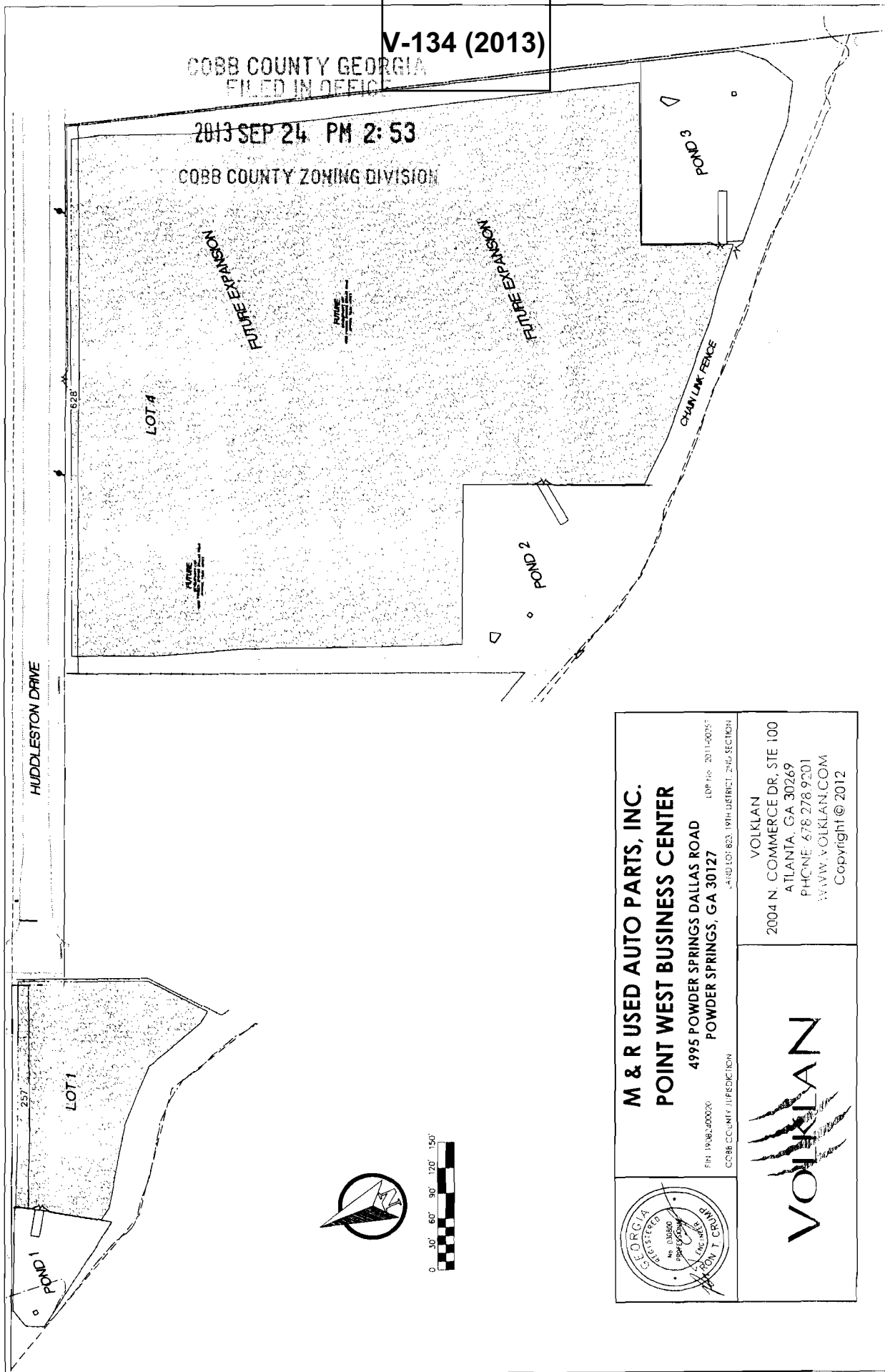


V-134 (2013)

COBB COUNTY GEORGIA  
FILED IN OFFICE

2013 SEP 24 PM 2: 53

COBB COUNTY ZONING DIVISION



**M & R USED AUTO PARTS, INC.**  
**POINT WEST BUSINESS CENTER**

4995 POWDER SPRINGS DALLAS ROAD  
 POWDER SPRINGS, GA 30127  
 COBB COUNTY JURISDICTION

VOLKLAN  
 2004 N. COMMERCE DR., STE 100  
 ATLANTA, GA 30269  
 PHONE: 678.278.9201  
 WWW.VOLKLAN.COM  
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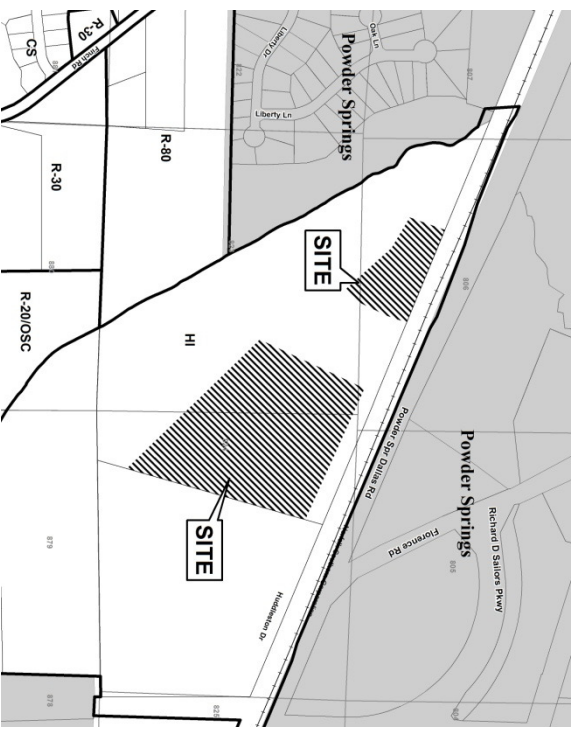
**APPLICANT:** M & R Auto Parts \_\_\_\_\_ **PETITION No.:** V-134  
**PHONE:** 404-936-0252 \_\_\_\_\_ **DATE OF HEARING:** 12-11-13  
**REPRESENTATIVE:** Ike Taber \_\_\_\_\_ **PRESENT ZONING:** HI  
**PHONE:** 770-579-2070 \_\_\_\_\_ **LAND LOT(S):** 806, 823, 824  
**TITLEHOLDER:** Selma, LLC \_\_\_\_\_ **DISTRICT:** 19  
**PROPERTY LOCATION:** On the south and west \_\_\_\_\_ **SIZE OF TRACT:** 37.25 acres  
sides of Huddleston Drive, south of Powder Springs \_\_\_\_\_ **COMMISSION DISTRICT:** 4  
Dallas Road (4995 Powder Springs Dallas Road).

**TYPE OF VARIANCE:** Waive the requirement of parking on a "treated and hardened" surface to allow for parking on a gravel mix with unmarked spaces.

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** M & R Auto Parts

**PETITION No.:**

V-134

\*\*\*\*\*

**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:** Stormwater Management has no objection to allowing tractor and trailer parking on a gravel parking area since the detention facility was designed for full impervious buildout of the site.

**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. City of Powder Springs service area.

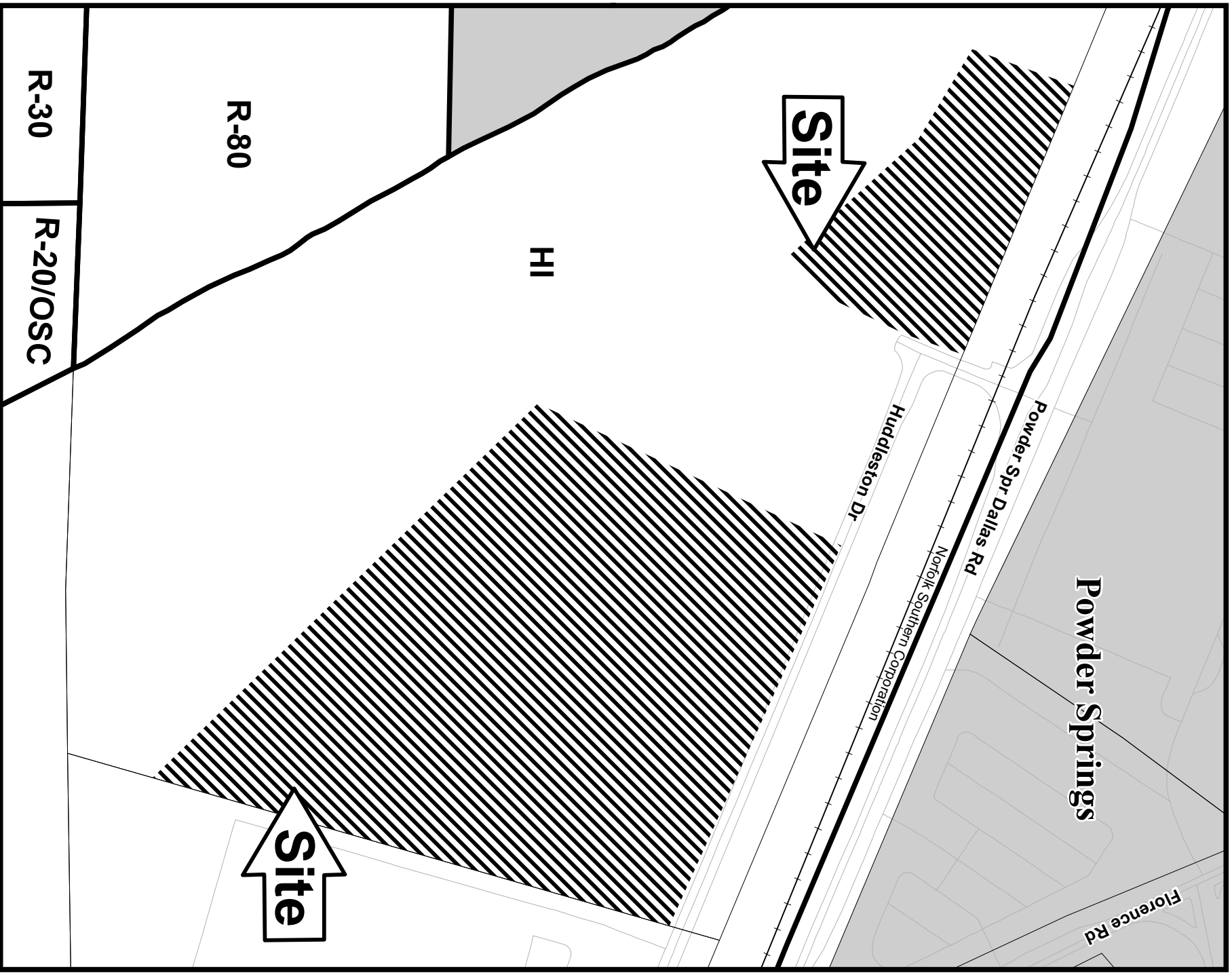
**SEWER:** No apparent conflict with existing Cobb County Water System sanitary sewer main on site. City of Powder Springs service area.

**APPLICANT:**           M & R Auto Parts          

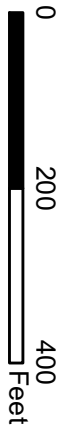
**PETITION No.:**           V-134          

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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.



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 APPLICATION FOR VARIANCE**  
FILED IN OFFICE

**2013 SEP 24 PM 2: 53 Cobb County**  
(Type or print clearly)  
Application No. V-134  
Hearing Date: 12-11-13

**CHERYL ANN DELK**  
NOTARY PUBLIC  
Cobb County - State of Georgia  
My Comm. Expires Oct. 4, 2014

Applicant M&R Auto Parts Phone # 404.936.0252 E-mail mit786@hotmail.com  
Applicant Ike Taher Address 3310 Chastain Ridge Drive, Marietta, GA 30066  
(representative's name, printed) (street, city, state and zip code)  
Applicant M. i. Taher Phone # 71579-2070 E-mail mit786@hotmail.com  
(representative's signature) (street, city, state and zip code)  
My commission expires: 10/4/2014 Signed, sealed and delivered in presence of: [Signature]  
Notary Public

**CHERYL ANN DELK**  
NOTARY PUBLIC  
Cobb County - State of Georgia  
My Comm. Expires Oct. 4, 2014

Titleholder Rukhsana Taher Phone # 404.936.0252 E-mail mit786@hotmail.com  
Signature [Signature] Address: \_\_\_\_\_ (street, city, state and zip code)  
(attach additional signatures, if needed)  
My commission expires: 10/4/2014 Signed, sealed and delivered in presence of: [Signature]  
Notary Public  
Present Zoning of Property HI (Heavy Industrial) & SLUP-7  
Location 4995 Powder Springs Dallas Road, Powder Springs, GA 30127  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 806, 823, 824, and 825 District 19th Size of Tract 37.25+/- 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 (if applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Holding the fenced compound area to the off-street parking regulations of pavement and will require excessive pavement to be constructed across the entire property prior to having tenant uses. Site has already been designed to control stormwater water quality and flood for the limited use currently being parked within the fenced and gravelled compound limits.  
List type of variance requested: Sec. 134-272 Traffic and Parking, item (5) a. numbers 3 and 4.

Parking of vehicles inside the fenced area labeled as Future Expansion on the site plan, to be permitted on gravel mix and/or the like, such as cement waste, instead of required surface treated and hardened with cement, asphalt, tar and gravel, or the like, and to not require painted lines within the fenced  
Revised: March 5, 2013