

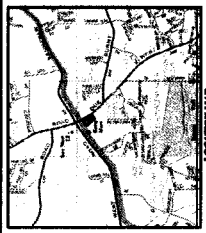
MAIRETTA PIZZA COMPANY
THREE WHITLOCK AVENUE
MARIETTA, GA 30066
PHONE: (770) 499-0000

DATE: _____
REVISION: _____
**V-59
(2011)**

Design By: CW
Checked By: OIC
Date: 08-07-11
Scale: 1"=20'

SITE PLAN
3960 MARY ELIZA TRACE, NW
LAND LOT 296 OF DISTRICT 28 SECTION 2
COWHOLE COUNTY, GEORGIA

1



SITE DATA

OWNER/CLIENT: MAIRETTA PIZZA COMPANY
PROJECT: MAIRETTA PIZZA COMPANY
ADDRESS: 3960 MARY ELIZA TRACE, NW
MARIETTA, GA 30066
PHONE: (770) 499-0000

PROPOSED/EXISTING: 0.13 ACRES
FLOOR AREA: 10,000 S.F.
FLOOR FINISH: FLOOR FINISH NOT FALL WITHIN A 100 YEAR FLOOD PLAIN

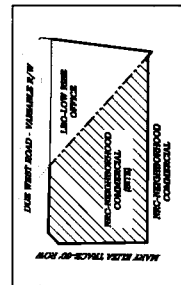
EXISTING STRUCTURE: 10,000 S.F. MAIRETTA PIZZA COMPANY

USE: MAIRETTA PIZZA COMPANY

ADJACENT LOTS: 10,000 S.F. MAIRETTA PIZZA COMPANY
10,000 S.F. MAIRETTA PIZZA COMPANY
10,000 S.F. MAIRETTA PIZZA COMPANY

ADJACENT ROADS: 30' FRONT SETBACK
30' SIDE SETBACK
30' REAR SETBACK

PROPOSED PARKING: 75 SPACES INCLUDING 1 UNPAVED SPACE
EXISTING PARKING: NO CHANGES - 75 SPACES PROVIDED



NOTES:

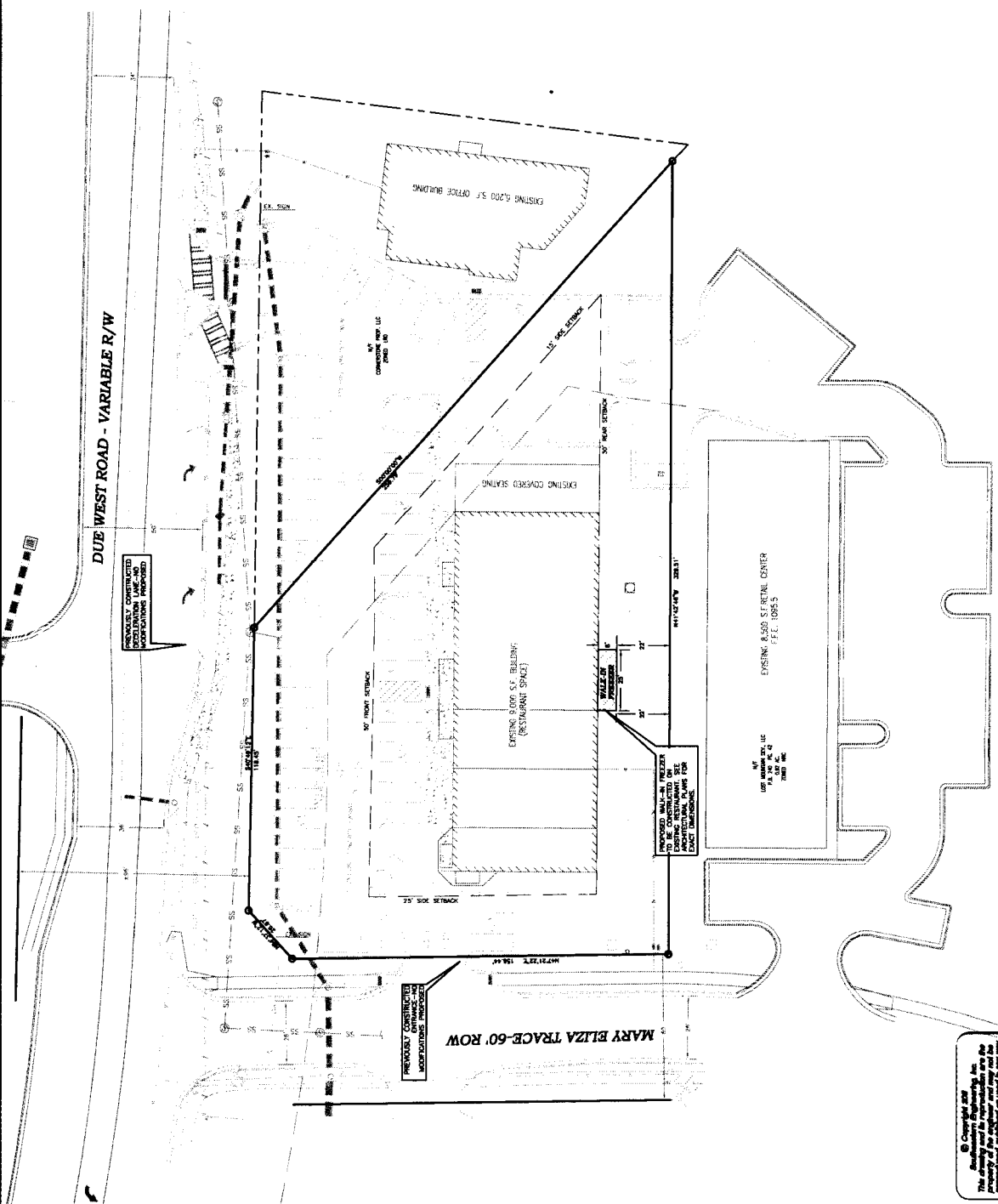
BASE INFORMATION IS A COMPARISON OF PERMITTED PROPOSED EXISTING AND APPROVED CONSTRUCTION FILE FOR LOT #1 OF DISTRICT 28 SECTION 2, COWHOLE COUNTY, GEORGIA.

NO SETBACKS, LATER OR UNAPPROVED BUFFER AREAS ARE LOCATED ON SITE.

THIS SITE IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN OR UNDESIGNED FLOODPLAIN, DATED UNDETERMINED DATE, 2008.

NO WETLANDS ARE LOCATED ON SITE.

NO CEMETERIES ARE LOCATED ON SITE.



24 HR CONTACT
HOWARD WOLFSON
PHONE: (770) 419-0900



UTILITY NOTE:

THE CITY OF COWHOLE COUNTY IS THE OWNER OF THE UTILITY RECORDS AND THE UTILITY RECORDS ARE THE PROPERTY OF THE CITY OF COWHOLE COUNTY. THE UTILITY RECORDS ARE THE PROPERTY OF THE CITY OF COWHOLE COUNTY AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE CITY OF COWHOLE COUNTY. THE UTILITY RECORDS ARE THE PROPERTY OF THE CITY OF COWHOLE COUNTY AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE CITY OF COWHOLE COUNTY.



APPLICANT: Marietta Pizza Company **PETITION NO.:** V-59
PHONE: 678-592-1900 **DATE OF HEARING:** 08-10-11
REPRESENTATIVE: Garvis L. Sams, Jr. **PRESENT ZONING:** NRC
PHONE: 770-422-7016 **LAND LOT(S):** 296
PROPERTY LOCATION: At the southeasterly **DISTRICT:** 20
intersection of Mary Eliza Trace and Due West Road. **SIZE OF TRACT:** 0.93 acre
_____ **COMMISSION DISTRICT:** 1
TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 22 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If the variance is approved, applicable permits and inspections will be required prior to installation of the freezer. 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 and referencing the variance case 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: No adverse stormwater impacts anticipated.

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: _____



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Cobb County Fire and Emergency Services

Fire Marshal Comments

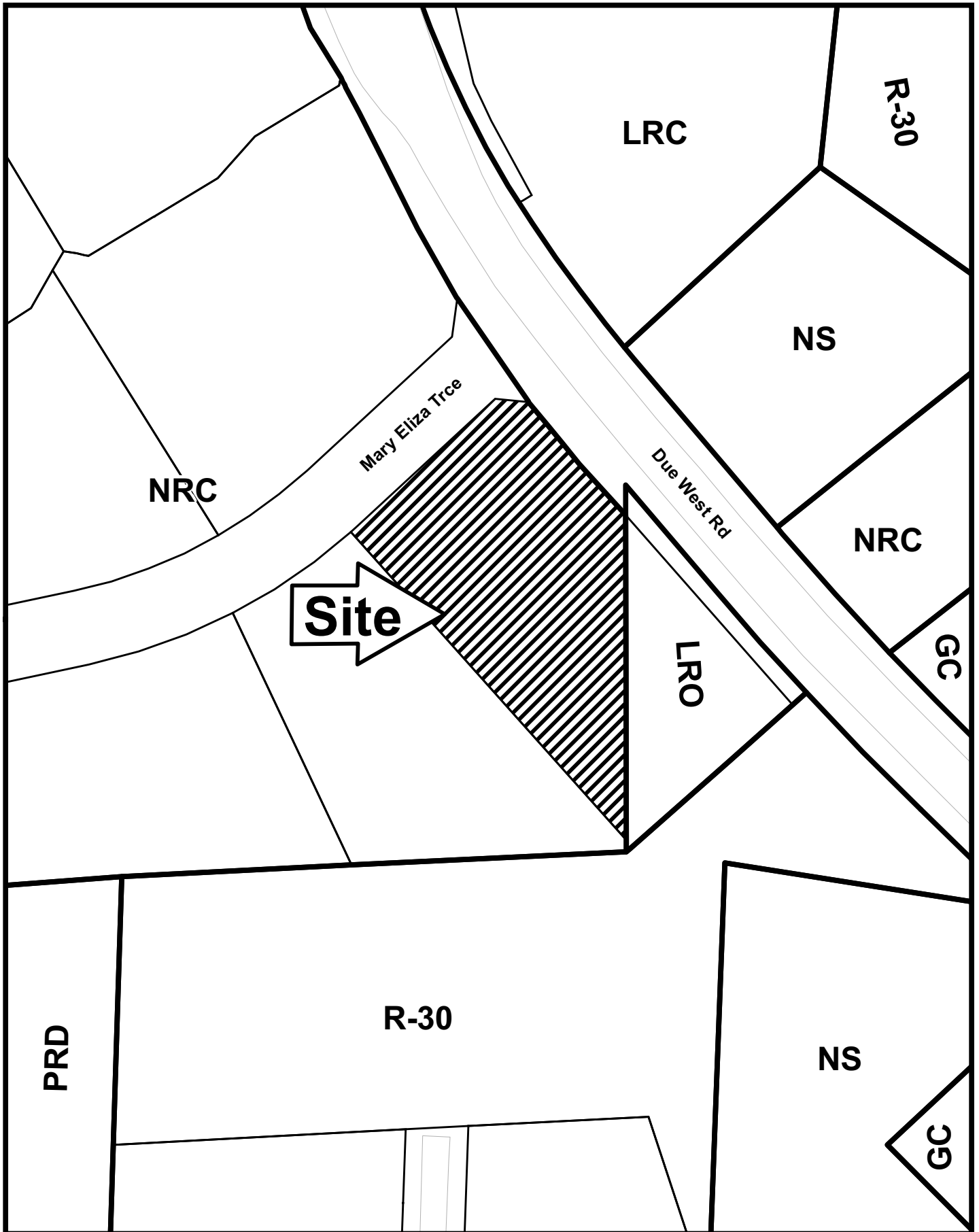
Applicant Name: **Marietta Pizza Company**

Petition Number: V-59

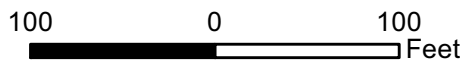
Date: 8/1/2011



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-59



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



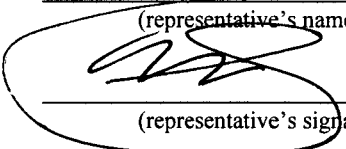
-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County

(type or print clearly)

Application No. V- 59
Hearing Date: 8/10/11

Applicant Marietta Pizza Company Business Phone (678) 592-1900 E-mail: n/a
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)


(representative's signature)

Phone (770) 422-7016 E-mail: gsams@samslarkinbuff.com

My commission expires: 1/21/14



Signed, sealed and delivered in presence of:
Rebecca Lavergne
Notary Public

Titleholder SEE ATTACHED Phone _____ E-mail: _____

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

My commission expires: _____
Notary Public

Present Zoning of Property NRC

Location South side of Due West Road, east of Mary Eliza Trace
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 296 District 20 Size of Tract 0.93 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.

A literal interpretation or enforcement of Cobb County Zoning Ordinance provisions creates a hardship and would disallow the positioning of a walk-in freezer which encroaches eight (8) feet within the thirty (30) foot rear setback of the subject property.¹

List type of variance requested: A waiver of rear setback from thirty (30) feet to twenty-two (22) feet.

¹ Without a variance, the walk-in freezer, rather than being appended to the main structure, could be erected as an accessory structure and located five (5) feet from the property line. However, the variance as proposed is less intrusive and more efficient without encroaching upon any interior square footage of the restaurant.