COBB COUNTY GEORGIA
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2014 JUN 10 PM 2:13
COBB COUNTY ZONING DIVISION

OB-37

Year 2012 Form

Application for "Other Business"
Cobb County, Georgia

(Cobb County Zoning Division – 770-528-2035) **BOC Hearing Date Requested:** JULY 15, 2014

Applicant: CBS Outdoor, LLC **Phone #:** (404) 699-1499
(applicant's name printed)

Address: 3745 Atlanta Industrial Drive, Atlanta, GA 30331 **E-Mail:** susan.fromm@cbsoutdoor.com

Scott W. Peters **Address:** 1100 Peachtree Street, Suite 800, Atlanta GA 30309
(representative's name, printed)

Phone #: (404) 681-3450 **E-Mail:** speters@swfllp.com
(representative's signature)

Signed, sealed and delivered in presence of:

ROZLAN ABOR NOTARY EXPIRES GEORGIA FEB. 3, 2015 PUBLIC GWINNETT COUNTY

Notary Public **My commission expires:** 2/3/2015

Titleholder(s): Trinia Enterprises, Inc. **Phone #:** 770-420-8707
(property owner's name printed)

Address: 651 Marina Road, Cartersville, GA 30120 **E-Mail:** cdixon@bestinboating.com

(Property owner's signature)

Signed, sealed and delivered in presence of:

KIRK WARNER MY COMMISSION EXPIRES NOTARY PUBLIC SEPTEMBER 23, 2015 COBB COUNTY, GEORGIA

Notary Public **My commission expires:** 9-23-15

Commission District: 2 **Zoning Case:**

Date of Zoning Decision: **Original Date of Hearing:**

Location: 2244 Roswell Road, Marietta, GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 1029 **District(s):** 16

State specifically the need or reason(s) for Other Business: Upgrade an existing outdoor advertising sign, that is located within 500' of a residence, to an electronic sign.
Code Sec. 134-318.1 (b)(1)

(List or attach additional information if needed)

REVISED December 13, 2011

LAW OFFICES
SCHREEDER, WHEELER & FLINT, LLP
1100 PEACHTREE STREET, NE
SUITE 800
ATLANTA, GEORGIA 30309-4516

(404) 681-3450
FACSIMILE: (404) 681-1046

Scott W. Peters

E-Mail: speters@swfllp.com
Direct Dial: (404) 954-9836

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June 10, 2014

VIA HAND DELIVERY

Mr. John Pederson
Zoning Division Manager
1150 Powder Springs Street
Suite 400
Marietta, Georgia 30064

RE: Application for Other Business
Property located at 2244 Roswell Road, Marietta, Georgia
Variance Pursuant to Code §134-318.1(b)(1)

Dear Mr. Pederson:

Please accept this letter in support of the request of CBS Outdoor, LLC, for a variance from Code § 134-318.1.(b)(1) to permit an existing outdoor advertising sing located within 500 feet of a residence to be upgraded to an electronic sign.

This sign is located on the east side of Roswell Road, adjacent to Lecroy Drive. The property upon which the sign is located is commercially developed, and the sign reads to traffic on Roswell Road. All properties surrounding the subject sign are commercially developed, including those across Roswell Road. However, there are several houses located in the Bradford Place subdivision behind the commercial business across Roswell Road which are within 500 feet of the sign, thereby requiring this variance.

In support of this variance request, CBS Outdoor, LLC, shows that the sign is orientated in a manner while will minimize (and potentially eliminate) any visibility of the proposed electronic faces from the residences in Bradford Place. The subject sign is perpendicular to Roswell Road, such that the sign faces are visible to those persons traveling along Roswell Road. The signs "V" shape is such that the narrow edge of both sign faces is on the western edge of the sign. Because the residences in Bradford Place are located across Roswell Road to the west, the sign faces themselves are not readable from these residences. The light from the proposed electronic sign faces will be directed along Roswell Road, and should therefore not be visible from Bradford Place.

Further, even if the sign faces are visible from the residences in Bradford Place, these residences are screened from the subject sign by a stand of mature trees located between the residences and Roswell Road. These trees are elevated above Roswell Road, and therefore provide a very effective visual screen between the residences and the subject sign.

Finally, Cobb County recently completed a road improvement project in this area which further established the commercial nature of this corridor and improved traffic flows in this vicinity. As such, the improvement of the subject sign with electronic sign faces will further advance the goal of concentrating outdoor advertising in established commercial corridors, while further reducing the inventory of outdoor advertising signs due to the removal of other signs which will be accomplished by the application of the exchange ratios set forth in Code § 134-318.1.

This letter will also serve to confirm that we have delivered a copy of this application via certified mail to those residents located within 500' of the subject sign at the addresses listed on Exhibit "A" attached hereto.

We respectfully request that this application be granted to permit the subject sign to be improved with electronic sign faces. Thank you for your consideration in regard to this request, and please let me know should you require any additional information in this regard.

Sincerely,

Scott W. Peters

SWP/cal
Enclosure

CLIENTS:100:378:Pederson.ltr.2.doc

CBS-2244 Roswell Road

Residential Notices

1. Azar Salimi
   2320 Windmere CT
   Marietta, GA 30062

2. Elaine Opitz
   2330 Windmere CT
   Marietta, GA 30062

3. Sylvester A. Abdi
   2340 Windmere CT
   Marietta, GA 30062

4. Janice Bailey
   2341 Windmere CT
   Marietta, GA 30062

5. Gail M. Seal
   2331 Windmere CT
   Marietta, GA 30062

6. Carlos A Torres
   2310 Windmere CT
   Marietta, GA 30062

7. 2251 Roswell Road/2247 Sewell Mill Road
   c/o Aria Investment Group
   RA Jahan Arshid
   2759 Delk RD.# 2600
   Marietta, GA 30067

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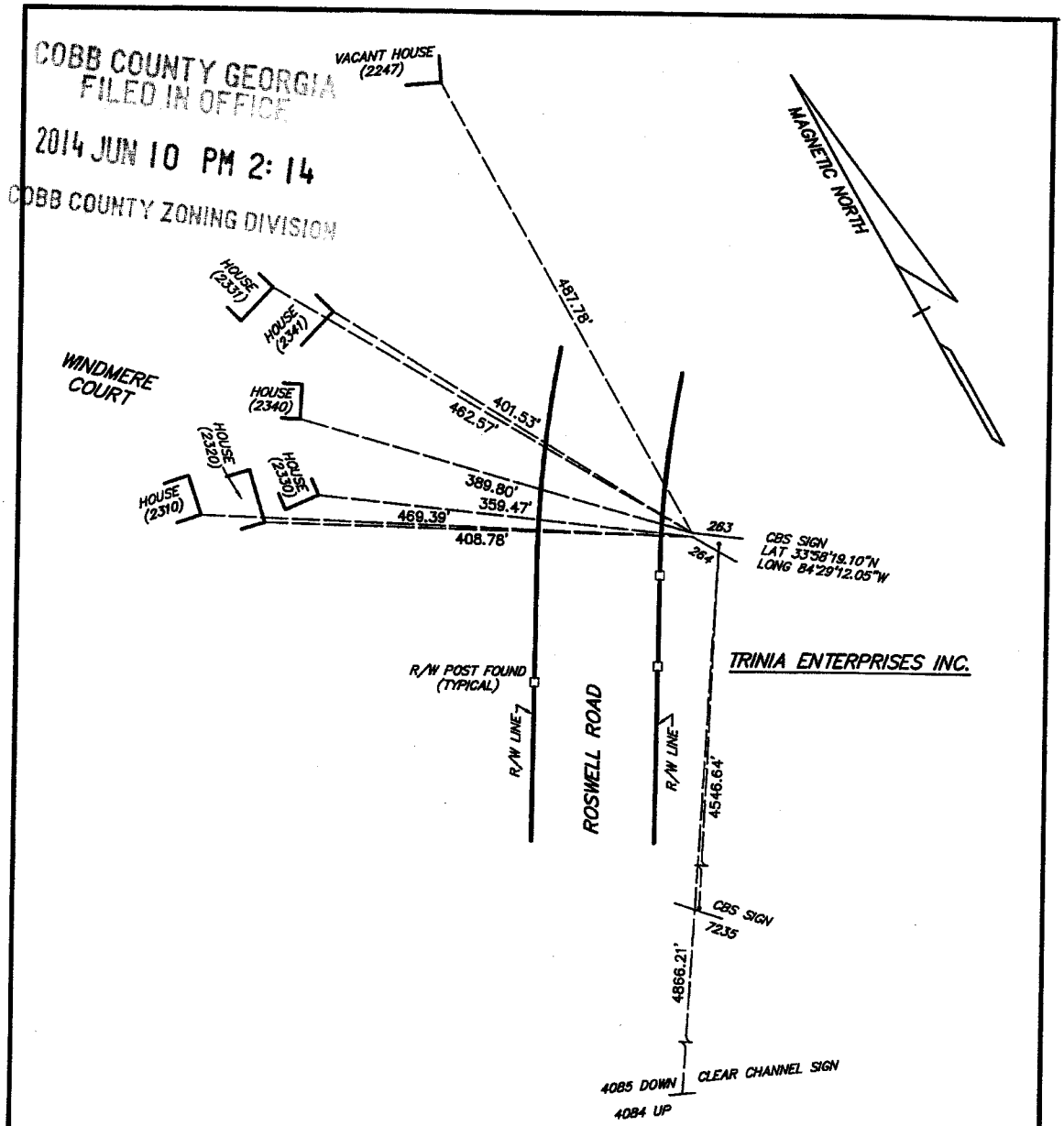

BILLBOARD NOTES

(1)THERE ARE NO ELECTRONIC BILLBOARDS LOCATED WITHIN 5000' ALONG OUR SIDE OF ROSWELL ROAD.
(2)THERE ARE NO ELECTRONIC BILLBOARDS LOCATED WITHIN 1000' AND FACING THE SAME DIRECTION ALONG EITHER SIDE OF ROSWELL ROAD.
(3)THERE ARE NO SINGLE FAMILY RESIDENCES WITHIN 500' EXCEPT AS SHOWN.
(4)LATITUDE AND LONGITUDE WERE SCALED FROM GOOGLE EARTH MAP.

REFERENCES

(1)DEED BOOK 9203, PAGE 300.
(2)DEED BOOK 9203, PAGE 311.

SURVEY NOTES

(1)EQUIPMENT USED: 01" THEODOLITE AND E.D.M..
(2)ANGULAR ERROR: 02" PER STATION, ADJUSTED.
(3)LINEAR CLOSURE: 1/15,000+, BALANCED ARBITRARILY.

GEORGIA REGISTERED 1184 LAND SURVEYOR BEN McLEROY

Ben McLeroy

0 100 200
SCALE IN FEET

SURVEY FOR: CBS OUTDOOR 2244 ROSWELL ROAD, MARIETTA, GA LAND LOT 1029, 16th DISTRICT, 2nd SECTION			
COUNTY: COBB	G.M.D.: N/A	STATE: GEORGIA	
DATE: FEBRUARY 10, 2014	SCALE: 1"=100'	DWN. BY: MIKE	
FIELDBOOK: 997	SURVEYED BY: BEN McLEROY & ASSOCIATES, INC. ENGINEERS & SURVEYORS 140 MILL CENTER BLVD., BOGART, GA., 30622 706-548-5673	FILE NO.: 34091-	