

APPLICANT: APG Vinings, LLC

PETITION No.: V-63

PHONE: 404-873-1718

DATE OF HEARING: 06-12-13

REPRESENTATIVE: Suzanne Peterman

PRESENT ZONING: O&I

PHONE: 404-815-0566 x108

LAND LOT(S): 841, 842, 885, 886

TITLEHOLDER: APG Vinings, LLC

DISTRICT: 17

PROPERTY LOCATION: On the southeast corner of Cumberland Parkway and Bert Adams Road and on the north side of Paces Ferry Road (2675 Paces Ferry Road).

SIZE OF TRACT: 3.97 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the setback for a sign from the required 62 feet from the center line of an arterial road right-of-way to 54.65 feet from the center line of an arterial road right-of-way.

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

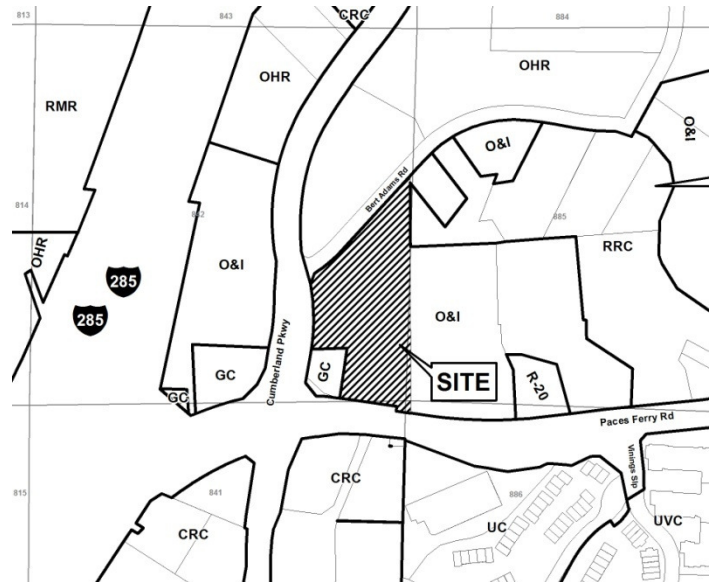
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: APG Vinings, LLC

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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 comments.

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: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

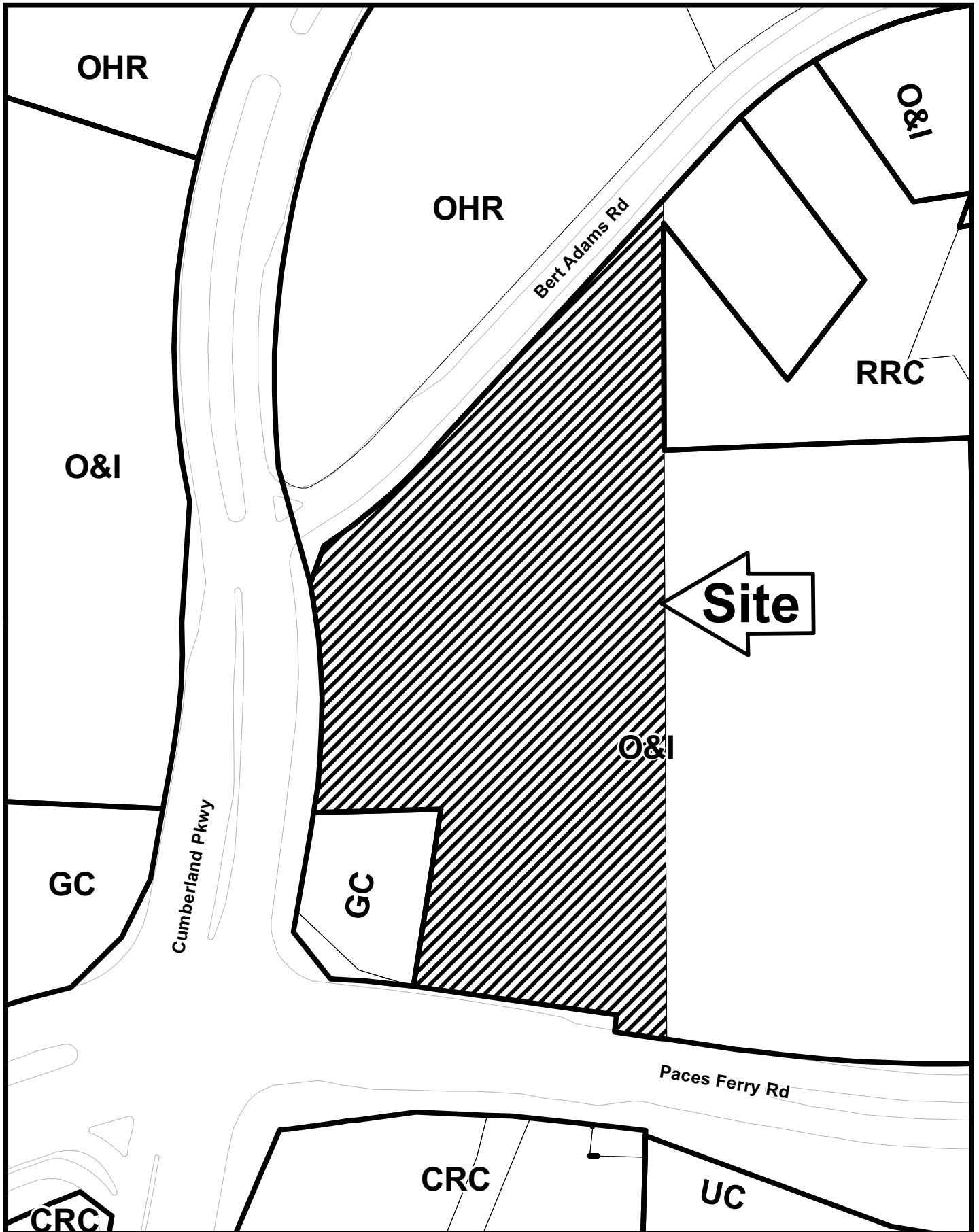
WATER: No conflict.

SEWER: No conflict.

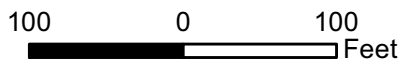
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FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-63



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 Cobb County

2013 APR -3 PM 2:02

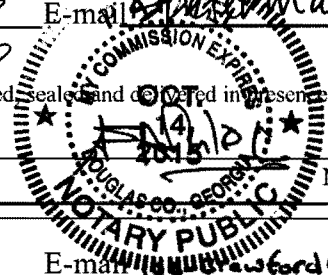
COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-63
Hearing Date: 6/12/13

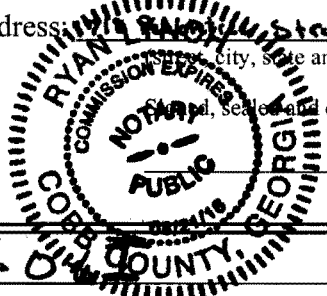
Applicant APG Vinings, LLC Phone # (404) 873-1718 E-mail joe.crawford@atlantapg.com
Suzanne Peterman Address 621 North Ave NE, Bldg D, Atlanta GA 30308
(representative's name, printed) (street, city, state and zip code)

Suzanne Peterman Phone # 404.815.0566 E-mail speterman@atlantapg.com
(representative's signature) (representative's name, printed)

Signed, sealed, and delivered in presence of:

Notary Public

My commission expires: 10.14.2015

Titleholder APG Vinings, LLC Phone # (404) 873-1718 E-mail joe.crawford@atlantapg.com
Signature [Signature] Address 100 Peachtree St NW, Suite 100, Atlanta, GA 30308
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed, and delivered in presence of:

Notary Public

My commission expires: 8/21/16

Present Zoning of Property ~~G4 Commercial~~
Location 2675 Paces Ferry Road SE, Atlanta, GA 30339
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 842 District 17th Size of Tract 3.973 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 X

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.

The hardships that will be created by following the normal terms of the ordinance are as follows:
First responders to an emergency must be able to identify the property, which is a public safety concern.
There are over a hundred employees and guests of various businesses located inside of 2675 Paces
Cumberland. Safe passage into and out of the Development depends on the entrance being visible
and identifiable from an acceptable distance on Paces Ferry Road SE.

List type of variance requested: The purpose of this variance application is to gain the ability
to place the building monument sign where the existing sign is now, at
54.65' from the center of the right of way.

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PAGE

INTENTIONALLY

LEFT

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**EXHIBIT
V-63 (2013)**

asi
Specialty Impressions

621 North Avenue NE, Building D
Atlanta, GA 30308
PH: 404.815.0566 x1008
F: 404.815.0917

Date: 1/15/2013

Project: ASI Atlanta
Paces Cumberland

Contact: Suzanne

Designer: Reid

Approver:

1.

2.

3.

4.

5.

6.

Conceptual

Final Production

Electrical: Underwriters Laboratories Inc.
ELECTRICAL SIGN COMPLIANT TO IAS

ELECTRICAL ELEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF 25-2522.01 OF THE NATIONAL ELECTRICAL CODE. APPROVED SIGN APPLICATION CHECK COVER THE INCLUDED PHOTO COORDINATE AND FINISHING FOR THE SIGN.

1 of 2

Y301-1601

sign 7

13 38 / 56

APPROVED 2'

Cobb County Code Enforcement
Sign Department

[Signature]
Signature
2-6-13

Color Specifications:

TOP: Alcoa-607 G-S Red (MPS3572)
 Alcoa-607 G-S Red (MPS3572)
 Alcoa-607 G-S Red (MPS3572)
ADDRESS NUMBERS: Alcoa-607 G-S Red (MPS3572)
 Alcoa-607 G-S Red (MPS3572)
 Alcoa-607 G-S Red (MPS3572)
LETTERS: White (MPS1885)
 White (MPS1885)
 White (MPS1885)
 Black Vinyl
 Black Vinyl

PRINTED COLORS ARE FOR CONCEPTUAL USE ONLY. ACTUAL COLORS TO BE CONFIRMED PRIOR TO FABRICATION.

1 of 2

2013 APR -3 PM 2:02

COBB COUNTY ZONING DIVISION

QTY 1 - SF
Monument Sign: Non-Lit Aluminum cabinet with accent bar and fabricated letters.
Scale: 3/8"=1'-0"

Approved By & Date:

STOP

PLEASE

NOTE

COBB COUNTY GEORGIA
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COBB COUNTY ZONING DIVISION

1 of 2