



**APPLICANT:** Stanley Hill

**PETITION No.:** V-136

**PHONE:** 904-419-1001

**DATE OF HEARING:** 12-11-13

**REPRESENTATIVE:** Stanley Hill

**PRESENT ZONING:** PSC

**PHONE:** 904-419-1001

**LAND LOT(S):** 922, 923

**TITLEHOLDER:** Holbrook Heritage Hills, L.P.

**DISTRICT:** 19

**PROPERTY LOCATION:** On the north side of East-West Connector, east of Brookwood Drive (1355 East-West Connector).

**SIZE OF TRACT:** 13.57 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Allow an accessory structure (proposed ATM) to be located to the front of the principal building; 2) waive the front setback for the proposed ATM from the required 100 feet to 88 feet; 3) waive the side setback from the required 50 feet to zero feet (adjacent to the Hobby Lobby); and 4) increase the maximum allowable impervious surface from 70% to 85.2%.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

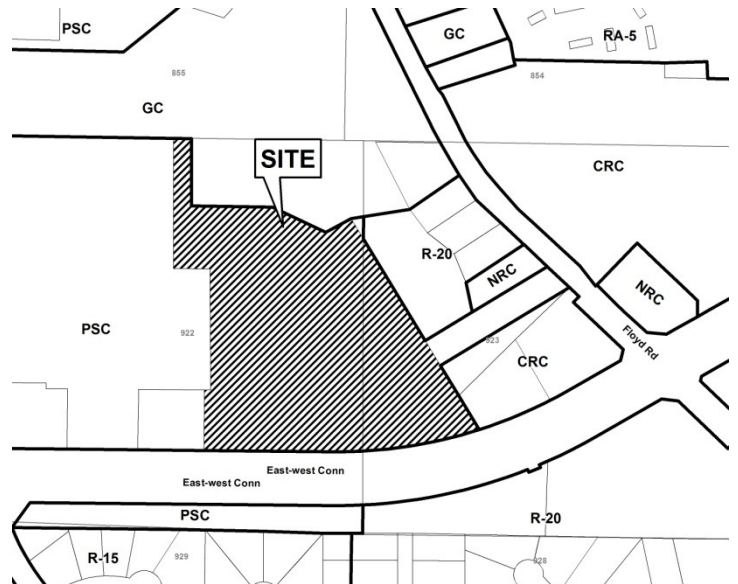
**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



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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:** If this variance request is approved, a subdivision plat must be recorded prior to the issuance of the certificate of occupancy or letter of completion showing all improvements on the lot and referencing the variance case in the standard plat revision note. If the variance is not approved, a plat must be recorded to combine parcels 19092200010 and 19092200020. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** No adverse stormwater management impacts are anticipated.

**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.

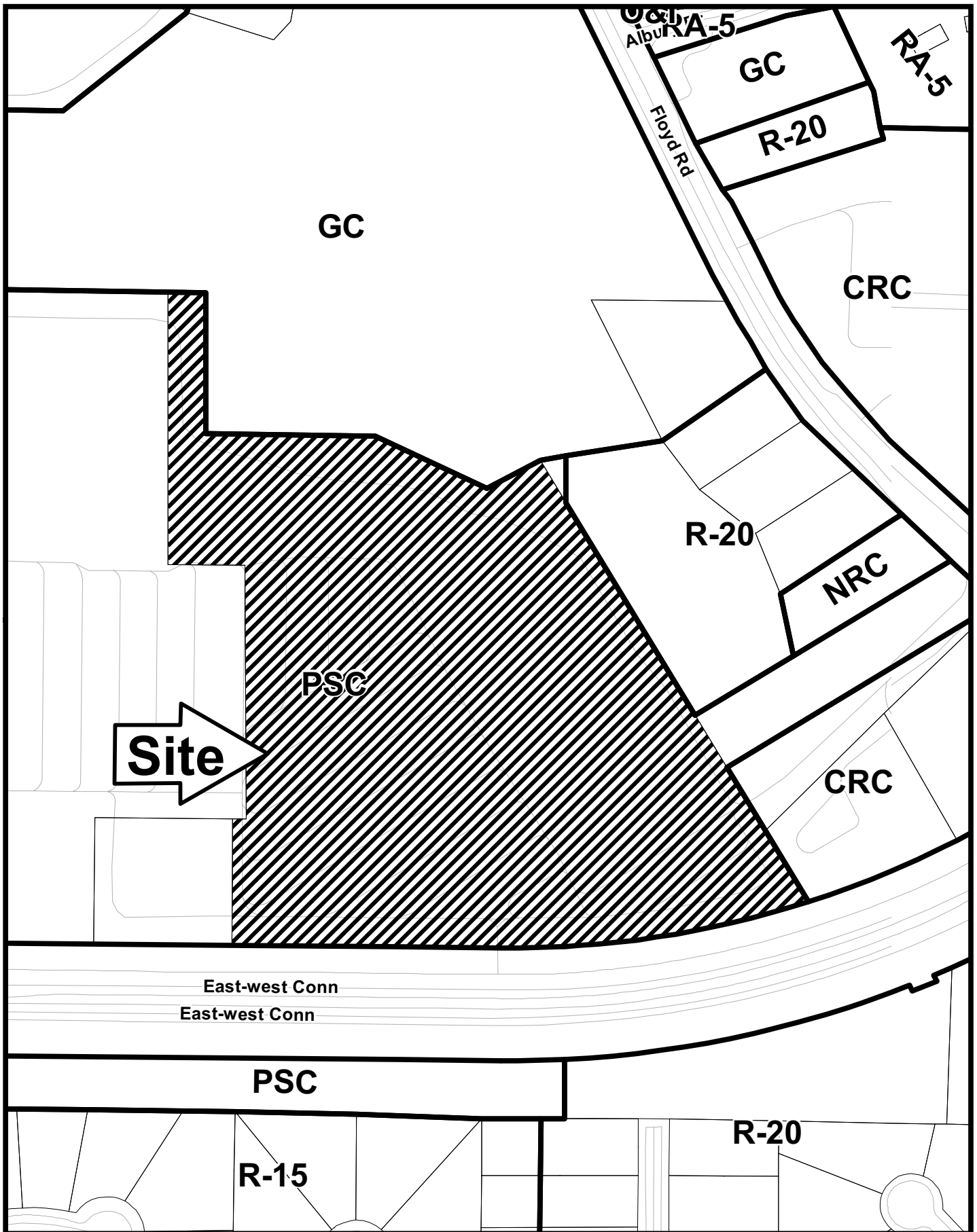
**SEWER:** No conflict.

**APPLICANT:** Stanley Hill **PETITION No.:** V-136

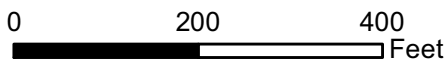
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

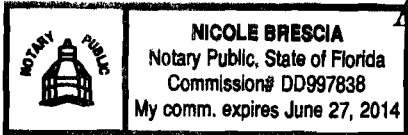
# V-136



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



City Boundary  
Zoning Boundary



# Application for Variance Cobb County

(type or print clearly)

Application No. V-136  
Hearing Date: 12-11-13

Applicant Stanley Hill Phone # 904.419.1001 E-mail stankyhill@bellsouth.net

STANLEY HILL Address 9310 Old Kings Rd S Suite 1001  
(representative's name, printed) (street, city, state and zip code) JACKSONVILLE, FL 32257

Stanley Hill Phone # 904-419-1001 E-mail stankyhill@bellsouth.net  
(representative's signature)

My commission expires: June 27, 2014

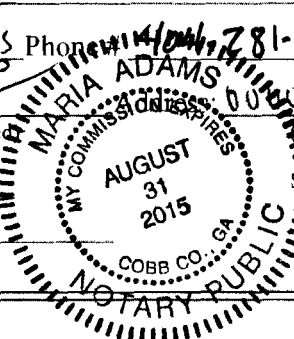
Signed, sealed and delivered in presence of:

Nicole Brescia  
Notary Public

Titleholder Holbrook Heritage Hills Phone # 404-281-2823 E-mail \_\_\_\_\_

Signature Lain Holbrook  
(attach additional signatures, if needed) 1000 OFF BROOKWOOD DR SW  
(street, city, state and zip code)

My commission expires: 8/31/15  
Signed, sealed and delivered in presence of:  
Maria Adams  
Notary Public



Present Zoning of Property PSC

Location 1355 East-West Connector  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 921 District 19 Size of Tract 13.568 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).

THE ORDINANCE REQUIRES THE ATM TO BE PLACED AT THE REAR OF THE SHOPPING CENTER. THIS CREATES A CONFLICT WITH THE LOADING ZONE'S RESERVED FOR THIS AREA. ADHERANCE TO THE ORDINANCE WILL ALSO CREATE SECURITY ISSUES AS THE ATM WILL BE HIDDEN FROM VIEW. THERE WILL ALSO BE NO CUSTOMER VISIBILITY TO THE ATM AS THERE IS NO PUBLIC ACCESS TO THE REAR OF THE BUILDING.

List type of variance requested: FROM SECTION 134-225(13)G.2. TO ALLOW AN ATM IN FRONT OF THE PRINCIPAL BUILDING.



COBB COUNTY GEORGIA  
FILED IN OFFICE

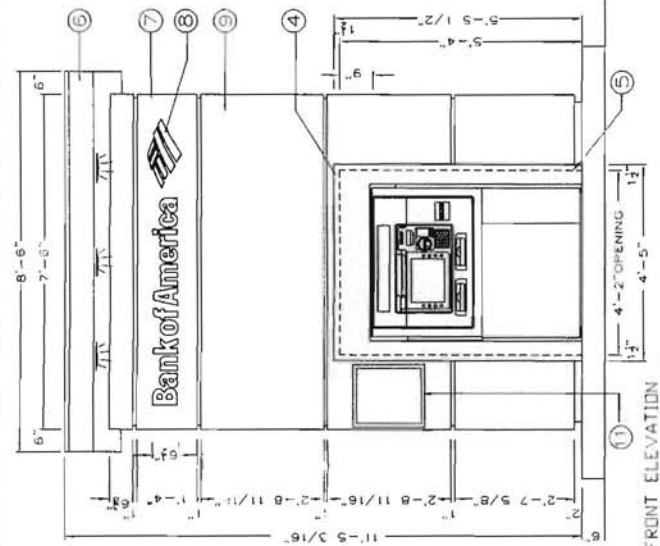
2013 OCT -9 PM 2:38

COBB COUNTY ZONING DIVISION

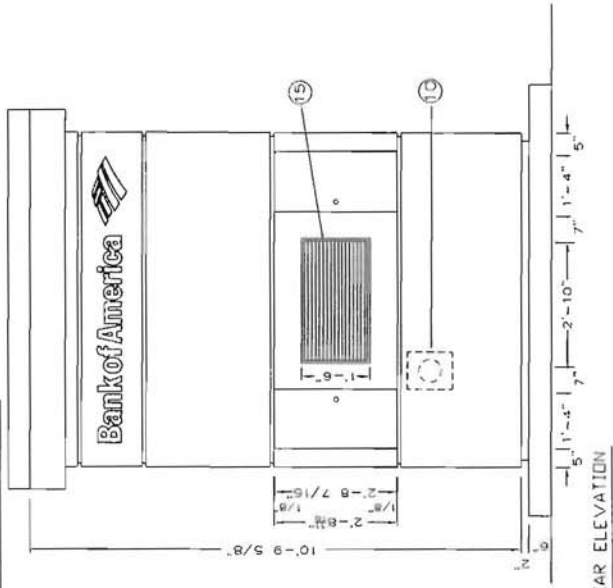
FINAL SIZE FOR ALL STRUCTURAL MEMBERS, COLUMNS, MATCH PLATES, CONNECTION BOLTS, ANCHOR BOLTS, FOUNDATIONS AND REINFORCEMENT TO BE SIZED AND REINFORCED BY A LICENSED ENGINEER TO COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES. FABRICATOR IS RESPONSIBLE FOR THE PREVENTION OF ANY LIGHT LEAKS. LEADS FROM BACK OF ILLUMINATED LETTERS/SYMBOL SHALL BE A MINIMUM OF 6'-0" IN LENGTH MEASURED FROM THE BACK OF THE SURFACE OF LETTERS/SYMBOL.

PAINT INTERIORS OF ALL CABINETS WHITE FOR LIGHT ENHANCEMENT. ALL PAINTS TO BE TWO-PART POLYURETHANE. COLOR FILM TO BE MATCHED IN JM #3632 SERIES FILMS.

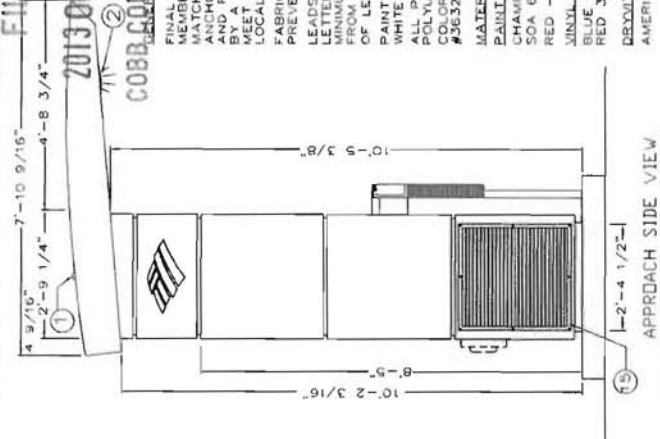
**MATERIAL SPECIFICATIONS**  
CHAMPAGNE METALLIC - MATTHEWS SOA 6194SP SEMI GLOSS.  
RED - MATTHEWS MP66190.  
MINK II - BLUE JM 3632-8222  
RED JM 3632-2472  
DROXIT - AMERISTONE #012 STONEY CREEK.



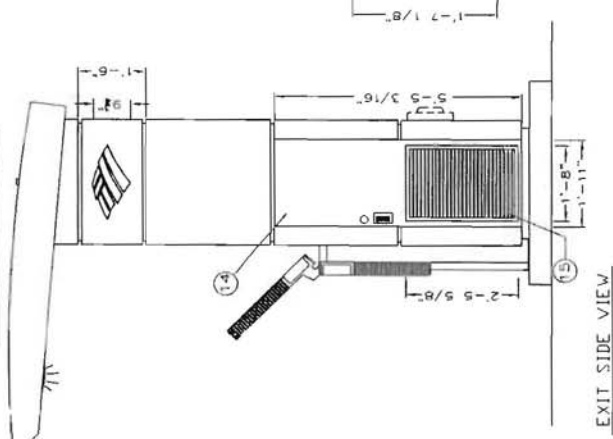
FRONT ELEVATION



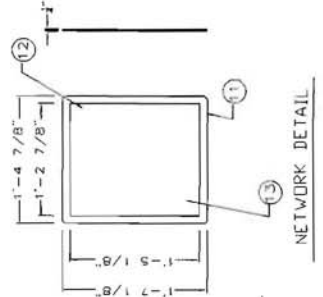
REAR ELEVATION



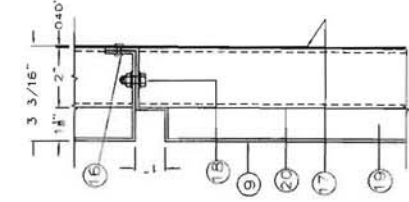
APPROACH SIDE VIEW



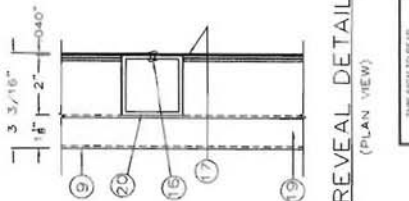
EXIT SIDE VIEW



NETWORK DETAIL



REVEAL DETAIL  
(SECTION VIEW)



REVEAL DETAIL  
(PLAN VIEW)

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- NOTES:**
- PHOTOCELL TO BE INTERMATIC #4021C.
  - DOWNLIGHTING AS REQ'D. (SEE REFLECTED CEILING PLAN)
  - NOT IN USE
  - ATM FILLER PANEL TO BE .090" THK ALUMINUM AMERISTONE #012 STONEY CREEK DRYVIT TEXTURE FINISH TO MATCH REVEAL FINISH TO EXTERIOR.
  - ALL REVEAL TO BE MATCHED TO EXTERIOR. REVEAL FINISH TO BE AMERISTONE #012 STONEY CREEK DRYVIT FINISH.
  - FABRICATED ALUMINUM CANOPY PAINTED SOA 6194SP CHAMPAGNE SILVER SEMI GLOSS WITH A SMOOTH FINISH.
  - .172" THK TRANSLUCENT #7328 WHITE MOLDED ACRYLIC REVEAL FINISH TO MATCH REVEAL FINISH TO EXTERIOR. REVEAL FINISH TO BE AMERISTONE #012 STONEY CREEK DRYVIT FINISH TO EXTERIOR.
  - .376" THK TRANSLUCENT #7328 WHITE ACRYLIC PUSH SOA 6194SP CHAMPAGNE SILVER SEMI GLOSS WITH A SMOOTH FINISH.
  - .172" THK TRANSLUCENT #7328 WHITE MOLDED ACRYLIC REVEAL FINISH TO MATCH REVEAL FINISH TO EXTERIOR. REVEAL FINISH TO BE AMERISTONE #012 STONEY CREEK DRYVIT FINISH TO EXTERIOR.
  - .090" THK BRAKEFORMED ALUMINUM WALL PANELS AS SHOWN AMERISTONE #012 STONEY CREEK DRYVIT TEXTURE FINISH APPLIED TO EXTERIOR.
  - PREFERRED LOCATION OF METER BOX (IF NEEDED)
  - 1/8" THK CLEAR LEXAN NETWORK FRAME. PAINT NETWORK FRAME WITH CHAMPAGNE SILVER SEMI GLOSS SMOOTH FINISH.
  - 1/8" THK CLEAR NETWORK BACK PANEL. ATTACH TO NETWORK FRAME WITH SCREWS. PAINT NETWORK PANEL SOA 6194SP CHAMPAGNE SILVER SEMI GLOSS SMOOTH FINISH.
  - 1'-2 1/2" X 1'-5" PRINTED LEXAN INSERT WITH TWO SIDED TAPE SUPPLIED BY CUSTOMER
  - FABRICATED HOLLOW ALUMINUM DOOR. PAINT FINISH TO BE AMERISTONE #012 STONEY CREEK DRYVIT. CREEK DRYVIT TEXTURE FINISH.
  - 5/32" 5.5. RIVETS FOR ATTACHMENT OF INTERIOR PANELS
  - 10-24 BOLTS, NUTS & WASHERS (8" O.C.)
  - R11 FIBERGLASS INSULATION IN WALLS.
  - 2" X 2" X 1/8" THK STEEL TUBING.

CONCEPT UNLIMITED, INC.  
(2013) 961-V-136  
MODEL CB-4B DRIVE-UP  
ATM WITH CANOPY



Client: BANK OF AMERICA  
Designer:  
System:  
Drawn By: S. SPITZER  
Checked By:  
Date: 8/27/2012  
Drawing No.: B2003  
Sheet: 5 of 20