



**APPLICANT:** EZ 69 RH Windy Hill, LLC

**PETITION No.:** V-140

**PHONE:** 916-263-0222

**DATE OF HEARING:** 10-01-2015

**REPRESENTATIVE:** Damian Presiga

**PRESENT ZONING:** TS

**PHONE:** 813-918-1058

**LAND LOT(S):** 851, 852

**TITLEHOLDER:** EZ 69/RH Windy Hill LLC

**DISTRICT:** 17

**PROPERTY LOCATION:** On the north side of Windy Hill Road and on the east side of South Park Place, west of Interstaet 75 (2055 South Park Place).

**SIZE OF TRACT:** 5.73 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the side setbacks for a sign; and 2) allow a sign closer to the centerline of the roadway than the code permits.

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

**BOARD OF APPEALS DECISION**

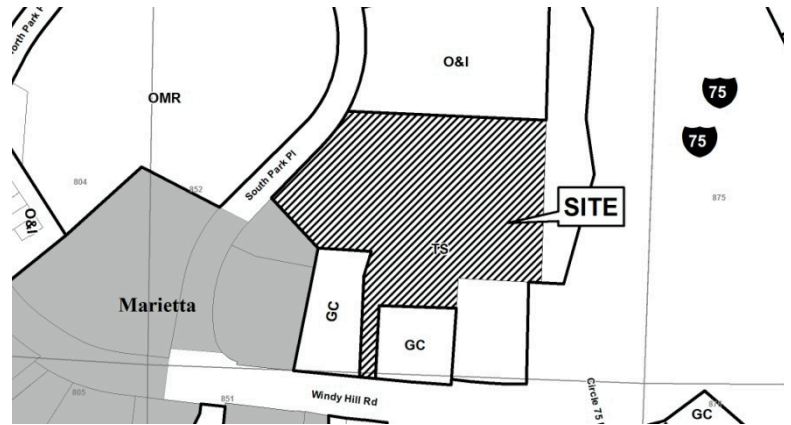
APPROVED        MOTION BY       

REJECTED        SECONDED       

HELD        CARRIED       

STIPULATIONS:       



**APPLICANT:** EZ 69 RH Windy Hill, LLC      **PETITION No.:** V-140

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** Recommend the sign be installed where it will not impede the line of sight for the driveways or roadways.

**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.

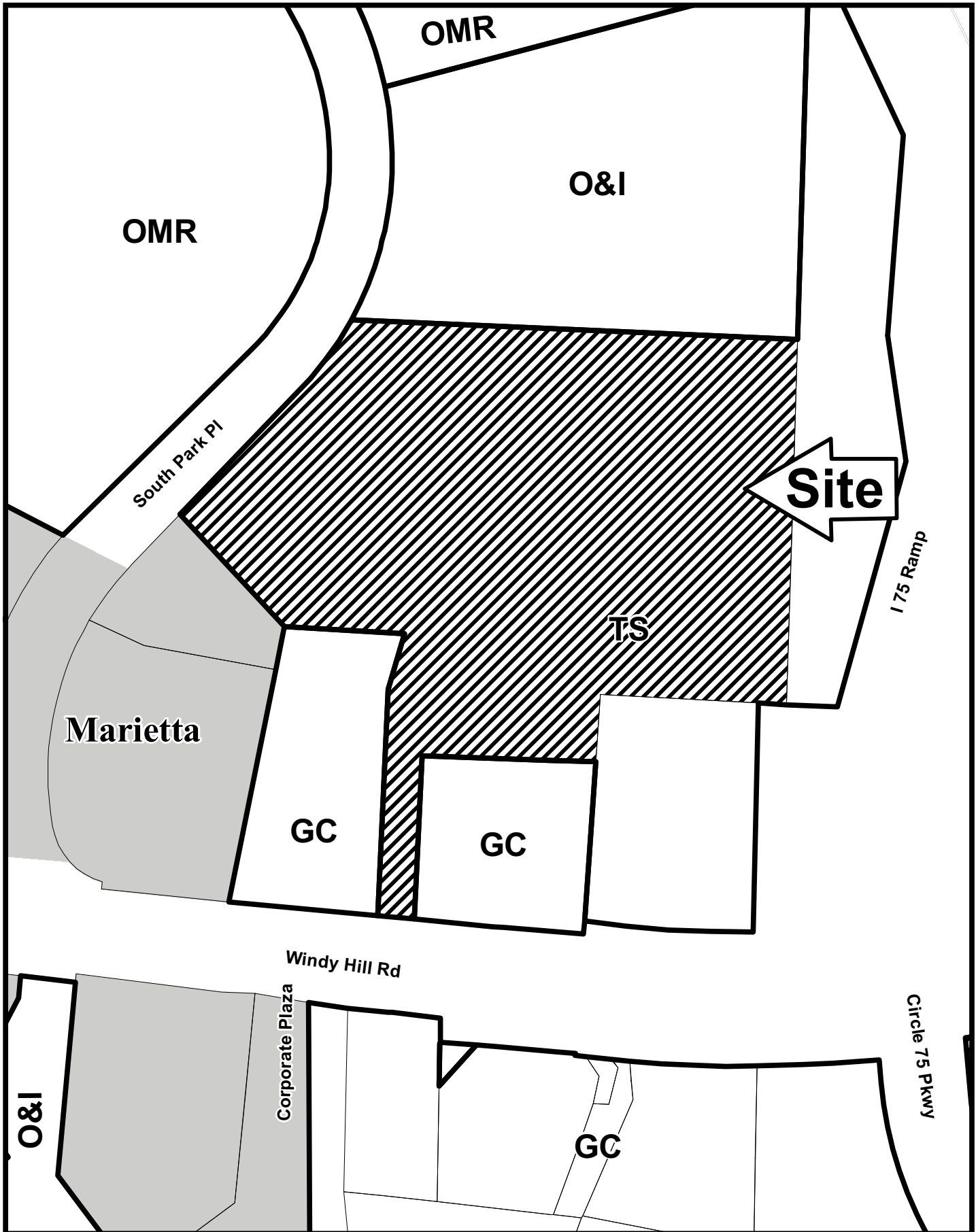
**SEWER:** No conflict.

**APPLICANT:**     EZ 69 RH Windy Hill, LLC          **PETITION No.:**     V-140    

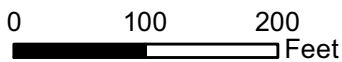
\*\*\*\*\*



**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.

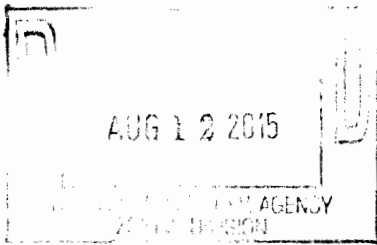
# V-140



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



-  City Boundary
-  Zoning Boundary



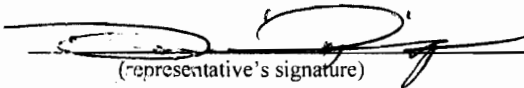
# Application for Variance Cobb County

(type or print clearly)

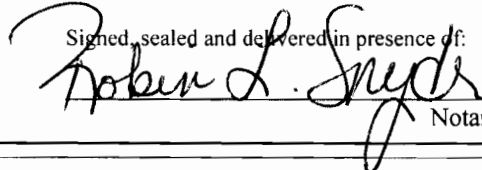
Application No. V-140  
Hearing Date: 10-1-15

Applicant EZ 69 RH WINDY HILL, LLC Phone # 916-263-0222 E-mail \_\_\_\_\_

Damian Presiga Address 2055 South Park Place  
(representative's name, printed) (street, city, state and zip code)

 Phone # 813-918-1058 E-mail damian.presiga@britanniapacific.com  
(representative's signature)

My commission expires: 11/20/17

Signed, sealed and delivered in presence of:  
  
Notary Public

Titleholder EZ 69 RH WINDY HILL, LLC Phone # 916-263-0222 E-mail Eva.Hill@britanniapacific.com

Signature Eva Hill, president Address: 621 Capitol Mall Suite 1900, Sacramento CA 95814  
(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 Commercial Large Tracts

Location 2055 South Park Pl  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 17-0852-0-013-0 District 7Y - CUMBERLAND CID SSD2 Size of Tract 5.7259 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 5.7259 Shape of Property "T" Shaped 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 reason this would cause hardship without the variance that 90% of our guest use this sign as the entry point into our hotel. It would be a significant impact to the operations, revenue and guest satisfaction. The size of the sign and placement would be inline with our neighbor's sign on each side of our property. The only reason we have to apply for this variance is to continue to have Windy Hill RD entry sign that was grandfathered at its current location and has been at this location since the 80's. The reason for the relocation of the sign, is a result of selling a segment of our land (where the sign is currently located) to the county to allow for expansion of Windy Hill RD. Since we have to relocate the sign, we are no longer grandfathered to keep the sign on Windy Hill Rd. When we went for signage approval we were rejected because the sign would be within 10' from the edge of the property line as required per code section 134-314 (b).(4), and if the sign is at least 10' from the edge of the easement then it will be in the middle of the drive.

List type of variance requested: Variance for Code section 134-314 (b)(4), to allow for placement of sign within 10' of edge of property/easement Code Section 134-314 (b).(4): Location. All signs must be located on private property, except signs erected on public property by any authorized governmental unit. No sign can be erected on or encroach on any public right-of-way. No sign shall be located within 62 feet of the center line of an arterial road right-of-way, within 52 feet of the center of a major collector road right-of-way or within 42 feet of the center of any other road right-of-way, and no closer than one foot behind the public right-of-way. All signs shall conform to the side yard setback per zoning classification. In no event shall signs be placed in the mitered corner as set out in section 134-313(k)(2).

V-140  
(2015)

29

LANTA PROPERTIES, INC.  
SEE TABLE SHEET 9A

31

EZ 69/RH WINDY  
HILL, LLC  
SEE TABLE  
SHEET 9A

33

AMERICA'S FAVORITE CHICKEN COMPANY  
SEE TABLE SHEET 9A

Proposed  
Location

Current  
Location

STA. 135+06.29  
STA. 34+00.00

R/W

35+00

136+00

137+00

S182°48'04.7" E

WINDY HILL ROAD

SVP237

KC20591

KC20595

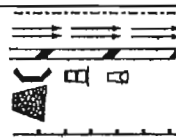
SVP700

SVP746

Right of Way: 1,015.82 square feet

PROPERTY LINE  
 REQUIRED R/W LINE  
 CONSTRUCTION LIMITS  
 EASEMENT FOR CONSTR  
 & MAINTENANCE OF SLOPES  
 EASEMENT FOR CONSTR OF SLOPES  
 EASEMENT FOR CONSTR OF DRIVES

EXISTING R/W LINE  
 PROPOSED DITCH  
 STORM DRAIN PIPE  
 HEAD WALL  
 RIP RAP  
 GUARDRAIL



COBB COUNTY DEPARTMENT OF TRANSPORTATION  
 1890 County Services Parkway  
 Marietta, Georgia 30008-4014

Project: Windy Hill Road Improvements

Project Number: E4030

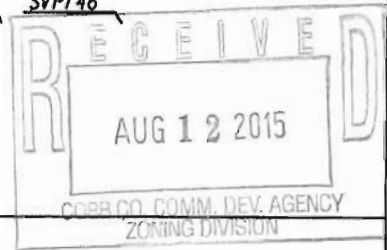
Parcel Number: 31

Owner: EZ69/RH WINDY HILL, LLC, a Delaware limited liability company

Property is Located in Land Lot 852 in the 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia

Scale: Not to scale

Plan Dated: 6/13/13 REVISED: N/A



Note: For preliminary design purposes only.  
 Accurate field survey and dimension verification  
 required before beginning construction.



PROPOSED

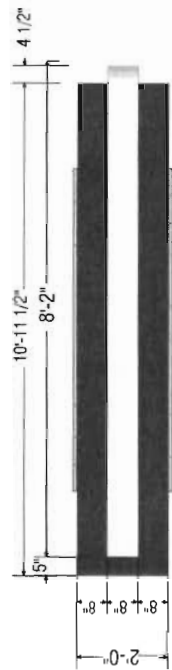


EXISTING

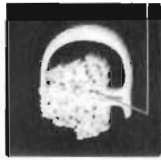
Print History	Date	Description	Title	DoubleTree	Sign Type	DT-M70 R13
6382BE	4/21/14		City/State	Atlanta, GA	Location	As Illustrated
			Customer	Britannia Pacific Properties	Size	9' 3" x 10' 11.5" (101 sq ft)
			Acct Exec.	AC	OAH:	12' 0"
			Quote	29288	Description	DFI Monument
			Line	9		
<p><b>LAURETANO</b>          SIGN GROUP          1 Tremco Drive Terryville, CT 06786          phone: 860.582.0233 fax: 860.583.0949          signs@lauretano.com www.lauretano.com</p>						

**1 of 3** This drawing contains original elements created by Lauretano Sign Group, Inc. and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc. and is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.

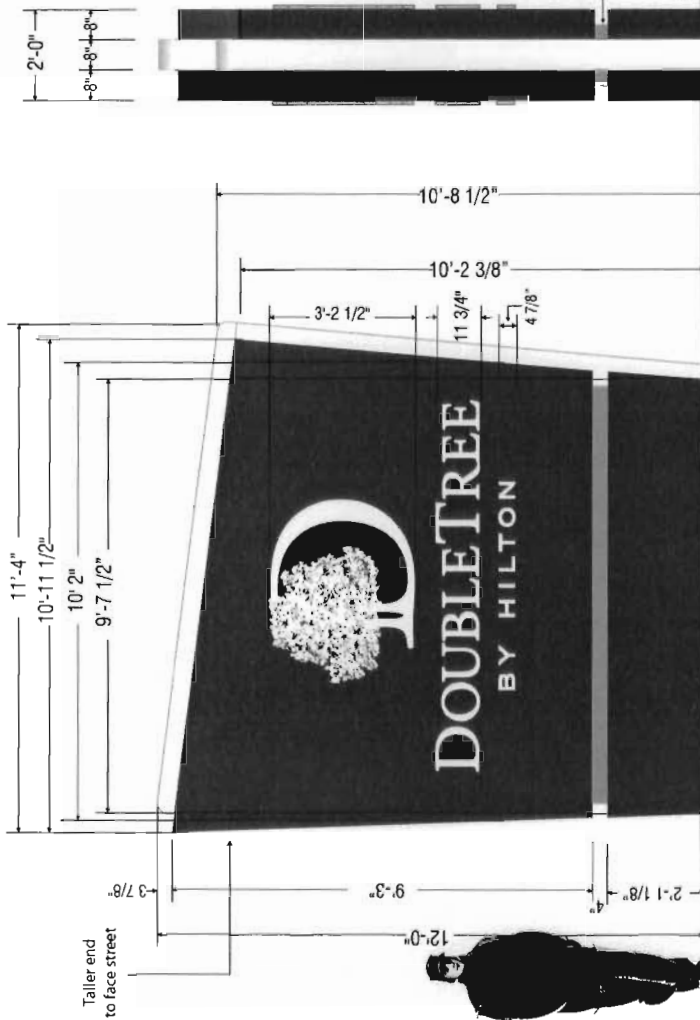




PRINTED  
"SKYHOLE"  
DETAILS



Top view



Scale: 1/4" = 1'

**MATERIALS / COLORS**

**CABINET:**

1" x 1" x 1/8" alum. tube frame .063" alum. filler painted to match PMS 4695c brown (smooth finish).

**PRIMARY FACES:**

.125" cut-thru aluminum w/ push-thru logo & copy (3/4" clear acrylic w/ 1/2" projection & 1/4" shoulder). 2nd surface diffuser film. Logo: 1st surface 3-layer digital printing  
-1st layer - 3M IJ3630-20 black opaque  
-2nd layer - 3M IJ3650-114 PMS 4695c  
-3rd layer - 3M 3619 overlaminant

**ACCENT (illuminated):**

White polycarbonate internally illuminated.

**REVEAL:**

.080" alum. painted to match PMS 583c green (smooth finish).

**BASE / POLE CLADDING:**

.080" alum. painted to match PMS 4695c brown (smooth finish).

**LIGHTING/ELECTRICAL:**

GE Tetra PowerStrip DS LEDs (6 LEDs/mod, 1 mod/ft).  
GE Tetra PowerMAX white LEDs (3 LEDs/mod, 1 mod/1.5 ft).  
(1) GE PS24-180U & (2) PS 12-60 power supplies.

**NOTES**

1. UL LABELS REQUIRED - Install in accordance with NEC
2. Underground electrical primary service provided to sign by customer's electrician. Final connection made by sign contractor as determined per local sign ordinances.
3. If available power is not 120 volt, then a difference in price will apply or a step down transformer will need to be used.



CLIENT APPROVAL	
AUTHORIZED SIGNATURE	DATE
PROCEED TO PRODUCTION	
AUTHORIZED SIGNATURE	DATE

**LAURETANO**  
SIGN GROUP  
1 Tremco Drive Terryville, CT 06786  
phone: 860.582.0233 fax: 860.583.0949  
signs@lauretano.com www.lauretano.com

**TECHNICAL PAGE**

Print 6382BE Quote 29288  
Date 4/21/14 Line 9

This drawing contains original elements created by Lauretano Sign Group, Inc. and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc. and may not be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to any party outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.

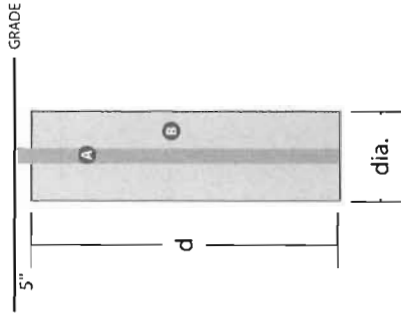
**POLE / FOOTING**

**SPREAD FOOTING OPTION:**

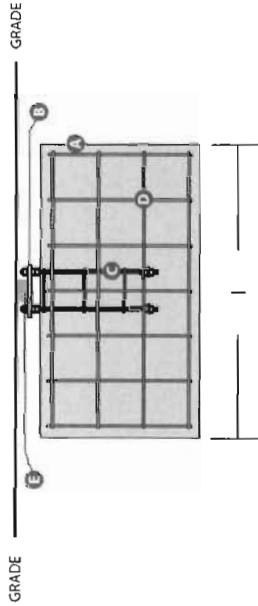
- A 4' 0" (w) x 8' 0" (l) x 3' 6" (d) #3000 concrete footing
- B 6" x 6" x 5/16" steel tube
- C (4) 1" x 3/6" anchor bolts
- D 5/8" rebar anchor cage, 1' x 1' grid pattern
- E 10' x 10' x 3/4" steel baseplate

**AUGER FOOTING OPTION:**

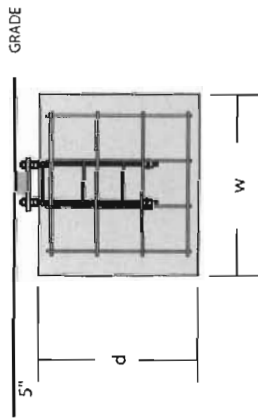
- A 6" x 6" x 5/16" steel tube
- B 3' 0" dia x 8' 9" deep concrete, #3000 mix



**AUGER FOOTING**  
NOT TO SCALE



**SPREAD FOOTING - END VIEW**  
NOT TO SCALE



**SPREAD FOOTING - FRONT VIEW**  
NOT TO SCALE



**LAURETANO**  
SIGN GROUP  
1 Tremco Drive Terryville, CT 06786  
phone: 860.582.0233 fax: 860.583.0949  
signs@lauretano.com www.lauretano.com

**TECHNICAL PAGE**

Print 6382BE Quote 29288  
Date 4/21/14 Line 9

This drawing contains original elements created by Lauretano Sign Group, Inc., and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc., and it is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.

29

LANTA PROPERTIES, INC.  
SEE TABLE SHEET 9A

KC20485  
135\*79.54  
100.00' LT

KC20484  
135\*45.00  
80.00' LT

2 STA. 135+06.29  
1 STA. 34+00.00

31  
EZ 69/RH WINDY  
HILL, LLC  
SEE TABLE  
SHEET 9A

KC20487  
136\*21.62  
100.00' LT

KC20482

33  
AMERICA'S FAVORITE CHICKEN COMPANY  
SEE TABLE SHEET 9A

KC20488

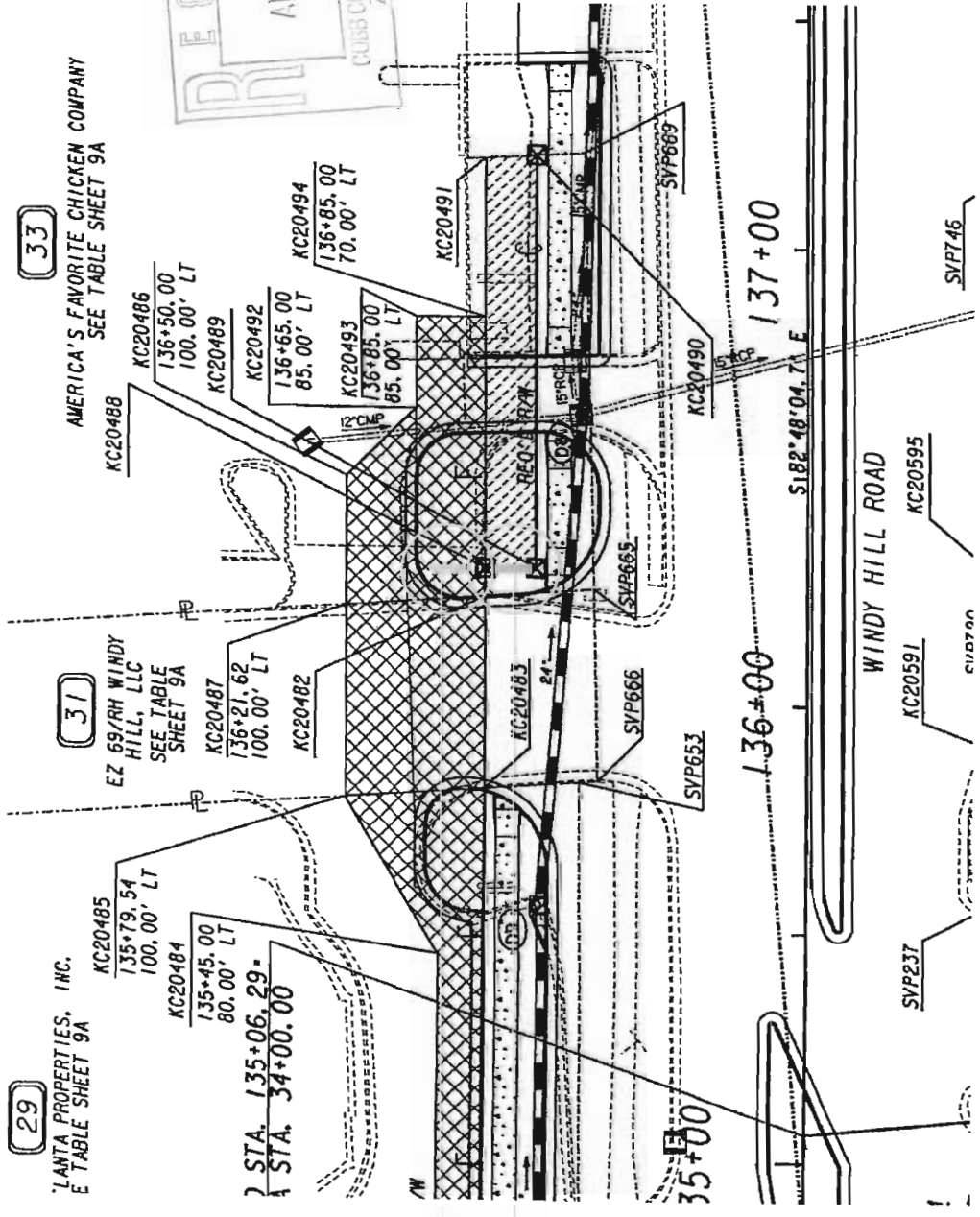
KC20486  
136\*50.00  
100.00' LT

KC20489  
136\*65.00  
85.00' LT

KC20492  
136\*85.00  
70.00' LT

KC20494  
136\*85.00  
70.00' LT

LINE B / DRIVE 2  
CURRENT SIGN



Site Plan - NTS

**LAURETANO**  
SIGN GROUP  
1 Tremco Drive Terryville, CT 06786  
phone: 860.582.0233 fax: 860.583.0949  
signs@lauretano.com www.lauretano.com

Print History	Date	Description	Title
6151BE	3/28/14		DoubleTree Atlanta, GA
6151BE-2	4/21/14		Customer Britannia Pacific Properties
			Acct Exec. AC
			Quote 29288

1 of 1 This drawing contains original elements created by Lauretano Sign Group, Inc. and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc. and it is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic or other means, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.