



| BY | DATE | REVISIONS |
|----|------|-----------|
|    |      |           |
|    |      |           |
|    |      |           |

V-91  
(2014)

JULIE'S  
2202 WEST  
MAY

EAST COBB  
PROFESSIONAL BUILDING  
SHEET # 2014 - 00235  
LOCATION: 1344 EAST COBB DRIVE  
AMHERST, GA 30068  
JURISDICTION: COBB COUNTY  
SECTION: 16 SECTION 2

CHECKED BY:  
DRAWN BY:

VARIANCE/SITE  
CONCEPT PLAN  
SHEET NO. 01  
DATE: 08/12/14  
SHEET NO. 01



VICINITY MAP  
N.T.S.



**PARKING SPACES**

| TYPE     | AREA      | SPACES | REMARKS  |
|----------|-----------|--------|----------|
| STANDARD | 10' x 20' | 44     | 1/20' SP |
| DISABLED | 10' x 20' | 4      | 1/20' SP |
| TOTAL    |           | 48     |          |

NOTE: CURRENT EXISTING SITE ONLY HAS 42 PARKING SPACES.

- PARKING REQUIREMENTS:**
- 10' SP SHALL BE 10' WIDE (10' CLEARANCE)
  - 20' SP SHALL BE 20' WIDE (20' CLEARANCE)
  - 10' SP SHALL BE 10' WIDE (10' CLEARANCE)
  - 20' SP SHALL BE 20' WIDE (20' CLEARANCE)
  - 10' SP SHALL BE 10' WIDE (10' CLEARANCE)
  - 20' SP SHALL BE 20' WIDE (20' CLEARANCE)
  - 10' SP SHALL BE 10' WIDE (10' CLEARANCE)
  - 20' SP SHALL BE 20' WIDE (20' CLEARANCE)

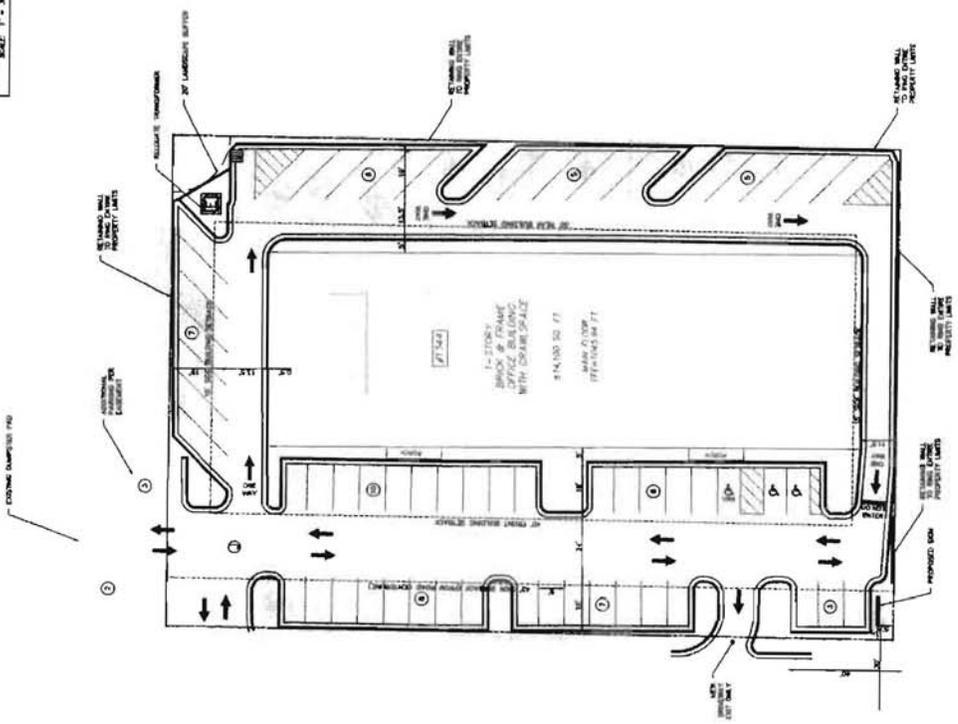
**SITE SUMMARY**

|                                |   |
|--------------------------------|---|
| PROPERTY SIZE                  | 1.44 ACRES                              |
| PROPERTY ZONE                  | COMMERCIAL                              |
| OWNER                          | THE CONTINIO GROUP                      |
| DESIGNER                       | THE CONTINIO GROUP                      |
| DATE                           | 08/12/14                                |
| PROJECT NAME                   | PROFESSIONAL BUILDING                   |
| LOCATION                       | 1344 EAST COBB DRIVE, AMHERST, GA 30068 |
| SECTION                        | 16 SECTION 2                            |
| PLANNED USE                    | OFFICE                                  |
| ESTIMATED COST                 | \$1,500,000                             |
| ESTIMATED RENTAL               | \$1,500,000                             |
| ESTIMATED OPERATING EXPENSES   | \$1,500,000                             |
| ESTIMATED NET OPERATING INCOME | \$1,500,000                             |
| ESTIMATED NET PRESENT VALUE    | \$1,500,000                             |

NOTES:  
1. REFER TO ALL APPLICABLE ORDINANCES AND REGULATIONS.  
2. REFER TO ALL APPLICABLE ORDINANCES AND REGULATIONS.  
3. REFER TO ALL APPLICABLE ORDINANCES AND REGULATIONS.

1. REFER TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
2. REFER TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
3. REFER TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
4. REFER TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
5. REFER TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
6. REFER TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
7. REFER TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
8. REFER TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
9. REFER TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
10. REFER TO ALL APPLICABLE ORDINANCES AND REGULATIONS.

VARiances RESISTED MADE:  
1. REFER TO ALL APPLICABLE ORDINANCES AND REGULATIONS.  
2. REFER TO ALL APPLICABLE ORDINANCES AND REGULATIONS.  
3. REFER TO ALL APPLICABLE ORDINANCES AND REGULATIONS.



**APPLICANT:** Julie's Plaza LLC  
**PHONE:** 678-754-4673  
**REPRESENTATIVE:** John Bishara  
**PHONE:** 678-754-4673  
**TITLEHOLDER:** Julie's Plaza, LLC  
**PROPERTY LOCATION:** On the east side of East Cobb Drive, north of Johnson Ferry Road  
(1344 East Cobb Drive).

**PETITION No.:** V-91  
**DATE OF HEARING:** 10-01-2014  
**PRESENT ZONING:** O&I  
**LAND LOT(S):** 902  
**DISTRICT:** 16  
**SIZE OF TRACT:** 1.00 acre  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Increase the maximum allowable impervious surface from 70% to 95%; 2) waive the side setback from the required 15 feet to 12 feet adjacent to the southern property line; 3) reduce the depth of a 90 degree parking stall from the required 19 feet to 18 feet (with increase in width from the required 8.5 feet to 9 feet); 4) waive the setback for a sign from the required 52 feet from the center of a major collector road right-of-way to 30 feet; and 5) increase the maximum allowable sign area from 120 square feet to 128 square feet.

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

**BOARD OF APPEALS DECISION**

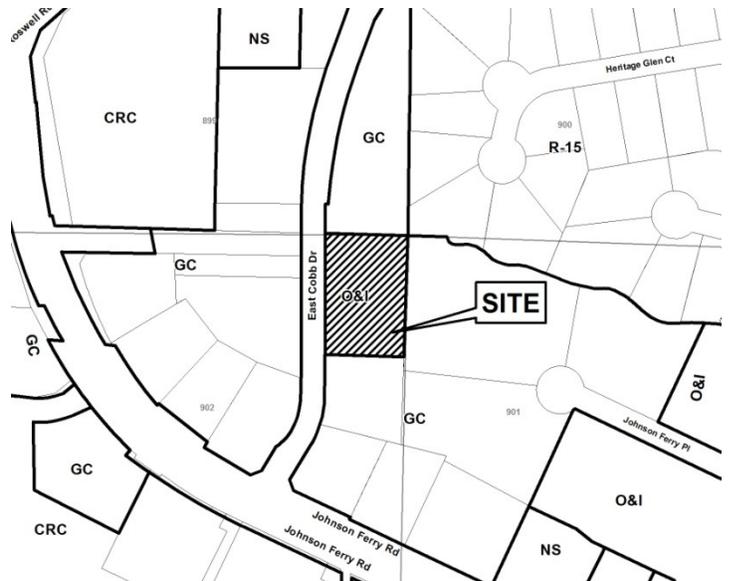
**APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_**

**REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_**

**HELD \_\_\_\_\_ CARRIED \_\_\_\_\_**

**STIPULATIONS: \_\_\_\_\_**

\_\_\_\_\_  
 \_\_\_\_\_



**APPLICANT:** Julie's Plaza LLC **PETITION No.:** V-91

\*\*\*\*\*

**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:** Pervious pavers/pavement should be required to meet impervious coverage limit.

**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.

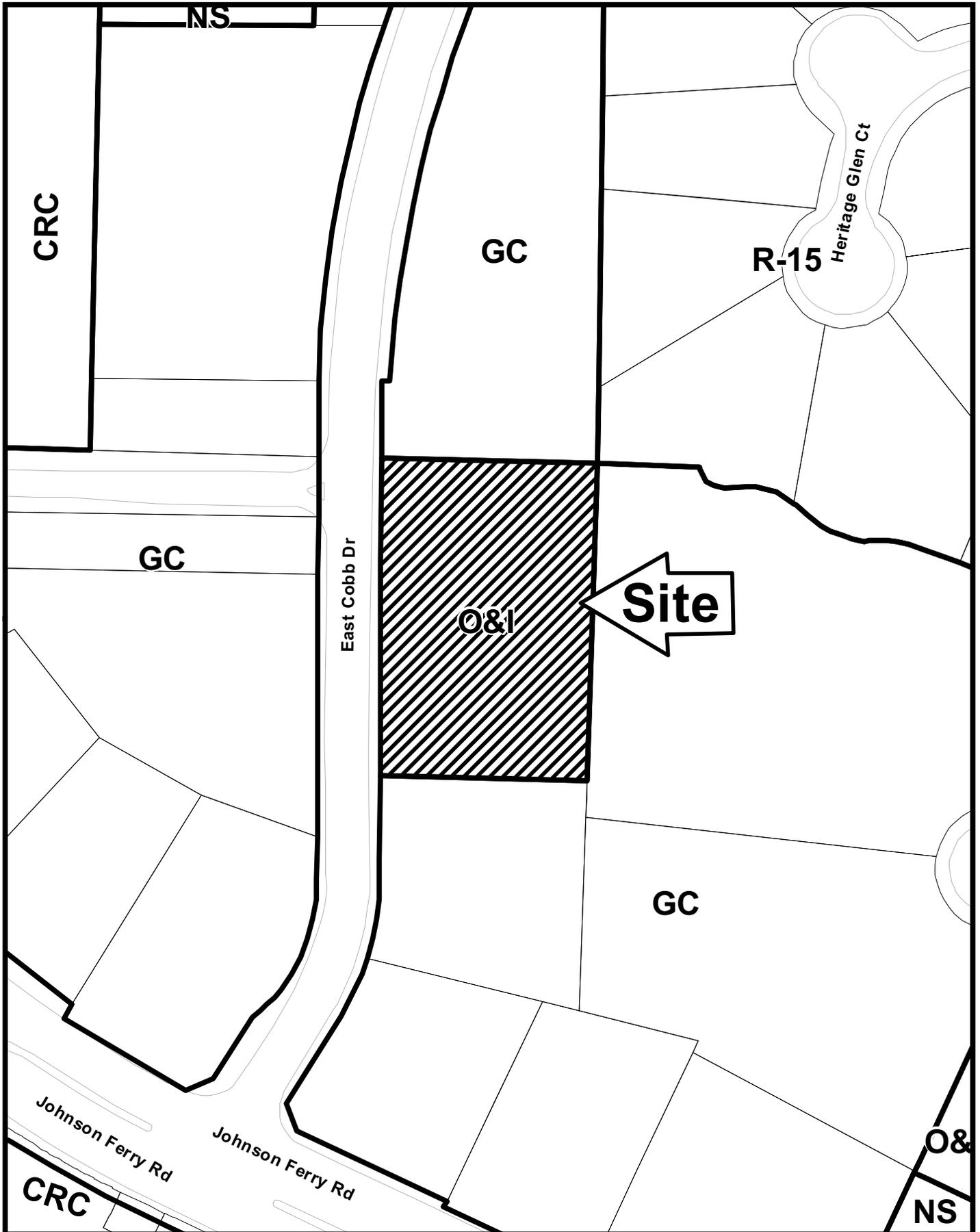
**SEWER:** No conflict.

**APPLICANT:** Julie's Plaza LLC                      **PETITION No.:** V-91

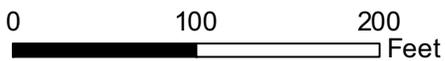
\*\*\*\*\*

**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-91



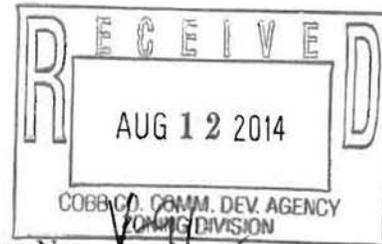
This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

# Application for Variance Cobb County

(type or print clearly)



Application No. 10-1-14  
Hearing Date: 10-1-14

Applicant Julie's Plaza LLC Phone # 678-754-4673 E-mail saher8@aol.com

John Bishara Address 2230 Roswell Rd #200, Marietta, GA 30062  
(representative's name, printed) (street, city, state and zip code)

[Signature]  
(representative's signature)

Phone # 678-754-4673 E-mail saher8@aol.com

My commission expires: June 22, 2018  
Signed, sealed and delivered in presence of: [Signature]  
BELIA MOSS Notary Public



Titleholder Julie's Plaza LLC Phone # 678-754-4673 E-mail saher8@aol.com

Signature [Signature] Address: 2230 Roswell Rd #200, Marietta, GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: June 22, 2018  
Signed, sealed and delivered in presence of: [Signature]  
BELIA MOSS Notary Public

Present Zoning of Property O&I - Office and Institutional District

Location 1344 East Cobb Dr, Marietta, GA 30066 (by Johnson Ferry & Roswell Rd)  
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 902 District 16 Size of Tract 1.00 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 \_\_\_\_\_ 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).

Existing property development does not comply with existing parking codes and already exceeds the maximum allowable impervious area. In order to utilize existing building with closer to required parking by code and/or tenant needs, additional impervious parking is needed.

- List type of variance requested: 1) allow up to 95% impervious lot coverage [134-215(13)j]  
2) reduce side building setback on south PL from 15' to 12' [134-215(4)d]  
3) allow 9x18 parking spaces to comply with 162sf [134-272(5)a.4i]  
4) allow 11.5-ft wide one-way drive aisle without parking [134-272(5)a.4iv]  
5) remove landscape enhancement strip and street tree requirements [134-285]  
6) reduce sign setback from 42-ft to 30-ft from centerline [134-313(i)1]

