

APPLICANT: Columbia Properties, Inc.

PETITION No.: V-84

PHONE: Not Given

DATE OF HEARING: 08-09-2017

REPRESENTATIVE: Parks R. Huff, Esq.

PRESENT ZONING: NRC

PHONE: 770-422-7016

LAND LOT(S): 334

TITLEHOLDER: Columbia Parkside I, LLC

DISTRICT: 20

PROPERTY LOCATION: At the southwest intersection of Casteel Road and Dallas Highway (3805 Dallas Highway).

SIZE OF TRACT: 19.90 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the front setback from the required 40 feet to 38 feet.

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

BOARD OF APPEALS DECISION

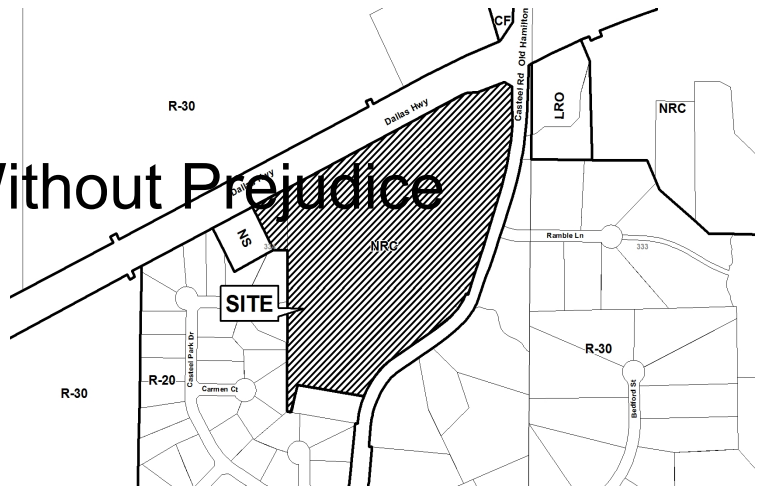
APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

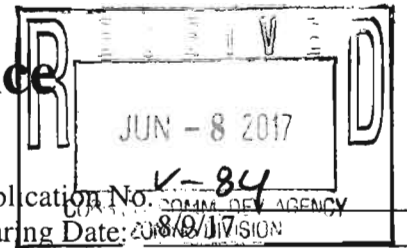
STIPULATIONS: _____

Withdrawn Without Prejudice



Application for Variance Cobb County

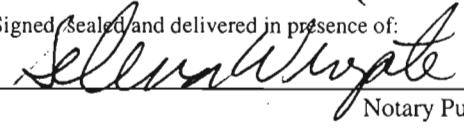
(type or print clearly)



Applicant Columbia Properties, Inc. Phone # _____ E-mail _____
SAMS, LARKIN, HUFF & BALLI, LLP
Parks F. Huff, Esq. Address 376 Powder Springs St., Suite 100 Marietta, GA 30064
(representative name) (street, city, state and zip code)

Phone # 770-422-7016 E-mail phuff@slhb-law.com
(representative signature)

My commission expires: _____

Signed, sealed and delivered in presence of:

Notary Public



Titleholder Columbia Parkside I, LLC Phone # _____ E-mail _____

Signature See Attached Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property NRC
Withdrawn Without Prejudice

Location 3805 Dallas Highway SW southwest corner of Dallas Highway and Casteel Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 334 District 20 Size of Tract 19.9 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 X Topography of Property _____ Other _____

Does the property or this request need a second electrical meter? YES _____ NO X

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:

This is a triangular piece of property bordered by two major roads and burdened by many transportation, water and utility easements. It is difficult to get all aspects of the site plan to fit on the property without this minor concession.

List type of variance requested: Reduce front setback from 40' to 38'