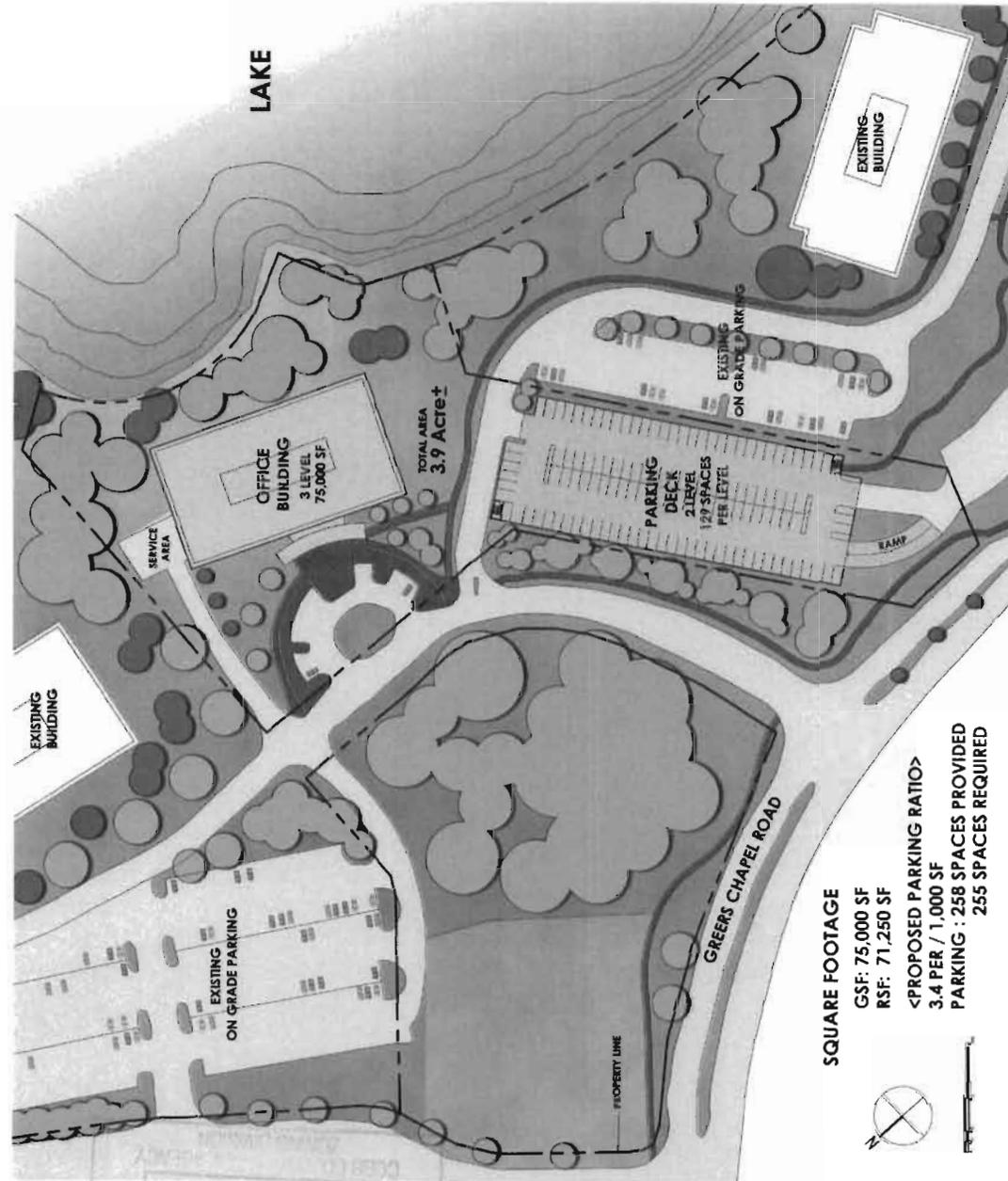


V-10  
(2016)



**SQUARE FOOTAGE**  
GSF: 75,000 SF  
RSF: 71,250 SF  
<PROPOSED PARKING RATIO>  
3.4 PER / 1,000 SF  
PARKING : 258 SPACES PROVIDED  
255 SPACES REQUIRED



REVISED  
NOV 12 2015

**APPLICANT:** P & L Barrett LP

**PETITION No.:** V-10

**PHONE:** 770-980-0808

**DATE OF HEARING:** 01-13-2016

**REPRESENTATIVE:** Rob Hosack

**PRESENT ZONING:** GC

**PHONE:** 770-235-5662

**LAND LOT(S):** 209

**TITLEHOLDER:** P & L Barrett, L.P.

**DISTRICT:** 20

**PROPERTY LOCATION:** At the southeast corner of Lodge Road and Greers Chapel Road (265 Lodge Road).

**SIZE OF TRACT:** 3.05 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Allow an accessory use (proposed two level parking deck) to be located to the front and side of the principal structure.

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

**BOARD OF APPEALS DECISION**

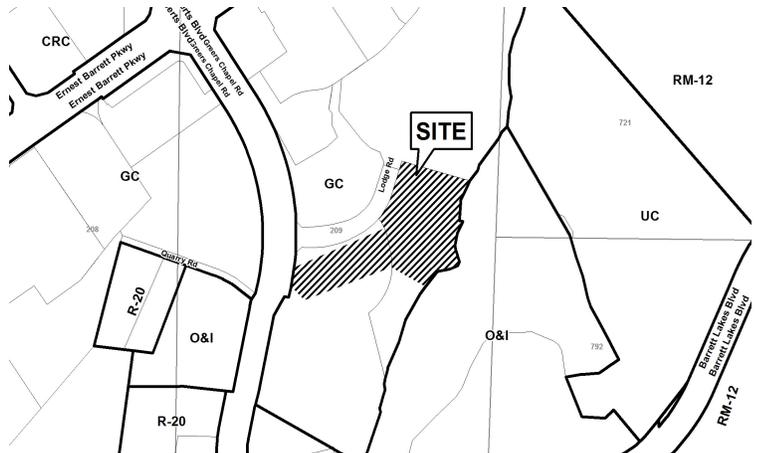
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** P & L Barrett LP

**PETITION No.:** V-10

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network.

**DEVELOPMENT & INSPECTIONS:** No comments.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** Subject to meeting current stormwater management requirements at Plan Review.

**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:** Staff has determined that the subject sites are not within the boundaries of approved design guidelines study areas; therefore do not have to comply with design guidelines requirements. No comments.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

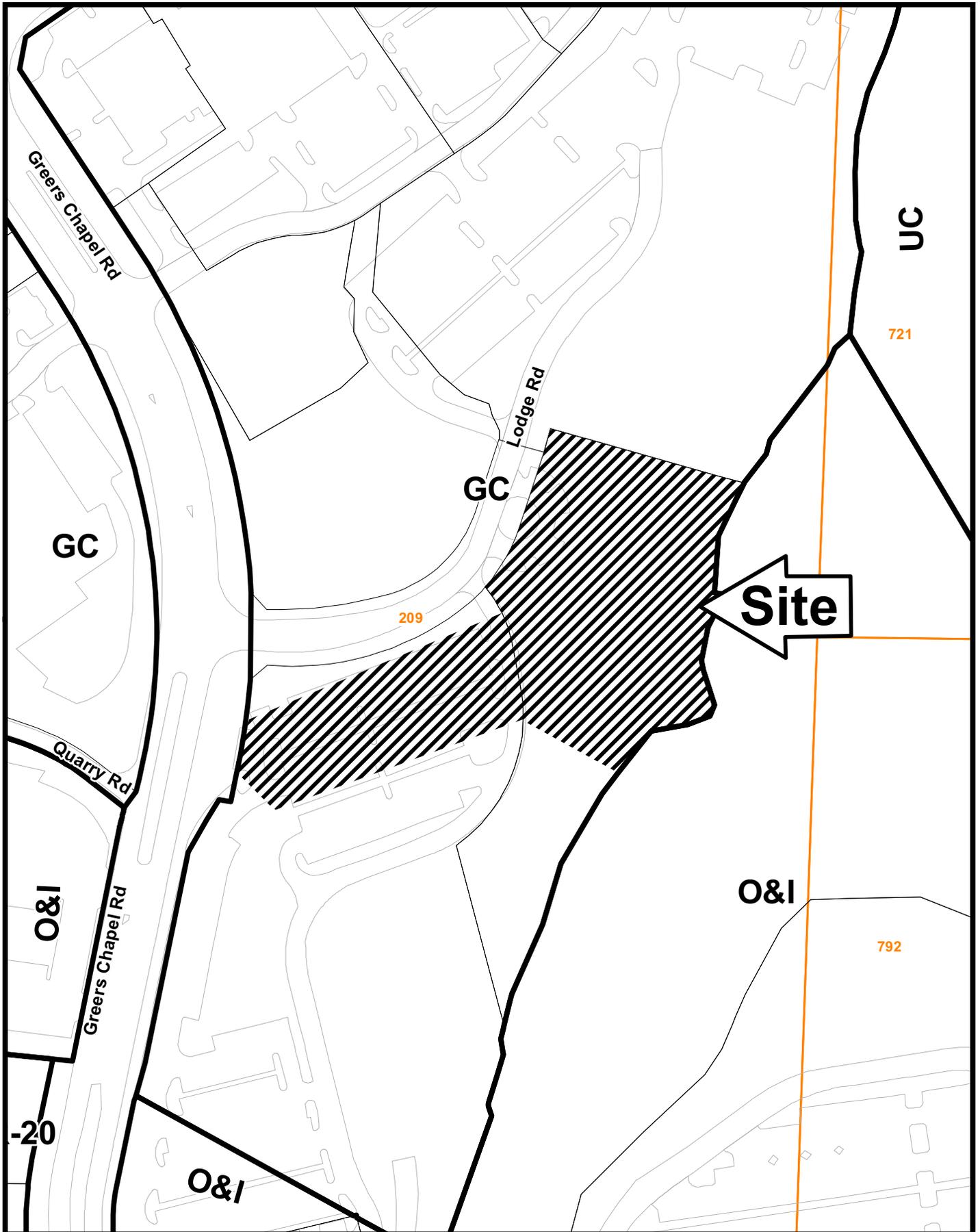
**SEWER:** No conflict.

**APPLICANT:** P & L Barrett LP                      **PETITION No.:** V-10

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**FIRE DEPARTMENT:** 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-10

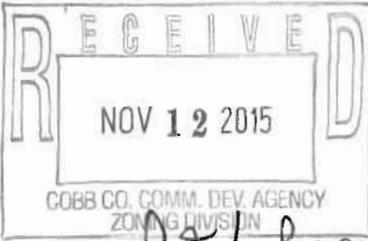


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary  
Zoning Boundary



# Application for Variance Cobb County

(type or print clearly)

Application No. V-10  
Hearing Date: 1-13-16

Applicant P & L Barrett L.P. Phone # 770-980-0808 E-mail lmzimmer@pepeandland.com

Rob Hosack Address 3625 Cumberland Blvd Ste 950 Atlanta 30339  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-235-5662 E-mail robestrat@city.com  
(representative's signature) robestrat-city.com

My commission expires: June 15, 2019

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



Titleholder PdL Barrett L.P. Phone # 770-980-0808 E-mail \_\_\_\_\_

Signature [Signature] Address: 3225 Cumberland Blvd  
(attach additional signatures, if needed) (street, city, state and zip code)  
Suite 400  
Atlanta  
30339

My commission expires: June 15, 2019

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

Present Zoning of Property GC

Location located on the east side of Lodge Road, north of Groers Chapel Road -  
(street address, if applicable; nearest intersection, etc.) 265 Lodge Rd

Land Lot(s) 209th District 20th Size of Tract 3.05 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).

Applicant proposes to place the one story parking deck over existing surface parking to avoid unnecessary and excessive land disturbance. By locating proposed office building adjacent to existing lake (behind parking), applicant will lessen impervious surface adjacent to lake & buffer.

List type of variance requested: Allow accessory use (parking deck) to be located to the front of the principal structure.