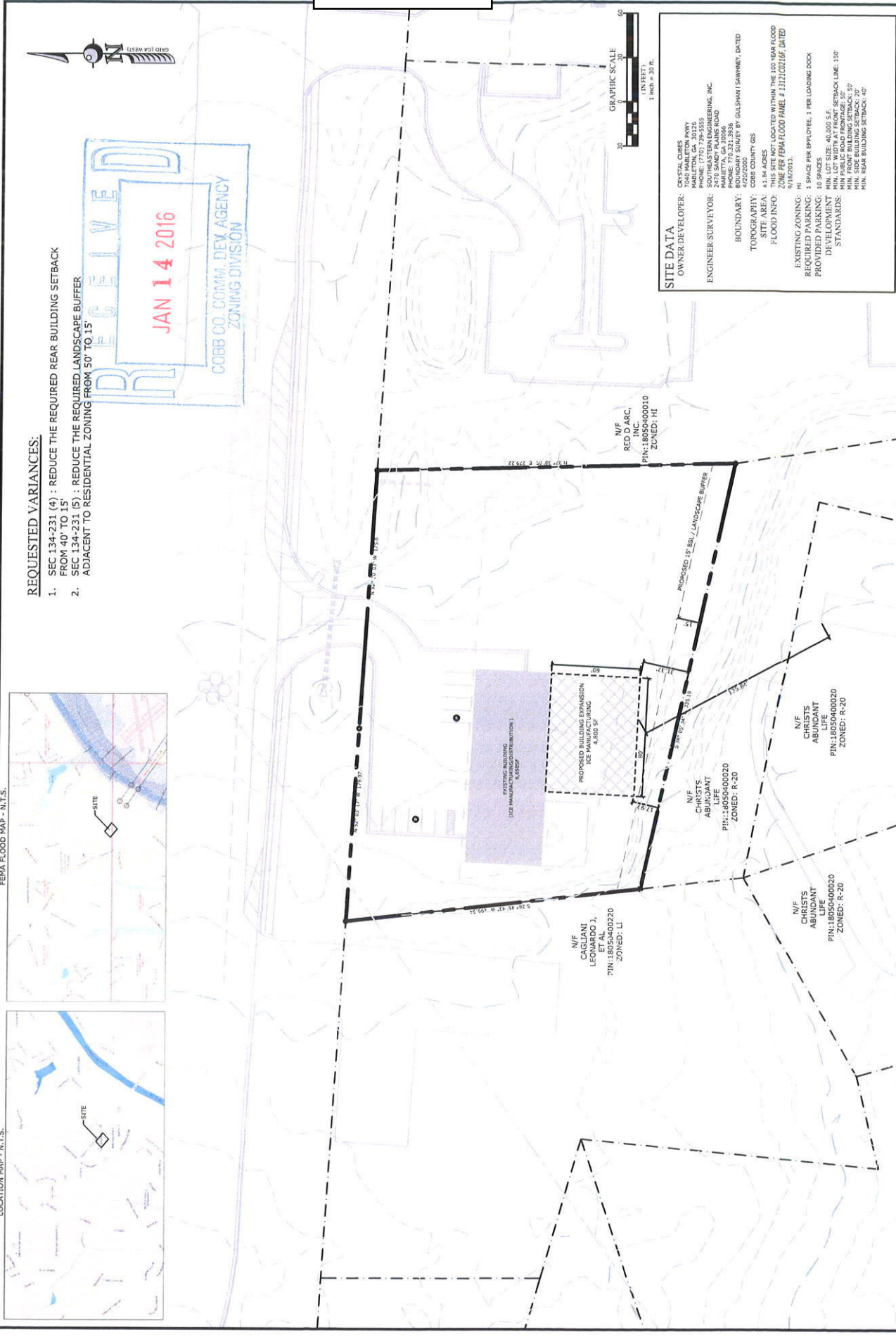




V-40
(2016)

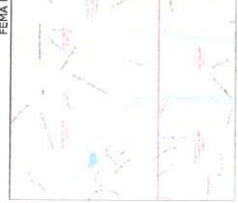
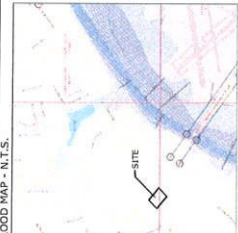
VARIANCE SITE PLAN
 PROJECT LOCATED AT:
 7040 MABLETON PARKWAY
 COBB COUNTY, GEORGIA
 2ND SECTION
 LL 498.53 & 502 OF THE 18TH DISTRICT.



SITE DATA

OWNER/DEVELOPER: CRYSTAL CUBES, 7040 MABLETON PARKWAY, SOUTH/EASTERN ENGINEERING, INC.
ENGINEER SURVEYOR: SOUTH/EASTERN ENGINEERING, INC., MARIETTA, GA 30066
BOUNDARY SURVEY: BY GULSHANI (SUNSHINE), DATED 4/20/2000
TOPOGRAPHY: COBB COUNTY GIS
SITE AREA: 81.84 ACRES
FLOOD INFO: LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANEL # 13121C0118, DATED 9/18/2013.

EXISTING ZONING: G-1 SPACE PER EMPLOYEE, 1 PER LOADING DOCK
PROVIDED PARKING: MIN. LOT SIZE: 40,000 S.F.
DEVELOPMENT STANDARDS: MIN. LOT WIDTH AT FRONT SETBACK LINE: 150'
 MIN. FRONT BUILDING SETBACK: 50'
 MIN. SIDE BUILDING SETBACK: 20'
 MIN. REAR BUILDING SETBACK: 60'



THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER OR THE CONSTRUCTION OF THE PROJECT. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE DESIGN OF THE PROJECT OR THE CONSTRUCTION OF THE PROJECT. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE DESIGN OF THE PROJECT OR THE CONSTRUCTION OF THE PROJECT. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE DESIGN OF THE PROJECT OR THE CONSTRUCTION OF THE PROJECT. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE DESIGN OF THE PROJECT OR THE CONSTRUCTION OF THE PROJECT.

APPLICANT: South Eastern Engineering, Inc.

PETITION No.: V-40

PHONE: 770-702-7052

DATE OF HEARING: 03-09-16

REPRESENTATIVE: Nathan Adrian

PRESENT ZONING: HI

PHONE: 770-700-7052

LAND LOT(S): 498, 504, 503

TITLEHOLDER: Anil M. Patel

DISTRICT: 18

PROPERTY LOCATION: On the south side of Mableton Parkway, west of Lee Industrial Boulevard (7040 Mableton Parkway).

SIZE OF TRACT: 1.84 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the rear setback from the required 40 feet to 15 feet; and 2) waive the landscape screening buffer adjacent to a residentially zoned property from the required 50 feet to 15 feet along the rear.

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

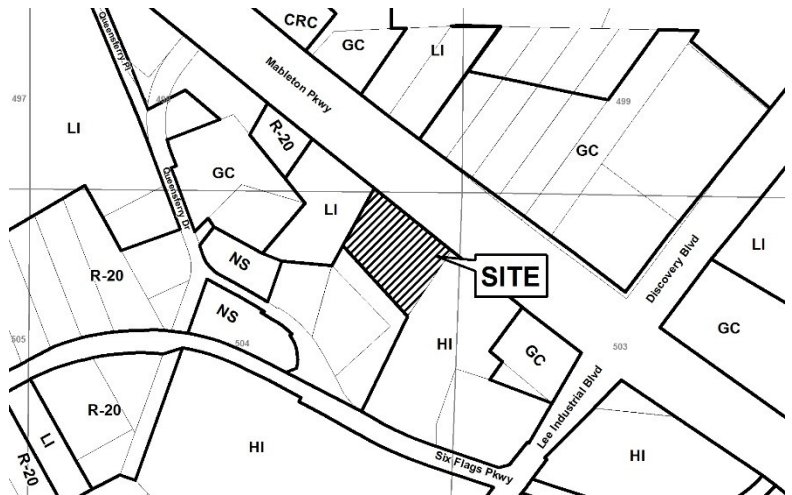
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: South Eastern Engineering,
Inc.

PETITION No.: V-40

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: This parcel is located within the Chattahoochee River Corridor and will be subject to Metropolitan River Protection Act guidelines. Unless there was a previous review it will require an Atlanta Regional Commission submittal for Metropolitan River Protection Act certificate prior to building permitting. It appears that the proposed site will still be under the allowable impervious and clearing limits for Vulnerability Category D. However, the gravel area that is currently being used for truck parking will need to be reduced. Also, the existing detention pond will need to be evaluated to verify adequate capacity to accommodate the site expansion. This pond needs some maintenance and cleaning as well. These issues will be addressed during 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: 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.

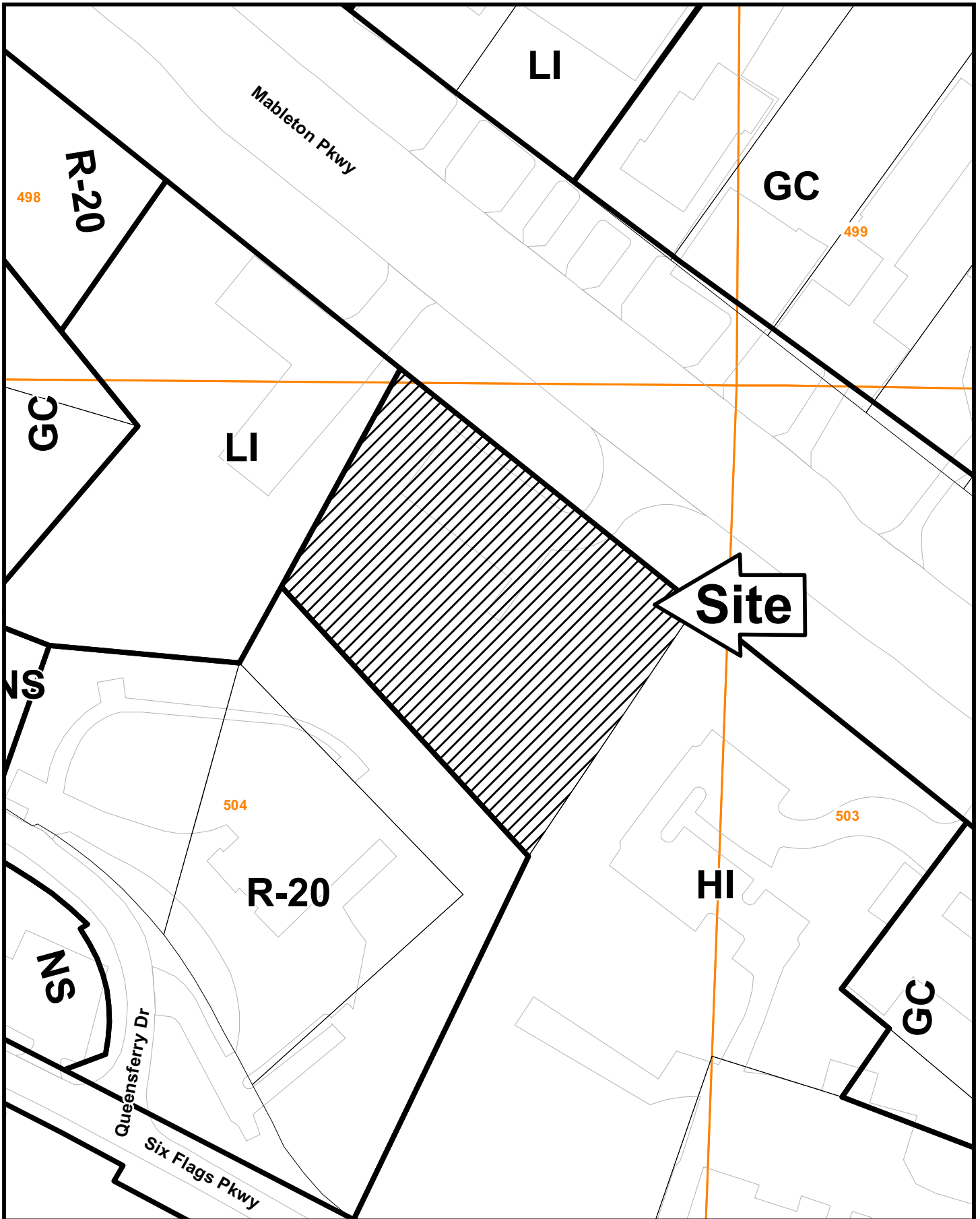
SEWER: No conflict. Unclear whether property is served by sanitary sewer.

APPLICANT: South Eastern Engineering,
Inc. _____

PETITION No.: V-40 _____

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.

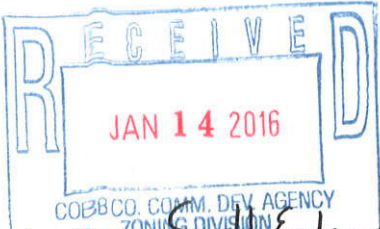
V-40



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)

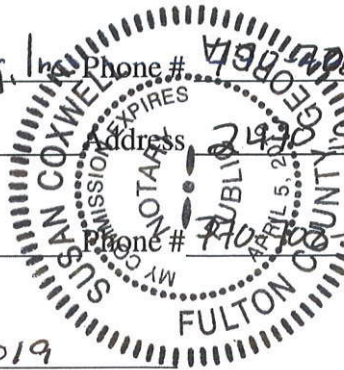
Application No. V-40
Hearing Date: 3-9-16

Applicant South Eastern Engineering, Inc. Phone # 770-700-7052 E-mail nadrian@seengineering.com

Nathan Adrian
(representative's name, printed) Address: 2430 Sandy Plains Road Marietta, GA 30066
(street, city, state and zip code)

Nathan Adrian
(representative's signature) Phone # 770-700-7052 E-mail nadrian@seengineering.com

My commission expires: 4-5-2019

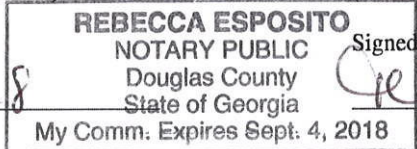


Signed, sealed and delivered in presence of:
Susan Coxwell
Notary Public

Titleholder Amil M. Patel Phone # 770-739-5555 E-mail Radiogun1@gmail.com

Signature Amil M. Patel Address: 4020 Pineridge Rd. SE Smyrna GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Sept 4, 2018



Signed, sealed and delivered in presence of:
Rebecca Esposito
Notary Public

Present Zoning of Property HI - Heavy Industrial

Location 7040 Mableton Parkway
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 498, 503, 504 District 18th Size of Tract 1.84 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 Yes Topography of Property _____ Other _____

Does the property or this request need a second electrical meter? YES _____ NO 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).

Due to the large front setback off SR 139 and the property's trapezoidal shape only allows for expansion to the rear of the existing building

List type of variance requested: _____

Reduction of building setback from 40' to 15' and landscape buffer from 50' to 15' to allow for a building expansion for additional equipment needed for continued growth.