## ITEM OB-65

### **PURPOSE**

To consider a reduction of minimum lot size for Vasil Vasilev for property located on the eastern side of Kinjac Drive, north of Ashbury Point Drive, in Land Lot 558 of the 16<sup>th</sup> District (2728 Kinjac 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 (Lot 7A) is zoned R-20 which requires a 20,000-square foot minimum lot size. The proposed lot is shown with 14,502 square-feet, which represents a 27.5% reduction in minimum lot size for the requirement. The applicant has filed this Other Business application to subdivide the larger lot into two lots. Lot 7B would have 20,000 square feet left, which meets the zoning requirement for R-20 zoned property.

# **STAFF COMMENTS**

**Stormwater Management**: Subject to site plan approval by Stormwater Management Division.

Water and Sewer: If existing lot 7 is to be split into 2 lots (7a and 7b), both lots must connect to active sanitary sewer.

**Cobb DOT:** 1) Recommend driveways be spaced a minimum of 50' apart; 2) Recommend driveways on Kinjac 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; and 3) Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

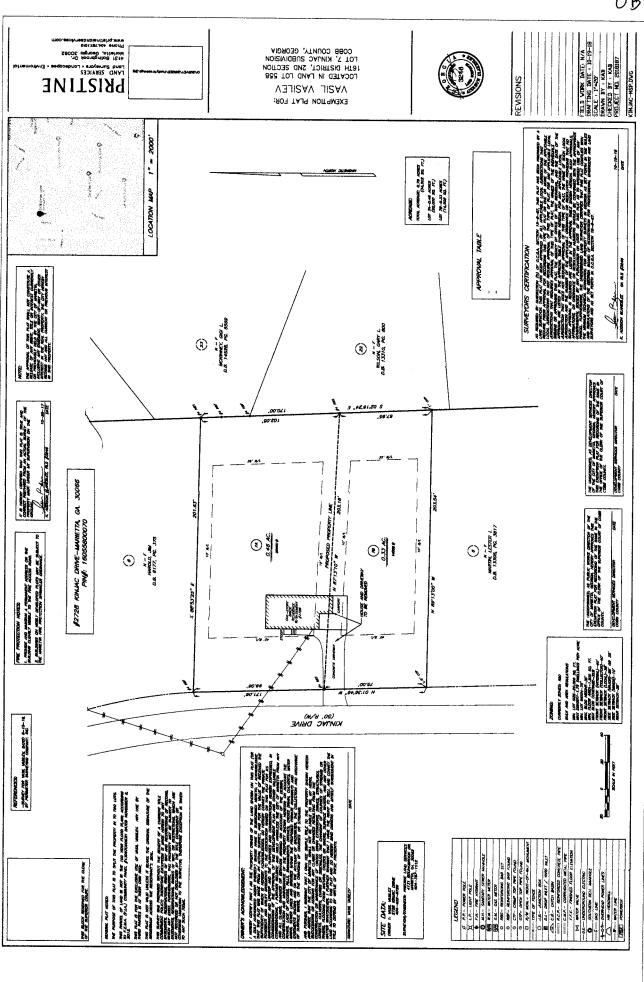
## **RECOMMENDATION**

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

# <u>ATTACHMENT</u>

Other Business application.

Application for "Other Business"	
Cobb County, Georgia (Cobb County Zoning Division - 770-528-2035)  BOC Hearing Date Requested:	<del></del>
Applicant: YAS, LEY Phone #: 404 422 8125	<u>&gt;</u>
Address: 1287 MURDOCK Rd MARIETTA E-Mail:	
VASIL VASILEV Address: 1387 MURDOCK ad MARIETTA GAR	ညီး
(representative's name, printed)  (representative's signature) CHA 9 // (representative's signature) CHA 9 /	<b>ч</b>
Signed, sealed and delightered in prosence of:	
My commission expires: 12 11 2020	_
Titleholder(s): VACULEY Phone #: 404 422 87 28	=
Address: 1387 Murdick Rd MARIETTA (A 306 LE-Mail: VAS-V2@ YAHOO. COM	- <u>\</u>
$\mathcal{A}$	
(Property swiner's signature) WIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	
Signed, sealed and delivered in presents of:	
Notary Public 5 & UBLIC & 5	-
Commission Distriction Zoning Case:	=
Size of property in acres: 0.792 Original Date of Hearing:	_
Location: 2728 Kin' AC dR MARIETTA GA 30066  (street address, if applicable; mearest intersection, etc.)	_
Land Lot(s): District(s):	,
State specifically the need or reason(s) for Other Business: To wave the	
REQUIRED LOT SIZE FROM ROL TO 14.5% FOR	_
THE PURPOSE OF SINALE-FAMILY HOME	
For Lot 7E	<b>5.</b>



OB-65

Proposed

Site

Plan.



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

Printed: 10/26/2018

## **Cobb County Online Tax Receipt**

Thank you for your payment!

Payer: VASIL D VASILEV

#### **HUNTON EDITH IRENE**

Payment Date: 10/3/2018

Tax Year	Parcel ID	Due Date	Å,	peal Amount		Taxes Due
2018	16055800070	10/15/2018	Pay:	N/A	or	\$0.00
interest	Penalty	Foos	Total Due	Amount Pald		Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$1,695.95		\$0.00



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