

APPLICANT: Opus Real Estate GA VIII H4&5, L.L.C. **PETITION NO.:** V-20
PHONE: 952-656-4444 **DATE OF HEARING:** 03-11-09
REPRESENTATIVE: James L. Courson, III **PRESENT ZONING:** LI
PHONE: 770-343-8800 **LAND LOT(S):** 685
PROPERTY LOCATION: Located at the northeast **DISTRICT:** 18
intersection of Hartman Industrial Way and Hartman **SIZE OF TRACT:** 7.37 acres
Industrial Court (7515 Hartman Industrial Way). **COMMISSION DISTRICT:** 4
TYPE OF VARIANCE: Waive the front setback from the required 50 feet to 41.3 feet.

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.

DEVELOPMENT & INSPECTIONS: If this variance request is approved, a plat revision must be recorded reflecting the conditions of the variance. The surveyor must submit the revised subdivision plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No comment.

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.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: No conflict.

OPPOSITION: NO. OPPOSED _____ PETITION NO. _____ SPOKESMAN _____

BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

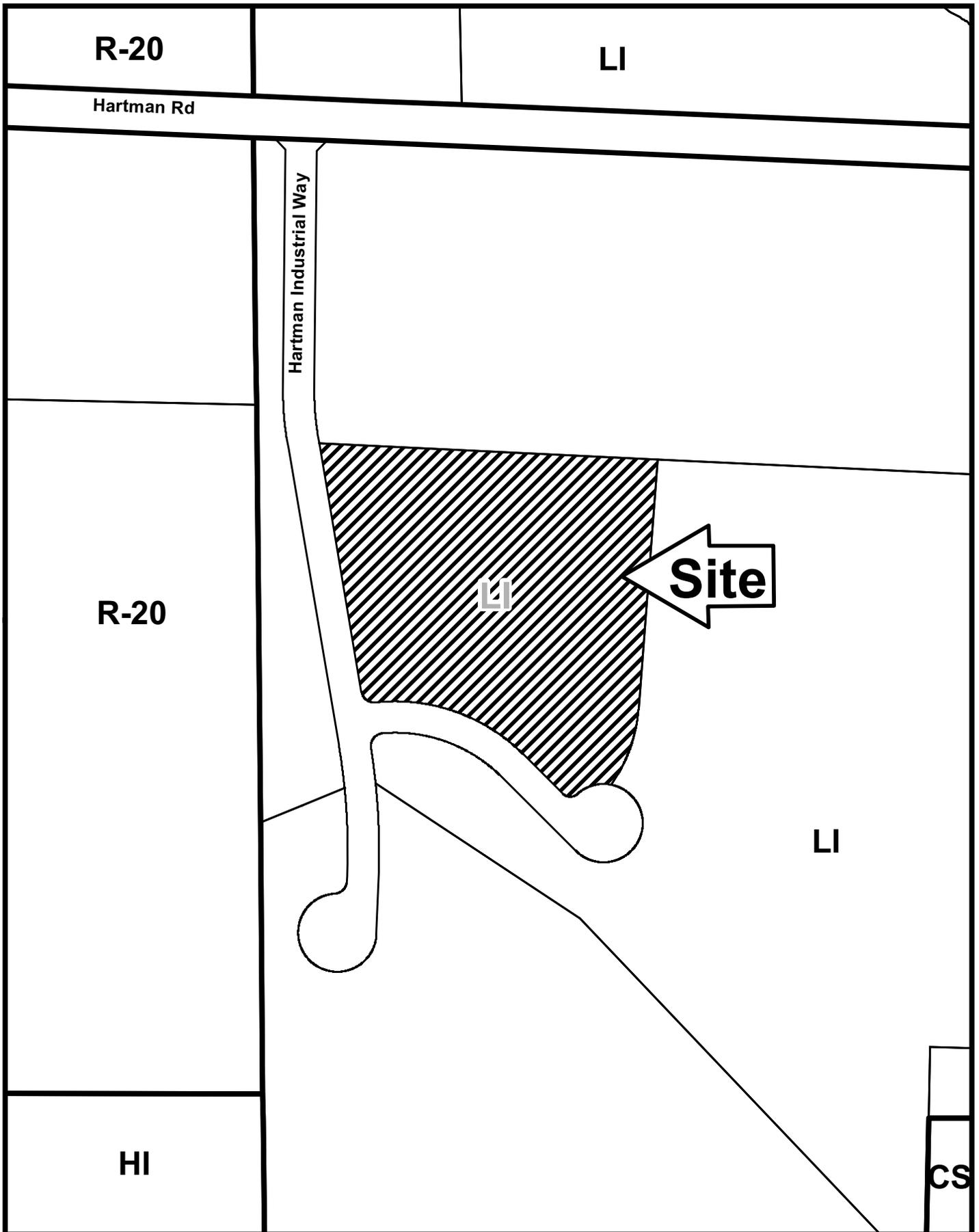
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

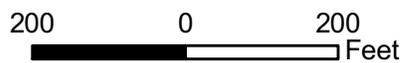
STIPULATIONS: _____



V-20



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-20

Hearing Date: 03/11/09

Applicant OPUS REAL ESTATE GA VIII #445, LLC Business Phone 952-656-4444 Home Phone ---

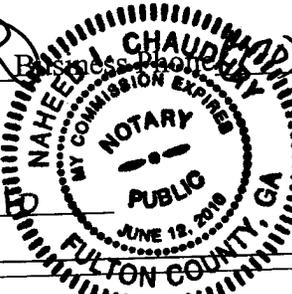
JAMES L. COURSON, III Address 625 Hembree Pkwy, Ste B Roswell 30076
(representative's name, printed) (street, city, state and zip code)

[Signature]
(representative's signature)

Business Phone (770) 343-8800 Cell Phone (770) 490-9799

Signed, sealed and delivered in presence of:

My commission expires: June 12, 2010



[Signature]
Notary Public

Titleholder OPUS REAL ESTATE GA VIII #445, LLC Business Phone 952 656 4444 Home Phone ---

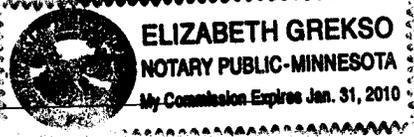
Signature: [Signature]
(attach additional signatures, if needed)

Address: 10350 GREEN ROAD WEST MINNETONKA MN 55343
(street, city, state and zip code)

WADE LAU

Signed, sealed and delivered in presence of:

My commission expires: 1/31/10



[Signature]
Notary Public

Present Zoning of Property LI Light Industrial

Location 7515 Hartman Industrial Way
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 685 District 18/2 Size of Tract 7.37 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 X Topography of Property _____ Other _____

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 building location would be in violation of the required front building setback.

List type of variance requested: Variance to reduce the front building setback along the Hartman Industrial Way right-of-way from 50 feet to 41.3 feet