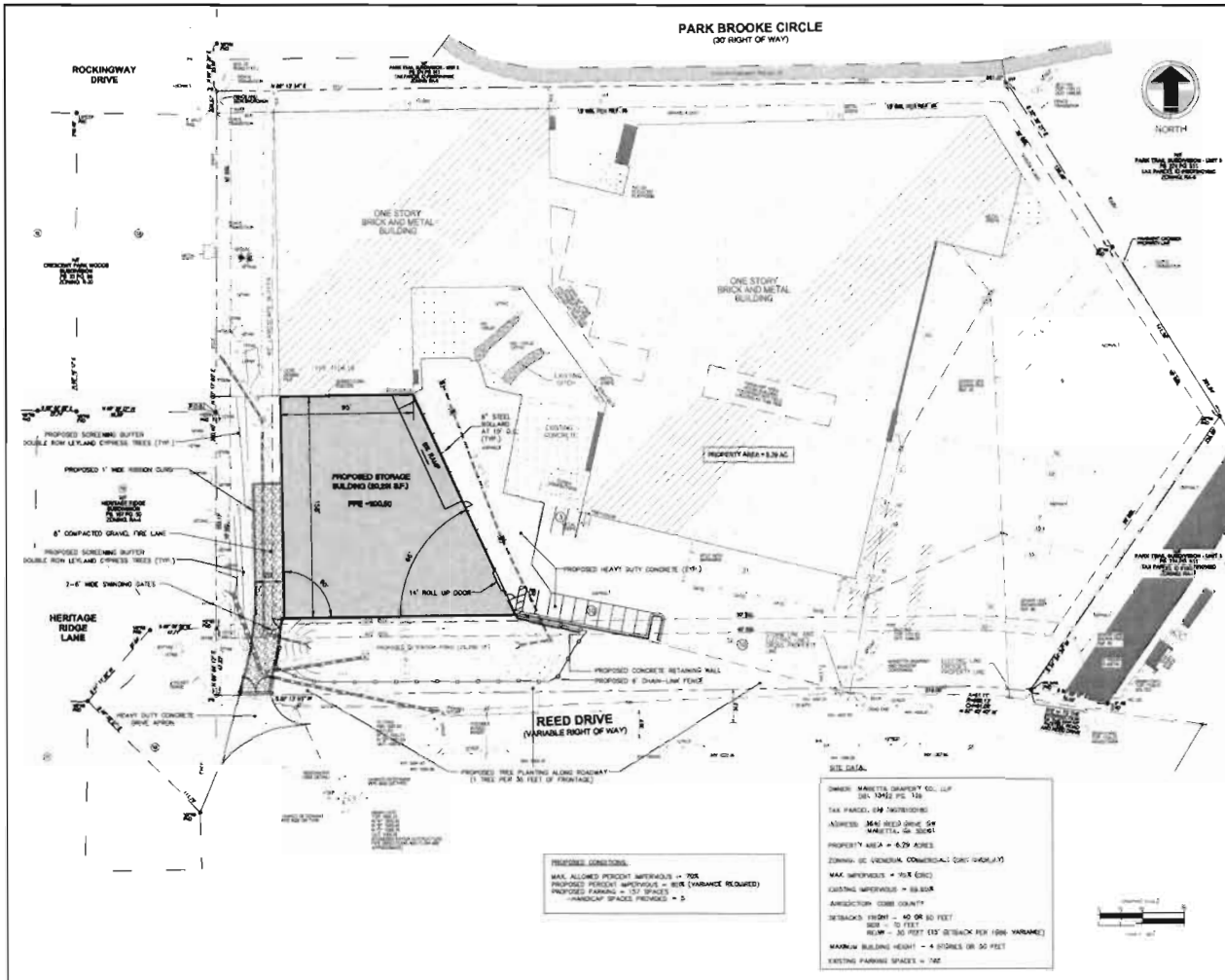


V-89
(2016)



DRAWING DATE: 5-10-16
PROJECT NO: 15001
DATE: 5-10-16
DESCRIPTION: ZONING SITE PLAN
DATE: 5-10-16
DESCRIPTION: ZONING SITE PLAN
DATE: 5-10-16
DESCRIPTION: ZONING SITE PLAN



LOCATED IN:
LL 781 & 848
19TH DISTRICT
2ND SECTION

PROJECT NAME
**MARIETTA DRAPERY
STORAGE EXPANSION**

SITE
**3640 REED DRIVE
MARIETTA, GA 30061**

CLIENT
**McNEEL
BUILDERS, LLC**

SHEET TITLE
ZONING SITE PLAN

SHEET NUMBER

C1

APPLICANT: Marietta Drapery Co., LLP

PHONE: 770-427-0587

REPRESENTATIVE: Rob Hosack

PHONE: 770-235-5662

TITLEHOLDER: Marietta Drapery Co., L.L.P.

PROPERTY LOCATION: On the north side of Reed Drive, west of Austell Road, and at the eastern terminus of Rockingway Drive
(3640 Reed Drive).

PETITION No.: V-89

DATE OF HEARING: 07-13-2016

PRESENT ZONING: GC

LAND LOT(S): 781, 782, 847, 848

DISTRICT: 19

SIZE OF TRACT: 6.29 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the maximum impervious surface from 70% to 80%; and 2) waive the landscaped screening buffer adjacent to residential property from the required 40 feet to zero feet adjacent to the northern property line and to 25 feet adjacent to the western property line.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

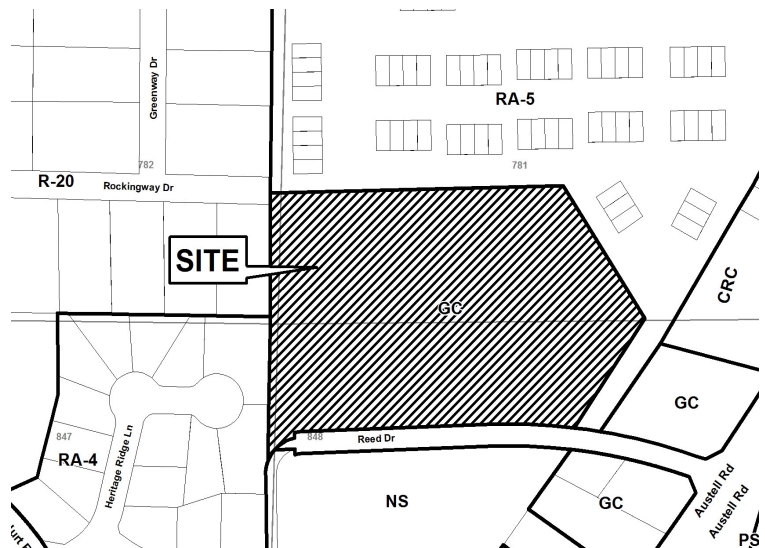
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Marietta Drapery Co., LLP **PETITION No.:** V-89

COMMENTS

TRAFFIC: Recommend a FAA study if proposed building height is 4 stories or more.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW:

STORMWATER MANAGEMENT: Applicant must relocate existing onsite detention pond and provide additional detention for new addition as well as verify adequate existing spillway capacity (via hydrologic storage routing) of residential detention pond located just downstream.

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 for V-89.

DESIGN GUIDELINES: Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does 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.

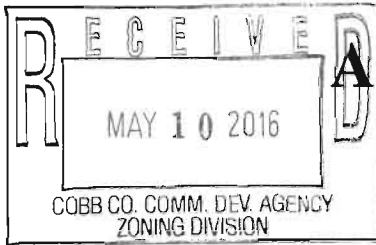
SEWER: No conflict.

FIRE DEPARTMENT: ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2006 Edition). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb, measured to inside of curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet).



Application for Variance Cobb County

(type or print clearly)

Application No. V-89
Hearing Date: 7-13-16

Applicant Marietta Drapery Co., LLP Phone # 770-427-0587 E-mail rob@strat-city.com

Rob Hosack

(representative's name, printed)

Address 3625 Cumberland Blvd., Suite 950 Atlanta, GA 30339

(street, city, state and zip code)

Phone # 770-235-5662 E-mail rob@strat-city.com

(representative's signature)

My commission expires: 12/20/2018

Signed, sealed and delivered in presence of:

Annette D. Napier

Notary Public

Titleholder Marietta Drapery Co., LLP

Phone # 770-427-0587

E-mail dbentley@mariettadrapery.com

Signature

(attach additional signatures, if needed)

Address: P.O. Box 569 Marietta, GA 30061

(street, city, state and zip code)

My commission expires: 12/20/2018

Signed, sealed and delivered in presence of:

Annette D. Napier

Notary Public

Present Zoning of Property GC-General Commercial

Location 3640 Reed Drive Marietta, GA 30061

(street address, if applicable, or subdivision section, etc.)

Land Lot(s) 781 and 848 District 19 Size of Tract 6.3 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 x location of property in basin/ watershed

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:

Site has irregular configuration that limits location of buildings on site. Many of the existing improvements to site, as well as existing parking facilities on site were made prior to adoption of impervious surface restrictions within community activity centers. Applicant's proposed plans to improve aesthetic conditions of site along Austell Road Corridor would be limited without relief from applying terms of ordinance. Proposed plans also involve better capturing and detaining off site drainage.

List type of variance requested: Waive the maximum impervious surface from 70% to 80%