

APPLICANT:	Woodlawn Roswell, LLC	_ PETITION NO.:	V-74
PHONE:	770-996-2400	DATE OF HEARING:	10-12-11
REPRESENTAT	TIVE: 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.

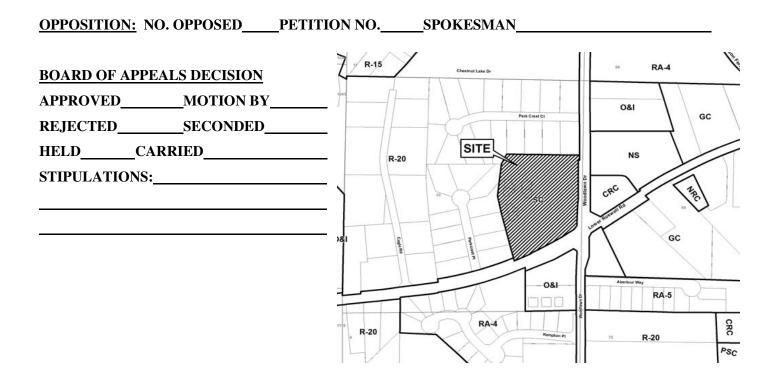
STORMWATER MANAGEMENT: No comment.

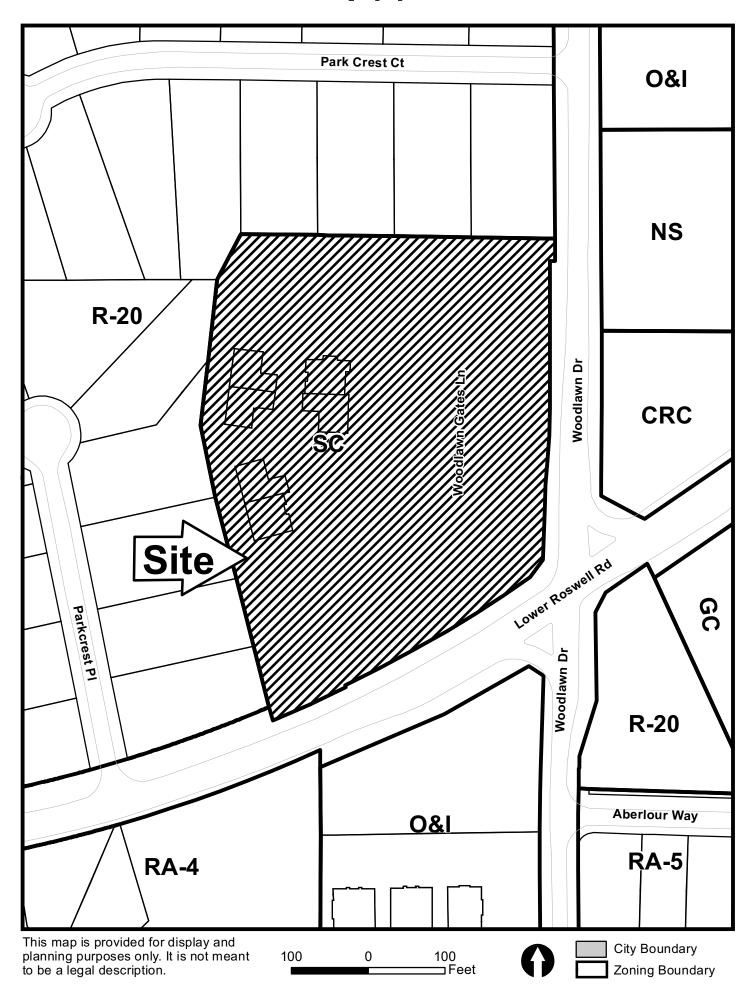
HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: No conflict.





Application for Variance Cobb County

Application No. (type or print clearly) Hearing Date: Applicant Woodswy Roswey UC Phone # 770-996-2400 E-mail michelle horstemeyer @ jwhomes. com 11CHELLE HORSTEMEYER Address 4125 ATLANTA Ro. SE SMYRNA GA. 30080 (street, city, state and zip code) 16mg # 110-996. 2400 E-mail SAME igned, sealed and delivered in presence of: My commission expires: 31011 Notary Public Address: 4125 ATLANTA 120 SE, SMTRUM, 30080 Signature < (attach additional signatures, if heeded) (street, city, state and zip code) F. Robert Parker, Manager Signed, sealed and delivered in presence of: My commission expires: Present Zoning of Property SC - GUBURUSAN CONDOMINIUM RESIDENTIAN DISTRICT Location Woodlawn AND (street address, if applicable; nearest intersection, etc.) Size of Tract 5.36 Acre(s) Land Lot(s) ___ District 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 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. RESIDENTS ARE HAVING DIFFICULTY WITH GUESTS AND DELIVERY COMPANIES FINDING THE NEIGHBORHOOD. THEY ARE CONCERNED THAT EMERGENCY SERVICES MAY HAVE DIFFICULTY FINDING THE NEIGHBOILHOOD. List type of variance requested: ALOW INSTAURTION OF 1.D. MONUMENT. THERE ARE TWO EXISTING 30 S.F. I.D. MONUMENTS AT THE ENTRANCE SEE Exhibit "A" for sign rendering

COBB COUNTY, GEORGIA A PROJECT, 2ND SECTION

COBB COUNTY, GEORGIA

AND MEIGHBORHOODS

AND

