

APPLICANT: Leedr Ben Moshe **PETITION NO.:** V-2
PHONE: 404-233-5951 **DATE OF HEARING:** 01-11-12
REPRESENTATIVE: same **PRESENT ZONING:** GC
PHONE: same
TITLEHOLDER: TBMF One, LLC **LAND LOT(S):** 55
PROPERTY LOCATION: At the northeast **DISTRICT:** 20
intersection of Wade Green Road and George Busbee **SIZE OF TRACT:** 0.91 acre
Parkway (4210 Wade Green Road). **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: 1) Waive the width of the drive aisles from the required 24 feet to 15 feet; 2) waive the rear setback from the required 30 feet to 27 feet; and 3) waive the required number of parking spaces from 50 parking spaces to 40 parking spaces.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No comments.

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

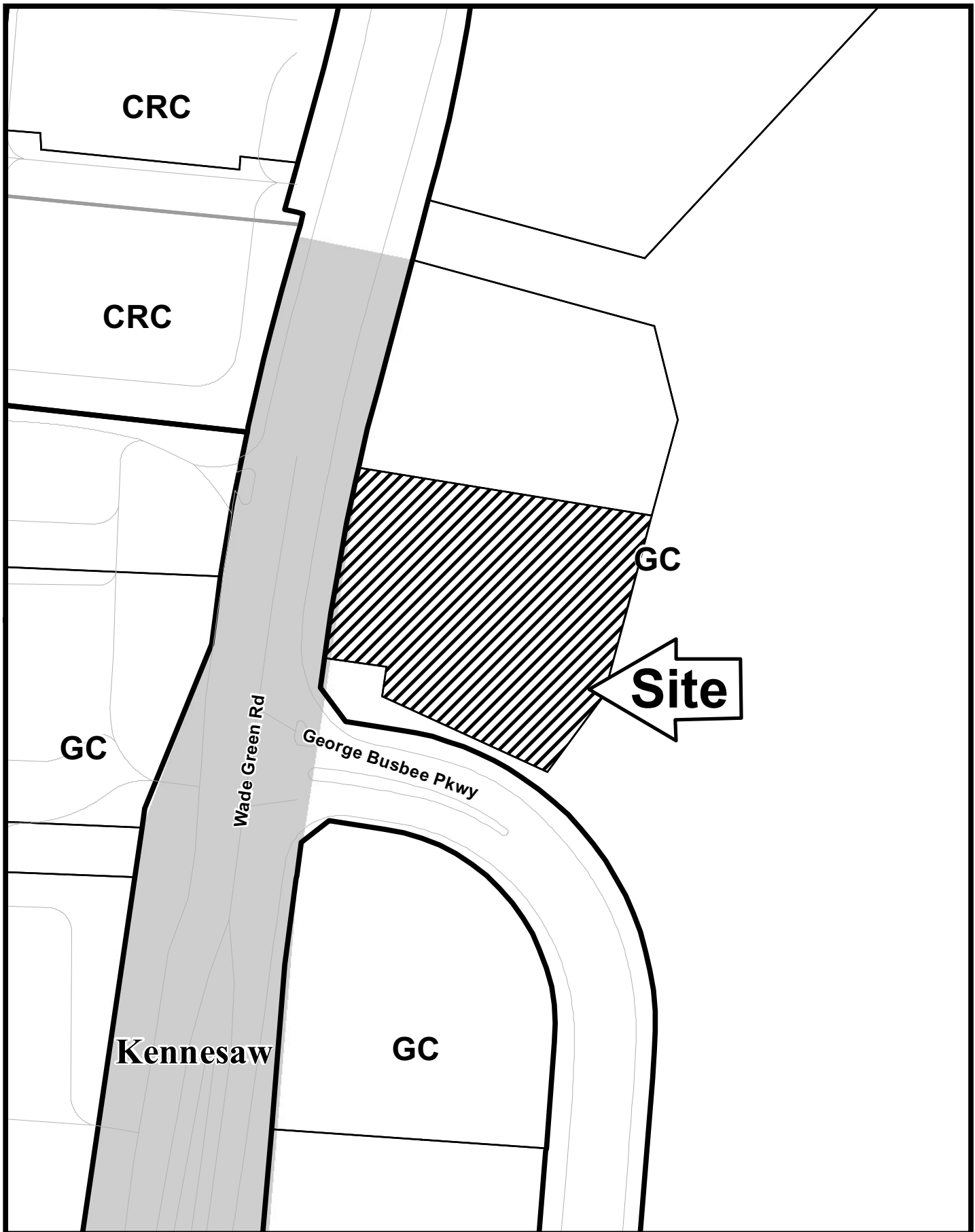
Applicant Name: **Leedr Ben Moshe**

Petition Number: V-2

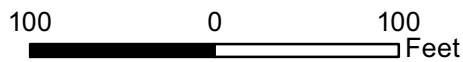
Date: 1/3/2012



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-2



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-2
Hearing Date: 1-11-12

Applicant LEOR BEN-MOSHE Phone # 404-233-5951 E-mail leor@Kingdavidproperties.com

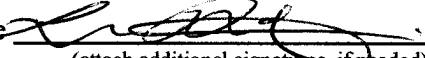
LEOR BEN-MOSHE Address 3210 ROSWELL RD, STE #D, ATLANTA, GA, 30305
(representative's name, printed) (street, city, state and zip code)

 Phone # 404-233-5951 E-mail leor@Kingdavidproperties.com
(representative's signature)

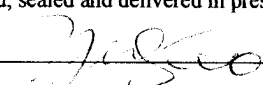
Signed, sealed and delivered in presence of:

My commission expires: May 12th 2013 
Notary Public

Titleholder TBMF ONE, LLC Phone # 404-233-5951 E-mail leor@Kingdavidproperties.com

Signature  Address: 3210 ROSWELL RD, STE #D, ATLANTA, GA, 30305
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: May 12th 2013 
Notary Public

Present Zoning of Property GC

Location 4210 WADE GREEN ROAD, KENNESAW, GA, 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 55 District 20 Size of Tract 0.91 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.

- ① Existing building encroachment on rear building line would require moving or demolishing portions of the building.
- ② Location of property lines does not accommodate required parking for existing or proposed use, unless approved at adjacent, contiguous parking area; and do not accommodate required drive aisle width on all sides of site.

List type of variance requested: ① Variance to allow existing drive aisles under 24'0" in width to remain in use.
② Variance to allow SE corner of existing building to encroach on existing rear yard building line.
③ Variance to allow parking at adjacent, contiguous parking area, within 400' feet of main entrance, to be included in proposed parking count.