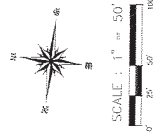
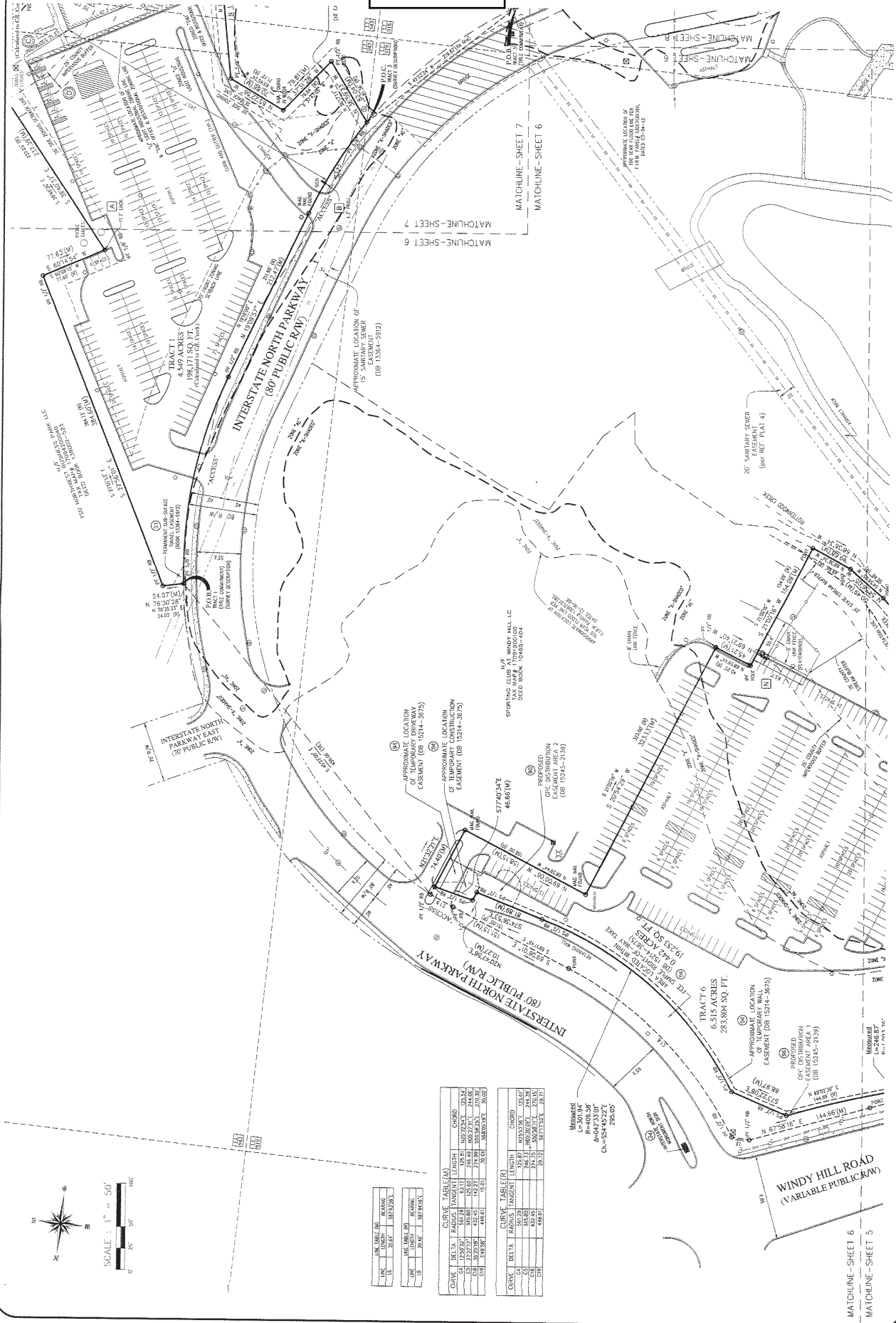




107-V  
(2016)



LINE	DELTA	RADIUS	TANGENT	CHORD
1	112.78	100.00	37.42	132.70
2	112.78	100.00	37.42	132.70
3	112.78	100.00	37.42	132.70
4	112.78	100.00	37.42	132.70
5	112.78	100.00	37.42	132.70

CURVE	DELTA	RADIUS	TANGENT	CHORD
1	112.78	100.00	37.42	132.70
2	112.78	100.00	37.42	132.70
3	112.78	100.00	37.42	132.70
4	112.78	100.00	37.42	132.70
5	112.78	100.00	37.42	132.70

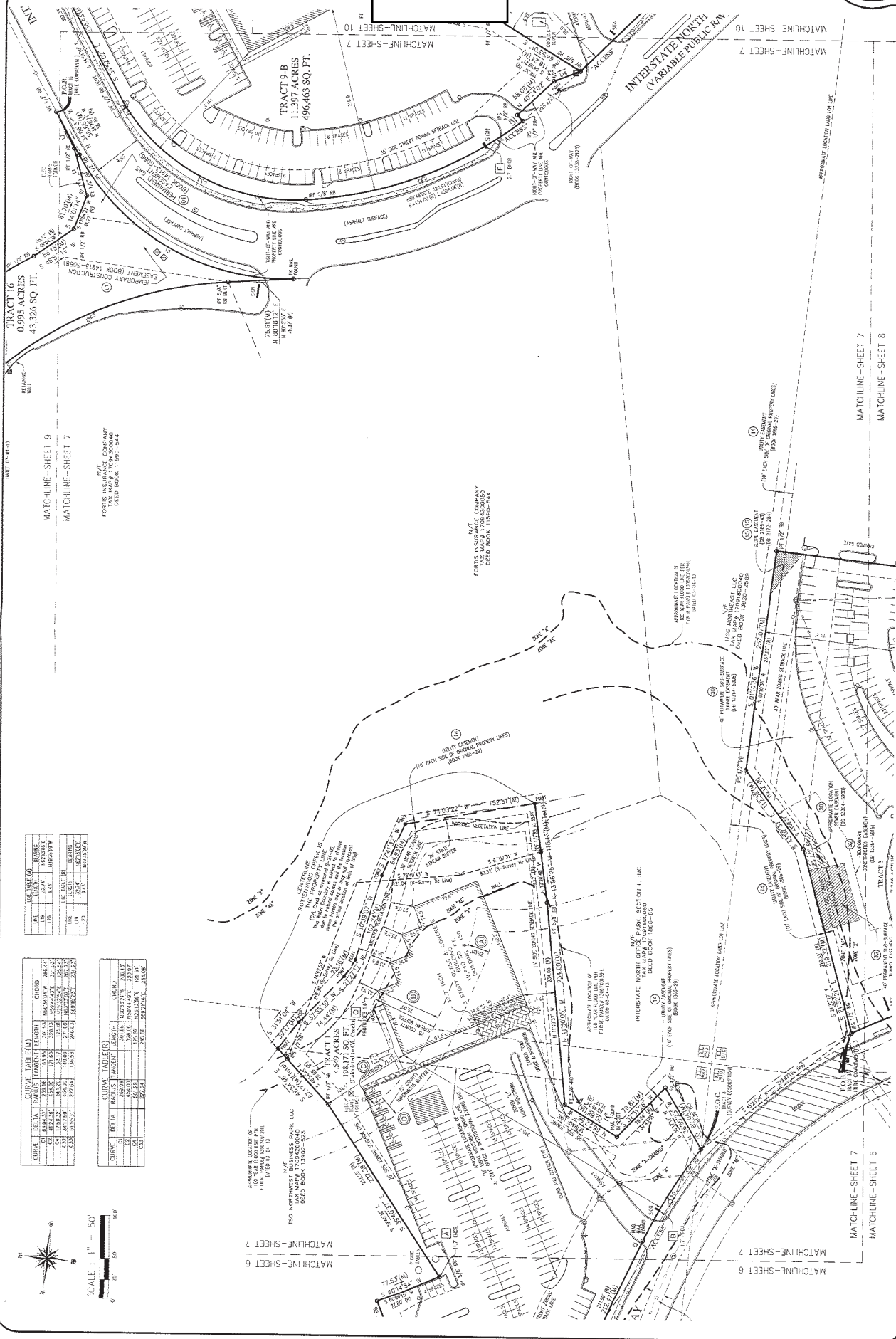
Messured  
L=301.84  
R=408.99  
A=102.31°  
C=54°45'27.1"  
735.05'

107-V  
(2016)

Book & Clark's National Surveyors Network  
National Coordinators of ALTA/ACSM Land Title Surveys  
2520 Weber Market Street, Suite 200, Arden, OH 44333  
Phone: (480) 339-8765 Fax: (330) 866-9828 www.bookandclark.com



Sheet 7 of 13



DATED 05-04-13

MATCHLINE-SHEET 9  
MATCHLINE-SHEET 7

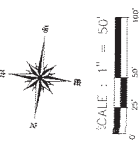
FORBIS INSURANCE COMPANY  
100 N. MAIN ST., SUITE 200  
ARLEN, TEXAS 75009-3444

N/E  
FORBIS INSURANCE COMPANY  
DEED BOOK 11590-544

LINE	BEARING	DISTANCE	REMARKS
12	S 71° 12' 00" W	107.00	EXISTING CURB
13	S 71° 12' 00" W	107.00	EXISTING CURB
14	S 71° 12' 00" W	107.00	EXISTING CURB
15	S 71° 12' 00" W	107.00	EXISTING CURB
16	S 71° 12' 00" W	107.00	EXISTING CURB
17	S 71° 12' 00" W	107.00	EXISTING CURB
18	S 71° 12' 00" W	107.00	EXISTING CURB
19	S 71° 12' 00" W	107.00	EXISTING CURB
20	S 71° 12' 00" W	107.00	EXISTING CURB

CURVE	DELTA	BEARING	CHORD
1	180.000	S 00.000° E	107.000
2	180.000	S 00.000° E	107.000
3	180.000	S 00.000° E	107.000
4	180.000	S 00.000° E	107.000
5	180.000	S 00.000° E	107.000
6	180.000	S 00.000° E	107.000
7	180.000	S 00.000° E	107.000
8	180.000	S 00.000° E	107.000
9	180.000	S 00.000° E	107.000
10	180.000	S 00.000° E	107.000

CURVE	DELTA	BEARING	CHORD
1	180.000	S 00.000° E	107.000
2	180.000	S 00.000° E	107.000
3	180.000	S 00.000° E	107.000
4	180.000	S 00.000° E	107.000
5	180.000	S 00.000° E	107.000
6	180.000	S 00.000° E	107.000
7	180.000	S 00.000° E	107.000
8	180.000	S 00.000° E	107.000
9	180.000	S 00.000° E	107.000
10	180.000	S 00.000° E	107.000



MATCHLINE-SHEET 6  
MATCHLINE-SHEET 7

MATCHLINE-SHEET 6  
MATCHLINE-SHEET 7

MATCHLINE-SHEET 7  
MATCHLINE-SHEET 8

**APPLICANT:** INOP Acquisitions, LLC

**PETITION No.:** V-107

**PHONE:** 404-965-1070

**DATE OF HEARING:** 8-10-2016

**REPRESENTATIVE:** John H. Moore

**PRESENT ZONING:** LI, O&I

**PHONE:** 770-429-1499

**LAND LOT(S):** 942, 943

**TITLEHOLDER:** INOP Acquisitions, LLC, a Delaware limited liability company

**DISTRICT:** 17

**PROPERTY LOCATION:** On the southeast side of Interstate North Parkway, south of Interstate North Parkway East (150 Interstate North Parkway).

**SIZE OF TRACT:** 4.55 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Allow the building to extend 25 feet into 25 foot impervious buffer; 2) allow the building to extend 75 feet into 75 foot stream buffer; 3) allow parking lot to extend 25 feet into 25 foot impervious buffer; and 4) allow parking lot to extend 21.3 feet into 75 foot stream buffer.

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

**BOARD OF APPEALS DECISION**

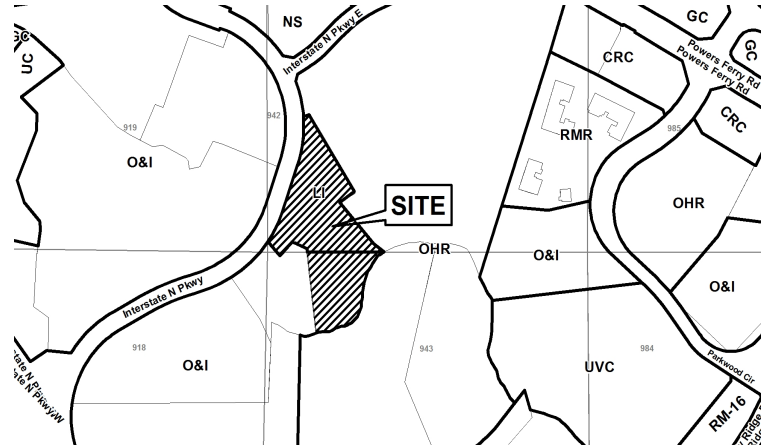
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** INOP Acquisitions, LLC      **PETITION No.:** V-107

\*\*\*\*\*

**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:** Subject to approval for existing buffer encroachments only.

**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-98 –V-113.

**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:** No comment

**WATER:** No conflict

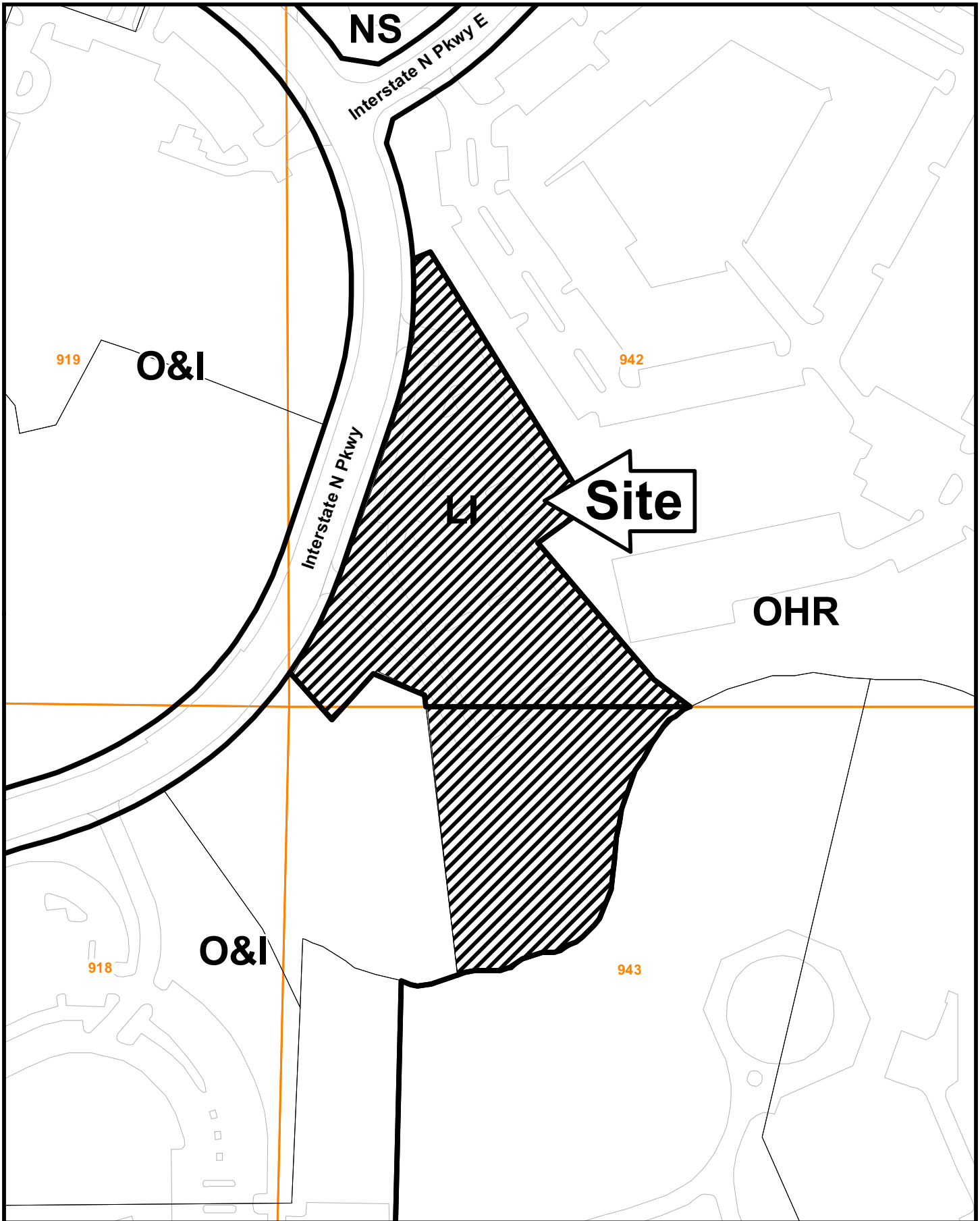
**SEWER:** No conflict

**APPLICANT:** INOP Acquisitions, LLC      **PETITION No.:** V-107

\*\*\*\*\*

**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-107-2016 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

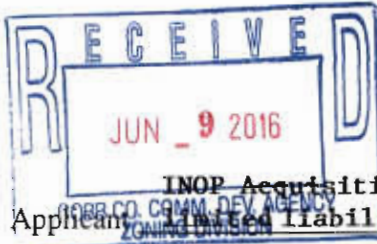


# Application for Variance Cobb County

(type or print clearly)

Application No. V-107 (2016)

Hearing Date: 08/10/2016



**INOP Acquisitions, LLC, a Delaware**  
Applicant **limited liability company** Phone # (404) 965-1070 E-mail dcanaday@rubenstein  
**Moore Ingram Johnson & Steele, LLP** partners.com

**John H. Moore** Address Emerson Overlook, 326 Roswell Street  
(representative's name, printed) (street, city, state and zip code) Marietta, GA 30060

BY: [Signature] Phone # (770) 429-1499 E-mail jmoore@mijs.com  
(representative's signature) Georgia Bar No. 519800

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public



My commission expires: January 10, 2019

**INOP Acquisitions, LLC, a Delaware**  
Titleholder **limited liability company** Phone # (404) 965-1070 E-mail dcanaday@rubenstein  
partners.com

Signature **See Exhibit "A" Attached Hereto** Address: Suite 340, 340 Interstate North Parkway  
(attach additional signatures, if needed) (street, city, state and zip code) Atlanta, GA 30339

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_

Notary Public

Present Zoning of Property OI

Location 150 Interstate North Parkway (Tract 1 as shown on ALTA/ACSM Land Title Survey)  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 942, 943 District 17th Size of Tract 4.549 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  Topography of Property  Other

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO

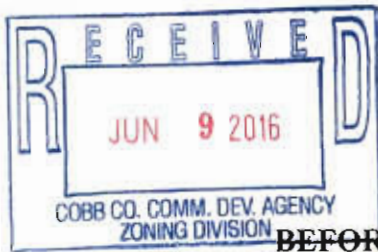
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance:

**See Exhibit "B" attached hereto and incorporated herein by reference.**

List type of variance requested: **See Exhibit "B" attached hereto and incorporated herein by reference.**

V-107  
(2016)  
Exhibit

**EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE**



Application No.: V- 107 (2016)  
Hearing Date: August 10, 2016

**BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS**

**Applicant/Titleholder: INOP Acquisitions, LLC,  
a Delaware limited liability company**

Please state what hardship would be created by following the normal terms of the ordinance:

INOP Acquisitions, LLC as Applicant and Titleholder (hereinafter collectively "Applicant") recently acquired ownership of the commercial property known as "Interstate North Office Park," located, generally, along Interstate North Parkway, Interstate North Parkway West, Interstate North Circle, Windy Hill Road, and Windy Ridge Parkway; as well as Rottenwood Creek traversing the Subject Property, in Land Lots 875, 918, 919, 942, 943, 944, 945, 982, and 983, 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). The improvements on the Property consist of single and multi-story buildings for office, restaurant and retail uses, together with associated parking decks and surface parking areas. The Office Park was planned, developed, and constructed in compliance with all Cobb County Zoning Ordinance and Development Standards applicable at the time of construction. However, in the years following construction and occupancy of the Office Park, Interstate 75, the Windy Hill Road corridor, and many surrounding roadways have experienced ongoing road improvement projects, including condemnations of properties for road widenings, construction of new roadways, entrance realignments, and many other improvements which directly affected the Subject Property. Additionally, the Cobb County Zoning Ordinance and Development Standards which was in effect at the time of development of the Office Park has been revised and updated. Waivers of the affected tracts and buildings within the Office Park must be approved to allow for the Property to be in compliance with current, existing Zoning Ordinance and Development Standards. Applicant seeks the approval of the variances, as required by Cobb County, even though the variances are required as a result of actions and events not caused by Applicant, but by Cobb County, Georgia, and/or the State of Georgia. To grant the requested variances and allow the Subject Property to conform to current, existing Ordinances and Standards would result in no detrimental impact upon the Subject Property or any other adjacent or surrounding properties.



List of type of variances requested:

**Variances requested for 150 Interstate North Parkway (Tract 1 as shown and reflected on ALTA ACSM Land Title Survey):**

- (1) Building extending twenty-five (25) feet into twenty-five (25) foot impervious buffer;
- (2) Building extending seventy-five (75) feet into seventy-five (75) foot stream buffer;
- (3) Parking lot extending twenty-five (25) feet into twenty-five (25) foot impervious buffer;
- (4) Parking lot extending 21.3 feet into seventy-five (75) foot stream buffer.