

V-155
(2015)

SEP 10 2015
COMM. DEV. AGENCY
ZONING DIVISION

APPROVED BY:
A.S. PHILIP, LAND SURVEYOR
11000 W. BIRCHWOOD DRIVE
DUBLIN, GA 31009
PHONE: (770) 261-9611

COMMERCIAL LAND TITLE INSURANCE COMPANY
ALTA-COMMITMENT
INTERESTS - REVISIONS 1

Commission No. 11483600000

- Schedule to the policy or policies to be issued will conform to the following matters unless otherwise indicated:
1. Changes in the boundaries of the property...
 2. Easements or claims of parties in possession not shown by the public records...
 3. Easements or claims of parties in possession not shown by the public records...
 4. Easements or claims of parties in possession not shown by the public records...
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 18. Easements or claims of parties in possession not shown by the public records...
 19. Easements or claims of parties in possession not shown by the public records...
 20. Easements or claims of parties in possession not shown by the public records...
 21. Easements or claims of parties in possession not shown by the public records...

NOTICE: THE BOUNDARY LINES OF THE SUBJECT PROPERTY AND THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE SHOWN AS SHOWN ON THE SURVEY. THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE SHOWN AS SHOWN ON THE SURVEY. THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE SHOWN AS SHOWN ON THE SURVEY.

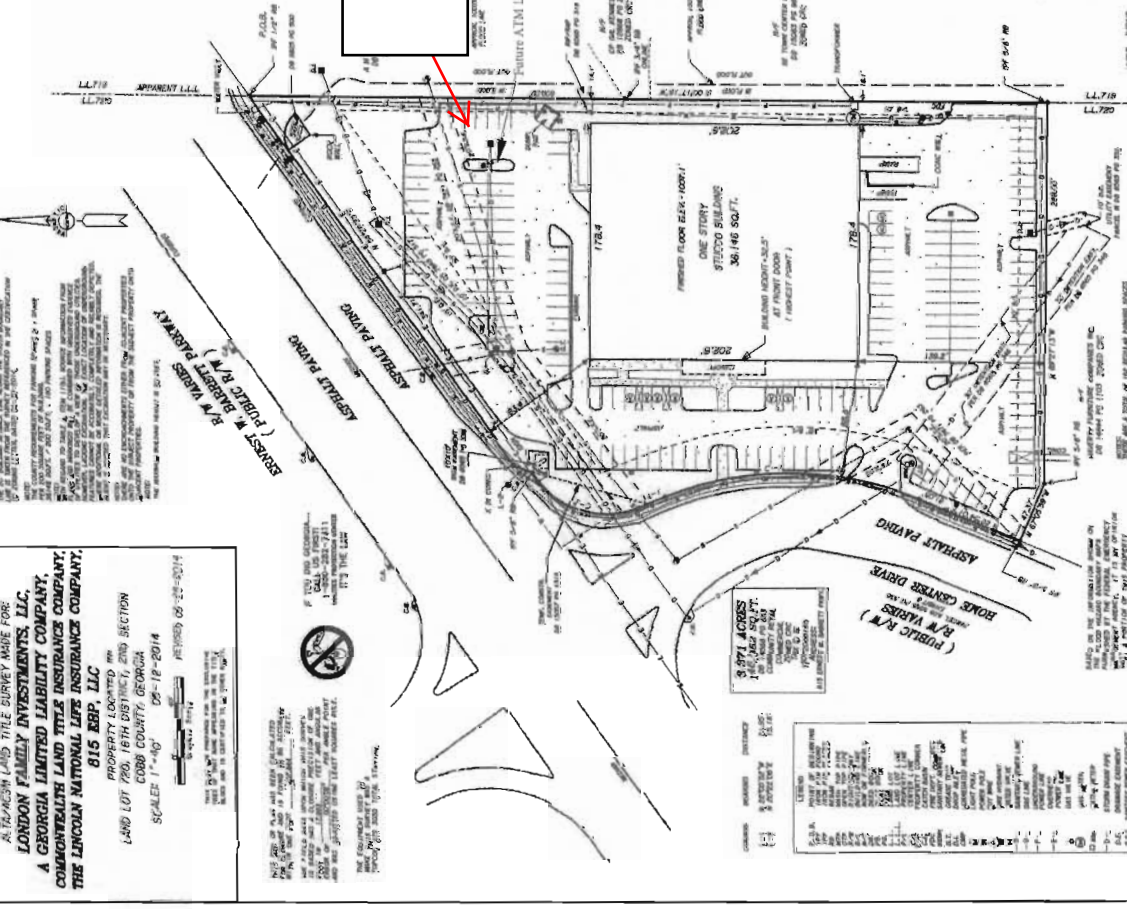
SURVEYOR'S CERTIFICATION
I, LAND SURVEYOR, HAVE BEEN DULY SWORN AND DEPOSED TO THE TRUTH AND ACCURACY OF THE FOREGOING SURVEY AND THE CORRECTNESS OF THE MEASUREMENTS THEREON.

DATE OF PLAT: 08-18-2014, REPEAL 08-18-2014.

JOHNATHAN B. PHINCE, R.L.S. #23044



DETAILED DESCRIPTION
ALL THAT TRACT OF LAND VISIBLE AND SHOWN IN PLAT 157 OF THE "ATM" PROJECT, SECTION 08B COUNTY, GEORGIA, CONTAINING 1.51 ACRES, MORE OR LESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
SECTION 08B COUNTY, GEORGIA, CONTAINING 1.51 ACRES, MORE OR LESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ALL THAT TRACT OF LAND VISIBLE AND SHOWN IN PLAT 157 OF THE "ATM" PROJECT, SECTION 08B COUNTY, GEORGIA, CONTAINING 1.51 ACRES, MORE OR LESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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EXCEPTION 17: SHOWN IN THE POSITION OF THE PROPERTY, SECTION 08B COUNTY, GEORGIA, CONTAINING 1.51 ACRES, MORE OR LESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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SECTION 08B COUNTY, GEORGIA, CONTAINING 1.51 ACRES, MORE OR LESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ATLANTIC LAND TITLE SURVEY MADE FOR:
LONDON FAMILY INVESTMENTS, LLC,
A GEORGIA LIMITED LIABILITY COMPANY,
COMMONWEALTH LAND TITLE INSURANCE COMPANY,
THE LINCOLN NATIONAL LIFE INSURANCE COMPANY,
815 EBP, LLC
PROPERTY LOCATED IN
LAND LOT 780, 16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1"=40'
REVISED 08-18-2014

APPLICANT: Matt Kiger

PETITION No.: V-155

PHONE: 301-356-2494

DATE OF HEARING: 11-11-2015

REPRESENTATIVE: Matthew Kiger

PRESENT ZONING: CRC

PHONE: 301-356-2494

LAND LOT(S): 720

TITLEHOLDER: 815 EBP, LLC

DISTRICT: 16

PROPERTY LOCATION: On the southeast corner of Home Center Drive and Ernest Barrett Parkway (815 Ernest Barrett Parkway).

SIZE OF TRACT: 3.36 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: To allow an accessory structure (proposed ATM) to the front of the primary structure.

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

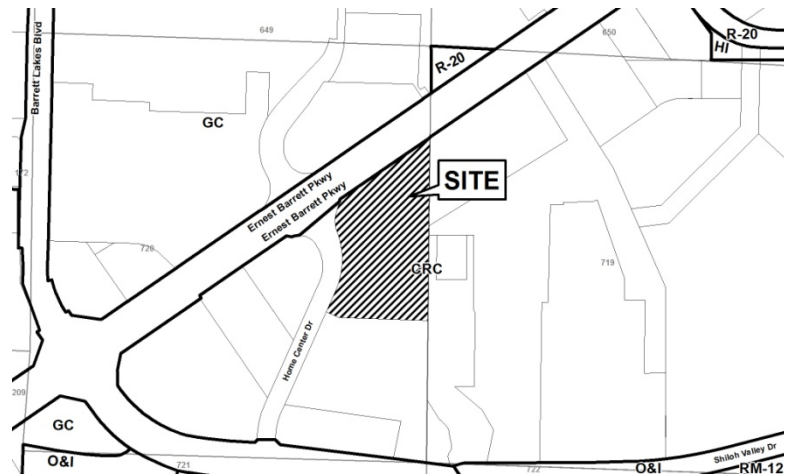
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



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 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.

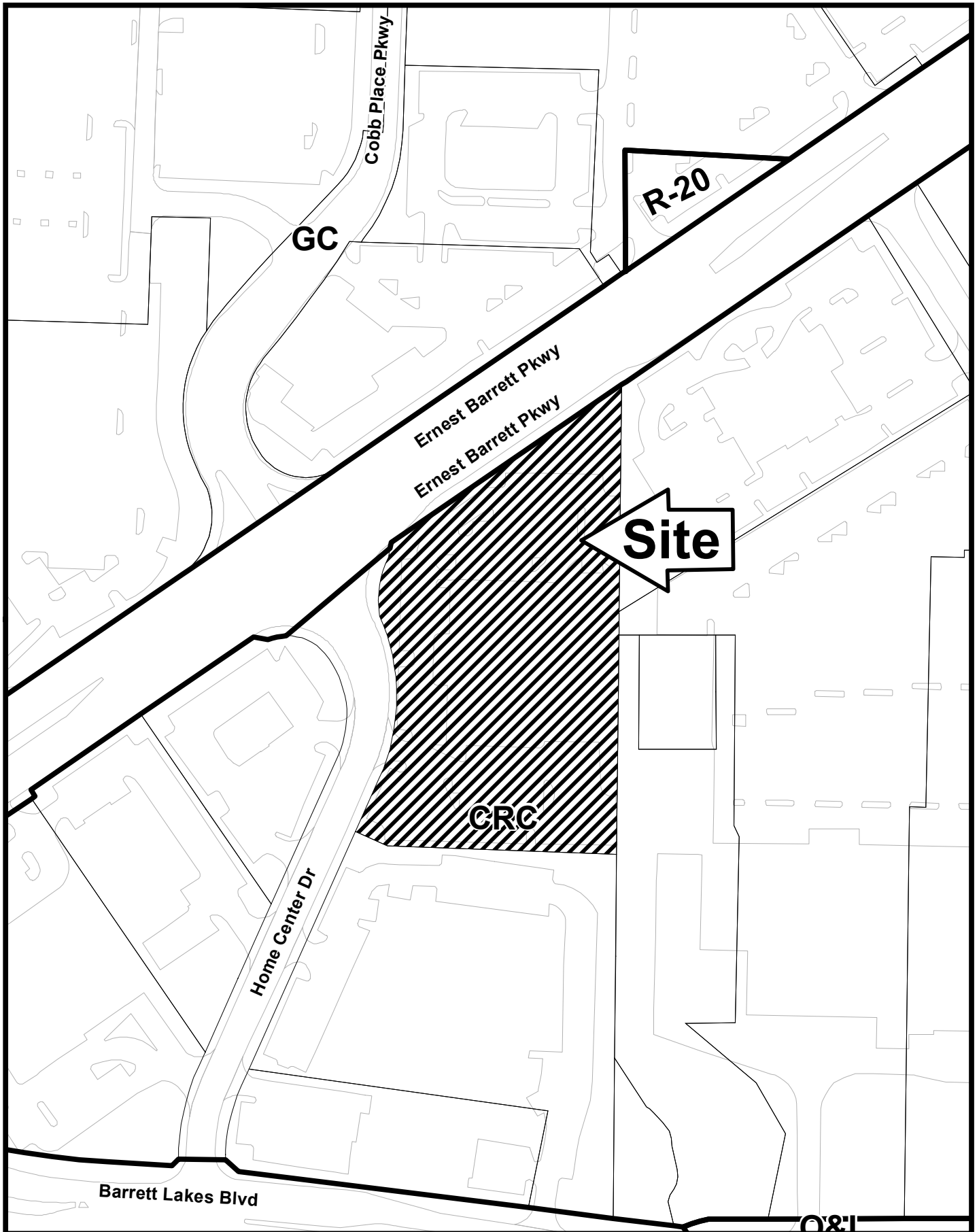
CEMETERY PRESERVATION: No comment.

WATER: No conflict

SEWER: Proposed ATM location appears to be in existing sewer easement, which is not allowed. Applicant should be aware of the limitations on permanent structures near county water and sewer easements, County Code 122-123

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-155

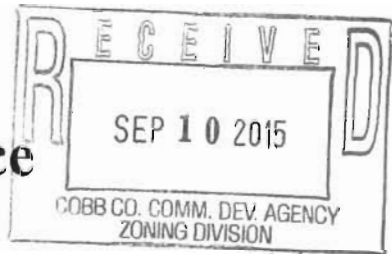


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200
Feet



City Boundary
Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V-155
Hearing Date: 11-11-15

Applicant MATT KIGER Phone # 301-356-2499 E-mail KIGERM@SVWINC.COM

MATTHEW KIGER Address 2007 GATEWAY BLVD Charlotte, NC 28208
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 301-356-2499 E-mail KIGERM@SVWINC.COM
(representative's signature)

My commission expires: May 17th 2016

Signed, sealed and delivered in presence of: [Signature]
MELINDA F. RHODES
Notary Public
Union County
My Commission Expires 05/17/20
30305

Titleholder 815 EISP, LLC Phone # 404-231-9600 E-mail eric@landmarkinc.com
Signature [Signature] - Mgr Address: 2731 Piedmont Road, Ste 100, Atlanta, GA 30305
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 9/12/2016

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

Present Zoning of Property Commercial Small Tracts

Location 815 Ernest Barrett Parkway, Kennesaw, GA 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 16012000150 District 8 Size of Tract 3.364 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 3.364 Acre 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).

List type of variance requested: Variance to install PNC ATM as negotiated between PNC Bank and LLC.