

LS: 09-0810

PIN: 12 29400782057



Gen: 09090019 RZ

Gen: 09090023

RZ Case #: RZ09-14

CV Case #: CV09-01

CU Case #:

RECEIVED
SEP 1 2009
City of Roswell
Community
Development
Dept.

ZONING APPLICATION

TYPE OF REQUEST:

- ☒ Rezoning
☒ Concurrent Variance
☐ Conditional Use
☐ Text Amendment
☐ Other (Explain)

Present Zoning

AG-1

Requested Zoning

O-P

Proposed Use

OFFICE BUILDING

Total Acreage

0.986 ACRES

PROJECT

Name of Project

2745 HOLCOMB BRIDGE ROAD ROSWELL GA 30022

Property Address/Location

781

1ST

2ND

Suite/Apt. #

City

State

Zip Code

Land Lot

District

Section

Property ID

APPLICANT/OWNER

JILL FAGALDE

Applicant

SEVEN GABLES HOLDINGS, LLC

Company

2715 HOLCOMB BRIDGE ROAD ALPHARETTA GA 30022

Mailing Address

Suite/Apt. #

City

State

Zip Code

770-641-3783

Phone

Cell Phone

Fax Phone

E-mail

REPRESENTATIVE

JOE ALCOCK - RUTLEDGE ALCOCK ARCHITECTS

Contact Name and Company (Owner's Agent or Attorney)

619 EAST COLLEGE AVE SUITE D-1 DECATUR GA 30030

Contact Mailing Address

Suite/Apt. #

City

State

Zip Code

404-214-5797

Cell Phone

404-214-5798

Fax Phone

JOE@RUTLEDGE-ALCOCK.COM

E-mail

I hereby certify that all information provided herein is true and correct

[Signature]
 Applicant Signature, Property Owner or Owner's Representative

Date: 08 / 31 / 2009

OFFICE USE

Fee: \$ _____ ☐ Cash ☐ Check # _____ ☐ CC - Visa/ MC

Date: _____ / _____ / _____

☐ Approved ☐ Denied By: _____

Date: _____ / _____ / _____



Analysis Requirements

REZONING APPLICATIONS: Please complete the Analysis Requirements questionnaire. Applicants are required to respond to criteria 1 through 6 pursuant to O.C.G.A. 36-67-3. Further, please complete criteria 7 through 23, as noted below.

CONCURRENT VARIANCE APPLICATIONS: Please complete the Analysis Requirements questionnaire. Applicants are required to respond to **criteria 1 through 23**. Complete also the Concurrent Variance Justification, questions 1 - 7 at the end of this section.

CONDITIONAL USE APPLICATIONS: Please complete the Analysis Requirements questionnaire. Applicants are required to respond to criteria 1 through 8; also 13, and 18 through 22. Criteria 9 through 12, and 14 through 17, and 23 are NOT required to be completed for a Conditional Use Application.

1. Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Adjacent properties are presently high density multi-family housing or office uses, the proposed use would be similar to those uses.

2. Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property.

The proposed use is similar to those presently existing on adjacent parcels, this should pose no adverse effects on the existing adjacent properties.

3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned.

The property is presently zoned AG-1, single family, we deem that due to its location directly on Holcomb Bridge Road, a state highway, that building a single family home would be inappropriate use of the land. Also, as a new single family home it would be located on a street with an excess of 40,000 trips per day. It is the opinion of the owner/applicant that developing a single family home is not economically viable.

4. Whether the proposal will result in a use which would or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The proposed use is a single professional office, the increase traffic to Holcomb Bridge Road, a street with over 40,000 trips per day, should not be noticeably or adversely affected.





5. Whether the proposal is in conformity with the policy intent of the Comprehensive Plan including land use element.

Presently the Comprehensive Land Use Plan has this parcel designated as residential, however due to the present development, the nature of Holcomb Bridge Road and adjacent property's current uses this would be an anomaly for redevelopment.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal.

There are no other conditions affecting this proposed rezoning.

An applicant for an amendment to the official zoning map may decline to provide any information related to criteria seven (7) through twenty-three (23) if he or she completes, signs, and notarizes the following statement:

"I do not regard the information required by the City, or any portion thereof as indicated, as necessary or relevant to the City Council in their consideration of my application for rezoning. I stipulate that such information shall not be relevant to the City Council in their deliberations or to any court in its review of the decision on my application for rezoning."

[Signature]
Owner of Property (Signature)

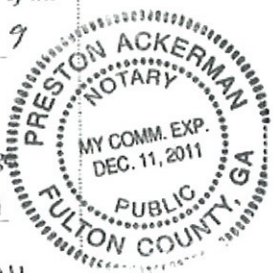
Date: 8 / 31 / 09

The above named individual personally appeared before me, and on oath states that he/she is the owner for the foregoing, and that all above statements are true to the best of his/her knowledge.

[Signature]
Notary Public (Signature)

Date: 8 / 31 / 09

My Commission Expires:
Date: 12 / 11 / 2011



7. An explanation of the existing uses and zoning of subject property.

8. An explanation of the existing uses and zoning of nearby property.

