

# **PRELIMINARY ZONING ANALYSIS ADDENDUM**

**Planning Commission Hearing Date: October 3, 2017**

**Board of Commissioners Hearing Date: October 17, 2017**

**Date Distributed/Mailed Out: September 1, 2017**



*Cobb County... Expect the Best!*



APPLICANT: Victor Nwal

PHONE #: (404) 645-1452 EMAIL: victornwal@yahoo.fr

REPRESENTATIVE: Victor Nwala Ngon

PHONE #: (404) 645-1452 EMAIL: victornwal@yahoo.fr

TITLEHOLDER: Victor Nwala Ngon

PROPERTY LOCATION: East side of Austell Road, north of Byers

Drive

(3077 Austell Road)

ACCESS TO PROPERTY: Austell Road

PHYSICAL CHARACTERISTICS TO SITE: \_\_\_\_\_

\_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

PETITION NO: Z-65

HEARING DATE (PC): 10-03-17

HEARING DATE (BOC): 10-17-17

PRESENT ZONING: LRO

PROPOSED ZONING: NRC

PROPOSED USE: Beauty Salon

SIZE OF TRACT: 0.403 ac

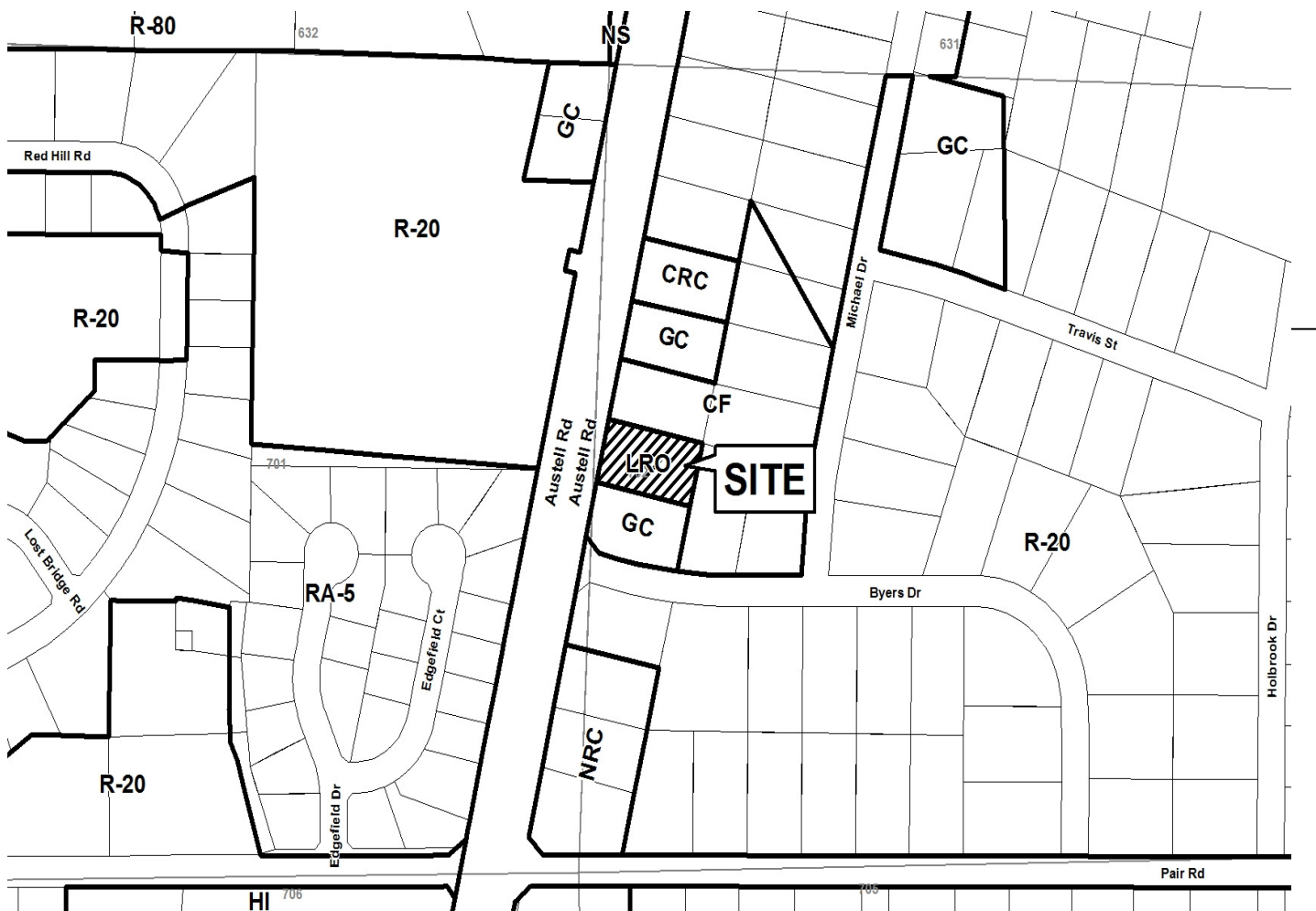
DISTRICT: 19

LAND LOT(S): 702

PARCEL(S): 25

TAXES: PAID X DUE \_\_\_\_\_

COMMISSION DISTRICT: 4



Oct. 2017

# Summary of Intent for Rezoning

.....  
Part 1. Residential Rezoning Information (attach additional information if needed)

a) Proposed unit square-footage(s): \_\_\_\_\_

b) Proposed building architecture: \_\_\_\_\_

c) List all requested variances: \_\_\_\_\_



.....  
Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) Proposed use(s): Beauty Salon - Wash & set HAIR

b) Proposed building architecture: \_\_\_\_\_

c) Proposed hours/days of operation: M - SATURDAY 8-6:30 pm

d) List all requested variances: \_\_\_\_\_

.....  
Part 3. Other Pertinent Information (List or attach additional information if needed)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

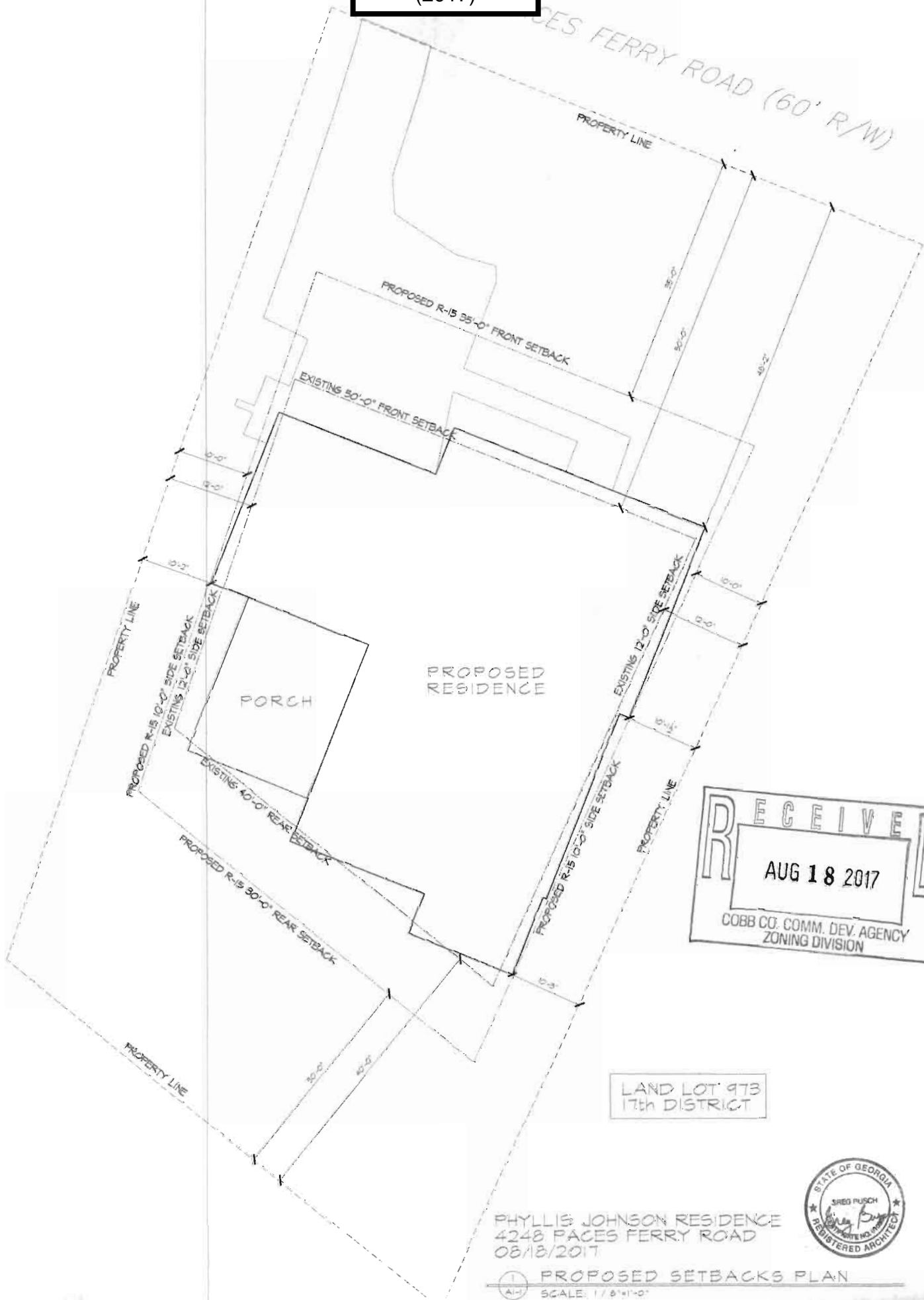
.....  
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

\_\_\_\_\_  
\_\_\_\_\_

Z-66  
(2017)

PACES FERRY ROAD (60' R/W)



**RECEIVED**  
 AUG 18 2017  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

LAND LOT 973  
 17th DISTRICT

PHYLLIS JOHNSON RESIDENCE  
 4248 PACES FERRY ROAD  
 08/18/2017



PROPOSED SETBACKS PLAN  
 SCALE: 1/8"=1'-0"

**APPLICANT:** Phyllis R. Johnson

**PHONE #:** (678) 202-1257 **EMAIL:** phyl@familycapital.biz

**REPRESENTATIVE:** Monte C. Johnson

**PHONE #:** (678) 202-202-1257 **EMAIL:** mcj@familycapital.biz

**TITLEHOLDER:** Phyllis R. Johnson

**PETITION NO:** Z-66

**HEARING DATE (PC):** 10-03-17

**HEARING DATE (BOC):** 10-17-17

**PRESENT ZONING:** R-30

**PROPOSED ZONING:** R-15

**PROPOSED USE:** Single-family house

**PROPERTY LOCATION:** South side of Paces Ferry Road, east of Randall Road

(4248 Paces Ferry Road)

**ACCESS TO PROPERTY:** Paces Ferry Road

**SIZE OF TRACT:** 0.29 acres

**DISTRICT:** 17

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

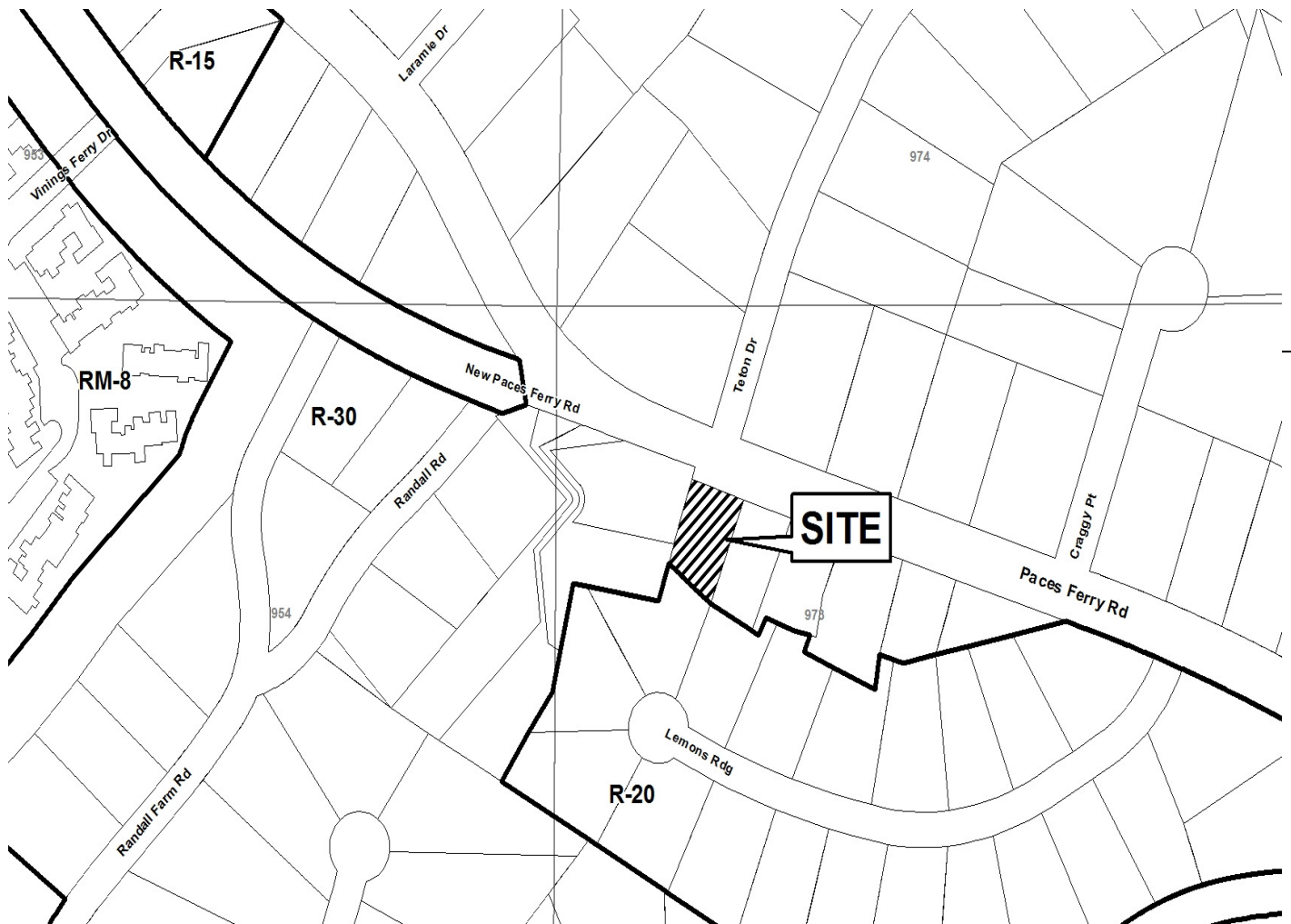
**LAND LOT(S):** 973

**PARCEL(S):** 12

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 2

**CONTIGUOUS ZONING/DEVELOPMENT**





Application No. Z-66

Oct. 2017

# Summary of Intent for Rezoning

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**Part 1. Residential Rezoning Information (attach additional information if needed)**

- a) **Proposed unit square-footage(s):** 4,100 sq/ft - 3,090 on 1st floor and 1,010 2nd floor
- b) **Proposed building architecture:** English Cottage - Stone, Brick, Slate and Metal Roof
- c) **List all requested variances:** 1. 10' setback on each side of the lot; 30' setback on the back of the lot; and 35' setback on the front; all of which conform to R-15 - see the attached stamped drawing!  
2. R-15 lot size - zoning allows for 25 % variance on lot size - R-15 is 15,000 sq/ft and our lot is approximately 12,429 sq/ft (.29 acres) 3. We want to retain shed on the back of the property - see survey.

.....  
**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

- a) **Proposed use(s):** \_\_\_\_\_
- b) **Proposed building architecture:** \_\_\_\_\_
- c) **Proposed hours/days of operation:** \_\_\_\_\_
- d) **List all requested variances:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**Part 3. Other Pertinent Information (List or attach additional information if needed)**

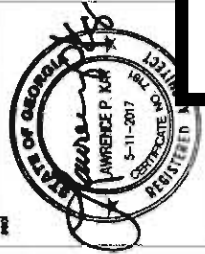
Currently the lot is a "legal non-conforming lot" that was established in 1934. The home was built 1934,  
and is non-conforming with regards to the current R-30 front setback and the lot itself, being 12,429 sq/ft.  
(See the current attached survey.)

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**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).**

NO



2700 CAMERON PARKWAY SE, SUITE 300  
 ATLANTA, GEORGIA 30339  
 404.558.3558 DAN@INTEGRATEDDESIGNS.COM  
 WWW.INTEGRATEDDESIGNS.COM  
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Z-68  
 2017

date	description
4-7-2017	PRELIM
5-11-2017	ISSUES
	drawn
	checked
	project no.
	revisions

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

PHONE #: 404-558-3558 EMAIL: danny@idiarchitects.com

REPRESENTATIVE: Kevin Moore

PHONE #: 770-429-1499 EMAIL: jkm@mijs.com

TITLEHOLDER: 2045 Anderson, LLC

PETITION NO: Z-68

HEARING DATE (PC): 10-03-17

HEARING DATE (BOC): 10-17-17

PRESENT ZONING: R-20

PROPOSED ZONING: R-15

PROPERTY LOCATION: Located on the north side of Anderson Drive, west of Atlanta Road

PROPOSED USE: Two residential lots

ACCESS TO PROPERTY: Anderson Drive

SIZE OF TRACT: 0.78 acres

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: \_\_\_\_\_

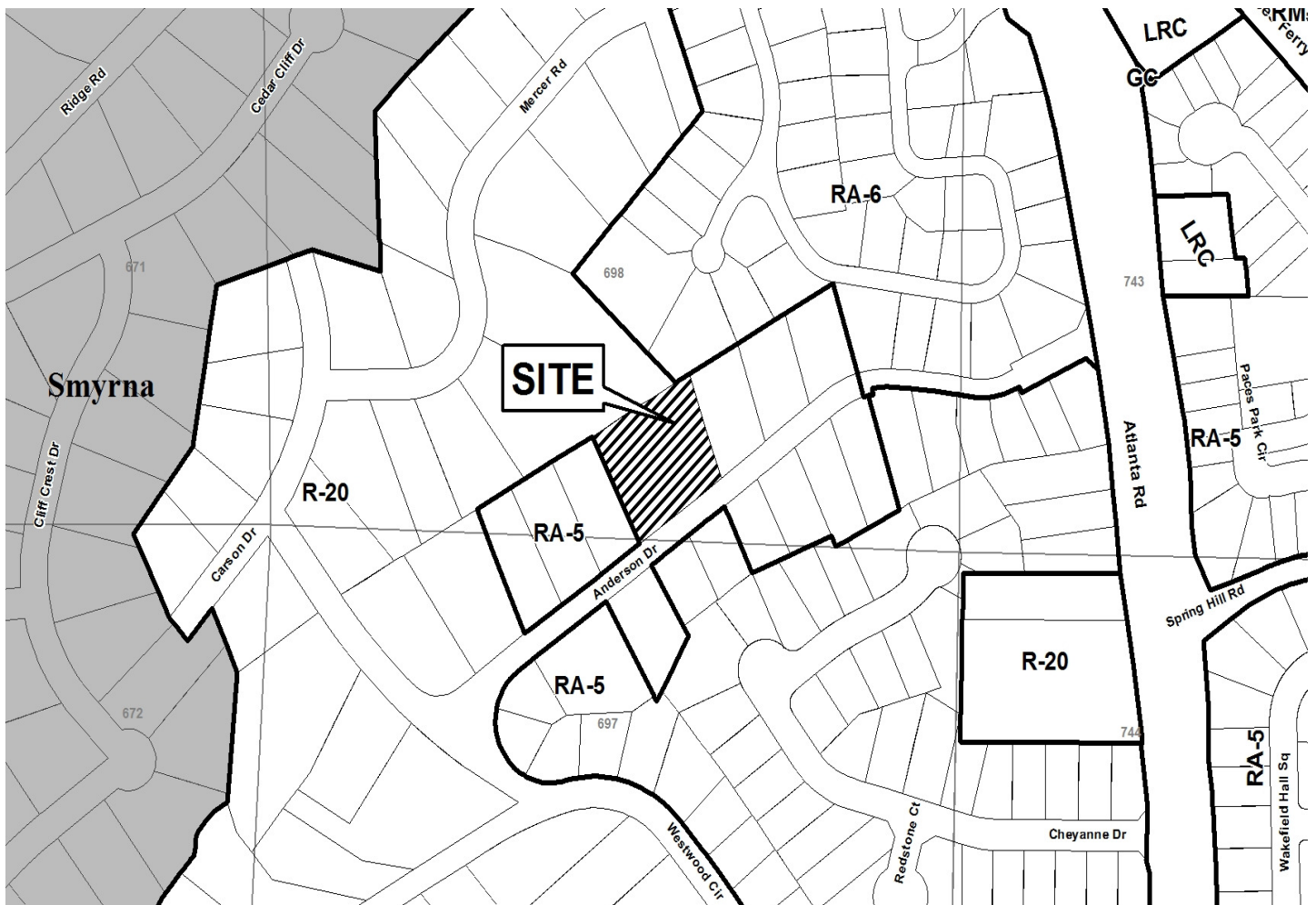
LAND LOT(S): 697, 698

PARCEL(S): 13

TAXES: PAID X DUE \_\_\_\_\_

COMMISSION DISTRICT: 2

**CONTIGUOUS ZONING/DEVELOPMENT**



# Summary of Intent for Rezoning\*

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**Part 1. Residential Rezoning Information (attach additional information if needed)**

- a) Proposed unit square-footage(s): 3,500 - 4, 200 square feet
  - b) Proposed building architecture: Traditional
  - c) List all requested variances: None known at this time.
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

- a) Proposed use(s): Not Applicable
  - b) Proposed building architecture: Not Applicable
  - c) Proposed hours/days of operation: Not Applicable
  - d) List all requested variances: Not Applicable
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**Part 3. Other Pertinent Information (List or attach additional information if needed)**

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.....  
**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**

**(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).**

None known at this time.  
\_\_\_\_\_

\*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.