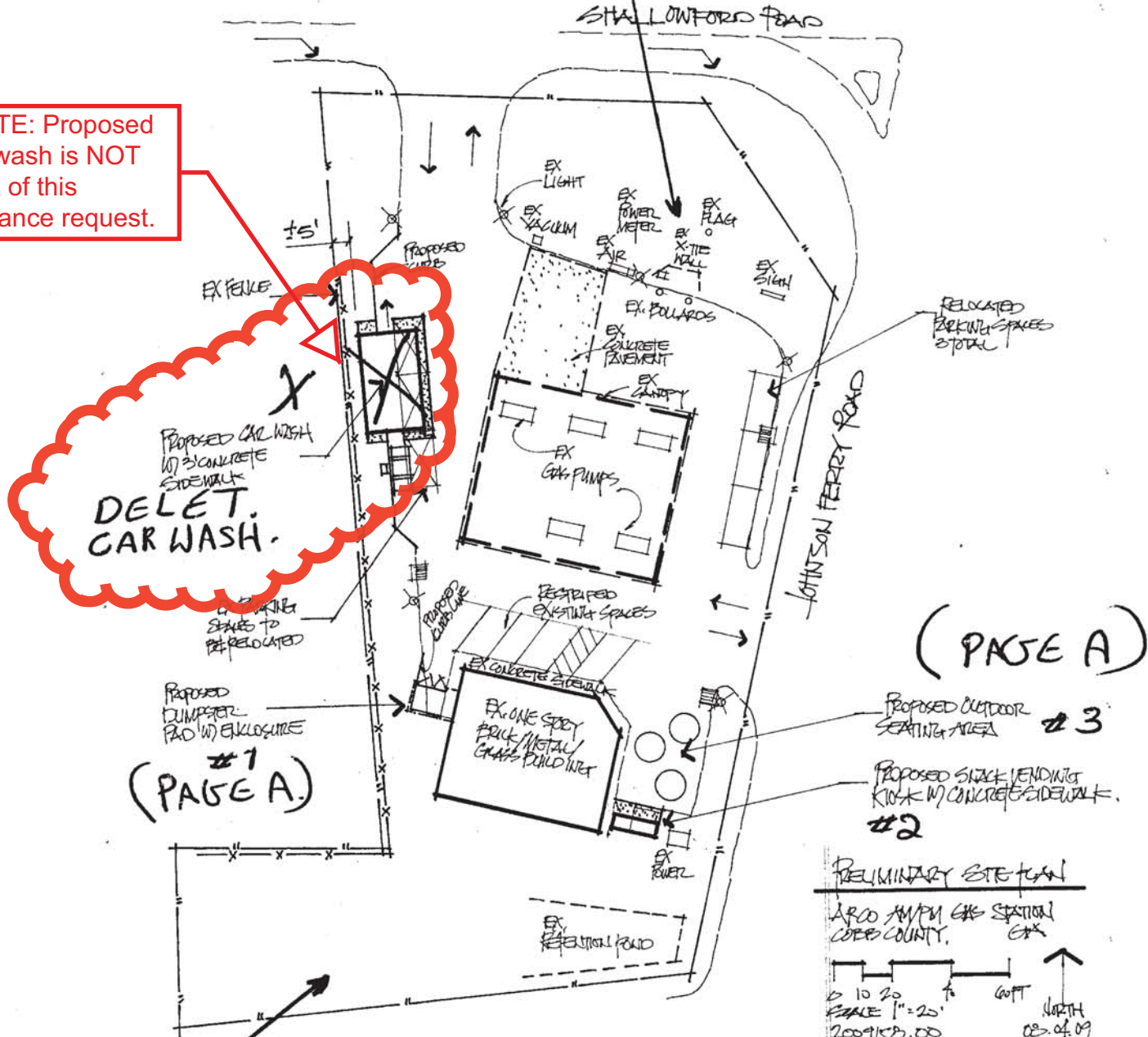


# PROPOSED DVD VENDING MACHINE #5 (PAGE A)

NOTE: Proposed carwash is NOT part of this variance request.



(PAGE A)

#1  
(PAGE A)

PROPOSED OUTDOOR SEATING AREA #3

PROPOSED SNACK VENDING KIOSK W/ CONCRETE SIDEWALK #2

PRELIMINARY SITE PLAN

ARCO AMPM GAS STATION  
COBB COUNTY, GA

0 10 20 FEET  
SCALE 1" = 25'

2009/15B.00

60FT NORTH  
CS. of. 09

PAULSON MITCHELL  
Landscape Architecture  
43.4 Ave. SW  
Suite 200  
Atlanta, Georgia 30371  
Phone: 770.810.7885  
Fax: 770.810.7884  
www.paulson-mitchell.com

PROPOSED OUT DOOR SEATING #4 (PAGE A)

AUG 1 - 2010

**APPLICANT:** Jonathan Khoshnood **PETITION NO.:** V-75  
**PHONE:** 770-643-5991 **DATE OF HEARING:** 10-13-10  
**REPRESENTATIVE:** same **PRESENT ZONING:** NRC  
**PHONE:** same **LAND LOT(S):** 467  
**PROPERTY LOCATION:** Located at the southwest **DISTRICT:** 16  
intersection of Shallowford Road and Johnson Ferry Road **SIZE OF TRACT:** 1 acre  
(4324 Shallowford Road). **COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Allow a dumpster/dumpster enclosure to the side of the primary structure; 2) allow an accessory structure to the side of the primary structure (proposed kiosk on the east side of the building); and 3) allow an accessory structure to the front of the primary structure (proposed DVD vending machine).

**COMMENTS**

**TRAFFIC:** Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the west side of Johnson Ferry Road, a minimum of one foot behind the sidewalk that parallels Johnson Ferry Road.

**DEVELOPMENT & INSPECTIONS:** No comments.

**STORMWATER MANAGEMENT:** No adverse stormwater management impacts are anticipated since no significant increase in impervious coverage is proposed.

**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:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**WATER:** No conflict.

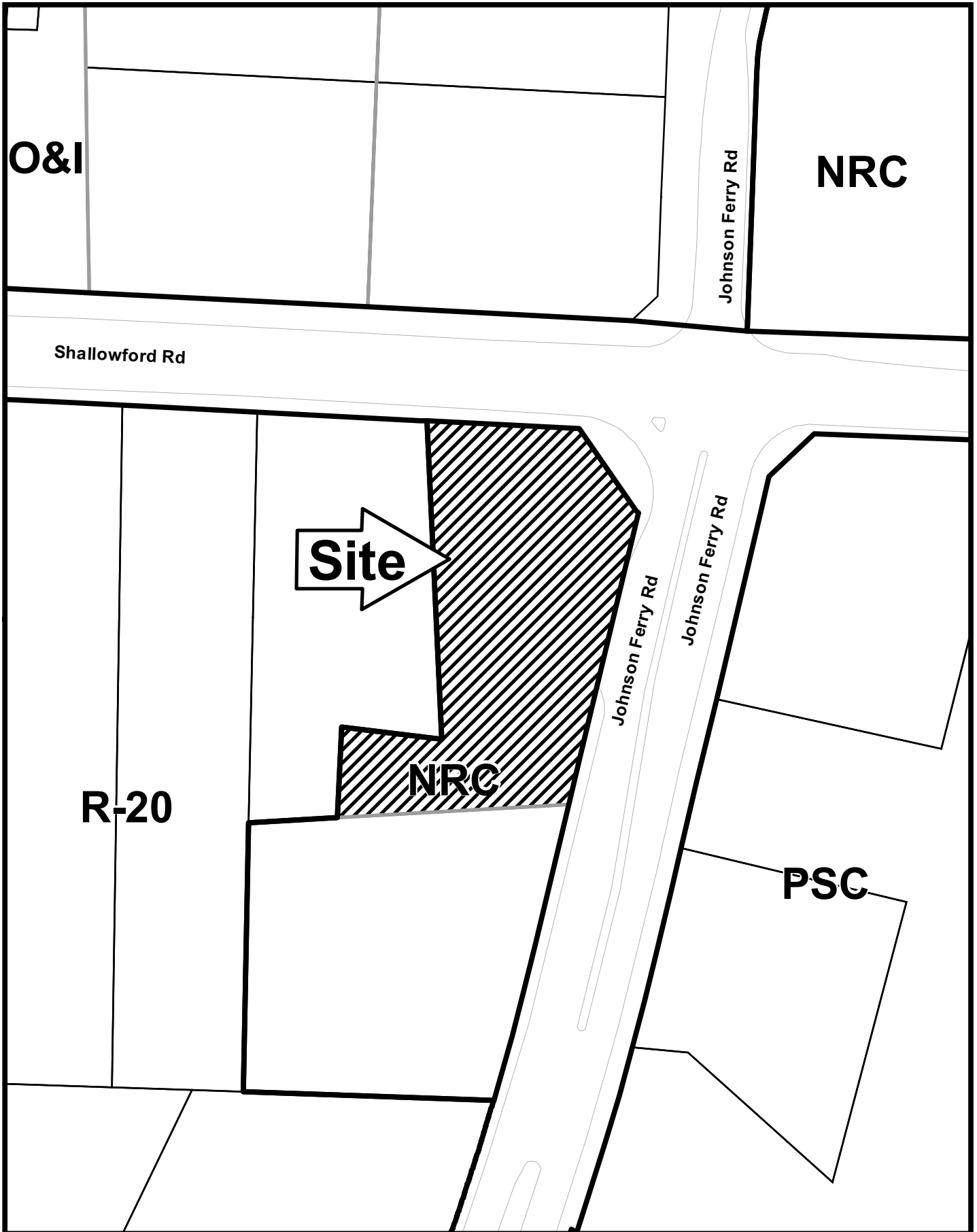
**SEWER:** No conflict.

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

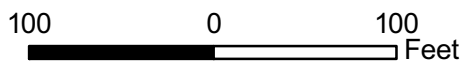
**BOARD OF APPEALS DECISION**  
**APPROVED**            **MOTION BY**             
**REJECTED**            **SECONDED**             
**HELD**            **CARRIED**             
**STIPULATIONS:**             
            
          





# V-75



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-75

Hearing Date: 10-13-10

(JONATHAN)

Applicant KHOSHNOOD

770 Business Phone 643-5991 Home Phone \_\_\_\_\_

JONATHAN KHOSHNOOD Address 4324 SHALLOWFORD RD MARIETTA, GA  
(representative's name, printed) (street, city, state and zip code) 30062

(representative's signature)

Business Phone \_\_\_\_\_ Cell Phone (213) 798-9857

My commission expires: June 3, 2013



Sealed and delivered in presence of:

Kristeena James  
Notary Public, State of Florida  
Commission # DD895880  
My comm. expires June 3, 2013

Notary Public

Titleholder ELUL LLC

770 Business Phone 643-5991 Home Phone \_\_\_\_\_

Signature \_\_\_\_\_

Address: 4324 SHALLOWFORD RD MARIETTA, GA  
(street, city, state and zip code) 30062

(attach additional signatures, if needed)

My commission expires: 6/3/2013



Sealed and delivered in presence of:

Kristeena James  
Notary Public, State of Florida  
Commission # DD895880  
My comm. expires June 3, 2013

Notary Public

Present Zoning of Property NRC

Location 4324 SHALLOWFORD RD, MARIETTA, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 467 P15 District 16 Size of Tract 1 Acre(s)

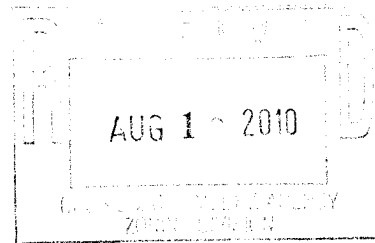
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property \_\_\_\_\_ Shape of Property  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.

The only location that would meet the code would be  
where the RETENTION POND is located.

List type of variance requested: Please see attached (PAGE A).



- 1- To allow to move the dumpster to the west side of the building.
- 2- To allow a kiosk with the allowed set backs.
- 3- To allow out door seating with in set backs.
- 4- To allow out door seating in the back of the building with in set backs.
- 5- To allow DVD vending machine in the front of the building with in set backs.