

APPLICANT: Professional Permits

PETITION No.: V-144

PHONE: 574-257-2954

DATE OF HEARING: 10-01-2015

REPRESENTATIVE: Doug Merritt

PRESENT ZONING: GC, LI

PHONE: 574-257-2954

LAND LOT(S): 781, 782

TITLEHOLDER: Due to numerous titleholders a complete list is on file in the Zoning Office

DISTRICT: 17

PROPERTY LOCATION: On the north side of Windy Hill Road, east of Cobb Parkway (2359 Windy Hill Road).

SIZE OF TRACT: 9.15 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Increase the maximum allowable wall sign area from 127.66 square feet to 197.5 square feet.

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

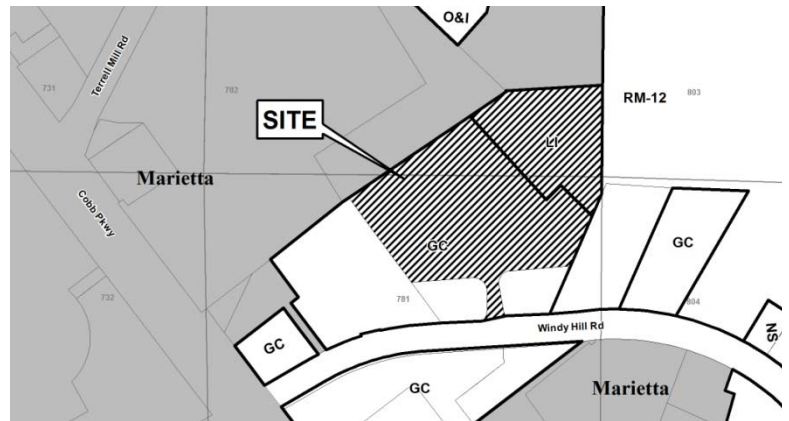
BOARD OF APPEALS DECISION

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: No comment.

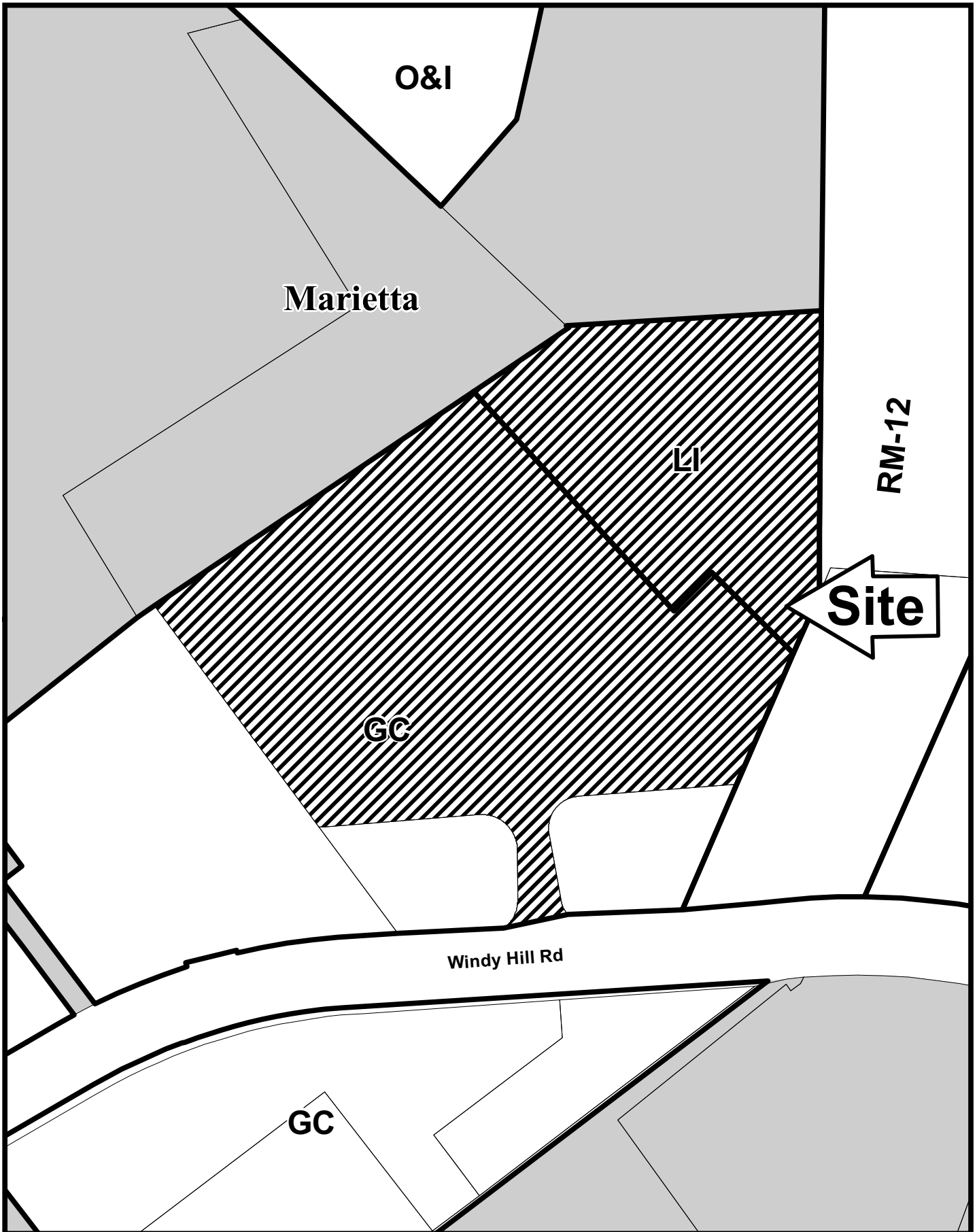
WATER: No conflict.

SEWER: No conflict.

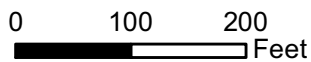
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FIRE DEPARTMENT: NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

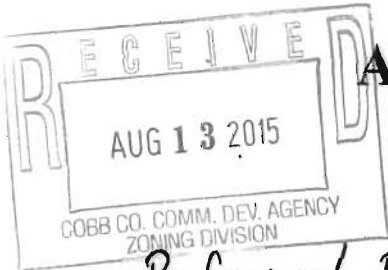
V-144



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)

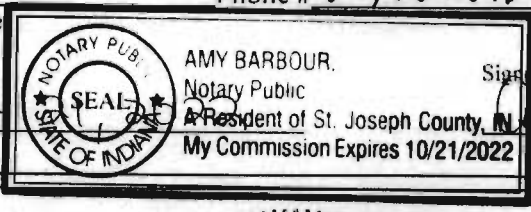
Application No. V-144
Hearing Date: 10-1-15

Applicant Professional Permits Phone # 574 257 2954 E-mail dm@professionalpermits.com

Doug Merritt
(representative's name, printed) Address 2319 Lindnury East Milledgeville, GA 30216
(street, city, state and zip code)

[Signature]
(representative's signature) Phone # 574 257 2954 E-mail dm@professionalpermits.com

My commission expires: Oct

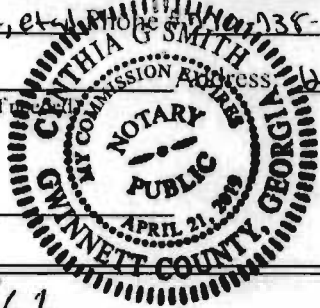


Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Titleholder ML-Windy Hill, LLC, et al Phone # 404-358-2001 E-mail dgoodman@emc-atlanta.com

Signature [Signature] Address 1515 High Tower Trail, # B200 Atlanta, GA 30350
(attach additional signatures, if applicable) (street, city, state and zip code)

My commission expires: 4-21-19
Signed, sealed and delivered in presence of:
[Signature]
Notary Public



Present Zoning of Property GC/L1

Location 2359 Windy Hill Road SE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 7161 + 782 District 17 Size of Tract _____ Acre(s)

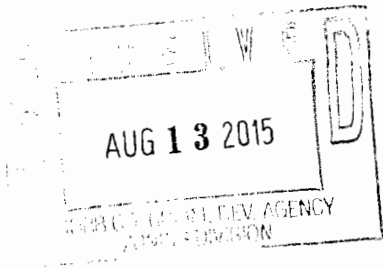
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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).

see Attachment A

List type of variance requested: a 197.5 square foot wall sign where the maximum allowed square footage is 128 square feet.



Attachment "A"
Cobb County – Board of Zoning Appeals
Ollie's
2359 Windy Hill Road SE – Windy Hill Village

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:

A. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

Response: The Windy Hill Village, Shopping Center is approximately 10 (+/-) acre retail development with a primary shared identification sign situated along Windy Hill Road, SE. The design aspects of the development provide a forward parking field at the main entrance of the development and Ollie's is situated at the Northeast corner of the primary retail structure. The proposed wall sign is located within an architectural alcove unique to this site and development. Ollie's will be the anchor tenant and a motorist upon entering the development will not have ANY direct line-of-sight to the wall sign until the motorist drives to the Northeast corner of the primary structure. The hardship is based on the pre-existing development condition and we pray the Board of Zoning Appeals will understand the setback of the proposed wall sign from the internal drive lane and concur the minor increase in scale of the business wall sign is necessary to promote wayfinding upon entering the development. Approval of the proposed wall sign will encourage pedestrian safety.

B. The application of this chapter to this particular piece of property would create an unnecessary hardship;

Response: Relief, if granted will encourage positive retail development and encourage occupancy for the site specific location. The built condition, in conjunction with the advanced setback of the primary structure as it relates to Windy Hill Road, SE warrant a reasonable increase in sign scale. Enforcement of the strict application of the terms of the ordinance will continue to allow an undersized sign for the specific space and force turn-over and aggravate the internal motorist wayfinding needs.

C. Such conditions are peculiar to the particular piece of property involved; and

Response: The site specific condition is unique to this development and not found under the same built environment combining identical site factors in Cobb County.

D. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this chapter.

Response: Relief, if granted will encourage safe internal wayfinding for the motorist and pedestrian within the development. The tenant space is situated within an architectural alcove that is specific to this site. Granting of this request will not present a proliferation of requests by other tenants as the condition is unique to the specific space within the built environment.

I HAVE CAREFULLY REVIEWED AND HEREBY ACCEPT THE DRAWING(S) AS SHOWN. I REALIZE THAT ANY CHANGES TO THESE DESIGNS MADE BEFORE OR AFTER THE START DATE OF THE PROJECT WILL BE AT MY OWN RISK AND AT MY OWN PRICE. ALL CHANGES MUST BE IN WRITING AND APPROVED BY BOTH PARTIES PRIOR TO PRODUCTION.

SIGNATURE & DATE _____

THE CUSTOM ARTWORK DIRECTED HEREIN IS FOR REPRESENTATIONAL PURPOSES ONLY AND MAY NOT EXACTLY MATCH THE COLORS OR THE MATERIALS PROPOSED FOR USAGE.



ALL ON-SITE PRIMARY ELECTRICAL CONNECTIONS BY OTHERS

MAT.	XXXX	XXXX	REVISION DESCRIPTION	DATE
				XXXX

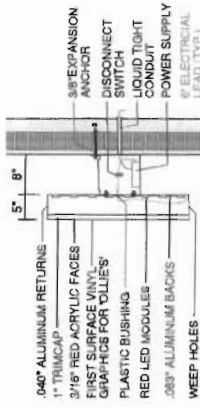
V-144
(2015)
Exhibit



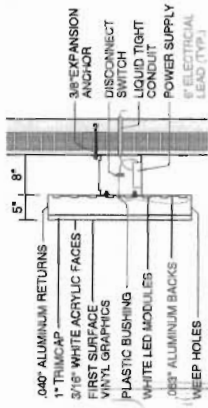
11046 LEADBETTER ROAD ASHLAND, VA 23005
PHONE: 804.798.5533 FAX: 804.798.5582

OWNER	Ollie's Bargain Outlet
LOCATION	MARIETTA, GA
SUB CONTRACTOR	KARL UFFRING
DESIGNER	DM
DATE PREPARED	6.17.15
SCALE	1/4" = 1'-0"
DRAWN BY	Ollie's-Marietta-01
CHECKED BY	CLOPT 2
DATE	
PROJECT NO.	
DRAWING NO.	

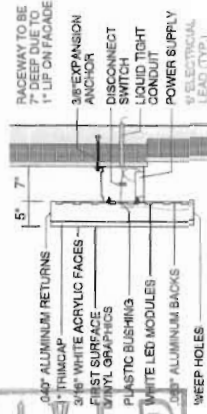
BUILDING MATERIAL: 1" DRYVOT OVER BRICK
PARAPET IS 17" THICK



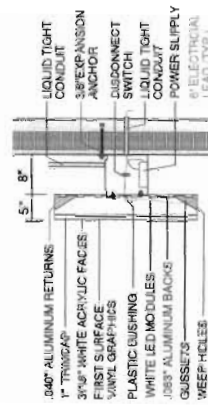
'OLLIE'S' & 'OUTLET' CROSS SECTION
GENERAL CROSS SECTION DETAIL



'HEAD' CROSS SECTION
GENERAL CROSS SECTION DETAIL

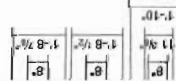


'BARGAIN' CROSS SECTION
GENERAL CROSS SECTION DETAIL

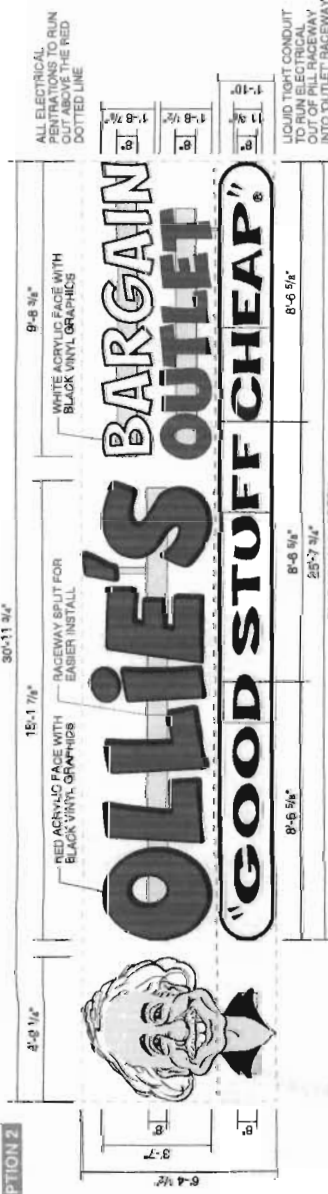


'PILL' CROSS SECTION
GENERAL CROSS SECTION DETAIL

ALL ELECTRICAL PENETRATIONS TO RUN OUT ABOVE THE RED DOTTED LINE



LIQUID TIGHT CONDUIT TO BE PLACED INTO OUTLET RACEWAY DUE TO PLACEMENT OF 7'-BEAM BEHIND WALL
197.5 SQ. FT.



INTERNALLY ILLUMINATED CHANNEL LETTERS - ON A RACEWAY
(1) REQUIRED

COLOR KEY

PLEX FACE

- #7328 WHITE ACRYLIC
- #278-0 RED (EQUIVALENT TO #2783 RED ACRYLIC)

VINYL

- 3M 3630 - 22 BLACK

HEAD LOGO:

- 3M 3630 - 149 LT. BEIGE
- 3M 3630 - 53 CARDINAL RED
- 3M 3630 - 22 BLACK

PAINT

- RETURNS & TRIM CAP
- PRE-FINISHED BLACK
- RACEWAY COLOR: SW 2833
- ROYCROFT VELLUM, SATIN

LETTER CONSTRUCTION

BACKS: .001 WHITE / WHITE ALUMINUM
 BAFFLE: N/A
 RETURNS: #2 DEEP, .040" ALUMINUM
 PRE-FINISHED BLACK
 TRIM CAP: 1" BLACK
 RETAINER: N/A
 SOLID CONTAINED: N/A
 SOLID: N/A
 RACEWAY: YES

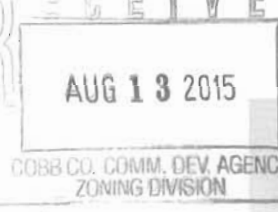
FACE DETAILS

PLEX: 3/16" TRANSLUCENT RED #2780
 LEXAN: N/A
 3/16" TRANSLUCENT WHITE #7328
 PRET SURFACE VINYL: YES

ILLUMINATION:
 LED: RECYCLED MODULES 'OLLIE'S' & 'OUTLET'
 WHITE LED MODULES: EVERYTHING ELSE
 VOLTAGE: 120V

NOTE: WEATHERABLE REQUIRES PROFESSIONAL ROOFER TO SEAL PENETRATIONS

REQUIREMENTS FOR ELECTRICAL ILLUMINATION:
 PRIMARY ELECTRICAL LOCATION IS PROVIDED BY OTHERS. A DEDICATED CIRCUIT WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS



PROPOSED SIGNAGE - N.T.S.
EXISTING SIGNAGE TO BE REMOVED AND DISPOSED BY OTHERS

EXISTING CONDITIONS

OPTION 2