

**JULY 17, 2012 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM #4

PURPOSE

To consider granting a Special Exception for reducing the required lot size as recommended by the Board of Zoning Appeals from their July 11, 2012 Variance Hearing regarding Variance Application:

V-55 Nancy Lynah

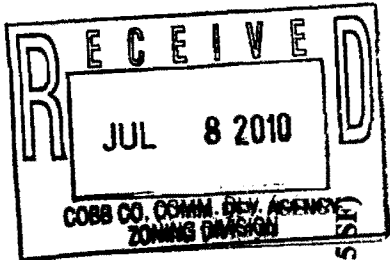
BACKGROUND

In accordance with a Zoning Ordinance Amendment adopted by the Board of Commissioners on September 12, 2000, and amended on July 8, 2003, Section 134-271(8), any use proposed for a parcel or tract of land which does not have the minimum lot size required, approval of a Special Exception by the Board of Commissioners is required after approval by the Board of Zoning Appeals.

ATTACHMENTS

Preliminary Variance Analysis


V-55 (2012)

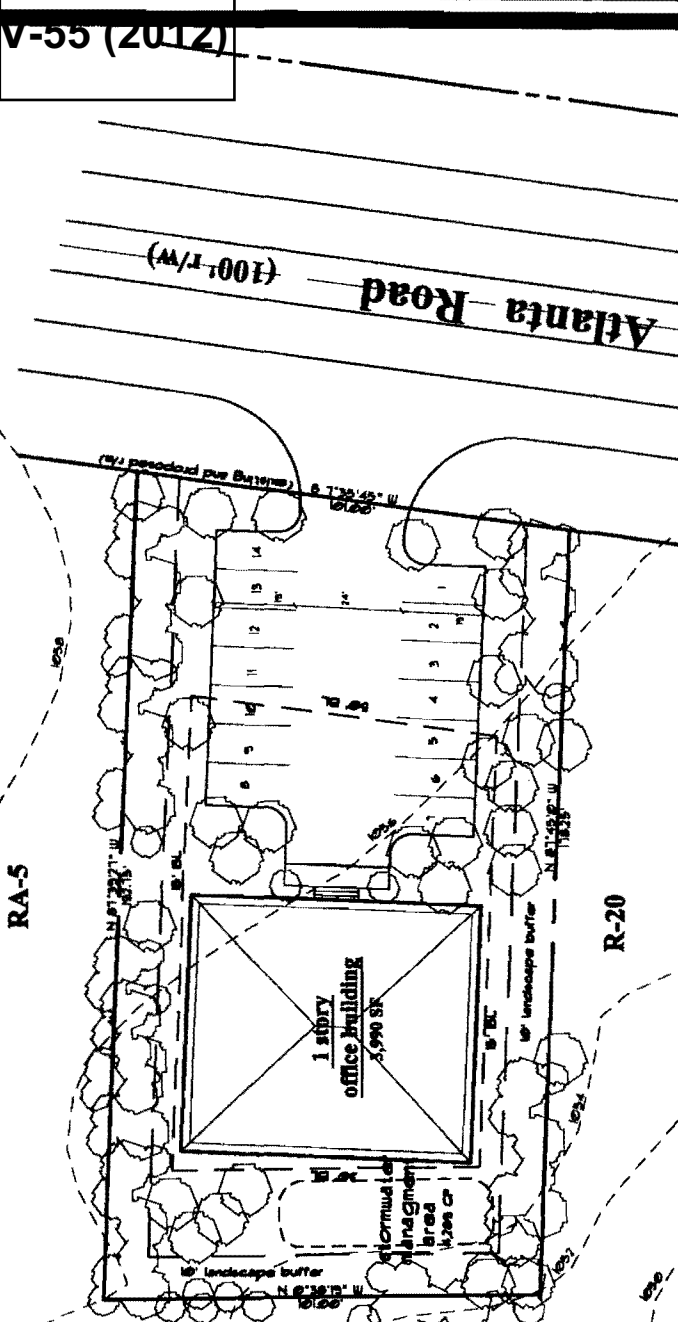


Site Data

Total Site Area: .43 AC
 Present Zoning: R-20
 Proposed Zoning: LRO
 Building Area Shown: 3,990 SF
 Parking Shown: 14 spaces (1/285 SF)

Preliminary Plan
3932 Atlanta Road
 Cobb County, Georgia Land Lots 745, & 696, 17th District, 2nd Section

prepared for:
Mrs. Nancy Lynah

 Scale: 1" = 30'
June 28, 2010



- Notes:**
1. Existing survey taken from deed dated May 20, 1989.
 2. Topographic information by Cobb County GIS.
 3. According to Flood Insurance Rate Map (FIRM) maps 120228G, dated December 16, 2006, no portion of this site contains floodplain.
 4. No cisterns are known to exist on site.
 5. No streams or wetlands are known to exist on site.
 6. No archaeological or architectural landmarks are known to exist on site.
 7. No utility easements are known to exist on site.
 8. Stormwater management and water quality structures are conceptual in site and will be revised based on hydrologic study.



APPLICANT: Nancy Lynah
PHONE: 912-354-8382
REPRESENTATIVE: Nancy Lynah
PHONE: 912-354-8382
TITLEHOLDER: Nancy Lynah
PROPERTY LOCATION: On the west side of
Atlanta Road (3932 Atlanta Road).

PETITION No.: V-55
DATE OF HEARING: 07-11-12
PRESENT ZONING: R-20
LAND LOT(S): 745
DISTRICT: 17
SIZE OF TRACT: .43
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the minimum lot size requirement from required 20,000 square feet to the existing 18,683 square feet for the purpose of rezoning to the LRO low rise office district.



Application for Variance Cobb County

(type or print clearly)

Application No. V-55
Hearing Date: 7-11-12

Applicant Nancy Lynch Phone # 912-354-8382 mail lynahnancy5@gmail.com

Address _____
(representative's name, printed) (street, city, state and zip code)

Phone # _____ E-mail _____
(representative's signature)

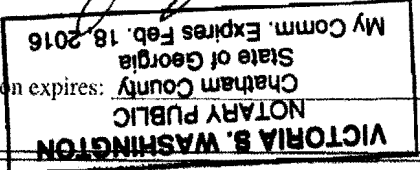
Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder Nancy Lynch Phone # 912-354-8382 mail lynahnancy5@gmail.com

Signature Nancy Lynch Address: 714 E. 49th Street, Savannah, Ga. 31405
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Present Zoning of Property multi use R-20

Location 3932 Atlanta Road, Smyrna, Ga 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 245 District 17th Size of Tract .49 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 18,683 sq ft 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.

needs new zoning in order to sell. Present size of the subject property does not meet present square footage requirements of the R-20

List type of variance requested: waiver of required square footage from 20,000 sqft to 18,683 sqft (size of property) for purpose of rezoning subject property to low rise office classification