

DECEMBER 18, 2018 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2

ITEM OB-64

PURPOSE

To consider a reduction of minimum lot size for Higor Diniz for property located on the eastern side of Woodland Brook Drive, south of Rebel Valley View, in Land Lot 892 of the 17th District (4641 Woodland Brook Drive).

BACKGROUND

The Board of Commissioners considers all reductions to minimum lot size pursuant to a code amendment to Sec. 134-271(7)(a) adopted on February 27, 2018. The subject property is zoned R-30 which requires a 30,000-square foot minimum lot size. The proposed lot is shown with 28,061 square-feet. This represents less than a 6% reduction in minimum lot size for the requirement. The staff has researched this property and cannot locate any deeds of right-of-way donation that may have reduced the lot size, so the applicant has filed this Other Business application to rectify the zoning criteria deficiency.

STAFF COMMENTS

Stormwater Management: Subject to site plan approval by Stormwater Management Division that provides adequate stormwater conveyance through the lot.

Water and Sewer: Sewer is “not available” for a home on a single lot.

Cobb DOT: 1) 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 east side of Woodland Brook Drive, a minimum of 30’ from the roadway centerline; 2) Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements; and 3) Recommend driveway on Woodland Brook Drive be paved with a treated hardened surface for a minimum of 25’ from the edge of pavement or to the County right-of-way, whichever is greater in length.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed reduction of minimum lot size.

ATTACHMENT

Other Business application.

Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

RECEIVED
OCT 16 2018

BOC Hearing Date 10/16/2018 BOC COMM. DEV. AGENCY ZONING DIVISION

Applicant: Higor Diniz (applicant's name printed) Phone #: 404-454-5780

Address: 2007 Merrimont Way, Roswell GA 30075 E-Mail: higorDiniz@gmail.com

Higor Diniz Address: 2007 Merrimont Way, Roswell GA 30075
(representative's name, printed)

[Signature] Phone #: 404-454-5780 E-Mail: higorDiniz@gmail.com
(representative's signature) Susie Ramirez
Notary Public

Signed, sealed and delivered in presence of:

Gwinnett County, Georgia

My Commission Expires:

September 16, 2022

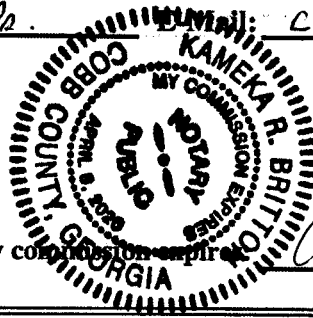
My commission expires: September 16, 2022

[Signature]
Notary Public

Titleholder(s): CHARLES D. LAND (property owner's name printed) Phone #: 404-702-2144

Address: 4110 East Brookhaven Rd. E-Mail: C.LAND@TELFAIRBROKERS.COM

[Signature]
(Property owner's signature)



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: April 8, 2020

Commission District: _____ Zoning Case: _____

Size of property in acres: 26,061 sq ft Original Date of Hearing: _____

Location: 4641 Woodland Brook Dr
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 892 District(s): 17th 2nd section

State specifically the need or reason(s) for Other Business: Build on lot zoned R30

(List or attach additional information if needed)



Printed: 10/16/2018

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer
CHARLES D LAND

LAND CHARLES D & WILLIAM W SCHULTZ

Payment Date: 10/1/2018

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2018	17089200040	10/15/2018	Pay:	N/A	or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$555.41	\$0.00



Scan this code with your mobile phone to view this bill!

RECEIVED
OCT 16 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION