

For Cobb County Water System Use Only:
 STATIC: RESIDENTIAL HYDRANT NO. H198931444
 FLOW: HYDRANT N/A. H198531083

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www.cobbcounty.org

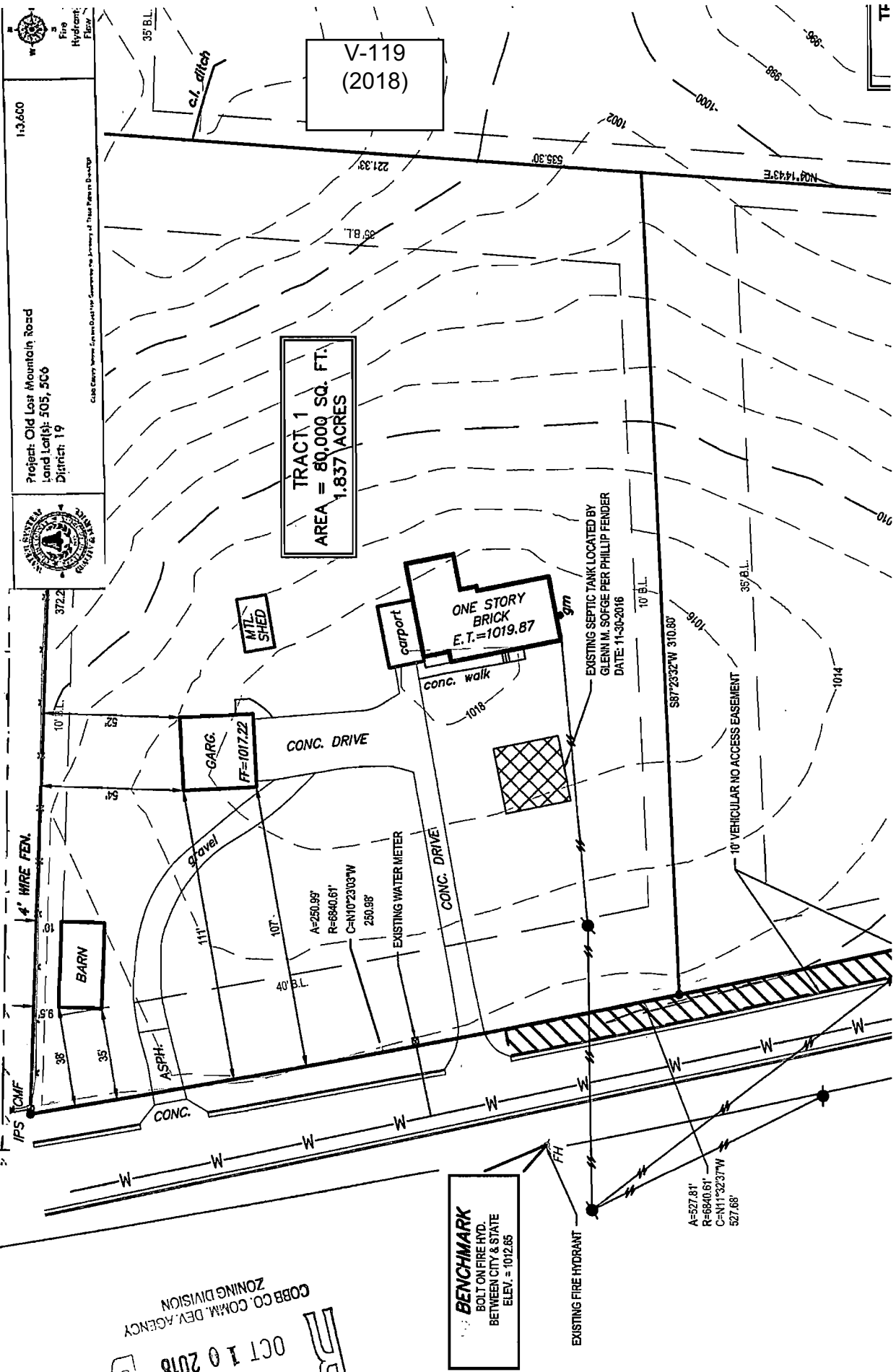
BRIAN HENLY
 Construction Inspector/Inspector
 Engineering Records Division
 Brian.Henly@cobbcounty.org
 770.473.7818

Project: Old Lost Mountain Road
 Land Lot(s): 505, 506
 District: 19



TRACT 1
 AREA = 80,000 SQ. FT.
 1.837 ACRES

V-119
 (2018)



BENCHMARK
 BOLT ON FIRE HYD.
 BETWEEN CITY & STATE
 ELEV. = 1012.65

RECEIVED
 OCT 10 2018
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

APPLICANT: Phillip Fender
PHONE: 404-434-8485
REPRESENTATIVE: Phillip Fender
PHONE: 404-434-8485
TITLEHOLDER: Jeremiah Scot Christopher and
Alison Lynn Chistopher
PROPERTY LOCATION: On the east side of Old
Lost Mountain Road, on the north and west side of
Gaydon Road (2461 Old Lost Mountain Road).

PETITION No.: V-119
DATE OF HEARING: 12-12-2018
PRESENT ZONING: R-20
LAND LOT(S): 505, 506
DISTRICT: 19
SIZE OF TRACT: 10.15 acres
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow accessory structures (existing approximately 578 square foot barn and existing approximately 900 square foot garage) to be located to the front of the principal building; 2) reduce the setbacks for an accessory structure under 650 square feet (existing approximately 578 square foot barn) from the required 40 feet to 35 feet adjacent to the front property line and from the required 10 feet to nine (9) feet adjacent to the northern side property line; 3) reduce the side setback for an accessory structure over 650 square feet (existing approximately 900 square foot garage) from the required 100 feet to 52 feet adjacent to the northern side property line; and 4) allow parking and/or maneuvering on a non-hardened and treated surface (existing gravel drive).

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Phillip Fender

PETITION No.: V-119

COMMENTS

TRAFFIC: Recommend gravel driveway on Old Lost Mountain Road be paved with a treated hardened surface for a minimum of 25' from the edge of pavement or to the County right-of-way, whichever is greater in length.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No adverse stormwater management impacts were observed or are anticipated for these existing structures.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

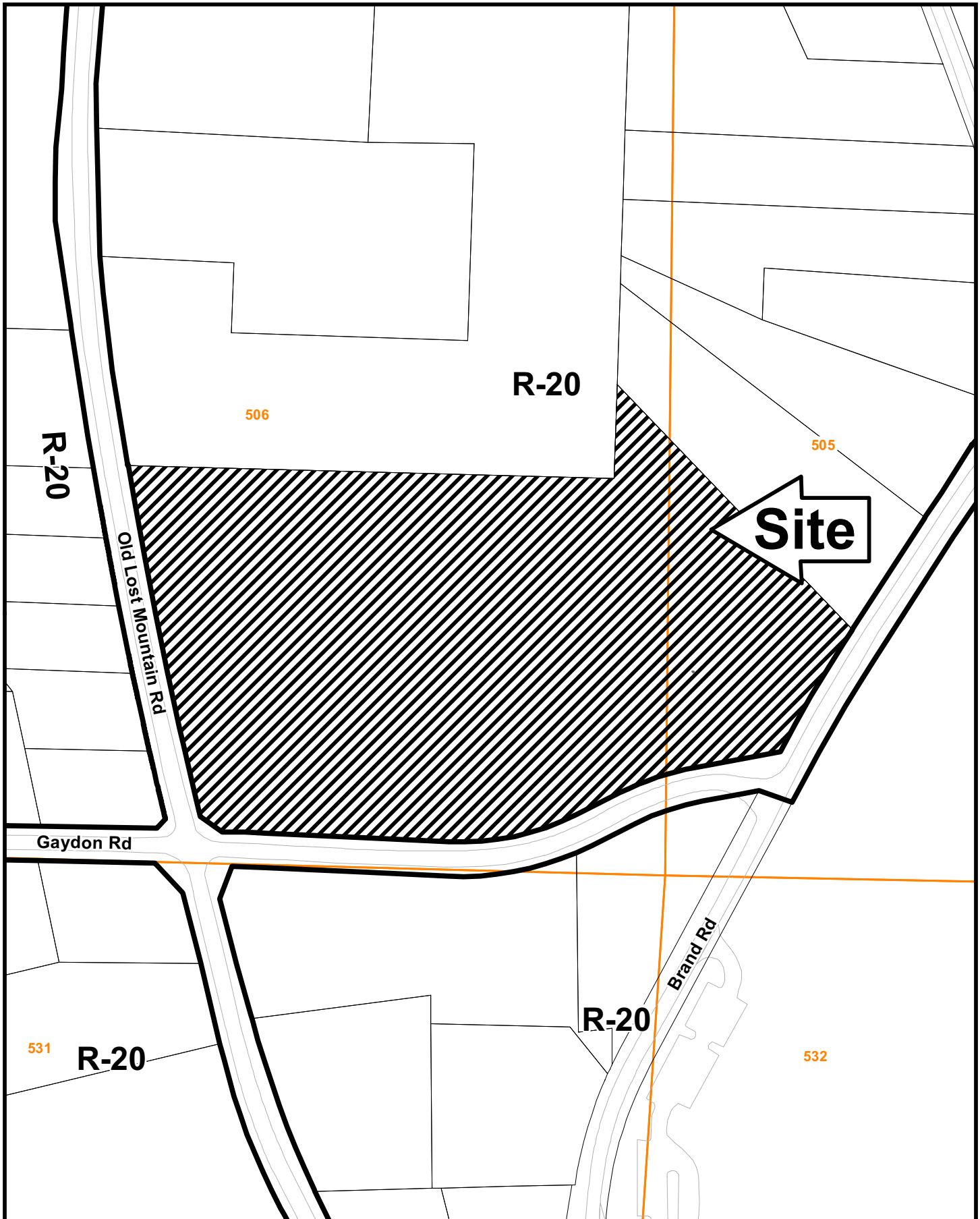
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Phillip Fender **PETITION No.:** V-119



FIRE DEPARTMENT: No comment.

V-119 2018-GIS



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

0 100 200
Feet

 Zoning Boundary
 City Boundary

Application for Variance

Cobb County

(type or print clearly)

Application No. V-119
Hearing Date: 12-12-18

Applicant Phillip FENDER Phone # 404 434 8485 E-mail phillip@fendereng.co
Phillip FENDER Address 1175 Wesley Rd, ATLANTA, GA 30327
(representative's name, printed) (street, city, state and zip code)
Phillip Fender Phone # 404 434 8485 E-mail phillip@fendereng.co
(representative's signature)

MARTIKA RHODES
NOTARY PUBLIC
Clayton County
State of Georgia
My Comm. Expires Mar. 4, 2022

Signed, sealed and delivered in presence of:

My commission expires: 3-4-2022

[Signature]
Notary Public

Titleholder Jeremiah & Alison Phone # 678-255-6720 E-mail Jeremiah4130@gmail.com
CHRISTOPHER Address 2461 Old Lost Mountain Rd, Powder Springs, GA, 30127
Signature [Signature] (attach additional signatures, if needed) (street, city, state and zip code)

Debra Marie Lehman
NOTARY PUBLIC
Paulding County, GEORGIA
My Comm. Expires 11/20/2020

Signed, sealed and delivered in presence of:

My commission expires: _____

[Signature]
Notary Public

Present Zoning of Property R-20

Location 2461 Old Lost Mountain Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 505 & 506 District 19 Size of Tract 1.8 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).

REMOVAL OF A 100 YR OLD BARN & 60 YEAR OLD GARAGE

List type of variance requested: PERMISSION TO RETAIN ACCESSORY STRUCTURES (BARN & GARAGE) IN A FRONT YARD