

Memorandum

Date: October 7, 2024.

To: Mayor and Council

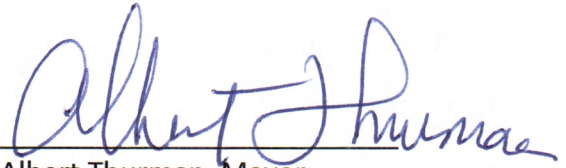
From: Community Development.

Subject: **PZ 24-032**. Variance Request. To vary UDC Table 2-2 minimum rear and side setback requirements for accessory structures greater than 144-sf; to allow impervious coverage greater than 35%. The property is located at 3403 Redwood Forest Ln, within land lot 821 of the 19th district, 2nd section, Cobb County Georgia. PIN: 19082100460.

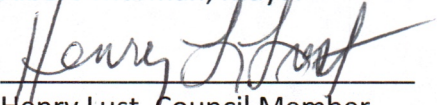
Action: A motion to Approve, with the following conditions:

1. The variance request to reduce the minimum rear and side setback requirements for accessory structures greater than 144-sf is approved and shall not be expanded. This variance approval is specific to the current structures and their locations as described in the application.
2. The variance request to allow impervious coverage to exceed the maximum allowed 35% is approved and shall not be expanded. This variance approval is specific to the current structures and their locations as described in the application.
3. No additional structures or expansions of existing structures shall be permitted within the reduced setback areas without seeking further variance approval.
4. The existing landscaping and replanting efforts on the adjacent HOA land shall be maintained in healthy condition to preserve the natural buffer at the rear of the property.
5. The applicant must address all deficiencies noted in the final electrical and building inspection reports. The shed and gazebo must be brought into full compliance with the relevant code requirements, and successful re-inspections must be completed within 60 days of the variance approval. Failure to comply with this requirement may result in revocation of the variance approval.
6. The applicant shall replant a minimum of two lot trees in the backyard. These trees must be selected from the approved tree species list for the Cameron Springs subdivision's landscaping plan. The trees must be planted within 90 days of the variance approval and maintained in a healthy condition thereafter.

So motioned, this 7th day of October 2024.



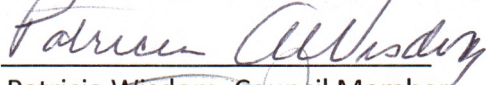
Albert Thurman, Mayor



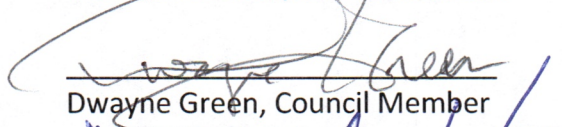
Henry Lust, Council Member



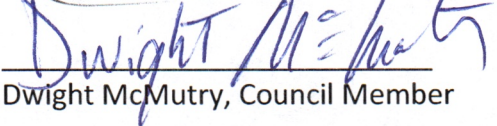
Doris Dawkins, Council Member



Patricia Wisdom, Council Member

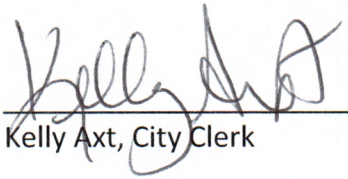


Dwayne Green, Council Member



Dwight McMurtry, Council Member

Attest:



Kelly Axt, City Clerk