



DATE	DESCRIPTION

V-121
(2018)

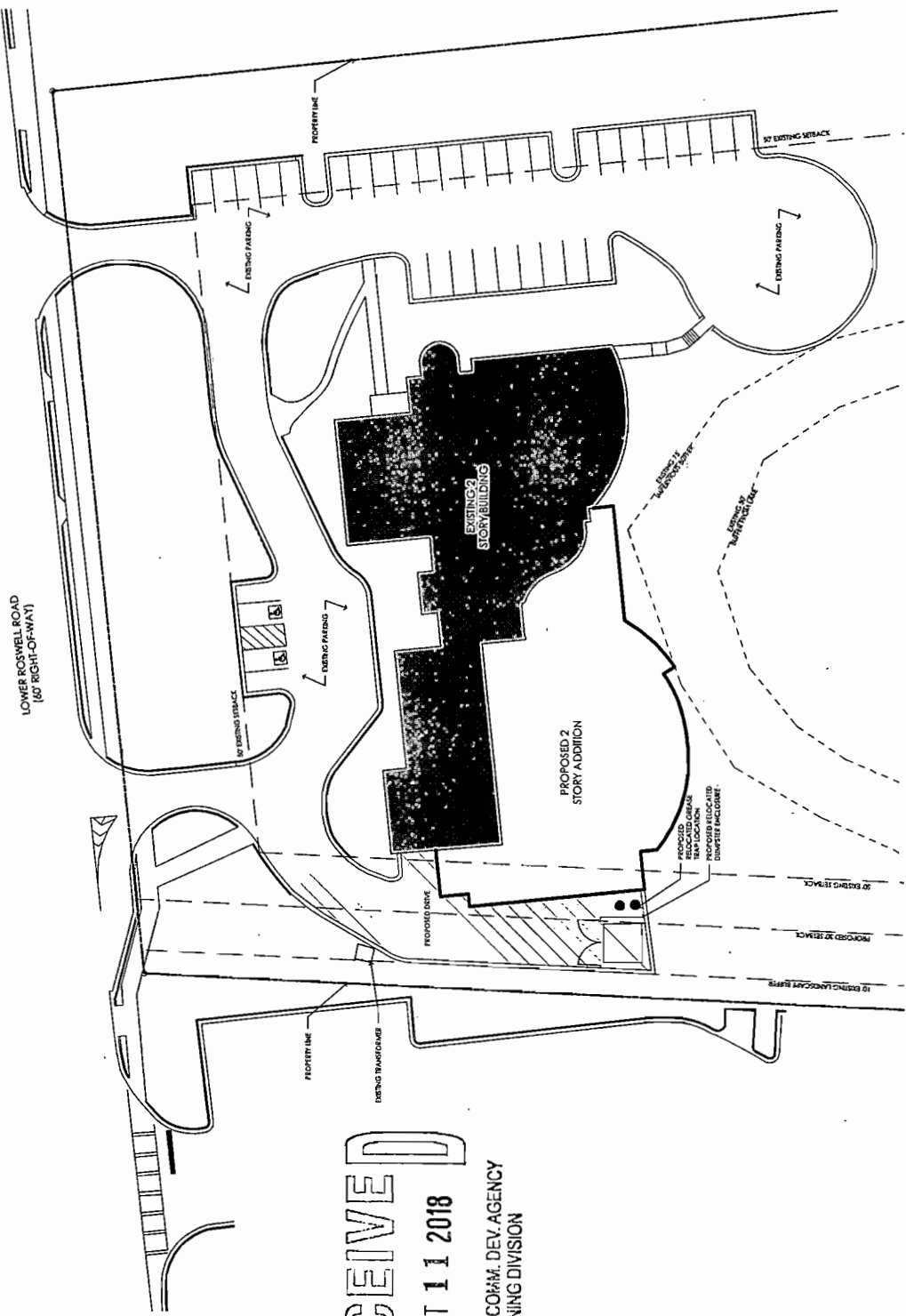


PLACE MAKER DESIGN
1000 COLLETT RD SE STEWAY
ALBANY, GEORGIA 31709
844-222-4447

PROJECT NO.	
SHEET NO.	
TITLE	
DATE	
DRAWN BY	
CHECKED BY	
SCALE	

SITE PLAN

A0.0



ARCHITECTURAL SITE PLAN
1" = 20' (AS)

INTERPRETATION	
PROPOSED	
EXISTING	
BOUNDARY	
PROPOSED DRIVE	
EXISTING DRIVE	
PROPOSED DRIVE	
EXISTING DRIVE	
PROPOSED DRIVE	
EXISTING DRIVE	
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PROPOSED DRIVE	
EXISTING DRIVE	

RECEIVED
OCT 11 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

APPLICANT: Chabad Lubavitch of Cobb, Inc.

PETITION No.: V-121

PHONE: 770-565-4412

DATE OF HEARING: 12-12-2018

REPRESENTATIVE: Ephraim Levi Silverman

PRESENT ZONING: R-20

PHONE: 770-820-2721

LAND LOT(S): 1116

TITLEHOLDER: Chabad Lubavitch of Cobb, Inc.

DISTRICT: 16

PROPERTY LOCATION: On the south side of
Lower Roswell Road, east of Fairfield Drive
(4450 Lower Roswell Road).

SIZE OF TRACT: 6.75 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Reduce the side setback from the required 50 feet to 30 feet adjacent to the west
property line.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Chabad Lubavitch of Cobb,
Inc.

PETITION No.: V-121

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: Subject to Plan Review.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

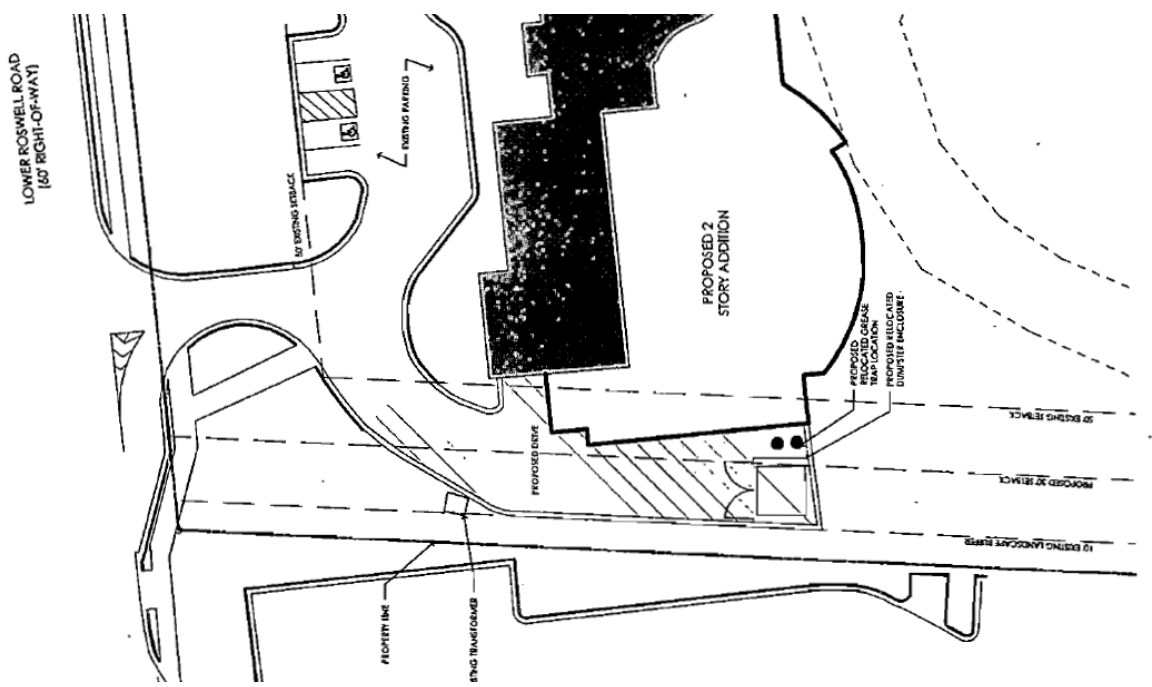
WATER: No conflict.

SEWER: No conflict.

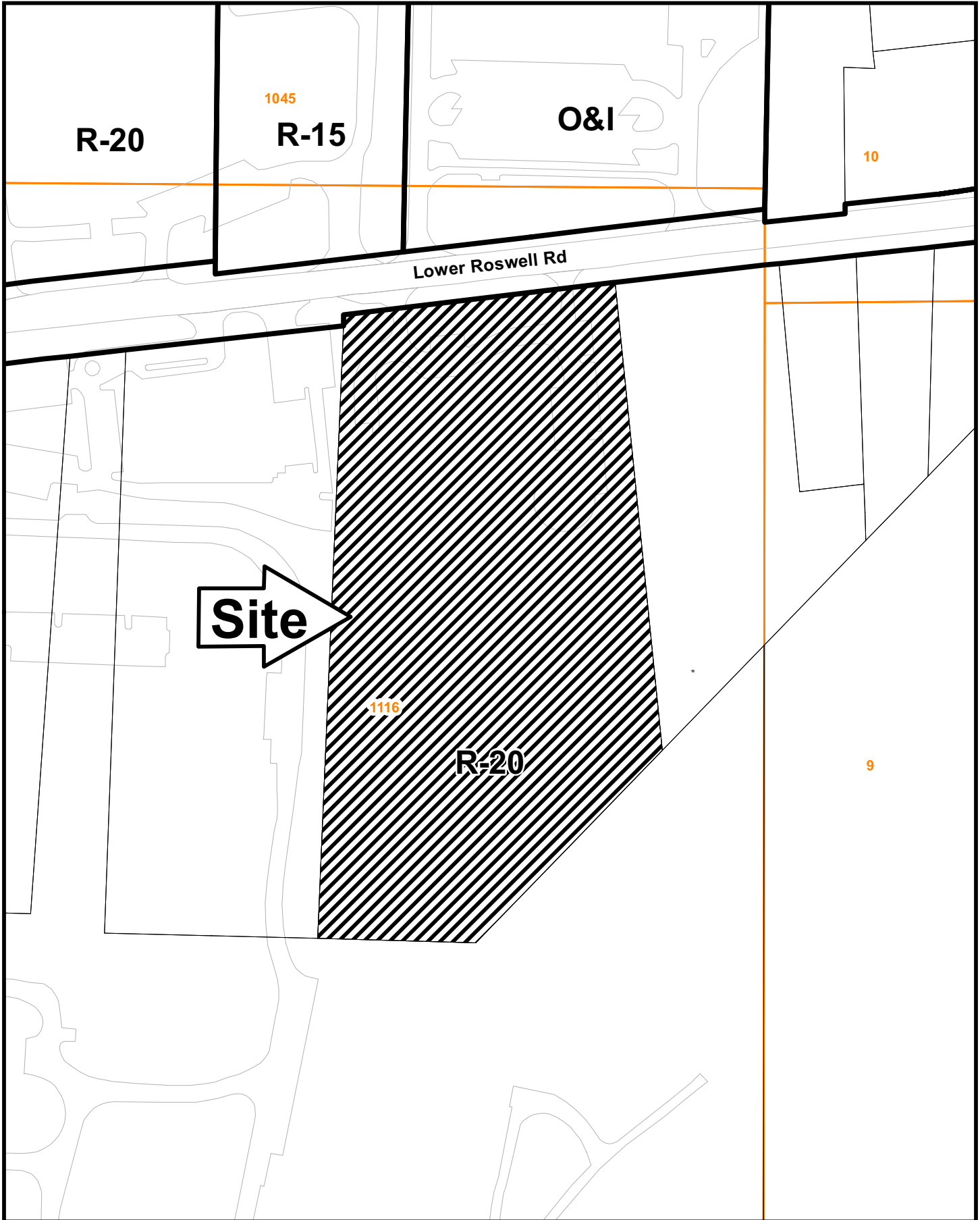
APPLICANT: Chabad Lubavitch of Cobb, Inc.

PETITION No.: V-121

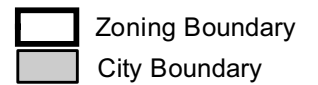
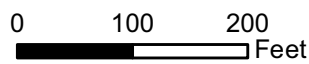
FIRE DEPARTMENT: The fire lane is required to be 20-ft wide.

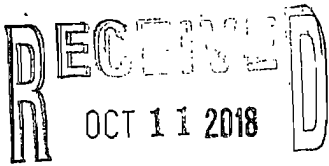


V-121 2018-GIS



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





Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-121

Hearing Date: 12-12-18

Applicant CHASAD LUSAVITZ OF COBB, INC. Phone # 770 565 4412 E-mail office@ChabadofCobb.com

EPHRAIM LEVI SILVERMAN Address 4450 Lower Roswell Rd Marietta GA 30069
(representative's name, printed) (street, city, state and zip code)

[Signature]
(representative's signature)

Phone # 770 2721 E-mail ra661@CobbedofCobb.com

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: April 16, 2019

Titleholder CHASAD LUSAVITZ OF COBB, INC. Phone # 770 565 4412 E-mail office@ChabadofCobb.com

Signature [Signature] prescott (sent) Address 4450 Lower Roswell Rd Marietta GA 30069
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: April 16, 2019

Present Zoning of Property R20

Location 4450 Lower Roswell Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1116 District 16 Size of Tract 6.752 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

The proposed addition to the existing structure will not alter the essential character of the neighborhood and is unique to the applicant's use. The particular property line in question is shared with two governmental users: a Cobb County Government Center and the James E. Quarles water treatment plant.

List type of variance requested: Reduction of Side Set Backs ON THE WEST SIDE PROPERTY LINE FROM 50' TO 30'