

APPLICANT:	Woodlawn Roswell, LLC	PETITION NO.:	V-74
PHONE: 770-996-2400		_ DATE OF HEARING:	10-12-11
REPRESENTATIVE: Michelle Horstemeyer		PRESENT ZONING:	SC
PHONE:	770-996-2400	_ LAND LOT(S):	10
PROPERTY LOCATION: At the northwest		DISTRICT:	1
intersection of Lower Roswell Road and Woodlawn		SIZE OF TRACT:	5.36 acres
Drive.		_ COMMISSION DISTRICT:	2
TYPE OF VARIANCE: Allow one additional monument sign of 30 square feet.			

COMMENTS

TRAFFIC: Recommend applicant verify that sign does not obstruct visibility per Cobb County Development Standard Detail 109.

DEVELOPMENT & INSPECTIONS: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the letter of completion showing all improvements in the easement; redefining the easement from "Landscape" to "Landscape and Sign"; and referencing the variance case in the standard plat revision note. 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: No comment.

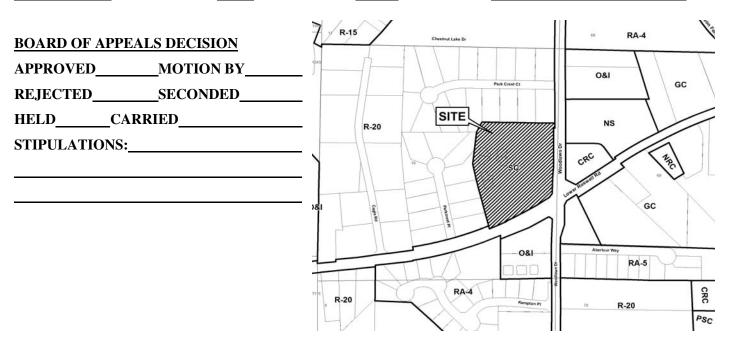
HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: No conflict.

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN



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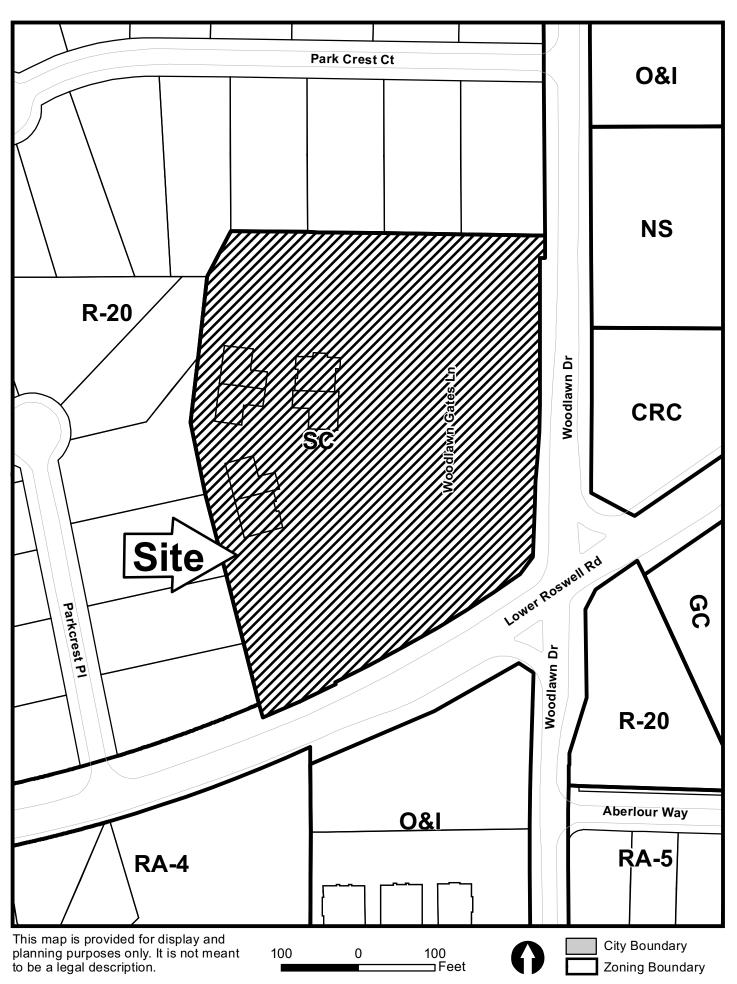
Cobb County Fire and Emergency Services

Fire Marshal Comments

Applicant Name: **Woodlawn Roswell, LLC** Petition Number: V-74 Date: 9/19/2011

NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-74



Application for Variance Cobb County

(type or print clearly) Application No. $\frac{V-74}{10-12-11}$
Applicant Wooplawn Roswen, U.C. Phone # 770-996 2400 E-mail michelle. horstemeyer
Applicant Wooplawn Roswey, UC Phone # 70-996-2400 E-mail michelle. hop-stemeyer @ jwhomes.com MICHEUE HORSTEMEYER Address <u>4125</u> ATLANTA Ro. SE, SMTRNA, GA. 30080 (representative's name, printed) (street, city, state and zip code)
(répresentative s signature)
My commission expires: 3/10/15 2 00 0TA94 Signed, sealed and delivered in presence of: Notary Public
Titleholder NoopLawn Roswey, Kalumente # 170-996-2400 E-mail rob. Parker C jwhomes. com
Address: <u>4125 ATLANTA 10, 5E, 5m TIZNA, 30080</u> (street, city, state and zip code)
My commission expires: 3/10/15 Signed, sealed and delivered in presence of: Notary Public
Present Zoning of Property <u>6C - GUBURIZAN CONDOMINIUM RESIDENTIAN DISTRICT</u>
Location WOODLAWN DRIVE AND LOWER ROSWEL RD. (street address, if applicable; nearest intersection, etc.)
Land Lot(s) District Size of Tract 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
The <u>Cobb County Zoning Ordinance</u> Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the <u>Zoning Ordinance</u> without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance. <u>RESIDENTS ARE HAVING DIFFICULTY WITH GUESTS AND</u> <u>DELIVERY COMPANIES FINDING THE NEIGHBORHOOD. THEY</u> <u>ARE CONCERNED THAT EMERGENCY SEIZUICES MAY HAVE</u> <u>DIFFICULTY FINDING THE NEIGHBORHOOD</u> .
List type of variance requested: <u>ALOW</u> INSTALLATION OF ADDITIONAL 30 5.F. 1. D. MONUMENT. THERE ARE TWO EXISTING 30 S.F. I.D. MONUMENTS AT THE ENTRANCE.
SEE Exhibit "A" for sign rendering.

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