

APPLICANT: Cecil G. McLendon, Jr. **PETITION NO.:** V-20
PHONE: 770-590-5900 **DATE OF HEARING:** 03-09-11
REPRESENTATIVE: Moore Ingram Johnson & **PRESENT ZONING:** R-20
PHONE: Steel, LLP, J. Kevin Moore 770-429-1499 **LAND LOT(S):** 750
PROPERTY LOCATION: On the north side of Park Avenue, east of Oakdale Road **DISTRICT:** 17
(2133 Park Avenue). **SIZE OF TRACT:** 0.65 acre
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the minimum lot size for an R-15 lot from the required 15,000 square-feet to 14,000 square-feet to allow the applicant to file a rezoning application to R-15.

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.

DEVELOPMENT & INSPECTIONS: If the proposed lot split is approved, the structure on Lot 2 will require a one hour fire resistant rating on all portions of the structure not located at least 5 feet from the property line. A permit would be required for the installation of the fire rating. Section R302 states, any exterior wall less than 5 feet off of the property line must have a minimum one hour fire resistant rating on both sides. (Table R302.1).

STORMWATER MANAGEMENT: All of the adjacent parcels on the north side of Park Avenue as well as those directly across the street to the south are currently greater than 20,000 square-feet. The Stormwater Management Division does not support allowing this lot size variance that will allow the proposed lot split. If approved and allowed to continue on other adjacent parcels, this will essentially double the existing density and create a subdivision outside the development regulations and proper stormwater management controls.

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.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: Tracts containing less than 0.5 acres must be served by sanitary sewer. Both tracts must connect to sewer prior to approval of lot split. [122-242(f) and (i)].

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

BOARD OF APPEALS DECISION
APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____

