



No.	ISSUED DESCRIPTION	DATE

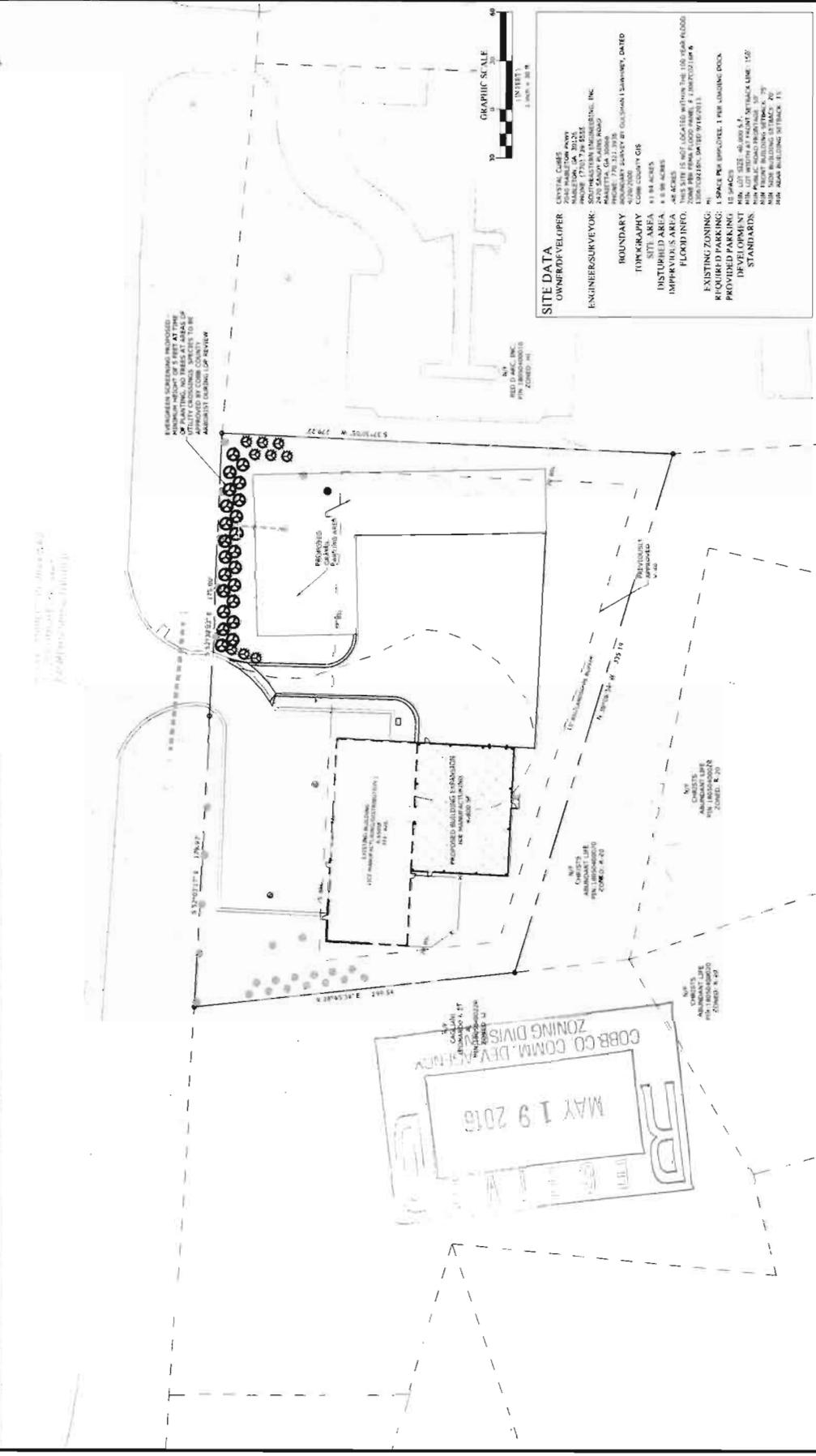
(9102)
-67-V

VARIANCE SITE PLAN
PROJECT LOCATED AT
7040 MABLETON PARKWAY
COBB COUNTY, GEORGIA



REQUESTED VARIANCES:

1. ALLOW GRAVEL PARKING IN FRONT AND SIDE AREAS



SITE DATA

OWNER/DEVELOPER
CRYSTAL CREEK PONY
MABLETON, GA 30128

ENGINEER/SURVEYOR
SOUTHEASTERN ENGINEERING, INC.
2425 SANDY PARKWAY ROAD
PHOENIX, AZ 85028

BOUNDARY
TOM KRAVARY
COBB COUNTY GIS

SITE AREA
4.18 ACRES

DISTURBED AREA
4.18 ACRES

IMPROVED AREA
1.5 ACRES

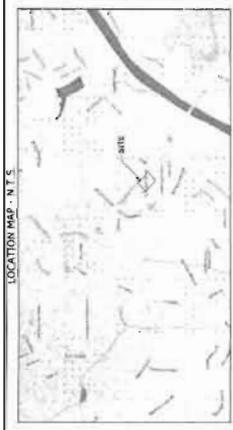
FLOODING
NO FLOODING

EXISTING ZONING
COMMERCIAL

REQUIRED PARKING
1 SPACE PER EMPLOYEE, 1 PER UNLOADING DOCK

PROVIDED PARKING
15 SPACES

DEVELOPMENT STANDARDS
MIN. LOT SIZE - 4,000 SQ. FT.
MIN. FRONT YARD SETBACK - 10 FT.
MIN. SIDE YARD SETBACK - 5 FT.
MIN. SIDE BUILDING SETBACK - 5 FT.
MIN. REAR BUILDING SETBACK - 5 FT.



APPLICANT: Crystal Cubes Ice

PETITION No.: V-97

PHONE: 770-739-5555

DATE OF HEARING: 07-13-2016

REPRESENTATIVE: Wayne Matthews

PRESENT ZONING: HI

PHONE: 770-702-7037

LAND LOT(S): 498, 503, 504

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: Allow parking on a non-hardened surface.

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

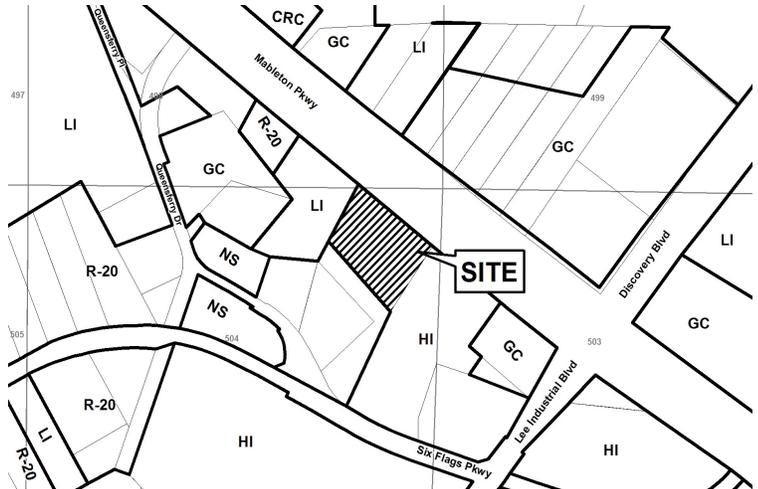
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Crystal Cubes Ice **PETITION No.:** V-97

COMMENTS

TRAFFIC: Recommend GDOT permits for all work that encroaches upon State right-of-way.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW:

STORMWATER MANAGEMENT: Subject to Metropolitan River Protection Act review based on vulnerability category reanalysis provided by the ARC.

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-97.

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 Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No conflict.

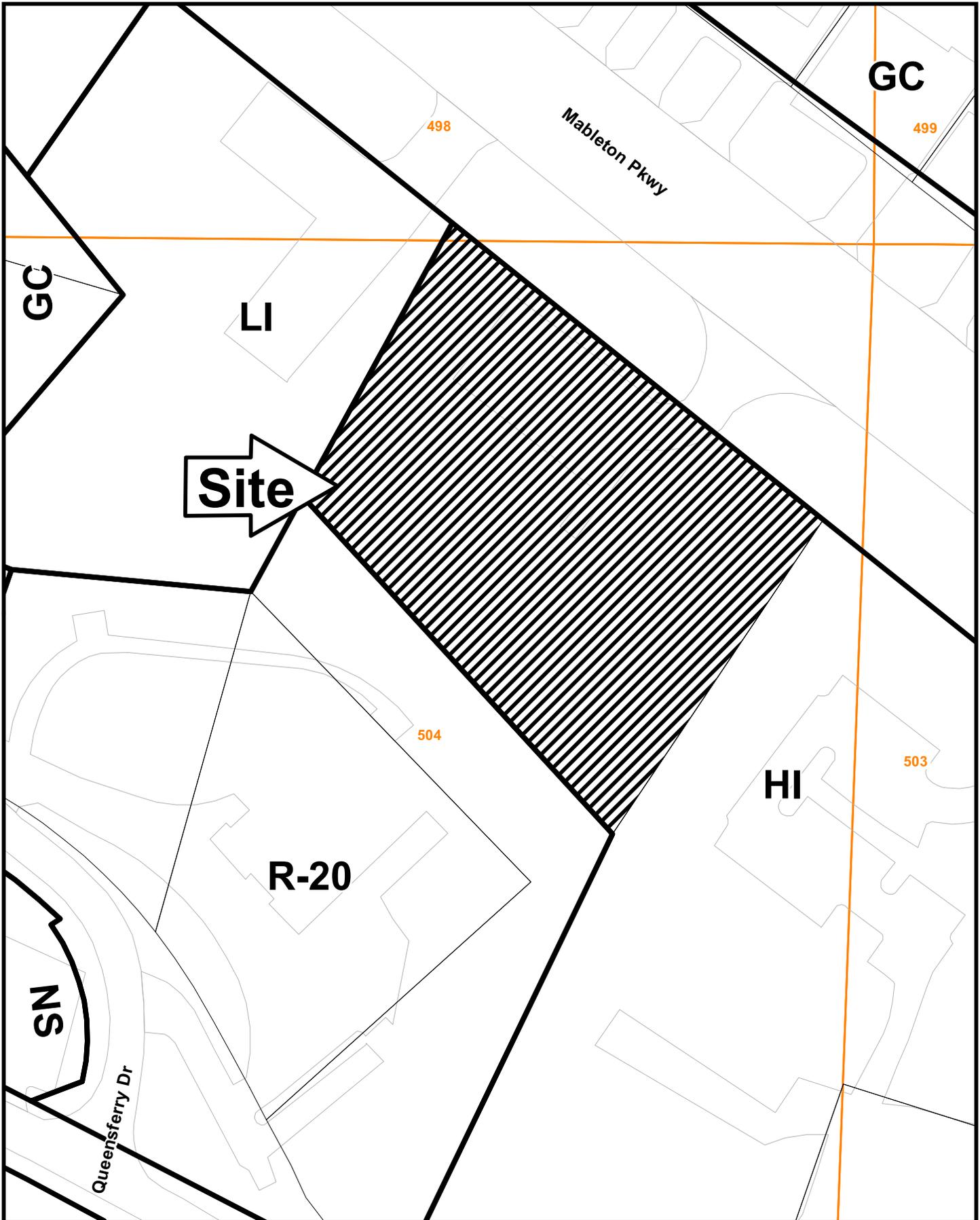
SEWER: No conflict.

APPLICANT: Crystal Cubes Ice

PETITION No.: V-97

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-97 -2016 GIS



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)

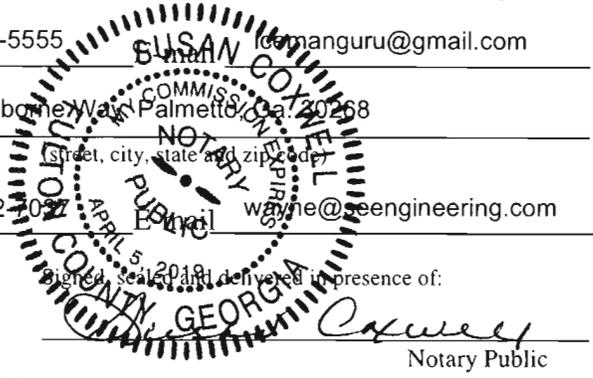
Application No. V-97
Hearing Date: 7-13-16

Applicant Crystal Cubes Ice Phone # (770) 739-5555 E-mail icemanguru@gmail.com

Wayne Matthews Address 417 Selborne Way Palmetto, Ga. 30268
(representative's name, printed) (street, city, state and zip code)

Wayne Matthews Phone # (770) 702-0027 E-mail wayne@seengineering.com
(representative's signature)

My commission expires: 4-5-2019

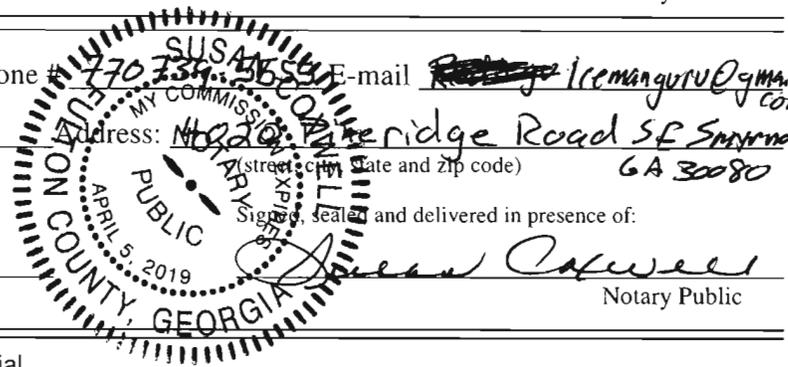


Signed, sealed and delivered in presence of:
Susan Colwell
Notary Public

Titleholder Anil M. Patel Phone # 770 739 5555 E-mail icemanguru@gmail.com

Signature Anil M. Patel Address: 11020 Pineridge Road SE Smyrna, GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 4-5-2019



Signed, sealed and delivered in presence of:
Susan Colwell
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 19th 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 x Shape of Property _____ 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:

The size of the property limits areas of available parking. Due to the location and proximity to the Chattahoochee River, approval for gravel parking is sought, which is a porous surface. Without the additional parking, the business would not have sufficient space for trucks and employee parking, thus hindering the ability to grow.

List type of variance requested: _____

A building expansion is proposed, which requires more parking area for trucks and employee vehicles. Approval for gravel parking (non hardened, porous surface) is sought for areas in the front and side of the property. Proposed parking would be screened from view of Mableton Parkway by evergreen plantings.