

APPLICANT: Mark A. Nelkin **PETITION No.:** V-83
PHONE: 770-455-3101 **DATE OF HEARING:** 07-10-13
REPRESENTATIVE: Mark A. Nelkin **PRESENT ZONING:** RM-12
PHONE: 678-508-3275 **LAND LOT(S):** 1134, 1171
TITLEHOLDER: Majestic Lantern Ridge, LLC **DISTRICT:** 16
PROPERTY LOCATION: On the southeast side of **SIZE OF TRACT:** 12.10 acres
Roswell Road, west of North Marietta Parkway **COMMISSION DISTRICT:** 2
(1810 Roswell Road).

TYPE OF VARIANCE: Waive the side setback from the required 35 feet to 10 feet from the western property line for the existing "Club House".

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



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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: No adverse stormwater management impacts observed or 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.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

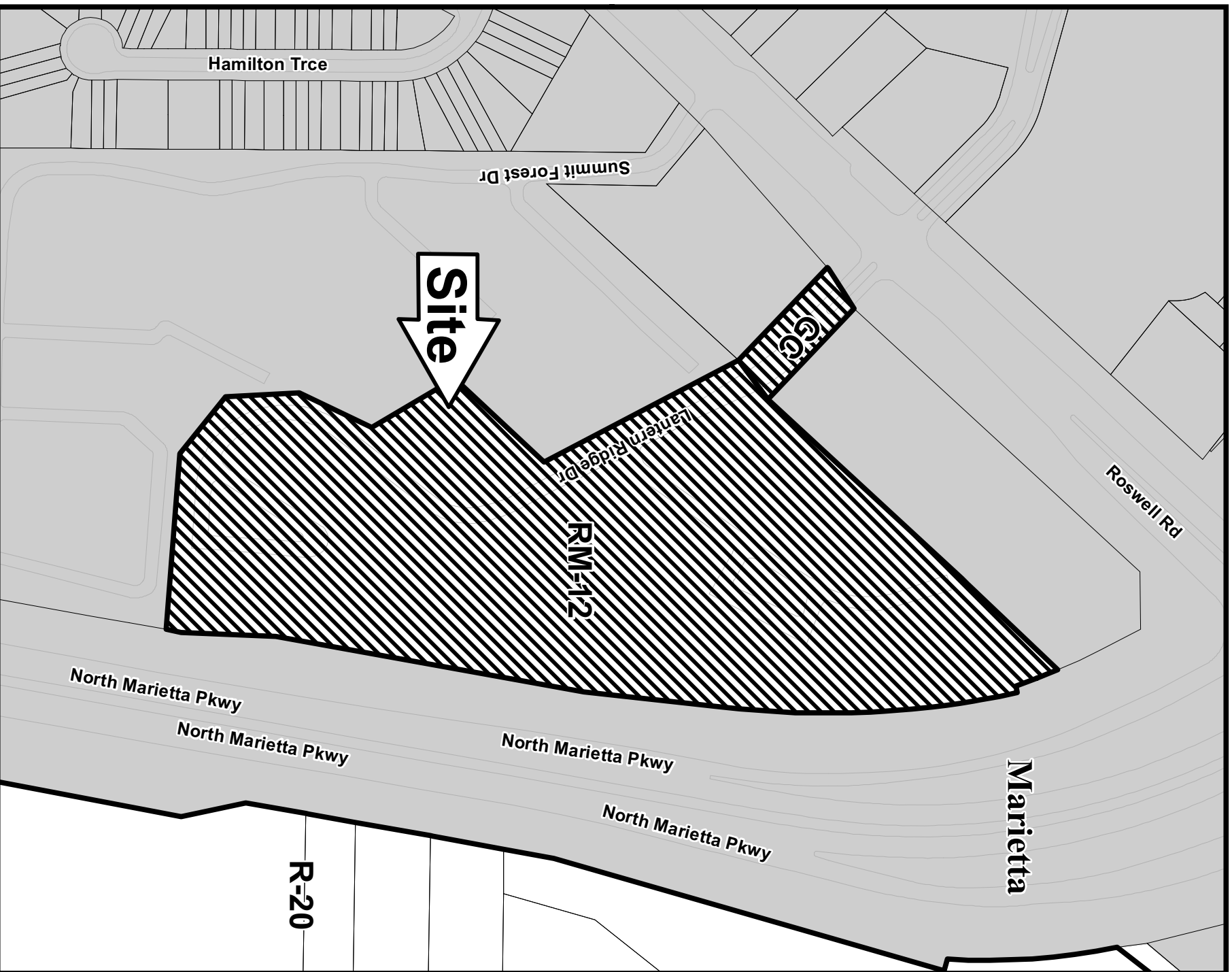
WATER: No conflict (Marietta service area).

SEWER: No conflict (Marietta service area).

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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.



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



City Boundary
Zoning Boundary

COBB COUNTY GEORGIA
 FILED IN OFFICE OF THE
Application for Variance

2013 MAY -9 PM 2:33 Cobb County

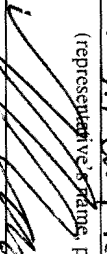
COBB COUNTY ZONING DIVISION

(Type or print clearly)

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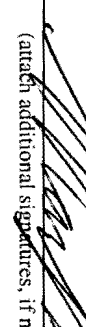
Applicant Mark A. Dilkin Phone # 770-455-3101 ext 1 E-mail Mark@msdilkinrealtor.com

Mark A. Dilkin Address 6477-C Peachtree Industrial Blvd Atlanta GA
 (representative's name, printed) (street, city, state and zip code)

 Phone # 678-508-3075 E-mail Mark@msdilkinrealtor.com
 (representative's signature) (street, city, state and zip code)

My commission expires: May 17, 2016 Signed, sealed and delivered in presence of


Tideholder Mark A. Dilkin Phone # 770-455-3101 ext 1 E-mail Mark@msdilkinrealtor.com

Signature  Address 6477-C Peachtree Industrial Blvd Atlanta, GA
 (attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: May 17, 2016 Signed, sealed and delivered in presence of


Present Zoning of Property R M-12

Location 1810 Roswell Road, NE Atlanta GA 30062
 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 117 District K6 Size of Tract 12.21 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 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. We are in the final stages of refinancing the loan for Barbara Bridges Apartments with Freddie Mac as their lender. In order to be in compliance with Freddie Mac we would have to tear down 5' of the clubhouse/living office IF we did not have the clubhouse/living office included in the variance.

List type of variance requested: Variance to waive the setbacks for the Clubhouse