

| APPLICANT: | Sonko Tires Surplus | _ PETITION NO.: | V-4 |
|--|---------------------|----------------------|-----------|
| PHONE: | 770-745-9082 | _ DATE OF HEARING: | 01-12-11 |
| REPRESENTATIVE: Bacary Sonko | | PRESENT ZONING: | GC |
| PHONE: | 404-797-0369 | LAND LOT(S): | 37 |
| PROPERTY LOCATION: On the south side of | | DISTRICT: | 17 |
| Veterans Memorial Highway, west of Puckett Drive | | SIZE OF TRACT: | .424 acre |
| (655 Veterans Memorial Highway). | | COMMISSION DISTRICT: | 4 |

TYPE OF VARIANCE: 1) Waive the lot size from the required 20,000 square-feet to 18,488 square-feet; 2) waive the side setback from the required 10 feet to 9 feet adjacent to the western property line and from the required 10 feet to zero feet adjacent to the eastern property line; 3) waive the rear setback from the required 30 feet to 14 feet; and 4) waive the front setback from the required 50 feet to 8.5 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: On 10/20/10, a Stop Work Order was issued for interior renovation work being performed without a permit. If the variance is approved, a permit and applicable inspections will be required prior to commencing any renovations or work to the structure. If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot; the lot reconfiguration from Deed Book 14797 Page 6000 and referencing the variance case conditions in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: These variances should be for the existing conditions only. Any redevelopment will be required to meet full stormwater management requirements.

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.

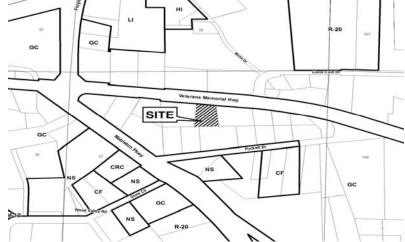
CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No Conflict.

SEWER: There is an existing sanitary sewer easement along the property rear. No development or redevelopment without properly identifying the sewer line and easement.

| OPPOSITION: NO. OPPOSED | _PETITION NO | SPOKESMAN | |
|---------------------------|--------------|-----------|-------|
| | | Page | 1 1 1 |
| BOARD OF APPEALS DECISION | | 1 1 | |

APPROVED _____MOTION BY ____ REJECTED ____SECONDED ____ HELD ____CARRIED ____ STIPULATIONS: ____



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Cobb County Fire and Emergency Services

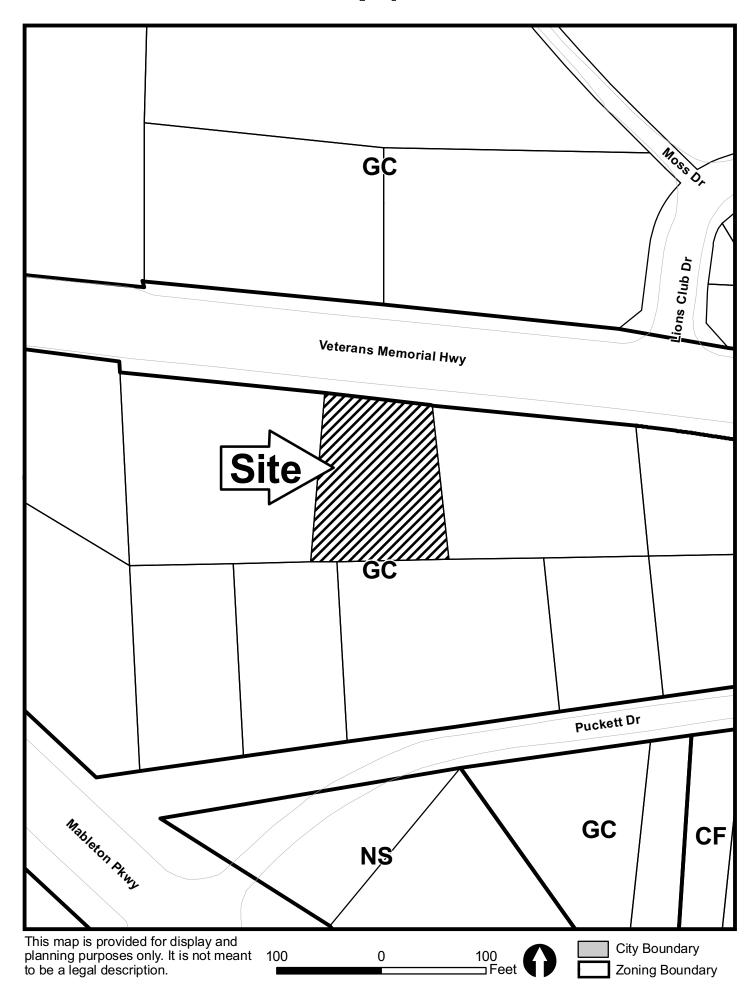
Applicant Name: Sonko Tires Surplus

Petition Number: V-4

Date:12/27/2010

Fire Marshal Comments

Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.



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State to proper I # 2001888307

| Application for Variance |
|--|
| Cobb County |
| NOV 1 0 2010 円 |
| CORSULT CHARGENCY (type or print clearly) Application No. 7-4 Hearing Date: 1-12-11 |
| Applicant SONKO TIRES SURPLUS Phone # 770-745 9082 E-mail |
| BACARY SONKO Address 655 VETERANT MENDRIAL HWY (representative's name, printed) (street, city, state and zip code) Mobile to n, GA 30126 |
| (representative's signature) |
| Signed, sealed and delivered in presence of: |
| My commission expires: My Commission Expires Carry Public |
| Titleholder BACHRY SONKO Phone # 404-797-0369E-mail Souk-obacary Cholomil. |
| Signature Record Address: 5457 Mollie Lu Sw Mableton Com (attach additional signatures, if needing) (street, city, state and zip code) (A 30126 |
| Signed, sealed and delivered in presence of: |
| My commission expires: Notary Public Notary Public |
| Present Zoning of Property October 31, 2011 |
| Location 655 VETERAN'S MEMORIAL HICHWAY |
| (street address, if applicable; nearest intersection, etc.) |
| Land Lot(s) District 17 TH Size of Tract O, 424 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 PropertyOtherOther |
| 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 DOT WIPEJED THE RUAD AND MADE COT SIZE AND SETBACK TO BE IN ADEQUATE, BUILDING WAS BUILT IN 1954. THIS WAS BEFORE ZUNING REQULATIONS. |
| List type of variance requested: 1) LOT APEA 2) SETBACKS (3) PARKING LOT AREA IS 19, 499 SOFT. ZUNING REQUIRES ZU ON SOFT, FRINT SETBACK 15 ZUNING REQUIRES TO. SIDE SETBACK 15 1.3 F, ZUNING REQUIRES 10. REPORTED BACK IS 14.0. ZUNING REQUIRES 30. PARKING IS 55 SPACES ZONING REQUIRES 48. FRONT (ANDRY SET BACK IS 8.5. Revised: December 6, 2005 |