



**APPLICANT:** 4230 Brookview Drive, LLC **PETITION No.:** V-71  
**PHONE:** 770-434-3603 **DATE OF HEARING:** 05-11-2016  
**REPRESENTATIVE:** Phyllis Britton Davis **PRESENT ZONING:** R-20, R-30  
**PHONE:** 770-354-2898 **LAND LOT(S):** 818, 819  
**TITLEHOLDER:** 4230 Brookview Drive, LLC **DISTRICT:** 17  
**PROPERTY LOCATION:** On the west side of **SIZE OF TRACT:** 0.61 acres  
Brookview Drive, north of Orchard Valley Drive **COMMISSION DISTRICT:** 2  
(4230 Brookview Drive).  
**TYPE OF VARIANCE:** Waive the front setback from the required 45 feet to 35 feet.

---

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

[Click here to add photo](#)

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **VOTE** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# Application for Variance Cobb County

(type or print clearly)

Application No. V-71  
Hearing Date: 5-11-16

Applicant 4230 Brookview Dr, LLC Phone # 770.434.3603 E-mail phyllis@jimchapmancommunities.com  
Phyllis Britton-Davis Address 2625 Cumberland Pkwy, STE 100  
(representative's name, printed) (street, city, state and zip code) ATL, GA 30339  
770.354.2898  
PB Davis Phone # 770.354.2898 E-mail phyllis@jimchapmancommunities.com  
(representative's signature)

My commission expires: March 12, 2019  
Signed, sealed and delivered in presence of: Sandra Dr Ljung  
Notary Public

Titleholder 4230 Brookview Dr, LLC Phone # 770.434.3603 E-mail jim@jimchapmancommunities.com  
Signature [Signature] Address: 2625 Cumberland Pkwy, #100  
(attach additional signatures, if needed) (street, city, state and zip code) ATL, GA 30339  
P. BRITTON-DAVIS  
NOTARY PUBLIC  
COBB COUNTY, GEORGIA  
MY COMMISSION EXPIRES AUGUST 8, 2017  
Signed, sealed and delivered in presence of: P Britton-Davis  
Notary Public

Present Zoning of Property R-30

Location 4230 Brookview Dr, Atlanta, GA 30339 / Valley Trail Dr + Brookview  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 819 District 17th/2nd Size of Tract 0.61 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

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO

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:

HOME IS 100% COMPLETE AND HAS A CERT. OF OCCUPANCY. IN ORDER TO BE IN COMPLIANCE, HOUSE WOULD HAVE TO BE DEMOLISHED AND RE-BUILT

List type of variance requested: REDUCE FRONT SETBACK TO 35'