

APPLICANT: McDonald's Real Estate Company

PETITION No.: V-132

PHONE: 678-235-3635

DATE OF HEARING: 10-01-2015

REPRESENTATIVE: Teresa Curry - Tylin International

PRESENT ZONING: GC

PHONE: 678-235-3624

LAND LOT(S): 851, 876

TITLEHOLDER: McDonald's Real Estate Company of Columbia, Maryland

DISTRICT: 17

PROPERTY LOCATION: At the southeast corner of Circle 75 Parkway and Windy Hill Road, west of Interstate 75 (2700 Windy Hill Road).

SIZE OF TRACT: 1.82 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the landscape enhancement strip from the required 8 feet to two feet adjacent to Windy Hill Road and to 3.5 feet adjacent to Circle 75 Parkway as shown on submitted site plan.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



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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: No comment.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps and various other resources, staff has no comment 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.

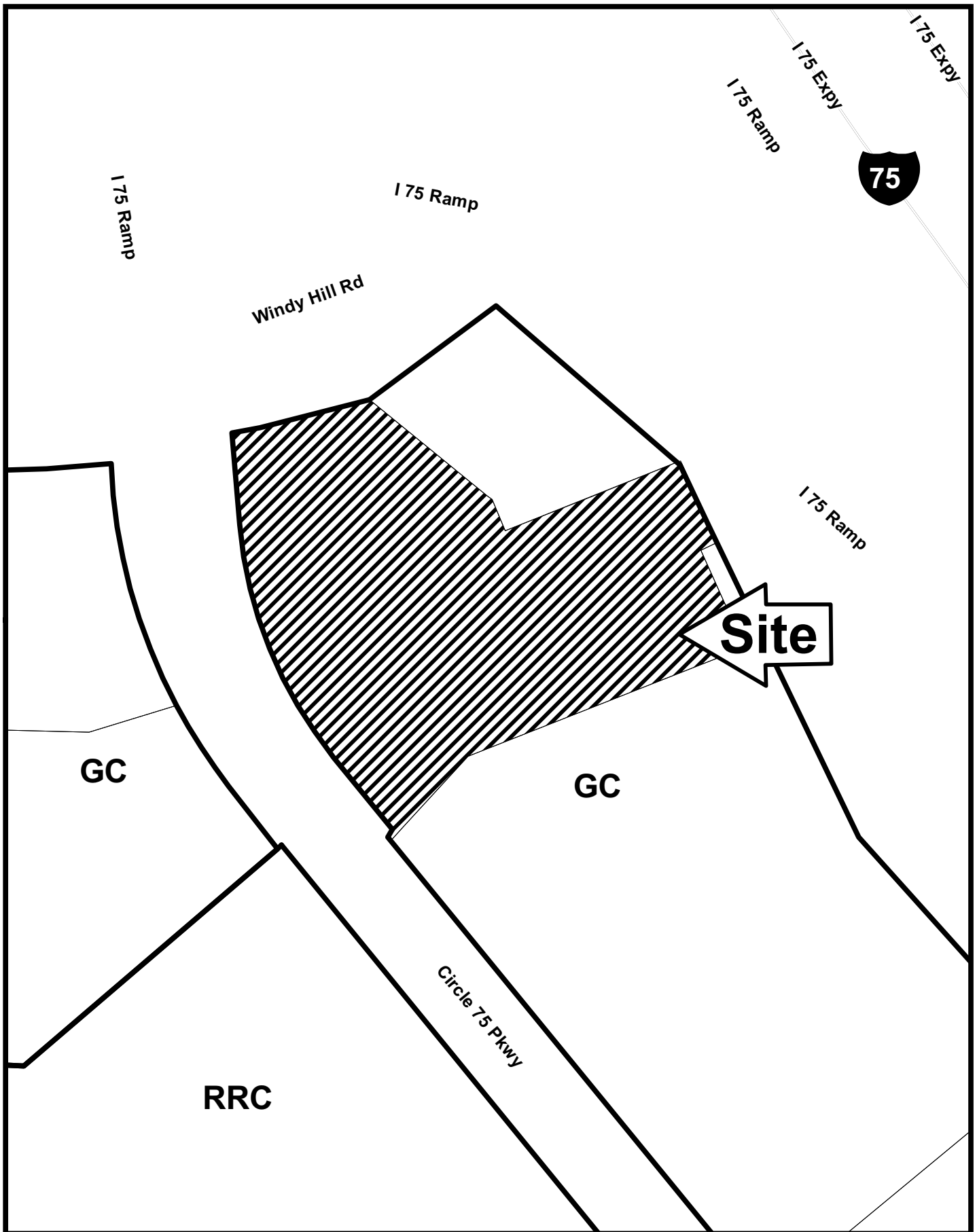
SEWER: Applicant should be aware of the CCWS sewer main traversing the site, and the limitations on permanent structures near the easement, County Code 122-123.

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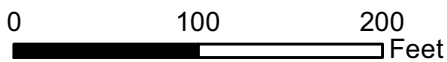
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FIRE DEPARTMENT: NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-132



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

AUG - 6 2015

(type or print clearly)

Application No. V-132

Hearing Date: 10-1-15

Applicant McDonald's Real Estate Company

Phone # 678-235-3635

E-mail lorraine.wynnetylin.com

TERESA CURRY-TYLIN INTERNATIONAL
(representative's name, printed)

Address 260 PEACHTREE ST., SUITE 900, ATLANTA, GA 30303
(street, city, state and zip code)

T. Curry
(representative's signature)

Phone # 678-235-3624

E-mail teresa.curry@tylin.com

Claire Clack
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Comm. Expires
09/09/17

Signed, sealed and delivered in presence of:

Claire Clack

Notary Public

My commission expires: _____

Titleholder McDonald's Real Estate Company, a Delaware Corporation

Phone # _____

E-mail _____

Signature See attached

(attach additional signatures, if needed)

Address: One McDonald's Plaza, Attn: V.S. Legal, LLC - 010-0162, Oak Brook, IL 60523

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property GC

Location 2700 Windy Hill Rd., Marietta, GA

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 851 & 876

District 17

Size of Tract 1.8

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).

Please see attached hardship statements.

List type of variance requested: Install 2 menuboards at drive-thru that are 38.8 s.f.

4.5' side & 6.0' front encroachments into the landscape buffer