

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

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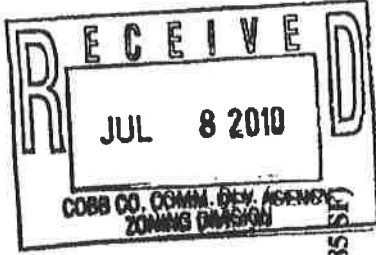


Scale: 1" = 30'

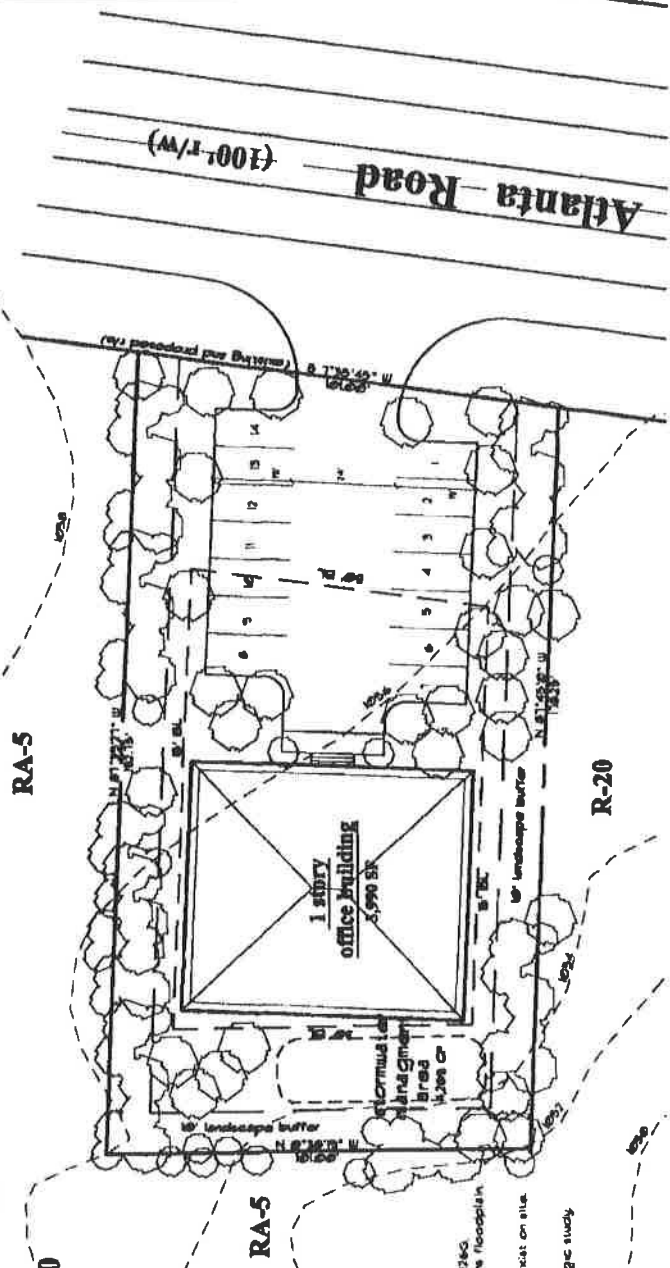
June 28, 2010

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)



V-55 (2012)



- NOTES:**
1. Existing survey lines from deed dated May 30, 1983.
 2. Topographic information by Cobb County GIS.
 3. According to flood insurance rate map (FIRM) 1306-02028G dated December 14, 2004, no portion of this site contains floodplain.
 4. No easements are known to exist on site.
 5. No streams or wetlands are known to exist on site.
 6. No archeological or architectural landmarks are known to exist on site.
 7. No utility easements 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 Lynah
PHONE: 912-354-8382
REPRESENTATIVE: Nancy Lynah
PHONE: 912-354-8382
TITLEHOLDER: Nancy Savage Lynah
PROPERTY LOCATION: On the west side of
Atlanta Road (3932 Atlanta Road).

PETITION No.: V-55
DATE OF HEARING: 07-11-12
PRESENT ZONING: R-20
LAND LOT(S): 745
DISTRICT: 17
SIZE OF TRACT: 0.43 acre
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the minimum lot size requirement from the required 20,000 square feet to the existing 18,683 square feet for the purpose of rezoning to the LRO (low rise office) district.

OPPOSITION: No. OPPOSED **PETITION No.** **SPOKESMAN**

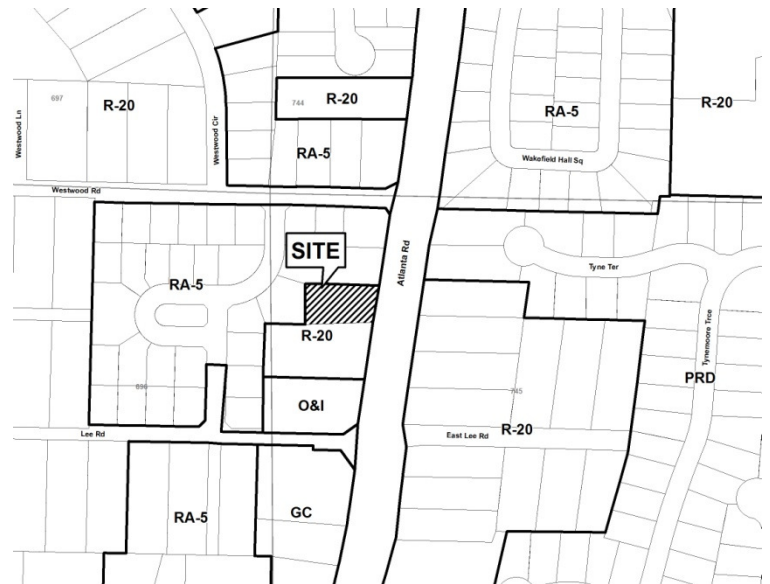
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Nancy Lynah **PETITION No.:** V-55

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

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 be 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.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

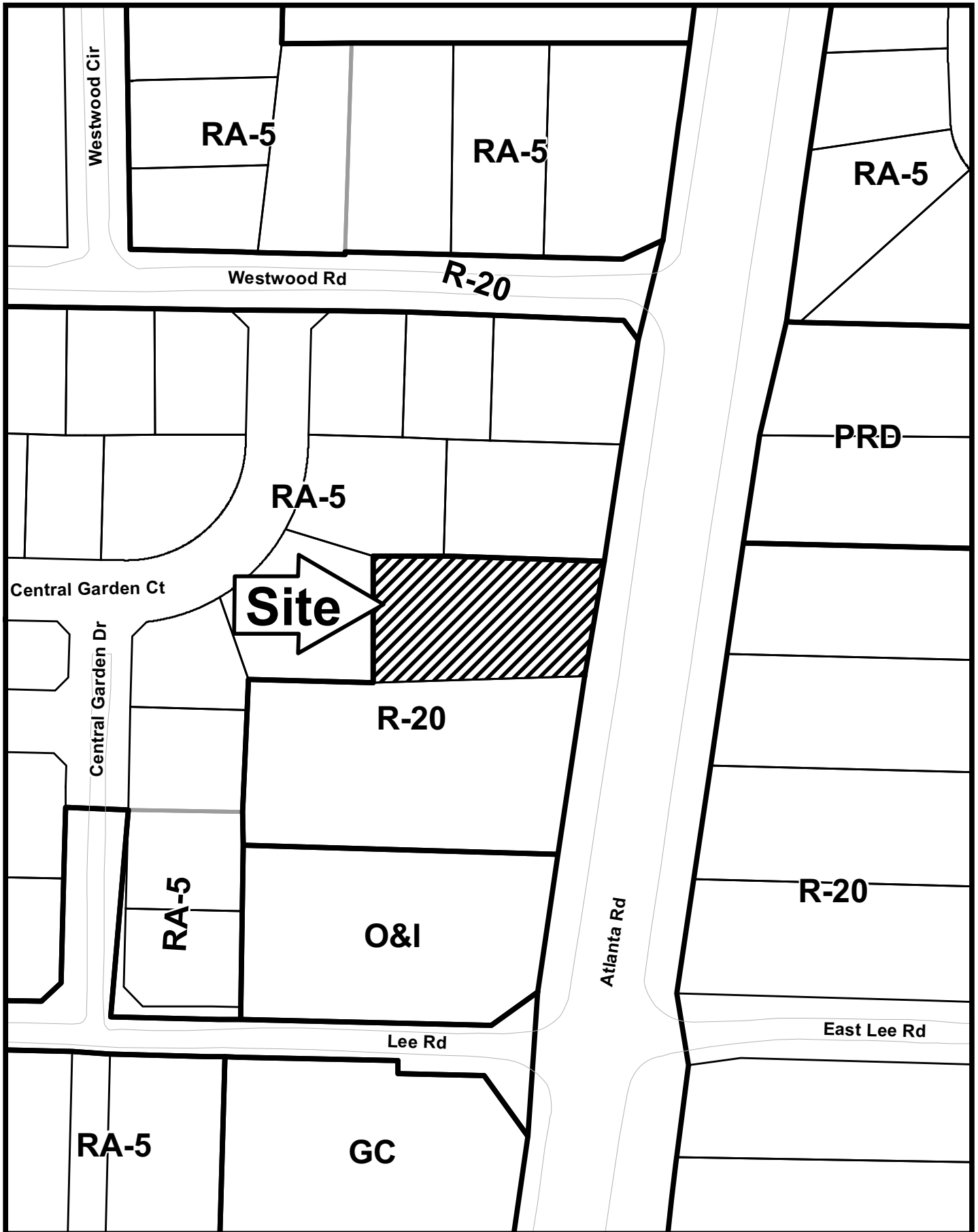
WATER: No conflict.

SEWER: 10 foot minimum setback required from structure to edge of sanitary sewer easement along front of property.

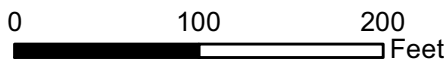
APPLICANT: Nancy Lynah **PETITION No.:** V-55



FIRE DEPARTMENT: 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-55



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-55
Hearing Date: 7-11-12

Applicant Nancy Lynch Phone # 912-354-8382 mail lynahnancy5@gmail.com
Address _____
(representative's name, printed) (street, city, state and zip code)

Phone # _____ E-mail _____
(representative's signature)

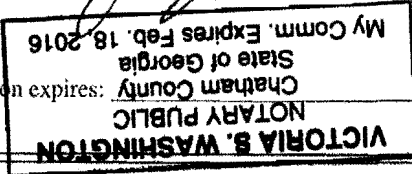
Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder Nancy Lynch Phone # 912-354-8382 mail lynahnancy5@gmail.com
Signature Nancy Lynch Address: 714 E. 49th Street, Savannah, Ga.
(attach additional signatures, if needed) (street, city, state and zip code) 31405

My commission expires:



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property multi use R-20

Location 3932 Atlanta Road, Smyrna, Ga 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 245 District 17th Size of Tract .49 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 18,683 sq ft 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.

needs new zoning in order to sell. Present size of the subject property does not meet present square footage requirements of the R-20

List type of variance requested: waiver of required square footage from 20,000 sqft to 18,683 sqft (size of property) for purpose of rezoning subject property to low rise office classification