



VICINITY MAP  
(NOT TO SCALE)

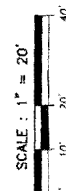
V-84  
(2015)

NOTES:

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED BY ELECTRONIC MEASUREMENTS AND AN ELECTRONIC TOTAL STATION. THE FIELD DATA UPON WHICH THIS SURVEY WAS BASED WAS A CLOSELY MONITORED AND CONTROLLED SURVEY. ANGLE ERROR OF MEASUREMENT WAS AT LEAST 1.0 SECONDS OF AN ANGLE. POINT AND WAS AT LEAST 1/16 INCH. THIS MAP OR PLAN HAS BEEN PREPARED BY A LICENSED SURVEYOR AND IS ACCURATE WITHIN ONE FOOT. ALL ISSUES OF TITLE ARE FOR THE SURVEY UNLESS NOTED.

THIS PROPERTY DOES NOT LIE WITHIN THE 1000 FOOT FLOOD HAZARD ZONE AS PER FEMA MAP NO. 15000-01-0000-01 DATED AUGUST 18, 1992.

PROPERTY IS ZONED GC (GENERAL COMMERCIAL) MINIMUM SET-BACK REQUIREMENTS: FRONT - 10 FEET SIDE - 10 FEET REAR - 20 FEET



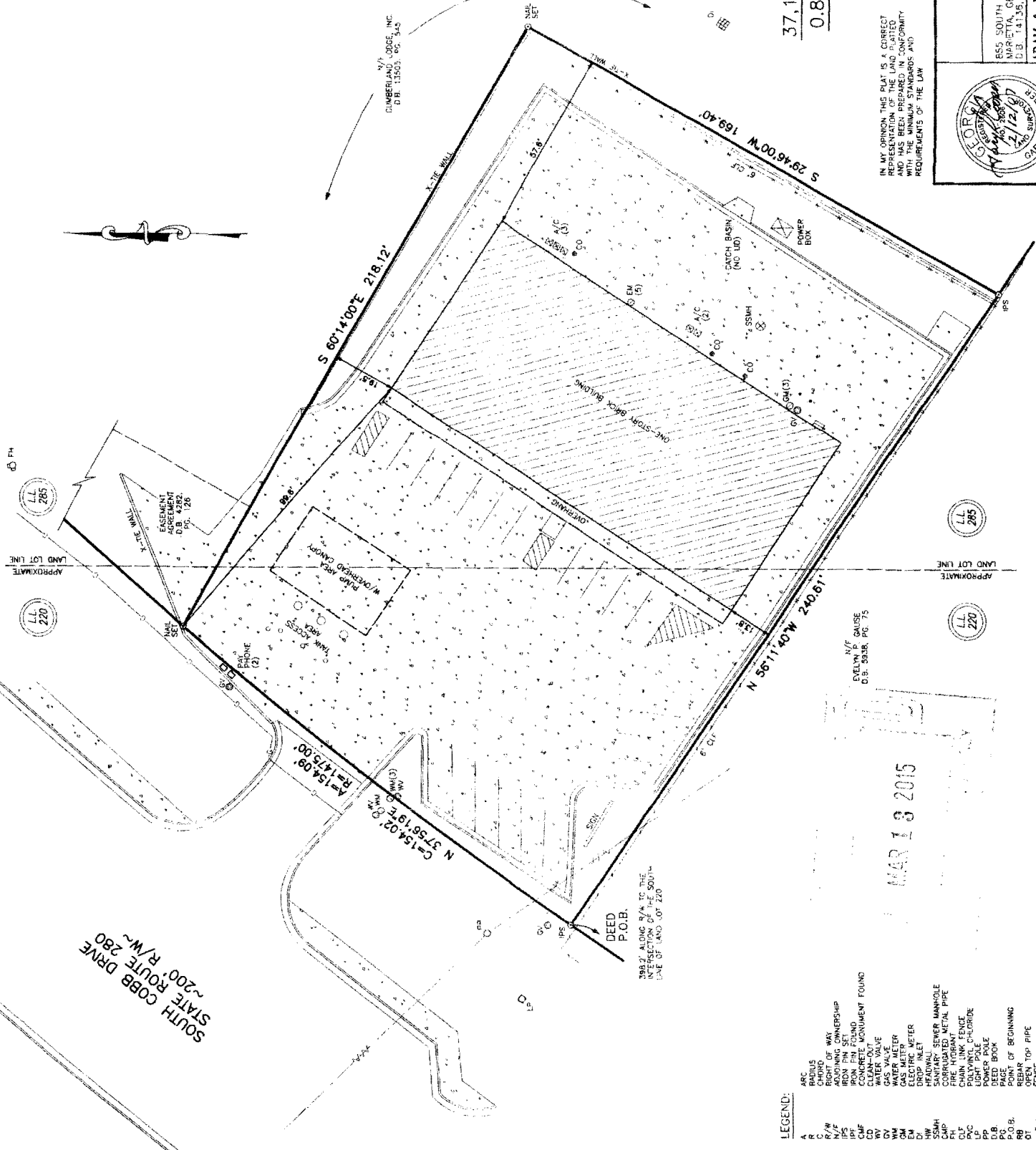
37,162 SQ. FT.  
0.853 ACRES

IN MY OPINION THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW



SURVEY FOR  
**KEUM HWAN AN, BANK & FIRST INTERCONTINENTAL CHICAGO TITLE INSURANCE COMPANY**  
855 SOUTH COBB DRIVE  
MARIETTA, GEORGIA  
D.B. 14135, P.C. 4187  
ADAM & LEE LAND SURVEYING  
5840 GA. HWY. 280 S.  
LOGANVILLE, GA. 30062 (770) 564-8865

07/17/14



LEGEND:

- A ARCS
- B CHAINS
- C R/W
- D R/W
- E RIGHT OF WAY
- F ADJOINING OWNERSHIP
- G IRP
- H CMF
- I CONCRETE MONUMENT FOUND
- J WOOD
- K SLEEK VALVE
- L GAS VALVE
- M WATER METER
- N ELECTRIC METER
- O DRAIN INLET
- P HEADWALL
- Q SENDER MANHOLE
- R CORRUGATED METAL PIPE
- S FIRE HYDRANT
- T CHAIN LINK FENCE
- U CHAIN LINK FENCE
- V LIGHT POLE
- W POWER POLE
- X R/W
- Y R/W
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- AD R/W
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**APPLICANT:** Caleb Mosley **PETITION No.:** V-84  
**PHONE:** 770-536-7906 **DATE OF HEARING:** 05-13-2015  
**REPRESENTATIVE:** Polly Licciardi **PRESENT ZONING:** GC  
**PHONE:** 770-536-7906 **LAND LOT(S):** 220, 285  
**TITLEHOLDER:** Bouldercrest Investments, LLC **DISTRICT:** 17  
**PROPERTY LOCATION:** On the east side of South Cobb Drive, north of Carruth Drive **SIZE OF TRACT:** 0.85 acre  
**COMMISSION DISTRICT:** 4  
(855 South Cobb Drive).

**TYPE OF VARIANCE:** 1) Increase the maximum allowable total sign area from 65 square feet to 117 square feet.  
2) Increase the maximum allowable impervious surface from 70% to 85% (existing).

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

**BOARD OF APPEALS DECISION**

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



**APPLICANT:** Caleb Mosley

**PETITION No.:** \_\_\_\_\_

V-84

\*\*\*\*\*

**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 comment.

**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.

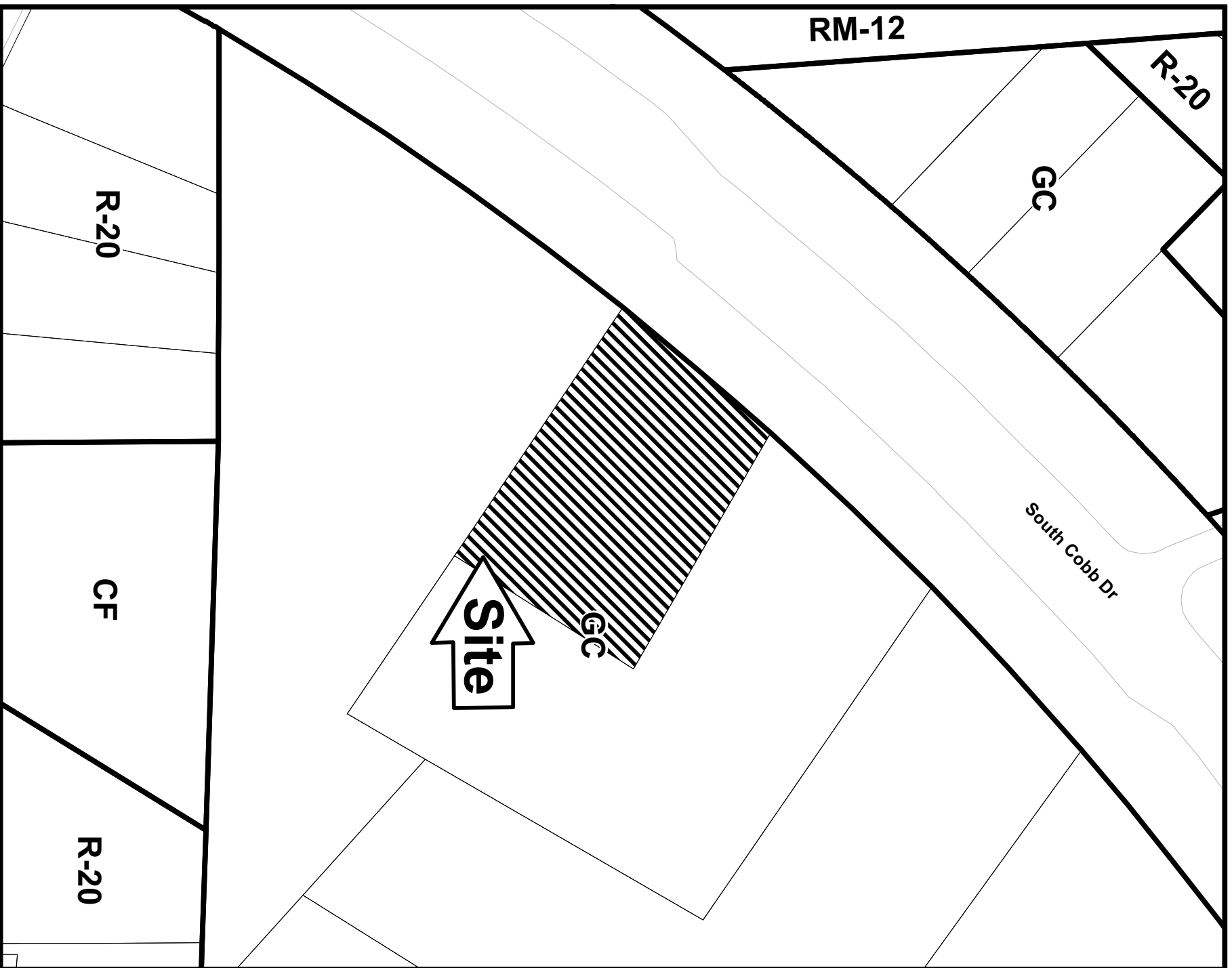
**APPLICANT:** Caleb Mosley

**PETITION No.:** V-84

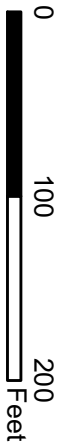
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

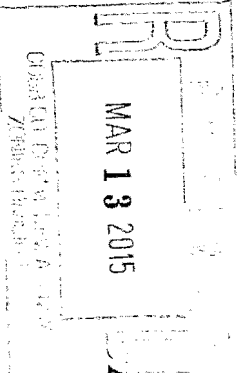
V-84



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

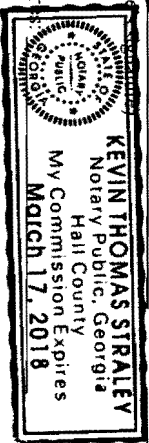
(type or print clearly)

Application No. 1-84  
Hearing Date: 5-13-15

Applicant Caleb Mosley Phone # 770-536-7906 E-mail Cmosley@hotmail.com

Representative's name, printed) Fella Picciardi Address 1105 Riverside Drive, Gainesville, GA 30601  
(street, city, state and zip code)

Phone # 770-536-7906 E-mail Picciardi@hotmail.com  
(representative)



Signed, sealed and delivered in presence of Karen Straley  
Notary Public

\*Titleholder Burkhardt Danville Phone # 770-573-1111 E-mail Stevens@altherperkins.com

Signature [Signature] Address: 1550 N. Baker, A 130, Luella, GA 30029  
(attach additional signatures, if needed)

My commission expires: 3/17/16  
Signed, sealed and delivered in presence of [Signature]  
Notary Public



Present Zoning of Property General commercial  
Location 855 S Cobb Drive SE, Marietta, GA.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 210 & 285 District 1711 Size of Tract .853 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 store owner can't properly display his brand "Gulf" on the his gas canopy due to the sq. ft. restrictions at this location.

List type of variance requested: Request for ~~and~~ more square footage to Image gas canopy with Gulf image. (42 sq. ft. needed.)



855 S Cobb Drive Se  
Marietta, GA



American Renewables  
Market & Fuel



V-84  
(2015)  
Exhibit

**TOTAL  
IMAGING**

“IMAGING THE PETROLEUM INDUSTRY”  
2054 Atlas Circle Gainesville, GA 30501  
Phone (770) 536-7906 Fax (770) 532-0497

Sign Code

Project/Location: 855 S Cobb Drive Se

Job Number: MEX-21449-GU

Marietta, GA

Date: 10/03/2014

Customer: Mountain Express Oil

Scale: NTS

Drawn by: C Mosley

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# CANOPY

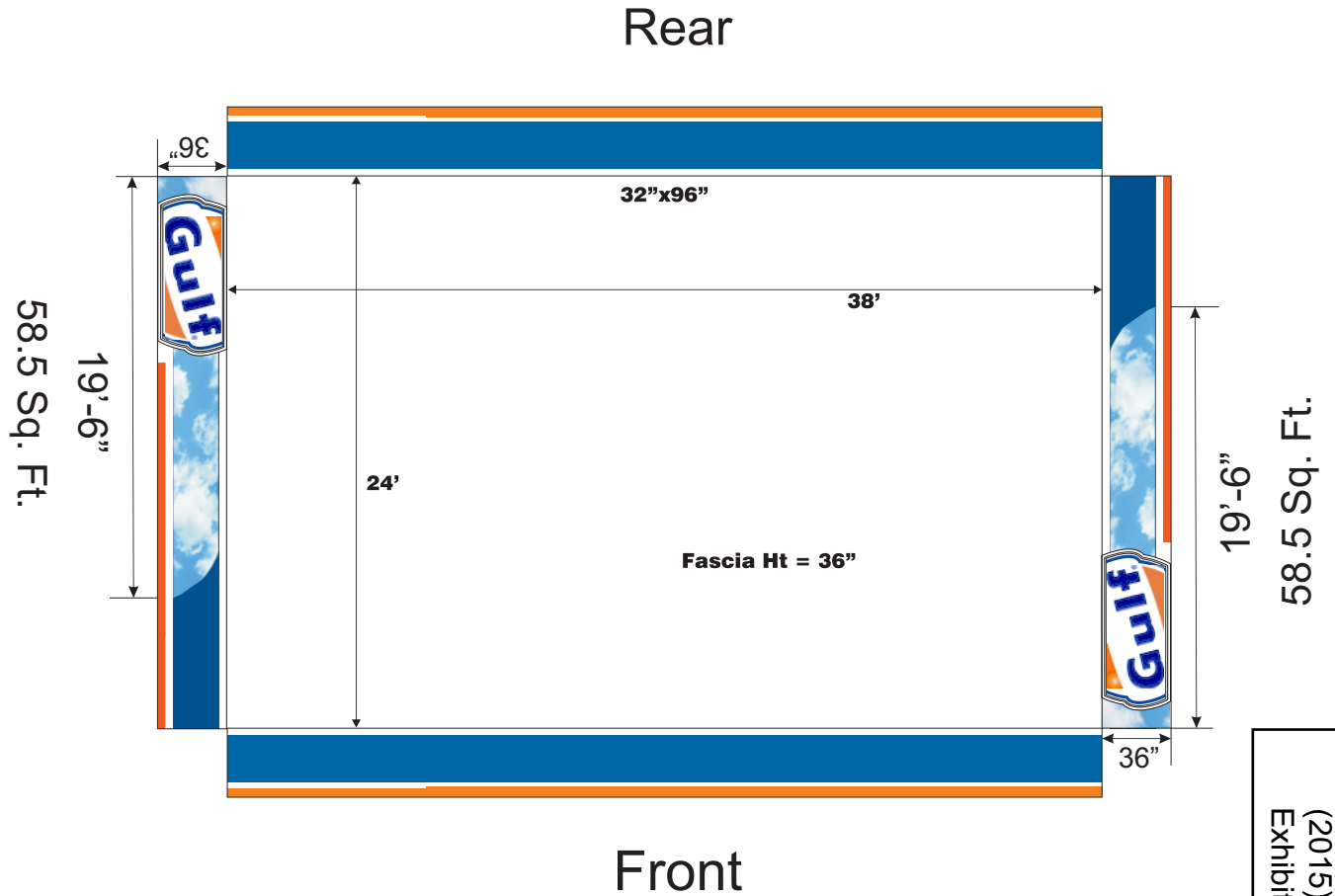


American Renewables  
Market & Fuel



## SCOPE OF WORK

- A** Install Gulf canopy corner caps.
- B** Remove existing gas canopy fascia and dispose.
- C** Frame, route and install new ACM fascia panels"
- D** Pressure wash Gas canopy decking. Prime and finish paint gas canopy decking.
- E** Sand, prime and finish paint square gas canopy columns.



V-84  
(2015)  
Exhibit

# TOTAL IMAGING

"IMAGING THE PETROLEUM INDUSTRY"  
2054 Atlas Circle Gainesville, GA 30501  
Phone (770) 536-7906 Fax (770) 532-0497

Sign Code	

Project/Location: 855 S Cobb Drive Se	Job Number: MEX-21449-GU
Marietta, GA	Date: 10/03/2014
Customer: Mountain Express Oil	Scale: 1/8"=1'
Drawn by: C Mosley	


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