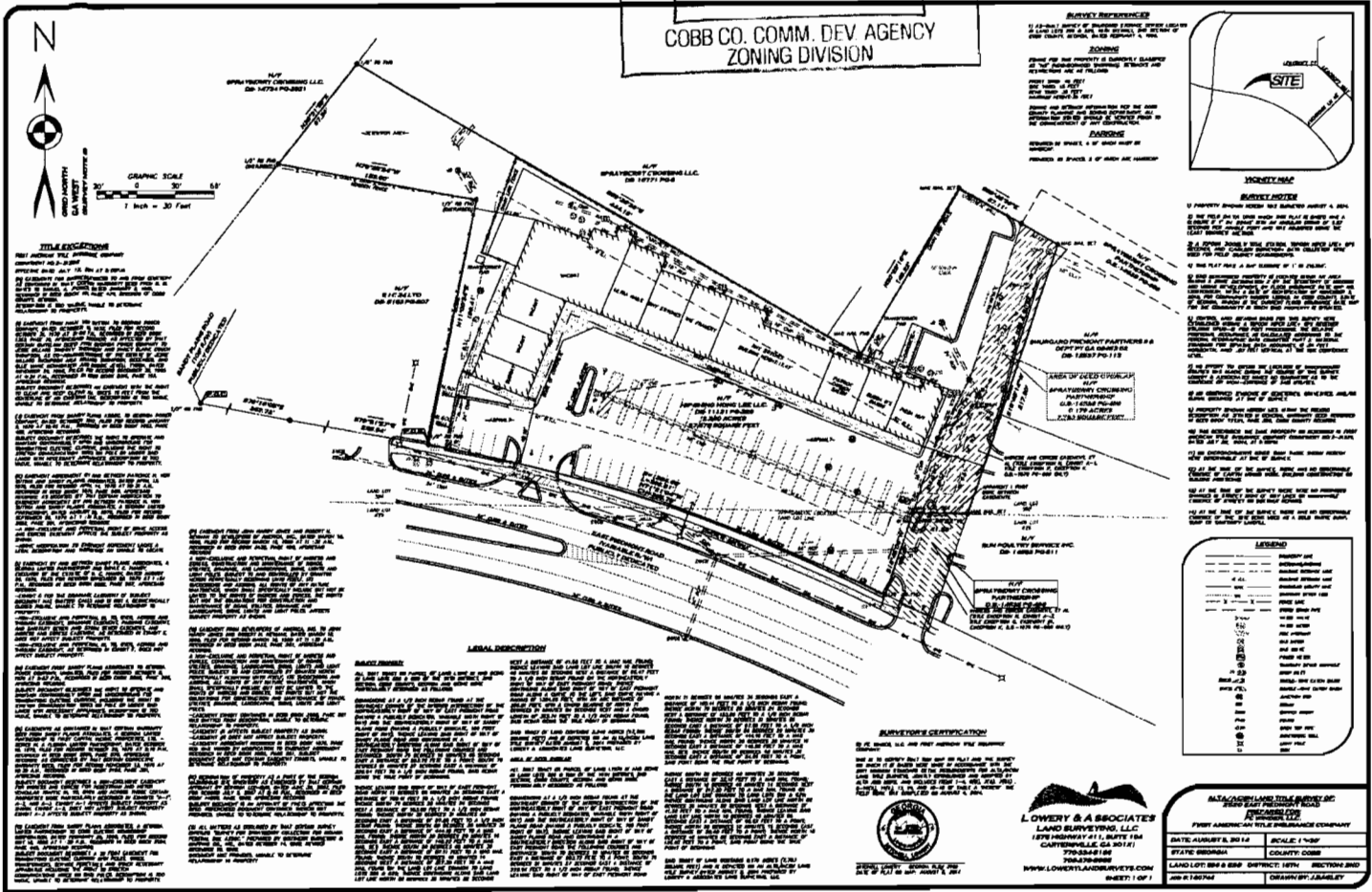


V-160
(2015)

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



TITLE EXCERPTS
 THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CLERK OF SUPERIOR COURT OF THE STATE OF GEORGIA FOR THE COUNTY OF COBB, GEORGIA, AND HAS FOUND THAT THE FOLLOWING DEEDS HAVE BEEN RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY: [List of deed references follows]

LEGAL DESCRIPTION
 THAT A CERTAIN PARCEL OF LAND BEING PART OF THE PARCEL DESCRIBED AS FOLLOWS: [Detailed legal description of the surveyed parcel follows]

LEGAL DESCRIPTION (continued)
 AND THAT THE SURVEYOR HAS FOUND THAT THE FOLLOWING DEEDS HAVE BEEN RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY: [Additional deed references]

SURVEYOR'S CERTIFICATION
 I, [Surveyor Name], a duly licensed and active member of the Georgia Society of Professional Surveyors, do hereby certify that I have personally supervised the execution of the survey shown on this plat, and that the same is a true and correct representation of the actual survey conducted on the ground.

SURVEY REFERENCE
 THE SURVEY IS REFERRED TO AS SURVEY NO. [Number] AND IS FILED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF THE STATE OF GEORGIA FOR THE COUNTY OF COBB, GEORGIA.

NOTICE
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 2011 AND THE SURVEYING BOARD'S REGULATIONS. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ENCROACHMENTS OR EASEMENTS NOT SHOWN ON THIS PLAT.

LEGEND
 - - - - - EASEMENT
 --- --- --- ENCROACHMENT
 [Other symbols and their corresponding descriptions follow]

LOWERY & ASSOCIATES
 LAND SURVEYING, LLC
 1275 HENRIETTA ST, SUITE 110
 CANNONVILLE, GA 30111
 770-848-1181
 www.loweryandsurveyors.com

DATE: AUGUST 8, 2015
SCALE: 1"=30'
STATE: GEORGIA
COUNTY: COBB
LANDLIFT NO. 2 BSR - SURVEY NO. [Number]
CREATED BY: J. JAGLEY

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.

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

BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



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APPLICANT: FC Winder, LLC

PETITION No.: V-160

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.

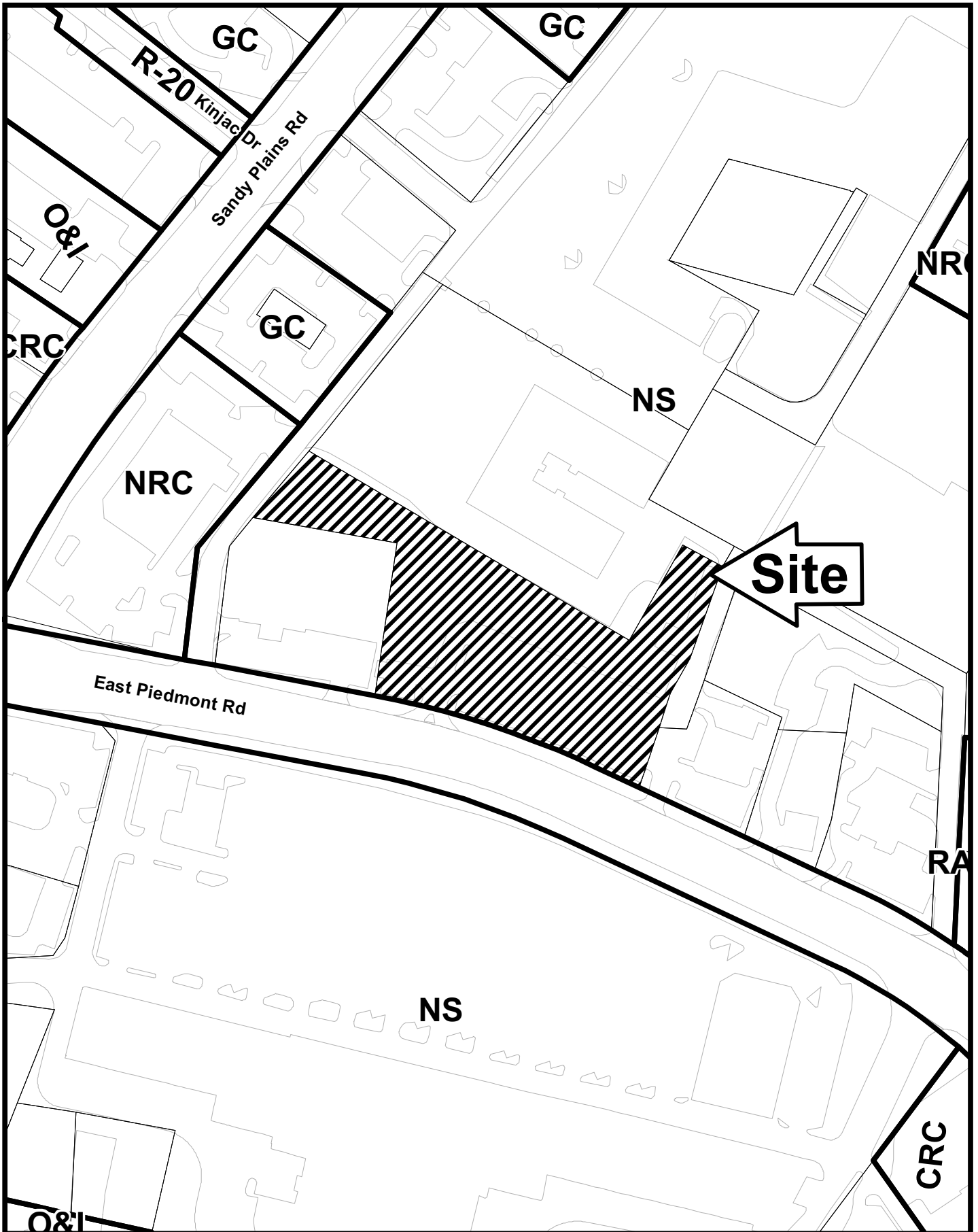
CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No conflict

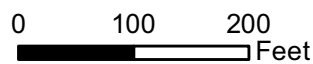
SEWER: No conflict



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.

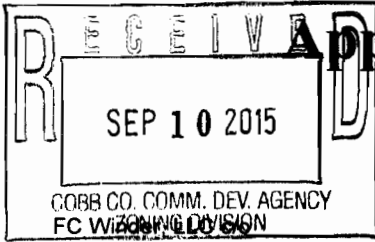
V-160



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-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/Owner (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.