).

SIZE OF TRACT: 2.08 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Reduce the setbacks for an accessory structure over 650 square feet (approximately 2,400 square foot garage) from the required 100 feet to 26 feet adjacent to the south property line and to 51 feet adjacent to the rear.

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

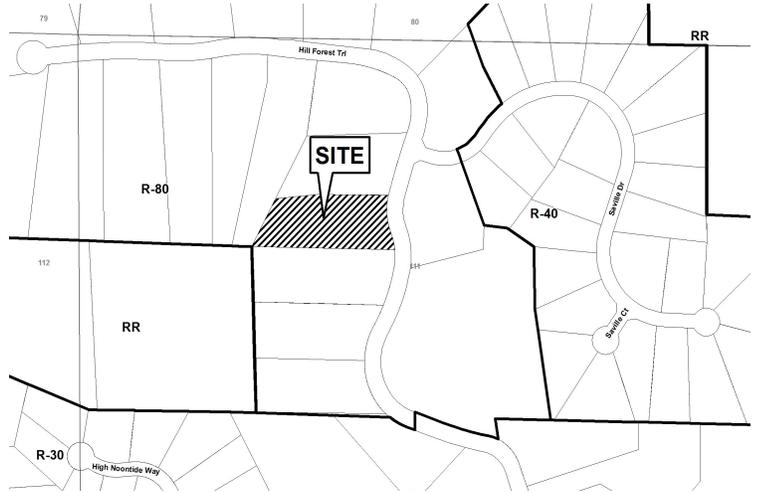
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Michael L. Acree

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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: Proposed garage and access will increase impervious coverage by 9,539 sf. This exceeds the 5,000 sf threshold for provided stormwater management. Approval must be subject to installation of a dry-well system or other suitable best management practice to mitigate the site runoff. Site plan must be approved by the Stormwater Management Division.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

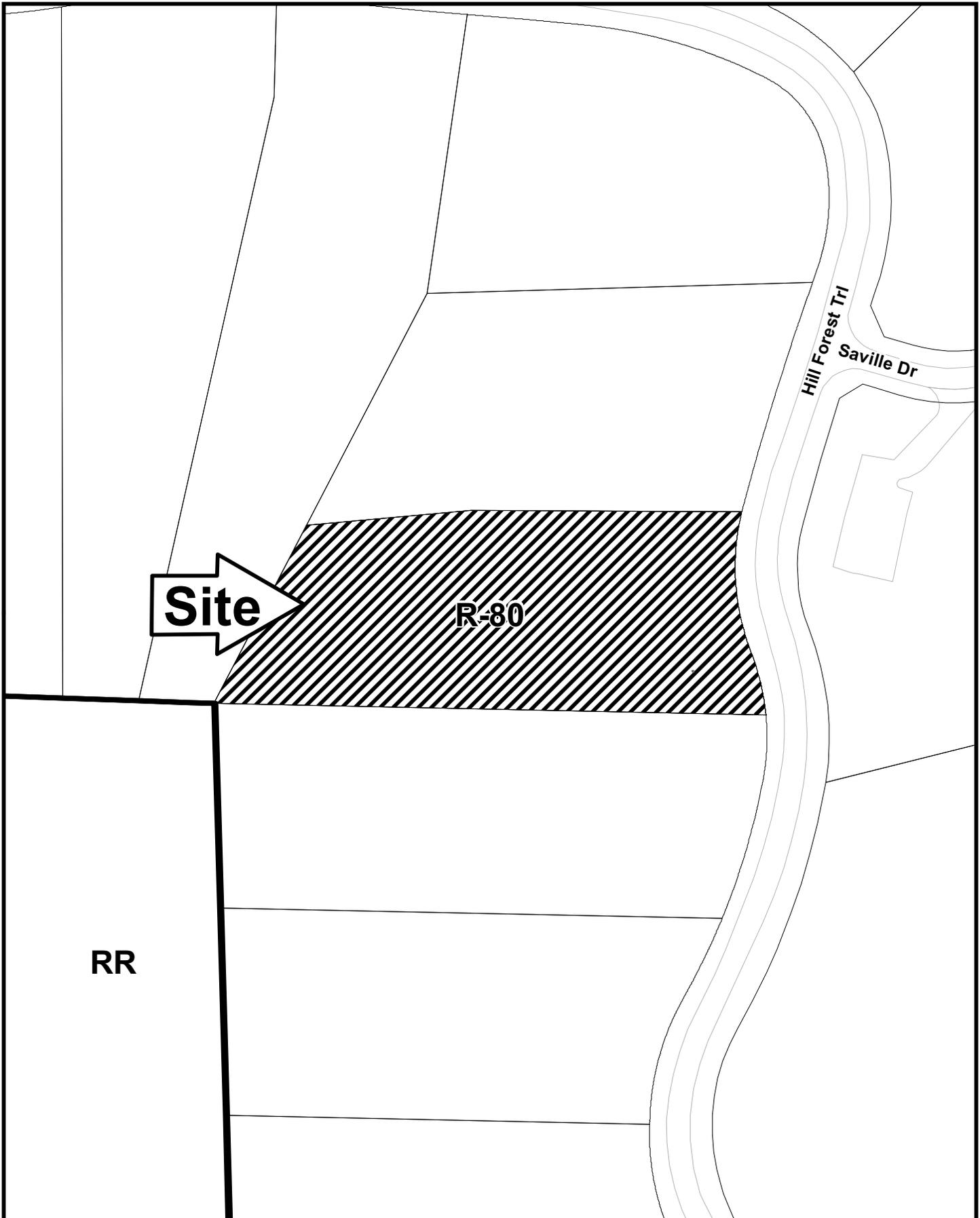
WATER: No conflict.

SEWER: No conflict.

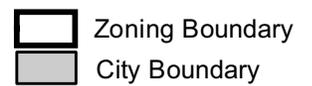
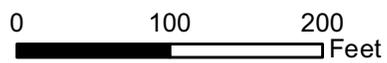
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FIRE DEPARTMENT: No comment.

V-118 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

RL
OCT - 9 2018

(type or print clearly)

Application No. V-118
Hearing Date: 12-12-18

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Applicant Michael L. Acree Phone # 470.426.7631 E-mail m_acree@1791.com
Address: 3469 Hill Forest Trail, Acworth, GA 30101
(representative's name, printed) (street, city, state and zip code)

Phone # _____ E-mail _____
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

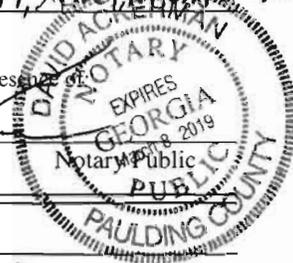
Notary Public

Titleholder Michael L. Acree Phone # 470.426.7631 E-mail m_acree@1791.com
Signature Michael L. Acree Address: 3469 Hill Forest Trail, Acworth, GA 30101
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 3/8/19

[Handwritten Signature]



Present Zoning of Property R80
Location 3469 Hill Forest Trail Acworth, GA 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 111 District 20 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).

I am requesting the variance due to lot shape to allow new building to be placed as far back on lot as reasonable and lower the roofline so as to decrease appearance from street.

List type of variance requested: _____

