

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'

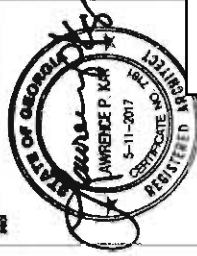
MIN. SIDE SETBACK: 10'

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



V-69
(2017)

	PRELIM	VARIANCE
4-7-2017		
5-11-2017		

date	description
issues	revisions
drawn	project no.
checked	

墨

2045
ANDERSON
R-20

check

R-20

APPLICANT: 2045 Anderson, LLC

PHONE: 404-558-3558

REPRESENTATIVE: Danny Kay

PHONE: 404-558-3558

TITLEHOLDER: Raymond K. Davis and Carolyn F. Davis

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

PETITION No.: V-69

DATE OF HEARING: 7-12-2017

PRESENT ZONING: R-20

LAND LOT(S): 697, 698

DISTRICT: 17

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 _____

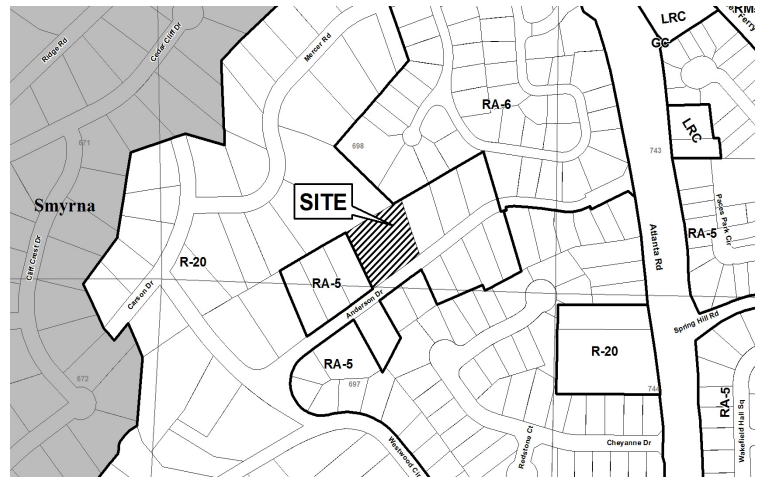
BOARD OF APPEALS DECISION

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.

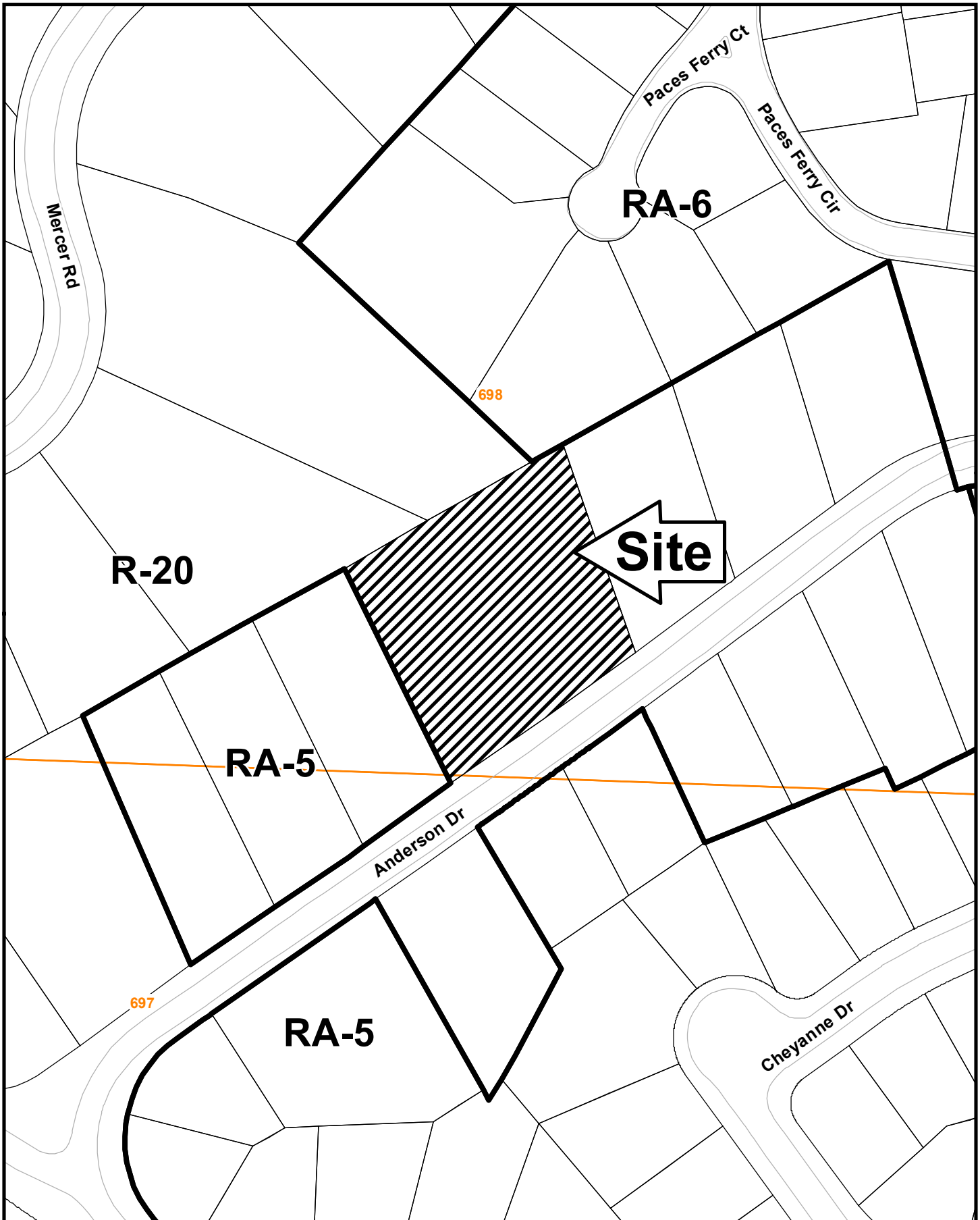
WATER: No conflict.

SEWER: No conflict.

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

FIRE DEPARTMENT: No comments.

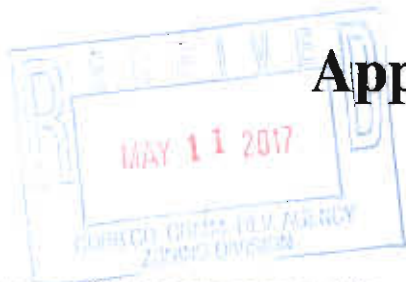
V-69 2017-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

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

(representative's name, printed)

Address: 1700 Cumberland Pkwy SE Ste 550

(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:

My commission expires: 3/13/20

Notary Public

Titleholder RAYMOND K DAVIS

Phone # 404.1059.1059

E-mail CRD@AV9250CARTER.NET

Signature Raymond K Davis

(attach additional signatures, if needed)

Address: 2045 ANDERSON DR SMYRNA 30080

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 3/13/20

Notary Public

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