

Site Data
 Total Site Area: .43 AC
 Present Zoning: R-20
 Proposed Zoning: LRO
 Building Area Shown: 3,990 SF
 Parking Shown: 14 spaces (1/285 SF)

Preliminary Plan 3932 Atlanta Road

Cobb County, Georgia Land Lots 745, & 696, 17th District, 2nd Section

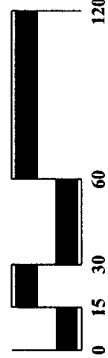
prepared for:

Mrs. Nancy Lynah

DGM
LAND PLANNING
CONSULTANTS



975 Cass Place
 Bldg. Suite 212
 Kennesaw
 GA 30144
 770 514-9006
 FAX 514-9491



Scale: 1" = 30'

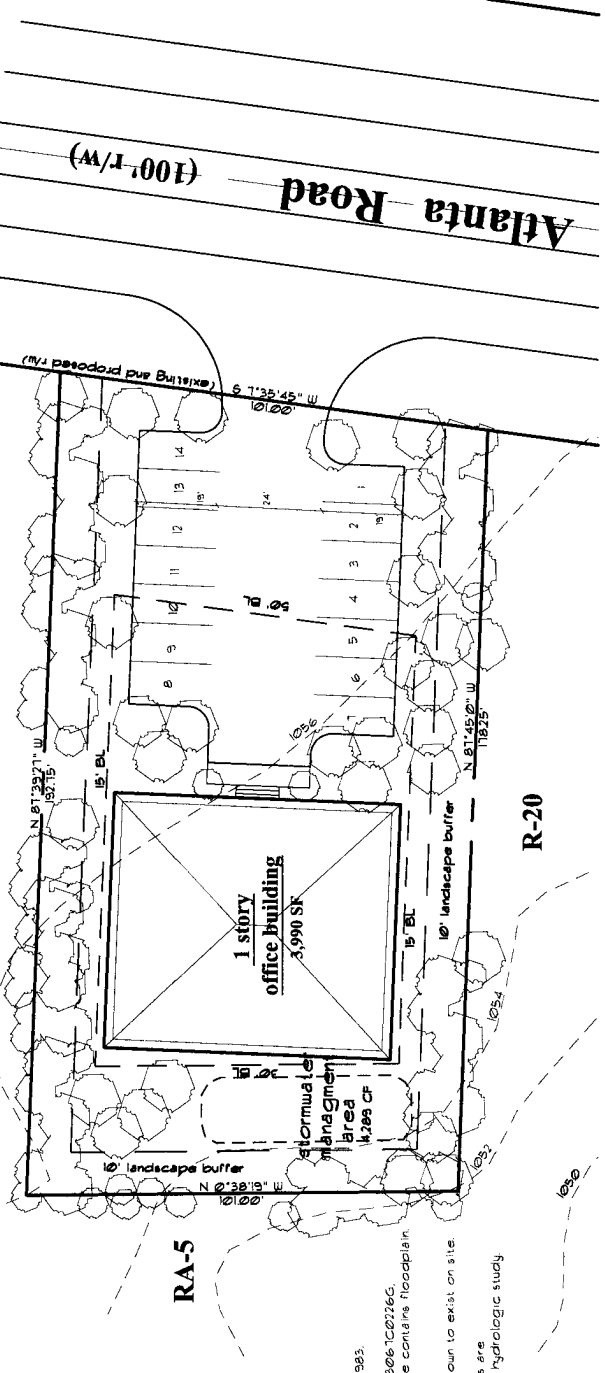
June 28, 2010

RA-5

RA-5

R-20

R-20



- Notes:**
1. Boundary survey taken from deed dated May 20, 1983.
 2. Topographic information by Cobb County GIS.
 3. According to Flood Insurance Rate Map (FIRM) #13061C0226C, dated December 16, 2008, no portion of this site contains floodplain.
 4. No cemeteries are known to exist on site.
 5. No streams or wetlands are known to exist on site.
 6. No biological or archaeological resources are known to exist on site.
 7. No utility lines are known to exist on site.
 8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.

APPLICANT: Nancy Savage Lynah **PETITION NO.:** V-66
PHONE: 912-354-8382 **DATE OF HEARING:** 09-08-10
REPRESENTATIVE: Jim Glover **PRESENT ZONING:** R-20
PHONE: 404-974-4420 **LAND LOT(S):** 745
PROPERTY LOCATION: Located on the west side of Atlanta Road, north of Lee Road (3932 Atlanta Road). **DISTRICT:** 17
SIZE OF TRACT: .43 acre
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the lot size from the required 20,000 square feet to 18,683 square feet to allow applicant to apply for rezoning to LRO.

COMMENTS

TRAFFIC: Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to the project improvements.

DEVELOPMENT & INSPECTIONS: No comments.

STORMWATER MANAGEMENT: This property is completely surrounded by existing residential parcels. The existing site drains by overland sheet flow to the west and south through existing residential yards. There is no defined conveyance to accommodate the concentrated discharge and increased volume of runoff that will result from the commercial development of this parcel. If the lot size variance is approved to allow for re-zoning of this parcel, the drainage issues must be addressed during the re-zoning process.

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 permanent structures shall be constructed within 10 feet of the edge of a permanent water or sewer easement on front and rear setbacks, or within 2 feet on side setbacks, per Code 122-123.

OPPOSITION: NO. OPPOSED **PETITION NO.** **SPOKESMAN**

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



Cobb County Fire and Emergency Services

Applicant Name: Nancy Lynah

Petition Number: V-66

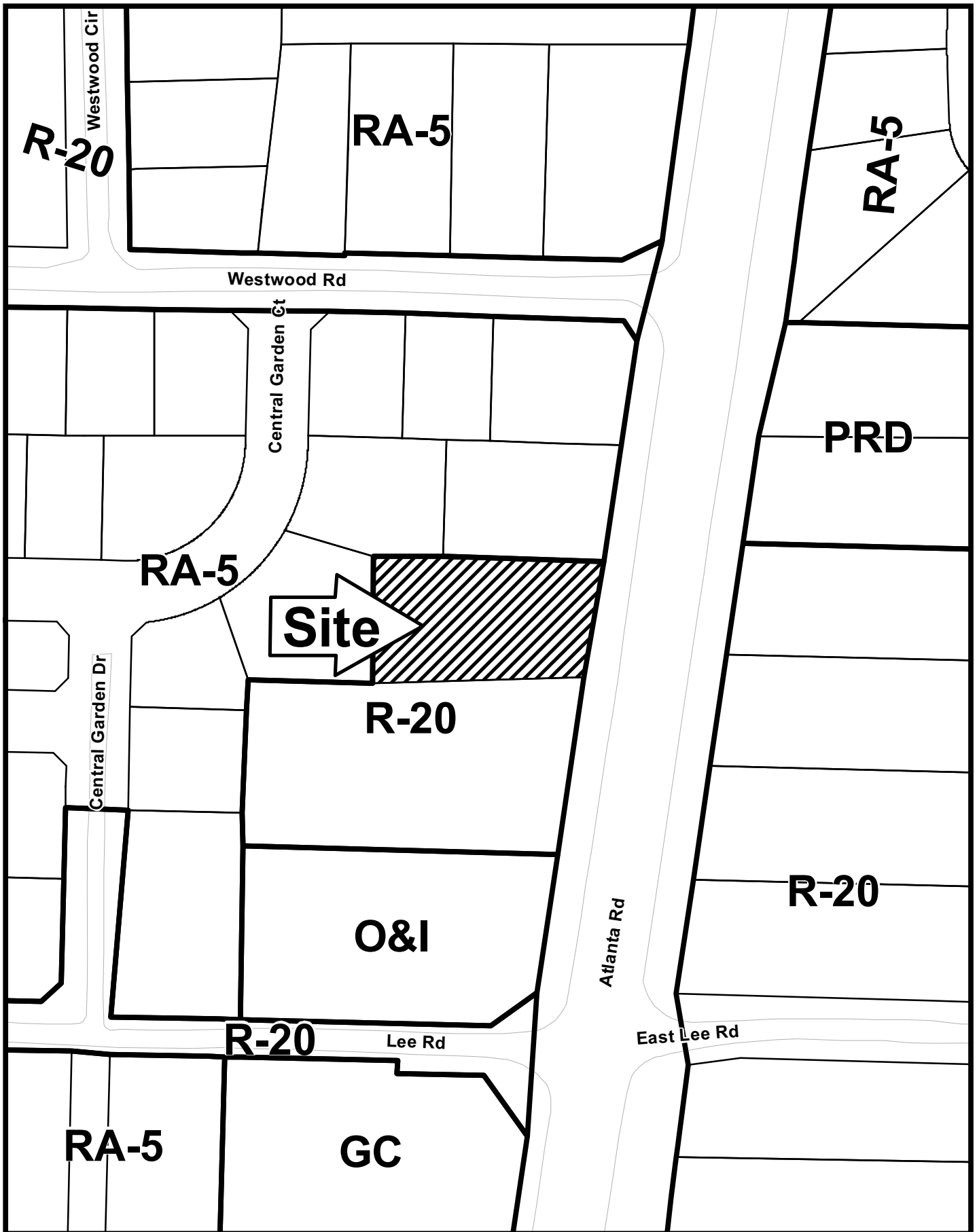
Date:8/18/2010

Fire Marshal Comments

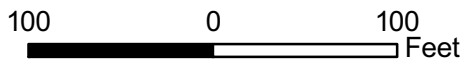
Fire Hydrant



Commercial: Fire hydrant within 500 feet of most remote part of structure.

V-66



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



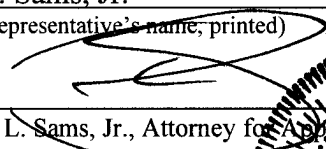
-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County

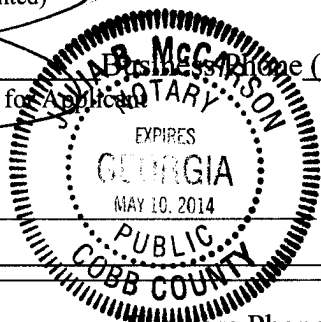
(type or print clearly)

Application No. v-106
Hearing Date: 9-8-10

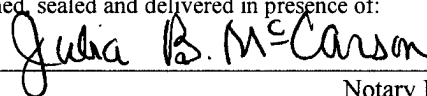
Applicant Nancy Lynah Business Phone _____ Cell Phone (912) 354-8382
SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100
Garvis L. Sams, Jr. Address Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

By:  Business Phone (770) 422-7016 E-Mail: gsams@samslarkinbuff.com
Garvis L. Sams, Jr., Attorney for Applicant

My commission expires: _____



Signed, sealed and delivered in presence of:



Notary Public

Titleholder Nancy Lynah Business Phone _____ Cell Phone (912) 354-8382

Signature See attached Address: 714 E. 49th Street, Savannah, GA 31405
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property R-20

Location 3932 Atlanta Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 745 District 17th Size of Tract 18,683 sq.ft. (.43 Acres) 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 XX Shape of Property _____ 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.

A literal interpretation or enforcement of Ordinance provisions creates a hardship in that the present size of the subject property (18,683 sq.ft.) does not meet the present square footage requirements of the R-20 district to which the subject property is presently zoned or the LRO district for which the applicant intends to apply.

List type of variance requested: A waiver of required square footage from 20,000 sq. ft. to 18,683 (1,317 sq. ft.) for the purposes of positioning the applicant to apply for a rezoning of the subject property to the Low Rise Office (LRO) classification in order to construct a one-story office building.