

Application for "Other Business"

OB-009-2017

Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: 2/13/2017

Applicant: Karl Novak Phone #: 404-520-1062
(applicant's name printed)

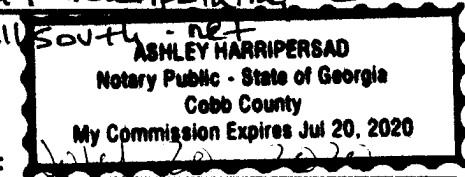
Address: 3850 Lockhaven Ct. E-Mail: Karl.novakpainting@bell.south.net

Karl Joseph Novak Address: 3850 Lockhaven Ct, Marietta Ga 30066
(representative's name, printed)

[Signature] Phone # 404-520-1062 E-Mail: Karl.novakpainting@bell.south.net
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature] My commission expires: July 20, 2020
Notary Public



Titleholder(s): _____ Phone #: _____
(property owner's name printed)

Address: _____ E-Mail: _____

(Property owner's signature)

Signed, sealed and delivered in presence of:

Notary Public My commission expires: _____

Commission District: 3 Zoning Case: N/A

Size of property in acres: 3.68 * Original Date of Hearing: 9/2000; 2/2002

Location: 864, 878, 883 Kurtz Rd, Marietta, Ga, 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 732 District(s): 16

State specifically the need or reason(s) for Other Business: _____

* 864 .65 acres, 878 .44 acres, 883 .54 acres; 3.68 acres intersection of dogwood; synon park drive
leaves commission to Approve building permit for building
warehouse 5000 SF on 883 Kurtz road.

Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: _____

Applicant: _____ Phone #: _____
(applicant's name printed)

Address: _____ E-Mail: _____

_____ Address: _____
(representative's name, printed)

_____ Phone #: _____ E-Mail: _____
(representative's signature)

Signed, sealed and delivered in presence of:

FEB 13 2017

_____ My commission expires: _____
Notary Public

Titleholder(s): DPK, LP + Paul A Dangar, Jr. Phone #: 404 966 6212
(property owner's name printed)

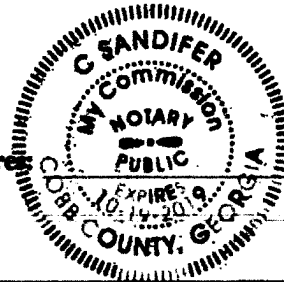
Address: 3675 Kennesaw North Industrial Pkwy E-Mail: dpk_ltd_ptr@gmail.com
Kennesaw GA 30144

[Signature]
(Property owner's signature)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: _____



Commission District: _____ Zoning Case: _____

Size of property in acres: _____ Original Date of Hearing: _____

Location: _____
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): _____ District(s): _____

State specifically the need or reason(s) for Other Business: _____

(List or attach additional information if needed)



OB-009-2017
Proposed building
architecture (front)

Building is one-story with
a wood siding exterior
with a metal roof.

OB-009-2017
Proposed building
architecture (left side)

Building is one-story with
a wood siding exterior
with a metal roof.



Left Elevation

2

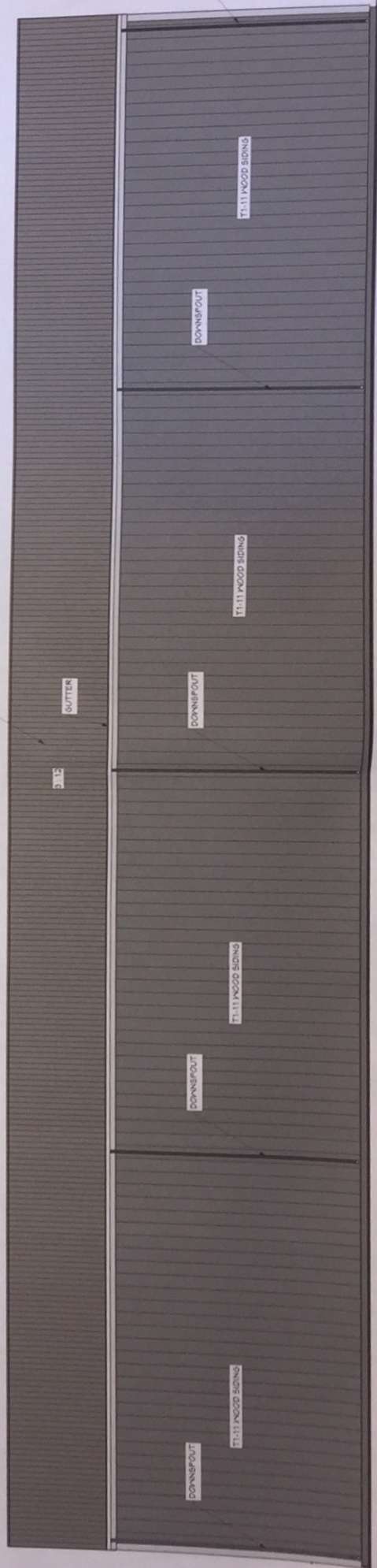
SCALE: 1/4" = 1'-0"

OB-009-2017
Proposed building
architecture (right side
and rear)

Building is one-story with
a wood siding exterior
with a metal roof.



2 Right Elevation
SCALE 1/4" = 1'-0"



1 Rear Elevation
SCALE 1/4" = 1'-0"

**MINUTES OF ZONING HEARING
SEPTEMBER 19, 2000**

Z-97

DPK, L. P. for rezoning from R-20 and GC to LI for the purpose of Office Condominiums in Land Lot 732 of the 16th District. Located on the south side of Kurtz Road and the north side of Dogwood Drive, west of Canton Road.

The public hearing was opened and Garvis Sams, Jr., and Henry Hasty addressed the Board. Following presentations and discussion, the following motion was made:

MOTION: Motion by Buckner, second by Olens, to delete Rezoning to the OS and LRO zoning district subject to:

- Letter of agreeable stipulations dated September 7, 2000 from Garvis L. Sams, Jr. (copy attached and made a part of these minutes), amending paragraph 9 of said letter changing 90 days to 120 days for implementation of the landscape plan.
- No new construction is to begin until the existing property is cleaned up.
- The LRO section shall not be developed, but shall be used for detention
- Rubber lids on all trash receptacles/dumpsters.
- Stormwater Management comments.
- Cobb DOT comments and recommendations

VOTE: ADOPTED 4-0 Byrne not present

SAMS & LARKIN
A LIMITED LIABILITY PARTNERSHIP

ATTORNEYS AT LAW
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064

Min. Bk. 15 Petition No. Z-97
Doc. Type Stipulation letter

Meeting Date Sept 19 2000

GARVIS L. SAMS, JR.

JOEL L. LARRIN

PARKS F. HUFF

M. KYLE GREENE

DAVID Y. KWON

OF COUNSEL

DAVID P. HARTIN

(770) 422-7016

TELEPHONE

(770) 426-6583

FACSIMILE

SAMSLARKIN@AOL.COM

E-MAIL

September 7, 2000

VIA HAND DELIVERY

SEP 07 2000

Mr. Mark A. Danneman, Manager
Cobb County Zoning Department
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661

Re: Application of DPK, L.P. to Rezone a 1.66 Acre Tract from R-20 & GC to
OS & LRO (No. Z-97)

Dear Mark:

As you know, I represent DPK, L.P., the applicant and property owner concerning the above-captioned application for rezoning. The application was heard by the Cobb County Board of Commissioners on August 15, 2000, wherein, after consideration of same, the application was held until the Board's next regularly scheduled Zoning hearing on September 19, 2000.

With respect to the foregoing and in accordance with the Board's action, Mr. Dangar and I met with Commissioners Bill Buckner and Sam Olens. In that regard and consistent with the dialogue established with both Commissioners, we have agreed to additional stipulations/conditions of zoning and have revised the site plan so that now the zoning request constitutes a down-zoning/rezoning from R-20 & GC to Office Services (OS) and Low Rise Office (LRO). With respect to same, the following stipulations shall become conditions and a part of the grant of the rezoning, shall be binding upon the subject property thereafter and this letter will supercede the original letter of stipulations/conditions, dated July 18, 2000. The referenced stipulations are as follows:

1. A deletion of the proposal to include a request for a change in zoning from GC to OS on the easternmost tract and from R-20 to OS on the westernmost tract with a 50 foot strip of Low Rise Office (LRO) within the designated buffer/detention area.

Petition No. 2-97
Meeting Date Sept 19 2000
Continued

VIA HAND DELIVERY

Mr. Mark A. Danneman, Manager
Cobb County Zoning Department
Page 2
September 7, 2000

2. The maximum height of the buildings shall be one (1) story.
3. The architectural style of the buildings shall be residential in appearance including pitched roofs and the composition of said buildings shall be brick. Prior to the construction of the buildings, architectural plans shall come back before the Board of Commissioners for approval as an "Other Business" agenda item.
4. Trash and refuse containers shall be shielded from roads and residences adjacent to the subject property.
5. An agreement that the OS component on the westernmost tract shall consist of an even mix (50/50) of office and warehouse uses.
6. All external lighting in parking areas or on buildings shall be low intensity environmental type lighting with direct illumination being confined within the perimeter of the subject property. To the rear (west) of the development, there will be security lighting only.
7. The maintenance of a 50 foot buffer between the subject property and residential property to the west which shall be rezoned to the LRO classification. Encroachment shall be allowed within the buffer for purposes of on site detention.
8. The construction and erection of an 8 foot wooden privacy fence along the western property line. Additionally, the construction and erection of a black chain-link fence with attendant landscaping along the Kurtz Road frontage.
9. The submission of a landscape plan which shall embody the fencing components and which shall be subject to the staff's and the Arborist's review and approval. Additionally, an agreement that said landscape plan as it relates to the Kurtz Road frontage shall be implemented within ninety (90) days from the date of approval of said zoning.
10. Compliance with Cobb County Department of Transportation recommendations and an agreement on the applicant's part to eliminate any parking within public rights-of-way.
11. Compliance with the Cobb County Sign Ordinance including, but not limited to, an agreement that there will be no portable signs, billboards or airborne signs displayed on the subject property or the buildings constructed thereon.

Petition No. 2-97
Meeting Date Sept 19 2000
Continued

VIA HAND DELIVERY

Mr. Mark A. Danneman, Manager
Cobb County Zoning Department
Page 3
September 7, 2000

12. The granting of contemporaneous setback variances from 50 feet to 35 feet on Kurtz Road and from 30 feet to 28 feet on Dogwood Drive.
13. Subject to recommendations from the Cobb County Development & Inspections Department and its Stormwater Management Division with respect hydrology, stormwater concerns and down-stream considerations.

As you know, the subject property is located in an area in which the Future Land Use Map and Comprehensive Land Use Plan have denominated as Community Activity Center (CAC). In that regard, particularly when considered in the context of the foregoing stipulations/conditions, the zoning proposal and utilization of the subject property as proposed is consistent with the County's policy and intent concerning development and the transitioning of same along this section of the Canton Road Corridor. Please do not hesitate to call should you or your staff require any further information or documentation concerning this application prior to the next regularly scheduled meeting in September.

Very truly yours,

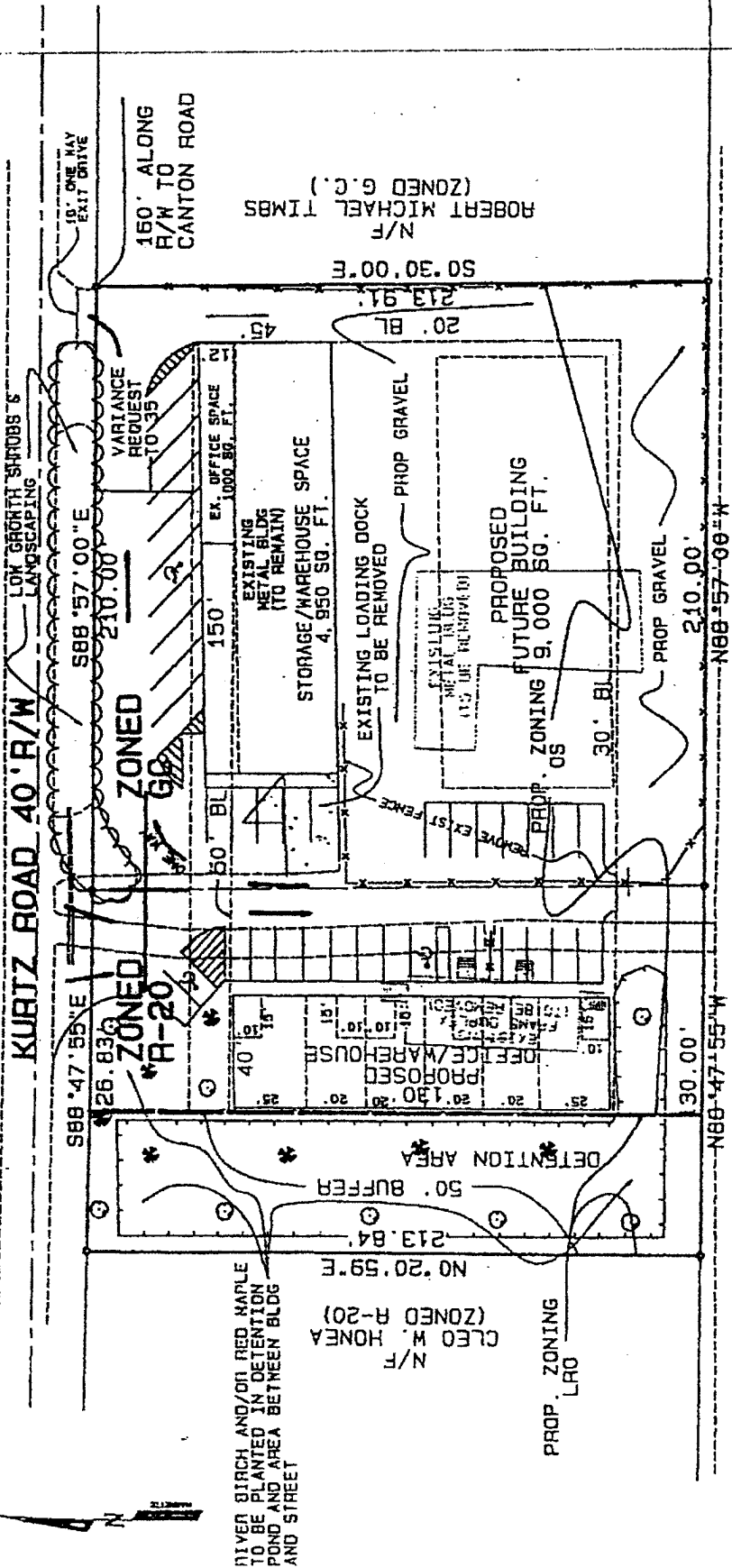
SAMS & LARKIN, LLP



Garvis L. Sams, Jr.

GLSjr/jbmc
Enclosures

cc: Members, Cobb County Board of Commissioners - w/enclosure
Ms. Malinda Bradley, Assistant County Clerk - w/enclosure
Mr. Timothy D. Lee, Northeast Cobb Homeowners Group - w/enclosure
Mr. Paul A. Dangar, Jr. - w/enclosure

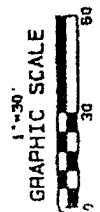


ZONING PLAT FOR:
DPK, LFP
 LAND LOT 732
 DIST. 15, SECT. 2
 COBB COUNTY, GEORGIA

SOUTHERN SURVEYING & MAPPING COMPANY, INC.
 No. 1549
 4078 EBENEZER ROAD, N.E., MARIETTA, GA. 30066
 PHONE: (770) 928-7759
 DATE: AUG. 30, 2000 SCALE: 1"=30'
 C-9-98

NOTES:
 CURRENT ZONING: R-30 & G-2
 PROPOSED ZONING: OS & LFP
 AREA: 12.7033 ACRES (1.66 ACRES)
 PROPOSED OFFICE AREA: 1,800 SQ. FT.
 PROPOSED W/HOUSE AREA: 4,950 SQ. FT.
 PROPOSED TOTAL W/HOUSE AREA: 6,288 SQ. FT.
 PROPOSED OFFICE AREA: 1,800 SQ. FT.
 PROPOSED TOTAL OFFICE AREA: 2,700 SQ. FT.
 EXISTING W/HOUSE AREA (TO REMAIN): 4,950 SQ. FT.
 EXISTING OFFICE AREA: 1,800 SQ. FT.
 EXISTING TOTAL OFFICE AREA: 2,700 SQ. FT.
 EXISTING TOTAL W/HOUSE AREA: 4,950 SQ. FT.
 PROPOSED TOTAL W/HOUSE AREA: 6,288 SQ. FT.
 PROPOSED TOTAL OFFICE AREA: 2,700 SQ. FT.
 PROPOSED TOTAL AREA: 9,000 SQ. FT.
 EXISTING TOTAL AREA: 4,950 SQ. FT.
 TOTAL AREA: 13,950 SQ. FT.

PARKING CALC.
 EXIST OFFICE AREA = 1,800 SQ. FT.
 EXIST W/HOUSE AREA = 4,950 SQ. FT.
 EXIST TOTAL OFFICE AREA = 2,700 SQ. FT.
 EXIST TOTAL W/HOUSE AREA = 4,950 SQ. FT.
 PROPOSED OFFICE AREA = 1,800 SQ. FT.
 PROPOSED W/HOUSE AREA = 4,950 SQ. FT.
 PROPOSED TOTAL OFFICE AREA = 2,700 SQ. FT.
 PROPOSED TOTAL W/HOUSE AREA = 6,288 SQ. FT.
 PROPOSED TOTAL AREA = 9,000 SQ. FT.
 EXISTING TOTAL AREA = 4,950 SQ. FT.
 TOTAL AREA = 13,950 SQ. FT.



MINUTES OF REGULAR MEETING
MARCH 26, 2002
PAGE 17

14. COMMUNITY DEVELOPMENT

Zoning Division

14A. APPROVAL OF STIPULATION AMENDMENT AND ARCHITECTURAL PLANS REGARDING Z-97 (DPK, L.P.) OF AUGUST 15, 2000, FOR PROPERTY LOCATED ON THE SOUTH SIDE OF KURTZ ROAD AND THE SOUTH SIDE OF DOGWOOD DRIVE, WEST OF CANTON ROAD IN LAND LOT 732 OF THE 16TH DISTRICT – ZONING:

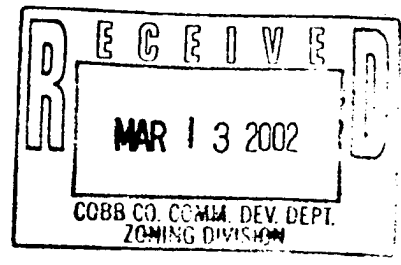
MOTION: Motion by Askea, second by Olens, to **approve** stipulation amendment and architectural plans regarding Z-97 (DPK, L.P.) of August 15, 2000, for property located on the south side of Kurtz Road and the south side of Dogwood Drive, west of Canton Road in Land Lot 732 of the 16th District **subject to:**

- applicant to submit a landscape plan approved by the County Arborist in lieu of the fifty (50') buffer previously stipulated
- letter from Mr. P.A. Dangar, Jr., dated March 11, 2002 (copy attached and made a part of these minutes)
- detention facility to be located on the R-20 portion of property across Dogwood Drive, as referenced on plat (copy of plat attached and made a part of these minutes)
- architectural renderings for the three buildings (attached and made a part of these minutes)
- all other previously approved conditions/stipulations shall remain in full force and effect

VOTE: **ADOPTED** unanimously



DPK, LP



March 11, 2002

Cobb County Board of Commissioners
100 Cherokee Street, NE
Marietta, Georgia 30060

Re: Z-97 for DPK, L.P.

Gentlemen:

At the February 19, 2002 meeting the referenced zoning case was postponed in order that a meeting be held at the site. This meeting took place on March 7, 2002 at 4:00 PM with the following persons in attendance:

- Commissioner Bill Askea
- Commissioner Sam Olens
- Mr. Henry Mingledorff, Mr. David Breaden – Cobb Storm Water Management
- Mr. P. A. Dangar, Jr., Mr. David E. Dangar, Sr. – Applicant
- Mr. Tom Ginn – Southern Surveying & Mapping

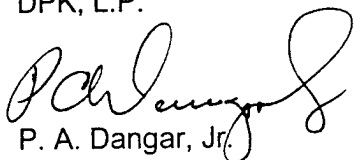
Based upon the discussions at the site the following items were agreed to by the applicant in order to proceed with the approval of this amendment to the stipulations of this Zoning Request:

1. Architectural Plans to be reviewed at the next hearing.
2. Currently existing strip of land zoned R-20 to remain as R-20 with permission granted to applicant to use this for part of commercial detention.
3. Applicant will assume responsibility for maintenance of this commercial detention facility.
4. Applicant agrees to provide "rip rap" at the discharge side of culvert beneath Sylvan Park Drive, providing Cobb County acts as agent for applicant in obtaining permission from property owner for this work.

We appreciate your assistance in completing this request.

Yours truly,

DPK, L.P.


P. A. Dangar, Jr.
Agent

1629 Clubview Court
Kennesaw, GA 30144

copy: Mark Danneman

Office: 770-428-4728
Fax: 770-428-4007

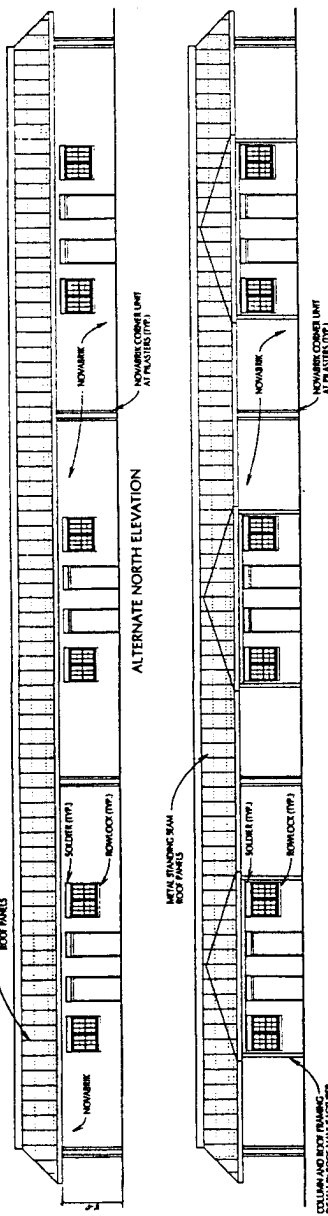
PROJECT NO.	DATE
NO. 0000	10/21/00
COPY:	
1 - ARCHITECT	
1 - ENGINEER	
1 - OWNER	
1 - CONTRACTOR	
1 - PERMITS	
1 - RECORD SET	

864 KURTZ ROAD MARIETTA, GEORGIA 30066

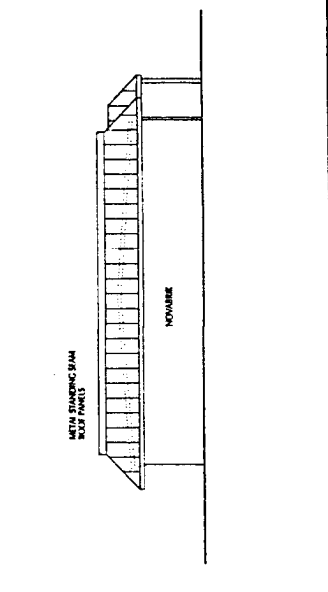
P.A. DANGAR
OFFICEWAREHOUSE BUILDING



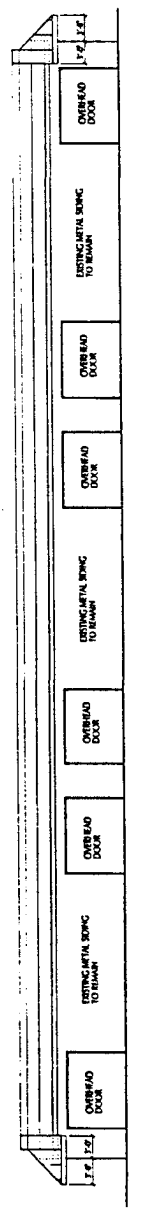
DRAWING NUMBER
A101



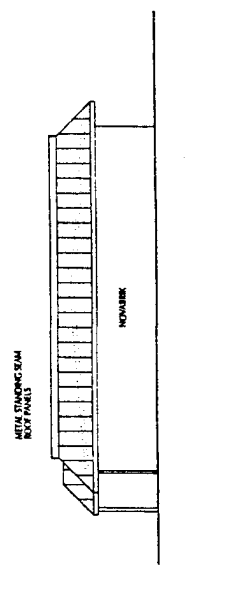
05 NORTH ELEVATION
1/4" = 1'-0" A101 A200



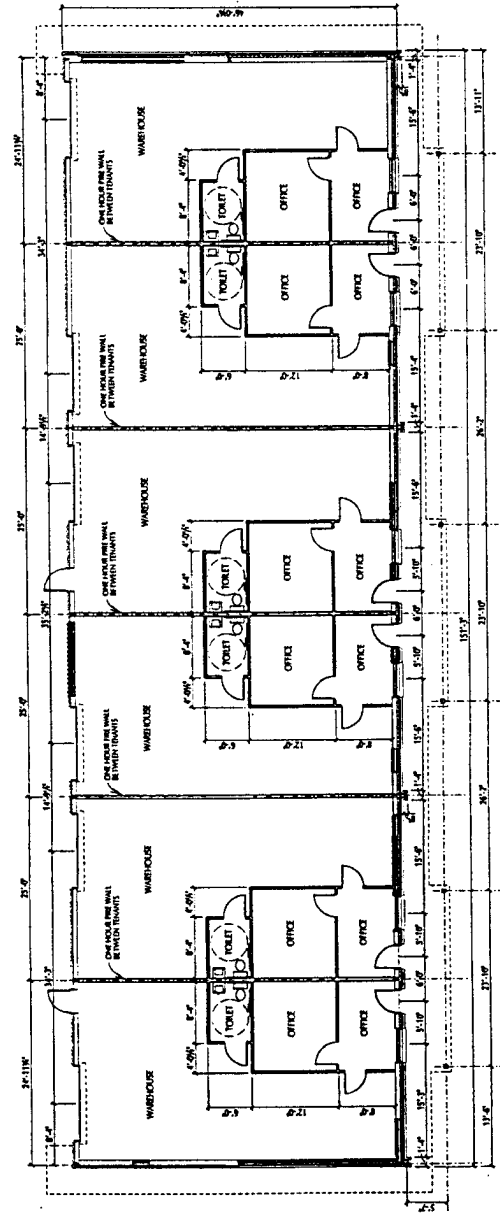
06 WEST ELEVATION
1/4" = 1'-0" A101 A200



03 SOUTH ELEVATION
1/4" = 1'-0" A101 A200



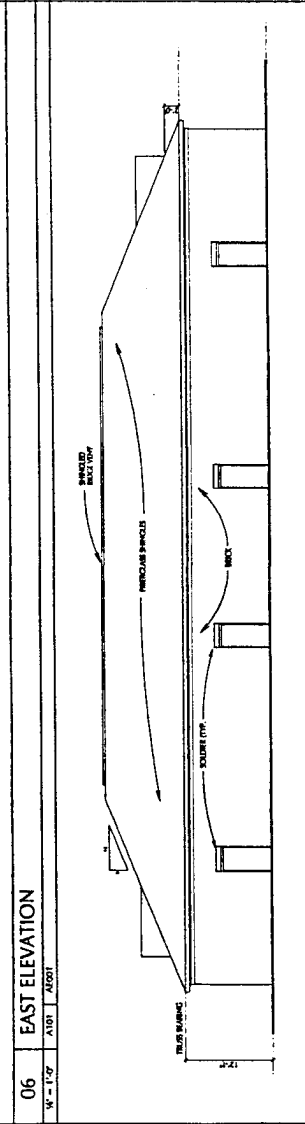
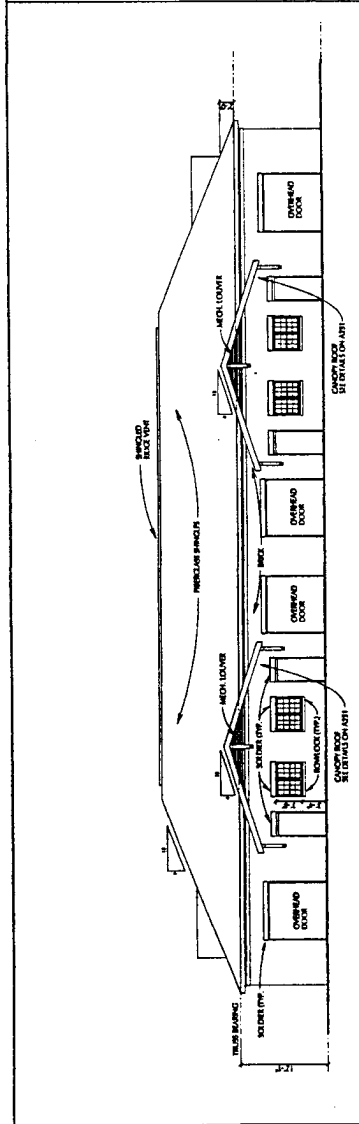
04 EAST ELEVATION
1/4" = 1'-0" A101 A200



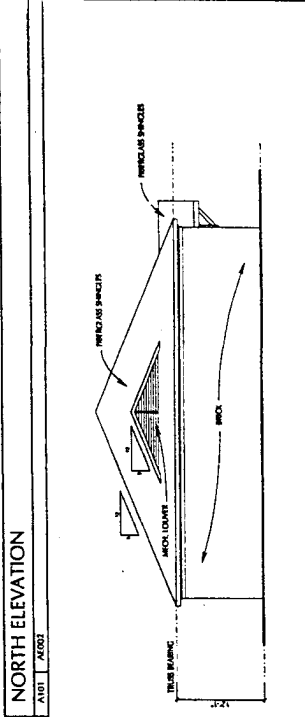
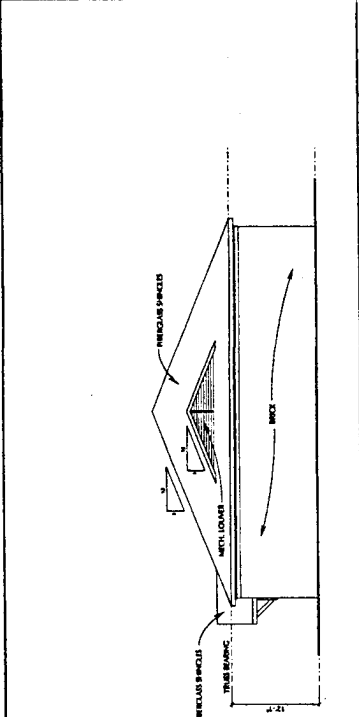
CONSTRUCTION OUTLINE
 FOUNDATION: 12" x 12" concrete piers with 6" dia. steel reinforcement bars. 12" thick concrete slab on grade. Existing foundation to remain.
 EXTERIOR WALLS: 16" c.c. with 1/2" dia. steel reinforcement bars. 1/2" dia. steel reinforcement bars. 1/2" dia. steel reinforcement bars.
 ROOF: 16" c.c. with 1/2" dia. steel reinforcement bars. 1/2" dia. steel reinforcement bars. 1/2" dia. steel reinforcement bars. 1/2" dia. steel reinforcement bars.
 INTERIOR WALLS: 16" c.c. with 1/2" dia. steel reinforcement bars. 1/2" dia. steel reinforcement bars. 1/2" dia. steel reinforcement bars. 1/2" dia. steel reinforcement bars.
 INTERIOR FLOOR: 16" c.c. with 1/2" dia. steel reinforcement bars. 1/2" dia. steel reinforcement bars. 1/2" dia. steel reinforcement bars. 1/2" dia. steel reinforcement bars.
 CEILING & DOWNPOUTS: 16" c.c. with 1/2" dia. steel reinforcement bars. 1/2" dia. steel reinforcement bars. 1/2" dia. steel reinforcement bars. 1/2" dia. steel reinforcement bars.
 MECHANICAL AND ELECTRICAL: As required by Georgia Code, and Owner. As required by permitting Code, and Owner.

01 FLOOR PLAN
1/4" = 1'-0" A101 A200

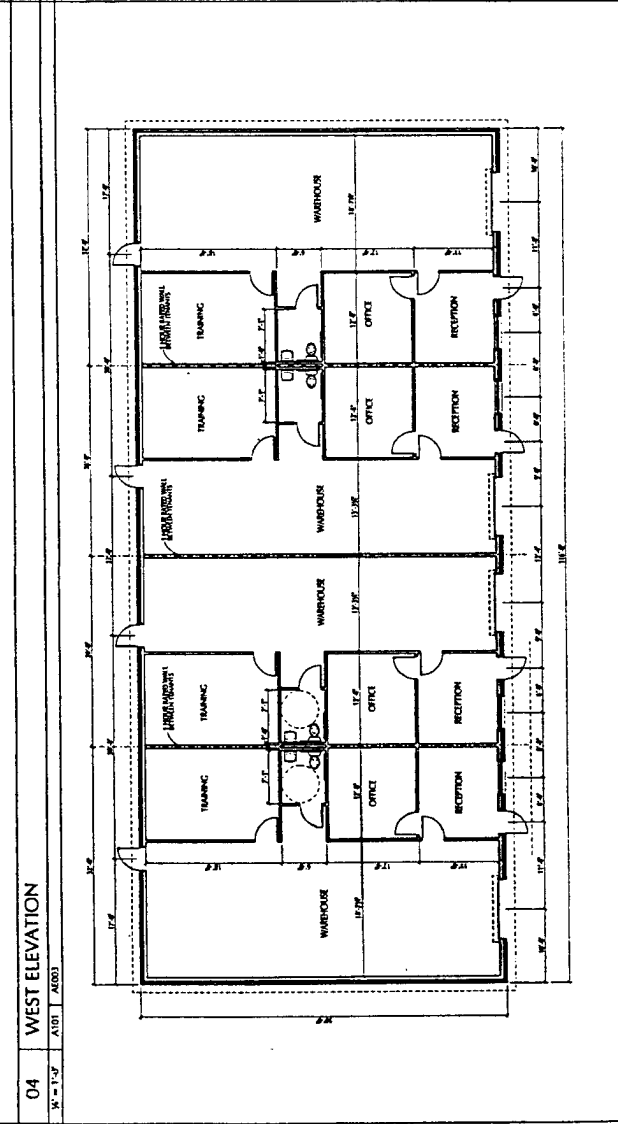
02 CONSTRUCTION OUTLINE
1/4" = 1'-0" A101 A200



07 NORTH ELEVATION
 W = 1'-0" A101 A103



05 SOUTH ELEVATION
 W = 1'-0" A101 A103



CONSTRUCTION OUTLINE

Single story building, 115.6 x 50.0, with 5,759 s.f. area. Two Levels, 21.8' x 30.0' and Two Levels 12.8' x 50.0'. Full Building, with 10' x 10' concrete slabs on grade.

FOUNDATION
 18" x 24" form-down footing, with 4# @ 4' cent. 3100 pcy and bearing capacity of 4.0 tons per sq. ft. All exterior walls on 12" x 12" concrete piers with 4# @ 4' cent. All exterior walls, 3000 PSI 20 dry strength.

EXTERIOR WALLS
 2x8 wood @ 16" o.c. in 12'-11" high panels, 1/2" dry wall as cover. 15# gal. mesh over 2x8's, 1/2" dry wall as cover. 2x8 wood @ 16" o.c. in 12'-11" high panels, 1/2" dry wall as cover. 15# gal. mesh over 2x8's, 1/2" dry wall as cover. 2x8 wood @ 16" o.c. in 12'-11" high panels, 1/2" dry wall as cover. 15# gal. mesh over 2x8's, 1/2" dry wall as cover.

ROOF FINISHING
 Wood roof trusses @ 24" o.c. 1/2" dry wall as cover. 15# gal. mesh over 2x8's, 1/2" dry wall as cover. 2x8 wood @ 16" o.c. in 12'-11" high panels, 1/2" dry wall as cover. 15# gal. mesh over 2x8's, 1/2" dry wall as cover.

CEILING FINISHING
 1/2" dry wall as cover. 15# gal. mesh over 2x8's, 1/2" dry wall as cover. 2x8 wood @ 16" o.c. in 12'-11" high panels, 1/2" dry wall as cover. 15# gal. mesh over 2x8's, 1/2" dry wall as cover.

INTERIOR WALLS
 1/2" dry wall as cover. 15# gal. mesh over 2x8's, 1/2" dry wall as cover. 2x8 wood @ 16" o.c. in 12'-11" high panels, 1/2" dry wall as cover. 15# gal. mesh over 2x8's, 1/2" dry wall as cover.

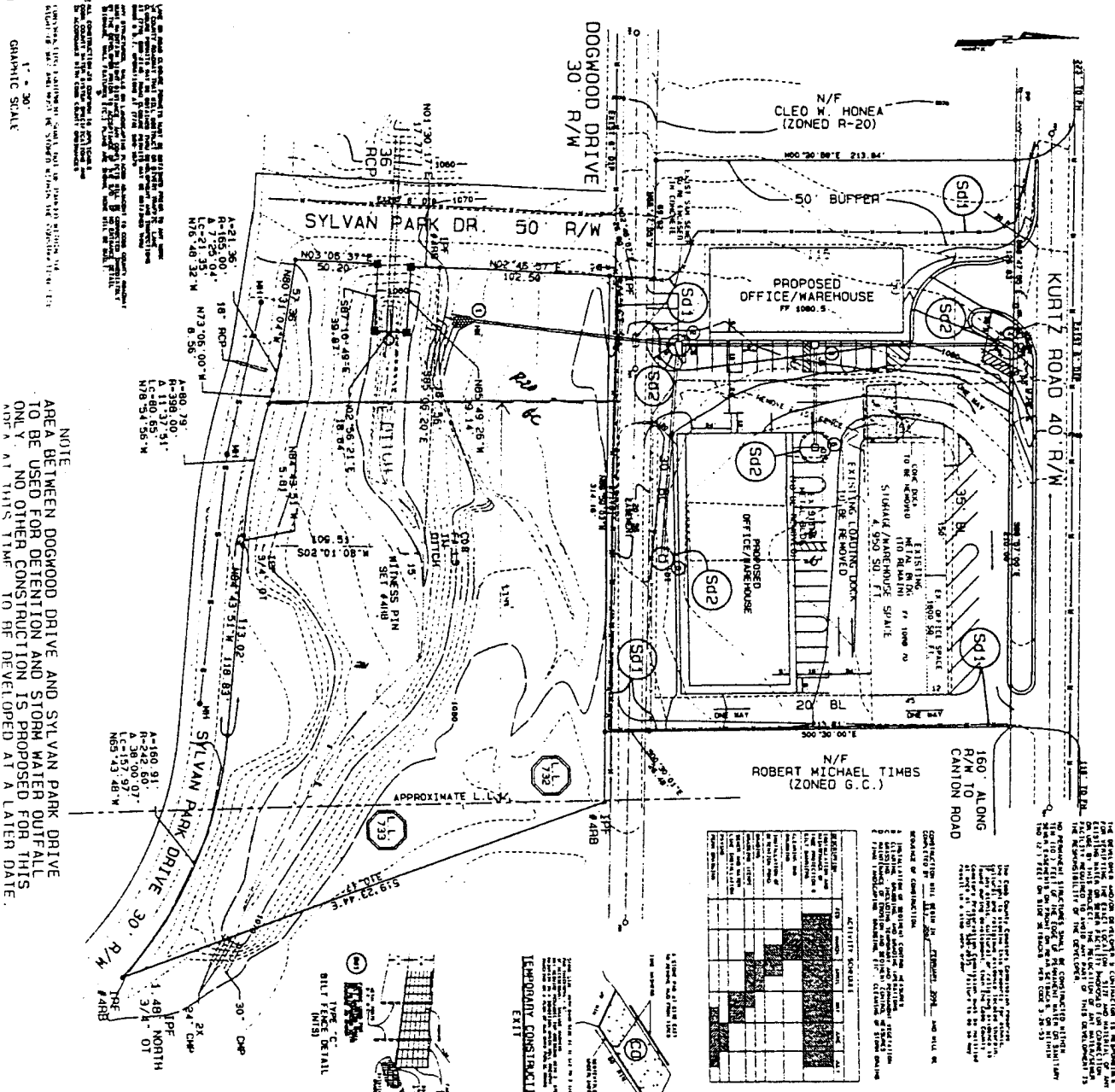
INTERIOR FINISH
 1/2" dry wall as cover. 15# gal. mesh over 2x8's, 1/2" dry wall as cover. 2x8 wood @ 16" o.c. in 12'-11" high panels, 1/2" dry wall as cover. 15# gal. mesh over 2x8's, 1/2" dry wall as cover.

MECHANICAL AND ELECTRICAL
 As required by prevailing Code, and Owner.

02 BRACKET MOUNTING DETAILS
 W = 1'-0" A101 A103

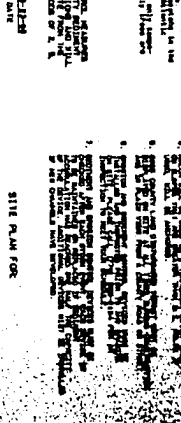
03 CONSTRUCTION OUTLINE
 W = 1'-0" A101 A103

01 FLOOR PLAN
 W = 1'-0" A101 A103



NOTE
 AREA BETWEEN DOGWOOD DRIVE AND SYLVAN PARK DRIVE
 TO BE USED FOR DETENTION AND STORM WATER OUTFALL
 ONLY. NO OTHER CONSTRUCTION IS PROPOSED FOR THIS
 AREA AT THIS TIME. TO BE DEVELOPED AT A LATER DATE.

TEMPORARY CONSTRUCTION
 EXIT



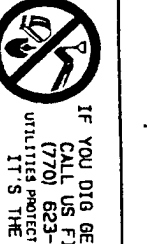
ACTIVITY	DATE	STATUS
Site Preparation	08/15/00	Completed
Foundation Work	08/20/00	In Progress
Structural Framing	09/05/00	Not Started
Roofing	09/15/00	Not Started
Interior Finishes	10/01/00	Not Started
Exterior Finishes	10/15/00	Not Started
Site Cleanup	11/01/00	Not Started

CONTRACTOR TO HAVE ALL UTILITIES FIELD LOCATED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.

ALL CONSTRUCTION AND MATERIALS TO CONFORM TO Cobb County Development Standards and Specifications.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

IF YOU DIG, GEORGIA... CALL US FIRST!
 (770) 623-4344
 UTILITIES PROTECTION CENTER
 IT'S THE LAW



OWNER/DEVELOPER
 DRK LP c/o PAUL A. DANGAR, JR.
 1629 CLEVELAND COURT
 KENNESAW, GEORGIA 30144
 (770) 428-4728

24 HR. EMERGENCY CONTACT
 PAUL A. DANGAR, JR.
 (770) 428-4728

SOUTHERN SURVEYING & MAPPING COMPANY, INC.
 4078 BARKERS ROAD N.E., MARIETTA, GA. 30066
 PHONE (770) 528-7755