

**MARCH 17, 2009 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 2**

PURPOSE

To consider granting a Special Exception for reducing the required lot size as recommended by the Board of Zoning Appeals from their July 9, 2008 Variance Hearing regarding Variance Application:

V-69 Ronald M. and Marianne D. Snyder

APPLICANT: Ronald M. Snyder and Marianne D. Snyder **PETITION NO.:** V-69
PHONE: 770-434-7083 **DATE OF HEARING:** 07-09-08
REPRESENTATIVE: Ron M. Snyder **PRESENT ZONING:** R-20
PHONE: 770-265-5002 **LAND LOT(S):** 280
PROPERTY LOCATION: Located on the north side of **DISTRICT:** 1
Aven Road, west of North River Forest Drive **SIZE OF TRACT:** 2.11 acres
(5601 Aven Road). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: 1) Waive the public road frontage to allow one home off of a private easement; 2) waive the lot size on tract 1 from the required 80,000 square feet to 51,546 square feet; 3) waive the width of an easement from the required 25 feet to 20 feet; and 4) waive the public road frontage at the front setback on tract 2 from the required 75 feet to 25 feet.

COMMENTS

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

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

STORMWATER MANAGEMENT: This lot split has already received Atlanta Regional Commission approval and meets stormwater management and impervious coverage limits.

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: Available.

SEWER: Available in road, but individual pump required because elevation too high for gravity flow. Tract size is large enough to be eligible for septic system consideration. Health Department approval required for building permit.

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

BOARD OF APPEALS DECISION

APPROVED X MOTION BY T. McCleskey

REJECTED _____ SECONDED J. Williams

HELD _____ CARRIED 5 - 0

STIPULATIONS: Subject to Board of Commissioners granting a special exception for reduction in lot size.

(See draft minutes attached).

