

**DECEMBER 18, 2018 ZONING HEARING**  
**“OTHER BUSINESS”**  
**COMMISSION DISTRICT 3**

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**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.

**ATTACHMENT**

Other Business application.

# Application for "Other Business"

## Cobb County, Georgia

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

BOC Hearing Date Requested: 08-65

Applicant: VASIL VASILEV Phone #: 404 422 8728  
(applicant's name printed)

Address: 1387 MURDOCK RD MARIETTA E-Mail: \_\_\_\_\_

VASIL VASILEV Address: 1387 MURDOCK RD MARIETTA GA 30062  
(representative's name, printed)

[Signature] Phone #: 404 422 8728 E-Mail: VAS-V2@YAHOO.COM  
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature] My commission expires: 12/11/2020  
Notary Public

Titleholder(s): VASILEV Phone #: 404 422 8728  
(property owner's name printed)

Address: 1387 MURDOCK RD MARIETTA GA 30062 E-Mail: VAS-V2@YAHOO.COM

[Signature]  
(Property owner's signature)

Signed, sealed and delivered in presence of:

[Signature] My commission expires: 12/11/2020  
Notary Public

Commission District: \_\_\_\_\_ Zoning Case: \_\_\_\_\_

Size of property in acres: 0.792 Original Date of Hearing: \_\_\_\_\_

Location: 2728 ~~W~~ LINAC DR MARIETTA, GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 594 District(s): 16

State specifically the need or reason(s) for Other Business: TO WAVE THE REQUIRED LOT SIZE FROM 20K TO 14.5K FOR THE PURPOSE OF SINGLE-FAMILY HOME

For Lot 7B.  
J.P.P.

(List or attach additional information if needed)





Printed: 10/26/2018

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:  
VASIL D VASILEV

HUNTON EDITH IRENE

Payment Date: 10/3/2018

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2018	16055800070	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	\$1,695.95	\$0.00



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