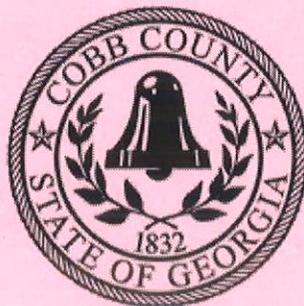


# PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: November 11, 2015

DUE DATE: October 12, 2015

Distributed: September 25, 2015



*Cobb County...Expect the Best!*



**APPLICANT:** Ehud and Susan Sandalon

**PETITION No.:** V-149

**PHONE:** 404-271-2547

**DATE OF HEARING:** 11-11-2015

**REPRESENTATIVE:** Ehud "Udi" Sandalon

**PRESENT ZONING:** R-20

**PHONE:** 404-271-2547

**LAND LOT(S):** 7

**TITLEHOLDER:** Susan B. Sandalon and Ehud Sandalon

**DISTRICT:** 1

**PROPERTY LOCATION:** On the north side of Connemara Drive, across from Exmoor Drive (236 Connemara Drive).

**SIZE OF TRACT:** 0.46 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the maximum allowable impervious surface from 35% to 40%.



AUG 24 2015

# Application for Variance Cobb County

(type or print clearly)

Application No. V-149  
Hearing Date: 11-11-15

Applicant Ehud and Susan Sandalon Phone # 404 271 2547 E-mail abbill6@aol.com

Ehud "Udi" Sandalon Address 236 Connemara Dr Marietta, Ga 30067  
(representative's name, printed) (street, city, state and zip code)

 Phone # 404 271 2547 E-mail abbill6@aol.com  
(representative's signature)

My commission expires: 2/27/18

Signed, sealed and delivered in presence of Lara McGehee 8-21-15  


Titleholder Susan and Ehud Sandalon Phone # 404 271 2547 E-mail abbill6@aol.com

Signature Susan Sandalon Address 236 Connemara Dr Marietta, Ga 30067  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 2/27/18

Signed, sealed and delivered in presence of Lara McGehee 8-21-15  


Present Zoning of Property R-20

Location 236 Connemara Dr. Marietta, Ga 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 7 District 1<sup>st</sup> 2<sup>nd</sup> Section Size of Tract 20,140 ft 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).

Need Master Bedroom on 1<sup>st</sup> Floor. I am 68 years old

List type of variance requested: Waive Impervious from 35% to 40%



**APPLICANT:** Ajay North America, LLC

**PETITION No.:** V-150

**PHONE:** 770-943-6202

**DATE OF HEARING:** 11-11-2015

**REPRESENTATIVE:** Charles D. Rann

**PRESENT ZONING:** LI, HI

**PHONE:** 770-505-8115

**LAND LOT(S):** 909, 910, 941, 942

**TITLEHOLDER:** Ajay North America, LLC

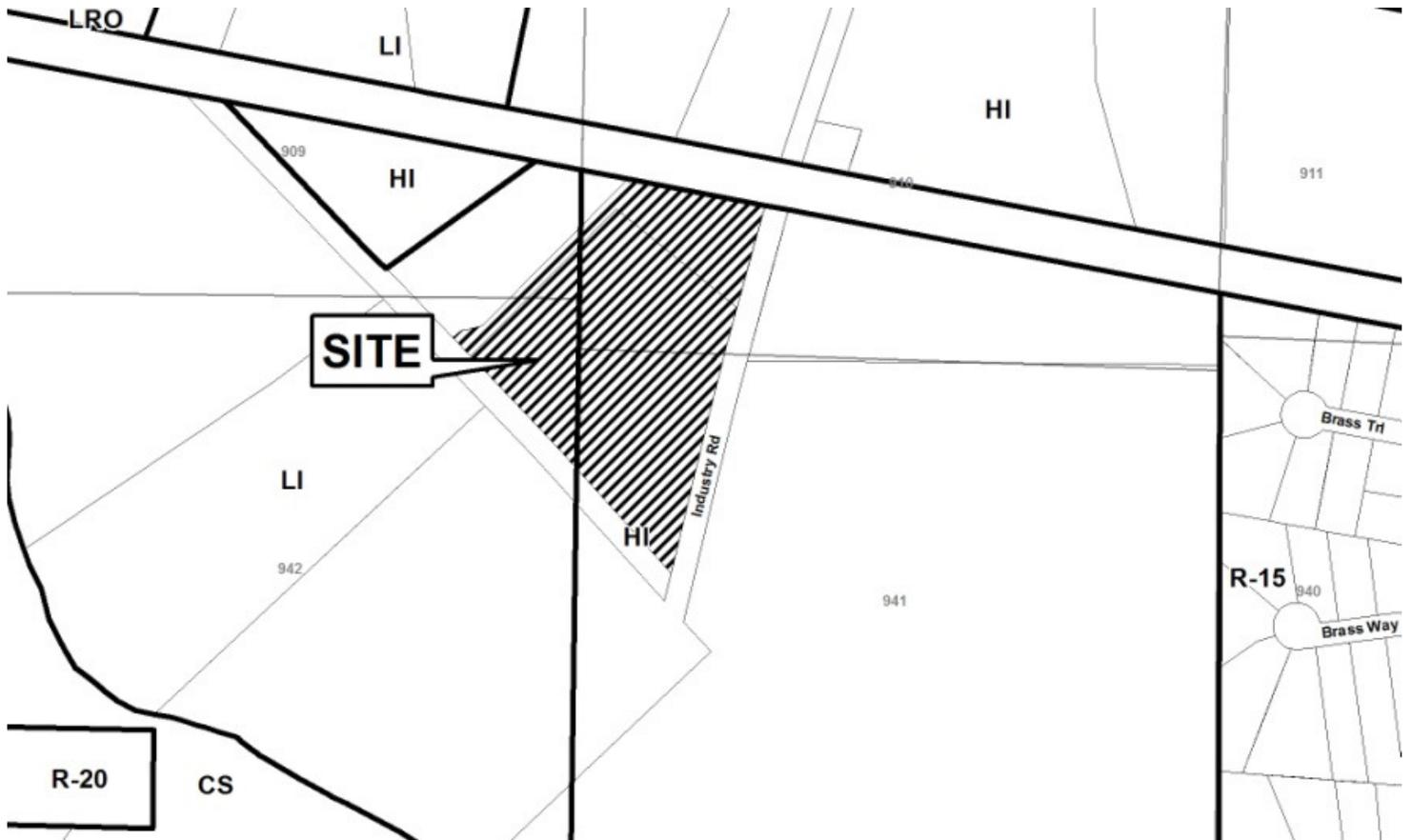
**DISTRICT:** 19

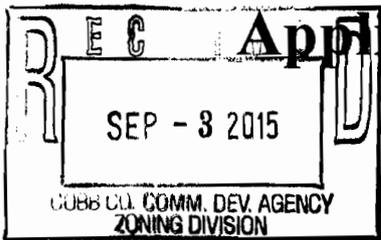
**PROPERTY LOCATION:** On the west side of Industry Road, south of Flint Hill Road (1400, 4000 Industry Road).

**SIZE OF TRACT:** 6.85 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 30/40 feet to zero feet adjacent to the western property line; 2) reduce the minimum number of required parking spaces from 21 to 14 spaces for proposed administration building; and 3) waive the minimum public road frontage from the required 50 feet to zero feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-150  
Hearing Date: 11/11/2015

Applicant Ajay North America, LLC Phone # 770-943-6202 E-mail Alan.shipp@ajay-sqm.com

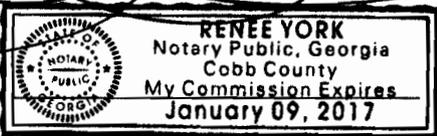
Charles D. Rann (Edison Engineering Group, LLC) Address 1400 Industry Road, Powder Springs, GA 30127  
(representative's name, printed) (street, city, state and zip code)

Phone # 770-505-8115 E-mail crann@edisoneng.com

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires

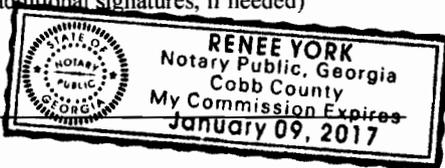


Renee York  
Notary Public

Titleholder Ajay North America, LLC Phone # 770-943-6202 E-mail Alan.shipp@ajay-sqm.com

Signature Alan Shipp Address: 1400 Industry Road, Powder Springs, GA 30127  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires:



Signed, sealed and delivered in presence of:

Renee York  
Notary Public

Present Zoning of Property LI & HI

Location 1400 Industry Road & 4000 Industry Road, Powder Springs, GA 30127  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 909,910,941,942 District 19th Size of Tract 6.851 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 Attached Letter

List type of variance requested: See Attached Letter



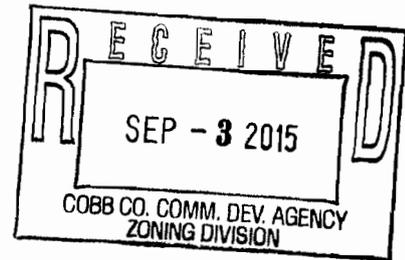
V-150  
(2015)  
Exhibit

**EDISON ENGINEERING GROUP**  
MUNICIPAL • ENVIRONMENTAL • LAND PLANNING

2203 Charles Hardy Parkway • Dallas, GA 30157 • (770) 505-8115

September 3, 2015

Mr. Terry Martin, Planner 2  
Cobb County Community Development Agency  
Zoning Division  
P.O. Box 649  
Marietta, GA 30061



Re: Ajay North America – SPR-2015-00152  
Cobb County Board of Zoning Appeals Application

Dear Mr. Martin:

Ajay North America, LLC (AJAY) was formed in 1972 as Ajay Chemicals. Since 1972, AJAY, through acquisition and partnering, has expanded their manufacturing and distribution abilities to become one of the leaders in iodine-based chemicals with three other facilities in addition to the location at 1400 Industry Road in Powder Springs.

Expansion planning at their manufacturing location at 1400 Industry Road has resulted in the requirement to combine two existing parcels (Parcel 19-0910-0-010-0; Parcel 19-0941-0-002-0) in order to construct a new 8,000 square foot administration building. In addition to the new administration building, AJAY is planning to construct a new 30,000 square foot warehouse on the southern side of the combined parcel.

The combination of the parcels has not taken place as AJAY is working with the Cobb County Board of Assessor’s Office to ensure the existing Brownfield Tax Abatement (Parcel 19-0941-0-002-0) is preserved with the combination of properties.

Parcel 19-0910-0-010-0 and Parcel 19-0941-0-002-0 are both located in Heavy Industrial (HI) and Light Industrial (LI) districts. The specific variance request with the appropriate code section is included below:

Parcel ID & Zoning District	Variance Request	Cobb County Code Section Reference	
		(L) Light Industrial District	(HI) Heavy Industrial District
19-0910-0-010-0  Zoned LI & HI	Rear setback (west) reduction to zero	Sec. 134-230.(4).d - Minimum building setbacks: Rear 30 feet	Sec. 134-231.(4).d - Minimum building setbacks: Rear 40 feet
	Reduction from required 21 spaces to 14 spaces at proposed administration building; Additional parking will be located within 400 feet of building entrance	Sec. 134-272.(5).d; Sec. 134-272.(5).b.2	Sec. 134-272.(5).d; Sec. 134-272.(5).b.2
	Road frontage requirement from 50 feet to zero with access provided through 50 foot public easement	Sec. 134-230.(4).c - Minimum Public Road Frontage: 50 feet; Sec. 134-261. - Street frontage requirement: 50 feet	Sec. 134-230.(4).c - Minimum Public Road Frontage: 50 feet; Sec. 134-261. - Street frontage requirement: 50 feet

Parcel ID & Zoning District	Variance Request	Cobb County Code Section Reference	
		(LI) Light Industrial District	(HI) Heavy Industrial District
19-0941-0-002-0  Zoned LI & HI	Rear setback (west) reduction to zero	Sec. 134-230(4) d - Minimum building setbacks: Rear 30 feet	Sec. 134-231(4) d - Minimum building setbacks: Rear 40 feet
	Road frontage requirement from 50 feet to zero with access provided through 50 foot public easement	Sec. 134-230(4) c - Minimum Public Road Frontage: 50 feet; Sec. 134-261 - Street frontage requirement: 50 feet	Sec. 134-230(4) c - Minimum Public Road Frontage: 50 feet; Sec. 134-261 - Street frontage requirement: 50 feet

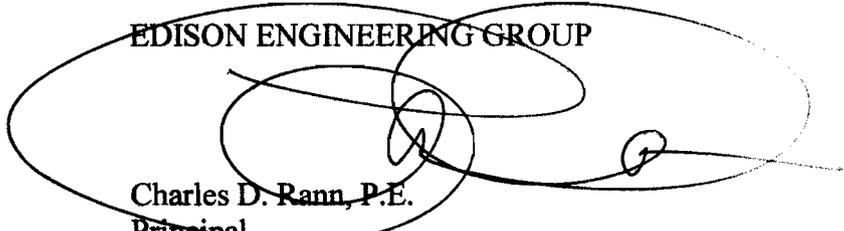
The requested variances should not impact adjacent properties as the subject parcels are surrounded by other industrial zoned properties (AJAY owns the properties to the west of the site). The approval of the request will allow for AJAY to master plan the facility and maximize the use of the properties where there is a common property line with other AJAY parcels. AJAY acknowledges the location of the Silver Comet Trail to the north and has made no requests to reduce the northern setback.

The attached variance application package and site plan is attached for your use.

Contact me if you have any questions.

Sincerely,

EDISON ENGINEERING GROUP



Charles D. Rann, P.E.  
Principal

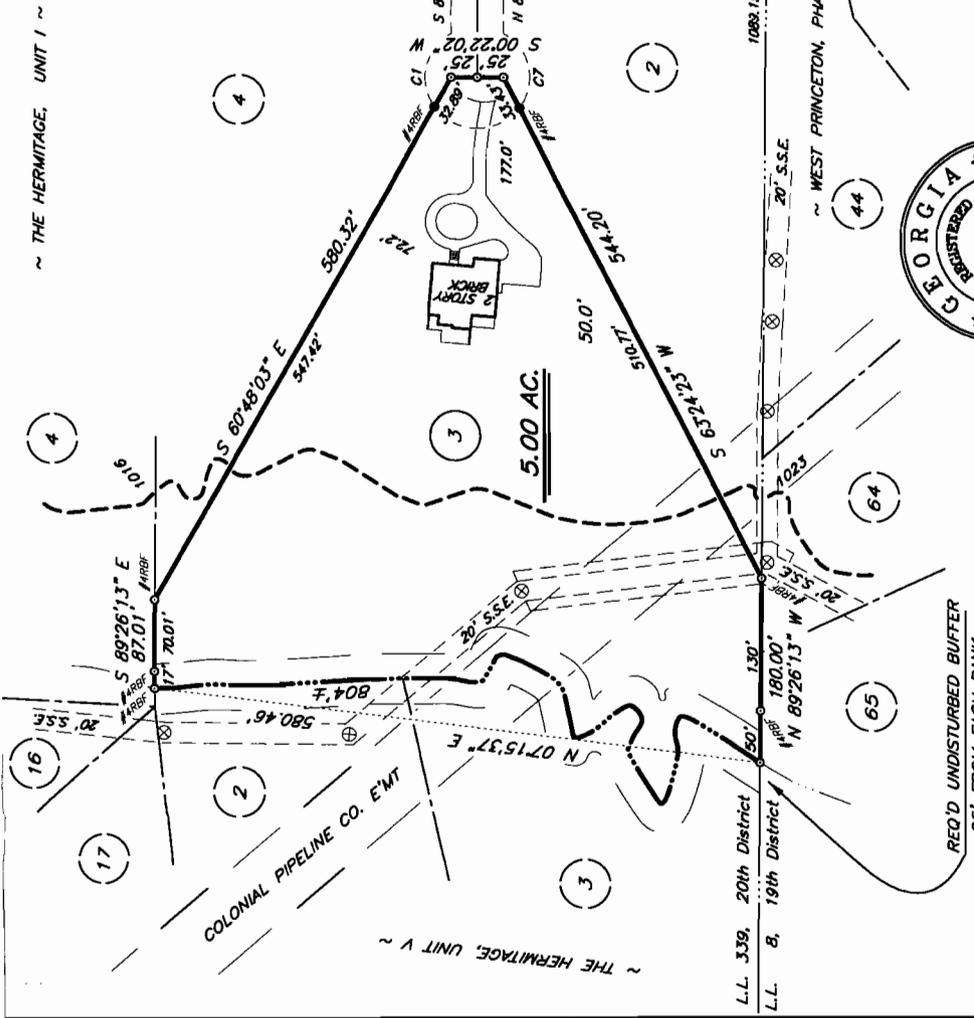
Enclosures

cc: Alan Shipp, Ajay North America, LLC  
Jim Croft, Croft & Associates  
File (14-004)



~ THE HERMITAGE, UNIT 1 ~

C1	R = 50.00'	L = 83.07'	CH = 73.84'	S 77°13'41" E
C2	R = 283.07'	L = 198.56'	CH = 194.51'	S 69°32'16" E
C3	R = 353.85'	L = 187.28'	CH = 185.10'	S 64°36'16" E
C4	R = 769.53'	L = 51.07'	CH = 51.06'	S 02°17'35" E
C5	R = 403.85'	L = 224.82'	CH = 221.92'	N 65°23'24" W
C6	R = 233.07'	L = 163.49'	CH = 160.15'	N 69°32'16" W
C7	R = 50.00'	L = 84.28'	CH = 74.65'	S 78°39'14" W



L.L. 339, 20th District  
 L.L. B, 19th District  
 ~ THE HERMITAGE, UNIT V ~

V-151  
 (2015)



THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY PANEL # 13067 C 0045 F DATED AUGUST 18, 1982

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR PRECISION: 10" ±. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/489,363. MATTERS OF TITLE ARE EXCEPTED.

DATE : 1-5-01  
 SCALE : 1"=120'  
 DRAWN BY : ADS  
 CHECKED BY :  
 GNB15/GALC3

GASKINS & BAKER  
 LAND SURVEYORS  
 CARTERSVILLE, GEORGIA  
 (404) 382-5969

SURVEY FOR :  
**HANK ROSS VITALI**  
**ANITA VITALI**  
 LOT# 3  
 BRECKENRIDGE POINT  
 LOCATED IN L.L. 339  
 20th DIST., 2nd SECT.,  
 COBB COUNTY, GA.

**APPLICANT:** Henry R. Vitali, Jr. and Anita M. Vitali

**PETITION No.:** V-151

**PHONE:** 770-427-2648

**DATE OF HEARING:** 11-11-2015

**REPRESENTATIVE:** Henry R. Vitali, Jr.

**PRESENT ZONING:** R-30

**PHONE:** 404-513-4272

**LAND LOT(S):** 339

**TITLEHOLDER:** Henry Ross Vitali, Jr. and Anita M. Vitali

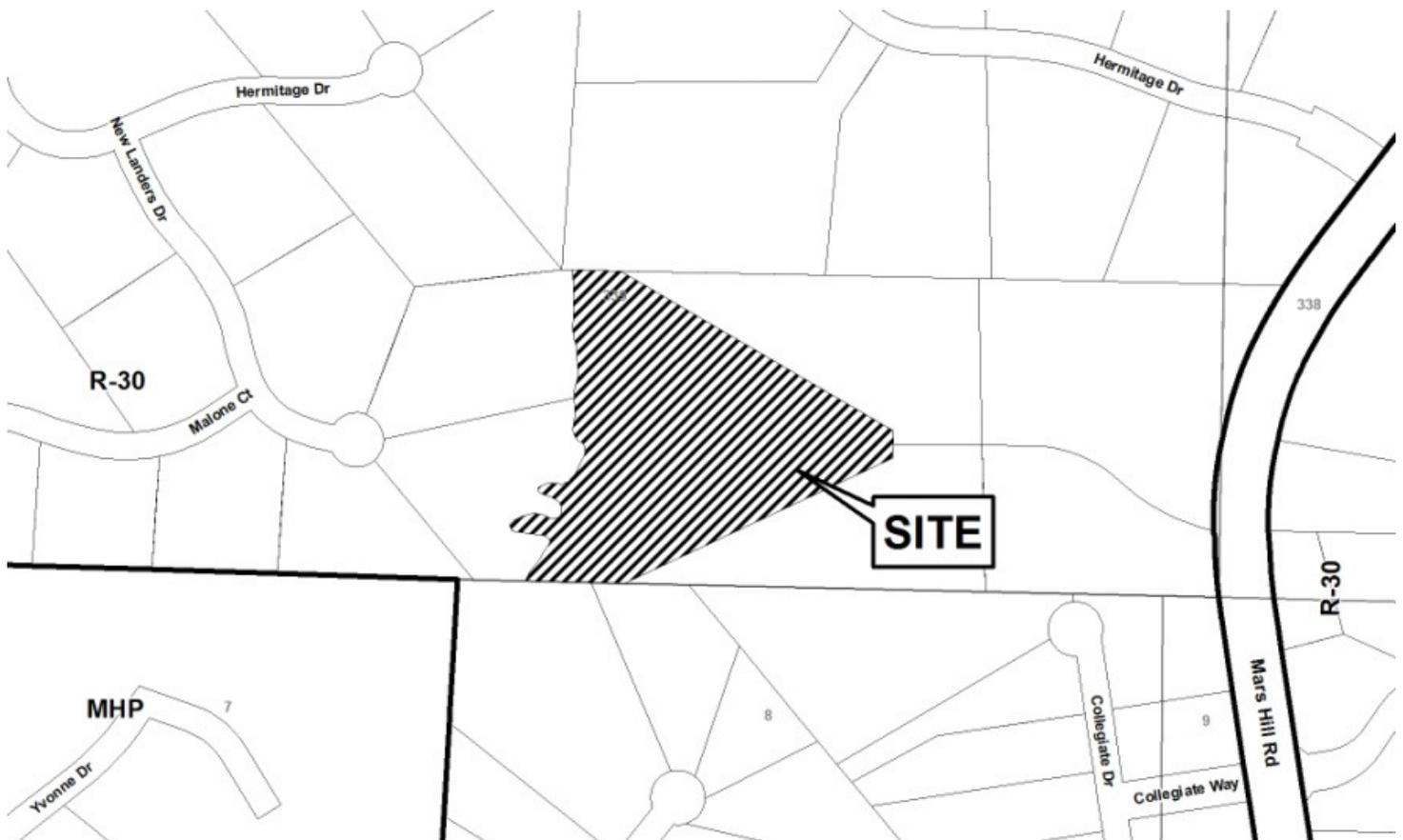
**DISTRICT:** 20

**PROPERTY LOCATION:** At the western terminus of Breckenridge Point, west of Mars Hill Road (171 Mars Hill Road).

**SIZE OF TRACT:** 5 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the side setback for an accessory structure over 650 square feet (approximately 2,288 square foot garage/shop) from the required 100 feet to 18 feet adjacent to the southern property line.



# Application for Variance Cobb County

(type or print clearly)

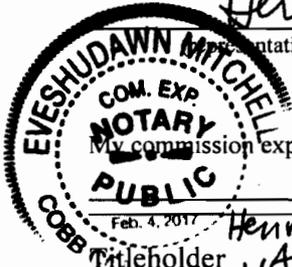
Application No. V-151  
Hearing Date: 11-11-15

Applicant Henry R. Vitali, Jr. and Anita M. Vitali H 770-427-2648 Phone # C 404-513-4272 E-mail hrvitali jr@gmail.com

self Address 171 Mars Hill Rd., Powder Springs, GA 30127  
(representative's name, printed) (street, city, state and zip code)

Henry R. Vitali Jr. Phone # same E-mail same  
(representative's signature)

Signed, sealed and delivered in presence of:  
Eve Shudawn Mitchell  
Notary Public



My commission expires: 02/04/2017  
Titleholder Henry Ross Vitali Jr. and Anita M. Vitali H 770-427-2648 Phone # C 404 513-4272 E-mail hrvitali jr@gmail.com



Henry Ross Vitali Jr. and Anita M. Vitali Address: 171 Mars Hill Rd., Powder Springs, GA 30127  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:  
Eve Shudawn Mitchell  
Notary Public

Zoning of Property R-30  
Location 171 Mars Hill Road, Powder Springs GA 30127  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 339 District 20th Size of Tract 5.0 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 X Topography of Property X 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).

Respectfully request setback variance due to extremely limited site locations based on topography rendering much of the property inaccessible to vehicular traffic. Colonial Pipeline further restricts available locations. Proposed accessory building site meets 15' setback requirement but does not meet 100' setback requirement. Thank you for your consideration.

List type of variance requested: side setback variance

V-152  
(2015)

AS-BUILT SURVEY

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		

AS-BUILT SURVEY FOR:

NORRIS AND LENORA  
BRACE

LOCATED IN LAND LOT 50,  
19th DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA

LOT 13 OF CLEBURNE OVERLOOK

DATE: AUGUST 20, 2015 JOB NO: 14087  
DATE OF FIELDWORK: AUGUST 13, 2014 SHEET: 1 OF 1

**\*\* FLOOD STATEMENT \*\***  
THE F.I.R.M. FLOOD INSURANCE RATE MAP SHOWS THE REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, ACCORDING TO PANEL NO. 13089 C 0152 J, DATED: MAY 16, 2013.

**SOUTHLAND ENGINEERING**  
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
1100 MILL ROAD, LAWRENCEVILLE, GA 30046  
PH: 770.962.0400 FAX: 770.962.5151

MAGNETIC NORTH  
REFERENCE PLAT

GREYCOAT BLUFF  
50' RIGHT-OF-WAY

APPROXIMATE LOCATION  
CIVIL WAP TRACINGS  
PER PB-165 PG-86

NP  
ANN. J. DEATY  
PB 165 PG 86

NP  
SRACELYN JENSEN JACOB, LLC  
DB/14429 PG 3542

**RECEIVED**  
SEP - 8 2015  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

NP  
L. J. H. C. WALKER  
A. J. S. K. TAYLOR  
DB 1325 PG 4152



ZONING NOTE

- ZONING R-20 (SINGLE FAMILY RESIDENTIAL)
- 1. MINIMUM LOT SIZE 20,000 SQUARE FEET.
- 2. MINIMUM LOT WIDTH: AT FRONT SETBACK LINE: 75 FEET, 50 FEET IN CUL-DE-SAC
- 3. SETBACKS:  
MINIMUM FRONT YARD: 35 FEET  
MINIMUM SIDE YARD: 10 FEET  
REAR YARD: 35 FEET

GENERAL NOTES

- 1. LOT LINES ARE BASED OFF SURVEY BY OTHERS
- 2. 2 FOOT CONTOUR DATA BASED OFF OF COBB COUNTY GIS.



**APPLICANT:** Southland Homes

**PETITION No.:** V-152

**PHONE:** 770-428-2320

**DATE OF HEARING:** 11-11-2015

**REPRESENTATIVE:** Randy Matheny

**PRESENT ZONING:** R-20

**PHONE:** 770-519-9061

**LAND LOT(S):** 50

**TITLEHOLDER:** Norris R. Brace and Lenora H. Brace

**DISTRICT:** 19

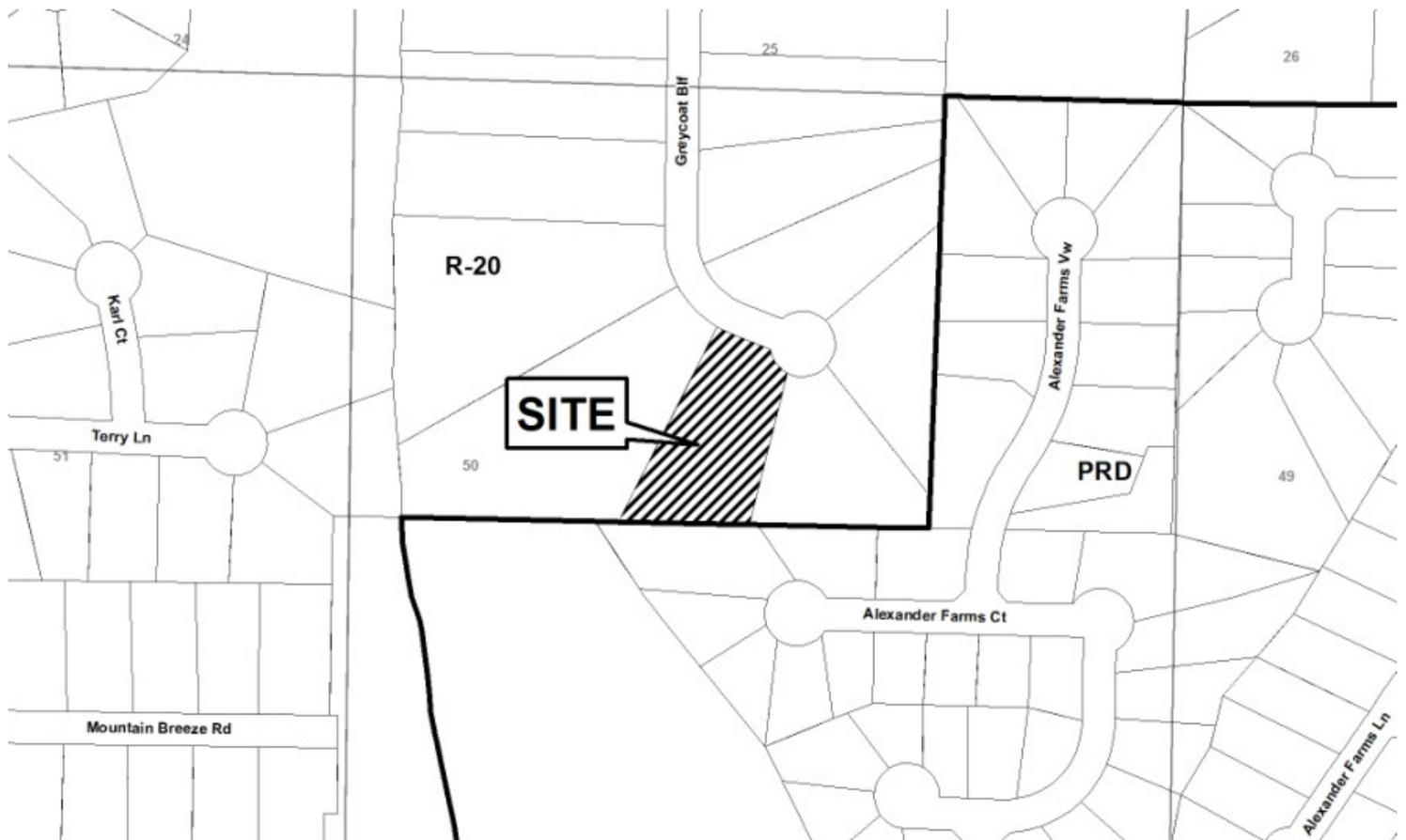
**PROPERTY LOCATION:** On the south side of Greycoat Bluff, south of Old Dallas Road

**SIZE OF TRACT:** 1.04 acres

(374 Greycoat Bluff).

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the front setback from the required 35 feet to 30 feet.

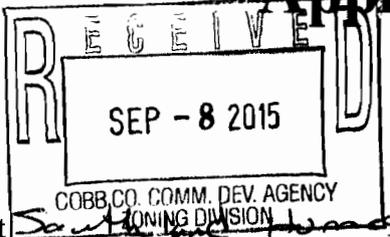


# Application for Variance

## Cobb County

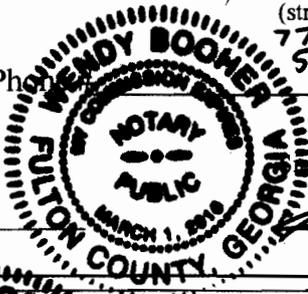
(type or print clearly)

Application No. V-152  
Hearing Date: 11-11-15



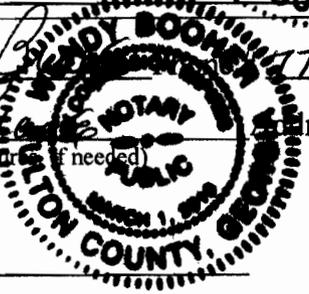
Applicant Southland Homes Phone # 770-428-2320 E-mail wbooper@SouthlandHomes.com  
Randy Matheny Address 128 Forrester Rd Marietta, GA 30058  
(representative's name, printed) (street, city, state and zip code)

Randy Matheny Phone # 770-519-2061 E-mail rmatheny@yahoo.com  
(representative's signature)



My commission expires: 3/1/16 Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Titleholder L Geneva N. Brace Phone # 770 314 7620 E-mail LBRACE21@gmail.com  
Signature L Geneva N. Brace Address: 374 Greycoat Bluff Marietta, GA 30064  
(attach additional signature if needed) (street, city, state and zip code)



My commission expires: 3/1/16 Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Present Zoning of Property R-20

Location 374 Greycoat Bluff  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 50 District 19<sup>th</sup> Size of Tract 1.042 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 home is already built and the setback was ~~not~~ already ~~to~~ been crossed. The customer is living in here with CO given.

List type of variance requested: request a variance for encroachment of garage 5' into front setback



**APPLICANT:** Rex D. Howton

**PETITION No.:** V-153

**PHONE:** 770-827-5772

**DATE OF HEARING:** 11-11-2015

**REPRESENTATIVE:** Ronnie Ardis

**PRESENT ZONING:** R-20

**PHONE:** 770-560-4407

**LAND LOT(S):** 245

**TITLEHOLDER:** Rex D. Howton

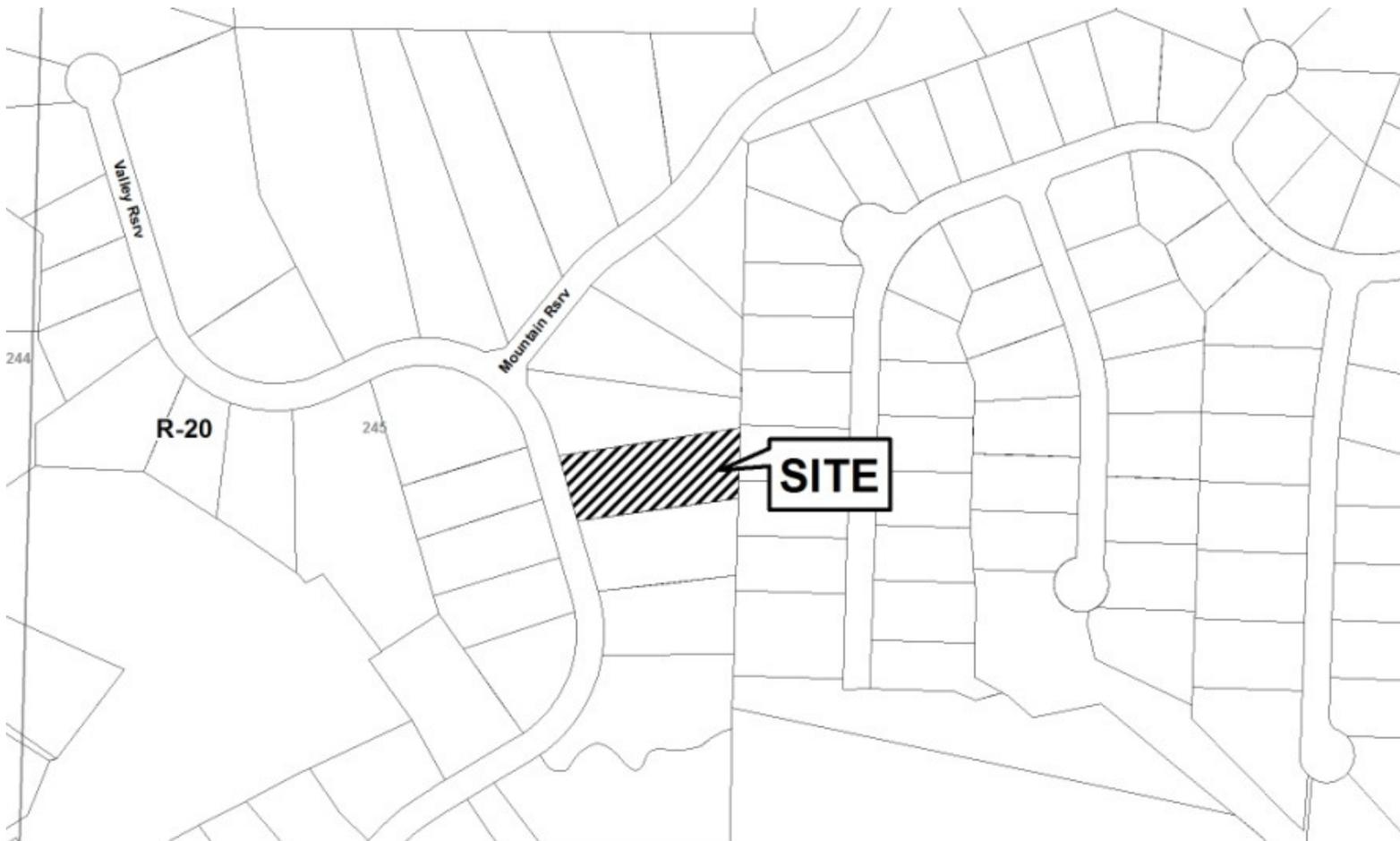
**DISTRICT:** 20

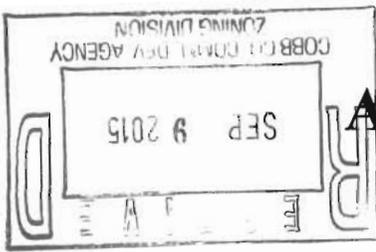
**PROPERTY LOCATION:** On the east side Valley Reserve, south of Mountain Reserve  
(1381 Valley Reserve).

**SIZE OF TRACT:** 0.93 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the maximum allowable impervious surface from 35% to 56.14%; 2) waive the setback for an accessory structure over 650 square feet (existing approximately 960 square foot frame bath house with overhang) from the required 100 feet to 18 feet adjacent to the southern property line and to 50 feet from the rear; and 3) waive the setback for an accessory structure over 650 square feet (proposed approximately 1,400 square foot garage with overhand) from the required 100 feet to 6 feet adjacent to the northern property line and to 65 feet from the rear.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-153  
Hearing Date: 11/11/15

Applicant REX D. HOWTON Phone # 770-827-5772 E-mail REXHOWTON@AOL.COM

Ronnie Ardis Address 2889 Horseshoe Bend Rd. Marietta Ga 30064  
(representative's name, printed) (street, city, state and zip code)

R Ardis Phone # 770-560-4407 E-mail artesianbuilders@gmail.com  
(representative's signature)

My commission expires: 1/23/18  
Signed, sealed and delivered in presence of: Jody L. Allan  
Notary Public

Titleholder REX D. HOWTON Phone # 7-827-5772 E-mail REXHOWTON@AOL.COM

Signature Rex D. Howton Address 1381 Valley Reserve Drive, Kennesaw GA 30152  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 1/23/2018  
Signed, sealed and delivered in presence of: Jody L. Allan  
Notary Public

Present Zoning of Property \_\_\_\_\_

Location 1381 Valley Reserve Dr. Kennesaw Ga.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 245 District 20<sup>th</sup> Size of Tract 0.9255 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).

Move setback from 2'-0 on existing garage to 6'-0 on proposed new garage. Existing single garage is in need of repair. We would like a two car garage in same location. Increase impervious area due to grade of lot and narrowness of the parking area at house level. A parking area was installed at midlevel to avoid street parking. Visitors who park at street level have a 300' hike up a steep hill on the driveway. There is a sidewalk which allows for handicapped access for Brenda's Mother. There are 24 steps from midlevel parking to house level and it's easier for her to use the sidewalk.

List type of variance requested:  
Side/setback of 6'-0  
impervious surface



**APPLICANT:** Iberiabank

**PETITION No.:** V-154

**PHONE:** 678-631-1240

**DATE OF HEARING:** 11-11-2015

**REPRESENTATIVE:** Danny lankford

**PRESENT ZONING:** RRC

**PHONE:** 404-983-5851

**LAND LOT(S):** 1013

**TITLEHOLDER:** Georgia Commerce Bank

**DISTRICT:** 17

**PROPERTY LOCATION:** On the west side of

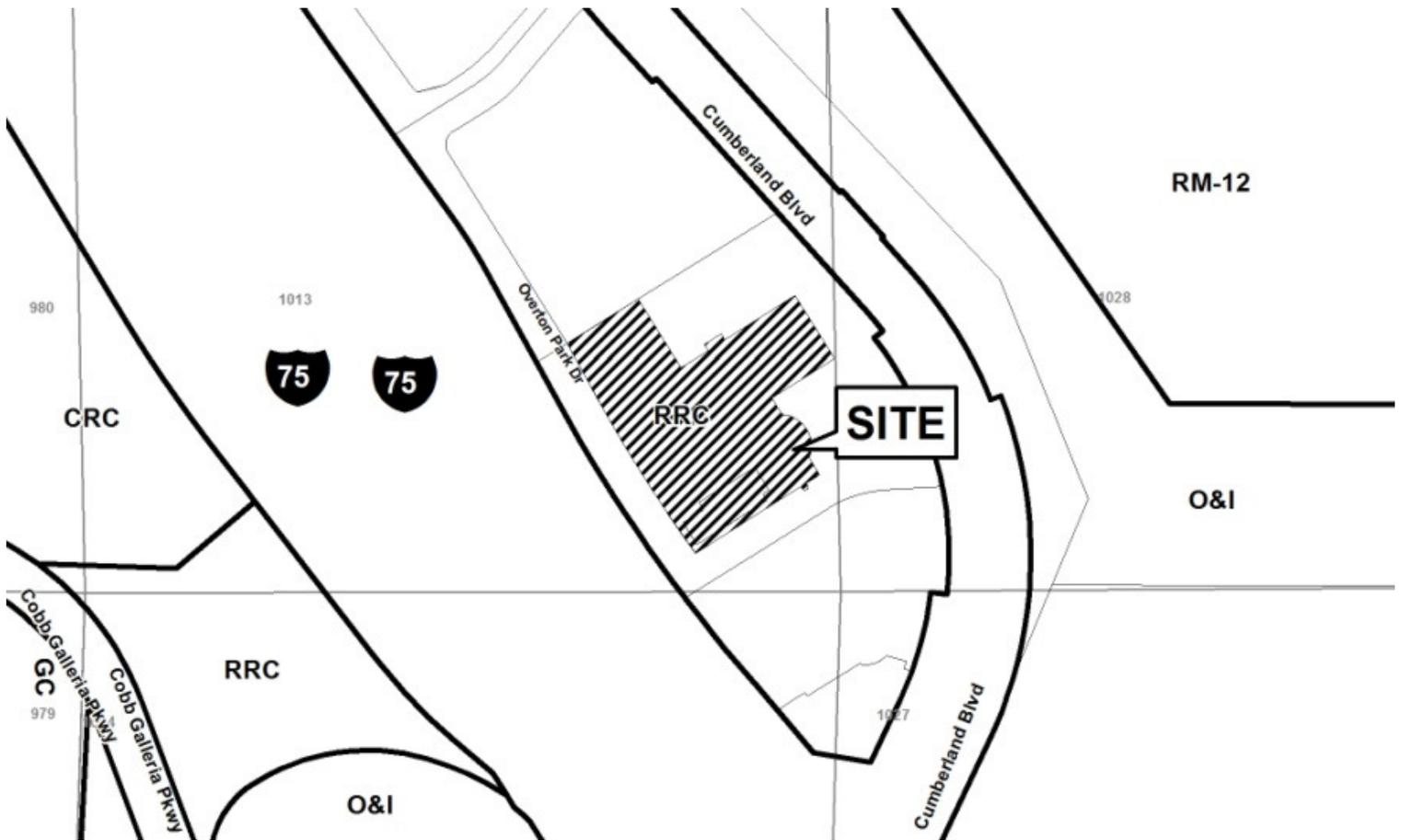
**SIZE OF TRACT:** 2.7 acres

Cumberland Boulevard, south of Akers Mill Road, east of  
Interstate 75

**COMMISSION DISTRICT:** 2

(3625 Cumberland Boulevard).

**TYPE OF VARIANCE:** Allow a sign to be placed more than 24 inches from the building surface on which it is attached.



# Application for Variance Cobb County

(type or print clearly)

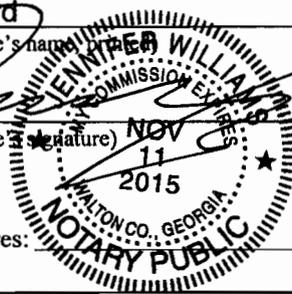
Application No. Z-154

Hearing Date: 11-11-2015

Applicant Iberiabank Phone # 678-631-1240 E-mail \_\_\_\_\_

Danny Lankford Address 2285 Park Central Boulevard, Decatur, GA 30035  
(representative's name) (street, city, state and zip code)

[Signature] Phone # 404-983-5851 E-mail dlankford@henryinc.com  
(representative's signature)



My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Titleholder IBERIABANK Phone # 504.310.7320 E-mail Robert.Worley@iberiabank.com

Signature [Signature] Address: 601 Poydras Street, Ste. 2075, New Orleans, LA 70130  
(attach additional signatures, if needed) (street, city, state and zip code)

SIMONE BOUSTEAD, Notary Public  
ROLL # 33024  
STATE OF LOUISIANA  
LIFETIME COMMISSION

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My commission expires: \_\_\_\_\_

Present Zoning of Property RRC

Location 3625 Cumberland Boulevard, Atlanta, GA 30339  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1013 District 17 Size of Tract 2.7 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).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

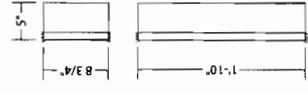
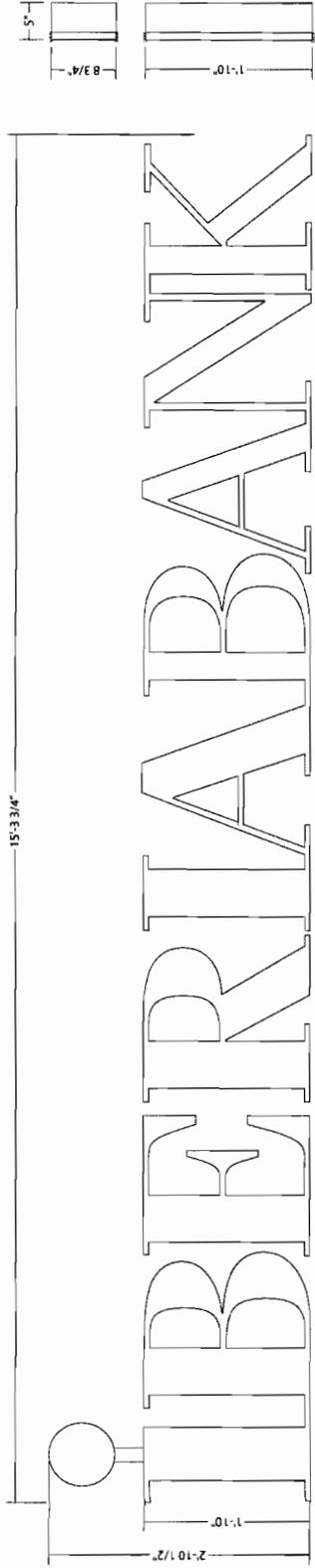
List type of variance requested: To allow a sign to be placed more than 24 inches from the building surface on which it is attached; Sec. 134.314(d)(3) of Article IV of the Cobb County Code of Ordinances

\_\_\_\_\_  
\_\_\_\_\_

Iberia Bank  
Cumberland, GA

Celebrating 46 Years of Quality Manufacturing and Service

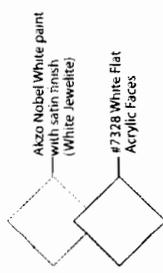
46



**RA** Identity display Face Lit Channel Letters (Best method of installation TBD by survey). (1 set required)

(h: 2.8542' x w: 15.3125' = 43.70' sq. ft.)

SCALE: 3/4" = 1'-0"

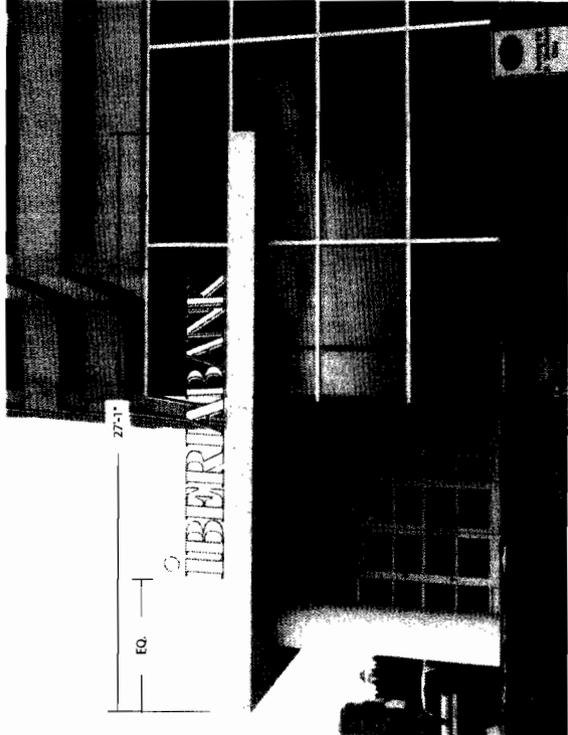


Color Program



Existing Conditions

SCALE: NTS



**RB** Proposed Upgraded Conditions

SCALE: NTS

**THOMAS**  
SIGN & AWNING CO INC  
4590 118TH Avenue North  
Clearwater, Florida 33762  
800-526-3325  
www.thomassign.com

**Iberia Bank**  
Iberia Bank, Inc.  
56574 E 51 Ekv II CL  
Box 511610  
Cumberland Blvd.  
Cumberland, GA

V-154  
Exhibit

62440  
DATE: 03/20/15  
BY: [Signature]  
RAC

3M  
X  
43.70'  
Rev. 1: Updated JAR 05-01-15.

Approval  
 Approved  
 Approved & noted  
DATE  
 Resub & Re-submit  
DATE  
For more details, please refer to the project manual and specifications.  
All work shall be in accordance with the project manual and specifications.  
PAGE 5 OF 21

5 5 of 21  
Local: 727-573-7357  
Fax: 727-573-0328



**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

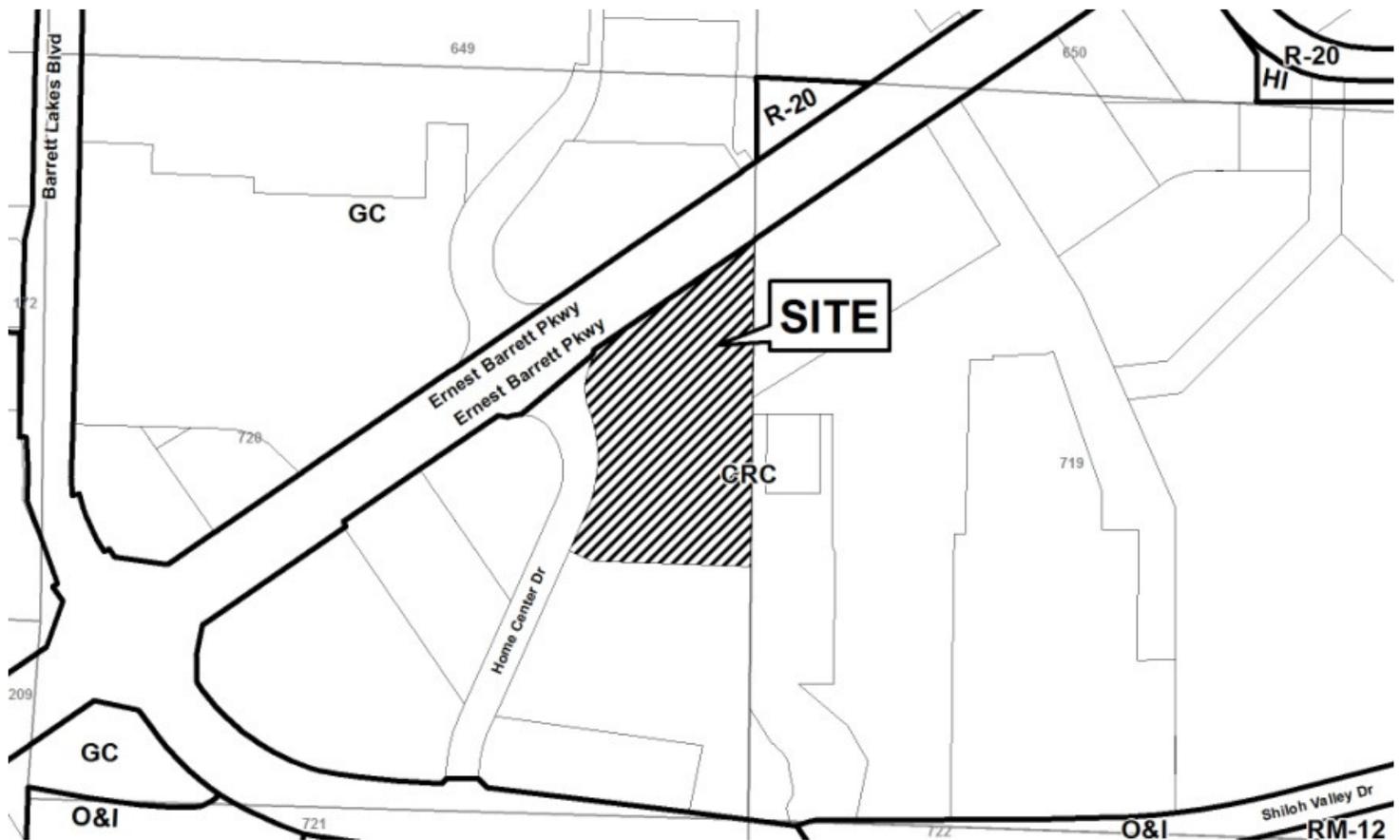
**PROPERTY LOCATION:** On the southeast corner of  
Home Center Drive and Ernest Barrett Parkway

**SIZE OF TRACT:** 3.36 acres

(815 Ernest Barrett Parkway).

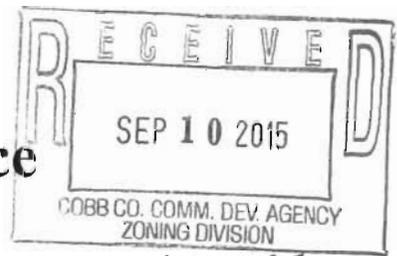
**COMMISSION DISTRICT:** 1

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



# 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]  
Notary Public  
Union County  
My Commission Expires 05/17/20  
Eric London eric@londonpractices.com

Titleholder 815 EISP, LLC Phone # 404-231-9600 E-mail eric@londonpractices.com  
Signature [Signature] - Mgr Address: 2731 Piedmont Road, Ste 200, 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)

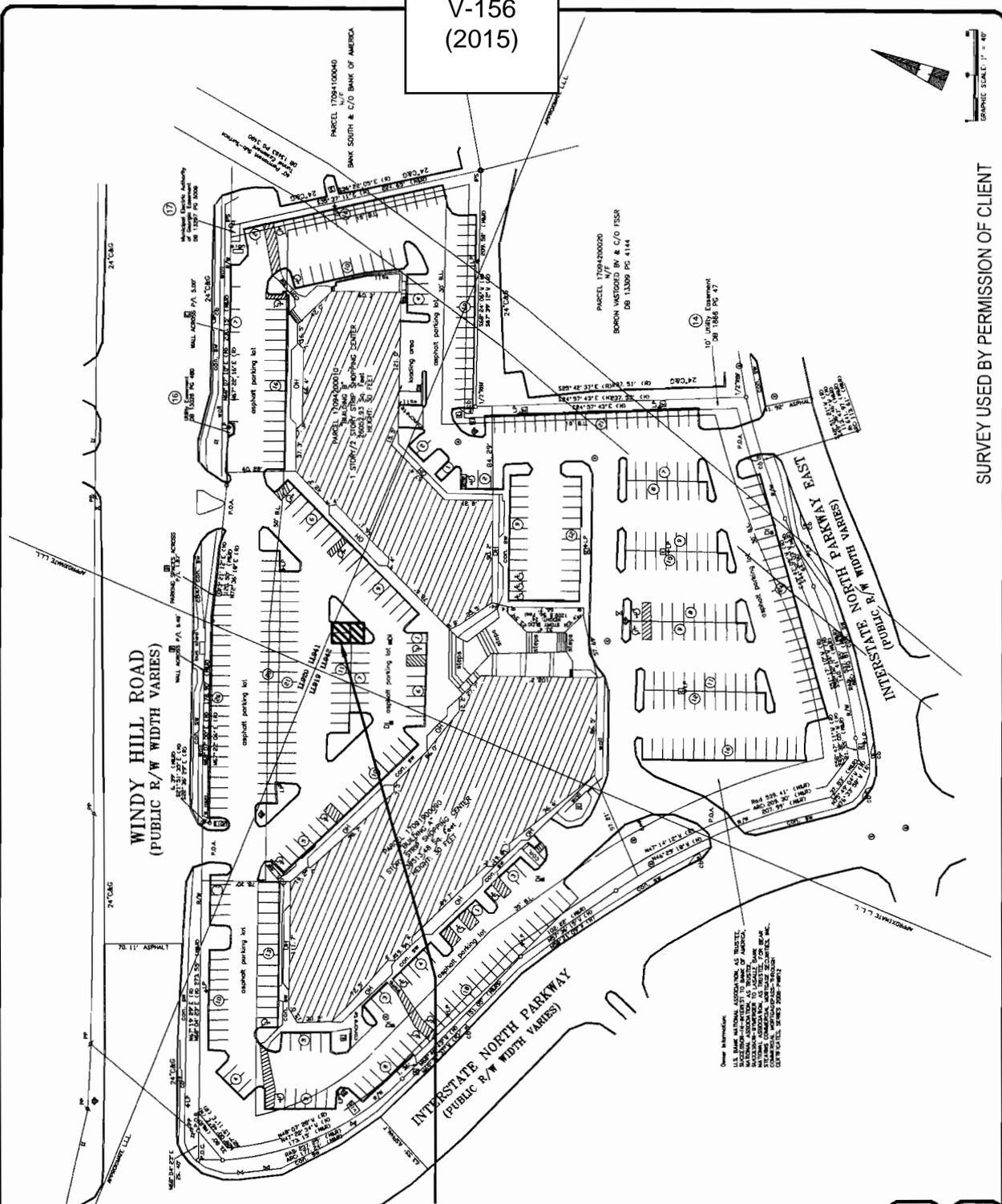
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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.

V-156  
(2015)



SURVEY USED BY PERMISSION OF CLIENT

WINDY HILL ROAD  
(PUBLIC R/W WIDTH VARIES)

INTERSTATE NORTH PARKWAY  
(PUBLIC R/W WIDTH VARIES)

INTERSTATE NORTH PARKWAY EAST  
(PUBLIC R/W WIDTH VARIES)

RECEIVED  
SEP 10 2015  
CORRB CO. COMM. DEV. AGENCY  
ZONING DIVISION

LOCATION OF SITE ADDED BY LBYD, INC  
40 SCALE PRINTED ON 24X36

Owner Information:  
U.S. BANK NATIONAL ASSOCIATION OF TRUSTEE  
NATIONAL ASSOCIATION OF REALTY BANK  
MUTUAL COMMERCIAL BANK OF CALIFORNIA  
COMMERCIAL BANK OF CALIFORNIA



LBYD, INC.  
714 W. 14th Street  
San Jose, CA 95128  
PROJECT NO.  
102-15-122001  
DATE OF SURVEY  
08/06/15

SHEET TITLE  
ALTA/MCSM LAND TITLE SURVEY  
PROJECT  
Terraces at Windy Hill  
3000 Windy Hill Road  
SE, Menlo Park, CA 94027

PROJECT NUMBER  
131142-SU  
SHEET  
2 OF 2

COORDINATED BY:  
OLD REPUBLIC COMMERCIAL REAL ESTATE GROUP  
Preston Park Financial Center East  
4965 Preston Park Blvd #620  
Menlo Park, CA 94025  
P: (972) 943-5300 F: (972) 943-5339

COPYRIGHT © 2011, OLD REPUBLIC SITE MANAGEMENT SERVICES. ALL RIGHTS RESERVED.

**APPLICANT:** Security Vault Works LLC/ Matthew Kiger

**PHONE:** 301-356-2494

**REPRESENTATIVE:** Matthew Kiger

**PHONE:** 301-356-2494

**TITLEHOLDER:** DF Windy Hill, LLC

**PROPERTY LOCATION:** On the south side of Windy Hill Road, on the east side of Interstate North Parkway, on the north side of Interstate North Parkway East, and west of Powers Ferry Road (3000 Windy Hill Road).

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

**PETITION No.:** V-156

**DATE OF HEARING:** 11-11-2015

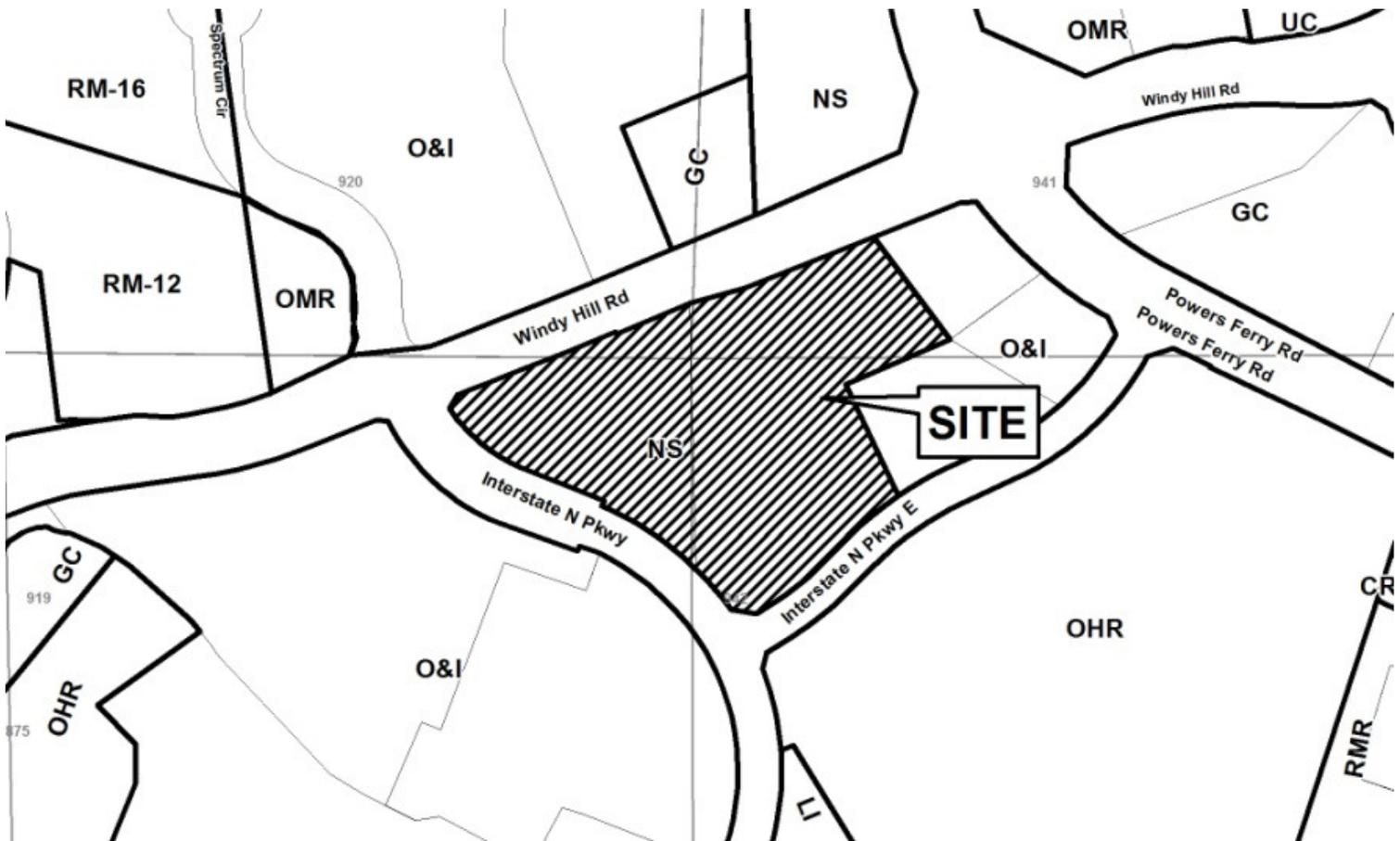
**PRESENT ZONING:** NS

**LAND LOT(S):** 919, 920, 941, 942

**DISTRICT:** 17

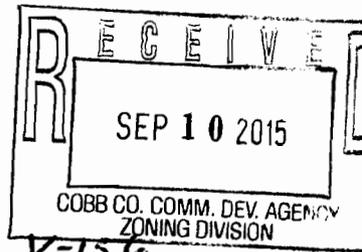
**SIZE OF TRACT:** 7.17 acres

**COMMISSION DISTRICT:** 2



# Application for Variance Cobb County

(type or print clearly)



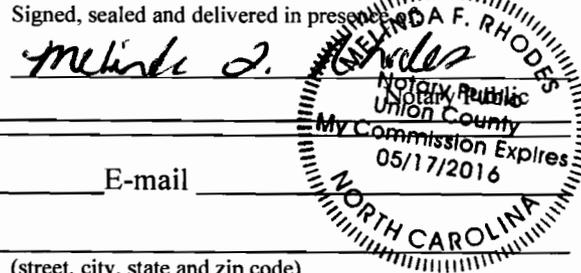
Application No. V-756  
Hearing Date: 11-11-15

Applicant Security Vault Works Inc  
MATTHEW KIGER Phone # 301-356-2494 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 # 301-356-2494 E-mail Kigerm@svwinc.com  
(representative's signature)

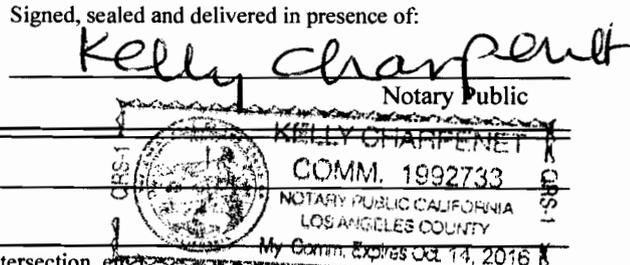
My commission expires: May 17th 2016



Signed, sealed and delivered in presence of: Melinda F. Rhodes

\* Titleholder [Signature] Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
Signature [Signature] Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10/14/2016



Signed, sealed and delivered in presence of: Kelly Charpenet

Present Zoning of Property \_\_\_\_\_  
Location 3000 Windy Hill Road  
(street address, if applicable; nearest intersection, etc.)  
Land Lot(s) 17091900090 District 74-MS Size of Tract 3.166 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 3.166 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 ATM in front of shopping center in grassy area.



**APPLICANT:** Meadows and Ohly, LLC

**PETITION No.:** V-157

**PHONE:** 678-282-0220

**DATE OF HEARING:** 11-11-2015

**REPRESENTATIVE:** Joseph S. Young

**PRESENT ZONING:** OS

**PHONE:** 678-282-0220

**LAND LOT(S):** 748

**TITLEHOLDER:** WellStar Health System, INC.

**DISTRICT:** 17

**PROPERTY LOCATION:** On the east side of Atlanta

**SIZE OF TRACT:** 9.8 acres

Road, south of Cumberland Parkway, and on the west

**COMMISSION DISTRICT:** 2

side of Winchester Parkway (private)

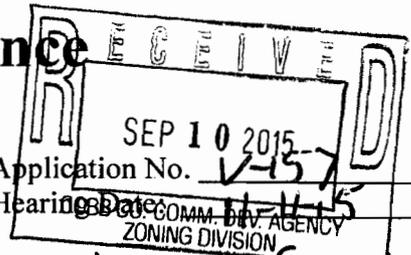
**TYPE OF VARIANCE:** Waive the maximum building height from 52 feet to 66 feet.

(4441 Atlanta Road).



# Application for Variance Cobb County

(type or print clearly)



Applicant Meadows & Ohly, LLC Phone # 678-282-0220 E-mail joe.young@meadowsandohly.com

Address Joseph S. Young 275 Scientific Dr., Suite 1000  
(representative's name, printed) (street, city, state and zip code) Peachtree Corners, GA 30092

Joseph S. Young E-mail Same  
(representative's signature)

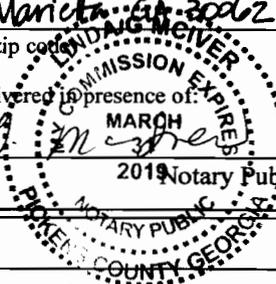
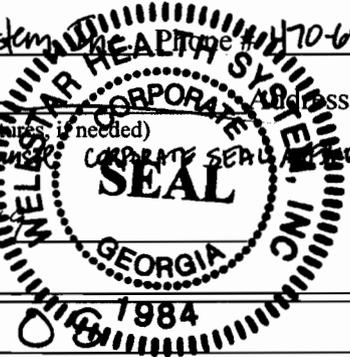


My commission expires: 4-3-16 Signed, sealed and delivered in presence of: Denise Smathey  
Notary Public

Titleholder Wellstar Health System Phone # 770-644-0201 E-mail bruce.dean@wellstar.org

Signature [Signature] Address: 193 Sawyer Road, Marietta, GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

VP Real Estate and Deputy General Counsel Wellstar Health System, Inc. Signed, sealed and delivered in presence of: Hinda S. McCreesh  
My commission expires: 3/31/16 Notary Public



Present Zoning of Property \_\_\_\_\_  
Location 4441 Atlanta Rd. (Atlanta Rd & Pine St.) Parcel 17074800140  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 748 District 17<sup>th</sup>, 2<sup>nd</sup> sect. Size of Tract 9.8 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).

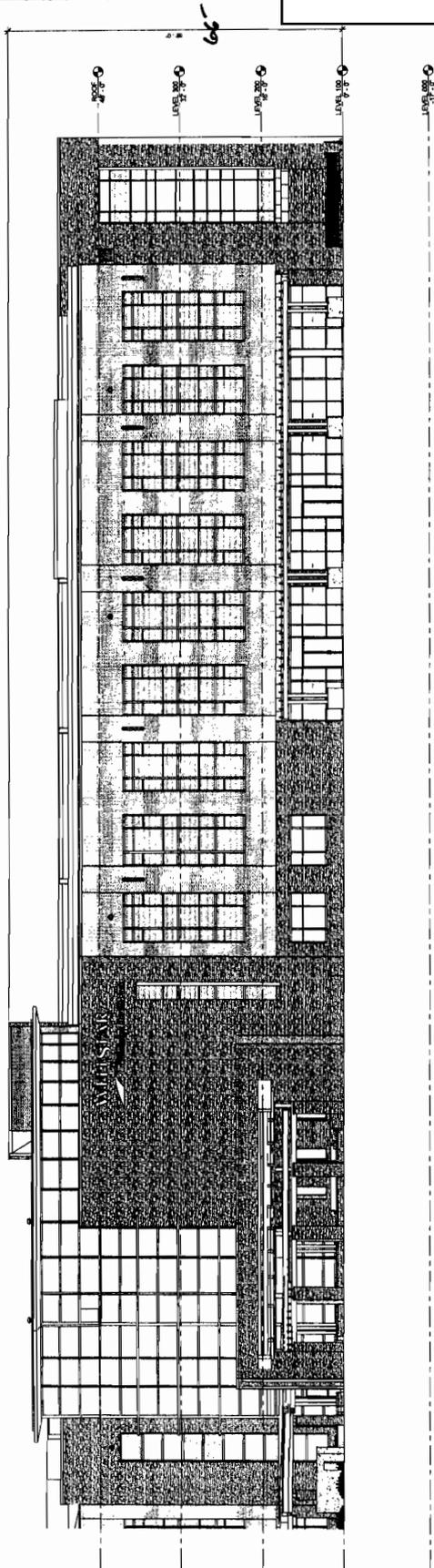
Wellstar's Health Park in Vinings has been designed to substantially match the Wellstar Health Park in East Cobb. The building design communicates brand awareness to the community. If the Health Park were limited to 52ft, substantial re-design would be required & brand awareness provided by matching Architecture would be limited.

List type of variance requested: Height Variance of 52 feet. The highest point of the project (as shown in the attached elevation) is 66 feet. The highest point to the underside of ceiling beams is 58 ft. 11 inches.

V-157  
(2015)

09/03/15

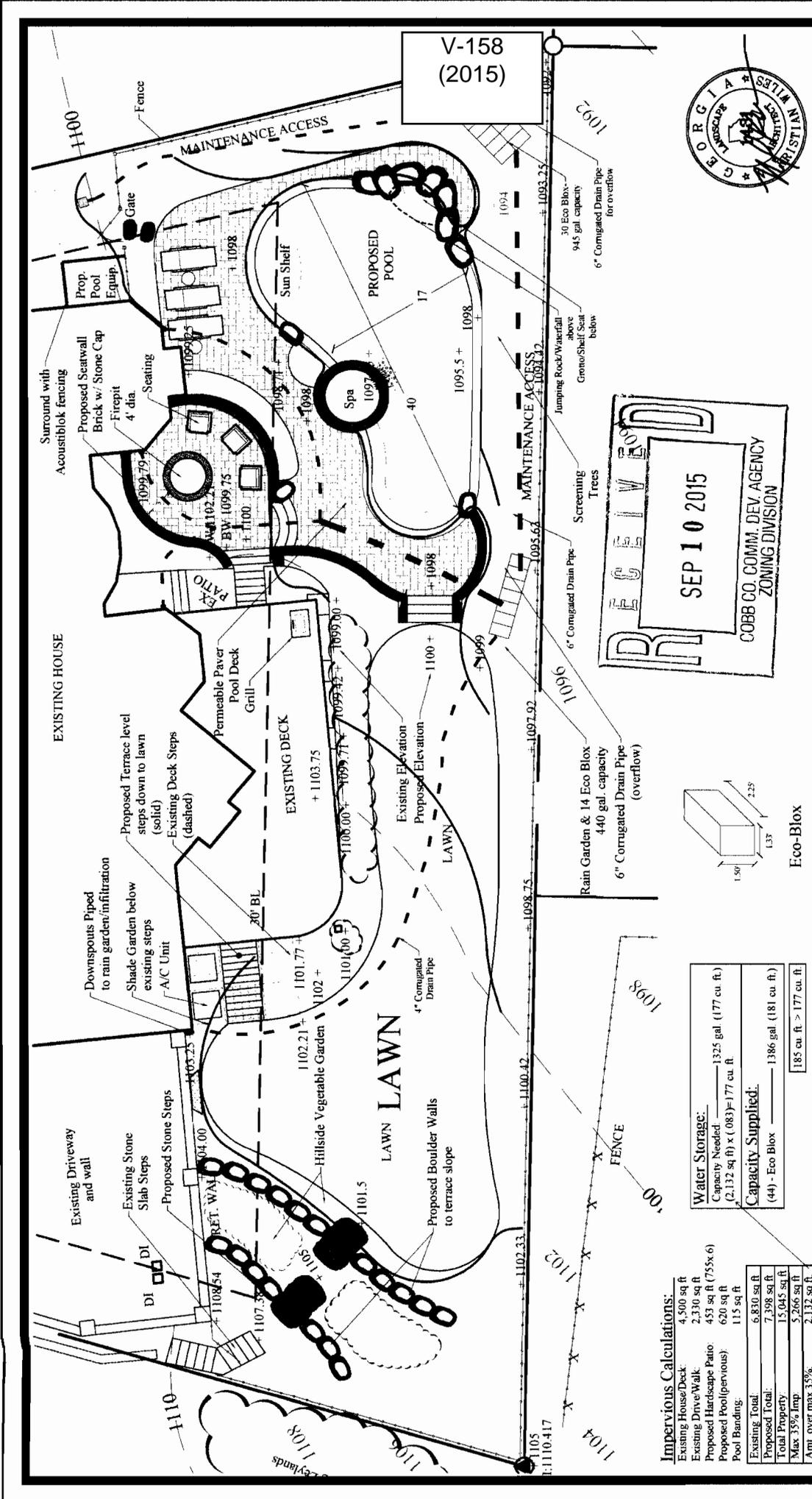
CDL



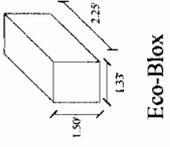
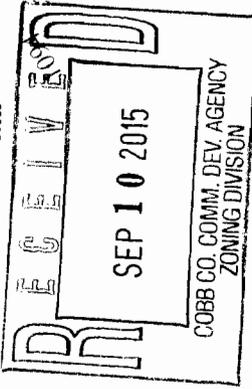
WELLSTAR HEALTH SYSTEM VININGS HEALTH PARK-PHASE 1

FRONT ELEVATION

RECEIVED  
SEP 10 2015  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



V-158  
(2015)



<b>Water Storage:</b>	
Existing House/Deck	4,500 sq ft
Existing Drive/Walk	2,330 sq ft
Proposed Hardscape Patio	453 sq ft (755x.6)
Proposed Pool(perVIOUS):	620 sq ft
Pool Banding:	115 sq ft
<b>Existing Total:</b>	6,830 sq ft
<b>Proposed Total:</b>	7,398 sq ft
<b>Total Property:</b>	15,045 sq ft
<b>Max 35% Imp:</b>	5,266 sq ft
<b>Amt. over max 35%:</b>	2,132 sq ft

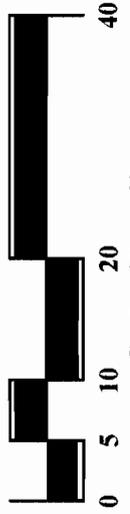
  

<b>Capacity Needed:</b>	1325 gal (177 cu. ft.)
<b>Capacity Supplied:</b>	(2,132 sq ft) x (.083) = 177 cu. ft.
(44) - Eco Blox	1386 gal (181 cu. ft.)
	185 cu. ft. > 177 cu. ft.

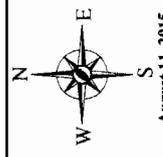
**Impervious Calculations:**  
 Existing House/Deck 4,500 sq ft  
 Existing Drive/Walk 2,330 sq ft  
 Proposed Hardscape Patio 453 sq ft (755x.6)  
 Proposed Pool(perVIOUS): 620 sq ft  
 Pool Banding: 115 sq ft  
**Existing Total:** 6,830 sq ft  
**Proposed Total:** 7,398 sq ft  
**Total Property:** 15,045 sq ft  
**Max 35% Imp:** 5,266 sq ft  
**Amt. over max 35%:** 2,132 sq ft

# WHITE PINE LAND STUDIO, LLC

404.406.1577 info@wppland.us



Scale: 1" = 10'



August 11, 2015

## Landscape / Hardscape Plan Holder Residence

prepared for:  
**The Holder Family**

**APPLICANT:** Sherri S. Holder

**PETITION No.:** V-158

**PHONE:** 404-731-6236

**DATE OF HEARING:** 11-11-2015

**REPRESENTATIVE:** Belton T. Holder, III (Trey)

**PRESENT ZONING:** R-15

**PHONE:** 678-516-5912

**LAND LOT(S):** 604

**TITLEHOLDER:** Sherri S. Holder

**DISTRICT:** 16

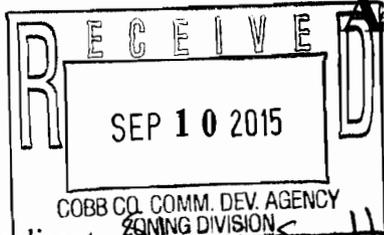
**PROPERTY LOCATION:** On the south side of Paige Heights Court, east of Hembree Road (3304 Paige Heights Court).

**SIZE OF TRACT:** 0.35 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the maximum impervious surface from 35% to 50%.





# Application for Variance Cobb County

(type or print clearly)

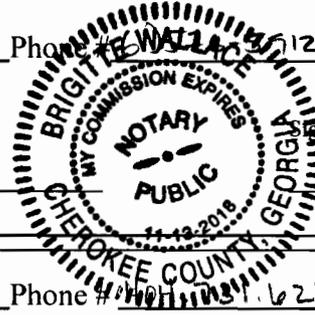
Application No. V-158  
Hearing Date: 11-11-15

Applicant Sherris Holder Phone # 404.731.6236 E-mail tsbt holder@gmail.com

Belton T. Holder III (Trey) Address 3304 PAIGE HEIGHTS CT, MARIETTA, GA 30062  
(representative's name, printed) (street, city, state and zip code)

B. T. Holder III Phone # 404.731.6236 E-mail Trey.Holder@thqcpa.net  
(representative's signature)

My commission expires: 11/13/2018

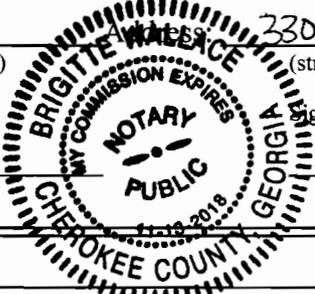


Signed, sealed and delivered in presence of:  
Brigitte Wallace  
Notary Public

Titleholder Sherris S. Holder Phone # 404.731.6236 E-mail tsbt holder@gmail.com

Signature Sherris S. Holder Address 3304 PAIGE HEIGHTS CT, MARIETTA, GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11/13/2018



Signed, sealed and delivered in presence of:  
Brigitte Wallace  
Notary Public

Present Zoning of Property R-15

Location 3304 PAIGE HEIGHTS CT, MARIETTA, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 604 District 16 Size of Tract .3454 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).

As homeowners wishing to improve our property we are constrained by the impervious limits imposed by the size of the lot. We have our plans with David Braeden at Cobb County Storm Water.

List type of variance requested: exceeding the impervious limits



**APPLICANT:** J.D.H. Developers

**PHONE:** 770-422-7016

**REPRESENTATIVE:** Parks F. Huff

**PHONE:** 770-422-7016

**TITLEHOLDER:** AKASH Investment Group, Inc.

**PROPERTY LOCATION:** At the southern terminus of Cobb Place Boulevard, at the northern terminus of Greens Chapel Drive, west of Interstate 75 (750 Cobb Place Boulevard).

**PETITION No.:** V-159

**DATE OF HEARING:** 11-11-2015

**PRESENT ZONING:** CRC

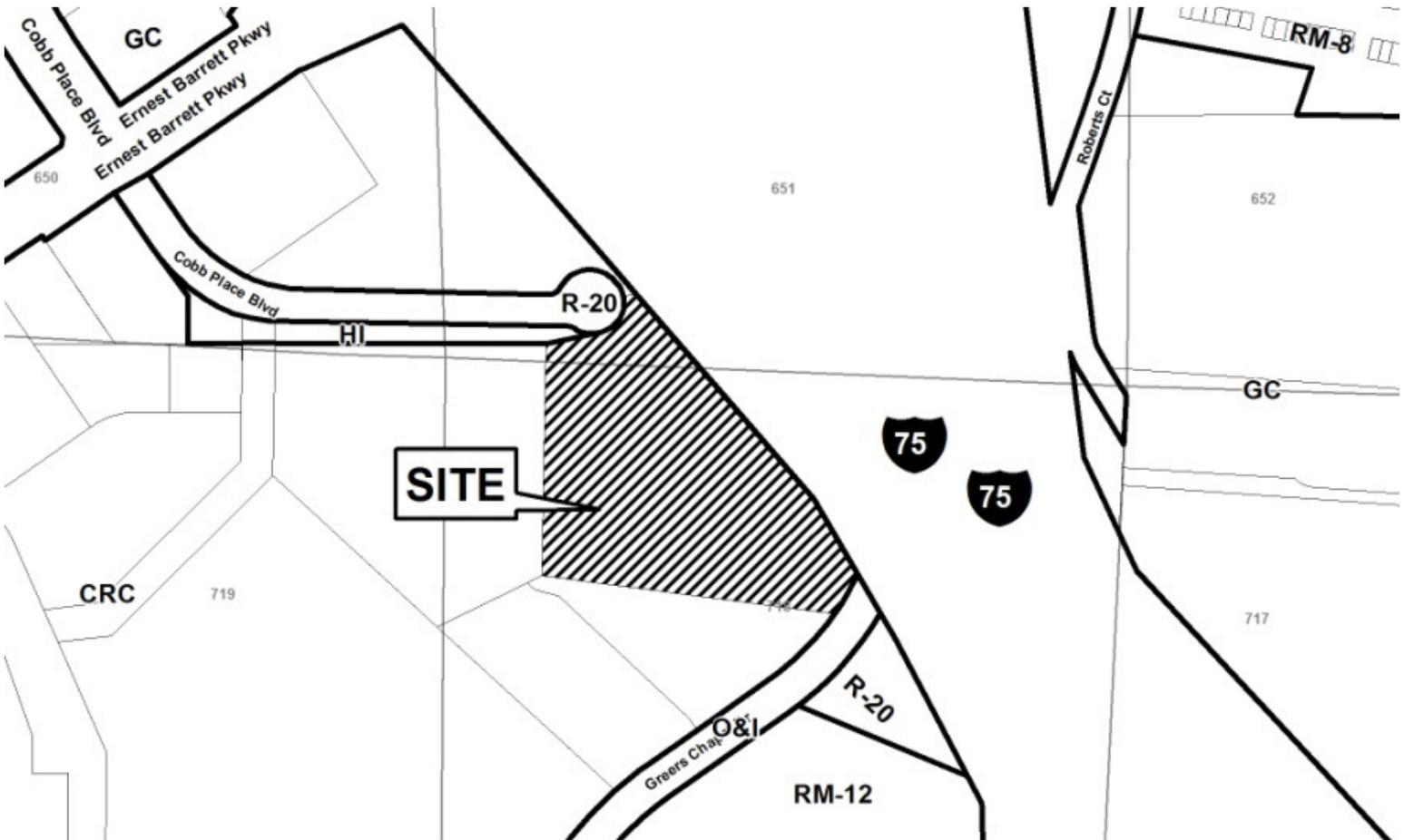
**LAND LOT(S):** 651, 718

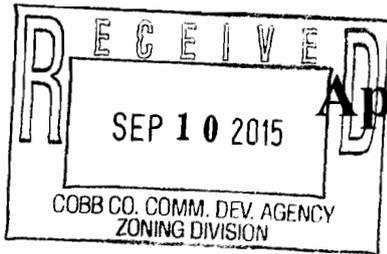
**DISTRICT:** 16

**SIZE OF TRACT:** 4.91 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the minimum public road frontage from the required 50 feet to 40 feet for Tract 1 and to 39 feet for Tract 3; 2) waive the minimum lot width at the front setback line from the required 75 feet to 55 feet for Tract 3; 3) waive the front setback for Tract 1 from the required 40 feet to 25 feet ; 4) waive the rear setback for Tract 1 from the required 30 feet to 25 feet; and 5) waive the rear setback for Tract 2 from the required 30 feet to 25 feet.



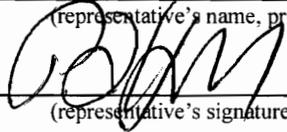


# Application for Variance Cobb County

(type or print clearly)

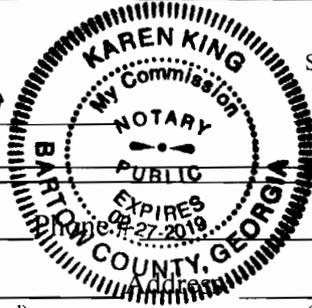
Application No. V-1579  
Hearing Date: Nov. 11, 2015

Applicant J.D.H. Developers Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
SAMS, LARKIN, HUFF & BALLI, LLP  
by: Parks F. Huff Address 376 Powder Springs Street, Suite 100, Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)

  
(representative's signature)

Phone # 770-422-7016 E-mail phuff@slhb-law.com

My commission expires: Feb. 27, 2019



Signed, sealed and delivered in presence of:

  
Notary Public

Titleholder See Attached E-mail \_\_\_\_\_

Signature \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_  
Notary Public

Present Zoning of Property CRC

Location Southern terminus of Cobb Place Blvd. (750 and 760 Cobb Place Blvd.)  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 651 & 718 District 16th Size of Tract 4.91 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 property contains two hotels and a conference center. The Applicant wishes to subdivide the property. Each use does not have sufficient lot frontage.

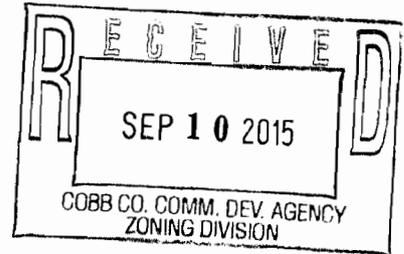
List type of variance requested: Pursuant to 134-218. - CRC community retail commercial district: To waive the minimum public road frontage from 50 feet to 35 feet on Lot 1 and Lot 3

V-159  
(2015)  
Exhibit

ATTACHMENT TO VARIANCE APPLICATION

Application No.: V-  
BZA Hearing Date: Nov. 11, 2015

Applicant: J.D.H. DEVELOPERS  
Titleholder: AKASH INVESTMENT GROUP, INC.  
PIN#: 16071800020



PROPERTY OWNER'S CERTIFICATION

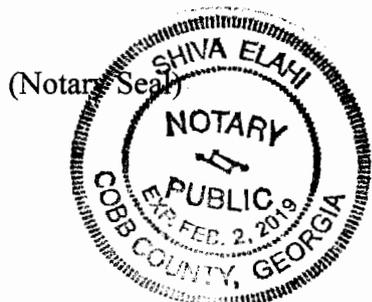
The undersigned(s) below, or as attached, is the owner of the property considered in this application.

[Signature] 9/9/15  
Signature of Owner Date

Address: 750 COBB PLACE BWP NW  
KENNESAW, GA 30144

Telephone No.: (770) 419 1530

SHIVA ELAHI 09/10/2015  
Signature of Notary Public Date



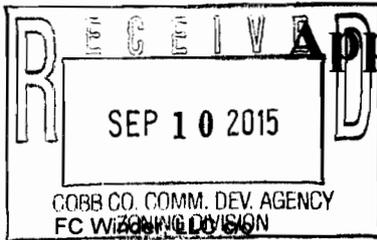


**APPLICANT:** FC Winder, LLC  
**PHONE:** 212-586-8800  
**REPRESENTATIVE:** Kenneth Friedland  
**PHONE:** 212-586-8800  
**TITLEHOLDER:** FC Winder, LLC  
**PROPERTY LOCATION:** On the north side of East  
Piedmont Road, east of Sandy Plains Road  
(2520 East Piedmont Road).

**PETITION No.:** V-160  
**DATE OF HEARING:** 11-11-2015  
**PRESENT ZONING:** NS  
**LAND LOT(S):** 596, 629  
**DISTRICT:** 16  
**SIZE OF TRACT:** 2.42 acres  
**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 50 feet to 49 feet; 2) waive the rear setback from the required 30 feet to 3 feet; 3) waive the maximum allowable compact vehicle parking spaces from 20% to 36%; 4) waive the minimum depth for a 90 degree parking stall from the required 19 feet to 18 feet; and 5) waive the minimum depth for a parallel parking stall from the required 24 feet to 19 feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-1120  
Hearing Date: 10/11/15

Applicant Andersen, Tate & Carr, PC Phone # (678) 518-6855 E-mail madeimy@atclawfirm.com

Marian C. Adeimy, Attorney for Applicant/Owner Address 1960 Satellite Blvd., Suite 4000, Duluth, Georgia 30097  
(representative's name, printed) (street, city, state and zip code)

Mary (representative's signature) Phone # (678) 518-6855 E-mail madeimy@atclawfirm.com

My commission expires: 3.30.2019 Signed, sealed and delivered in presence of: [Signature] Notary Public



Titleholder FC Winder, LLC Phone # (678) 518-6855 E-mail madeimy@atclawfirm.com

Signature Mary (attach additional signatures, if needed) Address: 1960 Satellite Blvd., Suite 4000, Duluth, Georgia 30097  
Marian C. Adeimy, Attorney for Titleholder (street, city, state and zip code)

My commission expires: 3-30-2019 Signed, sealed and delivered in presence of: [Signature] Notary Public



Present Zoning of Property NRC - Neighborhood

Location 2520 East Piedmont Rd., Marietta, Georgia 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 596 and 629 District 16th Size of Tract Approx. 2.42 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.

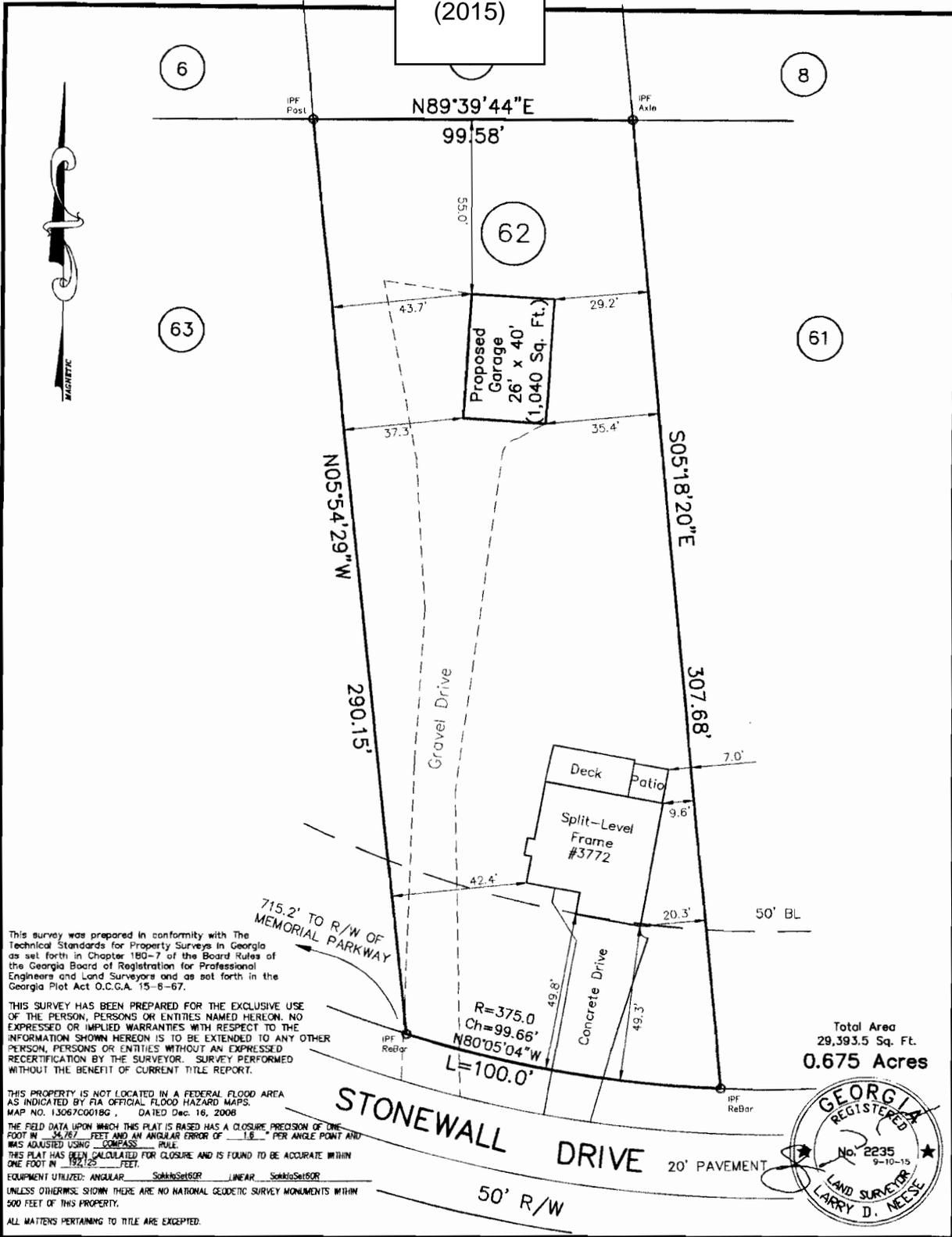
Size of Property X Shape of Property X Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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 subject property was developed under the parking requirements that existed at that time. Due to changes in the parking ordinances and based on the existing building, as originally developed, the property and uses are limited to the existing property and building shape and size.

List type of variance requested: Based on the facts and supplemental Letter of Intent, as amended, the Applicant and Owner seek an Administrative Variance, to reduce parking under the Cobb County Zoning Ordinance, Section 134-272 and pursuant to Section 134-35. The requested variance would reduce parking by 10% to allow for the 117 parking spaces currently shown.

V-161  
(2015)



This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Board Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plot Act O.C.G.A. 15-6-67.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP NO. 1306700018G, DATED Dec. 16, 2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,267 FEET AND AN ANGULAR ERROR OF 1.8" PER ANGLE POINT AND WAS ADJUSTED USING COMPESS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 192,125 FEET.

EQUIPMENT UTILIZED: ANGULAR SokkisoSetBOR LINEAR SokkisoSetBOR UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.

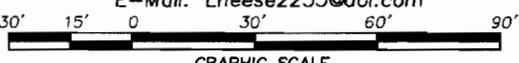
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.



SURVEY FOR:  
**Donald Petry, III**

**Larry D. Neese, PLS**  
194 Cadence Trail  
Canton, Georgia 30115  
(770) 428-2122  
E-Mail: Lneese2235@aol.com

Lot 62 Block F	REVISIONS --
Kennesaw Acres Subdivision	
Plat Book 16 Page 105	
LAND LOT: 144	CC: HP
DISTRICT 20th SECTION: 2nd	DWN: LN
COUNTY: Cobb	CHKD: LDN
STATE: Georgia	SURVEY/
Field Date: 9-09-15	Plat Date: 9-10-15
	JOB: 150067



GRAPHIC SCALE  
LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.  
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

**APPLICANT:** Don Petry

**PETITION No.:** V-161

**PHONE:** 678-898-0127

**DATE OF HEARING:** 11-11-2015

**REPRESENTATIVE:** Don Petry

**PRESENT ZONING:** R-20

**PHONE:** 678-898-0127

**LAND LOT(S):** 144

**TITLEHOLDER:** Donald Petry, III

**DISTRICT:** 20

**PROPERTY LOCATION:** On the north side of  
Stonewall Drive, south of Memorial Parkway

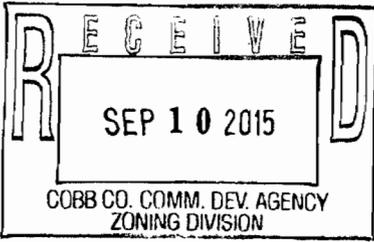
**SIZE OF TRACT:** 0.68 acres

(3772 Stonewall Drive).

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the setbacks for an accessory structure over 650 square feet (proposed 1,040 square foot garage) from the required 100 feet to 55 feet to the rear, 29 feet adjacent to the eastern property line and 37 feet adjacent to the western property line; 2) waive the side setback for the house from 10 feet to 9 feet adjacent to the eastern property line; and 3) allow an additional electric meter on a residential lot.





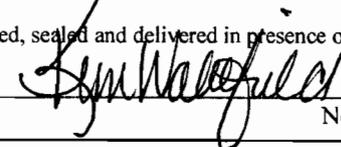
# Application for Variance Cobb County

(type or print clearly)

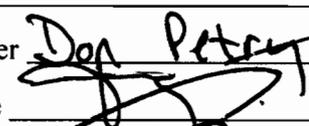
Application No. V-1461  
Hearing Date: 11/11/15

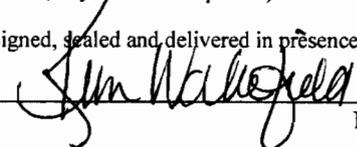
Applicant Don Petry Phone # 678 898 0127 E-mail donpetry@gmail.com  
Don Petry Address 3772 Stonewall Drive, NW  
(representative's name, printed) (street, city, state and zip code)

 Phone # 678 898 0127 E-mail donpetry@gmail.com  
(representative's signature)

My commission expires: 11/19/18  
Signed, sealed and delivered in presence of:   
Notary Public



Titleholder Don Petry Phone # 678 898 0127 E-mail donpetry@gmail.com  
Signature  Address: 3772 Stonewall Drive, NW, GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30152

My commission expires: 11/19/18  
Signed, sealed and delivered in presence of:   
Notary Public



Present Zoning of Property R20  
My Commission Expires November 19, 2018

Location 3772 Stonewall Drive NW, Kennesaw, GA 30152  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 144 District 20 Size of Tract 0.675 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).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

List type of variance requested: Size of accessory structure

\_\_\_\_\_  
\_\_\_\_\_

**CRITICAL**  
 SEP 22 2015  
 COBB CO. COMMUNITY DEVELOPMENT AGENCY  
 ZONING DEPARTMENT  
 INTERSTATE 75

**COBB COUNTY FIRE MARSHAL'S OFFICE**  
 FIRE LABEL REVIEW

RECEIVED  
 09/22/15

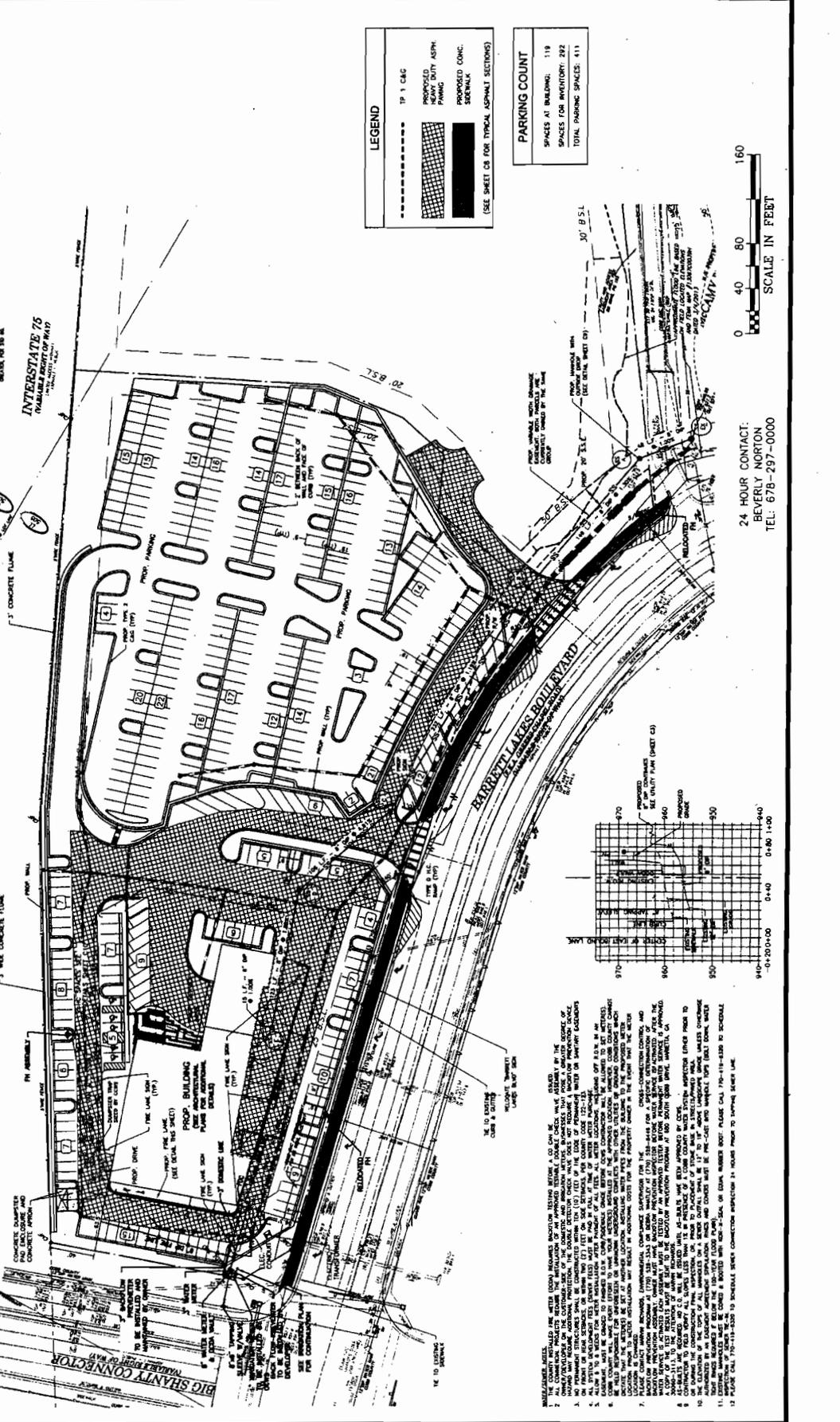
REVISIONS:  
 1. 09-22-15  
 2. 09-22-15  
 3. 09-22-15

1. ALL CONCRETE SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308.1R-11 CONCRETE MANUAL, PART 1. ALL CONCRETE SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308.1R-11 CONCRETE MANUAL, PART 1. ALL CONCRETE SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308.1R-11 CONCRETE MANUAL, PART 1.

2. ALL CONCRETE SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308.1R-11 CONCRETE MANUAL, PART 1. ALL CONCRETE SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308.1R-11 CONCRETE MANUAL, PART 1. ALL CONCRETE SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308.1R-11 CONCRETE MANUAL, PART 1.

3. ALL CONCRETE SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308.1R-11 CONCRETE MANUAL, PART 1. ALL CONCRETE SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308.1R-11 CONCRETE MANUAL, PART 1. ALL CONCRETE SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308.1R-11 CONCRETE MANUAL, PART 1.

4. ALL CONCRETE SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308.1R-11 CONCRETE MANUAL, PART 1. ALL CONCRETE SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308.1R-11 CONCRETE MANUAL, PART 1. ALL CONCRETE SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308.1R-11 CONCRETE MANUAL, PART 1.



24 HOUR CONTACT:  
 BEVERLY NORTON  
 TEL: 678-297-0000

ISSUED FOR CONSTRUCTION

V-162  
 (2015)

ENNESAW DISTRICT, 2nd SECTION

LAND

REVISIONS:

NO.	DATE	REVISION
1	09-22-15	INITIAL APPROVAL
2	09-22-15	INITIAL APPROVAL
3	09-22-15	INITIAL APPROVAL

SHEET TITLE: SITE AND UTILITY PLAN

SCALE: 1"=60'

PROJECT # 1297-00

GSWCC CERT # 14197

DRAWN BY: DW

CHECKED BY: GT

ISSUE DATE: 10-20-14

SHEET NUMBER: C3

**APPLICANT:** Apollo Sign and Light

**PHONE:** 770-874-9400 ext. 226

**REPRESENTATIVE:** Joseph Livatino

**PHONE:** 404-915-6154

**TITLEHOLDER:** HOK Properties, LLC

**PROPERTY LOCATION:** On the east side of Barrett Lakes Boulevard, south of Big Shanty Road, west of Interstate 75

(2878 Barrett Lakes Boulevard).

**TYPE OF VARIANCE:** Waive the maximum allowable wall sign area of 115.83 square feet (1:1 ratio) to 201.98 square feet.

**PETITION No.:** V-162

**DATE OF HEARING:** 11-11-2015

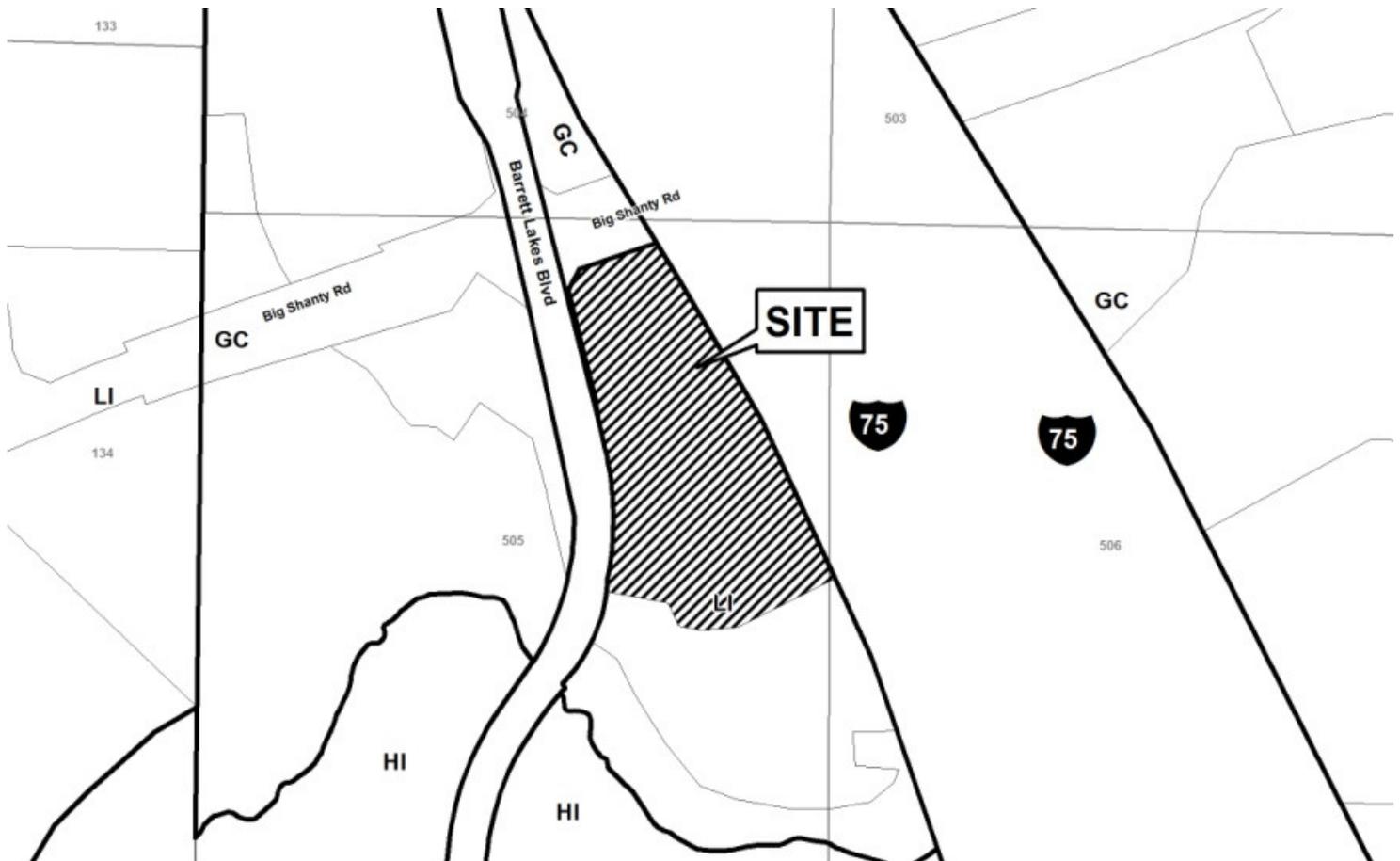
**PRESENT ZONING:** LI

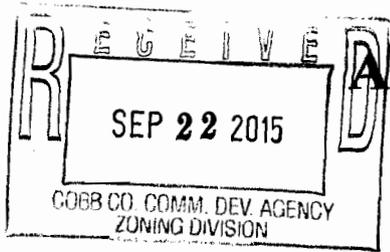
**LAND LOT(S):** 505

**DISTRICT:** 16

**SIZE OF TRACT:** 5.74 acres

**COMMISSION DISTRICT:** 1





# Application for Variance Cobb County

(type or print clearly)

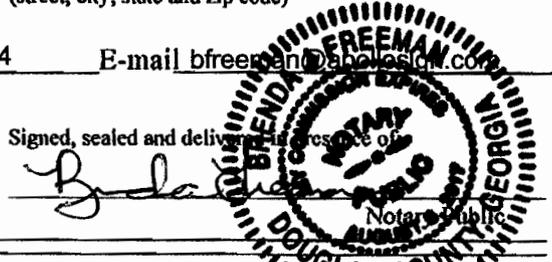
Application No. V-162  
Hearing Date: 11-11-15

Applicant Apollo Sign & Light Phone # 770-874-9400 x 226 E-mail joe@apollosign.com

Joseph Livatino Address 1238 Logan Circle NW., Atlanta GA 30318  
(representative's name, printed) (street, city, state and zip code)

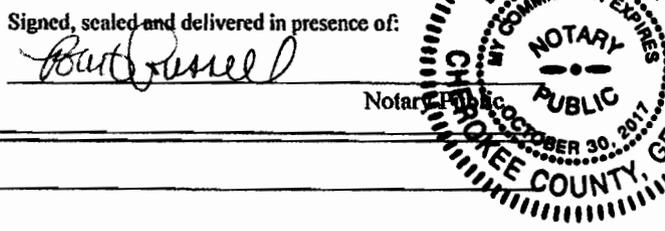
Joseph M. Livatino Phone # 404-915-6154 E-mail bfreeman@apollosign.com  
(representative's signature)

My commission expires: 08/6/2017



Titleholder HOK Properties, LLC Phone # 770-649-5124 E-mail brussell@hok.com  
Signature [Signature] 1575 Mansell Rd., Alpharetta, GA 30009  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10/30/17



Present Zoning of Property \_\_\_\_\_

Location 2878 Barrett Lakes Blvd., Kennesaw, GA 30144  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 504,505; 506 District 16th Size of Tract 5.74 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 Proper  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 Attached "

List type of variance requested: " See Attached "

Hardship is as follows:

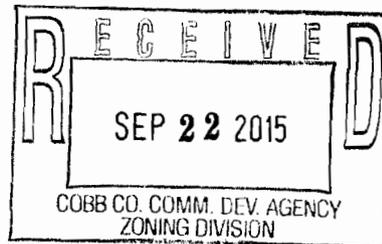
Dealer is requesting a 41" letterset on north elevation to take advantage of exposure to I-75 traffic.

Dealer paid a premium price for this property because of its visibility from the freeway. He then had to spend over a million dollars on grading to just to site the building properly on the parcel. So the real estate and site work were nearly double the cost of a comparable building on a comparable size lot without highway visibility.

The need for the larger letterset is simple. The north side of the building is visible for approximately six seconds to freeway traffic moving southbound at 70 mph. And the view of the building is to the side, not directly in front like a highway sign. A 48" letter would be the recommended size for readability in that time span and at that speed, but dealer is willing to compromise with a 41" letter.

So denying this variance is, in effect, denying him the ability to effectively display the Hyundai brand, and thus forfeiting his substantial investment in that particular site.

Thank You,

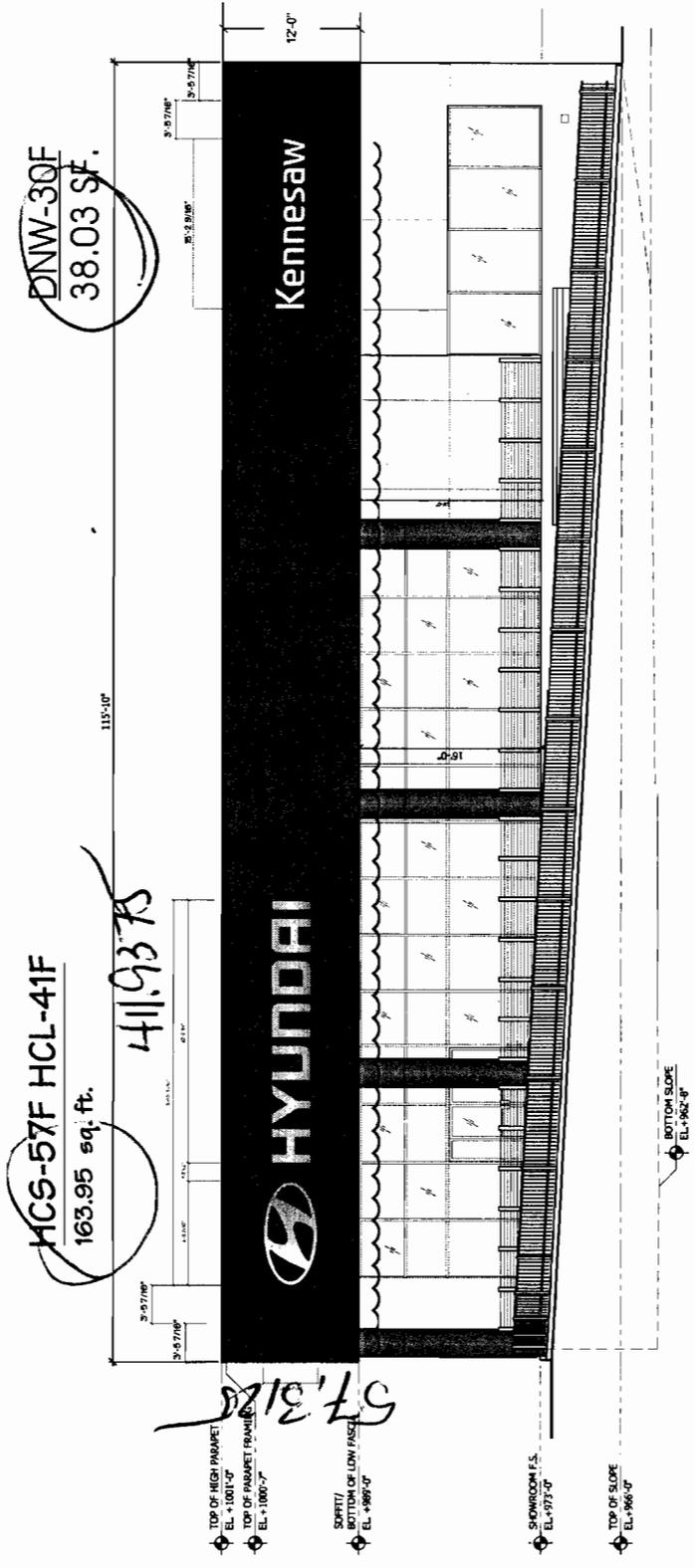


V-162  
(2015)  
Exhibit

*201.98 total  
115.83 allowed*

Wall Signs  
 ART represents an approximation of sign and aluminum composite material (ACM) panel appearance.  
 Dealer to provide 120 volt, 20 amp dedicated circuit to each sign. Larger signs may require additional circuits.  
 Dealer to provide behind-the-wall access for installation and structural support for signs.  
 Dealer is responsible for covering signage mounting/wires/transformers if they are visible on the inside of the building.  
 If an engineer alters quoted signage a change order will be provided to the dealer.  
 Please refer to AGI's Architectural Imaging's ACM proposal for details on that separate scope of work.  
 See Terms and Conditions document for all signage requirements.  
 Dealer to supply Terms and Conditions to GC, architect, and other construction team members.

Rendering based on architectural conceptual drawings ("For Pricing 5-22-15"). Dealer is responsible for verifying that elevations shown match final architectural plans.



**NORTH EXTERIOR ELEVATION - SHOWROOM**

Elevation will require variance, over square footage allowed

2878 Barrett Lakes Blvd. N. W. Kennesaw, GA 30144

Location: GA038 Hyundai of Kennesaw AGI Rep: J.B. Drawn by: MAH

Survey ID: N/A	Project Title: Hyundai GDSI
Site ID: N/A	Scale: 1/16"=1'
Date: 6/4/15	Date Revised:



**AGI YOUR IMAGE. OUR PRIORITY.**

2655 International Pkwy, Virginia Beach, VA 23452  
 PHONE (757) 427-1900 - fax (757) 430-1297  
 www.AGI55.com

This document is the sole property of Architectural Graphics, Inc. and all design, manufacturing, or assembly instructions, in its submitted under confidential relationship, for a special purpose, and is not to be reproduced, copied, or otherwise used in whole or in part, nor its contents to be used in any way, without the express written consent of Architectural Graphics, Inc. Any special features included in this design to be incorporated in other projects.