

APPLICANT:	Brian Davison	PETITION NO.:	V-56	
PHONE:	678-808-8000	DATE OF HEARING:	08-11-10	
REPRESENTATIVE: same		PRESENT ZONING:	CS	
PHONE:	same	LAND LOT(S):	796	
PROPERTY LOCATION: Located on the west side		DISTRICT:	16	
of Morgans Creek Court, north of Bells Ferry Road		SIZE OF TRACT:	0.38 acre	
(430 and 445 Morgans Creek Court).		COMMISSION DISTRICT:	1	
TYPE OF VARIANCE: Waive the rear setback on lots 76 and 77 from the required 35 feet to 20 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 prior to the issuance of the certificate of occupancy or letter of completion showing all improvements and/or new setback limits. The plat must show in a standard Cobb County plat revision note that states that the new lot plat supersedes the most recently recorded subdivision plat and shows the variance case number and date of approval. The plat must be submitted to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: The rear of these lots abuts a large Georgia Power sub-station. No adverse stormwater management impacts are anticipated.

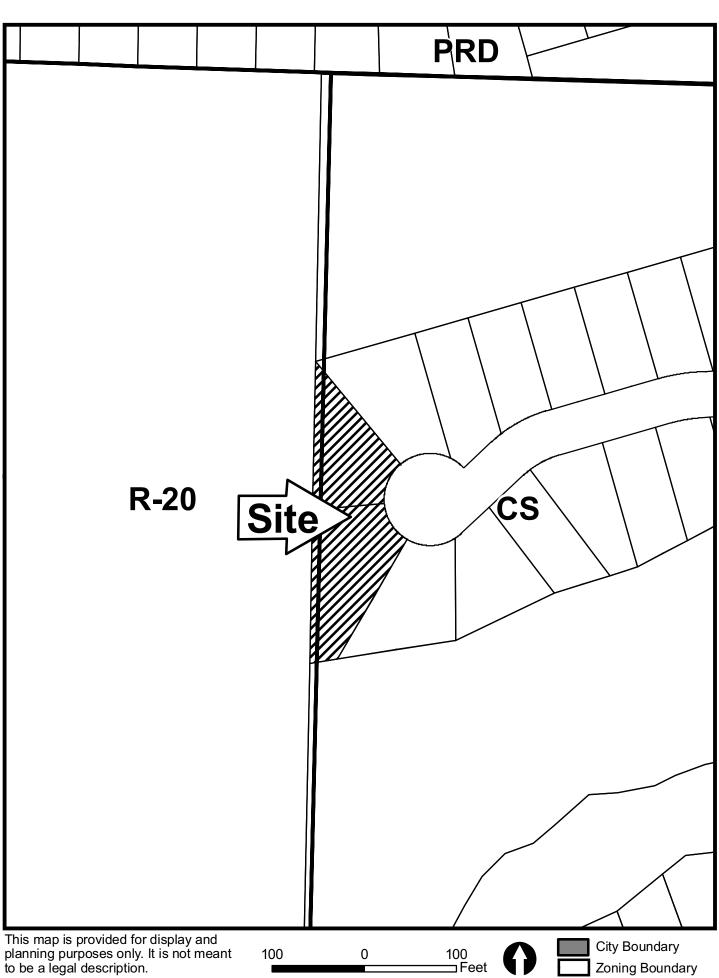
HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: No conflict.

OPPOSITION: NO. OPPOSEDPETITION NO	SPOKESMAN
BOARD OF APPEALS DECISION APPROVEDMOTION BY	No Maccocker 72
REJECTEDSECONDED HELDCARRIED STIPULATIONS:	R-20 TS CS TH



V-56

Application for Variance Cobb County

	CODD County	11-56	>
	(type or print clearly)	Application No. $\frac{\sqrt{-56}}{8-11-10}$	
Applicant Brian Davison	Business Phone 78-808		
(representative's name, printed)		cson Mill Rd. Atlanta, G et, city, state and zip code)	<u>A 3</u> 0345
(representative's signature)	Business Phone 678-80	8-8000 Cell Phone $404-405-6$	581
NOTARY PUB My commission expires: <u>MY COMMISS</u>	LIC, COBB COUNTY, GEORGIA Sign SION EXPIRES MARCH 2, 2014	ed, sealed and delivered in presence of: Addance Hude Notary Publi	ic
TitleholderResidential Reco Fund, LLC Signature (attach additional signatures	Address: 2292 E)8-8000 Home Phone Henderson Mill Rd. Atlan et, city, state and zip code)	<u>ta,</u> GA 303
NOTARY PUBLI My commission expires: <u>MY COMMISSI</u>		ed, sealed and delivered in presence of: Rofacia Huida Notary Publi	ic
Present Zoning of Property <u>CS</u> (z-170)		
Location 430 & 445 Morgan	s Creek Court (street address, if applicable; nearest intersec	stion, etc.)	
Land Lot(s) 796	District 16/2nd Sect	Size of TractAc	re(s)
Please select the extraordinary an condition(s) must be peculiar to the	•	e piece of property in question.	The
Size of Property Shap	e of Property <u>X</u> Topograph	y of PropertyOther	
determine that applying the terms of hardship. Please state what hardship With the 15' min. front	f the <u>Zoning Ordinance</u> without the would be created by following the building setback line	e and 35' min. rear	
building setback line,	10TS 430 & 445 are not	L DUIIGADIE.	
	duce rear building set th other lots in subdi 77	tback line from 35' to 2 ivision).	20'