

**AUGUST 15, 2017 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 2**

**ITEM 035**

To consider granting a Special Exception for a reduction of lot size as recommended by the Board of Zoning Appeals from their July 12, 2017 Variance Hearing regarding Variance Application V-69 2045 Anderson, LLC.

**BACKGROUND**

In accordance with a Zoning Ordinance Amendment adopted by the Board of Commissioners on July 28, 2015, Section 134-94(a)(5), the Board of Commissioners shall consider granting a Special Exception for reduction of lot size and public road frontage, after approval by the Board of Zoning Appeals. The Variance Analysis is attached for review. The Board of Zoning Appeals considered this appeal at the July 12, 2017 Variance Hearing and recommended approval of the Special Exception.

**STAFF COMMENTS**

See variance analysis.

**RECOMMENDATION**

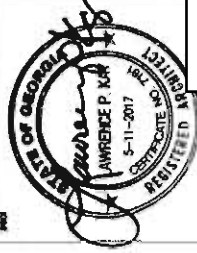
The Board of Commissioners consider granting a Special Exception for the reduction of lot size as recommended by the Board of Zoning Appeals.

**ATTACHMENTS**

Variance analysis



200 CAMERON WAY SE STE 200  
ATLANTA, GEORGIA 30339  
404.558.3558 DAN@INTEGRATEDDESIGNS.COM  
WWW.INTEGRATEDDESIGNS.COM  
COPYRIGHT 2017 INTEGRATED DESIGN INC. INC.



V-69  
(2017)

4-7-2017 PRELIM

5-11-2017 WORKING

date description

ISSUES REVISIONS

drawn project no.

checked

title

2045  
ANDERSON  
R-20

sheet

R-20



## TRACT DATA

ZONED: R-20

TRACT SIZE: 0.78AC +/-

MIN. LOT WIDTH: 90'

MIN. BLDG. SEPERATION: 20'

MIN. SIDE SETBACK: 10'

VARIANCES:

1. LOT SIZE REDUCTION TO 16,000SF
2. FRONT SET BACK REDUCTION TO 15'

FOR MORE INFORMATION CONTACT:

DANNY KAY  
404.558.3558



ANDERSON DRIVE

**APPLICANT:** 2045 Anderson, LLC

**PETITION No.:** V-69

**PHONE:** 404-558-3558

**DATE OF HEARING:** 7-12-2017

**REPRESENTATIVE:** Danny Kay

**PRESENT ZONING:** R-20

**PHONE:** 404-558-3558

**LAND LOT(S):** 697, 698

**TITLEHOLDER:** Raymond K. Davis and Carolyn F. Davis

**DISTRICT:** 17

**PROPERTY LOCATION:** On the north side of Anderson Drive, west of Atlanta Road (2045 Anderson Drive).

**SIZE OF TRACT:** 0.78 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the minimum lot size from the required 20,000 square feet to 16,988 square feet for proposed lots 1 and 2; and 2) waive the front setback from the required 35 feet to 15 feet for proposed lots 1 and 2.

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

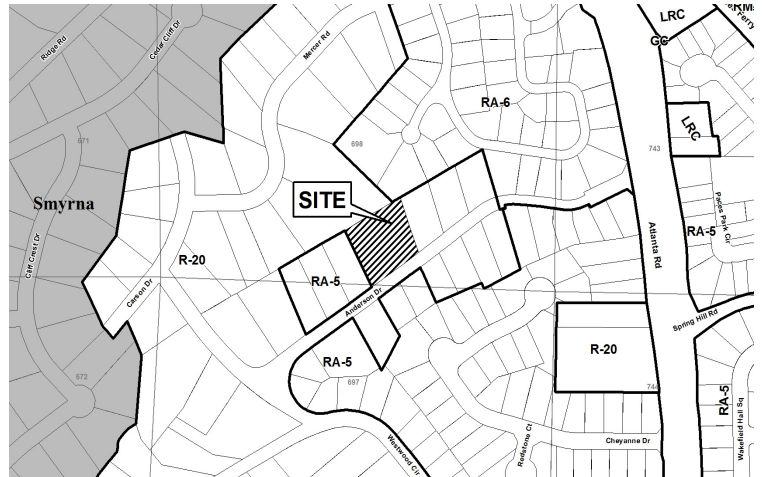
**BOARD OF APPEALS DECISION**

APPROVED        MOTION BY       

REJECTED        SECONDED       

HELD        CARRIED       

STIPULATIONS:         
        
      



**APPLICANT:** 2045 Anderson, LLC

**PETITION No.:** V-69

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the north side of Anderson Drive, a minimum of 25' from the roadway centerline.

**DEVELOPMENT & INSPECTIONS:** No comments

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision must be recorded prior to the issuance of any building permits showing all improvements on the lots along with any approved setback reductions, 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:** If approved, site grading plans approved by Stormwater Management Division will be required prior to permitting.

**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 comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No conflict.

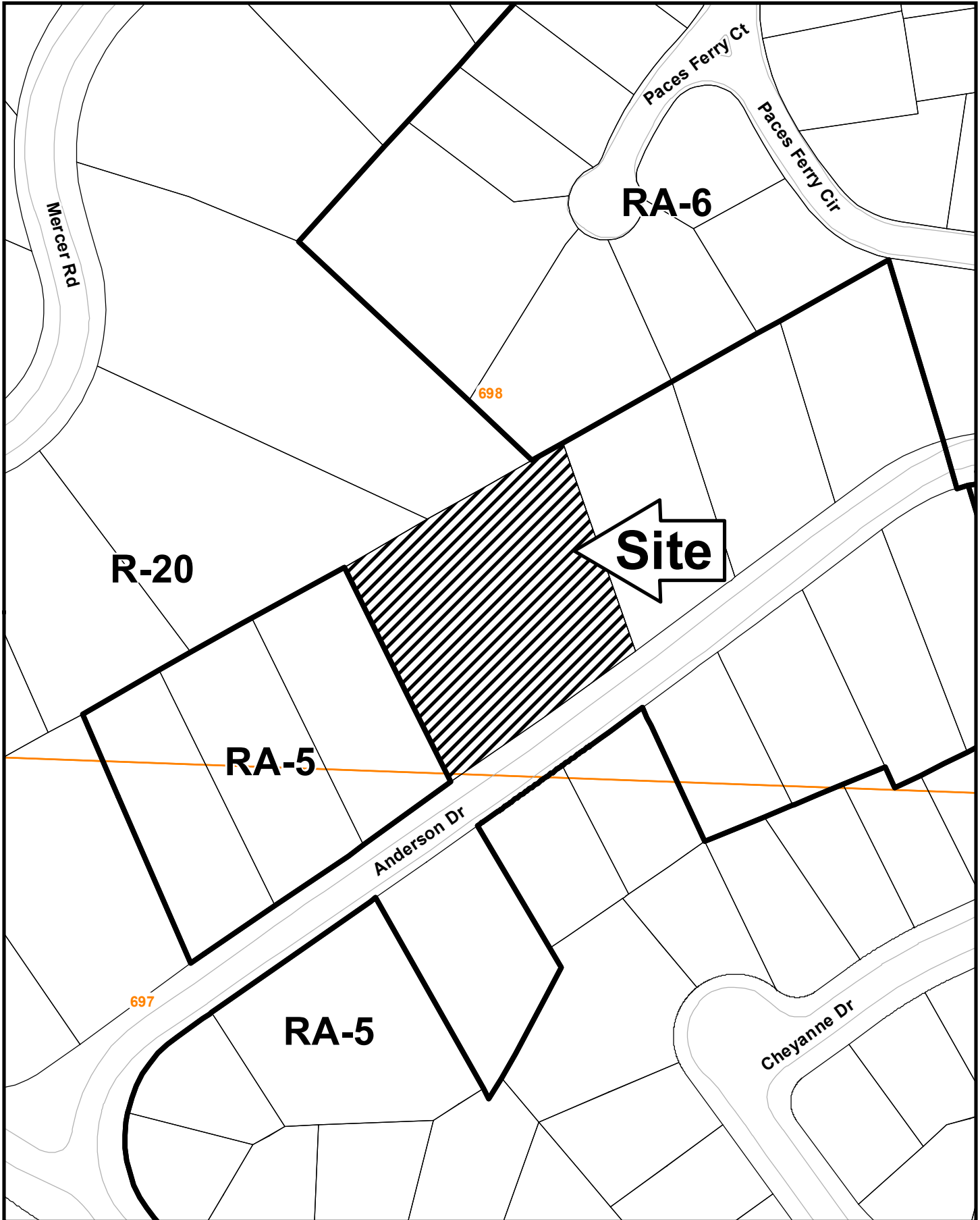
**SEWER:** No conflict.

**APPLICANT:** 2045 Anderson, LLC      **PETITION No.:** V-69

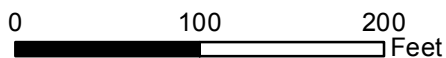
\*\*\*\*\*



**FIRE DEPARTMENT:** No comments.

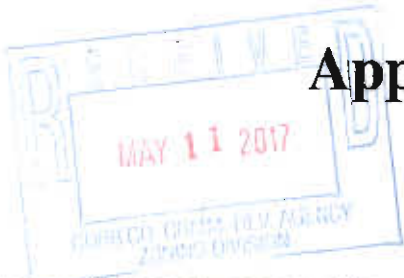
# V-69 2017-GIS



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-69  
Hearing Date: 7-12-17

Applicant 2045 Anderson, LLC. Phone # 404.558.3558 E-mail danny@idiarchitects.com

Danny Kay Address: 2045 Anderson Drive SE Ste 550  
(representative's name, printed) (street, city, state and zip code)

 Phone # 404.558.3558 E-mail danny@idiarchitects.com  
(representative's signature)



Signed, sealed and delivered in presence of:  
Emily Merddyn Glavin  
Notary Public

My commission expires: 3/13/20

Titleholder Raymond K Davis Phone # 404.1059.1059 E-mail CRD@AV925@CARTER.NET  
Signature Raymond K Davis Address: 2045 Anderson Drive Smyrna 30080  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:  
Emily Merddyn Glavin  
Notary Public

My commission expires: 3/13/20

Present Zoning of Property R-20

Location 2045 Anderson Drive SE Smyrna, GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 697 & 698 District 17TH Size of Tract .78 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:

Unable to split the lot, negatively impacting property value for the owner.

List type of variance requested:  
1. Lot size reduction to 16,000sf minimum  
2. Front setback reduced to 15ft