

APPLICANT: Gary Wert

PETITION No.: V-71

PHONE: 770-480-3388

DATE OF HEARING: 7-12-2017

REPRESENTATIVE: Gary Wert

PRESENT ZONING: GC

PHONE: 770-480-3388

LAND LOT(S): 645

TITLEHOLDER: Town Center Associates

DISTRICT: 16

PROPERTY LOCATION: On the south side of Ernest Barrett Parkway, east of Roberts Court, west of Interstate 575

SIZE OF TRACT: 18.96 acres

(425 Ernest Barrett Parkway).

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the allowable size of a wall sign from 851.6 square feet to 20,433 square feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

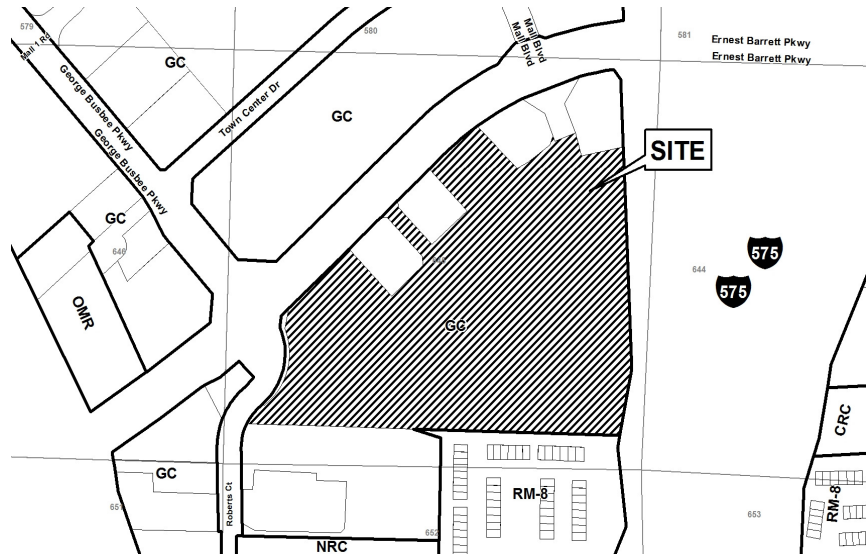
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Gary Wert **PETITION No.:** V-71

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.

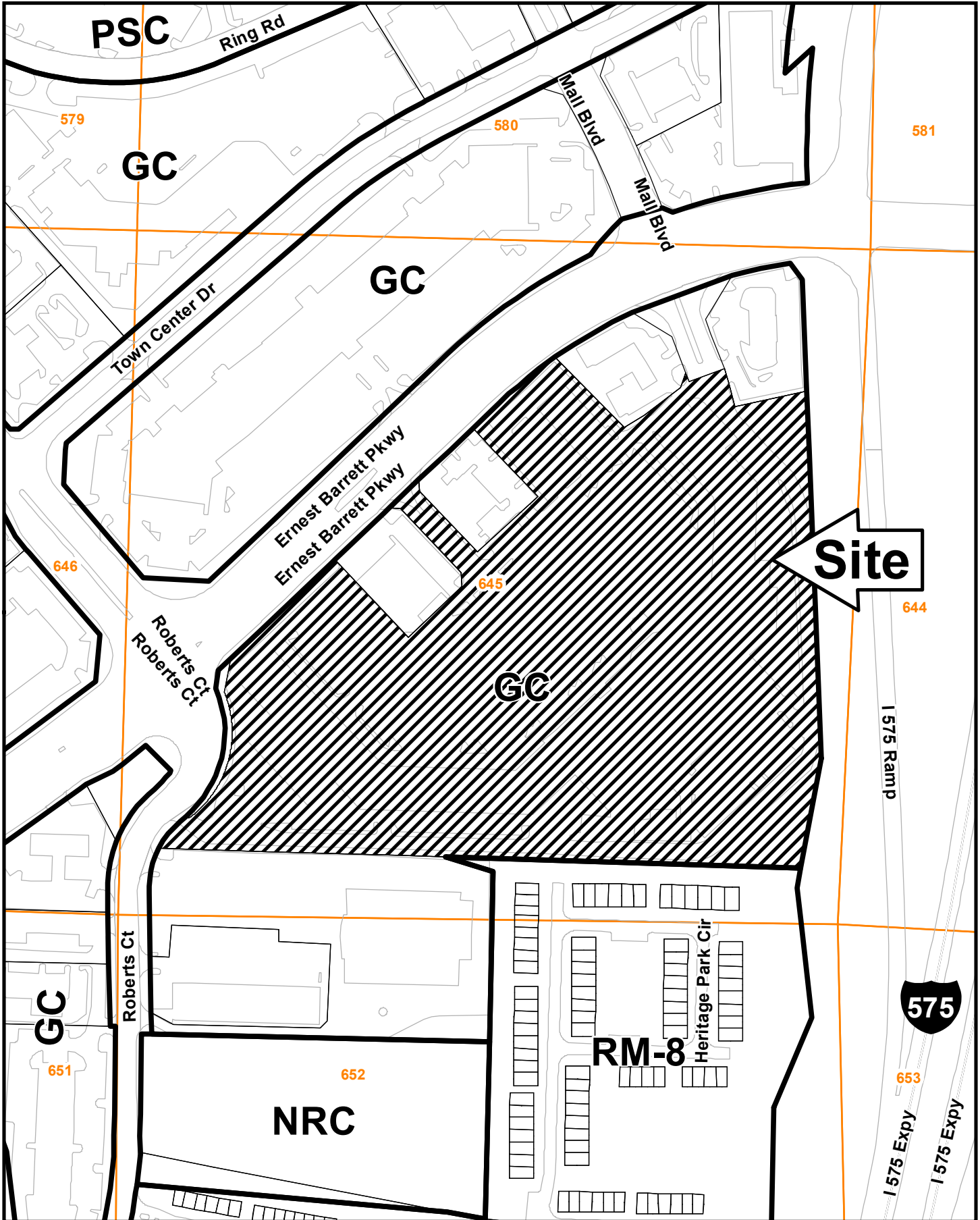
WATER: No conflict.

SEWER: No conflict.

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FIRE DEPARTMENT: No comments.

V-71 2017-GIS



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

0 200 400 Feet

City Boundary
Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V-71
Hearing Date: July 12, 2017

Applicant Gary West Phone # 770 480 3388 E-mail garywest@bellsouth.net

Gary West Address 4240 Alex Avenue Cumming GA 30040
(representative's name, printed) (street, city, state and zip code)

Gary West Phone # 770 480 3388 E-mail garywest@bellsouth.net
(representative's signature)

My commission expires: for life Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Trust Center Associates Phone # _____ E-mail garywest@bellsouth.net

Signature [Signature] Address: 40 4240 Alex Avenue Cumming GA 30040
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: for life Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property GC General Commercial

Location 4240 Alex Avenue Cumming GA 30040
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 645 District 16 Size of Tract 18.928 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 18,928 Shape of Property irregular Topography of Property stepped Other _____

Does the property or this request need a second electrical meter? YES _____ NO

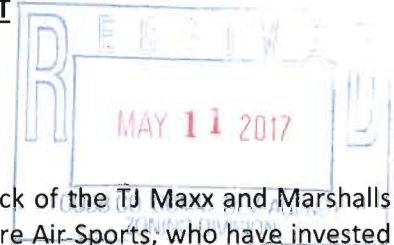
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance:

see Attached

List type of variance requested: sig. variance

May 5, 2017

REASONS FOR SIGN VARIANCE REQUEST

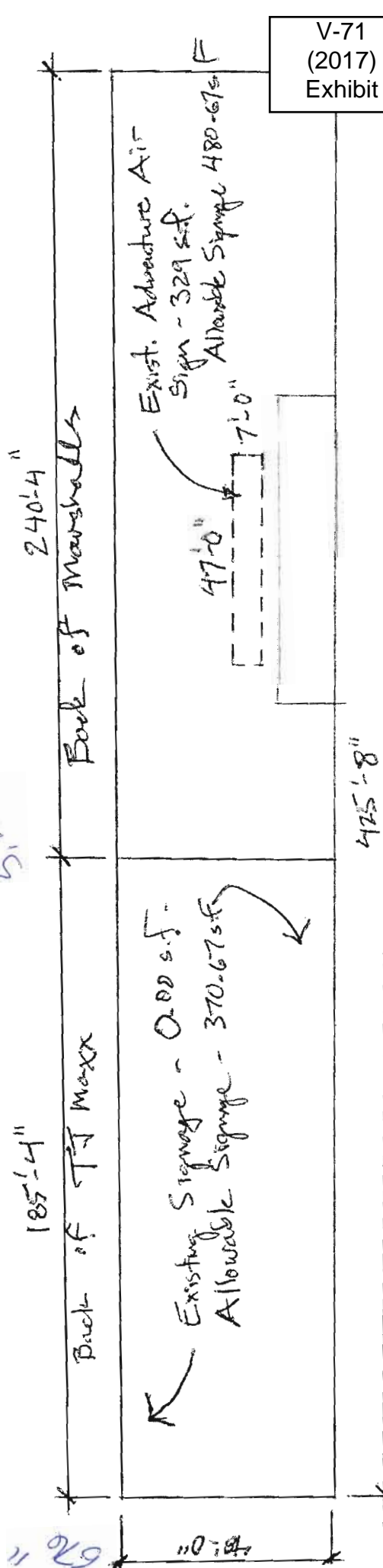


Rationale for Request:

- Rear of building is very large blank wall. Desire to paint the back of the TJ Maxx and Marshalls walls only, to make it more attractive for new tenant. Adventure Air Sports, who have invested significant funds in the interior.
- Rear of building is not visible to any of neighbors, is adjacent to a detention pond, and is screened from I-575 by 50" tall evergreen trees. In addition, it is a daylight basement space that is below the grade of the shopping center and below the grade of I-575.
- Painting is not signage. As per request of Cobb County there are no images or words of any sort indicating what happens inside Adventure Air. The painting scheme does not reference advertising of any tenants, tenant products or the shopping center in any way.
- Have had several meetings with County officials to discuss painting this area; following each meeting we simplified design and complexity of colors to respect the County requests. Multiple renderings have been produced and submitted to the County.

Relief Sought:

- Permission to paint exterior color on rear of building – no images or words.



V-71 (2017) Exhibit

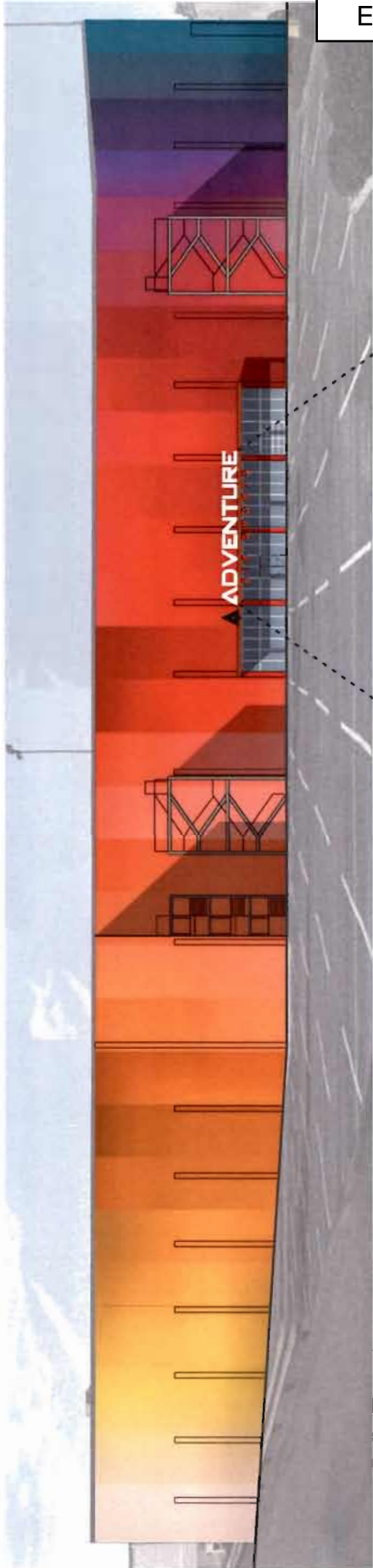
- 425'-8" x 2 = 851.32 s.f. Allowable Signage @ 2 s.f. of signage / 1 sq. ft. of store front.
- 425'-8" x 48'-0" = 20,432.16 s.f. Area proposed to be painted =

Town Center Plaza, Basement Elevation

Back of TJ Maxx & Marshalls

Adventure Air in Basement.

5/9/2017



V-71
(2017)
Exhibit

*Note:
Extend Mural colour around corner
return for 2 meters, along both
north east and south west corners

Mural Co
"Color Stripes - Gradient" with

ADVENTURE 1000mm

TOWN CENTER PLAZA

425 ERNEST BARRETT PKWY
Kennesaw, GA, USA
Project No. 11030
2 February 2017

ADVENTURE AIR - MURAL CONCEPTS

