

Memorandum

Date: July 17, 2023.

To: Mayor and Council

From: Community Development

Subject: **PZ 23-011. Variance Request to UDC Article 1 sections related to lot splits and road frontage requirements, and Table 2-4 related to minimum lot dimensional requirements. The property is located at 4073 Fambrough Drive, within land lot 733 of the 19th District, 2nd Section, Cobb County, Georgia. PIN: 19073300050.**

Action:

A motion to APPROVE, with the following conditions:

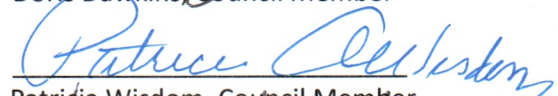
1. The variance requests to allow a lot split with no road frontage, as required by Sec. 1-21: Lot Frontage, and Sec. 1-22: Lot Width, are approved.
2. The variance requests to Sec. 1-23: Lot Size, and Table 2-4: Dimensional Requirements, to allow a lot of approximately 37,000-SF are approved.
3. The 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. The lot split 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-plate the property, to include the filing of a re-platting application with the Community Development Department for review and approval.

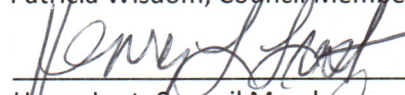
So motioned, this 17th day of July 2023.

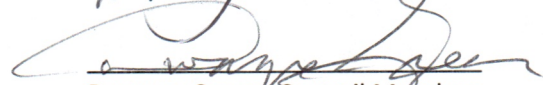
Absent
Albert Thurman, Mayor

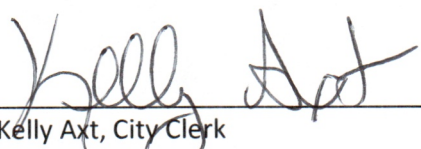
Patrick Bordelon
Patrick Bordelon, Council Member


Doris Dawkins, Council Member


Patricia Wisdom, Council Member


Henry Lust, Council Member


Dwayne Green, Council Member

Attest: 
Kelly Axt, City Clerk