



Index #: CU12-01

Genero #: 12010250

Legistar #: 12-0011

ZONING APPLICATION

TYPE OF REQUEST :

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

Present Zoning R-1

Requested Zoning R-1

Proposed Use Educational Office Space

Total Acreage 2.5 +/-

PROJECT

Name of Project The Cottage School

Property Address/Location 720 Grimes Br. Rd. Suite/Apt. # _____ City Roswell State GA Zip Code 30075

Land Lot 498 District 1st District Section Second Section Property ID 12222004970302

APPLICANT/OWNER

Applicant _____

Company The Cottage School

Mailing Address 700 Grimes Br. Rd. Suite/Apt. # _____ City Roswell State GA Zip Code 30075

Phone 770-641-8688 Cell Phone _____ Fax Phone 770-641-9026 E-mail joed@cottageschool.org

REPRESENTATIVE

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

Contact Mailing Address 700 Grimes Br. Rd. Suite/Apt. # _____ City Roswell State GA Zip Code 30075

Phone 770-641-8688 Cell Phone 770-313-8456 Fax Phone 770-641-9026 E-mail joed@cottageschool.org

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

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

Date: 1 / 17 / 12

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

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.
The Cottage School abuts all adjacent properties to the property under review and has had no negative impact on those properties. Using this property for limited school related office space should be very suitable
2. Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property.
As stated, no adverse effects have been expressed by any of the adjacent property owners and granting the requested conditional use will not create any adverse effect.
3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned.
In that there is no request for any change in zoning, the proposed economic use of the property will improve.
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.
There will be no excessive or burdensome use of existing streets, transportation facilities, utilities or school as a result of the proposed use of the property.





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

To the best of our knowledge, there is no conflict between the intended use of the property and the intent of the Comprehensive Plan.

- 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 existing conditions that would positively affect the approval of the proposal in that the property is already a part of the school property and the intended use of the property is educational.

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."

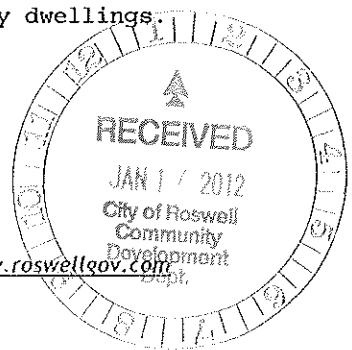
_____ Date: ____ / ____ / ____
 Owner of Property (Signature)

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

_____ Date: ____ / ____ / ____
 Notary Public (Signature) My Commission Expires: _____
 Date: ____ / ____ / ____

- 7. An explanation of the existing uses and zoning of subject property.
 Current zoning of the property allows for the use of the property as an educational extension of the school which is consistent with R-1 standards.

- 8. An explanation of the existing uses and zoning of nearby property.
 All adjacent property is zoned R-1 and consists of single family dwellings.





9. An explanation of the existing value of the property under the existing zoning and/or overlay district classification.

10. Whether the property can be used in accordance with the existing regulations.

11. The extent to which the property value of the subject property is diminished by the existing zoning district and/or overlay district classification.

12. The value of the property under the proposed zoning district and/or overlay district classification.

13. The suitability of the subject property under the existing zoning district and/or district classification for the proposed use.

The proposed use of the property as an educational extension of the school is suitable and consistent with existing zoning standards.

14. The suitability of the subject property under the proposed zoning district and/or overlay district classification.





15. The length of time the property has been vacant or unused as currently zoned.

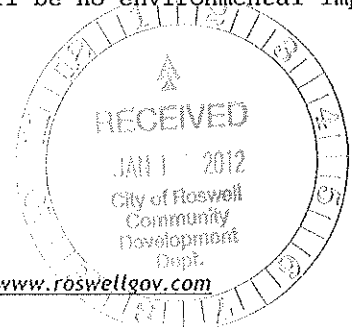
16. A description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district and/or overlay district.

17. The possible creation of an isolated zoning district unrelated to adjacent and nearby districts.

18. Possible effects of a change in zoning or overlay district map, or change in use, on the character of a zoning district.
There are no changes in zoning as a result of a favorable decision on this application.

19. Whether a proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
As there are no amendments to the zoning map there will be no deterrents to the value of adjacent properties.

20. The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality.
There are no changes to the property and therefore there will be no environmental impact.





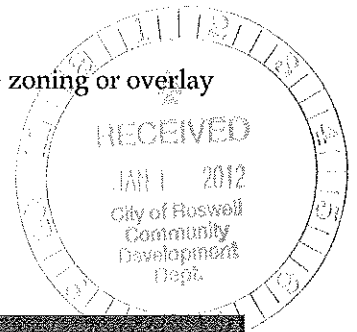
21. The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme, with due consideration given as to whether or not the proposed change will help to carry out the purposes of these zoning regulations.

There being no request for any map amendment there will be no impact whatsoever on the purpose of the overall zoning scheme.

22. The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight. In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.

The Cottage School has been an integral part of the existing neighborhood for more than 20 years with no evidence of any negative impact on any of the adjacent or surrounding properties or neighborhoods.

23. The amount of undeveloped land in the general area affected which has the same zoning or overlay district classification as the map change requested.



Concurrent Variance Justification If Required

An applicant requesting consideration of a Concurrent Variance to any provision of the Zoning Ordinance shall provide written justification that one or more of the following condition(s) exist:

1. There are extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape, topography that are not applicable to other lands or structures in the same district.
2. Any information whereby a literal interpretation of the provisions of this ordinance would effectively deprive the applicant of rights commonly enjoyed by other properties of the district in which the applicant's property is located.
3. Any information supporting that granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
4. Any information that the requested variance will be in harmony with the purpose of the intent of this ordinance and will not be injurious to the neighborhood or to the general welfare.
5. Any information that special circumstances are not the result of the actions of the applicant.
6. Any information that the variance request is the minimum variance that will make possible the proposed use of the land, building, or structure in the use district proposed.
7. Any information that the variance shall not permit a use of land, buildings, or structures, which is not permitted by right in the zoning district or overlay district involved.

Application Signature Page

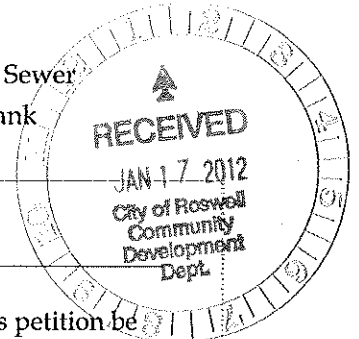
Please complete this **Applicant Signature Page** for ALL applications. **READ CAREFULLY BEFORE SIGNING.**

- I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the *Roswell Zoning Ordinance*) will result in REJECTION OF THE APPLICATION.
- I understand that preliminary approval of my design plan does not authorize final approval of my zoning or signage request. I agree to arrange sign permitting separately, after approval is obtained.
- I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent or such other representative shall be binding.
- I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My signed Campaign Disclosure Statement is included with this Application (required for rezoning only).
- I understand that due to a sewer allocation system controlled by Fulton County, sewerage capacity may not be available. I agree to arrange sewer service separately from this application. The method of sewage disposal that is planned for this property is:

Check one:

Sanitary Sewer

Septic Tank



I respectfully petition that this property be considered as described in this application

From Use District _____

To Use District: _____

Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be considered accordingly. Additionally, applicant further acknowledges and fully understands all above statements made by the City of Roswell.

APPLICANT SIGNATURE (REQUIRED FOR ALL APPLICATIONS)

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

Joseph Digies
Owner of Property (Signature)

700 Grimes Bridge Rd Roswell Ga 30075
Street Address, City, State, Zip

Date: 1/17/12

770 641 8688
Phone

NOTARY

Personally appeared before me the above Owner named *Joseph Digies* who under oath says that he/she is the Applicant for the foregoing, and that all the above statements are true to the best of his/her knowledge.

Sandy McKinney
Notary Public (Signature)

Date: 1/17/12

Date: _____
Commission Expires _____



ATTORNEY / AGENT (IF APPLICABLE)

Attorney/Agent (Signature)

Street Address, City, State, Zip

Date: ____ / ____ / ____

Phone



Campaign Disclosure Ordinance

Please read the law and complete the Campaign Disclosure Statement on the following page if you are requesting a Rezoning, Concurrent Variance, or Conditional Use.

GA Citation/Title

GA Code 36-67A-3, Disclosure of campaign contributions

*38069 Code, 36-67A-3

CODE OF GEORGIA TITLE 36. LOCAL GOVERNMENT PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS (Current through 2000 General Assembly)

36-67A-3 Disclosure of campaign contributions.

- a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
 - 1) The name and official position of the local government official to whom the campaign contribution was made; and
 - 2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority respective local government showing:
 - 1) The name and official position of the local government official to whom the campaign contribution was made; and
 - 2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government of any of its agencies on the rezoning application.

(Code 1981, 36-67A-3, enacted by Ga. L. 1986, p. 1269, 1; Ga. L. 1991, p. 1365, 1; Ga. L. 1993, p. 91, 36.)

Official Code of Georgia Annotated Copyright 1982 - 2000 State of Georgia.



APPLICANT CAMPAIGN DISCLOSURE STATEMENT

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Roswell City Council or a member of the City of Roswell Planning Commission?

YES NO

[Signature]
Applicant/Owner of Property (Signature)

Date: 1 / 17 / 12

Street Address, City, State, Zip

700 Grimes Bridge Road, Roswell, GA 30075

If the answer is yes, please complete the following section:

Date	Government Official	Official Position	Description	Amount



Planning & Zoning Director Acceptance Stamp

- Rezoning
- Concurrent Variance
- Conditional Use

RECEIVED BY THE CITY OF ROSWELL
ZONING OFFICE Jan. 17, 2012
Date

APPROVED FOR INITIATION OF A ZONING
AMENDMENT TO THE ROSWELL ZONING
ORDINANCE AND ZONING MAP BY THE
ZONING DIRECTOR.

Bradford D. Deussenel
Zoning Director

TIME: 10:19 DATE: Feb 16, 2012

THIS APPLICATION SHALL BE CONSIDERED
AND MAY BE REFERRED TO AS REZONING
PETITION NUMBER 2012-01