

OWNER CONTACT: GINA DIODATI (770)-428-0780

Prepared By:
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Prepared For:
R & R Developers
1000 Peachtree Street, N.E.
Atlanta, GA 30309

V-104
(2015)

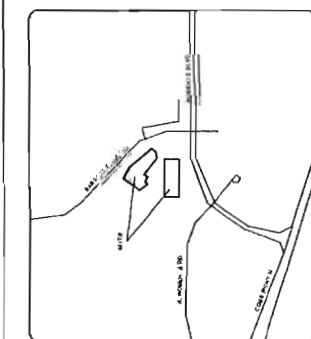


Site Variance Plan For
Roberts Business Park
Cobb County, Georgia 30142
2100 Barrett Park Drive
Marietta, Georgia 30151

Sheet No. 5-1



FEMA Map
N.T.S.
NO FLOOD ZONE FOR THIS SITE IN LOCATED WITHIN THE 1% ANNUAL FLOOD ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 130200000A DATED APRIL 6, 2013 FOR UNINCORPORATED COBB COUNTY, GEORGIA.



Location Map
N.T.S.

Site Notes:

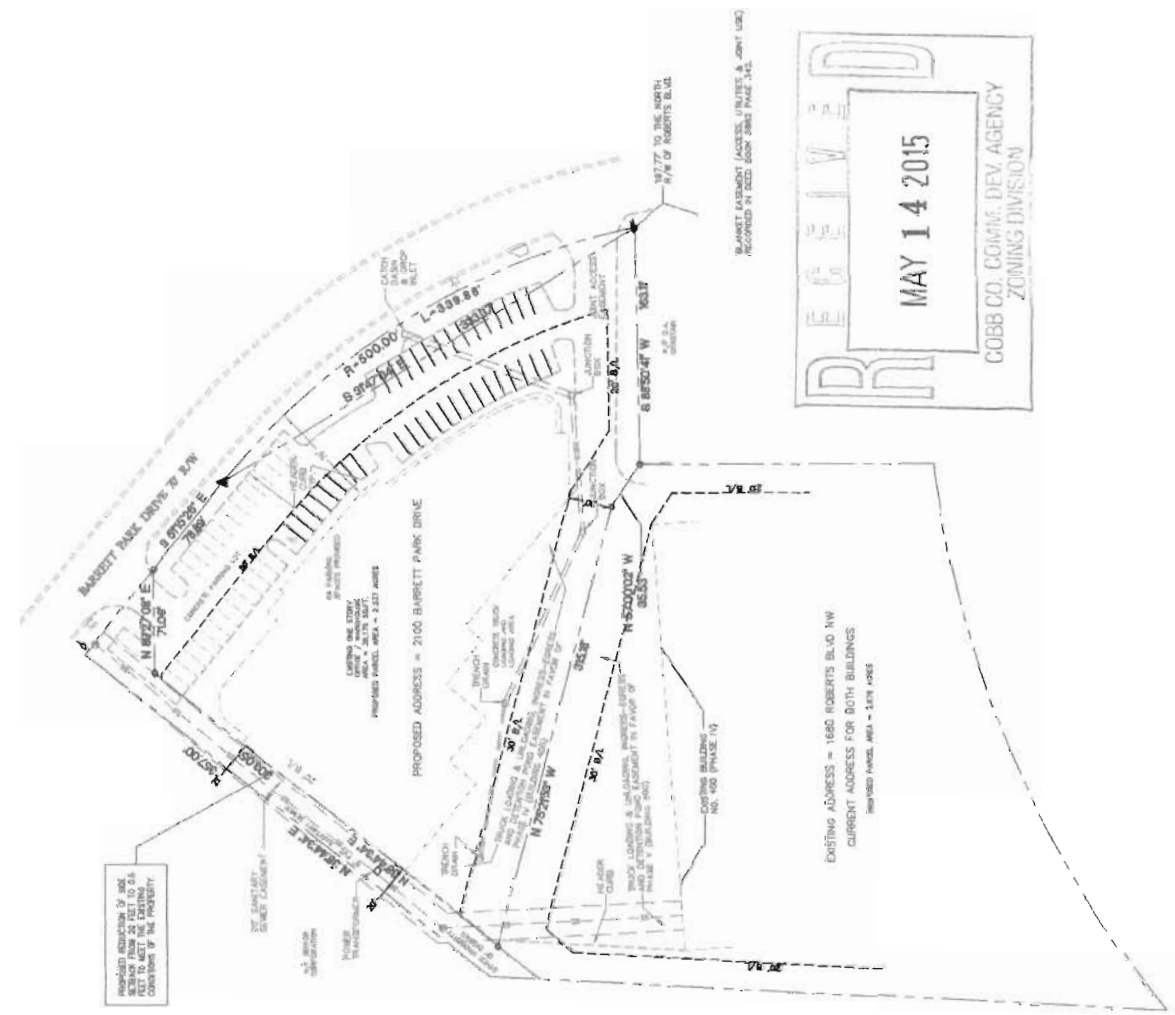
1. THE SITE CONTAINS 1.586 ACRES TOTAL UNIMPROVED AREA. OUR AGENCIES (AND LAND DISTURBANCE PROPOSED) STREET LOCATION, 2100 BARRETT PARK DRIVE AND 2100 BARRETT PARK DRIVE ZONING U.
2. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY CRUSSELL COMPANY PROFESSIONAL LAND SURVEYORS DATED 04-11-14.
3. THE SITE IS LOCATED WITHIN THE 1% ANNUAL FLOOD ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 130200000A DATED APRIL 6, 2013 FOR UNINCORPORATED COBB COUNTY, GEORGIA.
4. THERE ARE NO WATERS OF THE STATE OF GEORGIA OR WETLANDS WITHIN 300 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPROVEMENTS TO ANY STATE WATER BUFFERS.
5. ALL UTILITIES ARE SHOWN ON THE SITE. IN THE EVENT THAT THESE UTILITIES ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.

Zoning Notes:

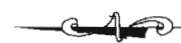
1. COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE FOR THIS PROJECT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH SAID ACT.
2. ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION.
3. ANY SIGNS TO BE PERMITTED THROUGH COBB COUNTY CODE OR ORDINANCE MUST BE REVIEWED AND APPROVED BY THE ZONING DIVISION. THE LOCATION OF SUBSTITUTION SIGNS MUST ALSO BE SHOWN ON THE PLANS.
4. NO COMPACTOR IS PROPOSED FOR THIS SITE. GARBAGE PICKUP WILL BE PROVIDED BY THE OWNER.

Zoning Requirements:

- 1. ZONING U (COMMERCIAL)
- 2. MINIMUM LOT AREA: 60,000 SQUARE FEET
- 3. MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 100 FEET
- 4. MINIMUM PUBLIC ROAD FRONTAGE: 50 FEET
- 5. BUILDING SETBACKS
FRONT YARD: 50 FT (COLLECTOR) OR 75 FT (ARTERIAL)
REAR YARD: 30 FT
- 6. MAX HEIGHT: 70 FT (4 STORES)
- 7. BUFFER REQUIREMENTS NONE (PROPERTY DOES NOT ADJACENT RESIDENTIAL ZONING)



RECEIVED
MAY 14 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



APPLICANT: R & R Developers/D & G Properties

PETITION No.: V-104

PHONE: 770-426-0780

DATE OF HEARING: 07-15-2015

REPRESENTATIVE: Ray L. Diodati

PRESENT ZONING: LI, GC

PHONE: 770-426-0780

LAND LOT(S): 174

TITLEHOLDER: D & G Properties, L.L.C., A
Georgia Limited Liability
Company

DISTRICT: 20

PROPERTY LOCATION: On the southwest side of
Barrett Park Drive and the north side of Roberts
Boulevard
(1680 Roberts Boulevard).

SIZE OF TRACT: 4.915 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the side setback from the required 20 feet to 0.5 feet adjacent to the western
property line.

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

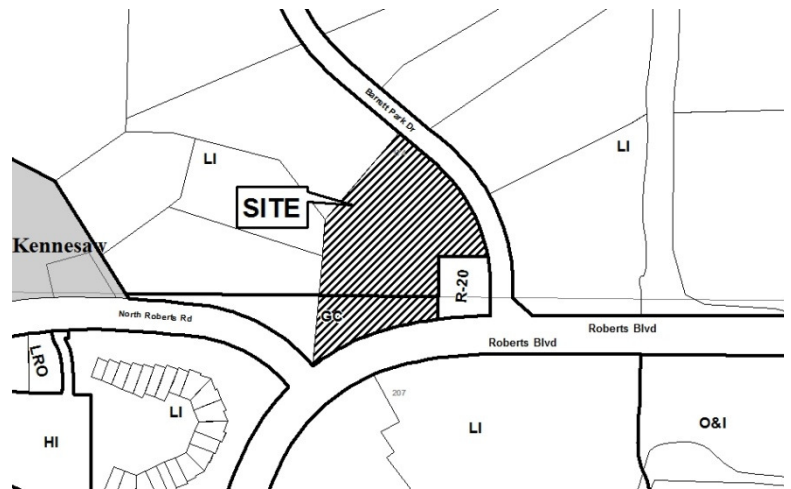
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: R & R Developers/D & G
Properties

PETITION No.: V-104

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: If allowed, the wall closer than 5 feet to the property line will be required to have a 1 hour fire rated assembly. This may include reducing the number and size of openings in that wall.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

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: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No conflict.

SEWER: No conflict.

APPLICANT: R & R Developers/D & G
Properties

PETITION No.: V-104

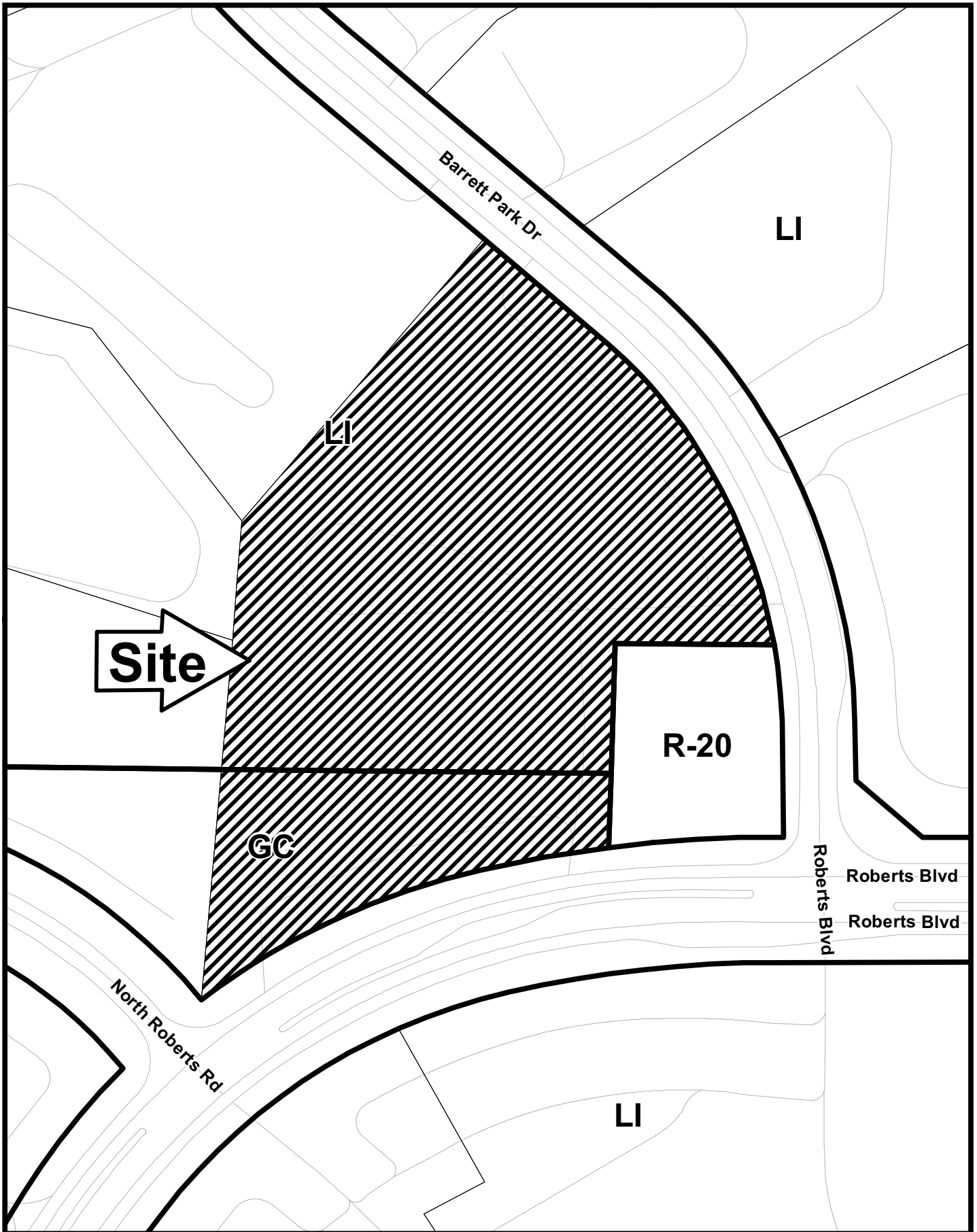
FIRE DEPARTMENT: FIRE ACCESS is outside parcel without unrestricted easement: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2006 Edition). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb, measured to inside of curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet).

V-104

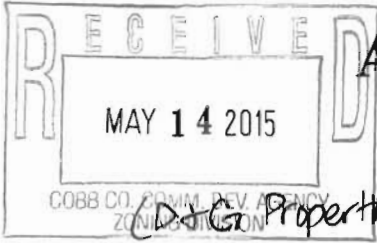


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary
Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V-104
Hearing Date: 7-15-15

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION
(D+G Properties)

Applicant R+R Developers Phone # 770-426-0780 E-mail ray@randrdevelopers.com

RAY L. DIODATI
(representative's name, printed) Address 1680 Roberts Blvd. Suite 405
(street, city, state and zip code) KENNESAW, GA. 30144

Ray L. Diodati
(representative's signature) Phone # 770-426-0780 E-mail RAY@RANDRDEVELOPERS.COM

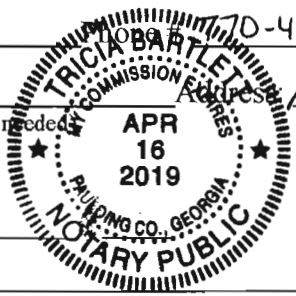
My commission expires: April 16 2019

Signed, sealed and delivered in presence of:
Lucia Bartlett
Notary Public

Titleholder Ray Diodati Phone # 770-426-0780 E-mail ray@randrdevelopers.com

Signature Ray L. Diodati
(attach additional signatures, if needed) Address 1680 Roberts Blvd. Kennesaw, GA.
(street, city, state and zip code) 30144

My commission expires: April 16 2019



Signed, sealed and delivered in presence of:
Lucia Bartlett
Notary Public

Present Zoning of Property Light Industrial (LI)

Location 1680 Roberts Blvd.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 174 District 20TH Size of Tract 4.915 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 X

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 building shown as Building 500 has been operating for years under the address 2100 Barrett Park Drive. Recently, it was determined that the property was actually part of 1680 Roberts Blvd. The owner's wish is to establish the existing building on its own parcel with the address 2100 Barrett Park Drive.

List type of variance requested: In order to make the new parcel compliant with LI zoning, a reduction in the side setback from 20' to 0.5' to conform to existing condition.