

Variance Request Plan

832 Clay Road

Cobb County, Georgia Land Lots 34, 17th District, 2nd Section

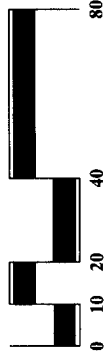
prepared for:

Serah Enterprises, Inc.

DGM
LAND PLANNING
CONSULTANTS



975 Cobb Place
Bldg. Suite 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491



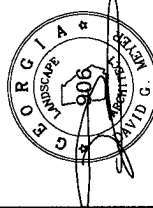
Scale: 1" = 20'
July 7, 2010

Site Data

Total Site Area: .36 AC
Present Zoning: GC

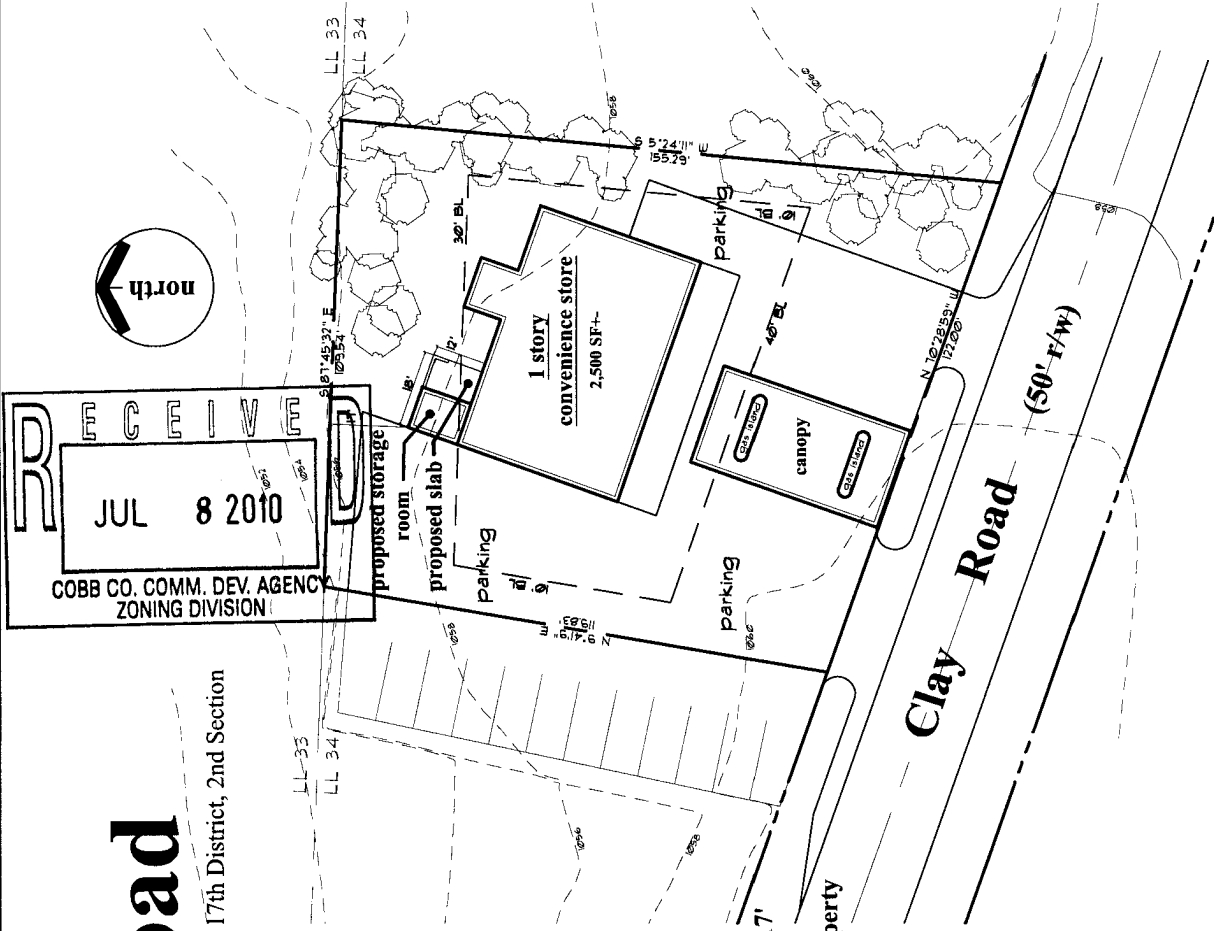
Variance Request:

1. waive rear setback from 30 to 17' to accommodate storage room
2. waive area requirement of property from 20,000 SF to 15,694 SF



Notes:

1. Boundary survey from G.W. Crusselle Sr., PLS, dated June 4, 1933
2. Topographic information by Cobb County GIS
3. According to Flood Insurance Rate Map (FIRM) #3067C0204G, dated December 16, 2006, no portion of this site contains floodplain.
4. No easements are known to exist on site.
5. No streams or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.
8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.



APPLICANT: <u>Serah Enterprises, Inc.</u>	PETITION NO.: <u>V-67</u>
PHONE: <u>678-358-9693</u>	DATE OF HEARING: <u>09-08-10</u>
REPRESENTATIVE: <u>Garvis L. Sams, Jr.</u>	PRESENT ZONING: <u>GC</u>
PHONE: <u>770-422-7016</u>	LAND LOT(S): <u>34</u>
PROPERTY LOCATION: <u>Located on the north side of</u>	DISTRICT: <u>17</u>
<u>Clay Road, west of Floyd Road</u>	SIZE OF TRACT: <u>.36 acre</u>
<u>(832 Clay Road).</u>	COMMISSION DISTRICT: <u>4</u>

TYPE OF VARIANCE: 1) Waive the rear setback from the required 30 feet to 17 feet; 2) waive the lot size from the required 20,000 square feet to 15,694 square feet; 3) waive the setback for a gasoline pump canopy from the required 15 feet to zero feet; 4) waive the required 40 foot landscape buffer adjacent to the north and west property lines; and 5) waive the maximum impervious surface from 70% to 75%.

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.

DEVELOPMENT & INSPECTIONS: No comments.

STORMWATER MANAGEMENT: The exhibit provided does not agree with the County's GIS information or tax parcel mapping. With the proposed storage room and slab, the impervious coverage appears to be 76%. While the proposed impervious coverage increase is fairly small (216 square feet or 1.5%), there is no existing stormwater management provided for this site. The majority of the site runoff discharges from the northwest corner of the site via a makeshift flume that has been lined with riprap across the property to the north owned by Barnes Land Investments, LLC. If approved, the adjacent property owner should be agreeable.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: No conflict.

OPPOSITION: NO. OPPOSED _____ **PETITION NO.** _____ **SPOKESMAN** _____

BOARD OF APPEALS DECISION

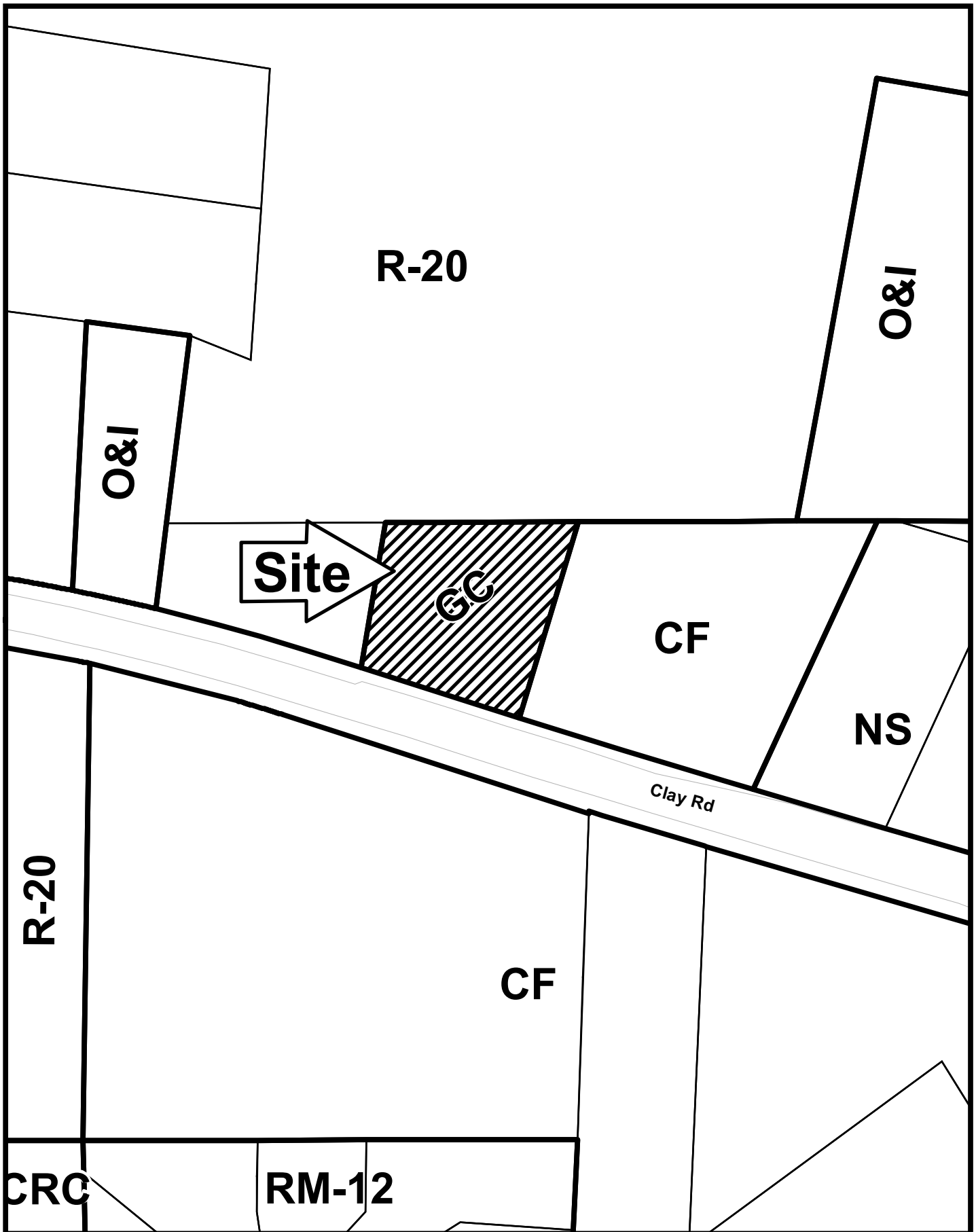
APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

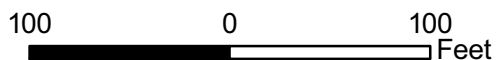
HELD _____ **CARRIED** _____

STIPULATIONS: _____





This map is provided for display and planning purposes only. It is not meant to be a legal description.



City Boundary
Zoning Boundary

Application for Variance Cobb County

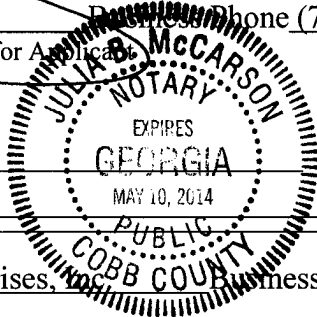
(type or print clearly)

Application No. V- 67
Hearing Date: 9-8-10

Applicant Serah Enterprises, Inc. Business Phone (678) 358-9693 Home Phone _____
SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100
Garvis L. Sams, Jr. Address Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

By: [Signature] Business Phone (770) 422-7016 E-Mail: gsams@samslarkinbuff.com
Garvis L. Sams, Jr., Attorney for Applicant

My commission expires: _____



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder Serah Enterprises, Inc. Business Phone (678) 358-9693 Home Phone _____
Signature See attached Address: 832 Clay Road, Mableton, GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property General Commercial (GC)

Location 832 Clay Road, Mableton, GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 34 District 17th Size of Tract .36 acres Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property XX Shape of Property XX Topography of Property _____ Other _____

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.
A literal interpretation or enforcement of Cobb County Zoning Ordinance provisions precludes the planned expansion to the existing convenience store.

List type of variance requested:

1. Waive the rear setback from 30' to 17'.
2. Waive the required square footage under the GC zoning district from 20,000 sq. ft. to 15,694 sq. ft. for an existing convenience store development.