

APPLICANT: Core States Group

PETITION No.: V-61

PHONE: 770-242-9550

DATE OF HEARING: 08-08-12

REPRESENTATIVE: Matthew Van Dyke

PRESENT ZONING: O&I

PHONE: 770-242-9550

LAND LOT(S): 941

TITLEHOLDER: Fifth Third Bank

DISTRICT: 17

PROPERTY LOCATION: On the west side of Powers Ferry Road, north of Windy Hill Road (1920 Powers Ferry Road).

SIZE OF TRACT: 0.994 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Allow a wall sign to project above the vertical wall to which it is attached (main existing building).

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Core State Group **PETITION No.:** V-61

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.

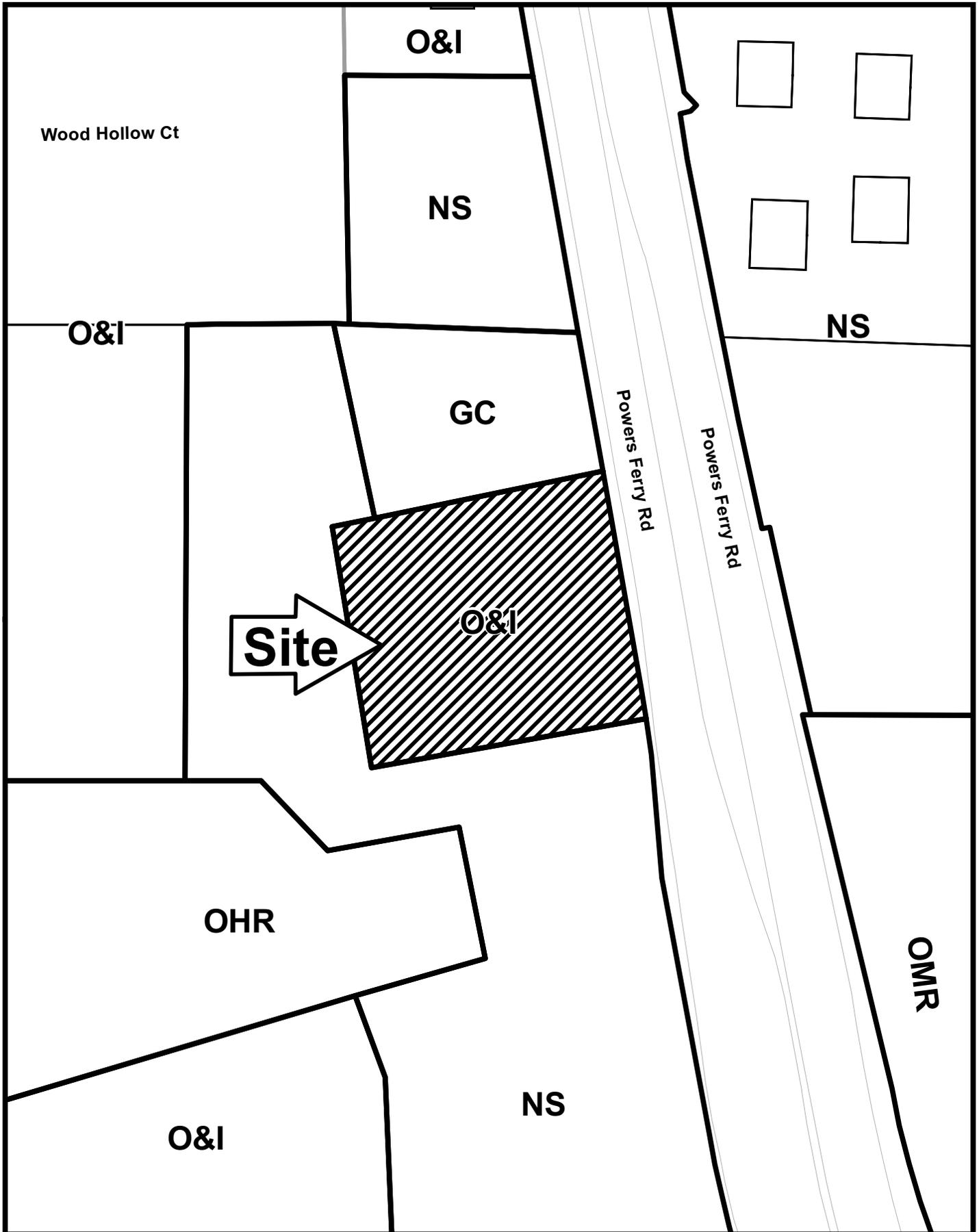
WATER: No conflict.

SEWER: No conflict.

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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-61



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

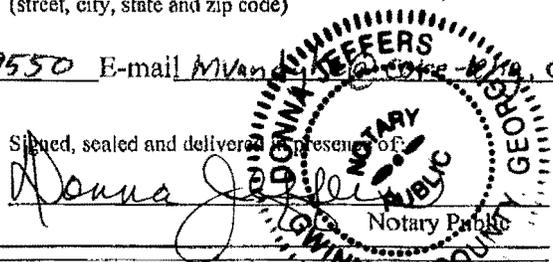
JUN 13 2012

(type or print clearly)

Application No. V-61
Hearing Date: 8-8-12

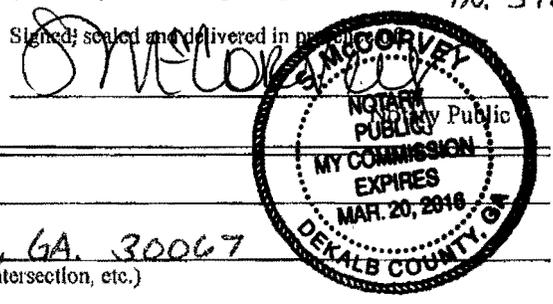
Applicant CORE STATES GROUP Phone # 7-242-9550 E-mail mvandyke@core-eng.com
MATTHEW VAN DYKE Address 4191 PLEASANT HILL RD, DULUTH, GA, 30096
(representative's name, printed) (street, city, state and zip code)
[Signature] Phone # 7-242-9550 E-mail MVandyke@core-eng.com
(representative's signature)

My commission expires: May 20, 2013



Titleholder FIFTH THIRD BANK Phone # 615-687-3030 E-mail travis.rutherford@53.com
Signature [Signature] Address: 424 CHURCH STREET, SUITE 700 NASHVILLE, TN, 37219
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: March 20, 2016



Present Zoning of Property O:1
Location 1920 POWERS FERRY ROAD MARIETTA, GA, 30067
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 920:941 District 17th Size of Tract 0.994 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.

SEE ATTACHED VARIANCE REQUEST LETTER

List type of variance requested: _____
SEE ATTACHED VARIANCE REQUEST LETTER

June 13, 2012

Mr. Jason Campbell
Cobb County Zoning Division
1150 Powder Springs Street Suite 400
Marietta, GA. 30064

JUN 13 2012

Re: Sign Variance Request - Fifth Third Bank Renovation Project - 1920 Powers Ferry Road

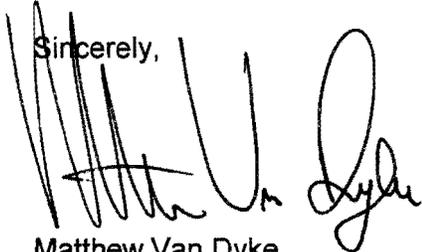
Dear Mr. Campbell:

On behalf of Fifth Third Bank, the current property owner, Core States respectfully submits a variance request package for the proposed renovation of the existing building located at 1920 Powers Ferry Road. Our request is to be able to locate our wall signs above the roof line of the main existing building but below the roof line of the new Fifth Third Bank signature architectural tower element depicted on the attached elevations and drawings. The attached site plan shows the proposed signage on the North and East sides. The property owner would like to reserve the ability to move the signs to another side of the tower in the event that they determine visibility is greater, but shall not increase the number of signs from the original total.

Fifth Third Bank is currently planning several new banking locations within Cobb County. These new buildings incorporate the tower element with signage identification as a corporate branding image so as to be identified as a Fifth Third Bank, a welcoming element to their customers, and to maintain a consistent corporate image throughout their growing locations. This project is unique in the fact that Fifth Third Bank is taking a vacant eyesore property and transforming it into a structure more indicative to the surrounding area. The current architecture of the main building does not lend itself to wall sign visibility under the existing front porch; therefore we are seeking the variance.

We look forward to working with the county on this redevelopment project and Fifth Third Bank being a growing new partner in the community.

Sincerely,


Matthew Van Dyke

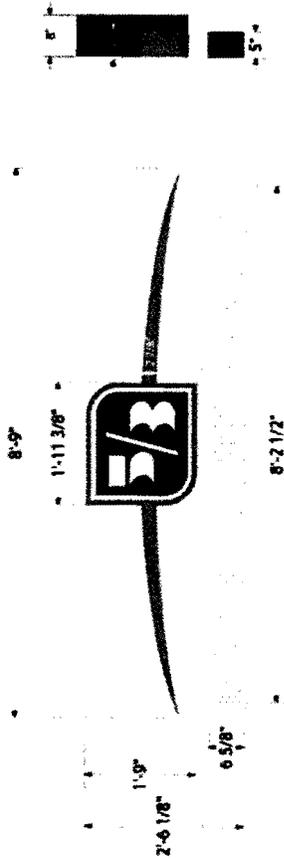
CC:
James Campbell – CBRE
Travis Rutherford – Fifth Third Bank

JUN 18 2012



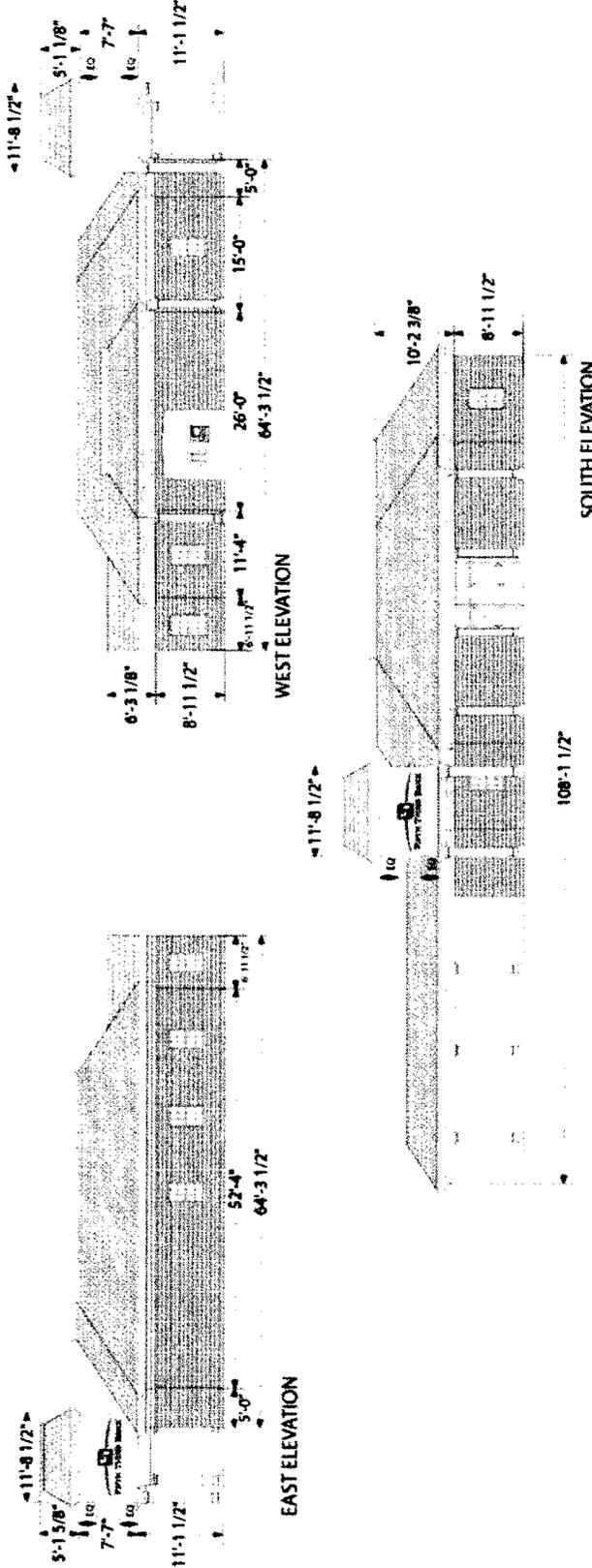
- 1 Copy/Border
Reverse weeded
out white
- 2 Shield
3M 3632-156
Vivid Green
- 3 Copy/Background
3M 3632-8607
Sapphire Blue

Color scheme



WLV22 LED Channel Letters- Sign #2 (Qty. 2) Spft. = 22' each

V-61 (2012) Exhibit A



Proposed Updated Condition-Elevations Noted

Scale: 1/16"=1'



CBRE
CB RICHARD ELLIS

PROPOSED ELEVATIONS WITH SIGN LOCATIONS
JUNE 11, 2012

4191 Messers Hill Road
Suite 400
Duluth, GA 30534
770-454-8872
CORE STATES
61007