



CRISTOFOLINI
 5075 Southampton Rd.
 Atlanta, Georgia
 30346-2885

V-58
(2017)

Rev: _____
 Mark: _____
 Date: _____

STAFF: _____
 PROJECT: _____
 PROJECT MANAGER: _____
 ARCHITECT: _____
 CIVIL ENGINEER: _____
 GRADING: _____
 SURVEY: _____

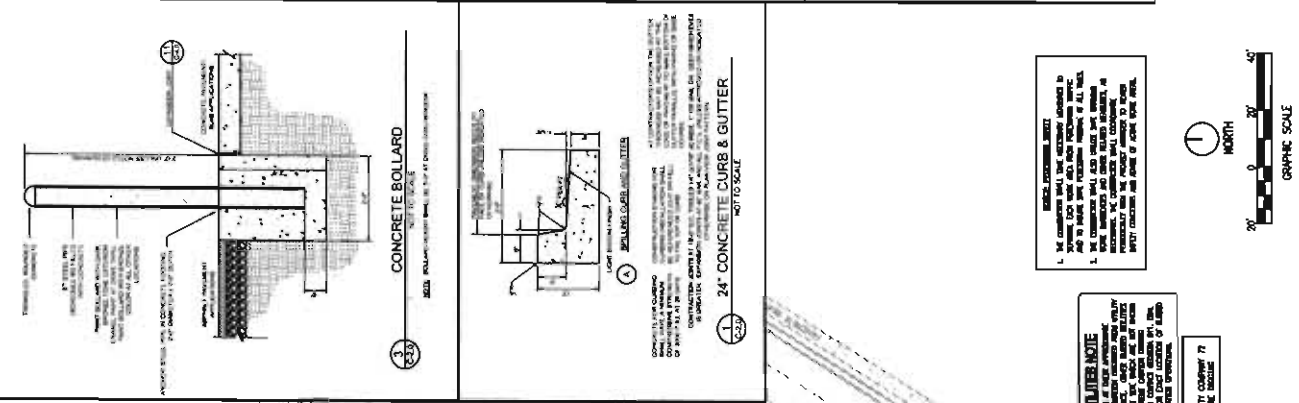
STORE: 750 00797
 EAST LAKE
 208 SHELLEY RD
 SUITE 100
 LAWRENCEVILLE, GA 30046

SHEET TITLE: **SITE DIMENSION PLAN**

ISSUE: V7
 ISSUE DATE: 03-2017
 Job No.: 20170207
 Store: 00797
 Date: 03/20/17
 Drawn By: LM
 Checked By: JBR

C-2.0

- ### SITE PLAN DESIGN NOTES & KEY PLAN
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SITE DIMENSION PLAN

APPLICANT: Chick-fil-A, Inc.

PETITION No.: V-58

PHONE: 404-305-7745

DATE OF HEARING: 6-14-2017

REPRESENTATIVE: Joseph Latimer

PRESENT ZONING: GC

PHONE: 404-305-7745

LAND LOT(S): 1061

TITLEHOLDER: Chick-fil-A, Inc.

DISTRICT: 16

PROPERTY LOCATION: On the northwest corner of SummitVillage Drive and Roswell Road, north of Greenbriar Parkway (2105 Roswell Road).

SIZE OF TRACT: 1.14 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the landscaped screening buffer adjacent to residentially zoned property from the required 40 feet to zero feet on the south property line; 2) waive the depth of a 90 degree parking stall from the required 19 feet to 18.7 feet (existing) and the drive aisle width from the required 24 feet to 21.25 feet (existing); 3) waive the depth of a 60 degree parking stall from the required 20.66 feet to 17.84 feet (existing) and the drive aisle width from the required 18.5 feet to 12.95 feet (existing); and 4) increase the maximum allowable impervious surface from 70% to 78%.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

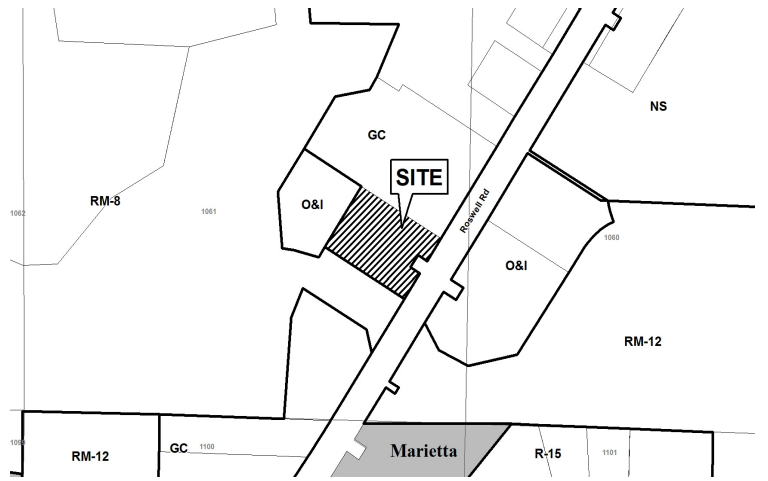
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Chick-fil-A, Inc.

PETITION No.: V-58

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: The proposed new dual drive-thru lane layout will only result in an increase in impervious coverage of 368 square feet (0.7%). The existing stormwater management for the site is adequate to accommodate this small increase. No adverse stormwater impacts are anticipated.

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

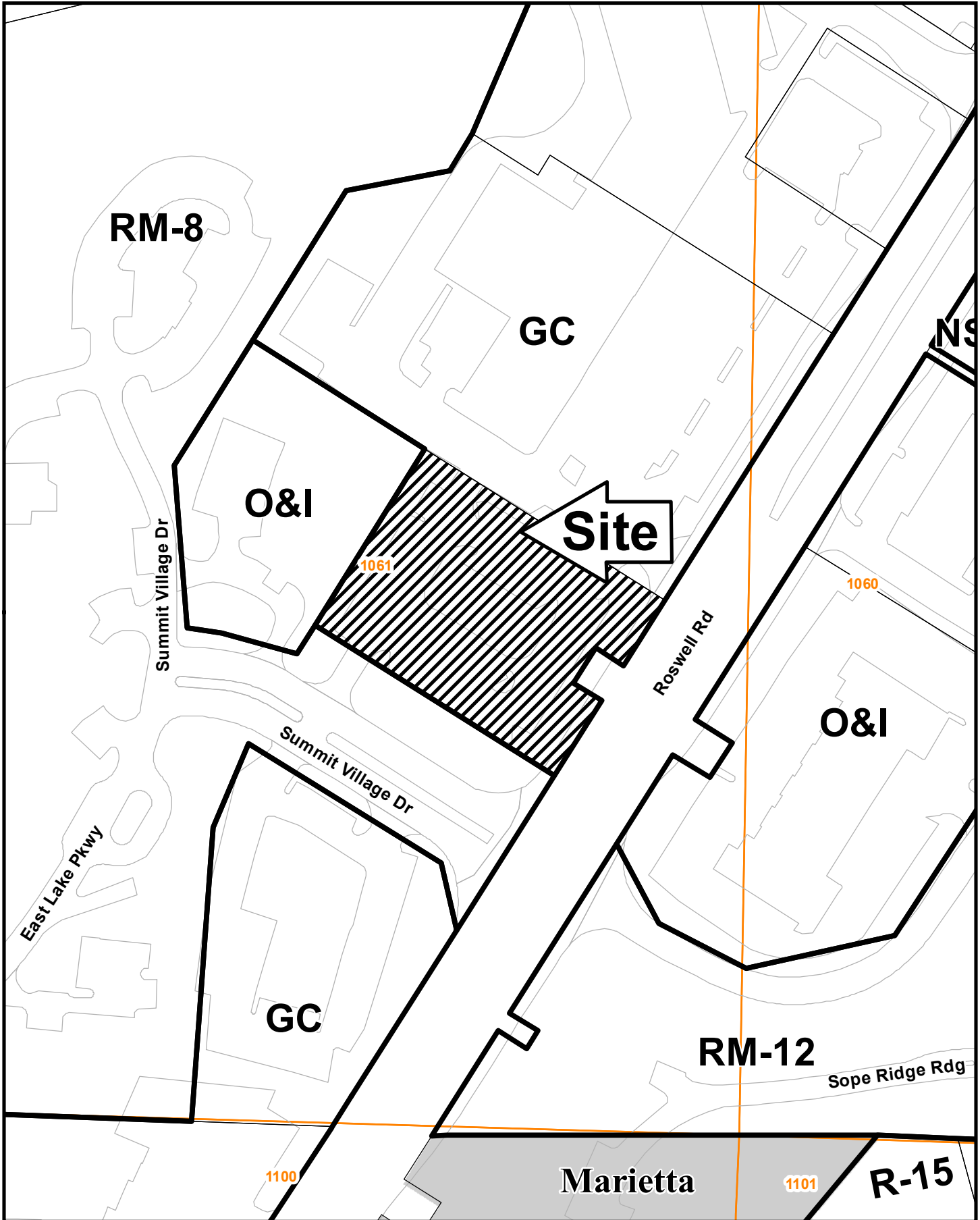
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Chick-fil-A, Inc. **PETITION No.:** V-58

FIRE DEPARTMENT: No comments.

V-58-2017-GIS



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

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Feet

City Boundary
Zoning Boundary

Application for Variance Cobb County

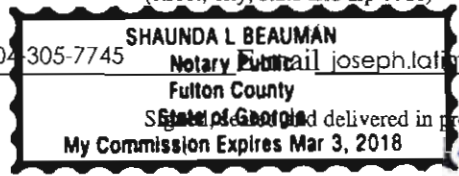
(type or print clearly)

Application No. V-58
Hearing Date: 6-14-17

Applicant Chick-fil-A Inc. Phone # 404-305-7745 E-mail joseph.latimer@cfocorp.com

Joseph Latimer Address 5200 Buffington Road, Atlanta, GA 30349
(representative's name, printed) (street, city, state and zip code)

Joseph Latimer Phone # 404-305-7745 E-mail joseph.latimer@cfocorp.com
(representative's signature)

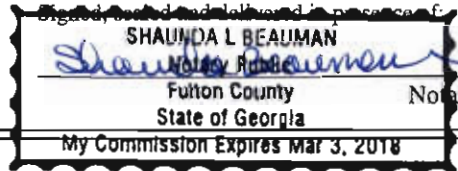


My commission expires: March 3, 2018 Shaunda Beauman
Notary Public

Titleholder Erwin Heid Phone # 404-765-8038 E-mail Erwin.Heid@cfacorp.com

Signature [Signature] Address: 5200 Buffington Road, Atlanta, GA 30349
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: March 3, 2018



Present Zoning of Property GC General Commercial

Location 2105 Roswell Road, Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District 9 Size of Tract 1.144 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:

The subject property is located within the General Commercial District and located in a CAC Community Activity Future Land Use Area. A 40' buffer is required from commercial to residential on our southern property line and the existing site has a 1' buffer. Also the property is limited to no more than 70% impervious coverage. However, the site was constructed prior to the issuance of this requirement. Therefore, application of this term would create an unnecessary hardship to the project. The site was constructed with a 77% impervious area in 1998 at which point was in compliance with the Cobb County Zoning Ordinance. The proposed remodel increases the impervious area by 486sf (1%).

List type of variance requested: Impervious Area and Buffer.