

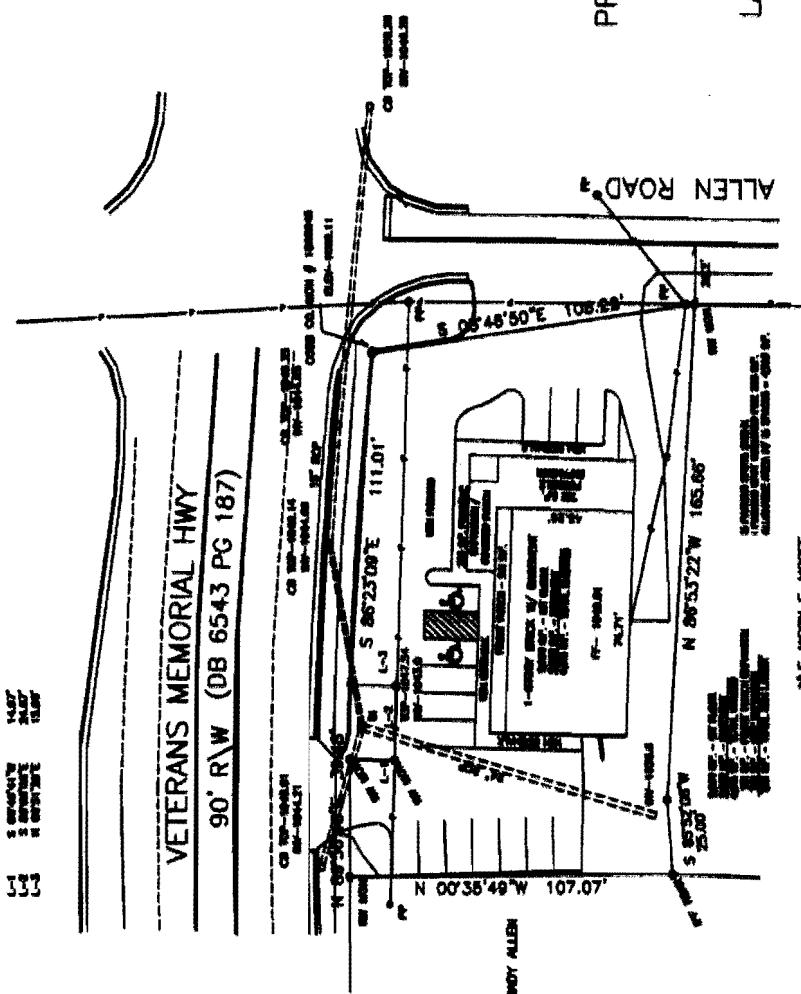
COBB COUNTY GEORGIA
FILED IN OFFICE

2013 JAN -9 PM 2:25

COBB COUNTY ZONING DIVISION

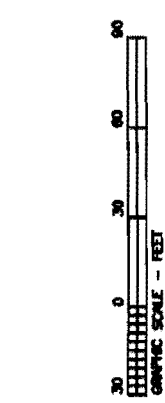
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- 10) The field data were checked for accuracy and found to be correct.

V-30 (2013)



PROPOSED PARKING LAYOUT FOR
BOB CARREKER
MELISSA CARREKER
LAND LOT 45 18TH DISTRICT
2ND SECTION
COBB COUNTY GEORGIA
1"= 30' JN2564-12 12-11-12

M. V. INGRAM ENTERPRISES, INC.
LAND SURVEYING AND PLANNING
P.O. BOX 10000
LANSING, MISSISSIPPI 39202
(770) 881-1001



APPLICANT: Vince Mancuso _____ **PETITION No.:** V-30
PHONE: 770-831-4150 _____ **DATE OF HEARING:** 03-13-13
REPRESENTATIVE: Vince Mancuso _____ **PRESENT ZONING:** NS
PHONE: 770-831-4150 _____ **LAND LOT(S):** 45
TITLEHOLDER: Neva Gail Hendrix _____ **DISTRICT:** 18
PROPERTY LOCATION: At the southwest inter- _____ **SIZE OF TRACT:** 0.44 acre
section of Allen Road and Veterans Memorial Highway _____ **COMMISSION DISTRICT:** 4
(290 Veterans Memorial Highway).

TYPE OF VARIANCE: 1) Waive the front setback from the required 40 feet to 35 feet from the eastern property line; 2) waive the minimum number of parking spaces (for the proposed 7,466 square foot office) from the required 26 to 16; and 3) increase the maximum allowable impervious surface from 70% to 85%.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: Vince Mancuso

PETITION No.:

V-30

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: This parcel is already over the impervious coverage limit by approximately 8%. If a variance is approved, pervious pavement should be utilized to minimize the impact. A minimum of 2,500 square feet of pavers should be required which will reduce the effective impervious coverage of the proposed site plan to 80%. Also, it appears that a retaining wall may be required to expand the parking lot to the west of the building. If that is the case, special design considerations will be required for the existing storm line located in this area. This issue will need to be addressed in Plan Review.

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.

APPLICANT: Vince Mancuso

PETITION No.:

V-30

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-30



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



City Boundary
Zoning Boundary

COBB COUNTY GEORGIA
FILED IN OFFICE

Application for Variance

2013 JAN -9 PM 1:41

Cobb County

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-30

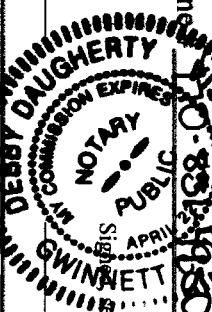
Hearing Date: March 13, 2013

Applicant Vince Monaco - Blue Construction Phone # 770-831-4150 -mail customerservice@blueconstruction.com

Vince Monaco (representative's name, printed) Address 4755 Smith Ranch Rd, Suwanee GA 30024

[Signature] (representative's signature) Phone 770-831-4150 -mail customerservice@blueconstruction.com

My commission expires: 4/22/2014



[Signature] Notary Public

Titleholder Neva Gail Hendrix Phone # 770-497-9731 e-mail ackcrane@gmail.com

Signature Neva Gail Hendrix (attach additional signatures, if needed) [Signature] (Special Printer and zip code) GA 30127

My commission expires: 4/22/2014



[Signature] Notary Public

Present Zoning of Property NS Neighborhood Shopping District

Location 290 Veterans Memorial Hwy., Mableton, GA 30126

Parcel ID: 18004500310 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 45 District 18th Size of Tract 0.43767 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.

First, due to the size and shape of the property, the existing structure already protrudes into the setbacks. We need to improve the building appearance with a mansard roof, which is not feasible now.
Second, the existing parking does not meet the current zoning requirements (# of spaces per sq. ft.), and we need to do some 1st floor expansion in the design. Third, the existing impervious surface on the property exceeds the current zoning requirements.

List type of variance requested: First, we propose to reduce the Front Setback at Allen Rd from 45' to 35', to reduce the Side Setback at Veterans Wym. from 35' to 27' (or 25' if approved), and to reduce the other Side Setback from 15' to 10'. Second, we propose to reduce the parking requirement from one space per 285 sq.ft. to one space per 470 sq.ft.). Third, we propose to reduce the impervious surface requirement from 70% to 85%.

Thank You!