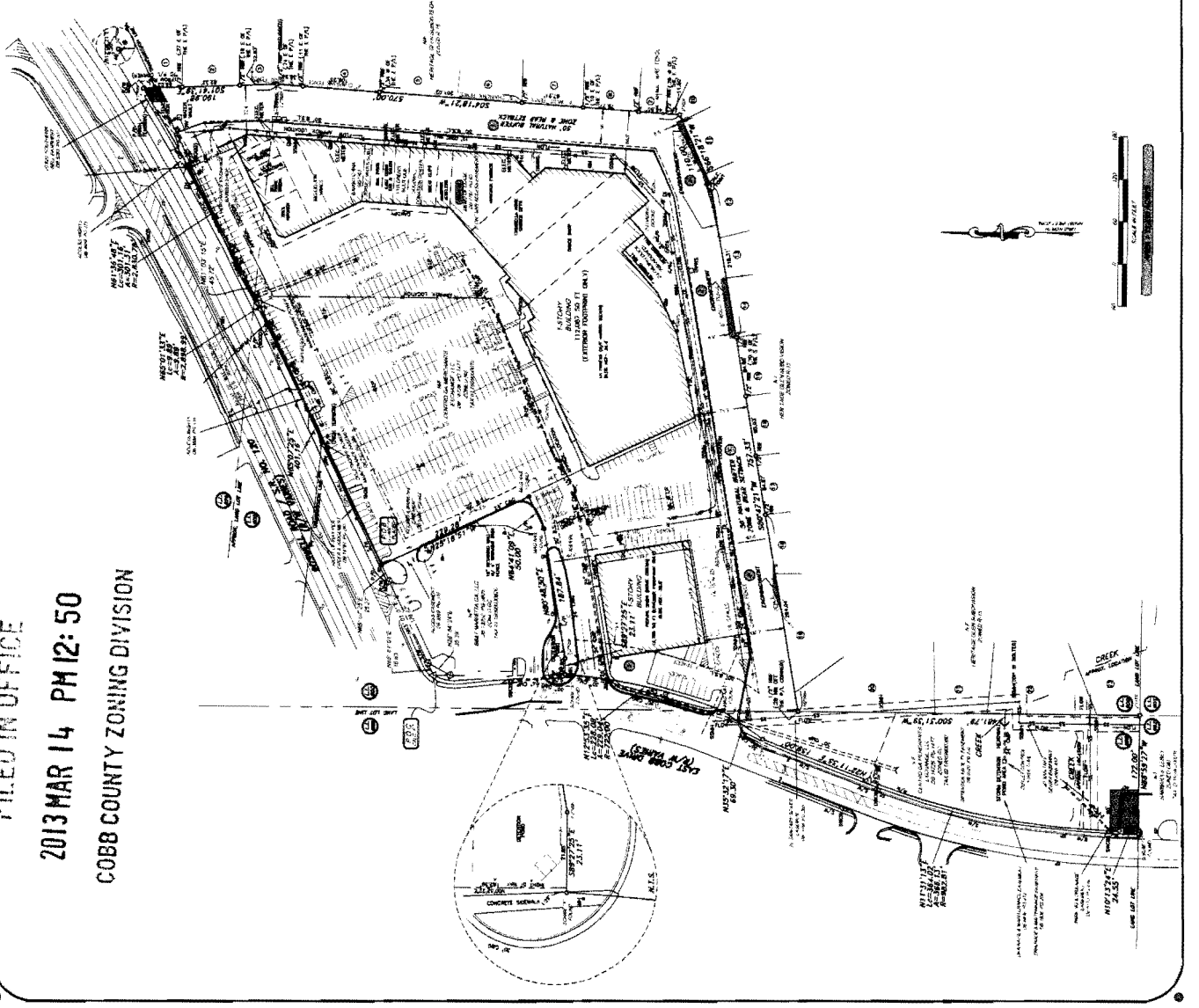


COBB COUNTY GEORGIA  
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COBB COUNTY ZONING DIVISION



**PROPOSED DEVELOPMENT**  
The proposed development consists of a 100,000 sq. ft. office building with a parking garage. The building will be constructed on a 10-acre site located at the intersection of Highway 101 and Highway 200. The site is currently zoned for office use. The proposed development is consistent with the zoning regulations for this area. The building will be constructed in accordance with the International Building Code (IBC) and will include a parking garage for 100 vehicles. The site plan shows the building footprint, parking spaces, and access roads. The proposed development is expected to be completed within 18 months.

**EXISTING DEVELOPMENT**  
The existing development on the site consists of a 50,000 sq. ft. office building and a parking lot. The existing building is a single-story structure with a flat roof. The parking lot contains 50 spaces. The existing development is in poor condition and requires significant renovation. The proposed development will replace the existing building and parking lot with a new, modern office building and parking garage.

**UTILITIES**  
The site is served by the following utilities:  
• Water: Provided by the City of Atlanta.  
• Sewer: Provided by the City of Atlanta.  
• Gas: Provided by the Georgia Power Company.  
• Electric: Provided by the Georgia Power Company.  
• Telephone: Provided by the Georgia Power Company.

**ENVIRONMENTAL**  
The site is located in an urban area and is not subject to any environmental regulations. The proposed development is expected to have a minimal impact on the environment. The site is not located in a flood plain or other environmentally sensitive area. The proposed development will include landscaping and other measures to improve the site's appearance and reduce its impact on the environment.

**PREPARED BY:**  
METRO ENGINEERING & SURVEYING, INC.  
1175 NORTH AUSTIN ROAD, SUITE 100  
ALPHARETTA, GA 30201  
TEL: 770.241.1100  
WWW.METROENGINEERING.COM

V-60 (2013)



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**PROPOSED DEVELOPMENT**

PROJECT NAME	OFFICE BUILDING WITH PARKING GARAGE
OWNER	METRO ENGINEERING & SURVEYING, INC.
DATE	2/13/13
SCALE	AS SHOWN
PROJECT NO.	100000
DATE OF ISSUE	2/13/13
DATE OF REVISION	
DATE OF CLOSURE	
DATE OF REVIEW	
DATE OF APPROVAL	

**PROPOSED DEVELOPMENT**

100,000 SQ. FT. OFFICE BUILDING WITH PARKING GARAGE

10 ACRES

101 HIGHWAY

200 HIGHWAY



**APPLICANT:** Merchants Exchange, LLC  
**PHONE:** n/a  
**REPRESENTATIVE:** Parks F. Huff, Esq.  
**PHONE:** 770-422-7016  
**TITLEHOLDER:** Merchants Exchange, LLC  
**PROPERTY LOCATION:** On the southeast corner of Roswell Road and East Cobb Drive (4400 Roswell Road).

**PETITION No.:** V-60  
**DATE OF HEARING:** 05-08-13  
**PRESENT ZONING:** NS, GC  
**LAND LOT(S):** 829, 899, 900  
**DISTRICT:** 16  
**SIZE OF TRACT:** 11.09 acres  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the minimum number of parking spaces (entire retail center) from the required 892 to 547; 2) waive the front setback from the required 50 feet to 29 feet; and 3) increase the maximum allowable impervious surface from 70% to 72%.

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

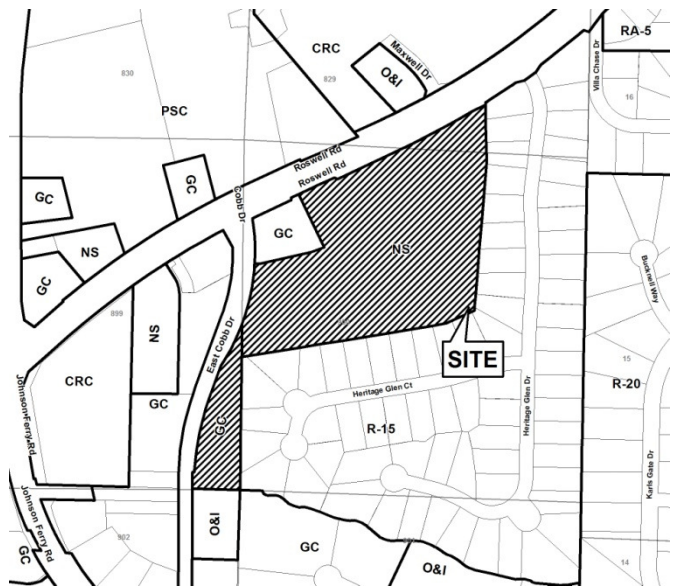
**BOARD OF APPEALS DECISION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



\*\*\*\*\*

**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.

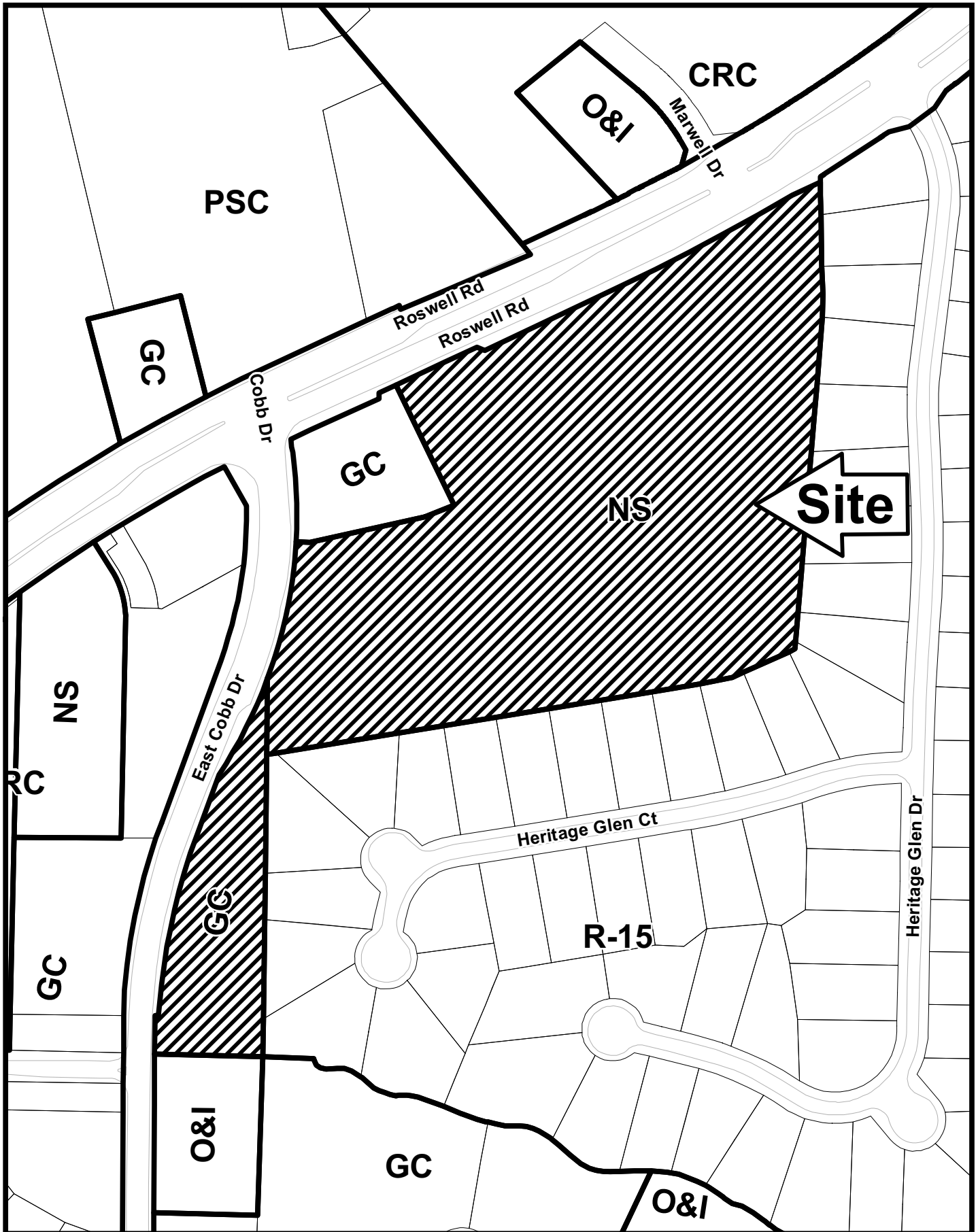
**SEWER:** No conflict.

**APPLICANT:** Merchants Exchange, LLC **PETITION No.:** V-60

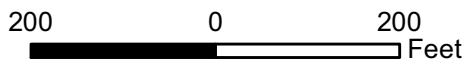
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-60



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



-  City Boundary
-  Zoning Boundary

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COBB COUNTY ZONING DIVISION

# Application for Variance Cobb County

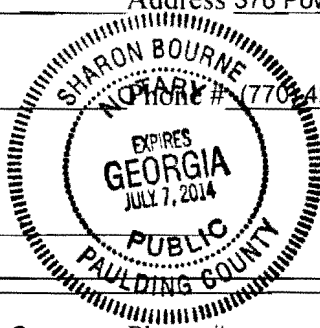
(type or print clearly)

Application No. V-60  
Hearing Date: 5/8/13

Applicant Merchants Exchange, LLC Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

Parks F. Huff, Esq. Address 376 Powder Springs St., Ste. 100, Marietta, Georgia 30064  
(representative's name, printed) (street, city, state and zip code)

X [Signature] Notary # 770-422-7016 E-mail phuff@samslarkinbuff.com  
(representative's signature)

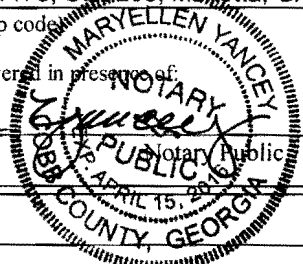


Signed, sealed and delivered in presence of: \_\_\_\_\_  
Notary Public

My commission expires: 7/7/14

Titleholder Merchants Exchange, LLC Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

Signature [Signature] Address: 1355 Terrell Mill Rd, Bldg 1478, Ste. 300, Marietta, GA 30067  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of: \_\_\_\_\_  
Notary Public

My commission expires: April 15, 2016

Present Zoning of Property NS

Location 4400 Roswell Rd.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 829 & 900 District 16th Size of Tract 11.091 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 X 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) The existing shopping center has 547 total parking spaces. Without the variance, the shopping center would have to empty tenant spaces. To refinance the property the applicant needs a variance.

(2) A portion of an existing building would have to be removed to comply with setback requirements.

List type of variance requested: (1) Section 134-272 of the zoning ordinance requires a total of 892 spaces when the property only has 547 spaces.

(2) Reduce the setback for an existing movie theatre from 40 feet to 29 feet.