

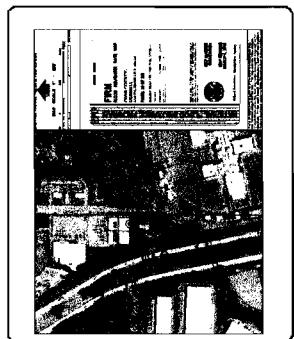
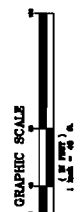
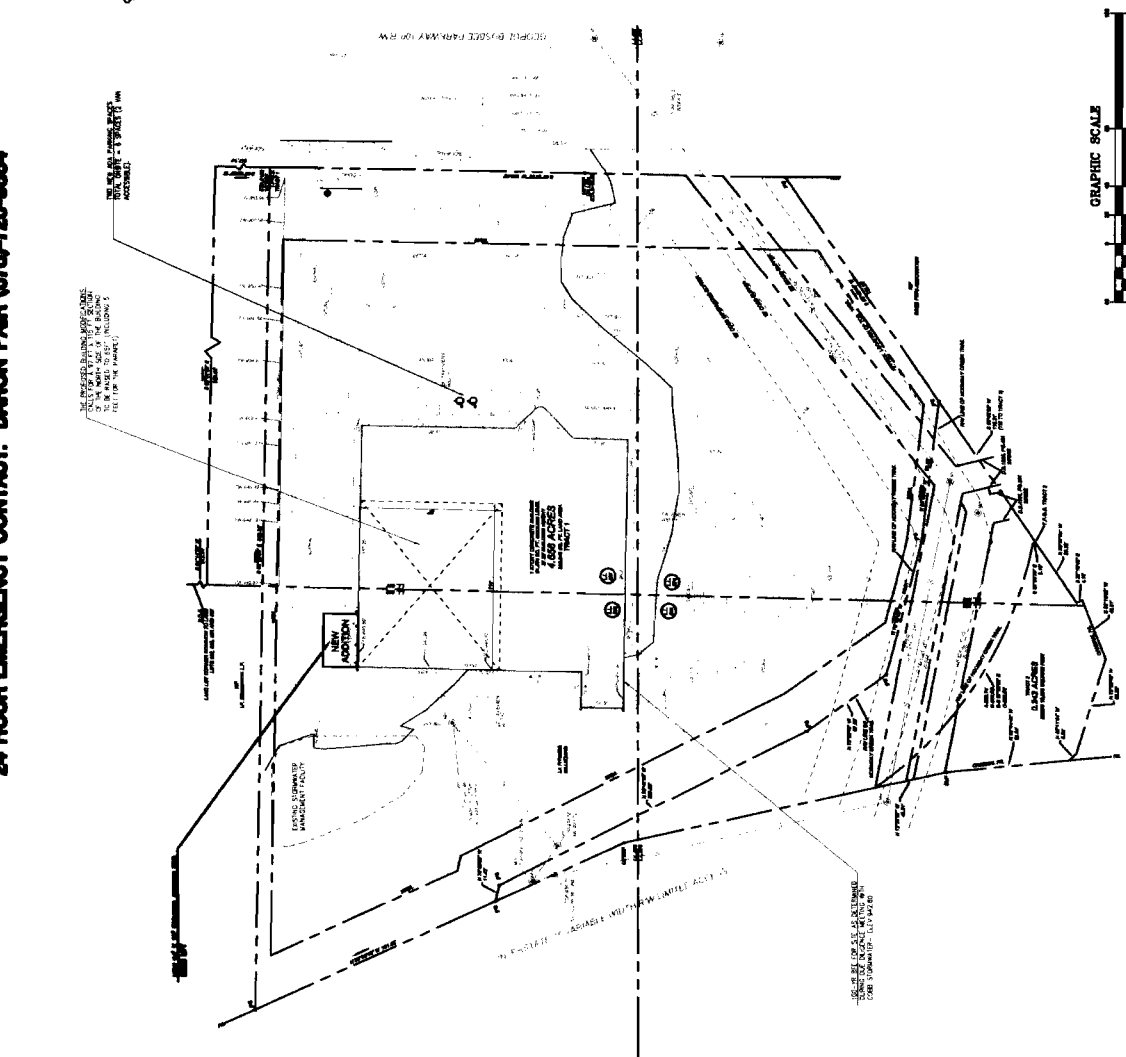


DATE	12-12-13
PROJECT	2801 GEORGE BUSBEE PARKWAY
OWNER	VERTICAL REALTY LLC
DESIGNED BY	GRANVILLE ENGINEERING, LLC
CHECKED BY	GRANVILLE ENGINEERING, LLC

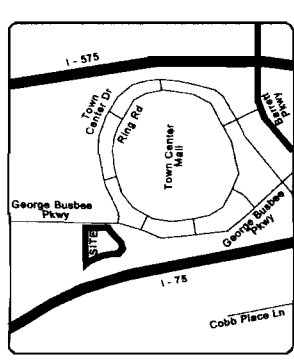
Prepared For  
**Vertical Realty LLC**  
 370 Peachtree Parkway  
 Atlanta, GA 30326  
 878-733-8828

Prepared By  
**GRANVILLE ENGINEERING, LLC**  
 405 Academy Drive West, Suite 202  
 Atlanta, Georgia 30371  
 878-254-8110  
 www.granville-engineering.com

**24 HOUR EMERGENCY CONTACT: DARON PAIR (678)-720-6884**



**FEMA Map**  
 100-A



**Location Map**  
 100-A

- Site Notes:**
1. THE SITE CONTAINS 4.89 ACRES.
  2. THE SITE IS ZONED COMMERCIAL GENERAL (C-1).
  3. THE SITE IS LOCATED WITHIN THE 100-A FLOOD HAZARD AREA AS SHOWN ON THIS PLAN.
  4. THE SITE IS LOCATED WITHIN THE 100-A FLOOD HAZARD AREA AS SHOWN ON THIS PLAN.
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**Parking Requirements:**

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**Zoning Requirements:**

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2013 MAR 13 PM 3: 17  
 COBB COUNTY ZONING DIVISION  
 COBB COUNTY GEORGIA  
 FILED IN OFFICE

**APPLICANT:** Vertical Realty, LLC

**PETITION No.:** V-54

**PHONE:** 678-720-9884

**DATE OF HEARING:** 05-08-13

**REPRESENTATIVE:** Daron G. Pair

**PRESENT ZONING:** GC

**PHONE:** 678-720-9884

**LAND LOT(S):** 506, 507, 574, 575

**TITLEHOLDER:** Vertical Realty, LLC

**DISTRICT:** 16

**PROPERTY LOCATION:** On the west side of George Busbee Parkway, west of Town Center Drive, and on the east side of I-75 (2801 George Busbee Parkway).

**SIZE OF TRACT:** 4.90 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Increase the maximum allowable building height from 50 feet to 65 feet.

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

**BOARD OF APPEALS DECISION**

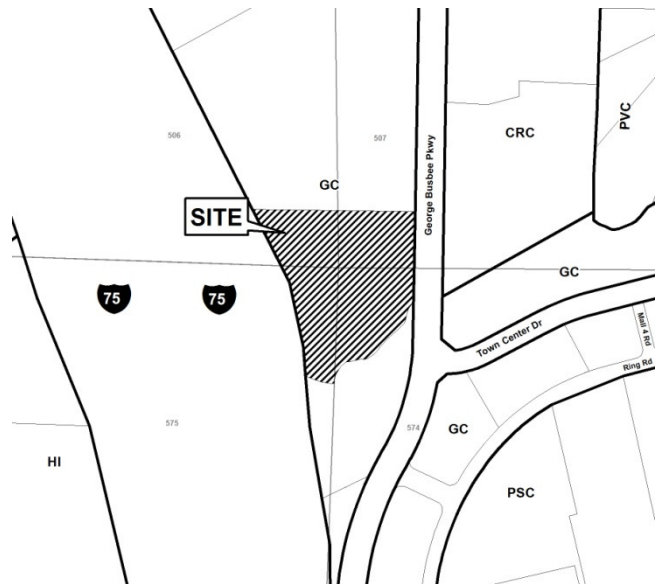
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Vertical Realty, LLC

**PETITION No.:** V-54

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** Recommend applicant submit for FAA impacts to Aviation. Recommend a FAA Study be submitted to Cobb DOT.

**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.

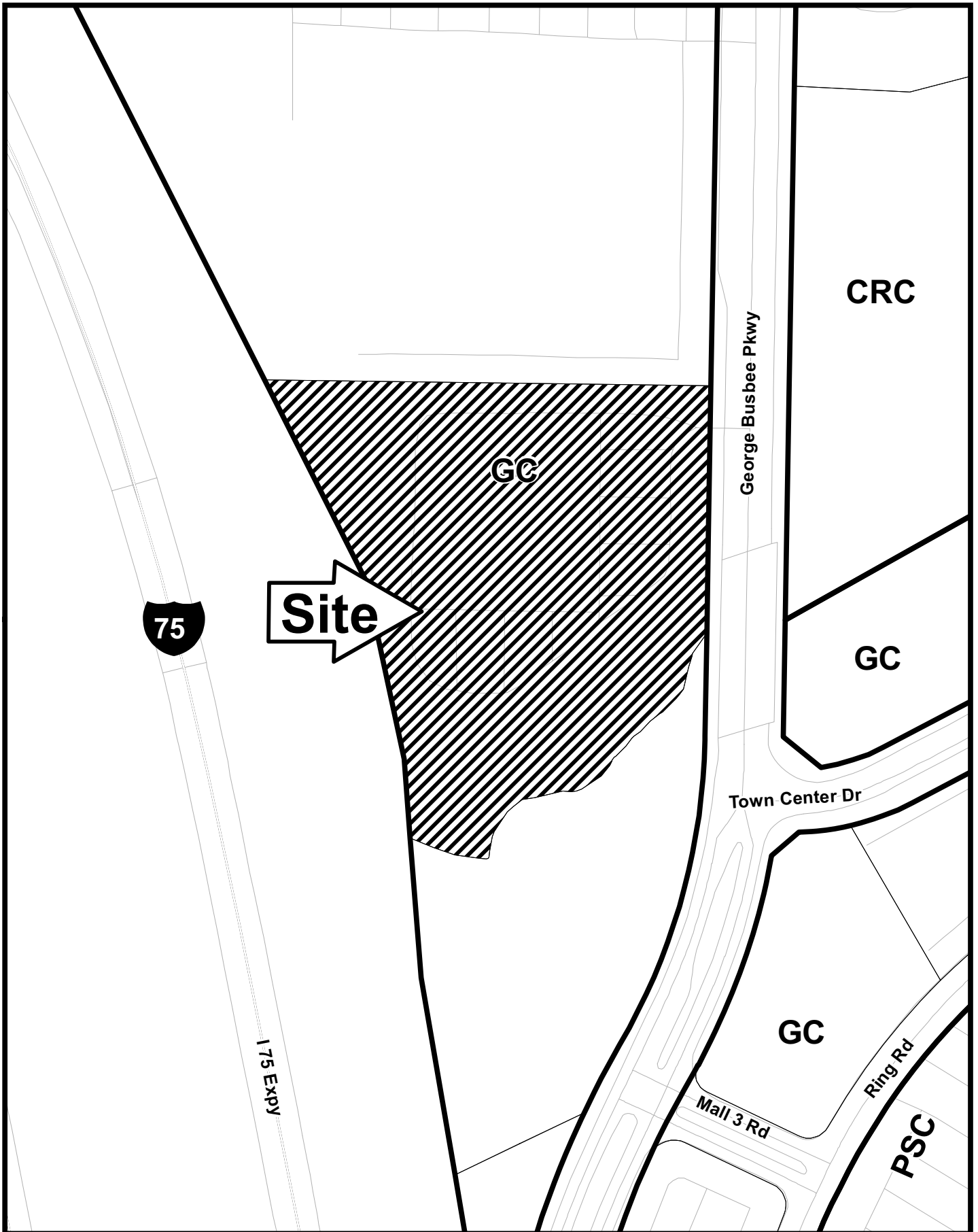
**SEWER:** No conflict.

**APPLICANT:** Vertical Realty, LLC      **PETITION No.:** V-54

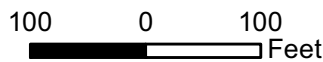
\*\*\*\*\*

**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-54



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 MAR 13 PM 3: 16

## Cobb County

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-54

Hearing Date: 5-8-13

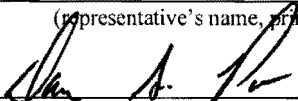
Applicant Vertical Realty, LLC Phone # 678-720-9884 E-mail dpair@ssclimbing.com

Daron G. Pair

Address 3701 Presidential Pkwy, Atlanta, GA 30340

(representative's name, printed)

(street, city, state and zip code)

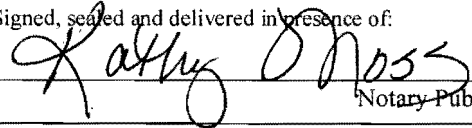


(representative's signature)

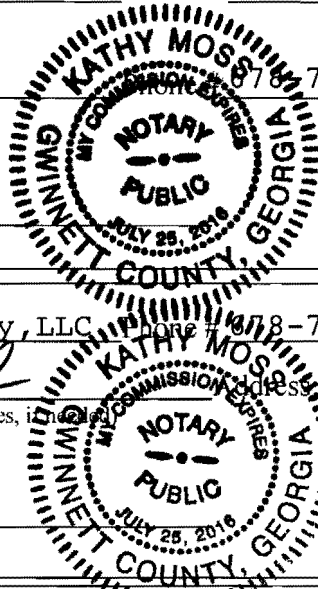
Phone # 678-720-9884 E-mail dpair@ssclimbing.com

My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:



Notary Public



Titleholder Vertical Realty, LLC Phone # 678-720-9884 E-mail dpair@ssclimbing.com

Signature Daron G. Pair

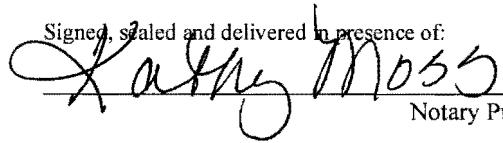
(attach additional signatures, if any)

Address 3701 Presidential Pkwy, Atl., GA 30340

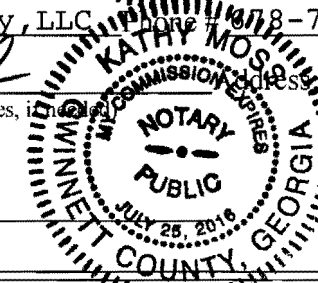
(street, city, state and zip code)

My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:



Notary Public



Present Zoning of Property General Commercial

Location 2801 George Busbee Parkway, Kennesaw, GA 30144

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 506, 507, 574, 575 District 16th Size of Tract 4.898 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 4.898 ac Shape of Property Semi Square Topography of Property Semi Flat 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.

Stone Summit Climbing & Fitness Center is the nation's largest indoor rock climbing gym. The current location is off Presidential Pkwy in Atlanta. The George Busbee location will be the 2nd indoor climbing facility for Stone Summit. The current location has climbing walls extending from 25 feet high to 60ft. high. To provide a 60ft. high climbing wall, a variance of the maximum allowable building height will be required.

List type of variance requested: \_\_\_\_\_

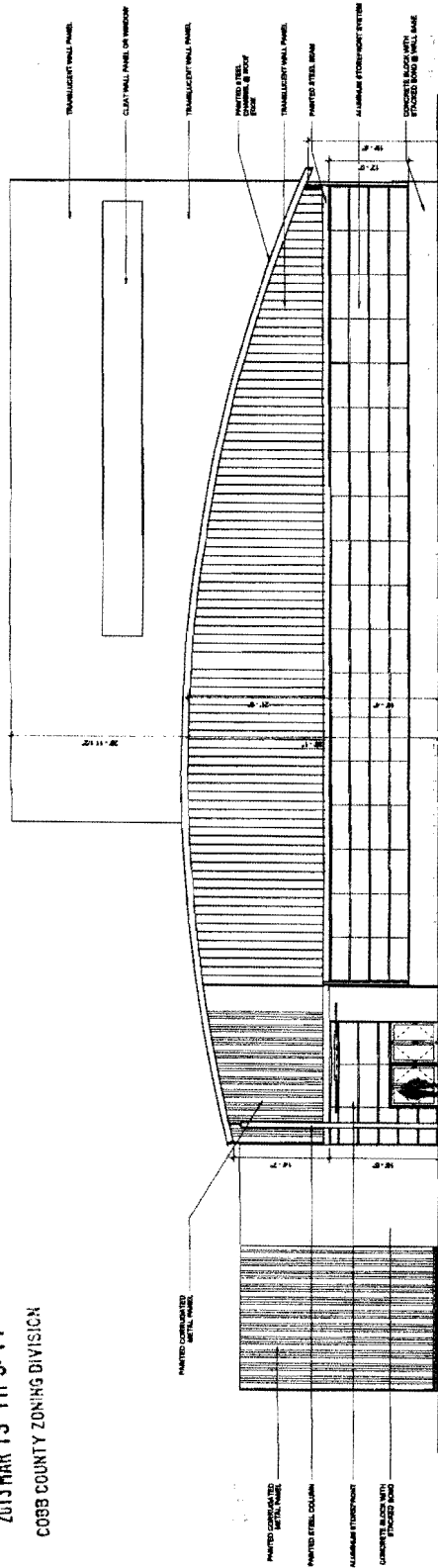
The applicant respectfully requests a variance of the maximum allowable height of the existing structure (currently 37.50 feet per survey) from the GC zoning requirement of 50 feet to 65 feet. This will allow for 60 ft. climbing wall and a 5 foot parapet wall.

COBB COUNTY GEORGIA  
 FILED IN OFFICE  
 2013 MAR 13 PM 3:17  
 COBB COUNTY ZONING DIVISION

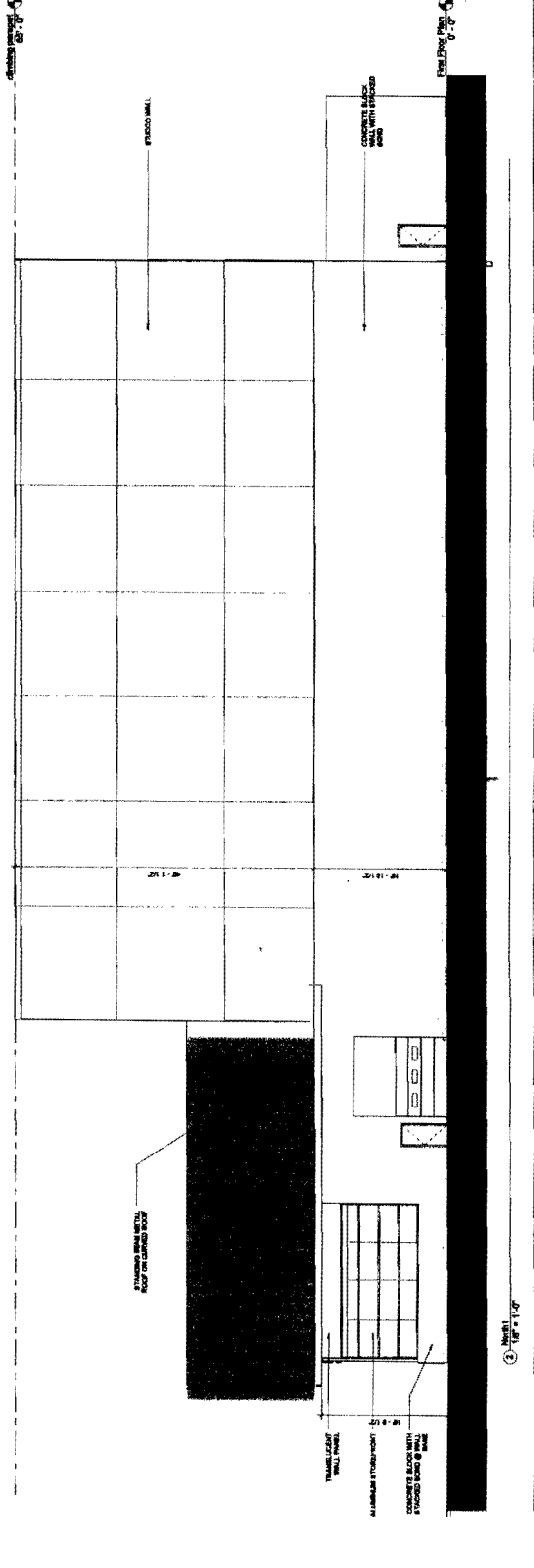
lubdy@alabrock.com  
 118 West Century  
 Marietta, GA  
 30067  
 Ph: 404.214.8787



Project: Stone Summit Indoor Rock Climbing Center  
 2801 George Busbee Parkway  
 Project Number: 13-020  
 SHEET NO. A301  
 Elevation  
 NOT RELEASED FOR CONSTRUCTION



1. Front Elevation  
 1/8" = 1'-0"



2. West Elevation  
 1/8" = 1'-0"

COBB COUNTY GEORGIA  
PLANNING OFFICE  
2013 MAR 13 PM 3:17  
COBB COUNTY ZONING DIVISION

titleblock  
418 west century  
atlanta, ga  
30030  
ph: 404 214 8787



project number:  
12-020

Stone Summit Indoor Rock Climbing Center  
2801 George Busbee Parkway

(154-V-2013)

NOT RELEASED FOR  
CONSTRUCTION

sheet name:  
Elevation

sheet number:  
A302

