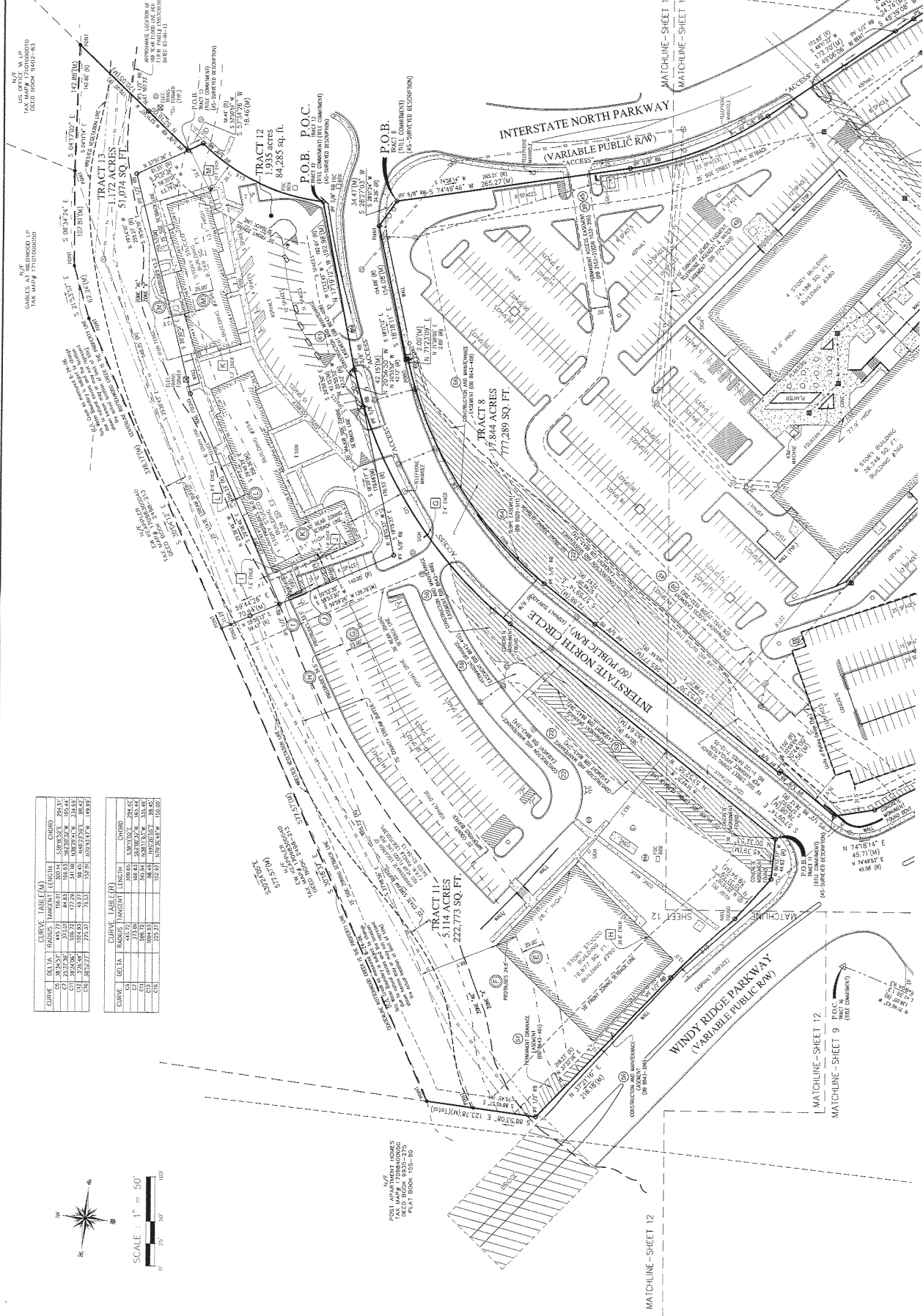


V-111  
(2016)

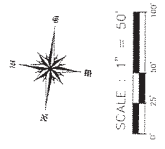
Book & Clark's National Surveyors Network  
National Coordinators of ALTA/ACSM Land Title Surveys  
5500 West Market Street, Suite 200, Avon, OH 44333  
Phone: (800) 5URVEYS (737-3357), Fax: (330) 668-3506 www.bookandclark.com



CURVE DATA TABLE (1)			
CH	BELTA	BOARDS	TANGENT LENGTH
50	30.8537	156.01	38.0114
51	30.8537	156.01	38.0114
52	30.8537	156.01	38.0114
53	30.8537	156.01	38.0114
54	30.8537	156.01	38.0114
55	30.8537	156.01	38.0114

CURVE DATA TABLE (2)			
CH	BELTA	BOARDS	TANGENT LENGTH
56	30.8537	156.01	38.0114
57	30.8537	156.01	38.0114
58	30.8537	156.01	38.0114
59	30.8537	156.01	38.0114
60	30.8537	156.01	38.0114
61	30.8537	156.01	38.0114



Sheet 12 of 13

**APPLICANT:** INOP Acquisitions, LLC  
**PHONE:** 404-965-1070  
**REPRESENTATIVE:** John H. Moore  
**PHONE:** 770-429-1499  
**TITLEHOLDER:** INOP Acquisitions, LLC, a Delaware limited liability company  
**PROPERTY LOCATION:** On the east side of Interstate North Circle, north of Cumberland Boulevard, and south of Windy Ridge Parkway (294 and 296 Interstate North Parkway).

**PETITION No.:** V-111  
**DATE OF HEARING:** 8-10-2016  
**PRESENT ZONING:** O&I  
**LAND LOT(S):** 983  
**DISTRICT:** 17  
**SIZE OF TRACT:** 1.94 acres  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the minimum required number of parking spaces by seven (7) spaces for buildings 294 and 296; 2) waive the side setback from the required 15 feet to 6.1 feet adjacent to the eastern property line for building 294; 3) waive the rear setback from the required 30 feet to 29 feet adjacent to the northern property line for building 294; 4) allow the building to extend 25 feet into 25 foot impervious buffer for building 294; 5) allow the building to extend 36 feet into the 75 foot stream buffer for building 294; 6) waive the side setback from the required 15 feet to 13.8 feet adjacent to the eastern property line for building 296; 7) waive the front setback from the required 50 feet to 36.3 feet adjacent to the southern property line for building 296; 8) allow the building to extend 25 feet into 25 foot impervious buffer for building 296; 9) allow the building to extend 13.3 feet into 75 foot stream buffer for building 296; 10) allow parking lot to extend 25 feet into 25 foot impervious buffer; and 11) allow parking lot to extend 33.5 feet into 75 foot stream buffer.

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

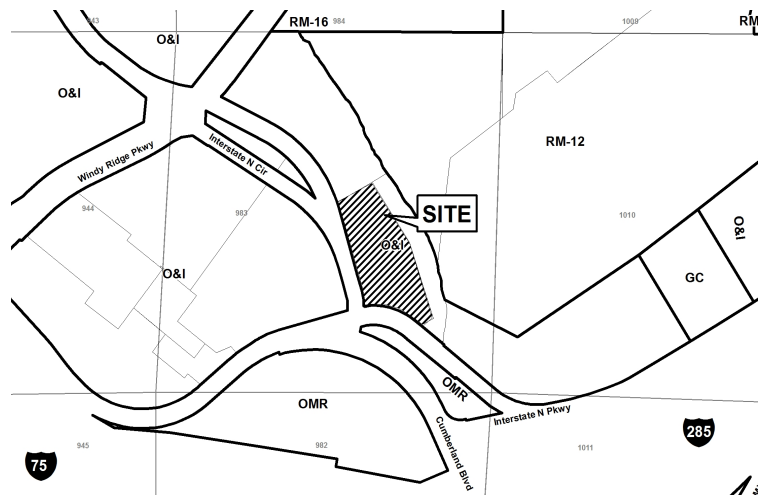
**BOARD OF APPEALS DECISION**

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

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

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

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



**APPLICANT:** INOP Acquisitions, LLC      **PETITION No.:** V-111

\*\*\*\*\*

**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

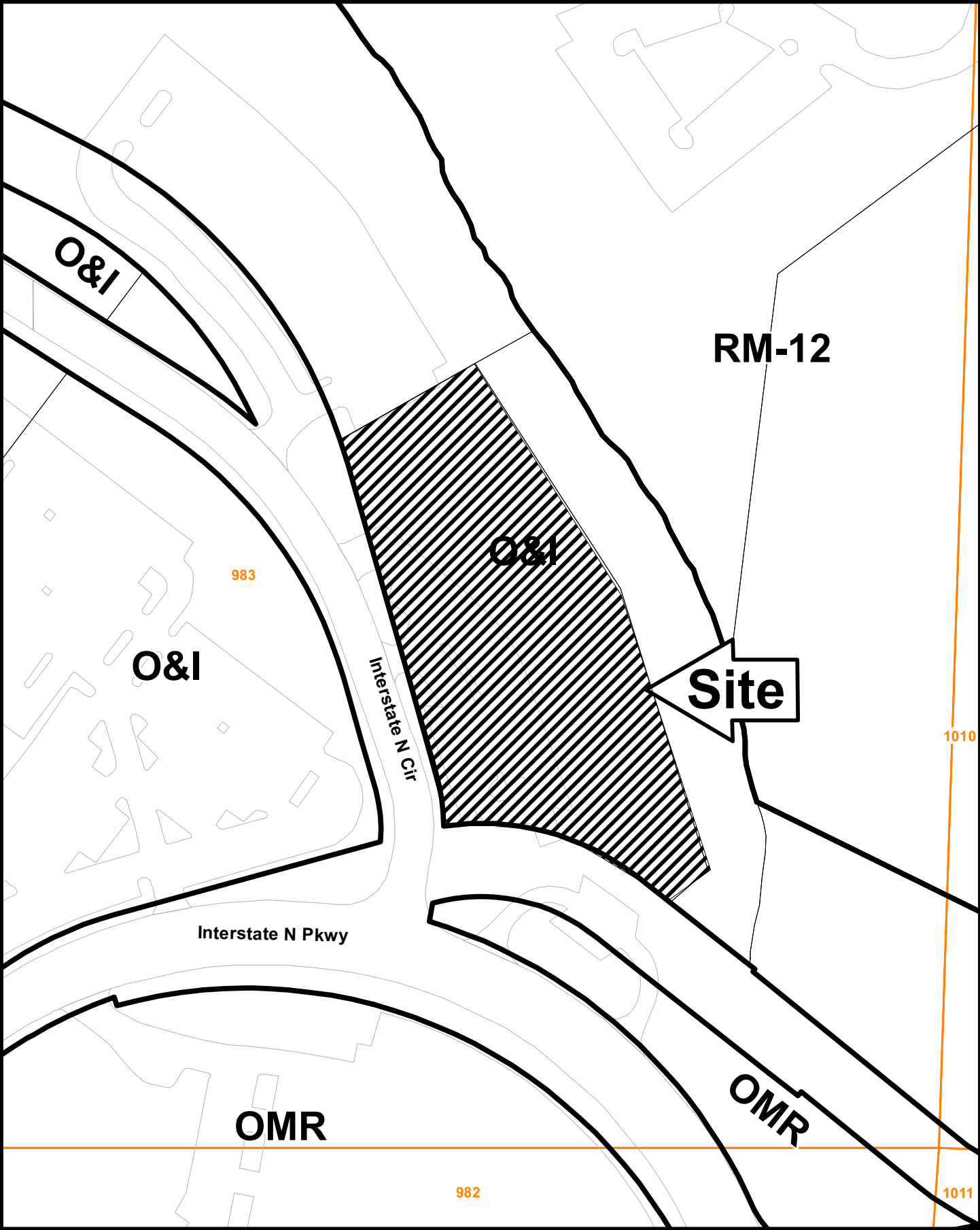
**SEWER:** No conflict

**APPLICANT:** INOP Acquisitions, LLC      **PETITION No.:** V-111

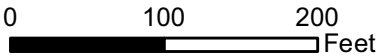
\*\*\*\*\*



**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.

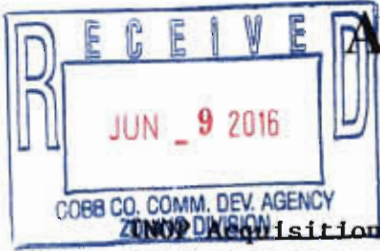
# V-111-2016 GIS



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



-  City Boundary
-  Zoning Boundary



# Application for Variance Cobb County

(type or print clearly)

Application No. V- III (2016)  
Hearing Date: 08/10/2016

Applicant INOP Acquisitions, LLC, a Delaware  
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@mij.s.com  
(representative's signature) Georgia Bar No. 519800

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



My commission expires: January 10, 2019

Titleholder INOP Acquisitions, LLC, a Delaware  
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 294 and 296 Interstate North Parkway (Tract 12 as shown on ALTA/ACSM Land  
(street address, if applicable; nearest intersection, etc.) Title Survey)

Land Lot(s) 983 District 17th Size of Tract 1.935 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 X Other X

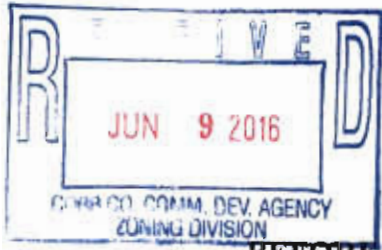
Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO X

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:  
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-111  
(2016)  
Exhibit

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



Application No.: V-\_\_\_\_\_ (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 294 and 296 Interstate North Parkway (Tract 12 as shown and reflected on ALTA ACSM Land Title Survey):**

**As to Buildings 294 and 296:**

- (1) Waiver of required number of parking spaces by seven (7) spaces. (See § 134-272(5)(d)).

**As to Building 294 only:**

- (2) Waiver of side setback from required fifteen (15) feet to 6.1 feet (along eastern boundary). (See § 134-215(4)(d)).
- (3) Waiver of rear setback from required thirty (30) feet to twenty-nine (29) feet (along northern boundary). (See § 134-215(4)(d)).
- (4) Building extending twenty-five (25) feet into twenty-five (25) foot impervious buffer.
- (5) Building extending thirty-six (36) feet into seventy-five (75) foot stream buffer.

**As to Building 296 only:**

- (6) Waiver of side setback from required fifteen (15) feet to 13.8 feet (along eastern boundary). (See § 134-215(4)(d)).
- (7) Waiver of front setback from required fifty (50) feet to 36.3 feet (along southern boundary). (See § 134-215(4)(d)).
- (8) Building extending twenty-five (25) feet into twenty-five (25) foot impervious buffer.
- (9) Building extending 13.3 feet into seventy-five (75) foot stream buffer.

**Parking lot:**

- (10) Parking lot extending twenty-five (25) feet into twenty-five (25) foot impervious buffer.
- (11) Parking lot extending 33.5 feet into seventy-five (75) foot stream buffer.