

STATE OF GEORGIA
COUNTY OF FULTON

A RESOLUTION GRANTING A VARIANCE TO THE MINIMUM SETBACK REQUIREMENT FOR GROUND SIGNS AT 1570 OLD ALABAMA ROAD, REDUCING THE REQUIRED RIGHT-OF-WAY SETBACK TO 4 FEET, LIMITED TO THE PROPOSED SIGN LOCATION AS INDICATED ON THE SITE PLAN TITLED "ZONING SITE PLAN – PROPOSED SIGN VARIANCE" DATED JANUARY 25, 2012.

WHEREAS, on January 25, 2011, John Perlman on behalf of Holcomb Woods Office Center, LLC, filed an application for a variance from the provisions of Section 22.18(2) of the Roswell Zoning Ordinance, which requires ground signs for multi-tenant centers C-2 zoned districts to be setback a minimum of 10 feet from the right-of-way, to reduce the required setback of a ground sign at 1570 Old Alabama Road to 4 feet for a proposed ground sign; and

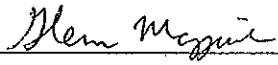
WHEREAS, Section 30.2.7 of the Roswell Zoning Ordinance authorizes the Board of Zoning Appeals to grant variances in accordance with the provisions specified in Section 31.4 of the Roswell Zoning Ordinance; and

WHEREAS, on March 13, 2012, the Board of Zoning Appeals held a public hearing, duly advertised as required by law, in the City Hall Council Chambers, 38 Hill Street, Roswell, Georgia;

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals that, based upon the evidence of record, it finds and determines that the applicant meets criteria set forth in Section 31.4.8 of the Roswell Zoning Ordinance required for the granting of a variance;

THEREFORE, Holcomb Woods Office Center is granted a variance from the provision of Section 22.18 (2) of the Roswell Zoning Ordinance hereby reducing the required setback for a ground sign at 1570 Old Alabama Road to 4 feet, limited to the proposed sign location, as indicated on the site plan submitted by the applicant titled "Zoning Site Plan – Proposed Sign Variance" dated January 25, 2012.

BY ORDER OF THE BOARD OF ZONING APPEALS OF THE CITY OF ROSWELL.

 14 MARCH 2012
Glenn Maggiola, Chair