



**APPLICANT:** John J. Wiles

**PETITION No.:** V-50

**PHONE:** 770-426-4619

**DATE OF HEARING:** 07-11-12

**REPRESENTATIVE:** John J. Wiles

**PRESENT ZONING:** GC

**PHONE:** 770-426-4619

**LAND LOT(S):** 645

**TITLEHOLDER:** Town Center Associates

**DISTRICT:** 16

**PROPERTY LOCATION:** On the south side of Ernest Barrett Parkway, west of Interstate 575 (425 Ernest Barrett Parkway).

**SIZE OF TRACT:** 19 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Allow wall signs to project above the vertical walls to which they are attached; 2) increase the maximum allowable sign area from 484 square feet to 2,308 square feet (Marshalls); 3) increase the maximum allowable sign area from 325 square feet to 1,809 square feet (T. J. Maxx); and 4) increase the maximum allowable sign area from 282 square feet to 864 square feet (Off Broadway Shoe Warehouse).

**OPPOSITION:** No. OPPOSED        **PETITION No.**        **SPOKESMAN**       

**BOARD OF APPEALS DECISION**

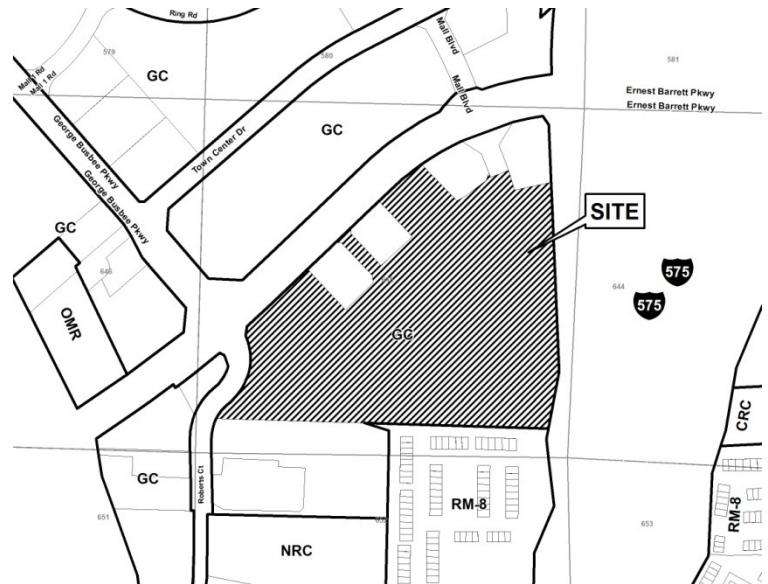
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



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**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**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.

**DESIGN GUIDELINES:** No comment.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

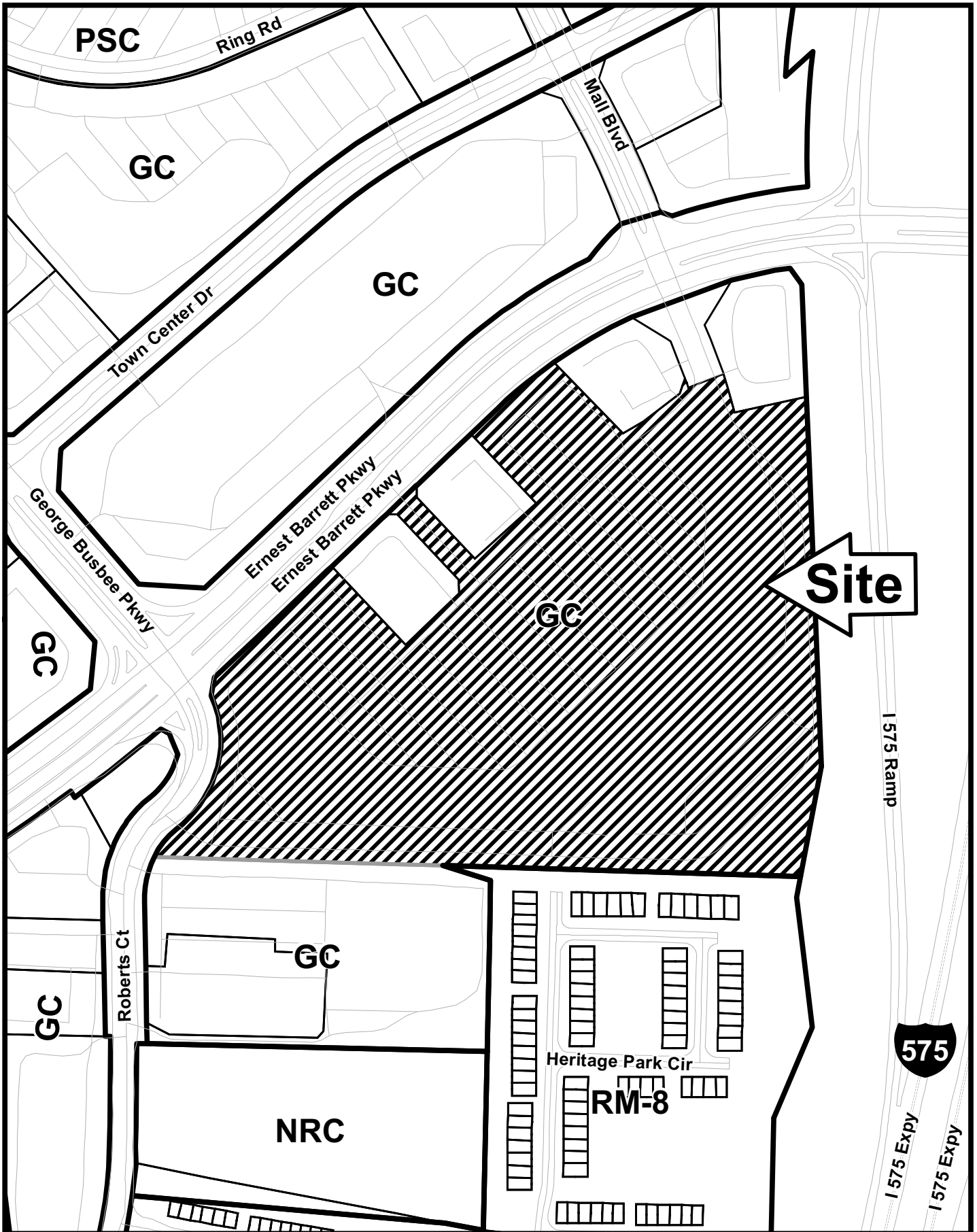
**SEWER:** No conflict.

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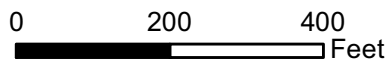
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-50

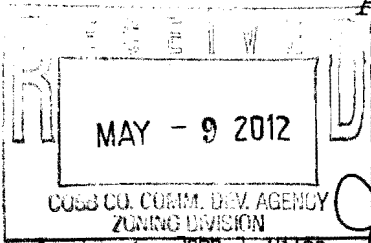


This map is provided for display and planning purposes only. It is not meant to be a legal description.



- City Boundary
- Zoning Boundary

# Application for Variance Cobb County

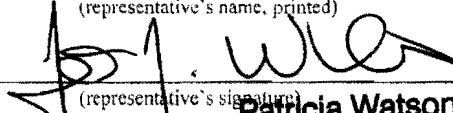


(type or print clearly)

Application No. V-50  
Hearing Date: July 11, 2012

Applicant John J. Wiles Phone # (770)426-4619 E-mail jjwiles@evict.net

John J. Wiles Address 800 Kennesaw Avenue, Suite 400, Marietta, Georgia 30060-7946  
(representative's name, printed) (street, city, state and zip code)


  
(representative's signature) Phone # (770)426-4619 E-mail jjwiles@evict.net

**Patricia Watson, Notary Public**  
**Paulding County, Georgia**  
**My Commission Expires**  
**December 11, 2015**

Signed, sealed and delivered in presence of:  
Patricia Watson  
Notary Public

My commission expires:

Titleholder Town Center Associates Phone # (770)426-4619 E-mail jjwiles@evict.net

Signature  Address: 800 Kennesaw Avenue, Suite 400  
(attach additional signatures, if needed) Marietta, Georgia 30060-7946  
(street, city, state and zip code)

Signed, sealed and delivered in presence of:  
DONNA STARKMAN  
Notary Public

My commission expires: for life

Present Zoning of Property "GC" - General Commercial

Location 425 Ernest Barrett Parkway, Kennesaw, Georgia  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 645 District 16 Size of Tract 18.928 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.  
Would not allow the effective redevelopment of the subject property

List type of variance requested: Signage Variance