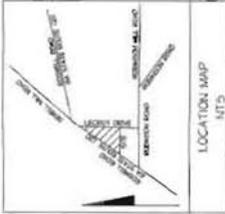


V-31  
(2015)



- LEGEND
- PROPOSED SITE D
  - EXISTING PARKING
  - PROPOSED PARKING
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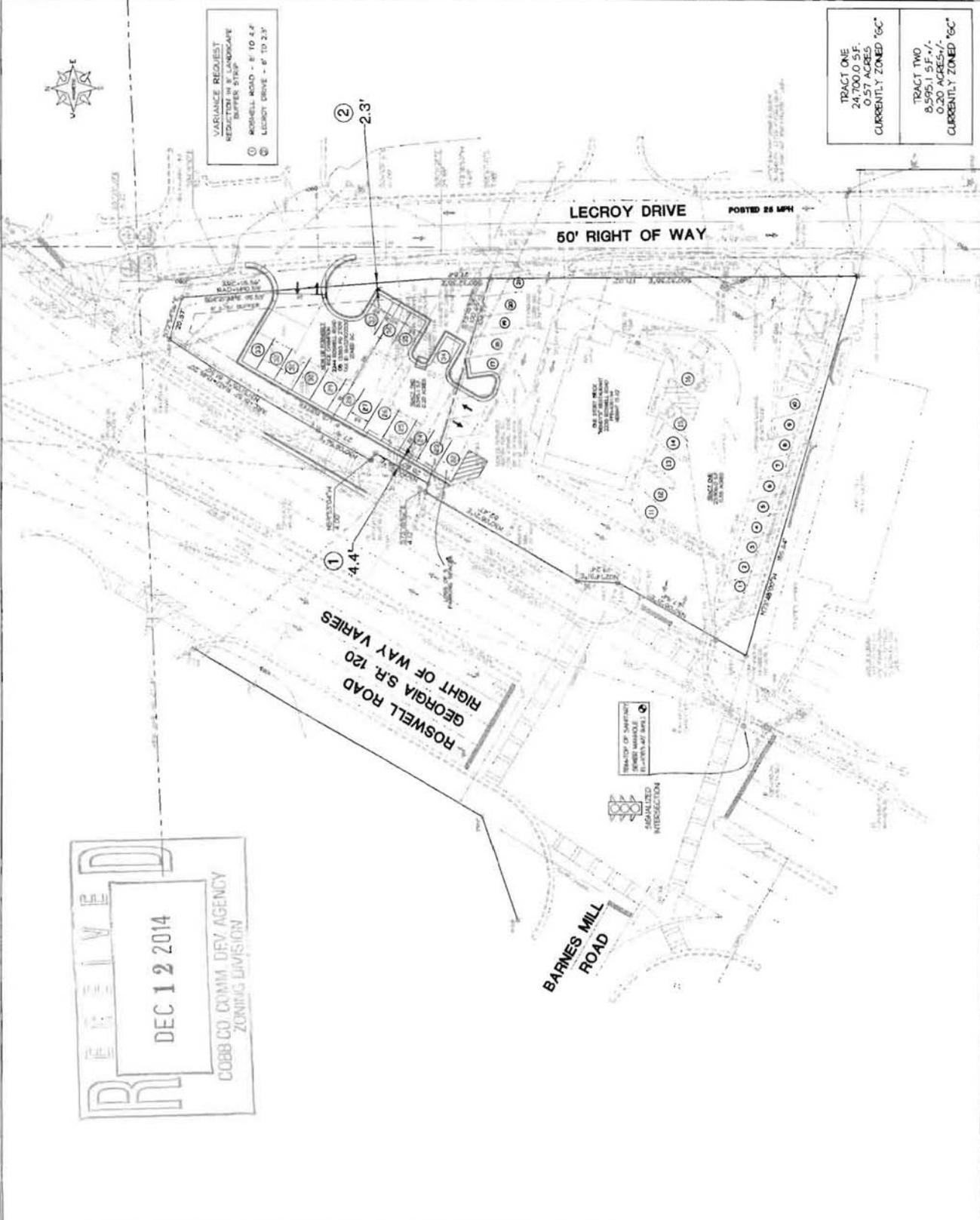
VARIANCE EXHIBIT  
FOR  
HOOVER FOODS, INC.

2200 E 2204 ROSWELL ROAD  
U. 1020 ALPHARETTA, GA 30201  
COBB COUNTY, GEORGIA

SCALE: 1" = 20'

Harkleroad and Associates  
INCORPORATED  
1000 W. BURNING WOOD DRIVE  
ALPHARETTA, GA 30201  
TEL: 404.487.1100  
WWW.HARKLEROADANDASSOCIATES.COM

SHEET 2



VARIANCE REQUEST  
REDUCED SETBACKS  
FOR DRIVEWAYS

- 1. ROSWELL ROAD - 8' TO 4.4'
- 2. LECROY DRIVE - 6' TO 2.3'

TRACT ONE  
24,700.0 SF.  
0.57 ACRES  
CURRENTLY ZONED "GC"

TRACT TWO  
8,595.1 SF. +/-  
0.20 ACRES +/-  
CURRENTLY ZONED "GC"

RECEIVED  
DEC 12 2014  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

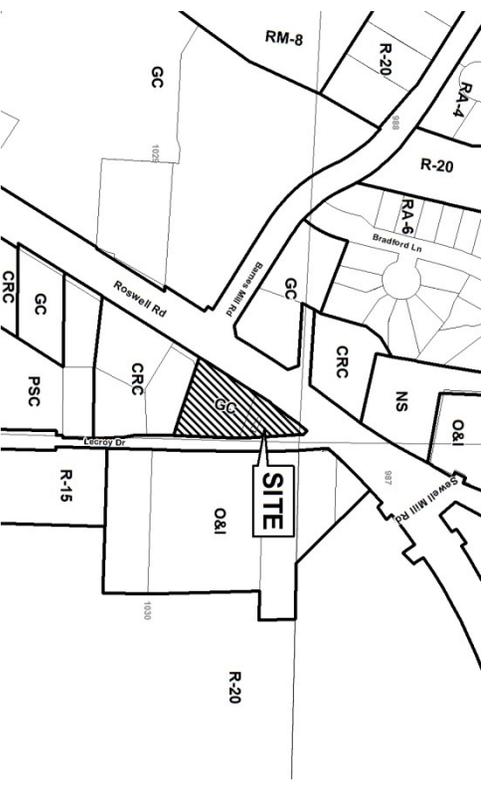
**APPLICANT:** Hoover Foods \_\_\_\_\_ **PETITION No.:** V-31  
**PHONE:** 770-448-0300 \_\_\_\_\_ **DATE OF HEARING:** 02-11-2015  
**REPRESENTATIVE:** Parks F. Huff \_\_\_\_\_ **PRESENT ZONING:** GC  
**PHONE:** 770-422-7016 \_\_\_\_\_ **LAND LOT(S):** 1029  
**TITLEHOLDER:** Rick Champion \_\_\_\_\_ **DISTRICT:** 16  
**PROPERTY LOCATION:** On the south corner of \_\_\_\_\_ **SIZE OF TRACT:** 0.20 acre  
Lecroy Drive and Roswell Road \_\_\_\_\_ **COMMISSION DISTRICT:** 2  
(2244 Roswell Road).

**TYPE OF VARIANCE:** Waive the landscape enhancement strip from the required 8 feet to 4.4 feet along Roswell Road and 2.3 feet along Lecroy Drive.

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

**BOARD OF APPEALS DECISION**

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



**APPLICANT:** Hoover Foods

**PETITION No.:**

V-31

\*\*\*\*\*

**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:** No comments.

**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:** Hoover Foods

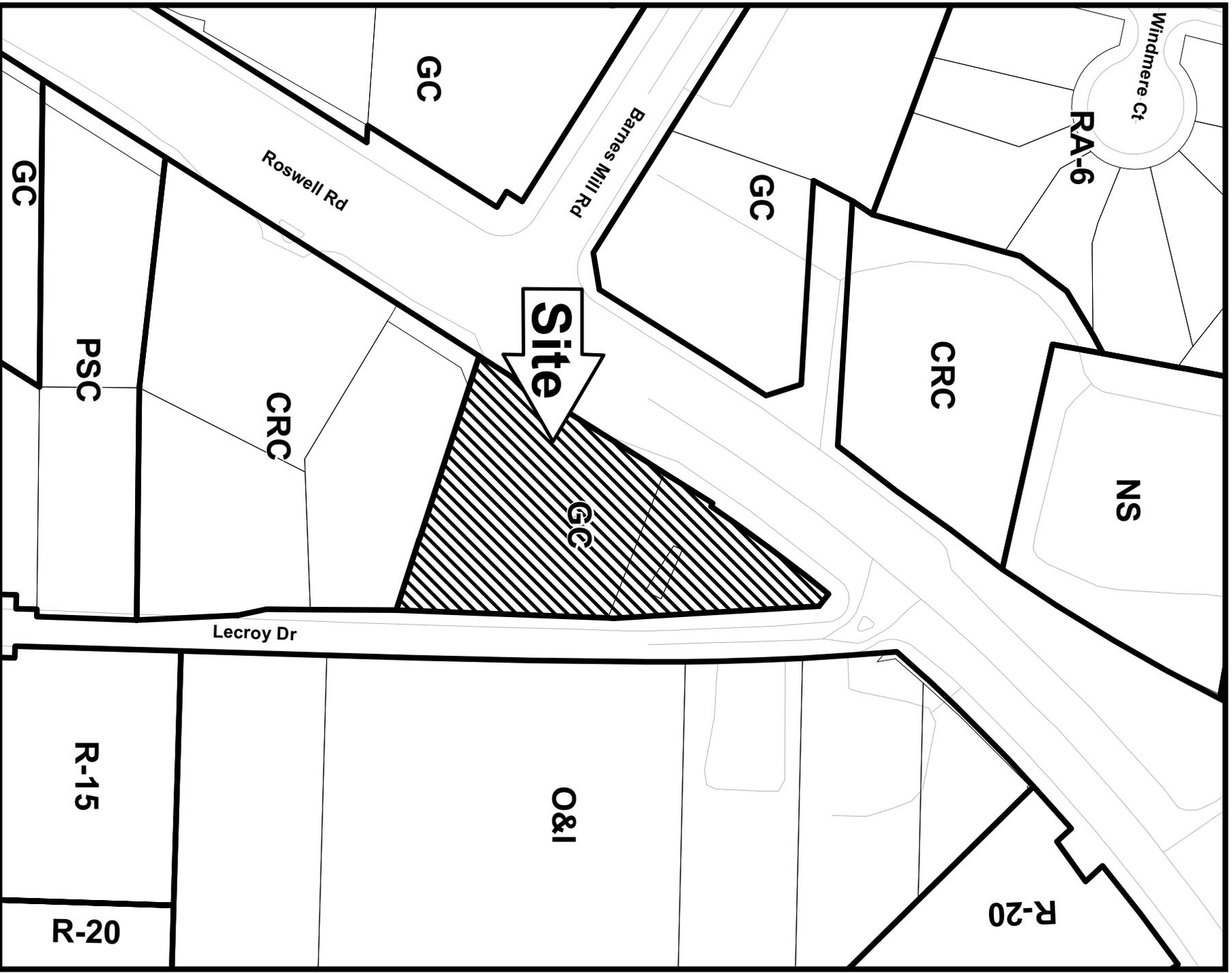
**PETITION No.:**

V-31

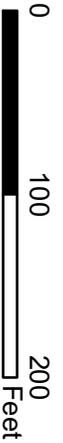
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-31



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-31

Hearing Date: January 14, 2015 Feb. 11, 2015

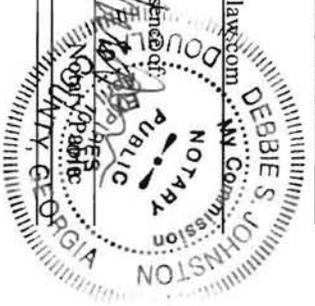
*lt*

Applicant Hoover Foods Phone # 770-448-0300 E-mail carl.hoover@comcast.net  
Sams, Larkin, Huff & Balli, LLP  
by Parks F. Huff Address Suite 100, 376 Powder Springs Street, Marietta, GA 30064  
(street, city, state and zip code)

(Representative's name, printed) Phone # 770-422-7016 E-mail phuff@slhb-law.com  
(representative's signature)

My commission expires: April 10, 2016

Signed, sealed and delivered in presence of:  
Notary Public



Titleholder Rick Champion Phone # 404-281-6536 E-mail \_\_\_\_\_

Signature See attached page for property owner's signature Address: 5700 Awtreychurch Road, Acworth, GA 30101  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_ Notary Public

Present Zoning of Property GC

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

Land Lot(s) \_\_\_\_\_ 1029 \_\_\_\_\_ District 16th Size of Tract 0.20 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 subject property is a small triangle shaped property with an irregular shaped right-of-way.  
Compliance with the required landscape strip would create an unnecessary hardship.

List type of variance requested: Cobb County Code Section 134-285; Reduce the 8 foot landscape enhanced strip along Roswell Road and Lecroy Drive; on Roswell Road to 4.4 feet and to 2.3 feet on Lecroy Drive.