

CHASE
 NEW RETAIL BANK
 NEC WADE GREEN ROAD
 AND WOOTEN LAKE ROAD
 COBB COUNTY, GEORGIA

Boos Development Group, Inc.
 BOOS DEVELOPMENT GROUP, INC.
 253 MCCORMICK DRIVE
 CUMMINGS, GA 30143
 TEL: (770) 869-2800

**V-23
 (2011)**

LA ENGINEER
 PARKWAY CENT
 1800 PARKWAY PL.
 PHOENIX, AZ 85016
 PHONE: 770.423.1
 FAX: 770.423.1
 WWW.LAENGINEER.COM

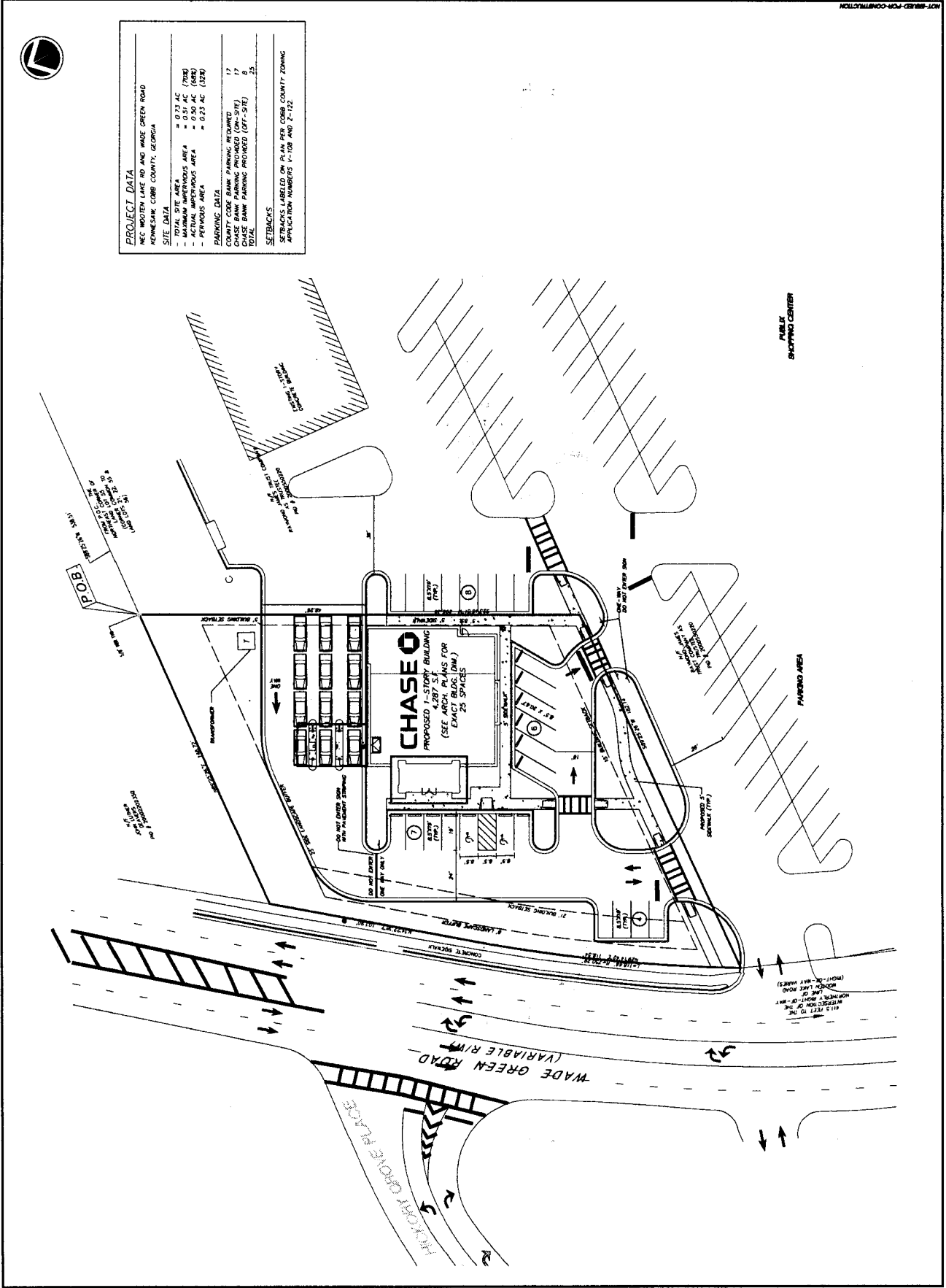
REVISIONS
 DATE
 11/21/11

PROJECT MANAGER
 DRAWING BY
 CHECKED BY
 DATE
 02/10/2011

VARIANCE PLAN
 SHEET NUMBER: 1 OF 1



SHEET NUMBER: 10120



PROJECT DATA
 NEC WOOTEN LAKE RD AND WADE GREEN ROAD
 PENNINGTON COBB COUNTY, GEORGIA

SITE DATA

- TOTAL SITE AREA = 0.73 AC
- MAXIMUM IMPERVIOUS AREA = 0.51 AC (70%)
- PERVIOUS IMPERVIOUS AREA = 0.22 AC (30%)
- PERVIOUS IMPC = 0.22 AC (30%)

PARKING DATA

COUNTY CODE BANK PARKING REQUIREMENTS
 CHASE BANK PARKING PROVIDED (OFF-SITE) 17
 TOTAL 17

SETBACKS

SETBACKS LABELED ON PLAN PER COBB COUNTY ZONING APPLICATION NUMBERS 1-108 AND 2-122

NOT BE USED FOR CONSTRUCTION

APPLICANT: Boos Development Group **PETITION NO.:** V-23
PHONE: 727-669-2900 **DATE OF HEARING:** 04-13-11
REPRESENTATIVE: same **PRESENT ZONING:** NRC
PHONE: same **LAND LOT(S):** 55
PROPERTY LOCATION: On the east side of **DISTRICT:** 20
Wade Green Road, east of Hickory Grove Place. **SIZE OF TRACT:** 0.73 acre
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Reduce drive queue requirement from 5 cars to 4 cars per line; and 2) waive the rear setback from the required 30 feet to 5 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: The rear wall with the five foot setback will require a fire-resistance rating in accordance with Table 602 of the 2006 International Building Code. No further comments.

STORMWATER MANAGEMENT: No comment.

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: _____



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Cobb County Fire and Emergency Services

Fire Marshal Comments

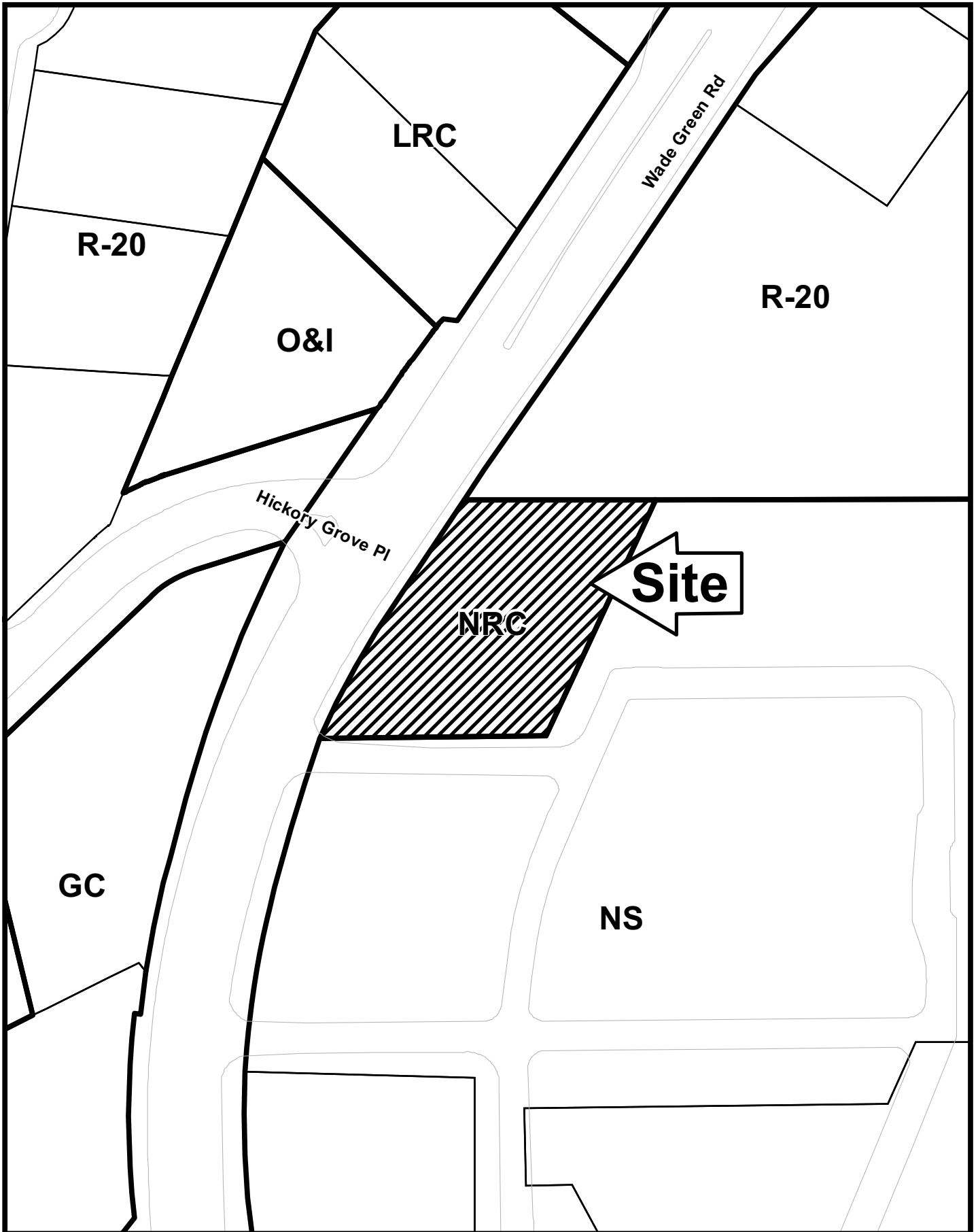
Applicant Name: **Boos Development Group**

Petition Number: V-23

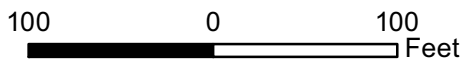
Date: 3/25/2011



NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-23



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)

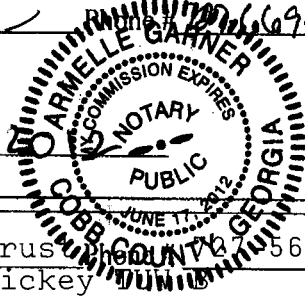
Application No. V-23
Hearing Date: 4-13-11

Applicant Boos Development Group Phone # 727-669-2900 E-mail sswisher@boosdevelopment.com

Seth Swisher Address 2651 McCormick Dr, Clearwater, FL 33759
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 727-669-2900 E-mail sswisher@boosdevelopment.com
(representative's signature)

My commission expires: June 17, 2012



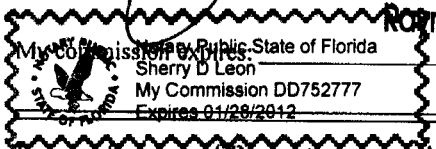
Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Titleholder Raymond James Trust, N.A. - James L. Dickey Phone # 813-567-2300 E-mail Jamie.Neilson@RaymondJames.com

Signature [Signature] Address: 880 Carillon Parkway, St. Pete, FL 33733
(attach additional signatures, if needed) (street, city, state and zip code)

Jamie Neilson
VP - Trust Officer
Raymond James Trust, N.A.

Signed, sealed and delivered in presence of:
Sherry D. Leon
Notary Public



Present Zoning of Property NRC

Location N.S.C. Wade Green RD @ Waster Lake RD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 55 District 2012 Size of Tract 0.73 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 the shape of the property & the building and drive-thru configuration it does not allow for adequate queue lanes per Cobb County Code.

List type of variance requested: Reduction of drive-thru queue from 5 cars to 4 cars