

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: November 10, 2010

DUE DATE: October 11, 2010

Distributed: September 16, 2010



Cobb County...Expect the Best!

DGM
LAND PLANNING
CONSULTANTS
975 COMB PLACE
BUNN, SOUTH CAROLINA 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491

Administrative

V-76
(2010)

Request

TRATON CORPORATION

120 KENNESAW AVE, MARIETTA, GA 30060

Date: 08-25-10 Scale: 1"=30'

24HR CONTACT RICK FOSTER (770-427-9064)

Subdivision: Paper Chase Farm

Address: 2698 Tarpley Road

County COBB

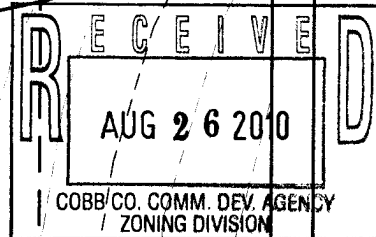
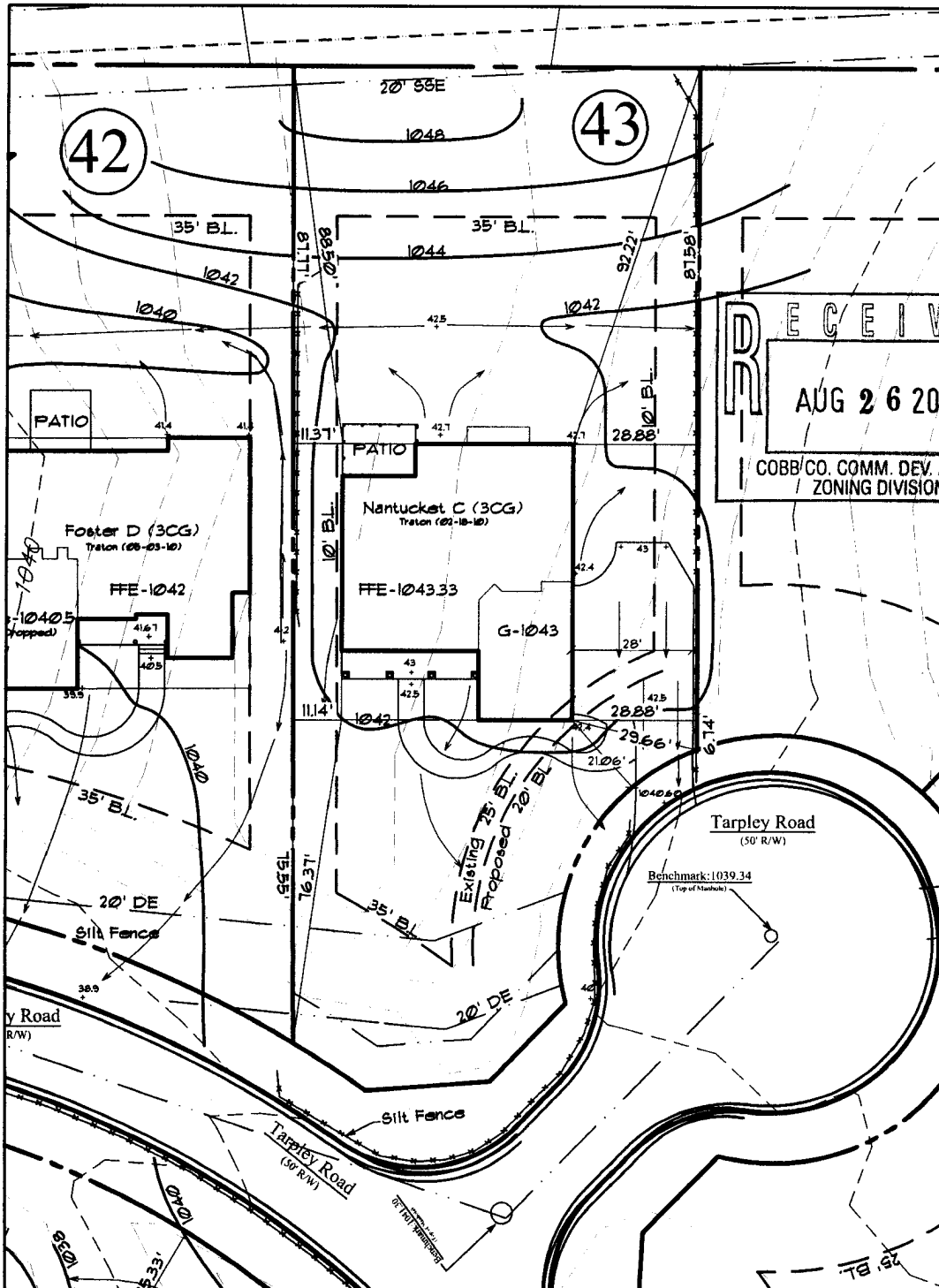
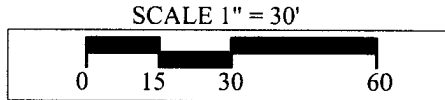
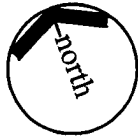
Section: 2nd

Land Lot: 254

Phase: -

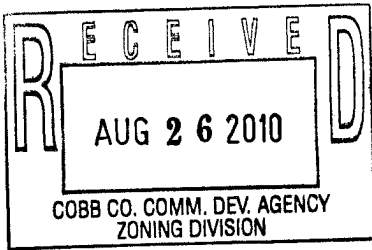
Lot #: 43

District: 20th



APPLICANT: Sherry Bechtold **PETITION NO.:** V-76
PHONE: 770-427-9064 **DATE OF HEARING:** 11-10-10
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 253, 254
PROPERTY LOCATION: Located at the northwesterly **DISTRICT:** 20
intersection of of Tarpley Court and Tarley Road , north **SIZE OF TRACT:** .46acre
north of Tarley Place (2698 Tarpley Court) **COMMISSION DISTRICT:** 1
TYPE OF VARIANCE: Waive the major side setback on lot 43 from the required 25 feet to 20 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. U-76

Hearing Date: 11-10-10

Applicant

Sherry Bechtold

Business Phone

(770) 527-3009

Home Phone

0

Address

720 Kennosaw Ave

Maricetta, GA 30140

(representative's name, printed)

(street, city, state and zip code)

(representative's signature)

Business Phone

(770) 427-9064

Cell Phone

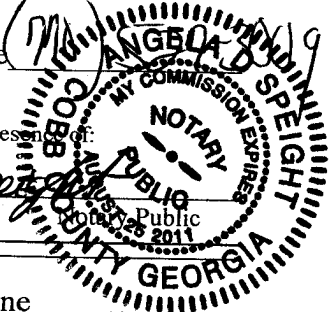
(770) 427-9064

My commission expires:

8/25/2011

Signed, sealed and delivered in presence of:

Angela D. Speight



* Titleholder

Chris Poston

Business Phone

(770) 427-9064

Home Phone

Signature

Chris Poston

Address:

720 Kennosaw Ave

(attach additional signatures, if needed)

(street, city, state and zip code)

My commission expires:

8/25/2011

Signed, sealed and delivered in presence of:

Angela D. Speight



Present Zoning of Property

R-20

Location

2648 Tarpley Court Kennosaw, GA 30152

(street address, if applicable; nearest intersection, etc.)

Land Lot(s)

253, 254

District

20th

Size of Tract

.46

ACRE

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.

Due to tree save area of 35' in rear yard and due to slopes required to maintain the 35' tree save the house moving forward allows for an acceptable rear yard similar in size to others in the neighborhood.

List type of variance requested:

MAJOR SIDE STREET VARIANCE FROM 25' to 20'

#918 DUAL HALL COURT
AREA = 0.5234 ACRES
(22,799 SQUARE FEET)

CURVE INFORMATION:

C-1
ARC=8.30'
CHORD=502.50'34"W 8.30'
RADIUS=159.47'

C-2
ARC=25.97'
CHORD=500.24'06"W 25.95'
RADIUS=189.25'

SURVEYOR'S ACKNOWLEDGMENT
I HEREBY CERTIFY THAT THE PLAN SHOWN
HEREON WAS PREPARED BY ME OR UNDER
MY SUPERVISION AND TO THE BEST OF
MY KNOWLEDGE AND BELIEF IT COMES
WITHIN THE ACCURACY AND SPECIFICATIONS
REQUIRED BY COBB COUNTY DEVELOPMENT
STANDARDS.

JAMES A. EVANS, JR.
GA. RLS # 2167

GRAPHIC SCALE 1"=30'



SURVEY FOR: SCOTT L. CLEVELAND
HOLLY L. CLEVELAND

Scale: 1"=30' LOT 4 DAKLEIGH, UNIT VI

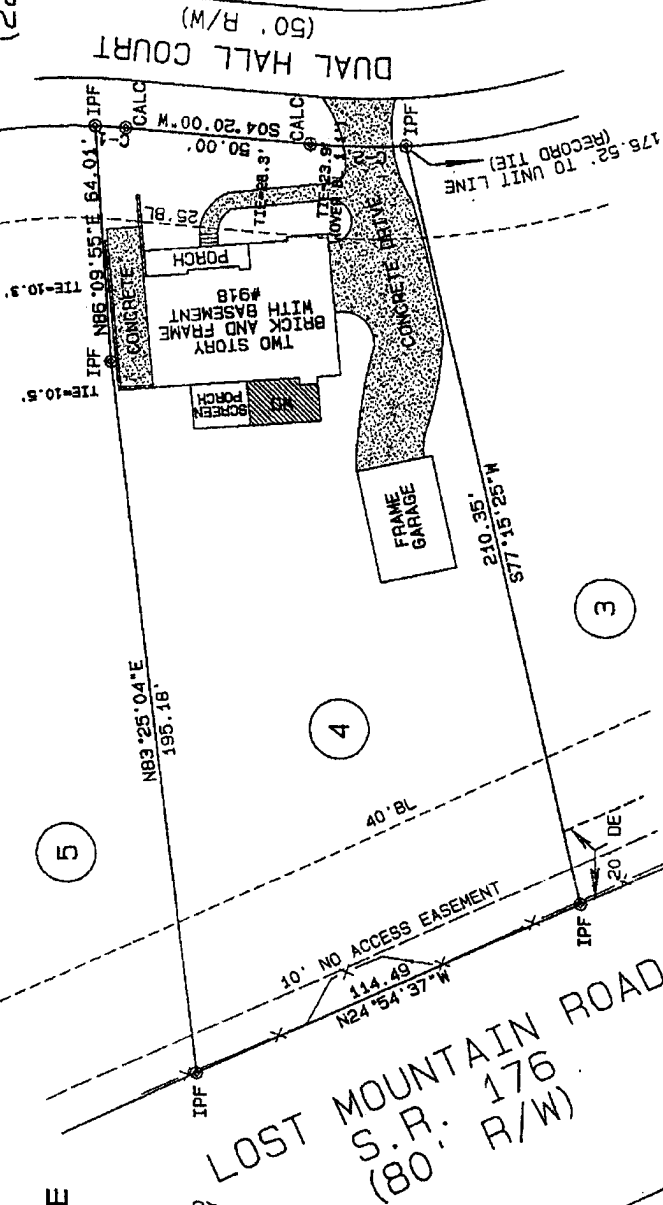
Date: 8/5/2010 PLAT BOOK 181, PAGE 69

Revised: LAND LOT 158, 19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

Drawn By: Daniel Lee Branham, Sr.
Surveyor: JAMES A. EVANS, JR.

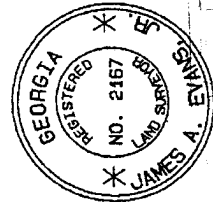
JOB #10-0312-2 NR

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN
ZONE "X" (NOT IN A SPECIAL FLOOD HAZARD AREA) PER THE
COBB COUNTY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL
NO. 13067C00876 WHICH BEARS AN EFFECTIVE DATE OF
DECEMBER 16, 2008.



CLOSURE STATEMENT:
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS COMPLETED
USING AN OPEN TRAVERSE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 20,000+ FEET.

- NOTES:
1. EQUIPMENT USED: TOPCON 615-225, RECON DATA COLLECTOR.
 2. ALL BEARINGS BASED UPON FIELD ANGLES.
 3. TURNED.
 4. NON-VISIBLE UTILITIES MAY EXIST UPON THE PROPERTY. THE SURVEYOR HAS GUARANTEED THE LOCATION OF NON-VISIBLE UNDERGROUND UTILITIES, BEFORE ANY CONSTRUCTION, PLANNING, OR DESIGN OF KIND ARE MADE TO PLATTED PROPERTY. THE UNDERGROUND UTILITIES, IF ANY, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER. IT SHALL BE THE CONTRACTOR/DEVELOPER'S RESPONSIBILITY FOR THIS TO BE DONE.
 5. DATE OF FIELD SURVEY: 04AUG10.

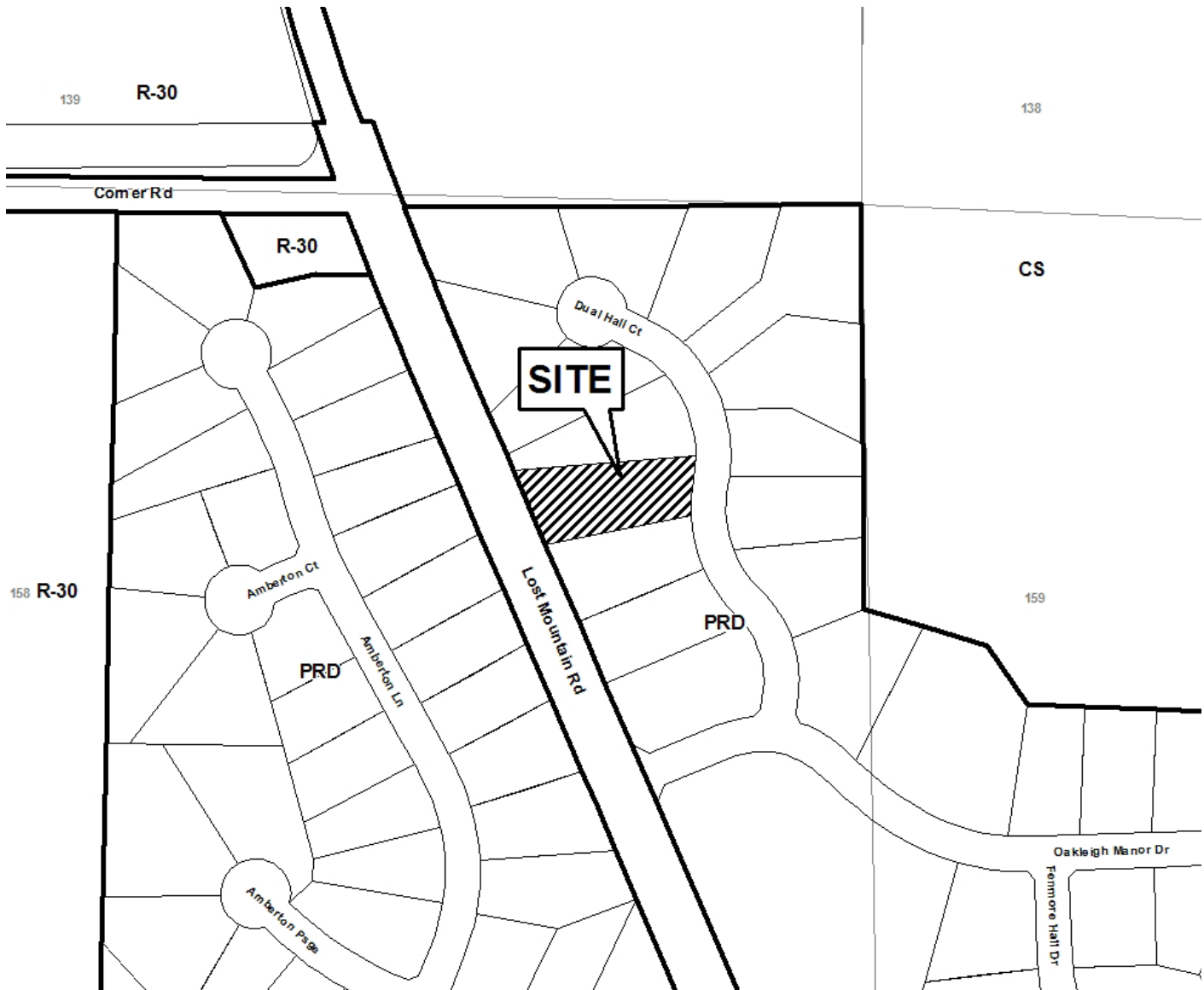


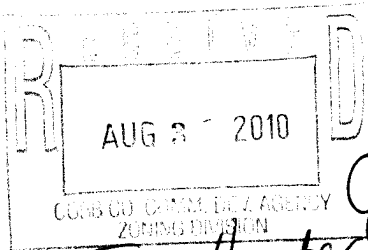
J. A. EVANS AND ASSOCIATES
3279 POWDER SPRINGS ROAD
POWDER SPRINGS, GA 30127
(770) 943-0000 OFFICE
(770) 943-9003 FAX
jaejr2@att.net

AUG 5 2010

8/1/2010

APPLICANT: Tonya T. Steppe **PETITION NO.:** V-77
PHONE: 404-676-3568 **DATE OF HEARING:** 11-10-10
REPRESENTATIVE: same **PRESENT ZONING:** PRD
PHONE: same **LAND LOT(S):** 158
PROPERTY LOCATION: Located on the west side **DISTRICT:** 19
of Dual Hall Court, and on the east of Lost Mountain **SIZE OF TRACT:** .523 acre
Road. (918 Dual Hall Court) **COMMISSION DISTRICT:** 4
TYPE OF VARIANCE: Waive the front setback on lot 4 from the required 25 feet to 23 feet (existing).





Application for Variance Cobb County

Tonja Hunter 12-10
(type or print clearly)
Application No. V-77
Hearing Date: 11-10-10
Applicant Tonja T. Steppe Business Phone 404-676-3568 Home Phone cell 404 791 3675
~~Self~~ Address 918 Dual Hall, Powder Springs, GA
(representative's name, printed) (street, city, state and zip code) 30127
Tonja T. Steppe Business Phone _____ Cell Phone _____
(representative's signature)

My commission expires: _____
Tonja Hunter
MELINDA DENNARD
NOTARY PUBLIC
Paulding County, Georgia
My Commission Expires November 16, 2012

Signed, sealed and delivered in presence of:
Melinda Dennard
Notary Public

Titleholder Tonja T. Steppe Business Phone 404-676-3568 Home Phone cell 404 791 3675
Signature *Tonja T. Steppe* Address: 918 Dual Hall, Powder Sp
(attach additional signatures if needed) (street, city, state and zip code)
Tonja Hunter

My commission expires: _____
MELINDA DENNARD
NOTARY PUBLIC
Paulding County, Georgia
My Commission Expires November 16, 2012

Signed, sealed and delivered in presence of:
Melinda Dennard
Notary Public

Present Zoning of Property PRD
Location 918 Dual Hall
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 158 District 19 Size of Tract 0.5234 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 ☒ Setback

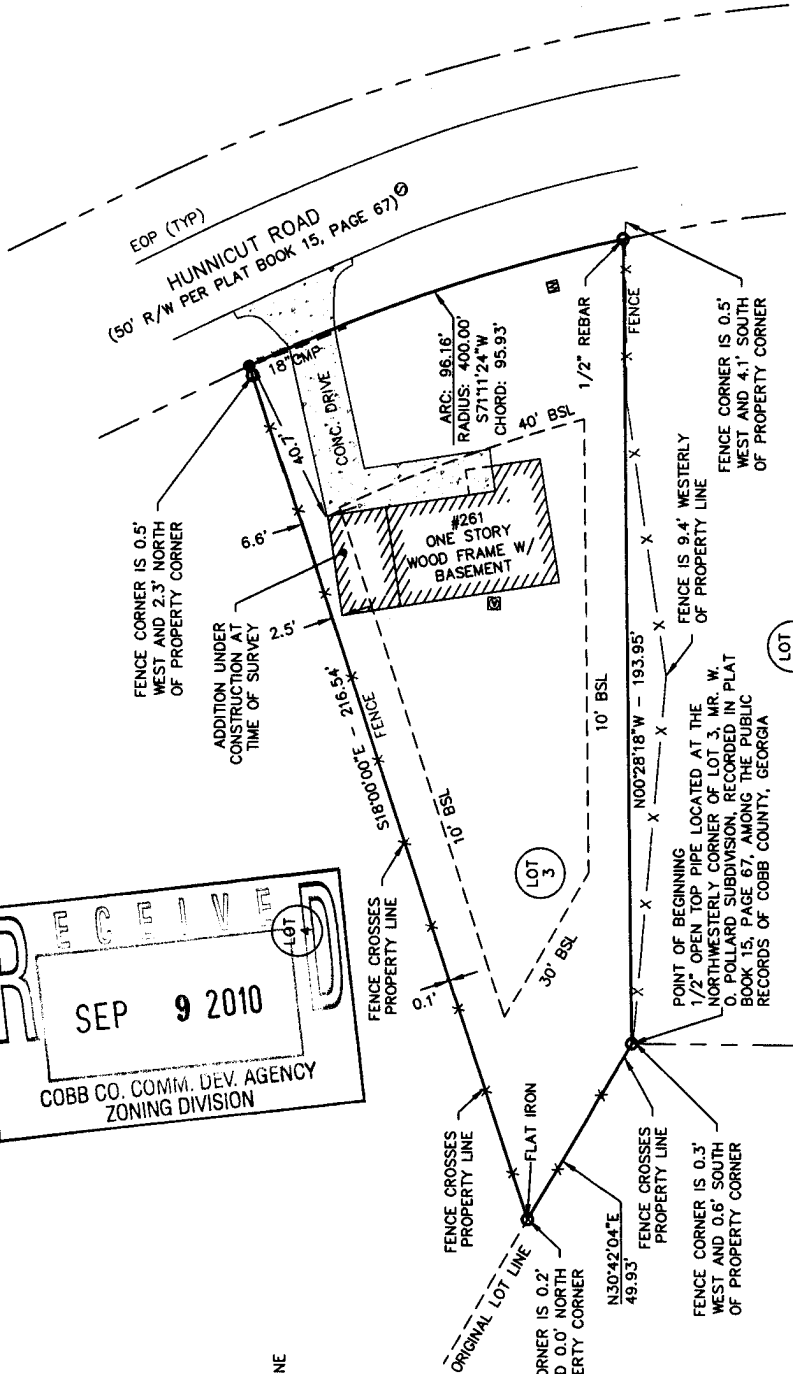
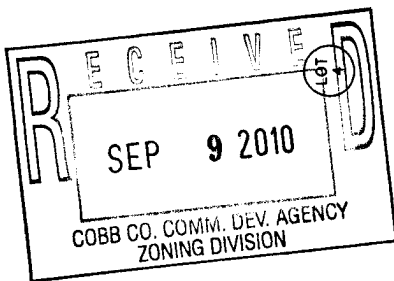
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

Unable to sell due to inability
to get title insurance. Cannot close
on house.

List type of variance requested: Setback reduction from 25' to 23.9'.

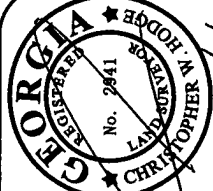
LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF # 839
- ▲ FIRE HYDRANT
- ⊠ WATER METER
- ⊠ WATER VALVE
- ⊠ POWER POLE
- ⊠ POWER METER
- ⊠ POWER BOX
- ⊠ A/C UNIT
- ⊠ MANHOLE
- ⊠ CLEAN OUT
- X— FENCE LINE
- BSL BUILDING SETBACK LINE
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- L.L. LAND LOT
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY



MAGNETIC NORTH PER PLAT BOOK 15, PAGE 67
SCALE: 1"=30'

BOUNDARY SURVEY
PREPARED FOR JADON STEAVENS
LOT 3, W. O. POLLARD SUBDIVISION
LAND LOT 391, 18TH DISTRICT
V-78
(2010)



FOR THE FIRM
BOUNDARY ZONE, INC.
NOT VALID WITHOUT ORIGINAL SIGNATURE

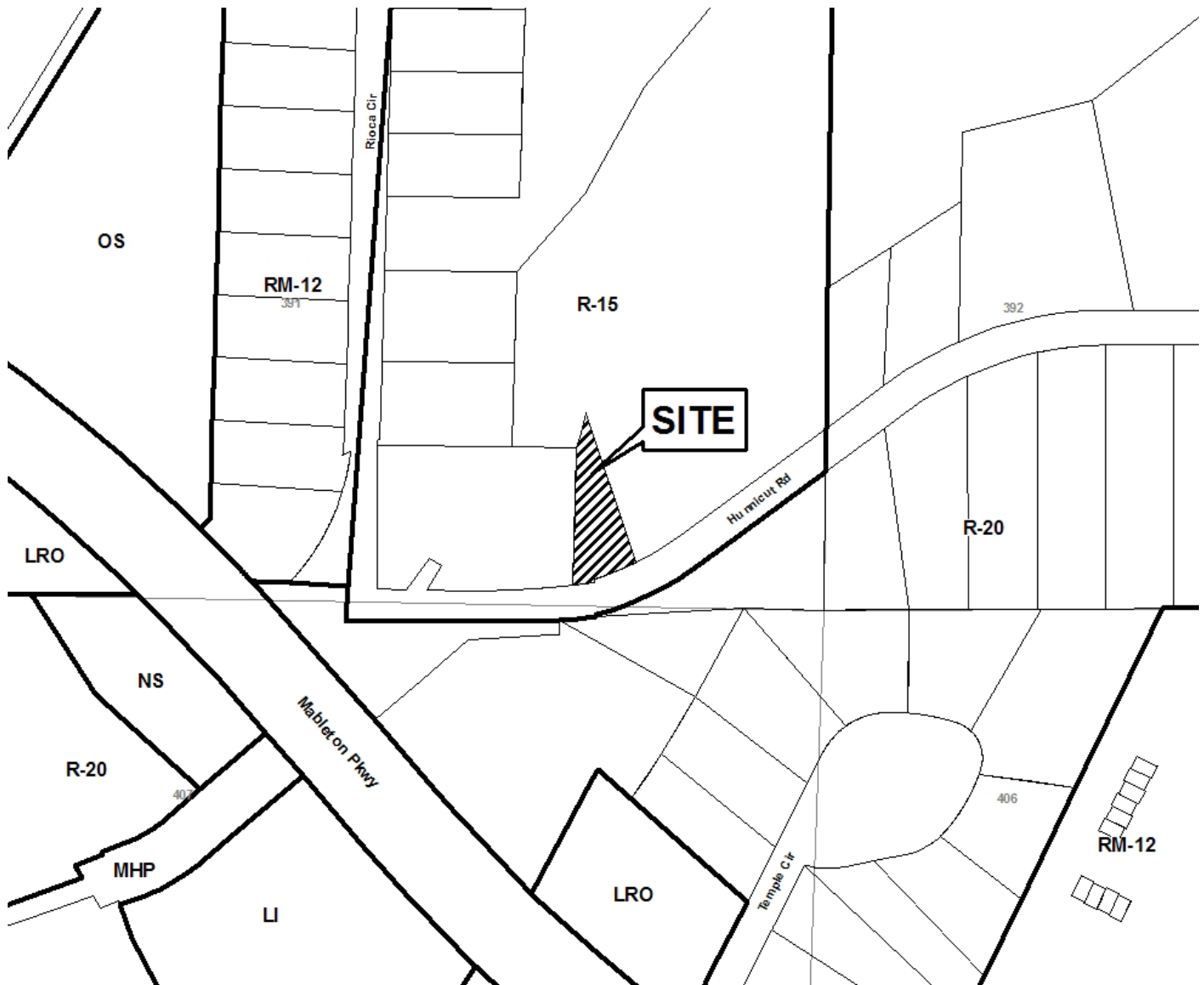
PROJECT
1069701
SHEET
1 OF 1

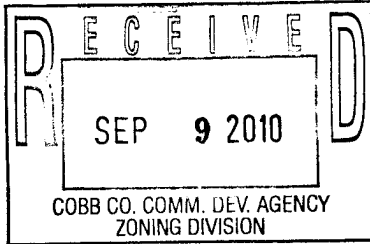
BOUNDARY ZONE, INC.
LAND SURVEYING SERVICES
4195 SOUTH LEE STREET
SUITE 1
BUNFORD, GA 30518
235 PEACHTREE STREET NE
SUITE 400
ATLANTA, GA 30303
WWW.BOUNDARYZONE.COM
(770) 271-5772 / (919) 363-9226
2205-C CANDUN DRIVE
APEX, NC 27523



TOTAL AREA: 13,076 SQUARE FEET / 0.300 ACRES.
BOUNDARY REFERENCE: DEED BOOK 14747, PAGE 6058; PLAT BOOK 15, PAGE 67.
FIELDWORK PERFORMED ON 08/31/10.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN +10,000 FEET.
THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
© COPYRIGHT 2010 - BOUNDARY ZONE, INC.
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

APPLICANT: Jadon Steavens **PETITION NO.:** V-78
PHONE: 678-334-4814 **DATE OF HEARING:** 11-10-10
REPRESENTATIVE: same **PRESENT ZONING:** R-15
PHONE: same **LAND LOT(S):** 391
PROPERTY LOCATION: Located on the north side **DISTRICT:** 18
of Hunnicut Road, east of Gordon Road. **SIZE OF TRACT:** .289 acre
(261 Hunnicut Road) **COMMISSION DISTRICT:** 1
TYPE OF VARIANCE: Waive the side setback on lot 3 from the required 10 feet to 2.5 feet adjacent to the
eastern property line.





Application for Variance Cobb County

(type or print clearly)

Application No. U-78

Hearing Date: 11-10-10

Applicant JADON STEAVENS Business Phone 678-334-4814 Home Phone 678-334-4814

JADON STEAVENS
(representative's name, printed)

Address 1261 HUNNICUT RD MABLETON, GA 30126
(street, city, state and zip code)

[Signature]
(representative's signature)

Business Phone 678-334-4814 Cell Phone 678-334-4814

My commission expires:

Notary Public, Cobb County, Georgia
My Commission Expires February 3, 2011

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Titleholder JADON STEAVENS Business Phone _____ Home Phone _____

Signature [Signature] Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires:

Notary Public, Cobb County, Georgia
My Commission Expires February 3, 2011

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Present Zoning of Property R-15

Location 261 HUNNICUT ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) P9 391 District 18 Size of Tract .289 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.

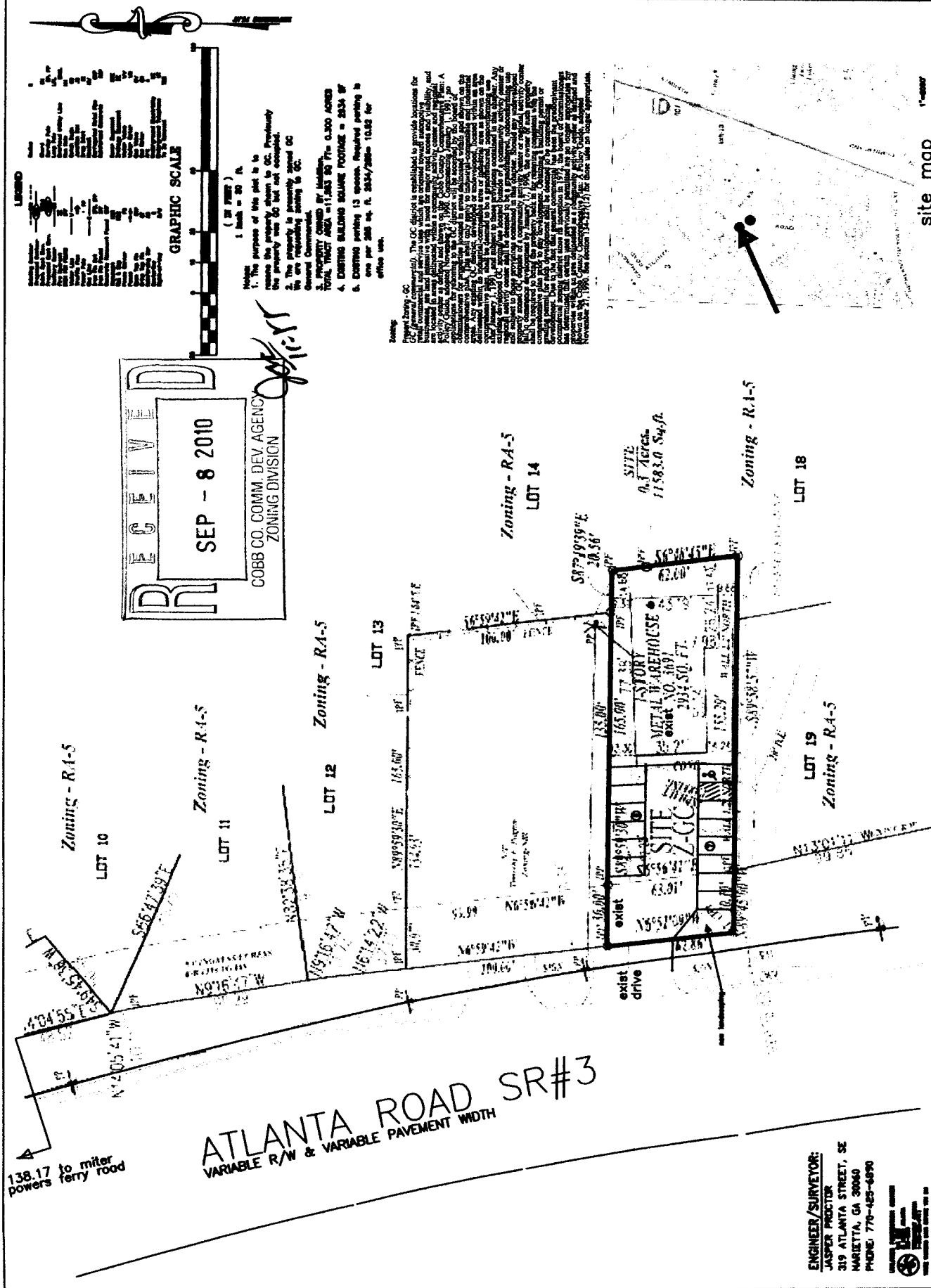
Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

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 improvement of my property to construct a garage and laundry area

List type of variance requested:

WAIVE THE SIDE SETBACK FROM REQUIRED
10 FT TO 2.5 FT.



APPLICANT: Michael McMillen

PETITION NO.: V-79

PHONE: 770-333-9622

DATE OF HEARING: 11-10-10

REPRESENTATIVE: Hylton B. Dupree

PRESENT ZONING: GC

PHONE: 770-424-7171

LAND LOT(S): 743

PROPERTY LOCATION: Located on the east side
of Atlanta Road, south of Paces Ferry.

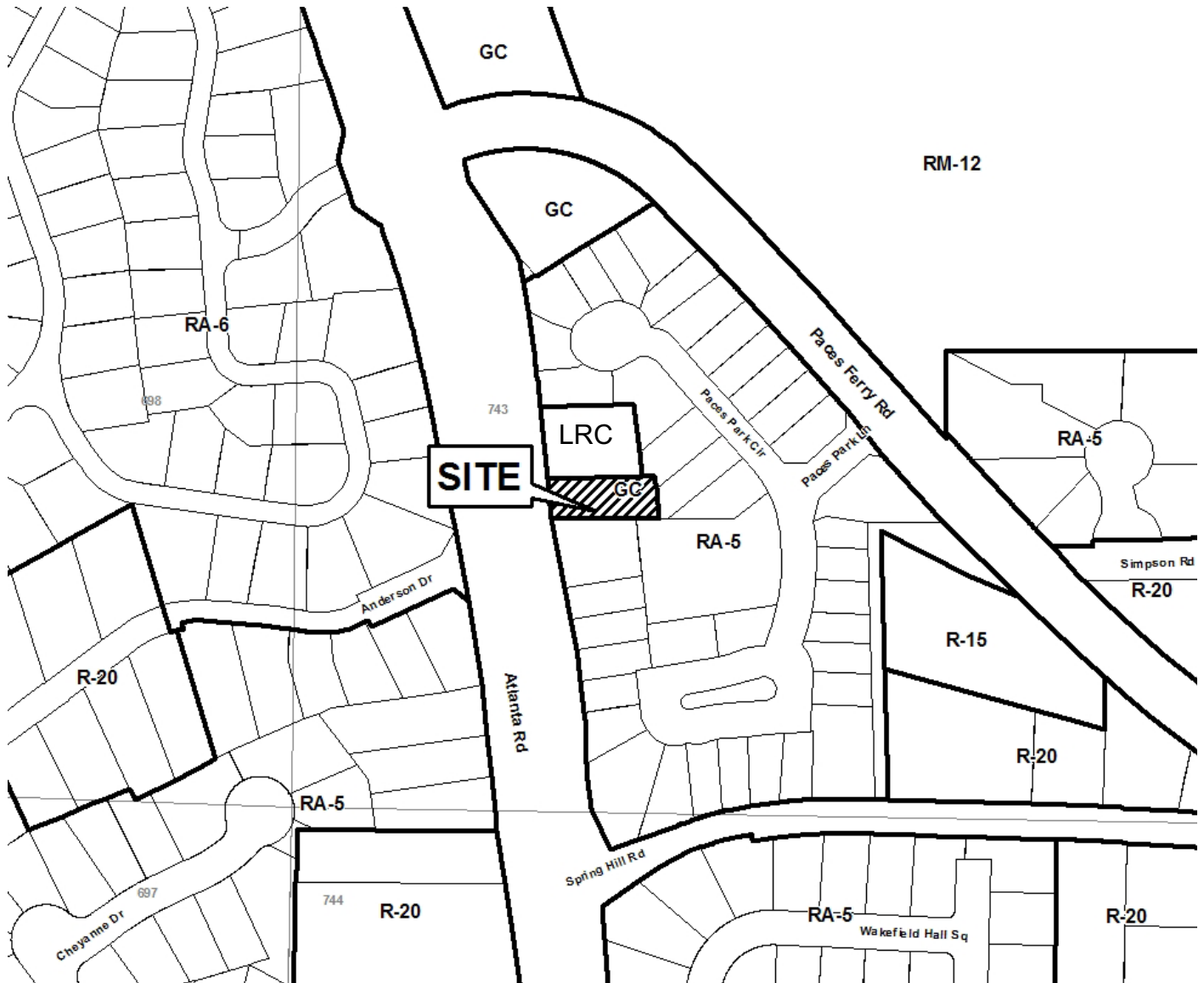
DISTRICT: 17

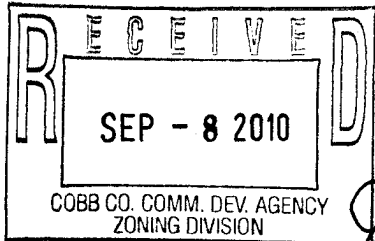
(3691 Atlanta Road)

SIZE OF TRACT: .3 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the lot size from the required 20,000 square feet to 11,583 square feet to allow the applicant to apply for a commercially usable zoning district.





Application for Variance Cobb County

(type or print clearly)

Application No. V-79

Hearing Date: 11-10-10

Applicant MICHAEL MCMILLEN Business Phone 770 333 9622 Home Phone _____

HYLTON B. DUPREE JR Address 456 GREEN ST MARIETTA GA 30060
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 770 424 7171 Cell Phone 770 853 7173
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder MICHAEL MCMILLEN Business Phone 770 333 9622 Home Phone 770 333 9622

Signature [Signature] Address 72 AUSTELL RD., MARIETTA, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30060

Signature [Signature] Signed, sealed and delivered in presence of:
My commission expires: 3-18-12

Notary Public

Present Zoning of Property GENERAL COMMERCIAL

Location 3691 ATLANTA ROAD

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 743 District 17A Size of Tract .3 ACRE 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 0.3 AC. Shape of Property _____ Topography of Property _____ Other _____

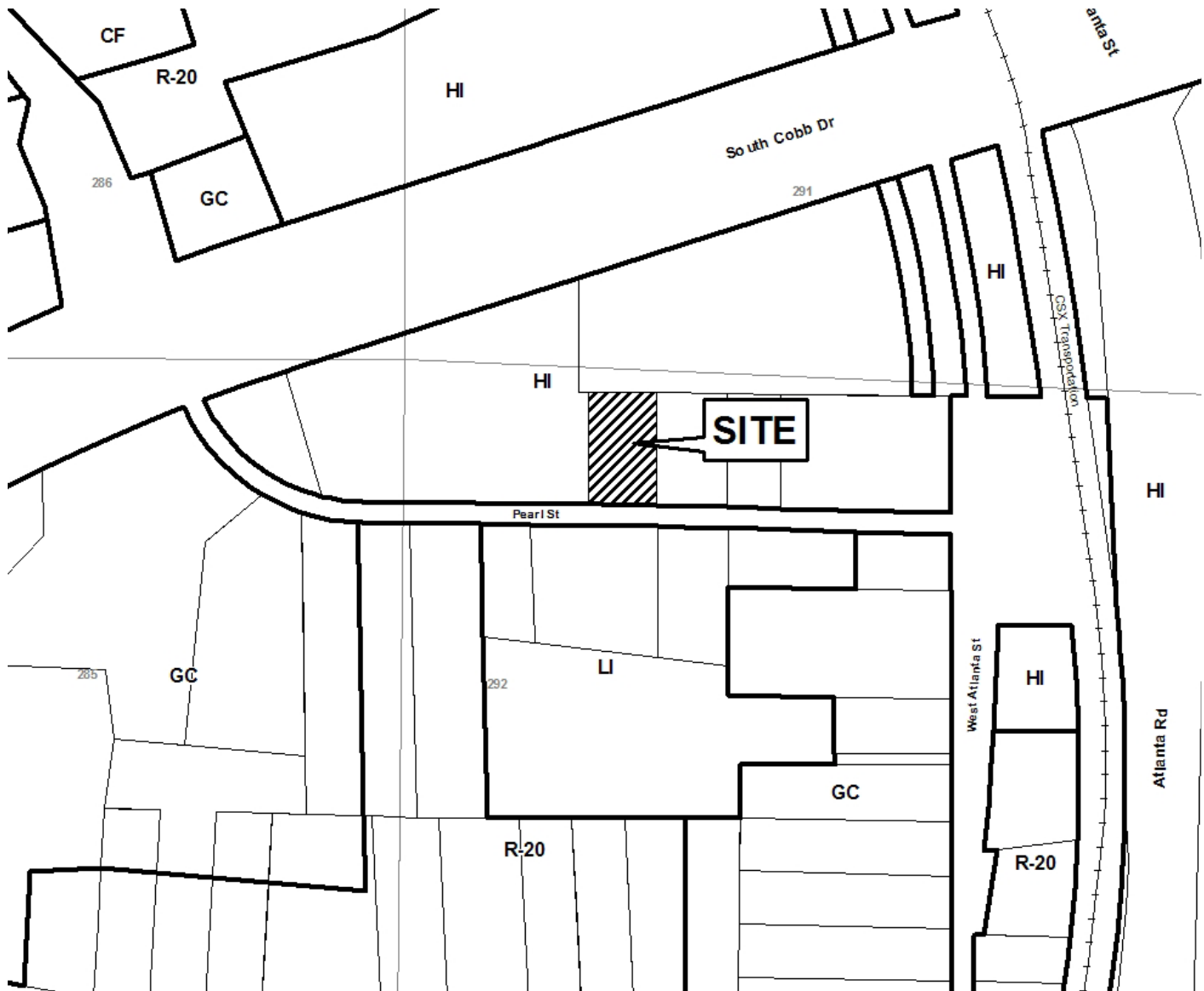
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

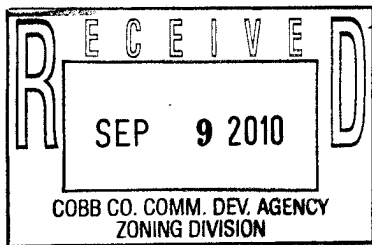
THE SUBJECT PROPERTY IS PRESENTLY ZONED
G.C. HOWEVER, THE PROPERTY HAS BEEN UNOCCUPIED
FOR 1 YEAR OR MORE.

List type of variance requested: ALLOW USE UNDER GC ZONING
ON LOT SIZE LESS THAN 1 ACRE

| | |
|--|---|
| APPLICANT: <u>Jose Medina</u> | PETITION NO.: <u>V-80</u> |
| PHONE: <u>770-527-3947</u> | DATE OF HEARING: <u>11-10-10</u> |
| REPRESENTATIVE: <u>same</u> | PRESENT ZONING: <u>HI</u> |
| PHONE: <u>same</u> | LAND LOT(S): <u>285, 292</u> |
| PROPERTY LOCATION: <u>Located on the north side</u> | DISTRICT: <u>17</u> |
| <u>of Pearl Street, south of South Cobb Drive.</u> | SIZE OF TRACT: <u>.393 acre</u> |
| <u>(108 Pearl Street)</u> | COMMISSION DISTRICT: <u>4</u> |

TYPE OF VARIANCE: 1) Waive the lot size from the required 40,000 square feet to 17,000 square feet; 2) waive the side setback on either side from the required 20 feet to 5 feet; and 3) waive the rear setback from the required 40 feet to 5 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-80

Hearing Date: 11-10-10

Applicant J JOSE MEDINA

Business Phone 770-527-3947

Home Phone _____

Address 1443 ANGUS TRAIL, MARIETTA, GA 30008

(representative's name, printed)

(street, city, state and zip code)

[Signature]
(representative's signature)

Business Phone 770-425-6890

Cell Phone 770-347-8454

Signed, sealed and delivered in presence of:

My commission expires: Notary Public, Cobb County, Georgia
Commission Expires February 3, 2011

[Signature]
Notary Public

Titleholder + Medina Claggi Cobb

Business Phone +

Home Phone _____

Signature + [Signature]

(attach additional signatures, if needed)

Address: _____

(street, city, state and zip code)

JOSE R. MEDINA

Signed, sealed and delivered in presence of:

My commission expires: Notary Public, Cobb County, Georgia
Commission Expires February 3, 2011

[Signature]
Notary Public

Present Zoning of Property HI

Location 108 PEARL STREET

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 285, 292

District 17

Size of Tract _____

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 X

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.

Building is required additional storage for body shop.

List type of variance requested: WAIVE THE LOT SIZE FROM
REQUIRED 40,000 SQ FT TO 17,100 SQ FT
WAIVE THE SIDE SETBACK ON EITHER SIDE
FROM REQUIRED 20 FT TO 5 FT; 3) WAIVE THE
REAR SETBACK FROM REQUIRED 40 FT TO 5 FT

RECEIVED
SEP 9 2010

Site Plan

SEPTEMBER 8, 2010



V-81
(2010)



MERCHANT'S WALK

Cobb County, Georgia

1221 Main Street
Suite 1000
Columbia, SC 29201
Phone: 803.779.4420
Fax: 877.317.3556

EDENS & AVANT

APPLICANT: Merchants Walk, LLC

PETITION NO.: V-81

PHONE: 770-429-1499

DATE OF HEARING: 11-10-10

REPRESENTATIVE: John H. Moore

PRESENT ZONING: CRC

PHONE: 770-429-1499

LAND LOT(S): 901, 902, 903, 971

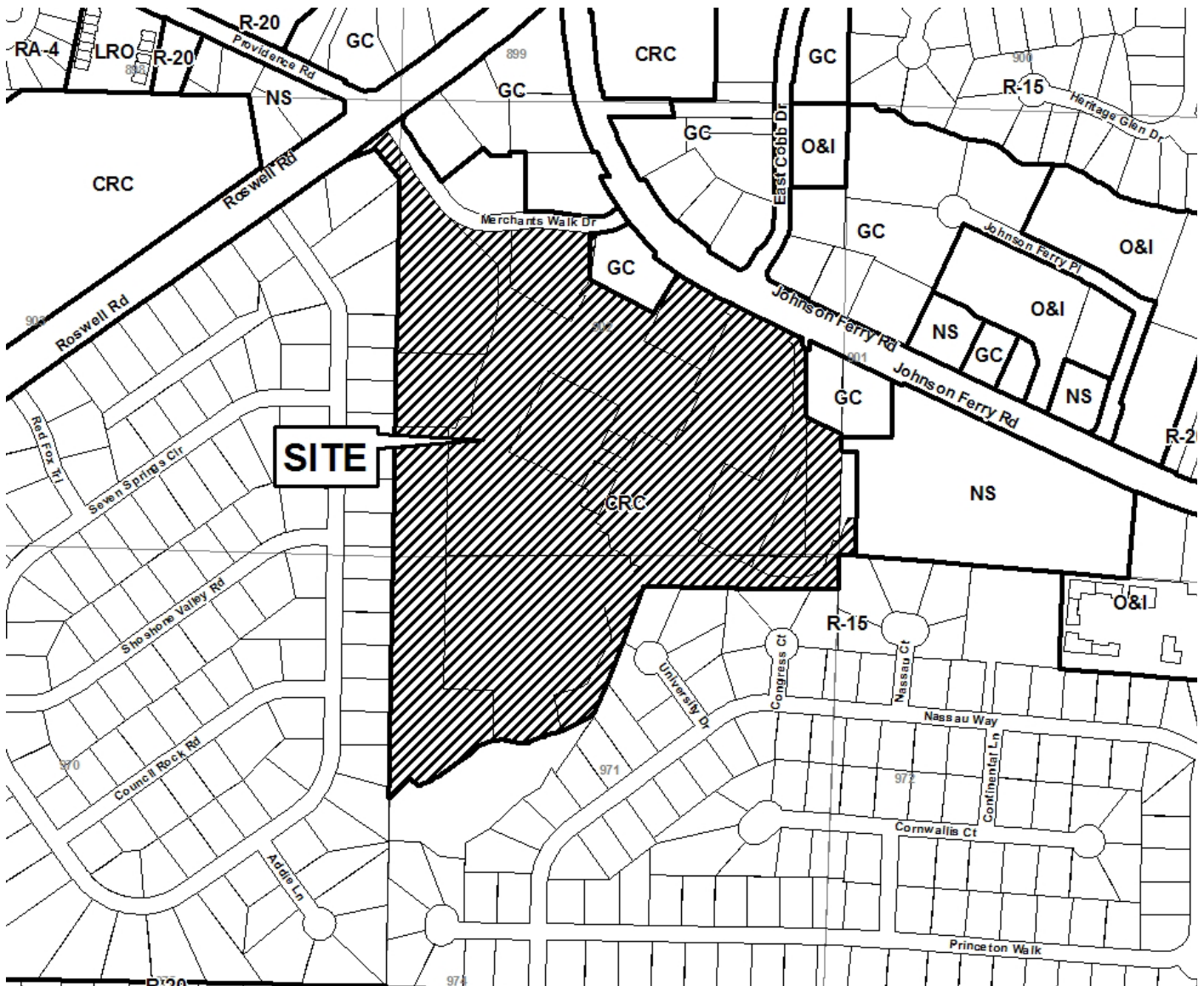
PROPERTY LOCATION: Located at the southwest intersection of Johnson Ferry Road and Roswell Road.

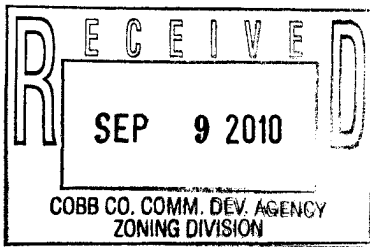
DISTRICT: 16

SIZE OF TRACT: 39.41 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Allow electronic signage to be 120 square-feet per allowable sign area in lieu of 32 square feet per the allowable sign area; and 2) allow freestanding signage on road with less than 200 feet of road frontage.





Application for Variance Cobb County

(type or print clearly)

Application No. v- 81 (2010)
Hearing Date: 11/10/2010

Applicant Merchants Walk (E&A), LLC Business Phone _____ Home Phone Not Applicable
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
John H. Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Business Phone (770) 429-1499 Cell Phone (404) 313-5664
(representative's signature)

My commission expires: January 10, 2011

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder Merchants Walk (E&A), LLC and
Kohl's Department Stores Inc. Business Phone _____ Home Phone _____

Signature See Exhibit "A" for Signatures Address: _____
(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 CRC, with stipulations; GC
Property known as Merchants Walk Shopping Center located on southerly side of
Location Roswell Road and southwesterly side of Johnson Ferry Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 901, 902, 903, 971 District 16th Size of Tract 39.41 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.

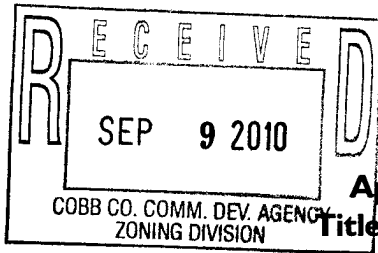
Size of Property _____ Shape of Property _____ Topography of Property _____ Other X

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.

See Exhibit "B" attached hereto and made a part hereof by reference.

List type of variance requested: (1) Waiver of § 134-313(o)(2)(b) to allow for the proposed electronic signage to exceed 32 square feet per allowable sign area; and (2) Waiver of § 134-313(o)(2)(a) to allow for the proposed electronic signage to be located on a roadway with less than 200 feet of public road frontage.

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE



Application No.: V- 81 (2010)
Hearing Date: November 10, 2010

Applicant:
Titleholders:

Merchants Walk (E&A), LLC
Merchants Walk (E&A), LLC and
Kohl's Department Stores, Inc.

Please state what hardship would be created by following the normal terms of the ordinance:

Applicant and one of the Property Owners, Merchants Walk (E&A), LLC (hereinafter collectively referred to as "Applicant"), has been involved in the redevelopment of Merchants Walk Shopping Center for approximately five years. The redevelopment project is nearing the final stages; and, as such, Applicant is replacing the existing signage consisting of two signs on Roswell Road and two signs on Johnson Ferry Road with one sign at each location. The total square footage of the proposed, new signage at each location does not exceed the size of the existing signage. As part of the proposed new signage, Applicant has incorporated an electronic reader board component to allow the movie theatre to post titles and times of movies. The reader board signage for this type of use is much neater, cleaner, more attractive, and more efficient than using the traditional letter board signage which is currently in use at the Shopping Center. The newly enacted Sign Ordinance section of the Cobb County Code limits the size of electronic reader board signage. Therefore, Applicant must seek a variance to waive the size requirement for the electronic reader board signs which would show only the titles and times of movies showing at the movie theatre within the Merchants Walk Shopping Center.

List type of variance requested:

- (1) Waiver of § 134-313(o)(2)(b) to allow for the proposed electronic signage to exceed 32 square feet per allowable sign area to the proposed 120 square foot area; and
- (2) Waiver of § 134-313(o)(2)(a) to allow for the proposed electronic signage to be located on a roadway (Roswell Road) with less than 200 feet of public road frontage.

770-932-3222
 fax 770-614-3056
 toll free 1-866-744-6999
 1030 Parkway Industrial Park Dr.
 Buford, GA 30518

Merchants Walk Main ID - Graphics Layout



- TENANT COLORS:**
- FACES: White 7328 acrylic
 - KOHL'S: 3M Burgundy 3630-49 (translucent)
 - KOHL'S: Black HP (outline)
 - STEIN MART: 3M Holly Green 3630-76 (translucent)
 - PET SMART: Match to PMS 185C Red (translucent)
 - PET SMART: Match to 90% PMS 293C Blue (translucent)
 - WHOLE FOODS: Match to PMS 342U Green (translucent)
 - OFFICE MAX: Black



This drawing remains the property of Henry Graphics and shall not be reproduced without expressed permission. The drawing is for informational purposes only and is not a contract. The client is responsible for obtaining all necessary permits and approvals. The client is responsible for providing accurate information and dimensions. The client is responsible for obtaining all necessary permits and approvals. The client is responsible for providing accurate information and dimensions. The client is responsible for obtaining all necessary permits and approvals. The client is responsible for providing accurate information and dimensions.

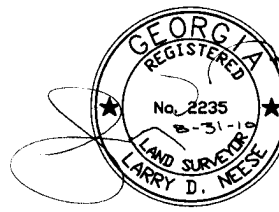
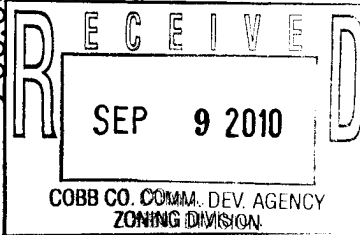
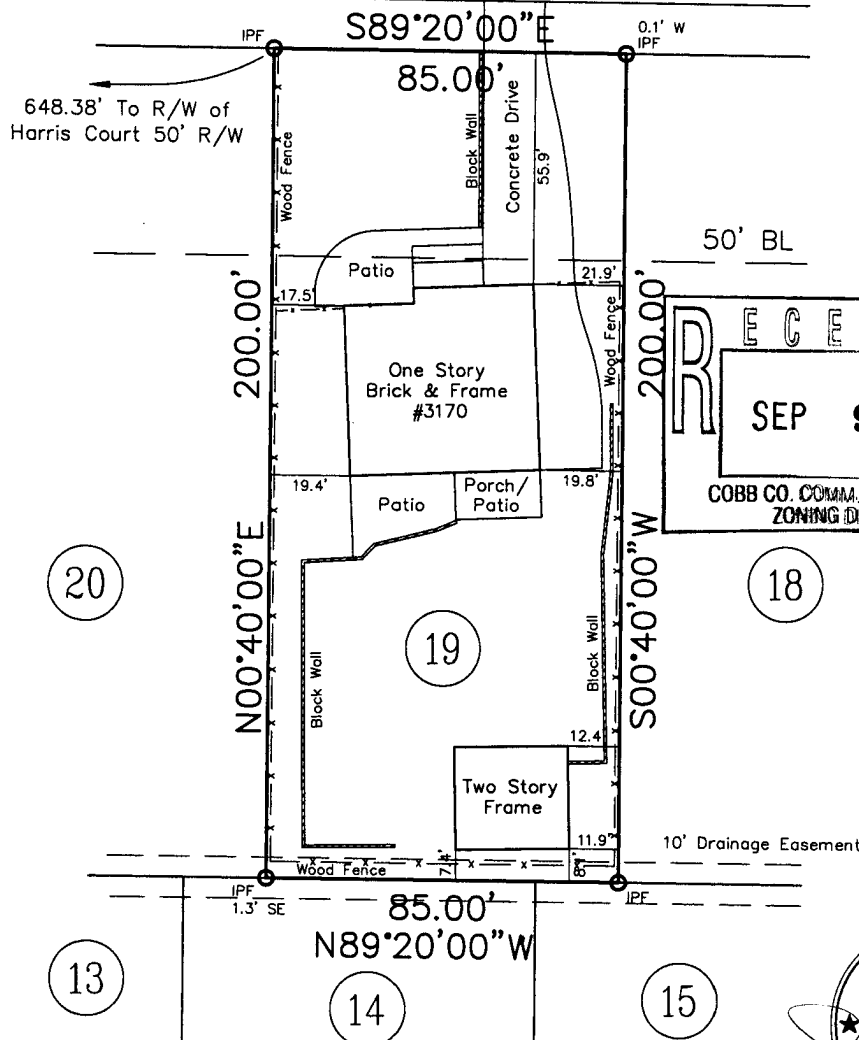
Date: _____
 Scale: 1/4" = 1'
 Approval: _____

Issue Date: 08/16/10
 Revised: 08/24/10
 Revised: 09/08/10

Project: Merchants Walk
 Page 2 of 4

Woods Lane

26' Pavement
50' R/W



THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP # 13067C0114G, DATED Dec. 16, 2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,471+ FEET AND AN ANGULAR ERROR OF 1.7" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 400,219.0 FEET.

EQUIPMENT UTILIZED: ANGULAR SokkiaSet60R
LINEAR SokkiaSet60R

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLES ARE EXCEPTED. LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.

TOTAL AREA
17,000.0 SQ. FT.

0.390 ACRES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

SURVEY FOR:

Levid Ramirez

CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

WEST GEORGIA SURVEYORS, INC.

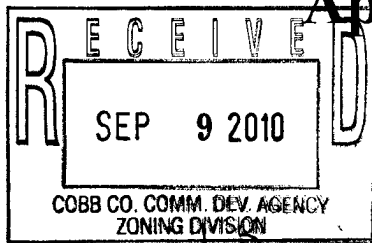
731 Sandtown Road
Marietta, Georgia 30008
(770) 428-2122
FAX: (770) 422-9178

| | |
|--------------------------|---------------|
| Lot 19 Block A | REVISIONS -- |
| Harris Woods Subdivision | |
| PLAT BOOK 40 | PAGE 47 |
| LAND LOT: 126 | CC: LT |
| DISTRICT: 17th | SECTION : 2nd |
| COUNTY: Cobb | DWN: LN |
| STATE: Georgia | CHKD: LDN |
| DATE: August 31, 2010 | SURVEY/ |
| SCALE : 1"= 30' | JOB: 10076 |

| | | | |
|---------------------------|--|-----------------------------|-----------------|
| APPLICANT: | <u>Levid Ramirez</u> | PETITION NO.: | <u>V-82</u> |
| PHONE: | <u>404-391-2494</u> | DATE OF HEARING: | <u>11-10-10</u> |
| REPRESENTATIVE: | <u>same</u> | PRESENT ZONING: | <u>R-20</u> |
| PHONE: | <u>same</u> | LAND LOT(S): | <u>126</u> |
| PROPERTY LOCATION: | <u>Located on the south side of Woods Lane, south of Harris Court.</u> | DISTRICT: | <u>17</u> |
| <u>(3170 Woods Lane)</u> | | SIZE OF TRACT: | <u>.39 acre</u> |
| | | COMMISSION DISTRICT: | <u>4</u> |

TYPE OF VARIANCE: Waive the setback on lot 19 for an accessory structure over 650 square feet (1,400 square foot detached garage) from the required 100 feet to 11 feet adjacent to the eastern property, 45 feet adjacent to the western property line and 7 feet adjacent to the southern property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-82

Hearing Date: 11-10-10

Applicant Levid Ramirez Business Phone 404 391 2494 Home Phone _____

Kenneth Christie

(representative's name, printed)

Address 3170 Woods Ln, Marietta, GA

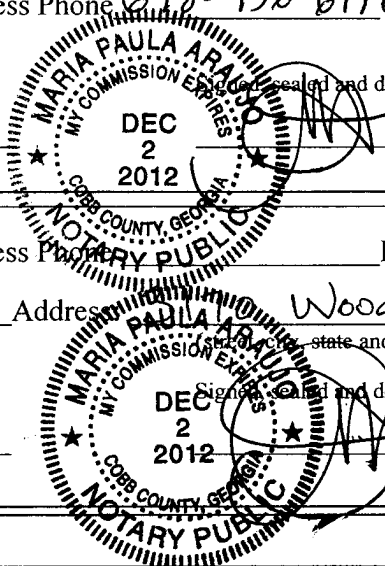
(street, city, state and zip code)

Kenneth Christie

(representative's signature)

Business Phone 678-936-6794 Cell Phone same

My commission expires: 12/02/2012



Sealed and delivered in presence of:

Notary Public

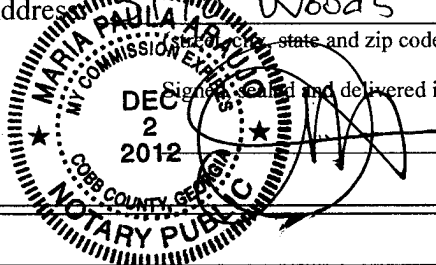
Titleholder Levid Ramirez Business Phone _____ Home Phone _____

Signature Levid Ramirez Address 3170 Woods Ln, Marietta, GA

(attach additional signatures, if needed)

(state and zip code)

My commission expires: 12/02/2012



Sealed and delivered in presence of:

Notary Public

Present Zoning of Property R-20

Location 3170 Woods Ln, Marietta

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 126 @ 22 District 17th Size of Tract 0.39 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 building has been there for many years and while doing improvements and rebuilding, the citation was received.

List type of variance requested: WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE OVER 650 SQFT (1400 SQFT) FROM REQUIRED 100FT TO 11FT ADJACENT TO THE EASTERN 45FT ADJACENT TO THE WESTERN PROP LINE AND 7FT ADJACENT TO THE SOUTHERN PROP LINE

C-1

SHEET NUMBER

4-21-98

DATE

OVERALL
SITE PLAN

EAST - WEST COMMONS
LAWD LOTS 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

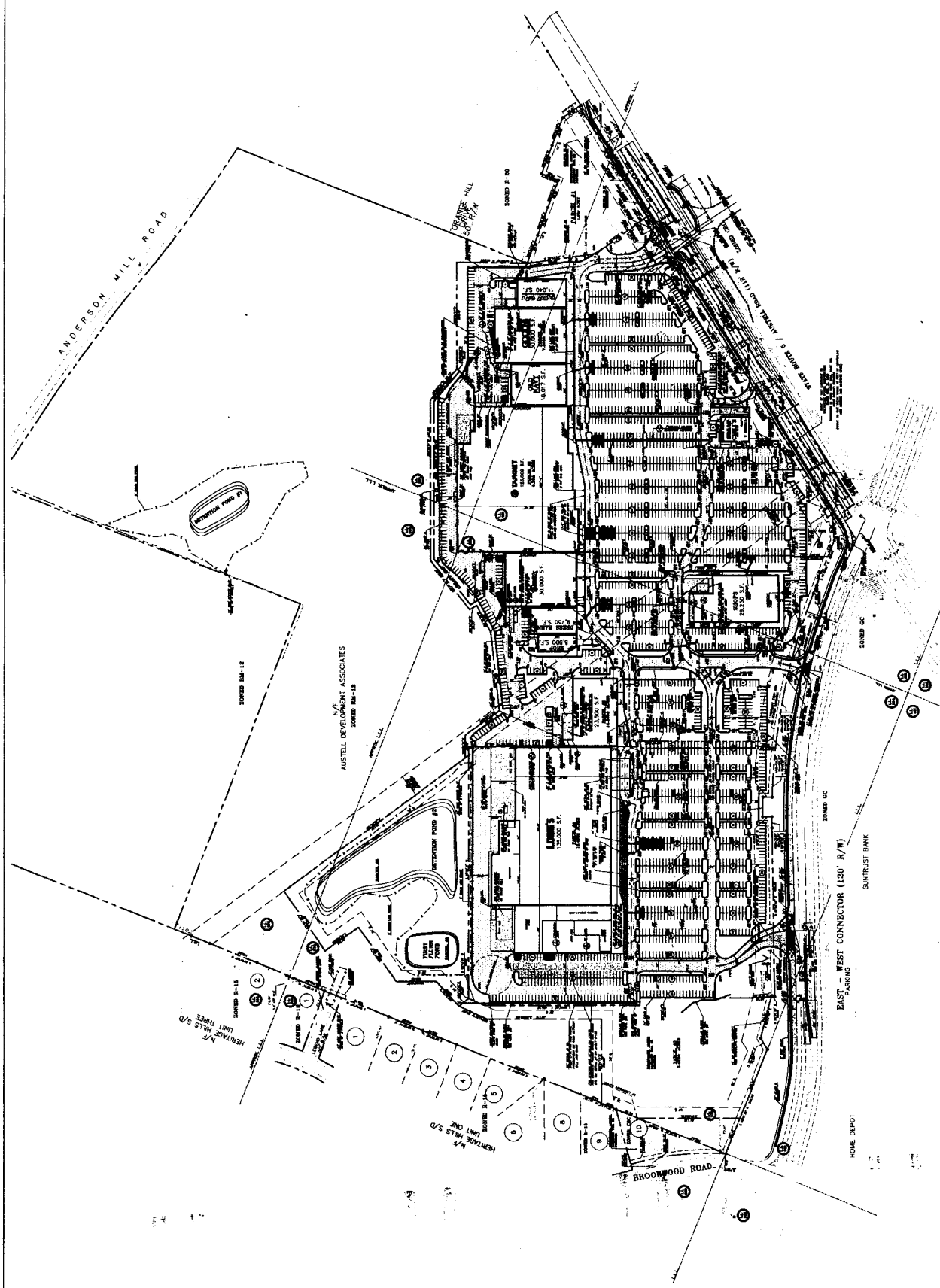
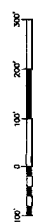
1010)
V-8-8

ROBERTSON
LOIA
ROOF
ARCHITECTS
ENGINEERS

5700 Peachtree-Dunwoody Road
Suite 100
Atlanta, Georgia 30342
Phone (404) 257-8780
Fax (404) 257-1732

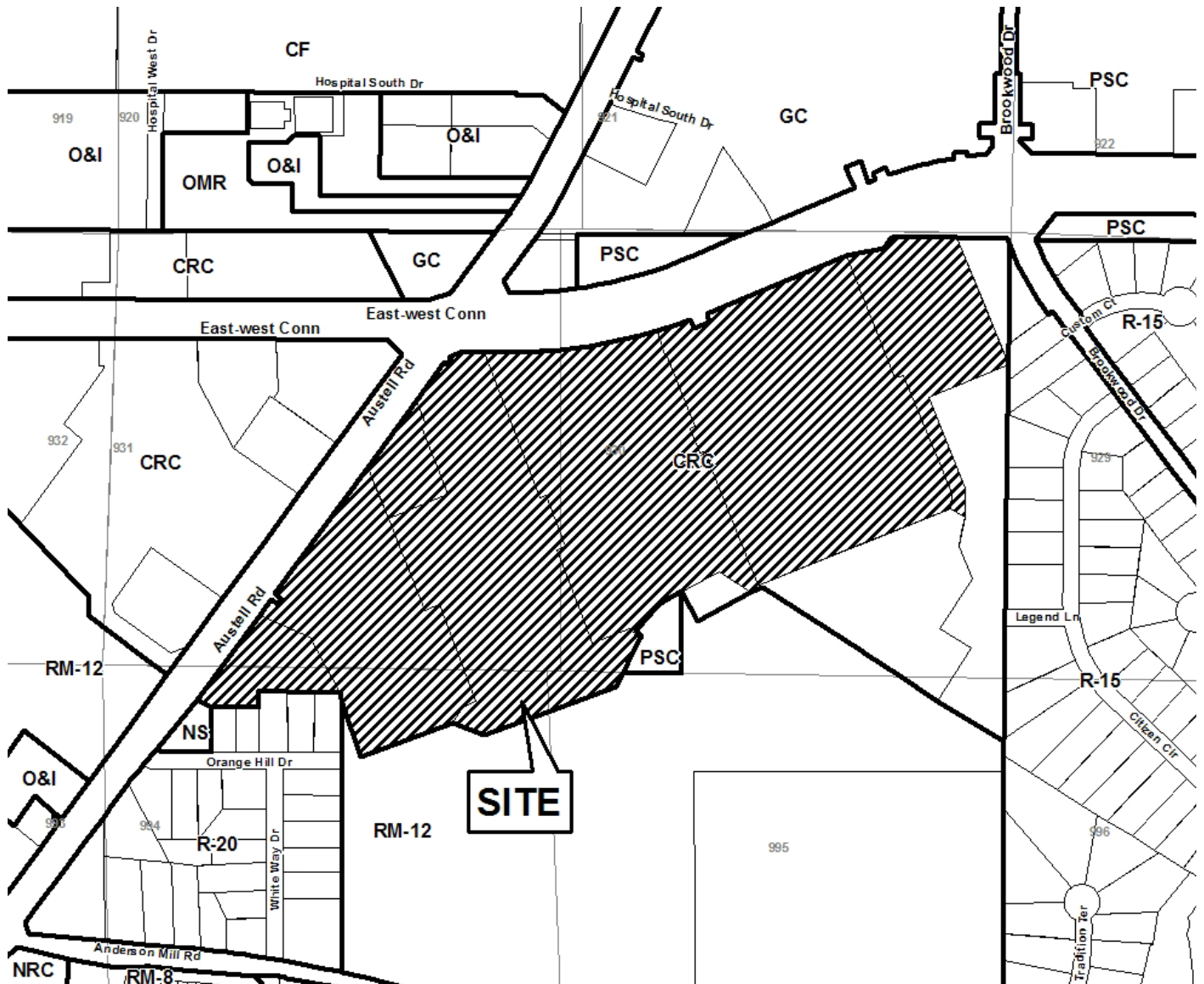
OVERALL SITE PLAN

SCALE: 1" = 100'



| | | | |
|----------------------------|---|-----------------------------|------------------------|
| APPLICANT: | <u>Danny Lankford</u> | PETITION NO.: | <u>V-83</u> |
| PHONE: | <u>770-593-1234</u> | DATE OF HEARING: | <u>11-10-10</u> |
| REPRESENTATIVE: | <u>same</u> | PRESENT ZONING: | <u>CRC</u> |
| PHONE: | <u>same</u> | LAND LOT(S): | <u>930,931,994,995</u> |
| PROPERTY LOCATION: | <u>Located at the southeast intersection of Austell Road and East/West Connector.</u> | DISTRICT: | <u>19</u> |
| <u>(4155 Austell Road)</u> | | SIZE OF TRACT: | <u>7.3 acres</u> |
| | | COMMISSION DISTRICT: | <u>4</u> |

TYPE OF VARIANCE: Waive the square footage of a wall signs to allow a ratio of 2 square feet per 1 linear foot of store frontage.



Application for Variance Cobb County

(type or print clearly)

Application No. 11-83
Hearing Date: 11-10-10

Applicant Danny Lankford (for PetSmart) Business Phone 770-593-1234 Home Phone 404-983-5851

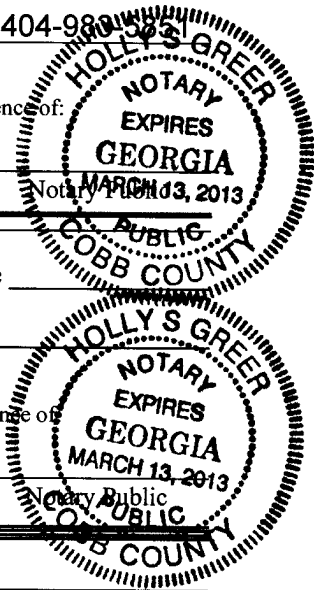
Danny Lankford Address 2285 Park Central Blvd., Decatur, GA 30035
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 770-593-1234 Cell Phone 404-983-5851
(representative's signature)

My commission expires: March 13, 2013

Signed, sealed and delivered in presence of:

Holly S Greer



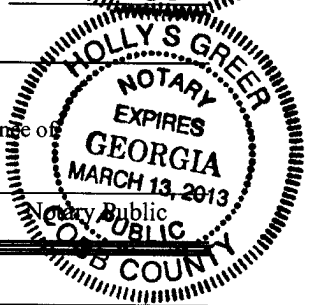
Titleholder East West Commons LLC Business Phone _____ Home Phone _____

Signature [Signature] Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: March 13, 2013

Signed, sealed and delivered in presence of:

Holly S Greer



Present Zoning of Property CRC

Location 4155 Austell Road, Suite 200, Austell, GA 30106
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 931 District X 19 Size of Tract 7.3 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 X 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.

Insufficient visibility from roadway.

List type of variance requested: Increase in allowable area of wall signs

WAVE THE SQ FOOTAGE OF WALL SIGNS TO ALLOW A RATIO OF 2 SQ FT PER 1 LINEAL FOOT OF STORE FRONT. See Exhibit 'A' for sign rendering.



Site Identification - Front Elevation
Store #2169 - Austell, GA



2010 KIEFFER & CO. INC.
385 Reed Street - Bensenville, IL 60009
PHONE: (847) 516-1933 FAX: (847) 516-1945
WWW.KIEFFERCO.COM

CUSTOMER: PETSMART
LOCATION: Store #2169 Austell, GA
SALESMAN: JIN WERNER
DATE: 8/12/10

☒ Artwork
☒ Design
☒ Survey
All items checked to Free Order



COMPARISON FILES

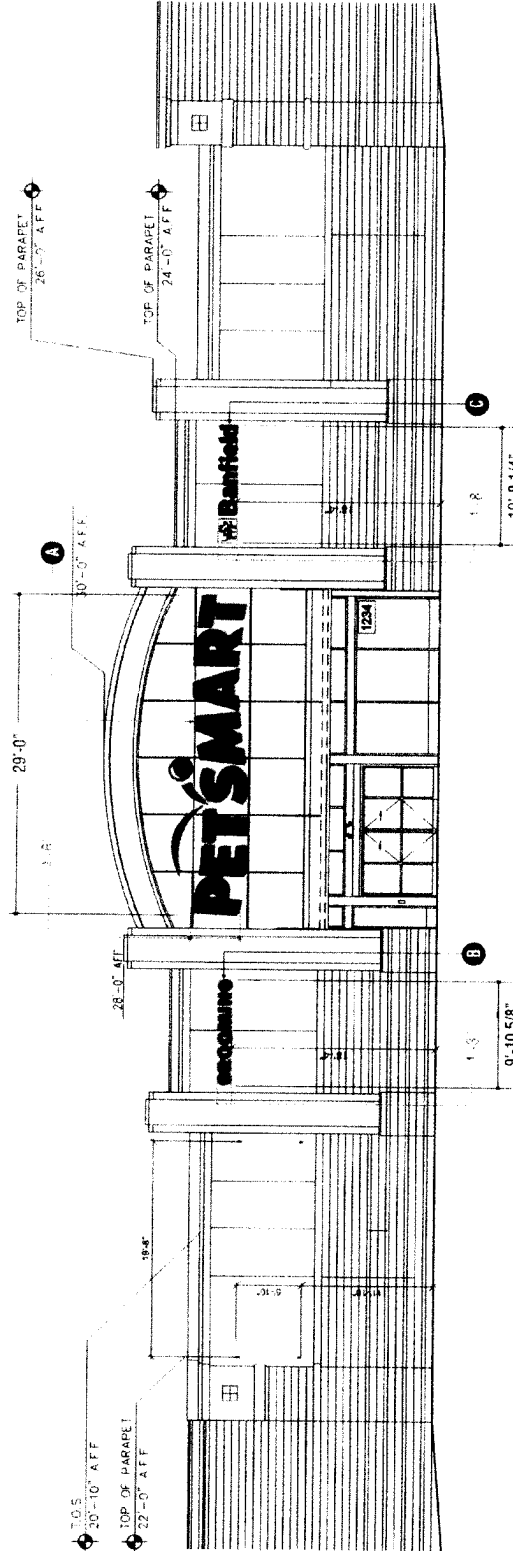
PROJECTIONS PROCESSING

INITIALS: DATE:

REVISION:

B59806

V-83/2010
Exhibit "A"



PARTIAL FRONT ELEVATION

A 54" x 30" Letter Set
REFERENCE DWG. #B51447 for specifications & color details
169.21 sq. ft.

B 15" x 30" Letter Set
REFERENCE DWG. #B50972 for specifications & color details
12.35 sq. ft.

C 20" x 30" Letter Set
REFERENCE DWG. #B50970 for specifications & color details
17.72 sq. ft.

3/32" = 1'-0"

8.00 LOGO