

Memorandum

Date: September 16, 2024.
To: Mayor and Council
From: Community Development
Subject: PZ 24-028. Variance Request. To vary table 2-4 minimum dimensional requirements for a lot split. The property is located at 3180 Florence Road, within land lot 675 of the 19th district, 2nd section, Cobb County Georgia. PIN: 19067500020
Action: A motion to Approve, with the following conditions:

1. The variance requests to allow a lot split with no road frontage, as required by Sec. 1-21: Lot Frontage, and Sec. 1-22: Lot Width, are approved.
2. The variance requests to Table 2-4: Dimensional Requirements, for tracts 2 and tract 3, are approved.

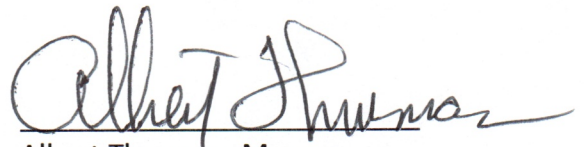
DENSITY AND LOT REQUIREMENTS	Required LI	Approved Variance Tract 2	Approved Variance Tract 3
Minimum lot street frontage (feet)	100	0	0
Maximum impervious surface coverage, lot (%)	75	Unchanged	Unchanged
PRINCIPAL BUILDINGS Setback	LI		
Side, minimum (feet)	20	12.9	12.9
Front landscape strip	20	0	0

3. The variance requests to Table 2-4: Dimensional Requirements, to allow a 20' front setback, and 40' setback at C.H. James Pkwy, when 50' is required; to allow no front landscape strip when 20' is required, are approved.
4. A lot split plat compliant with the approved variance be in conformity to the approved variances to dimensional requirements. be submitted and inter-parcel access easement shall substantially conform to the plat prepared by The Crusselle Company, dated 05/13/2023.
5. Prior to recording, the applicant must submit the Inter-parcel access easement, stormwater management agreement, sewer maintenance agreement and business

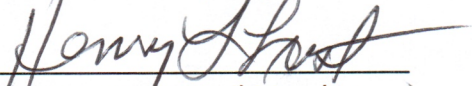
association documentation for shared maintenance meeting requirements of the Unified Development Code and subject to City review. Easements must discuss maintenance responsibilities.

6. The applicant shall re-plat the property, to include the filing of a re-platting application with the Community Development Department for review and approval. The lot split plat shall be in conformity to the approved variances.

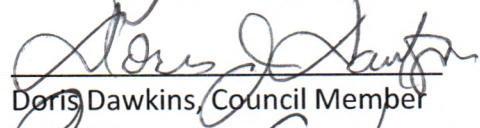
So motioned, this 16th day of September 2024.



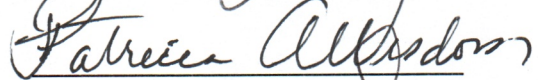
Albert Thurman, Mayor



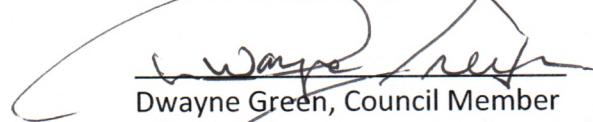
Henry Lust, Council Member



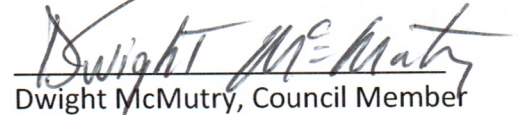
Doris Dawkins, Council Member



Patricia Wisdom, Council Member

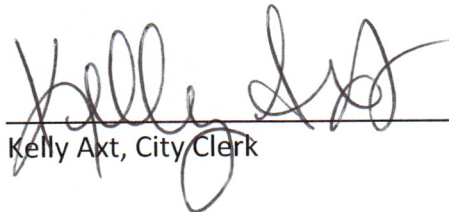


Dwayne Green, Council Member



Dwight McMurry, Council Member

Attest:



Kelly Axt, City Clerk