

**APRIL 1, 2015 VARIANCE HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 2**

**ITEM OB-02**

**PURPOSE**

To consider amending the site plan for variance application V-91 of 2014 (Julie’s Plaza, LLC) for property located on the east side of East Cobb Drive, north of Johnson Ferry Road in Land Lot 902 of the 16<sup>th</sup> District.

**BACKGROUND**

The subject property was approved for a zoning variance in order to renovate the existing office building during the October 1, 2014 Variance Hearing. One of the variance stipulations approved the request to the site plan that was revised September 18, 2014, which had one full access driveway and one right-out only drive. The applicant has worked with the adjoining neighbor to have another full access shared driveway at the southern entrance. The applicant needs to amend the site plan in order to have this second full access driveway. If approved, all other variance stipulations will remain in effect.

**FUNDING**

N/A

**RECOMMENDATION**

The Board of Zoning Appeals consider amending the site plan for V-91 of 2014 to the site plan received February 13, 2015 (attached).

**ATTACHMENTS**

Variance analysis, minutes, and proposed site plan received February 13, 2015.



**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**

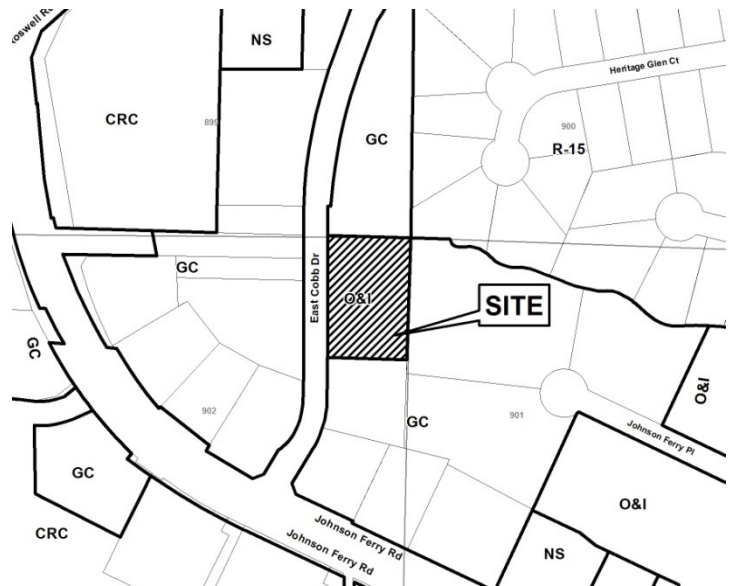
**APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_**

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

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

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

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



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

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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:** 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.

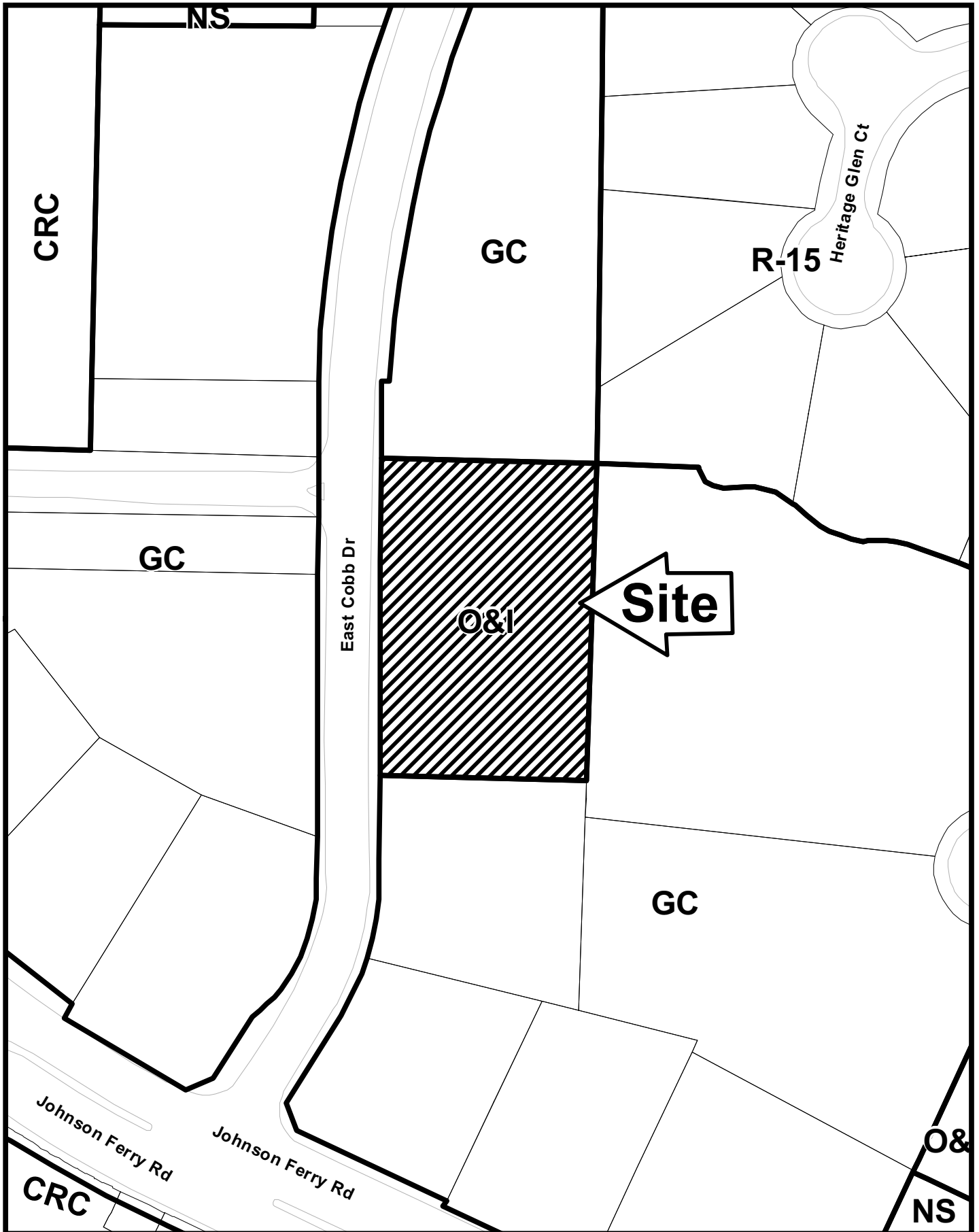
**SEWER:** No conflict.

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

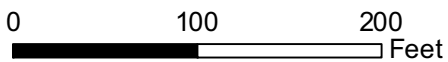
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-91



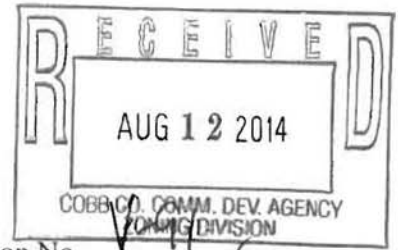
This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  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)

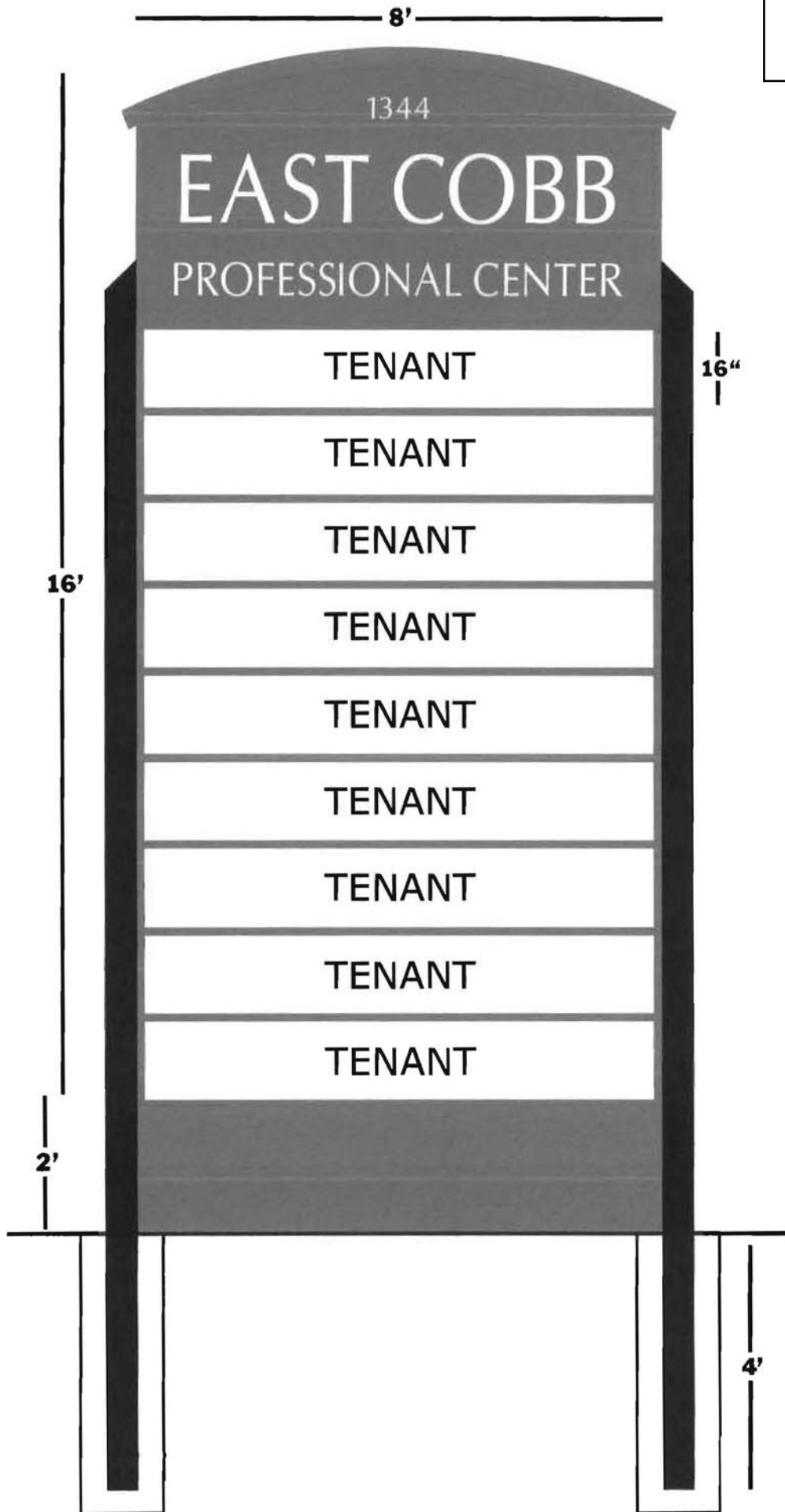
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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]





MINUTES OF VARIANCE HEARING  
COBB COUNTY BOARD OF ZONING APPEALS  
OCTOBER 1, 2014  
PAGE 5

CONSENT AGENDA (CONT.)

V-91 JULIE'S PLAZA, LLC (owner) requesting a variance to: 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 in Land Lot 902 of the 16th District. Located on the east side of East Cobb Drive, north of Johnson Ferry Road (1344 East Cobb Drive).

To approve variance request subject to:

- Site plan revised September 18, 2014 (attached and made a part of these minutes)
- Maximum of 86.7% impervious surface

~~V-93 DAVID KEMP AND CHAD ROUSSEL (David Kemp and Chad J. Roussel, owners) requesting a variance to: 1) waive the front setback from the required 35 feet to 33 feet; 2) increase the maximum allowable impervious surface from 35% to 39.99%; and 3) waive the minimum lot size from the required 20,000 square feet to 18,476 square feet in Land Lot 835 of the 17th District. Located on the east side of Paradise Shoals Road, south of Heavenly Trail (4549 Paradise Shoals Road).~~

~~To approve variance request subject to:~~

- ~~• Site plan received by the Zoning Division August 12, 2014 (attached and made a part of these minutes)~~

V-94 AQUA DESIGN POOLS & SPAS, LLC (Brian Brooking and Tamara L. Brooking, owners) requesting a variance to increase the maximum allowable impervious surface from 35% to 58% in Land Lot 484 of the 16th District. Located on the south side of Bryant Pointe Drive, west of Bryant Lane (2171 Bryant Pointe Drive).

To approve variance request subject to:

- Drywell to be located in front left corner of the house to compensate for the additional pervious
- Stormwater Management Division comments and recommendations

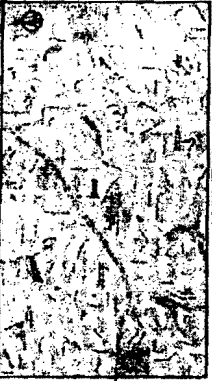


PROJECT NAME	JULIE'S PLAZA LLC
OWNER	JULIE'S PLAZA LLC
DATE	10/1/14
SCALE	AS SHOWN
DATE	10/1/14

JULIE'S PLAZA LLC

EAST COBB PROFESSIONAL BUILDING

VARIANCE SITE CONCEPT PLAN  
C01



VICINITY MAP

**PARKING SPACES**

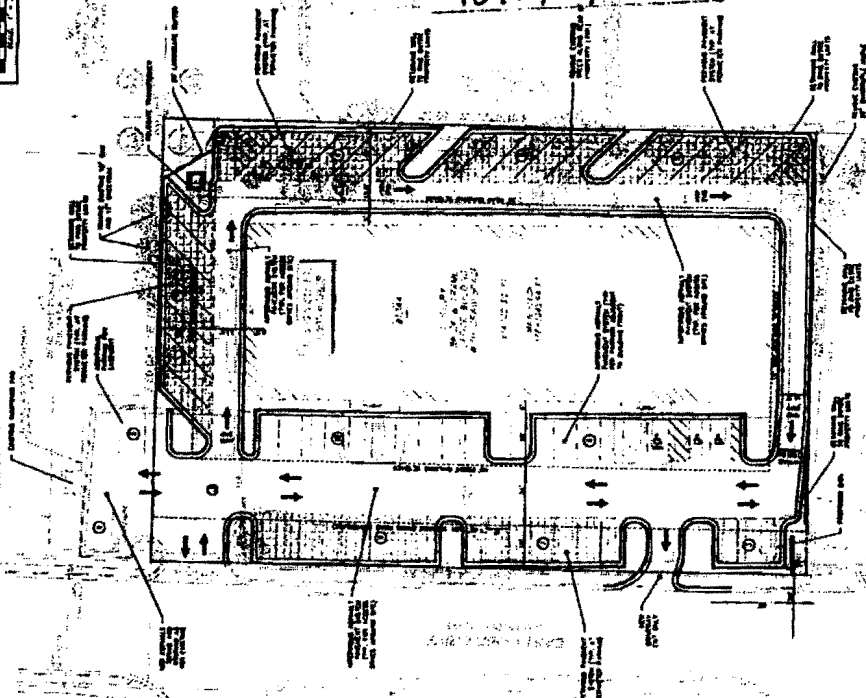
TYPE	NO. OF SPACES
STREET	10
OFF-STREET	20
TOTAL	30

**SITE SUMMARY**

ITEM	DESCRIPTION	REMARKS
AREA	10,000 sq. ft.	
PERMITS	Site Plan, Zoning, etc.	
UTILITIES	Water, Sewer, Gas	
ADJACENT PROPERTIES	Various residential and commercial	

The proposed building is a three-story structure with a total area of 10,000 square feet. It is located on a lot that is currently zoned for residential use. The building will be constructed of brick and will feature a modern architectural style. The site plan shows the building footprint, parking spaces, and landscaping. The proposed building is in compliance with all applicable codes and regulations.

10/1/14  
Side plan  
10/1/14



**PARKING SPACES**

OFFICE/RETAIL	14	74	88
STREET	1	1	2
TOTAL	15	75	90

NOTE: CURRENTLY EXISTING SITE ONLY HAS 37 PARKING SPACES

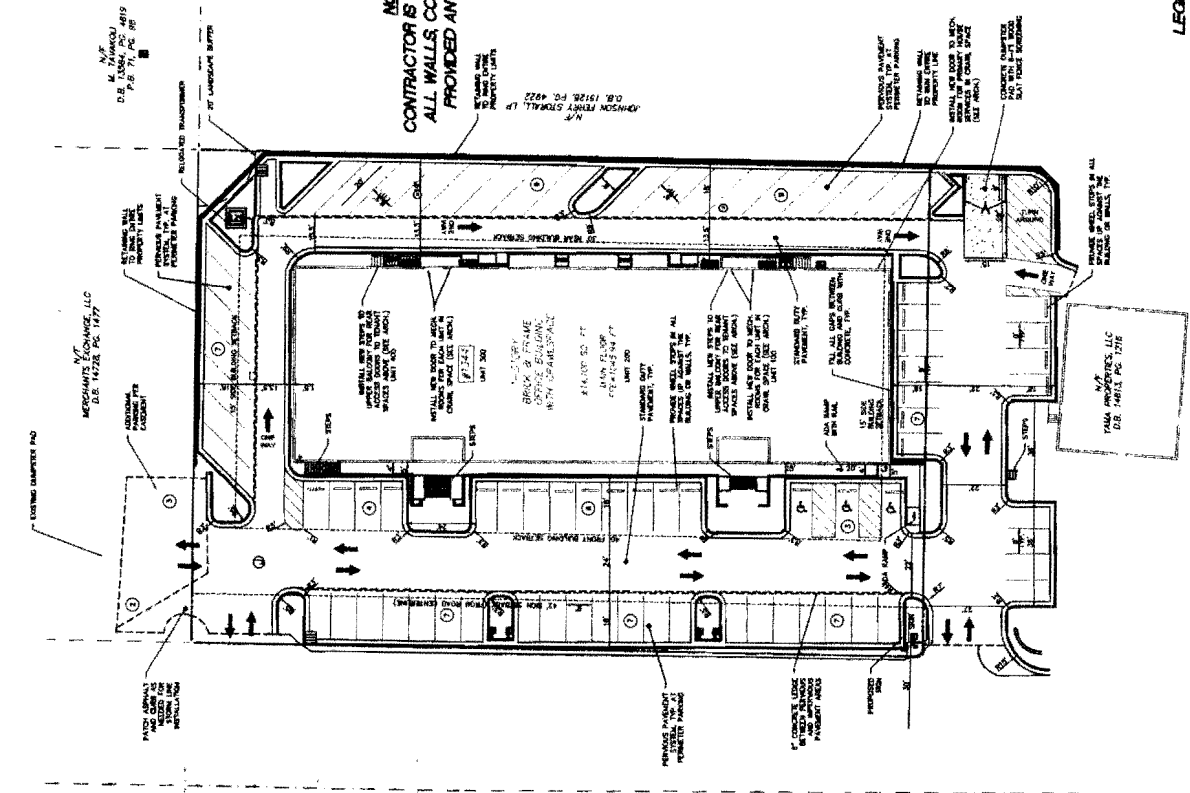
FEB 13 2015

**SITE SUMMARY**

PROPERTY OWNER	JULIE'S PLAZA LLC
PROJECT NAME	PROFESSIONAL BUILDING
ADDRESS	134 EAST COBB DRIVE
CITY	ALPHARETTA, GA
STATE	GA
ZIP	30201
DATE	02/12/15
SCALE	1/8" = 1'-0"
TOTAL SITE AREA	1.3 AC (34,300 SF)
TOTAL IMPROVED AREA	11,000 SF
TOTAL PARKING SPACES	90

**GENERAL SITE NOTES:**

- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND RECORD THEM ACCORDING TO THE RECORD DRAWINGS.
- ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND RECORD THEM ACCORDING TO THE RECORD DRAWINGS.
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**LEGEND**

---	EXISTING PROPERTY LINE
---	EXISTING SIDEWALK
---	EXISTING DRIVE AND OTHER
---	PROPOSED CONCRETE
---	PROPOSED ASPHALT DRIVE
---	PROPOSED ASPHALT DRIVE
---	PROPOSED ASPHALT DRIVE
---	PROPOSED ASPHALT DRIVE

**COBB COUNTY ZONING DIVISION NOTES:**

- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND RECORD THEM ACCORDING TO THE RECORD DRAWINGS.
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**COBB COUNTY WATER/SEWER NOTES:**

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**COBB COUNTY LANDSCAPE NOTES:**

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**COBB COUNTY DOT NOTES:**

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**COBB COUNTY FIRE + EMERGENCY SERVICES NOTES:**

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**COBB COUNTY FIRE LANE NOTE:**

THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND RECORD THEM ACCORDING TO THE RECORD DRAWINGS.

**COBB COUNTY CEMETERY PRESERVATION NOTE:**

THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND RECORD THEM ACCORDING TO THE RECORD DRAWINGS.

**THE CONTINUED GROUP**

7700 BOWLING GREEN BLVD. SUITE 100  
ALPHARETTA, GA 30201  
PHONE: 770.326.4444 | WWW.THECONTINUED.COM

**JULIE'S PLAZA LLC**

134 EAST COBB DRIVE  
ALPHARETTA, GA 30201  
PHONE: 770.326.4444

**EAST COBB PROFESSIONAL BUILDING**

134 EAST COBB DRIVE  
ALPHARETTA, GA 30201  
PHONE: 770.326.4444

**SHEET 002**

**DATE: 02/12/15**

**PROJECT NO: 14302000210**

**LOCATION: 134 EAST COBB DRIVE, ALPHARETTA, GA 30201**

**SECTION: 134 EAST COBB DRIVE**

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