

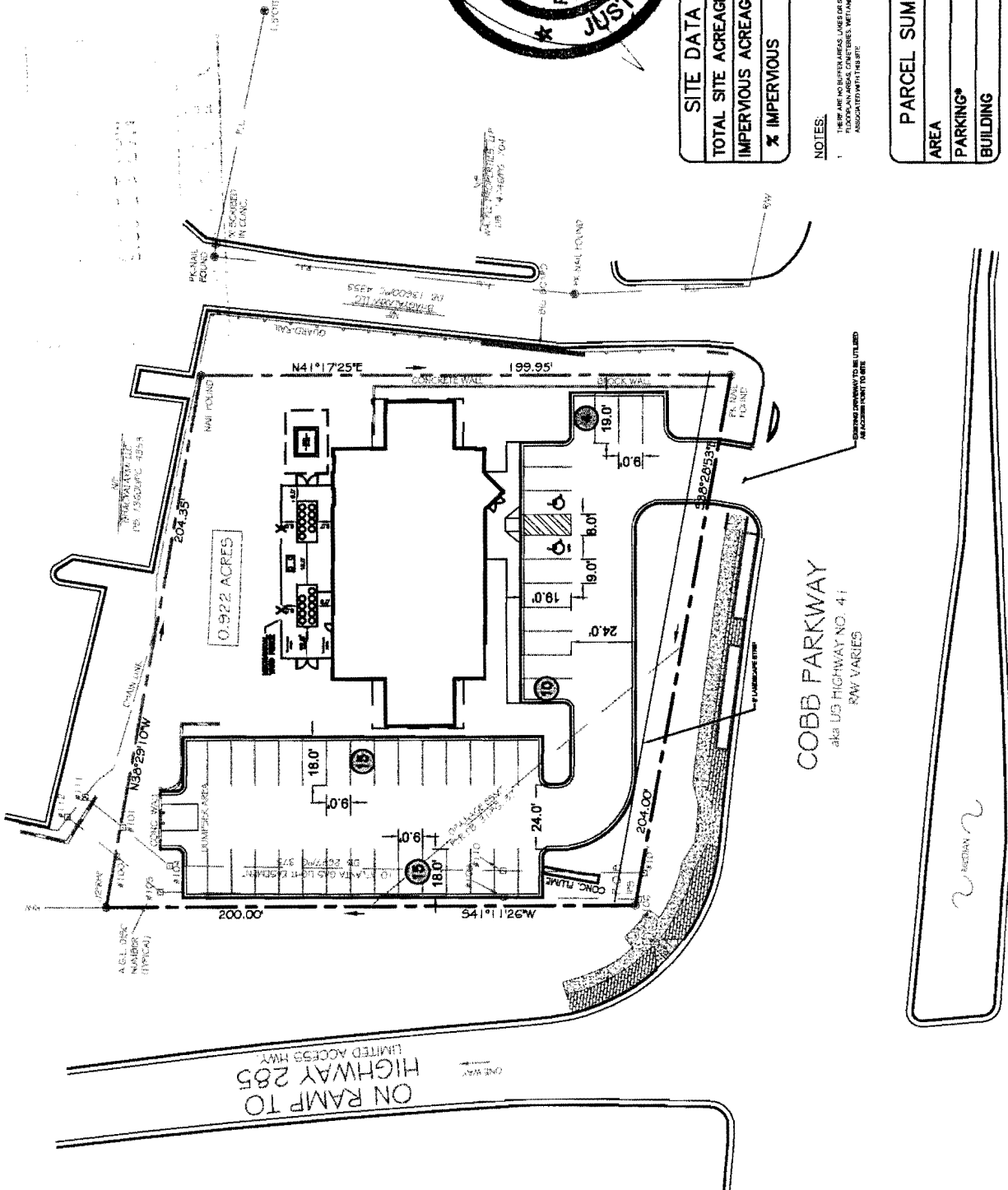
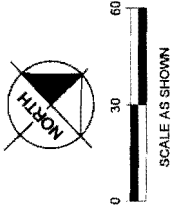


SITE DATA TABLE		
TOTAL SITE ACREAGE	0.922	
IMPERVIOUS ACREAGE	0.568	
% IMPERVIOUS	61.6%	

NOTES:
1. THESE ARE PRELIMINARY LAYOUTS OF STREETS, DRIVEWAYS, FLOORS, AN AREAS, CEMETERIES, WETLANDS, OR STREAM BUFFERS ASSOCIATED WITH THIS SITE.

PARCEL SUMMARY		
AREA	± 0.92 AC.	
PARKING*	44 SPACES	
BUILDING	5,034 S.F.	

*COBB COUNTY REQUIRES 1 SPACE PER 200 SQUARE FEET OF FLOORSPACE FOR COMMERCIAL INDOOR RECREATIONAL FACILITIES.



COBB PARKWAY
aka US HIGHWAY NO. 41
RW VARIES

ON RAMP TO
HIGHWAY 285
LIMITED ACCESS HWY.

APPLICANT: SkyGroup Investments, LLC

PETITION No.: V-74

PHONE: 512-693-4723

DATE OF HEARING: 05-13-2015

REPRESENTATIVE: J. Patrick Framel

PRESENT ZONING: GC

PHONE: 512-693-4723

LAND LOT(S): 880

TITLEHOLDER: Colony Yacht Corporation

DISTRICT: 17

PROPERTY LOCATION: At the southwest corner of

SIZE OF TRACT: 0.92 acre

Cobb Parkway and I-285 On Ramp

COMMISSION DISTRICT: 2

(2778 Cobb Parkway Southeast).

TYPE OF VARIANCE: 1) Increase the maximum building height from 50 feet to 58 feet; 2) reduce the landscape enhancement strip on the south side adjacent to I-285 On Ramp from the required eight feet to zero feet; 3) reduce the depth of a 90 degree angle parking stall from the required 19 feet to 18 feet; and 4) increase the maximum allowable sign area for a wall sign from 240 square feet to 295.58 square feet on the front elevation and from 68 square feet to 89.44 square feet on the south side elevation.

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

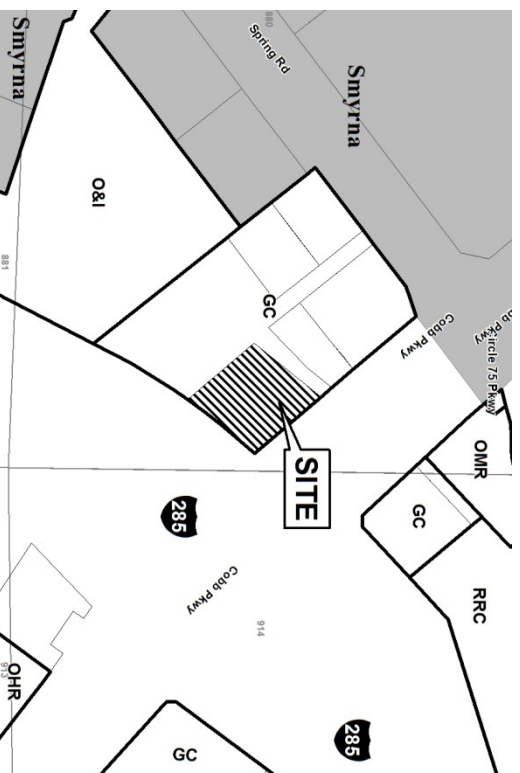
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



COMMENTS

TRAFFIC: Recommend Georgia DOT permits for all work that encroaches upon State right-of-way.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No adverse stormwater management impacts are anticipated. The proposed redevelopment will result in a reduction in impervious coverage over the existing conditions.

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.

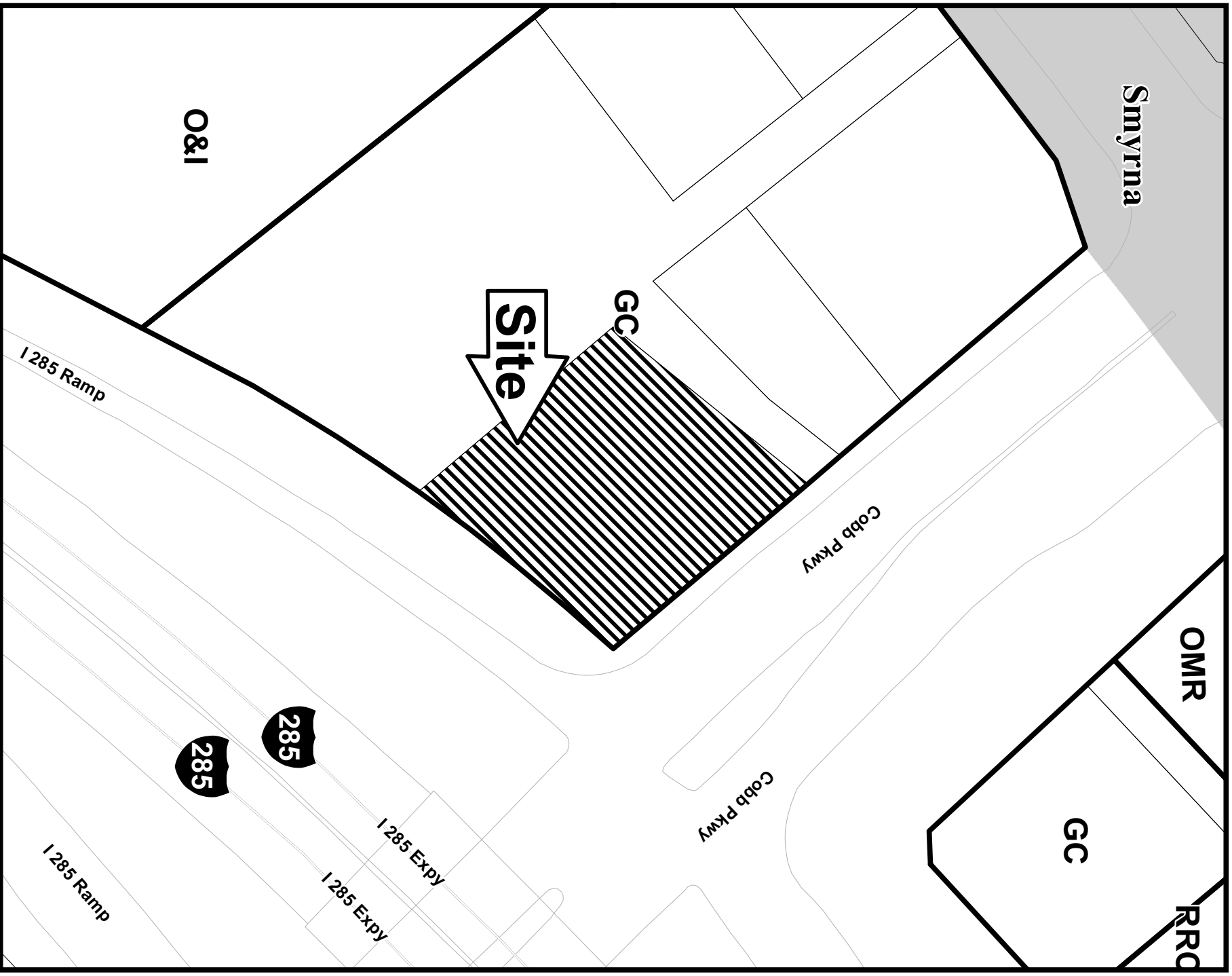
APPLICANT: SkyGroup Investments, LLC

PETITION No.:

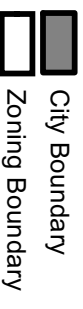
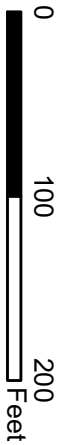
V-74

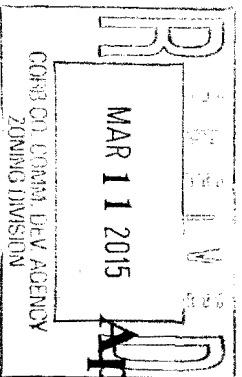
FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-74



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





Application for Variance Cobb County

(type or print clearly)

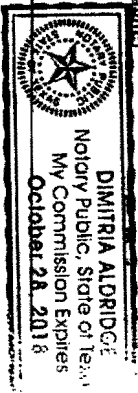
Application No. V-74
Hearing Date: 5-13-15

Applicant SkyGroup Investments, LLC Phone # 512.693.4723 E-mail patrick@skyventure.com

J. Patrick Framel Address 6034 West Courtyard Dr. Suite 135, Austin, TX 78730
(representative's name, printed) (street, city, state and zip code)

Patrick Framel
(representative's signature)

Phone # 512.693.4723 E-mail patrick@skyventure.com



Signed, sealed and delivered in presence of:
Dimitria Aldridge
Notary Public

My commission expires:

Titleholder COBBLER YACHT CORPORATION Phone # 404-386-1851 E-mail DM@23709MAIL.COM
820 PERKINS ST NW
Signature *[Signature]* Address: Atlanta GA 30309
(attach additional signatures, if needed)

My commission expires: 02/03/2019
JOHN A. FORSTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994008341
MY COMMISSION EXPIRES MARCH 08, 2018
[Signature]
Notary Public

Present Zoning of Property GC

Location 2778 S Cobb Parkway SE, Atlanta, GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District 17-880 Size of Tract 0.922 Acres(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 0.922 Acres Shape of Property _____ square Topography of Property _____ relatively flat 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).
Please see attached pages for this information.

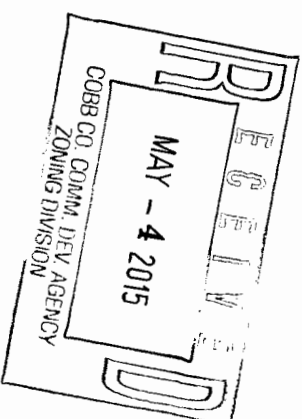
List type of variance requested: _____
Please see attached pages for this information.

V-74
(2015)
Exhibit

Kimley»Horn

April 13, 2015

Mr. Terry Martin
Cobb County Zoning Division
P.O. Box 649
Marietta, Georgia 30061-0649



Re: **Application for Variance Cobb County – Additional Pages**
SkyGroup Investments, LLC

Dear Mr. Martin,

On behalf of my client, please see below our responses to the Variance Application questions:

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).

SkyGroup Investments, LLC, the applicant, proposes to develop an approximately 5,034 square foot, 58' tall iFLY Indoor Skydiving facility, with associated utilities, access, drives, and parking spaces to support the proposed facility. . iFLY (formerly SkyVenture) has been the innovation leader in indoor skydiving since opening its first facility in Orlando in 1998. It has created technologies which enable a nearly 50ft. high flight chamber which creates a cushion of air that is enclosed, recirculating and air conditioned. It is not possible to fall off the cushion of air, making this experience safe for kids as young as three and adults of any age. The building height and design is a critical component of the indoor skydiving experience, as the entire building comprises a circuit of duct work which makes flight possible within the internal flight chamber.

Building Height Variance Request

The proposed 58 foot building height is a function of the intended use of the facility. The 50 foot building height restriction creates a hardship since the building cannot function as intended at this height.

Additionally, the small footprint of the site presents challenges with placing the building footprint on the site, with the need for supporting access and parking. The small footprint of a site, being under 1 acre, is not typical for commercial development of this square footage and space requirements.

Due to numerous surrounding structures of similar height or greater height, as well as an elevated interstate overpass, the proposed increase in building height would not cause any substantial detriment to the public good or impair the purposes and intent of the Code.

Signage Variance Request

FLY sees the requested signage as critical to achieve awareness of its brand within the Atlanta market, to which iFLY is a new entrant. The minor increase in allowable signage will allow for better direction to the site as drivers navigate Cobb Parkway. Additionally, no ground or monument signs are proposed for this site and the 2 existing monument signs will be removed.

The existing site topography has steep slopes and retaining walls around the adjacent parcels. This places the finished floor elevation much lower than areas north and west of the site along Cobb Parkway. An existing billboard is adjacent to the site that will impede visibility of the signage on the building frontage for vehicles travelling south on Cobb Parkway.

Due to adjacent signage, grade changes and removal of existing monument signage, the increase in building signage would not cause any substantial detriment to the public good or impair the purposes and intent of the Code.

Landscape Buffer Variance Request

The proposed development is located on an approximately 0.922 acre site that is approximately 200' wide and current restrictions of building setbacks and landscape strips, impede the ability to develop without the variances for the removal of the landscaping listed below. The site will meet the building setback requirements and the required 8' landscape strip will be provided along the Cobb Parkway Right of Way.

The site width is not wide enough to allow for the setbacks, building footprint, pedestrian access, parking, and access drive, while maintaining an 8' Landscape Strip along the ROW for the I-285 On-Ramp.

The application of this requirement to this particular piece of property would create an unnecessary hardship as the building, access and parking required to serve this development cannot be provided in the width available.

The sharing Right of Way with Cobb Parkway and a restricted access On-Ramp is abnormal, and the small width of the property presents challenges.

Relief, if granted, for the removal of the 8' Landscape Strip would not cause any substantial detriment to the public good or impair the purposes and intent of this chapter. The existing

development currently does not have an 8' landscape strip and additional greenspace exists in the Right of Way.

Parking Stall Depth Variance Request

The proposed development is located on an approximately 0.922 acre site that is only approximately 200' wide and current restrictions of building setbacks and landscape strips, impede the ability to develop without the variance for the reduction of Parking Stall depth from 19' to 18' on the southeast side of the building. The site will meet the building setback requirements.

The site width is not wide enough to allow for the setbacks, building footprint, pedestrian access, 19' deep parking stalls, and access drive, while tying into grades along the ROW for the I-285 On-Ramp.

The application of this requirement to this particular piece of property would create an unnecessary hardship as the building, access and parking required to serve this development cannot be provided in the width available, and tie-in to existing grades with 19' stalls.

The sharing Right of Way with Cobb Parkway and a restricted access On-Ramp is abnormal, and the small width of the property presents challenges.

Relief, if granted, for the reduction of the allowable parking stall depth from 19' to 18' would not cause any substantial detriment to the public good or impair the purposes and intent of this chapter. A parking stall depth of 18' is an industry standard used in development nationally, the proposed parking stalls will not be facing opposite parking so there will be allowable overhang, and with a 9' wide stall the requirement of 162 square feet is met.

List type of variance requested:

- Increase in the allowable building height from fifty (50) feet to fifty-eight (58) feet.
- Allow for the signage as shown in the provided signage package. This includes:
 - A one hundred and ten (110) square foot sign on the south side of the site that faces the Right-of-Way for the on-ramp to I-285. A one hundred and fourteen (114) Square foot sign is allowable based on the width of the building being fifty-seven (57) feet if in this direction.
 - A total of two hundred and ninety six (296) square feet of signage on the northeast side of the site that faces the Right-of-Way of Cobb Parkway. The code currently allows two hundred and forty (240) square feet based on the width of the building being one hundred and twenty (120) feet in this direction.
- Removal of the eight (8) foot landscape strip requirement on the south side of the site adjacent to the Right-of-Way for the on-ramp to I-285.
- Allow for parking spaces depth to be reduced from nineteen (19) feet to eighteen (18) feet.

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(2015)
Exhibit



Page 4

Please contact me at 678.533.3923 or justin.houston@kimley-horn.com should you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Justin M. Houston'.

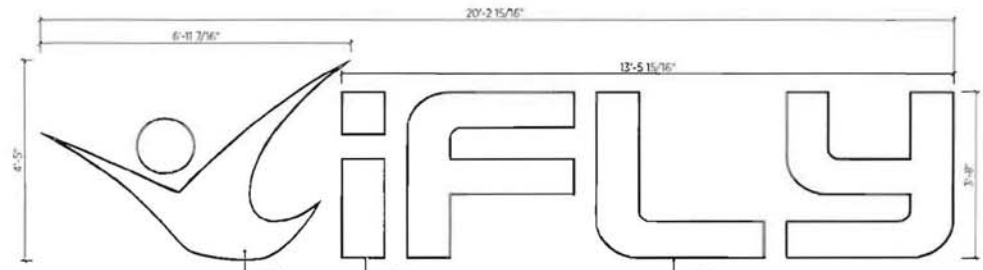
Justin M. Houston
Associate

56'-6"

INDOOR SKYDIVING

01 Elevation: Letters
SCALE - 1/8" = 1'-0"

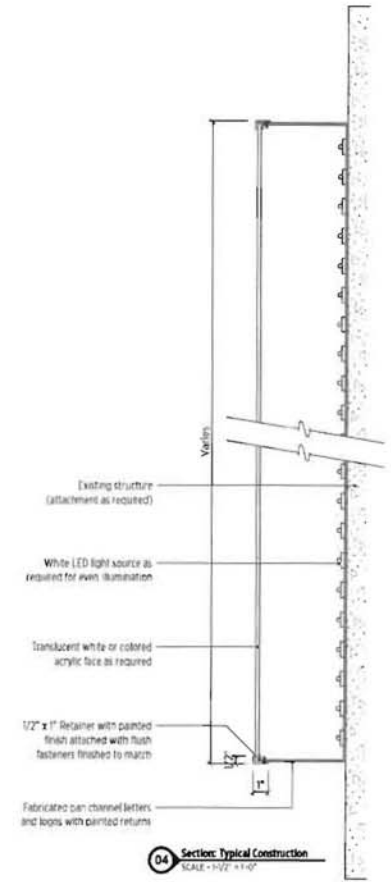
A-1
P-3 Retainers
P-2 Returns



02 Elevation: Small Logo
SCALE - 1/8" = 1'-0"

A-1
P-3 Retainers
P-1 Returns

Note:
Field verify all existing conditions and measurements prior to fabrication and installation.



04 Section: Typical Construction
SCALE - 1/2\"/>

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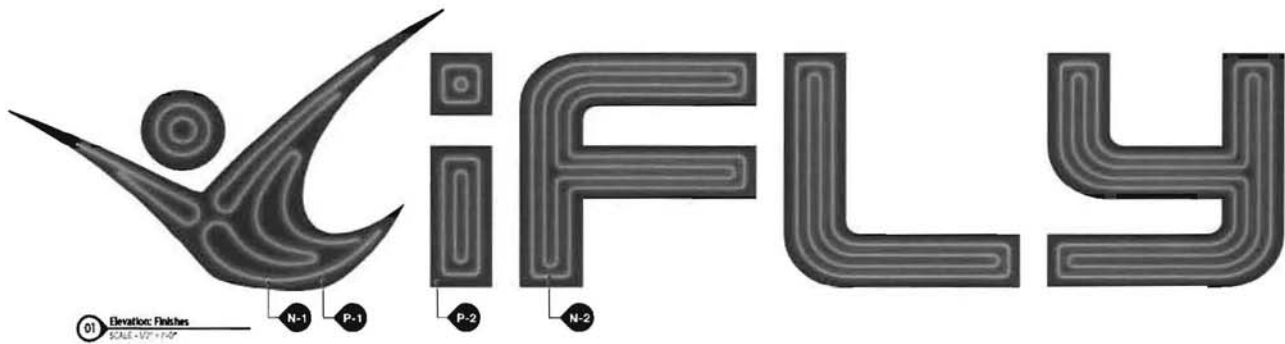
iFly Cobb County
Signage Design Intent



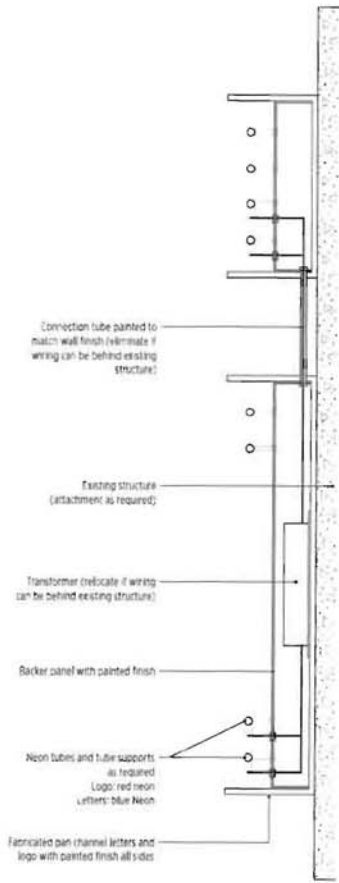
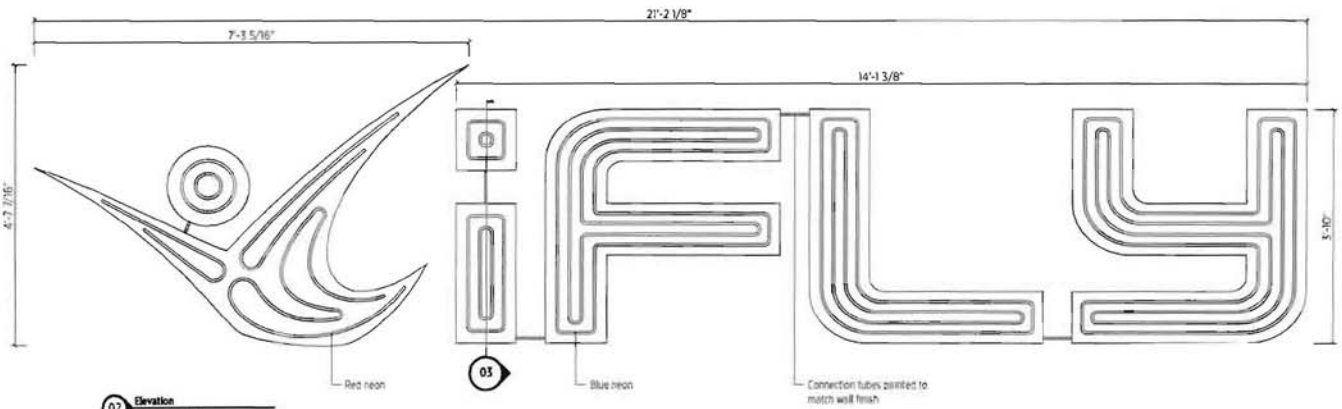
iFly Cobb County

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(2015)
Exhibit

Exterior Signs
Pan Channel Signs



Note:
Field verify all existing conditions and measurements prior to fabrication and installation.



V-74
(2015)
Exhibit

NOT TO SCALE
This drawing is a design intent drawing and is not a contract document. It is not intended to be used for construction or installation. All dimensions and materials are subject to change without notice.

NEON TUBE CODE
All neon tubes used in this drawing must be purchased and installed in accordance with the manufacturer's specifications.



Front Elevation



Back Elevation

Letters

Neon Sign

Small Logo



V-74
 (2015)
 Exhibit

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INTERNAL USE ONLY. This document contains confidential information and is intended for the use of the individual named. If you have received this document by mistake, please notify the sender immediately by email at [redacted] or by phone at [redacted].

Exterior Signs

Reference
 Renderings