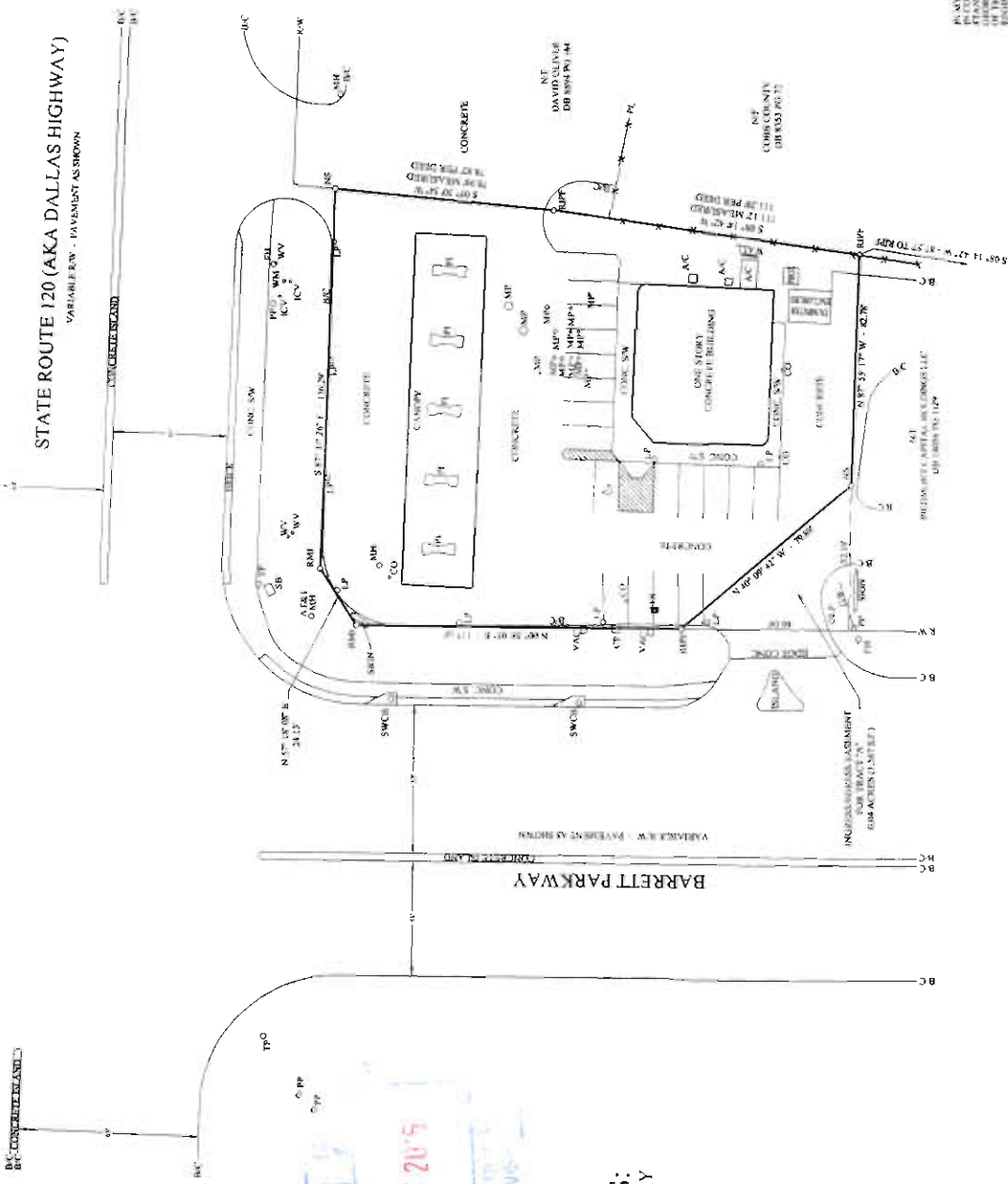


TRACT AREA = 0.60 ACRES (26,176 S.F.)



ALL MEASUREMENTS ARE CALCULATED FROM ANGLE IN THE TRIANGLE. BARRIERS ARE SHOWN IN THE WEST PORTION.



RECEIVED  
NOV - 9 2015  
COBB COUNTY ZONING DIVISION

**SITE ADDRESS:**  
2489 DALLAS HIGHWAY  
MARIETTA, GA. 30064  
TAX ID # 19002700110  
DB 9712 PG 326

- LEGEND**
- AC - AIR COMPRESSOR
  - CC - BACK OF CURB
  - CONC - CONCRETE
  - CP - CONCRETE PAD
  - DR - DREDGED BANK
  - DI - DIRT INLET
  - DM - DIRT MOUND
  - EN - ENCLAVE
  - ICN - IRRIGATION CONTROL VALVE
  - LP - LIGHT POLE
  - MP - METAL POST
  - MS - METAL SIGN
  - NS - NOW OR FORMERLY
  - PL - PLANTING
  - PL - PLANT ISLAND
  - PL - PROPERTY LINE
  - PP - POWER POLE
  - PP - POWER POLE
  - RIPF - REBAR WITH FISH BOUND
  - RIPF - REBAR WITH FISH BOUND
  - RIPF - REBAR WITH FISH BOUND
  - SD - SIGNAL BOX
  - SD - SIGNAL BOX
  - SP - SUPPORT POLE
  - SW - SWERWALK
  - SW - SWERWALK
  - TP - TRAP WITH PIPER
  - VAC - VALVE IN AIR
  - WT - WATER TOWER
  - WT - WATER TOWER

V-7  
(2017)

THIS FIELD DATA PLAT IS BASED ON A PRECISION OF ONE INCH PER FOOT. THE SURVEYOR'S FIELD BOOK FOR THIS SURVEY IS ON FILE AT THE SURVEYOR'S OFFICE.

THE DATA SHOWN ON THIS PLAT WAS PREPARED FOR THE SURVEYOR'S OFFICE BY THE SURVEYOR'S OFFICE. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA SHOWN ON THIS PLAT.

THIS SURVEY ONLY INCLUDES THE SURVEYED AREAS AND DOES NOT INCLUDE ANY UNDEVELOPED LOTS OR OTHER AREAS. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA SHOWN ON THIS PLAT.

AS PER THE F.I.M. (FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 1007010010) THIS PLAT IS IN AN AREA HAVING SPECIAL FLOOD HAZARD.

THE SURVEYOR'S OFFICE HAS CONDUCTED A VISUAL SURVEY OF THE PLAT AND HAS FOUND NO DISCREPANCIES. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA SHOWN ON THIS PLAT.

ALL DISTANCES ARE HORIZONTAL.



AS-BUILT SURVEY FOR

**ATLANTA MANGEMENT SYSTEM, LLC**

TRACT "A" ATLANTA MANGEMENT SYSTEM, PB 163 PG 48  
LAND LOT 27 19TH DISTRICT 2ND SECTION  
COBB COUNTY, GEORGIA  
DATE: 10-12-16 SCALE: 1" = 30'

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.  
PLANNING - ENGINEERING - LAND SURVEYING  
3982 AUSTELL POWDER SPRINGS ROAD - POWDER SPRINGS, GEORGIA 30127  
PH: (770) 435-2576  
EMAIL: paul.lee@paullee.com

FIRM NO. LSP000115  
JOB NO. 2016049

**APPLICANT:** Shady Vent Construction

**PETITION No.:** V-7

**PHONE:** 770-943-5977

**DATE OF HEARING:** 1-11-2017

**REPRESENTATIVE:** Deborah Dugger

**PRESENT ZONING:** GC

**PHONE:** 770-943-5977

**LAND LOT(S):** 27

**TITLEHOLDER:** Mehdi Jannat-Khah

**DISTRICT:** 19

**PROPERTY LOCATION:** At the southeast

**SIZE OF TRACT:** 0.60 acres

intersection of Ernest Barrett Parkway and Dallas Highway

**COMMISSION DISTRICT:** 1

(2489 Dallas Highway).

**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 30 feet to 17 feet; 2) waive the minimum road frontage for an electronic sign from the required 200 feet to 136 feet; 3) allow more than two (2) electronic sign areas per sign [allowance of three (3)]; and 4) waive the maximum allowable impervious surface from 70% to 95% (existing).

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

**BOARD OF APPEALS DECISION**

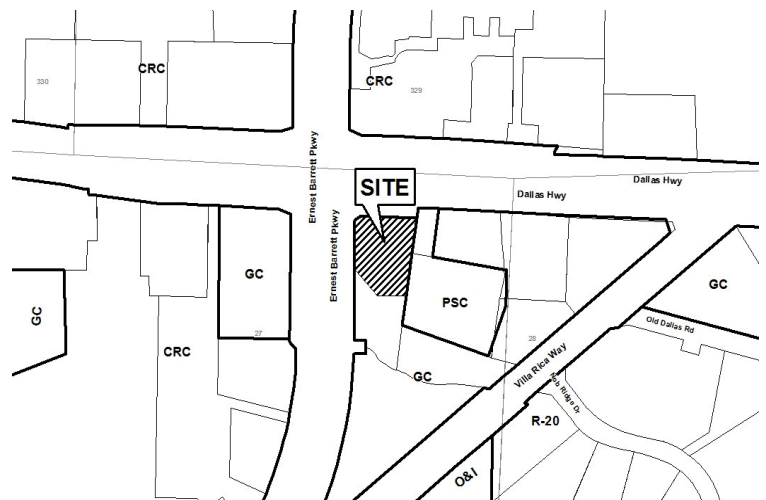
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Shady Vent Construction      **PETITION No.:** V-7

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comments.

**SITE PLAN REVIEW:** No comments.

**STORMWATER MANAGEMENT:** No comments (existing conditions).

**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-1 – V-11.

**DESIGN GUIDELINES:** The subject site is within the Dallas Highway Design Guidelines area; however this variance regarding installing LED sign will not have a significant impact on the streetscape and building environment along Dallas Highway. The applicant does not need to comply with the guidelines. No action requested.

**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 with requested Variance. However, existing canopy appears to violate water easement setback requirement. Contact CCWS to discuss resolution

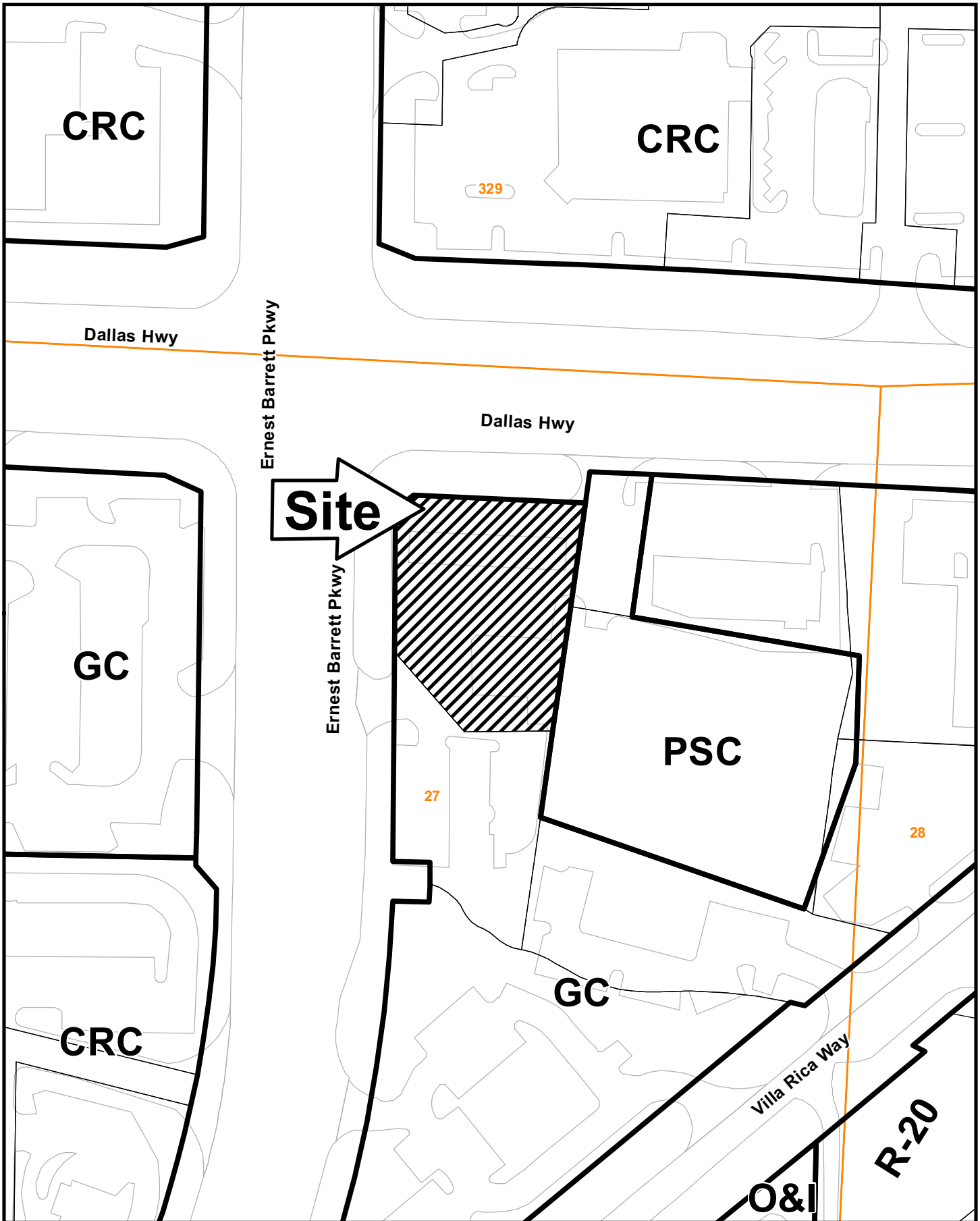
**SEWER:** No conflict with requested Variance. However, existing canopy appears to violate water easement setback requirement. Contact CCWS to discuss resolution

**APPLICANT:** Shady Vent Construction      **PETITION No.:** V-7

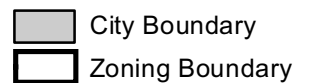
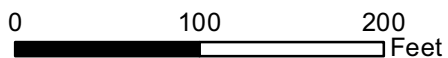
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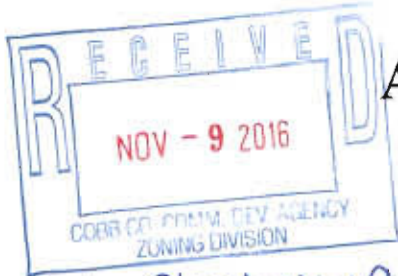
**FIRE DEPARTMENT:** NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-7-2017 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. V-7  
Hearing Date: 1-11-17

Applicant Shady Vent Construction Phone # 770 943 5977 E-mail ddugger@shadyvent.com

Deborah Dugger Address 4370 Dugger Dr. Powder Springs GA 30127  
(representative's name, printed) (street, city, state and zip code)

Deborah Dugger Phone # 770 943 5977 E-mail ddugger@shadyvent.com  
(representative's signature)

My commission expires:

Signed, sealed and delivered in presence of:  
Johnnie Sue Croker  
Notary Public

✦ Titleholder Mehdi Khan Phone # 770 428 1222 E-mail Zubair3010@gmail.com

✦ Signature [Signature] Address: 2489 Dallas Hwy Marietta Ga 30064  
(attach additional signatures, if needed) (street, city, state and zip code)

✦ My commission expires: 3-22-19   
Signed, sealed and delivered in presence of: Tina W Paul  
Notary Public

Present Zoning of Property GC

Location 2489 DALLAS HWY MARIETTA GA  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 27 District 19th Size of Tract .63 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 26,105 SF 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:

Safety of the attendant while changing the manual price. Having to leave the store unattended to change the price.

List type of variance requested: Install LED on road frontage less than 200'



Cobb County... Expect the Best

**COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY**  
**Code Enforcement Division**

Mailing Address  
P.O. Box 649  
Marietta, Ga. 30061

Physical Address  
1150 Powder Springs Rd.  
Suite 400  
Marietta, Ga. 30064

Fax: (770) 528-2092

## Notice of Violation

Violation Number: CODE-2016-09313

Date: 10/18/2016

The Cobb County Code Enforcement Division has grounds to believe the property located at:

<u>2489 DALLAS HWY</u>	<u>MARIETTA, GA 30064</u>	<u>19</u>	<u>0027</u>	<u>011</u>	<u>GC</u>
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or JANNAT KHAH MEHDI (2489 DALLAS HWY MARIETTA, GA 30064)

may be in violation of the Official Code of Cobb County, Georgia. You have 10 days to bring the violation(s) into compliance. An inspection will be made on or about 10 days from October 18, 2016. Failure to comply could result in a citation being issued for you to appear in the Cobb County Magistrate Court, and you may be subject to a fine, imprisonment or both.

<u>Violation</u>	<u>Code Section</u>	<u>Requirement for Compliance</u>
ON PREMISE SIGNS	134-314	All on premise signs must be permitted. All signs must be ground based monument style. canopy signs outside the buildable area of the lot, as if the canopy sign were a freestanding sign. The maximum square footage allowed per single sign shall apply. Remove and refrain from placing unpermitted signs on the property
SIGNS ON RIGHT-OF-WAY	134-313 (i)	Remove and refrain from placing signs on the right-of-way throughout unincorporated Cobb County.

**J R PACPACO (joe.pacpaco@cobbcounty.org)**

**(770) 420-6666**

Officer

Telephone

Contact the Officer listed above by telephone or email for further information. Officer availability 8:00-9:00 a.m. and 3:30-4:30 p.m. Monday through Friday. You may leave voice mail or send email at any time.

A COMPLETE COPY OF THE COBB COUNTY ORDINANCE MAY BE VIEWED AT [WWW.COBBCOUNTY.ORG](http://WWW.COBBCOUNTY.ORG)



**COBB COUNTY CODE ENFORCEMENT  
CASE SYNOPSIS**

Report Date:  
12/6/2016

*Cobb County...Expect the Best!*

**CASE #:** CODE-2016-09313

**OPEN DATE:** 10/17/2016

**COMPLAINANT:**

**PHONE #:**

**DESCRIPTION:** SHELL GAS STATION HAS INSTALLED NEW CANOPY SIGNS WITHOUT PERMIT AND THEY PROJECT ABOVE THE ROOF LINE.

**PRIMARY ADDRESS:**

**OWNER ADDRESS:**

2489 DALLAS HWY  
MARIETTA, GA 30064

JANNAT KHAH MEHDI  
2489 DALLAS HWY  
MARIETTA, GA 30064

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
10/18/2016		Initial Investigation	In Violation Signs	/* ON PREMISE SIGNS[*134-314*]All on premise signs must be permitted. All signs must be ground based monument style. canopy signs outside the buildable area of the lot, as if the canopy sign were a freestanding sign. The maximum square footage allowed per single sign shall apply. Remove and refrain from placing unpermitted signs on the property */ /* SIGNS ON RIGHT-OF-WAY[*134-313 (j)*] Remove and refrain from placing signs on the right-of-way throughout unincorporated Cobb County.*/
10/18/2016		Violation Details		UNPERMITTED CANOPY SIGNS. MONUMENT "SHELL" SIGN ON THE ROW. NOTICE OF VIOLATIONS FOR ON PREMISE SIGNS AND SIGNS ON THE ROW. JP
10/28/2016		Case Details		SPOKE AT LENGTH W/ THE CLERK WHO ADVISED THAT MEHDI JANNAT-KHAH DOES NOT COME IN ON FRIDAYS, BUT WAS AWARE OF THE NOTICE OF VIOLATION. I WALKED WITH HER AND POINTED TO THE ITEMS IN QUESTION AND ADVISED HER TO GET WITH ZONING TO APPLY FOR THE CORRECT PERMITS AND TO ASK ABOUT WHAT CAN BE DONE ABOUT THE MONUMENT SIGN WHICH IS ERECTED ON THE ROW; I CHECKED THE 2003 GIS ORTHO AND IT HAD BEEN THERE SINCE THEN. JP
10/28/2016		ReInspection	Extension	
11/16/2016		Case Details		PROPERTY OWNER NOT ON THE SCENE AT THE TIME OF MY VISIT; ADVISED THE DAYSHIFT MANAGER FOR HER TO CONTACT THE OWNER AND HAVE HIM GIVE ME A CALL; THE APPLICATION FOR THE SIGN WAS DENIED ON 10/31/2016 AND THE SIGN MY BE EITHER REMOVED OR MAKE PREPARATIONS WITH THE ZONING DEPARTMENT FOR AN APPEAL. JP
11/16/2016		ReInspection	Extension	
12/06/2016		Case Details		VARIANCE HAS BEEN APPLIED FOR TO REMOVE THE SIGN AND REPLACE WITH ELECTRONIC SIGN. V-7 OF 2017 TO BE HEARD 1/11/2017. BFARRELL





**COBB COUNTY CODE ENFORCEMENT  
CASE SYNOPSIS**

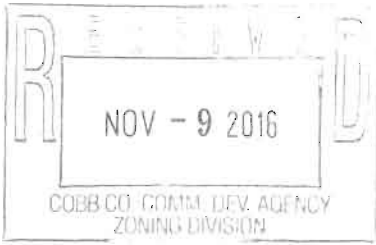
Report Date:  
**12/6/2016**

*Cobb County...Expect the Best!*

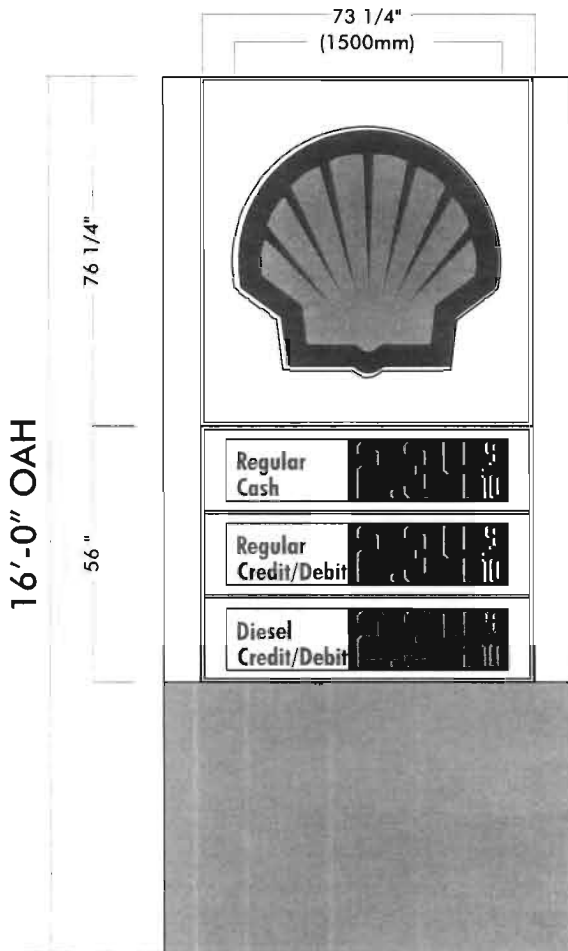
Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
12/06/2016		Case Details		VARIANCE V-7 HAS BEEN APPLIED FOR; EMAILED ALL MY PAPERWORK FOR THIS CASE TO OFFICER VAZQUEZ FOR THE HEARING. JP
12/06/2016		ReInspection	Extension	

**RVI Evolution Global  
Retro-Fit Faces on  
Existing Texaco 426  
System Cabinets.**

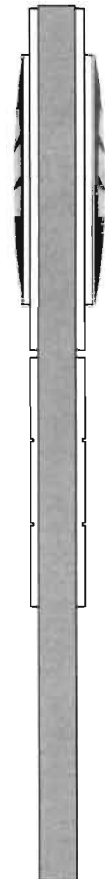
V-7  
(2017)  
Exhibit



**Top View**



**Proposed Elevation**  
Scale: 1" = 40"



**Side View**

**FEDERAL HEALTH**  
SIGN COMPANY  
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(903) 589-2100 • Fax (903) 589-2101

**Building Quality Signage Since 1901**

Revisions:  
1 \_\_\_\_\_  
2 \_\_\_\_\_  
3 \_\_\_\_\_  
4 \_\_\_\_\_  
5 \_\_\_\_\_  
6 \_\_\_\_\_  
7 \_\_\_\_\_

Account Rep: **Dan Hull**  
Project Manager: **V. Hernandez**  
Drawn By: **Mike Lees**

Project / Location:  
**Shell**  
**RVI Evolution**  
**GLOBAL**

Underwriters Laboratories Inc. nfc  
ELECTRICAL TO USE UL LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS.  
ALL ELECTRICAL SIGNAGE TO COMPLY WITH I.L. 43 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

**THIS DRAWING IS YOUR FINAL PROOF. IT SUPERCEDES ALL VERBAL AND WRITTEN COMMUNICATION. BY SIGNING BELOW YOU ARE AUTHORIZING US TO MANUFACTURE TO THESE SPECIFICATIONS.**

Client Approval/Date: \_\_\_\_\_

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Job Number: **164332**  
Date: **6.28.16**  
Sheet Number: **1** of **1**  
File Name: **SG164332\_e**  
Design Number: \_\_\_\_\_