

APPLICANT: San Francisco B.H. and Restaurant

PETITION No.: V-137

PHONE: 404-956-9080

DATE OF HEARING: 10-12-2016

REPRESENTATIVE: Roberto Espinosa

PRESENT ZONING: GC

PHONE: 404-956-9080

LAND LOT(S): 299

TITLEHOLDER: RE & GE Property Management, LLC

DISTRICT: 17

PROPERTY LOCATION: On the west side of South Cobb Drive, south of Waldrep Circle (1910 South Cobb Drive).

SIZE OF TRACT: 0.95 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the minimum number of parking spaces from the required 89 spaces to 62 spaces.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

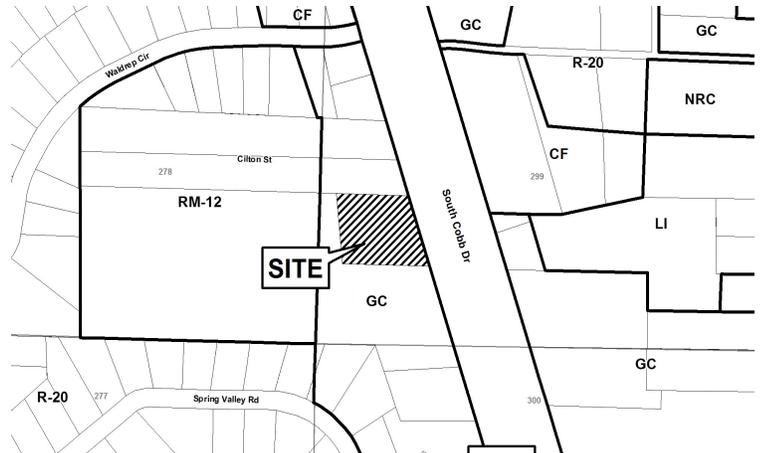
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: San Francisco B.H. and
Restaurant

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COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comments

SITE PLAN REVIEW: No comments

STORMWATER MANAGEMENT: No comments.

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-134 -V-146.

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

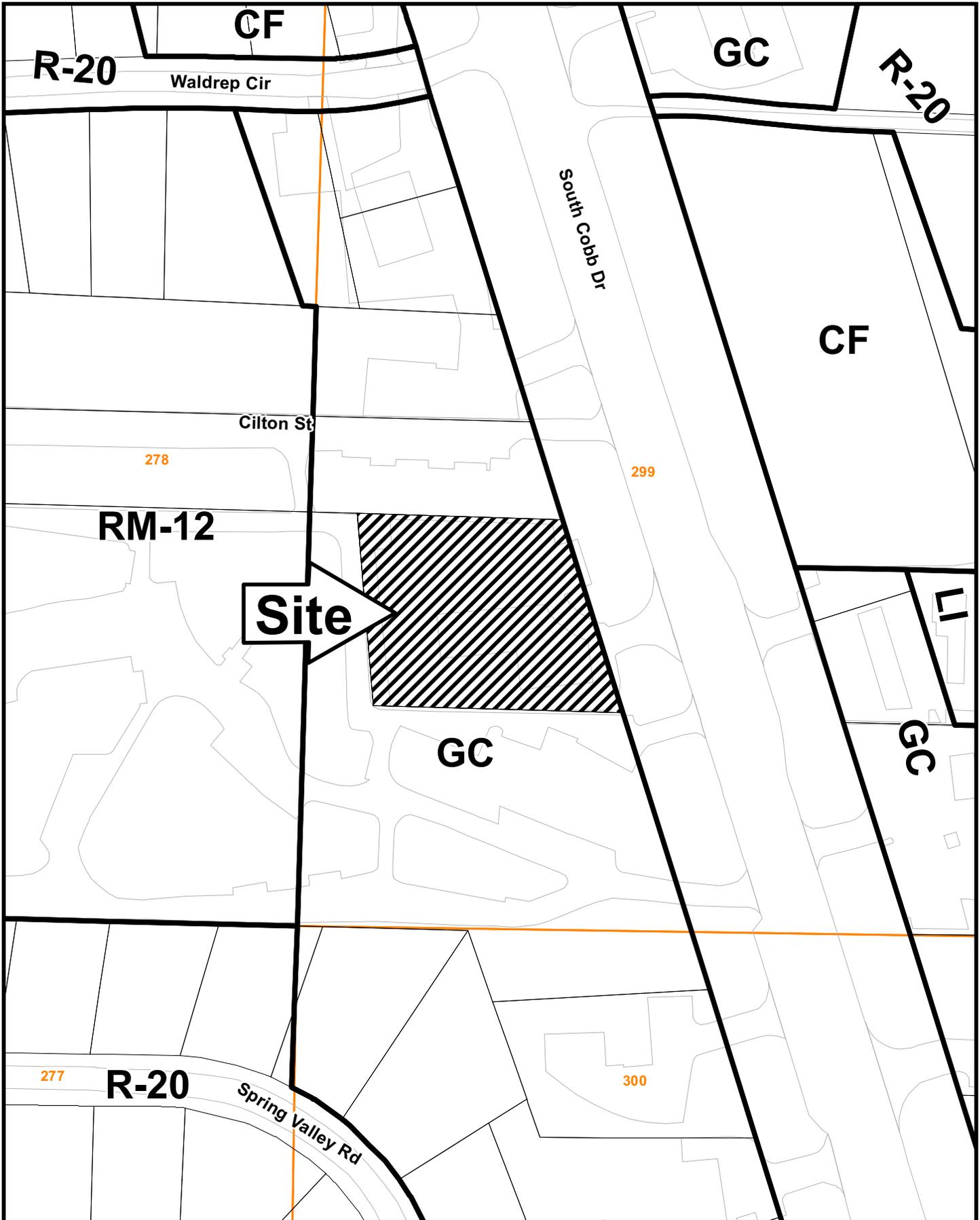
SEWER: No conflict

APPLICANT: San Francisco B.H. and
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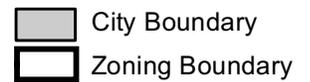
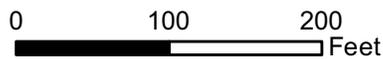
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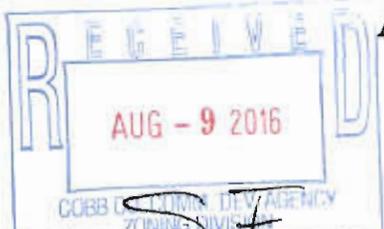
FIRE DEPARTMENT: NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-137-2016 GIS



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





Application for Variance

Cobb County

(type or print clearly)

Application No. 137

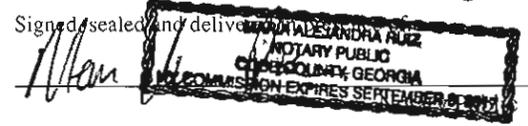
Hearing Date: 10-12-16

Applicant San Francisco B.H. and Restaurant Phone # 404 956 9080 E-mail h2osplash-69@gmail.com

Roberto Espinosa (representative's name, printed) Address 1906 South Cobb Dr. Marietta GA 30066 (street, city, state and zip code)

(representative's signature) Phone # 404 956 9080 E-mail h2osplash69@gmail.com

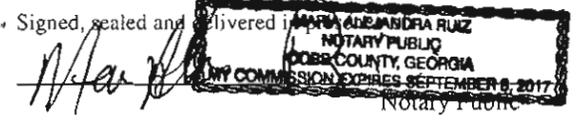
My commission expires: September 8, 2017



Titleholder RE and RE Property Management Phone # 404 956 9080 E-mail h2o splash 69@gmail.com

Signature (attach additional signatures, if needed) Address: 2074 South Cobb Dr. Marietta GA 30066 (street, city, state and zip code)

My commission expires: September 8, 2017



Present Zoning of Property General Commercial

Location 1906 South Cobb Dr. Marietta GA 30066 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 299 District 17 Size of Tract .932 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 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:

None.

List type of variance requested: Down Size From 89 Parking Spaces to 62 Parking Spaces.