



BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____

OPPOSITION: No. OPPOSED _____ PETITION No. _____ SPOKESMAN _____

feet.

gravel pavement alternative; and 3) waive the minimum depth of a parking stall from the required 19 feet to 17 and 18 feet. requirement of parking on a "treated and hardened" surface to allow a commercially available reinforced pervious

TYPE OF VARIANCE: 1) Increase the maximum allowable impervious surface from 80% to 85%; 2) waive the

(2321 Barrett Lakes Boulevard).

Barrett Lakes Boulevard, south of Cobb Place Boulevard

PROPERTY LOCATION: On the west side of

TITLEHOLDER: PLH Real Estate, LLC

PHONE: 770-969-0755

REPRESENTATIVE: C. V. Nalley IV

PHONE: 770-969-0755

APPLICANT: C. V. Nalley IV

PETITION No.: V-138

DATE OF HEARING: 12-11-13

PRESENT ZONING: HI

LAND LOT(S): 648, 649, 172

DISTRICT: 16, 20

SIZE OF TRACT: 3 acres

COMMISSION DISTRICT: 1

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 Gravepave2 (or similar) pervious gravel pavement to be utilized for a portion of the proposed parking area since the detention facility was designed to accommodate runoff from the site as if the parking were 100% impervious. However, the area cannot be resurfaced or sealed with asphalt or other impervious material.

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:

C. V. Nalley IV

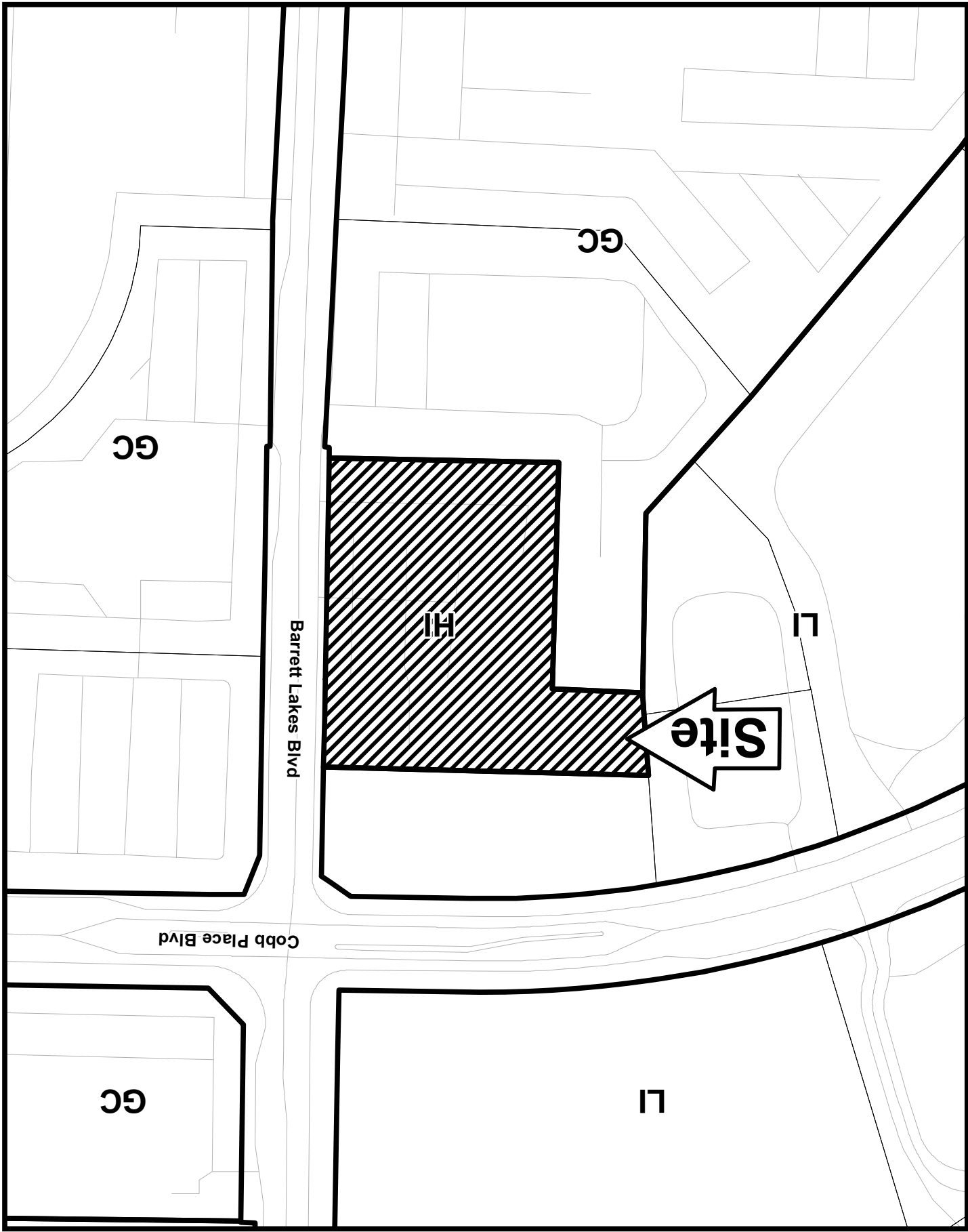
PETITION No.:

V-138

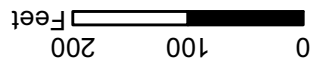
FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: C. V. Nalley IV
PETITION No.: V-138

V-138



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

COBB COUNTY GEORGIA
 FILED IN OFFICE
 2013 OCT -9 PM 5:36
 COBB COUNTY ZONING DIVISION

(type or print clearly)

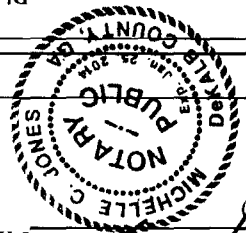
Application No. V-138
 Hearing Date: 12-11-13

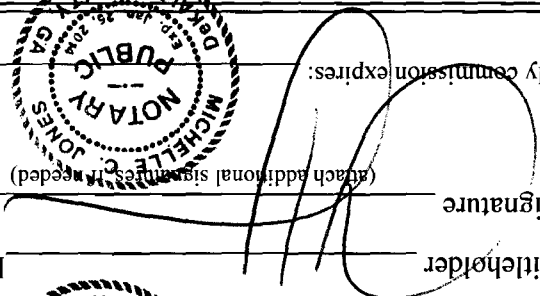
Applicant C.V. WARET IV Phone # 770-969-0755 E-mail C.V. WARET@SOUTHWESTINDP.COM

Address 4171 SOUTHWEST ROAD WIND CRT, W. 30291 (street, city, state and zip code)

Phone # / E-mail

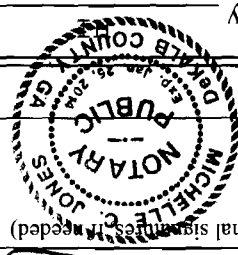
(representative's name, printed) C.V. WARET IV
 (representative's signature) 
 My commission expires:



Titleholder C.V. WARET IV
 Signature 
 (attach additional signatures if needed)

Address: 1865 COBB PLY SOUTH MARLETTA, GA 30060 (street, city, state and zip code)

Signed, sealed and delivered in presence of: 
 Notary Public



Location 2321 Barrett Lakes Blvd, Kennesaw, GA 30144
 (street address, if applicable; nearest intersection, etc.)
 Land Lot(s) 172 of 20th District District 16 and 20 Size of Tract 3.00 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 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 (if applying for Backyard Chickens pursuant to Sec. 134-94(4), then leave this part blank).
 The proposed Mini Cooper Dealership must have a sufficient number of parking spaces for vehicle inventory to adequately store the various models, colors, trim packages, etc. on site in order to meet customer demand and be a viable business venture.

List type of variance requested: 1) Increase allowed impervious area from 80% (RAC) to 85%. Sec. 134-231(12)(f). 2) Waive parking surfacing requirement to allow use of commercially available reinforced pervious gravel pavement alternatives (such as Gravelpave2) which are considered 100% pervious by Cobb County Stormwater. These alternatives use a plastic or other rigid reinforcing matrix with a gravel inlay designed to prevent rutting and support heavy vehicle loading while allowing for infiltration of stormwater into underlying soils. 134-272(5)(c) Revised: March 5, 2013