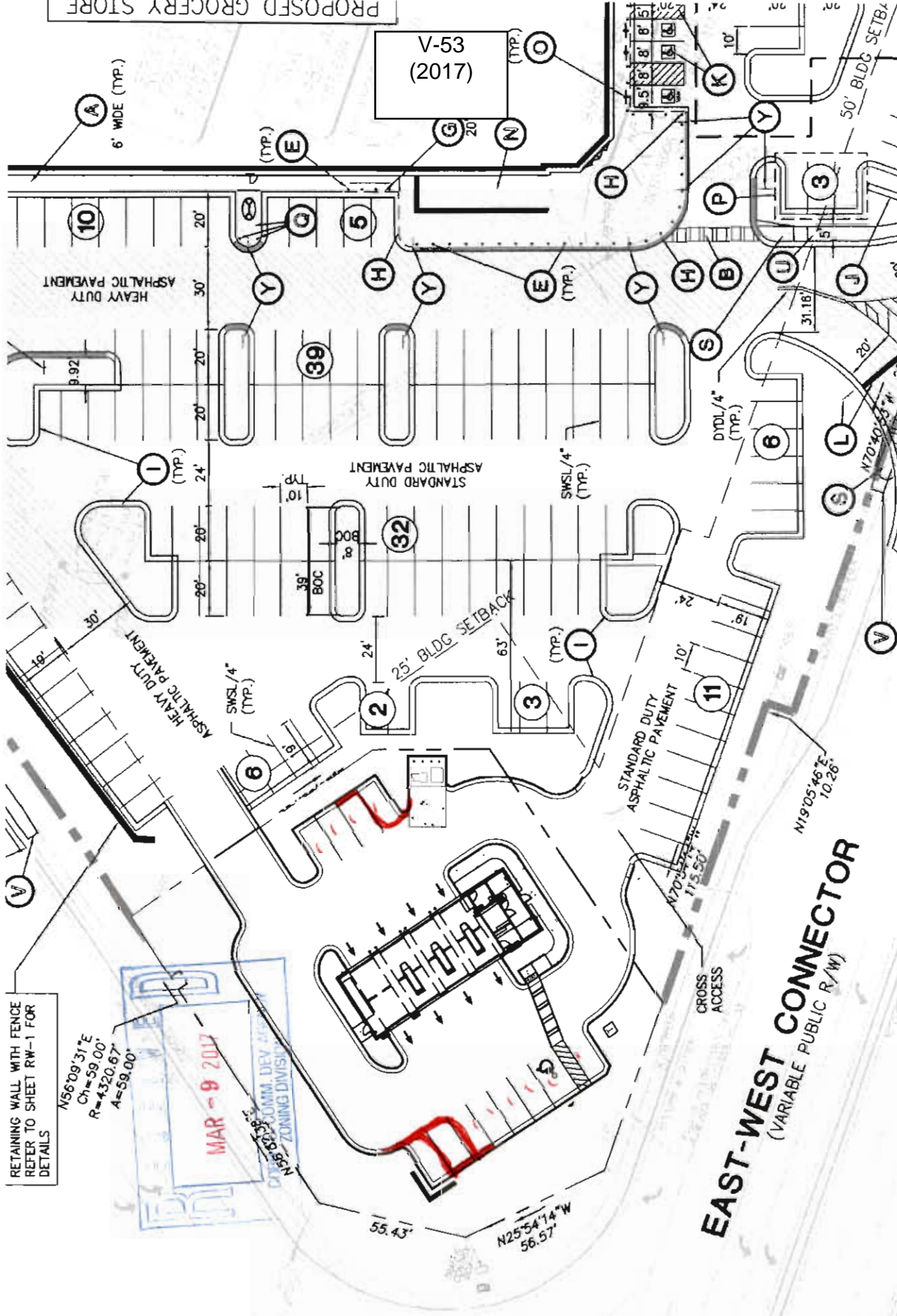


RETAINING WALL WITH FENCE
REFER TO SHEET RW-1 FOR
DETAILS

N56°09'31"E
Ch=59.00'
R=4320.67'
A=59.00'

MAR - 9 2017

COMM. DEV. DIVISION
ZONING DIVISION



APPLICANT: Paradise Group, LLC

PETITION No.: V-53

PHONE: 404-444-8924

DATE OF HEARING: 05-10-2017

REPRESENTATIVE: Dave Mattson

PRESENT ZONING: GC

PHONE: 404-444-8924

LAND LOT(S): 789

TITLEHOLDER: Z & Y Corporation

DISTRICT: 19

PROPERTY LOCATION: At the eastern intersection of East West Connector and Powder Springs Road (2651 Powder Springs Road).

SIZE OF TRACT: 2 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the minimum number of parking spaces from the required 15 spaces to 10 spaces.

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

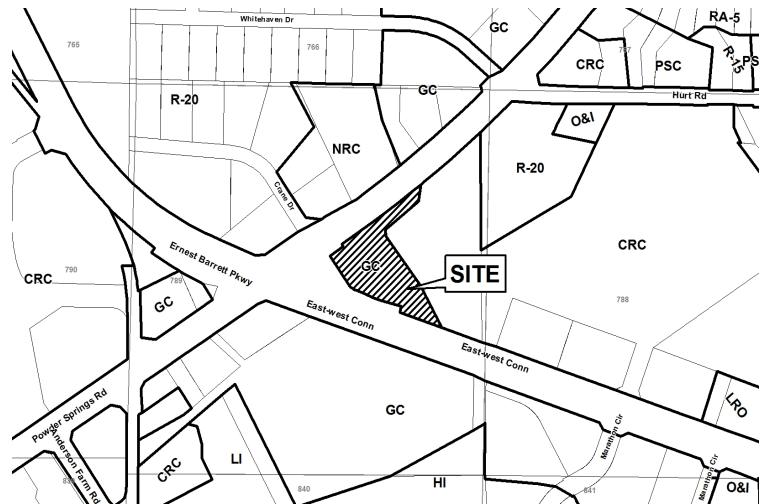
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



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.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

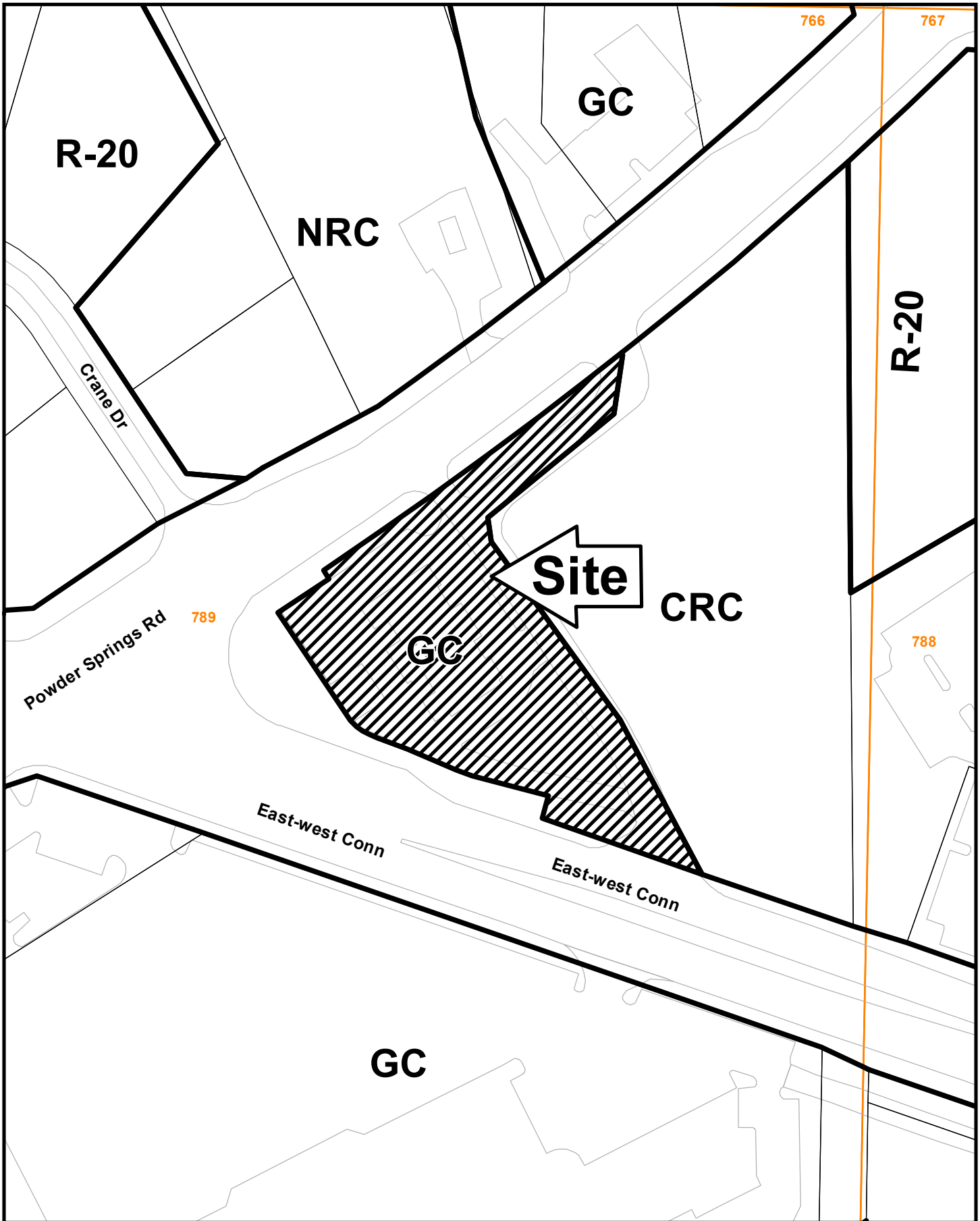
WATER: No conflict.

SEWER: No conflict.

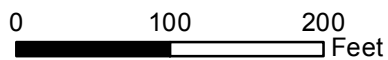
APPLICANT: Paradise Group, LLC **PETITION No.:** V-53



FIRE DEPARTMENT: No comments.

V-53-2017-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-53
Hearing Date: 5-10-17

Applicant Paradise Group, LLC Phone # 404-444-8924 E-mail dmattson@paradiseventuresinc.com

Dave Mattson Address 2901 Rigsby Lane, Safety Harbor, FL 34695
(representative's name, printed) (street, city, state and zip code)

(representative's signature)

Phone # 404-444-8924 E-mail dmattson@paradiseventuresinc.com

My commission expires: Q. BADWAN
NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA
My Commission Expires October 7, 2019

Signed, sealed and delivered in presence of:

Notary Public

Titleholder Z&Y Corporation Phone # 770-313-6120 E-mail zeyde@bellscuth.net

Signature Address: 2651 Powder Springs Rd, Marietta, GA 30064
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: **My Commission Expires August 10, 2019**

Notary Public

Present Zoning of Property GC

Location 2651 Powder Springs Rd, Marietta, GA 30064

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

Land Lot(s) 789 District 19th Size of Tract 1.998 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:

Applying the terms of the Zoning Ordinance would create an unnecessary hardship by requiring more parking spaces than what the tenant needs for this type of facility. Customers have their oil changed while they wait in the car and no reason for them to ever park. No auto maintenance, quick serve oil change only. See attached Letter of Intent for more info.

List type of variance requested: Applicant seeks a parking variance to allow for a reduction in required parking spaces per Chapter 134, Article V, Section 134-272. Parking required for a light automotive facility. Applicant requests a variance for a reduction from the required 15 spaces to 10 spaces only.