



**APPLICANT:** RaceTrac Petroleum, Inc

**PETITION No.:** V-85

**PHONE:** Not Given

**DATE OF HEARING:** 08-09-2017

**REPRESENTATIVE:** Parks F. Huff, Esq.

**PRESENT ZONING:** NRC

**PHONE:** 770-422-7016

**LAND LOT(S):** 144

**TITLEHOLDER:** Larry E. Wilensky

**DISTRICT:** 19

**PROPERTY LOCATION:** On the north side of

**SIZE OF TRACT:** 2.67 acres

Dallas Highway at the County line bordering Paulding County

**COMMISSION DISTRICT:** 1

(No Assigned Address).

**TYPE OF VARIANCE:** 1) Allow the main RaceTrac parallelogram logo sign to protrude from the building face to 6' 5 5/8"; 2) increase the maximum allowable electronic sign area from 32 square feet to 80 square feet per side; and 3) reduce the length of a parking stall from 19 feet to 18 feet deep.

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

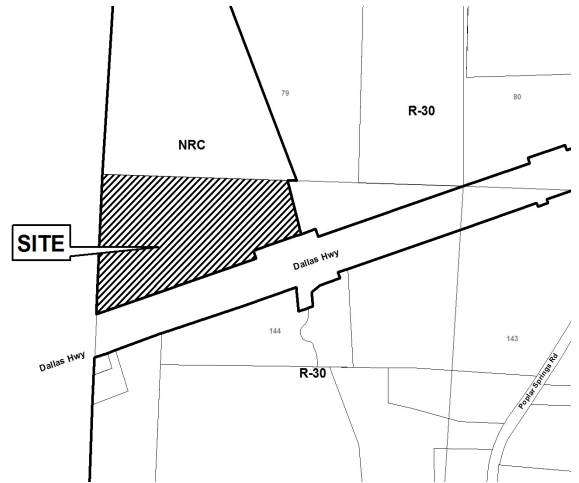
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



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**COMMENTS**

**TRAFFIC:** Recommend monument signs be placed off the right-of-way.

Recommend the sign be installed where it will not impede the line of sight for the driveways or roadways.

**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:** The subject site is in the Dallas Highway Design Guidelines area. The guidelines require that canopy and awning sign(s) shall be limited to 15 square feet per road frontage. The canopy signs in this application are larger than the required size.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No conflict.

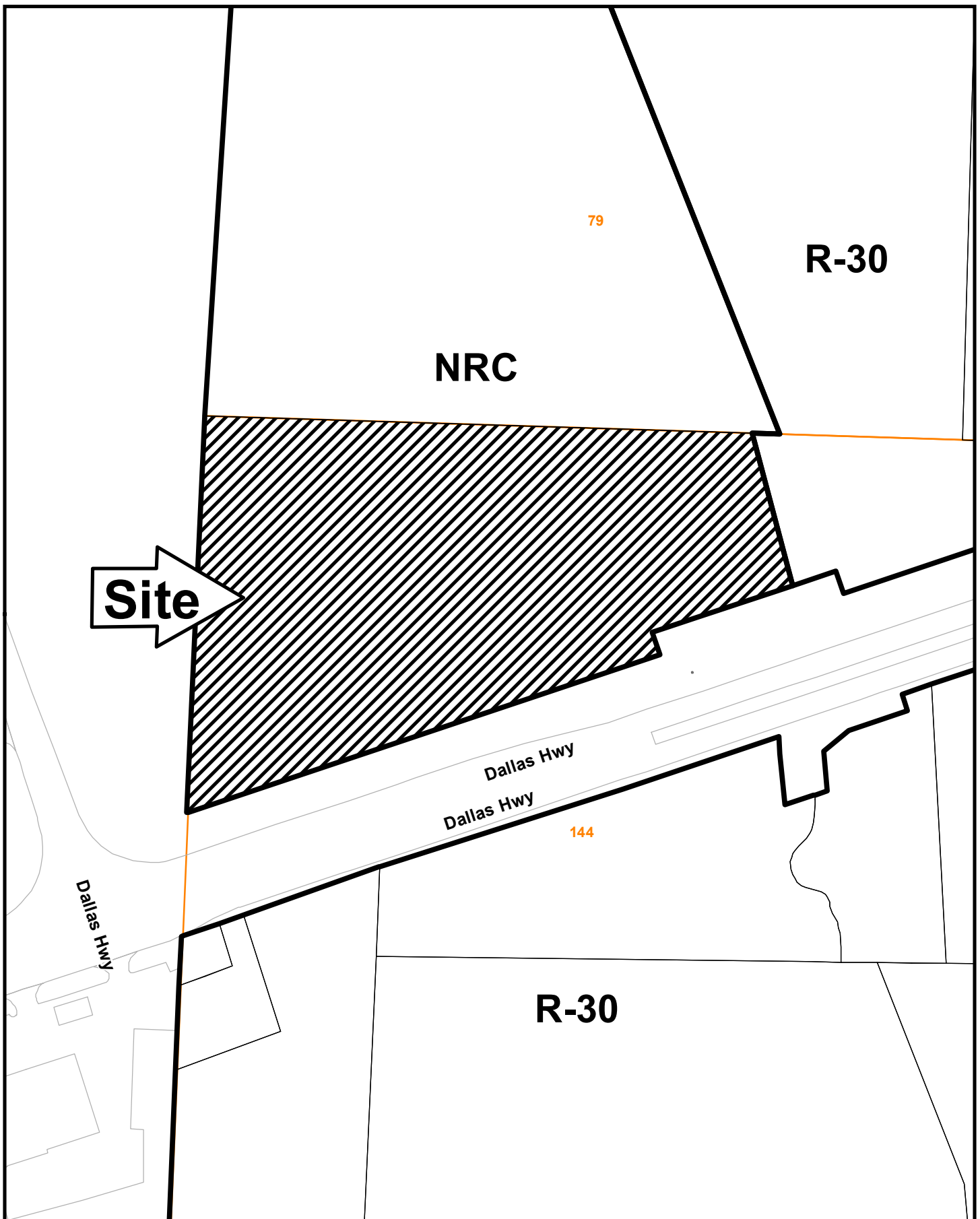
**SEWER:** No conflict.

**APPLICANT:** RaceTrac Petroleum, Inc      **PETITION No.:** V-85

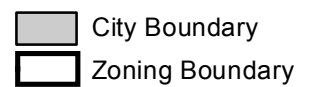
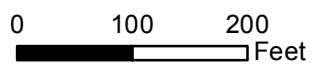
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**FIRE DEPARTMENT:** No comments.

# V-85 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)

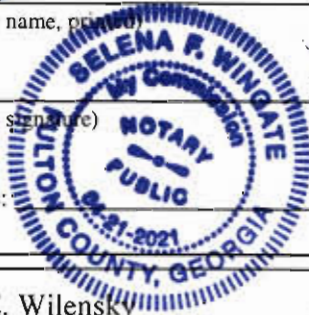
Application No. V-85  
Hearing Date: 8/9/17

Applicant RaceTrac Petroleum, Inc. Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
SAMS, LARKIN, HUFF & BALLI, LLP

Parks F. Huff, Esq. Address 376 Powder Springs St., Ste. 100 Marietta, GA 30064  
(representative's name, print) (street, city, state and zip code)

[Signature] Phone # 770-422-7016 E-mail phuff@slhb-law.com  
(representative's signature)

My commission expires: \_\_\_\_\_



Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

Titleholder Larry E. Wilensky Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

Signature See Attached Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_

Notary Public

Present Zoning of Property NRC

Location At the northeast corner of Dallas Highway and East Paulding Drive  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 144 District 19 Size of Tract 2.669 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 X 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:

Patrons of RaceTrac would not be able to see the store signage without the sign protruding from the front elevation of the building. Additionally, customers would not be able to easily distinguish the fuel option prices unless the LED electronic square footage is allowed to be enlarged so that passing motorists can easily see the signage.

List type of variance requested: \_\_\_\_\_  
Allow the main RaceTrac parallelogram logo to protrude from the building face to 6' 5 5/8"  
Allow 76 square feet of electronic copy signage for each face of free standing sign per Sec. 134-313 (o) 2b for fuel option prices

# 120 SqFt Price Sign - 40" & 24" LED (N)

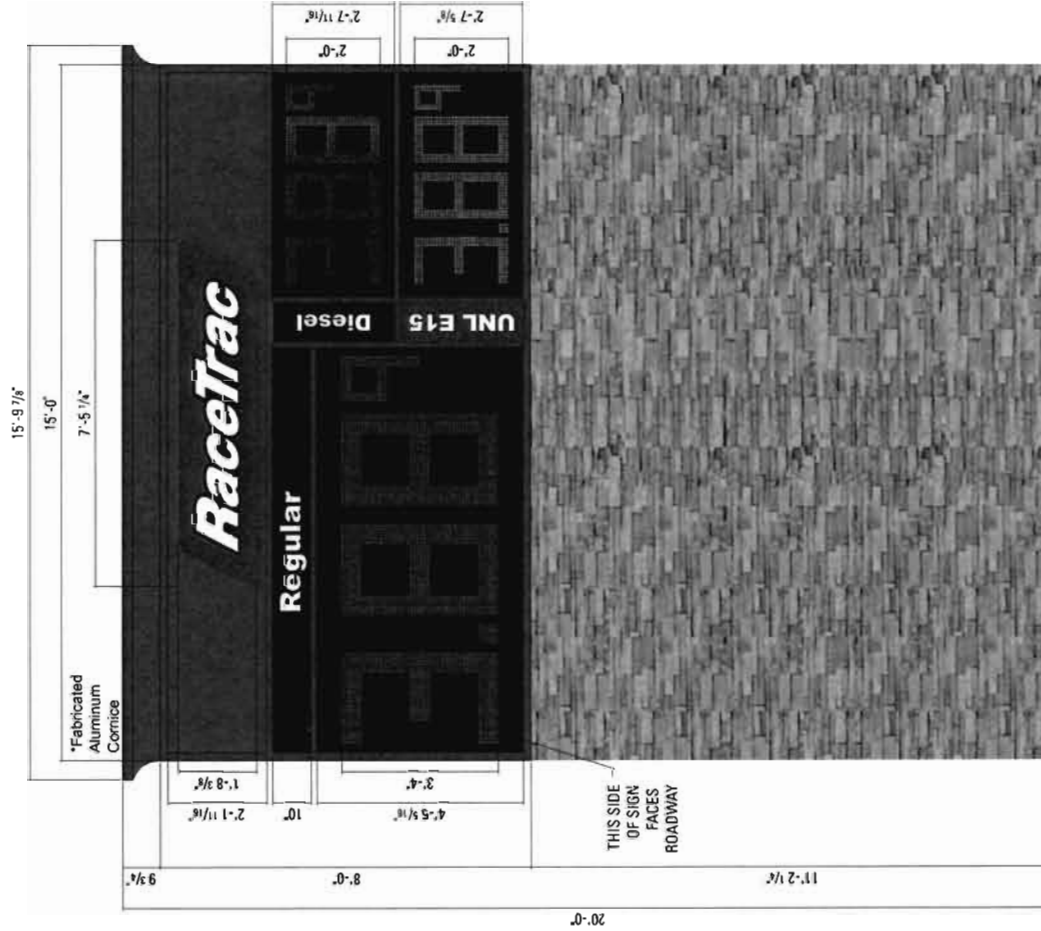
\*All sign components to be UL listed. All wiring to conform to UL specifications. Installation to be per NEC requirements. All signs to bear UL labels.

STAMPED, SEALED ENGINEERING REQUIRED

FOUNDATION INFORMATION PROVIDED BY RACETRAC. MANUFACTURER RESPONSIBLE FOR HAVING A LICENSED ENGINEER VALIDATE FOUNDATION DESIGN PRIOR TO INSTALL

DOUBLE FACED

QUANTITY 1



Sloan Sign Box II  
LED Interior Illumination



### Specifications:

#### Sign Faces:

- Logo panel: Aluminum panel painted Bronze C3 with parallelogram mounted to the surface. Parallelogram channel letter-type construction with .177" thick Polycarbonate panels with 2nd surface applied translucent vinyl. Parallelogram copy to be digital print provided by Mira Systems with red background stripes and white border area of logo graphic also printed. Cabinet and trim ca painted Red C1.
- Regular Unleaded Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied opaque vinyl Black C6; "Regular" to be show-through white.
- Diesel Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied translucent vinyl Green C7; "Diesel" to be show-through white.
- UNL E15 Product Panel: Solar Grade Polycarbonate; background to be 1st surface applied translucent vinyl Orange C9; "UNL E15" to be show-through white.

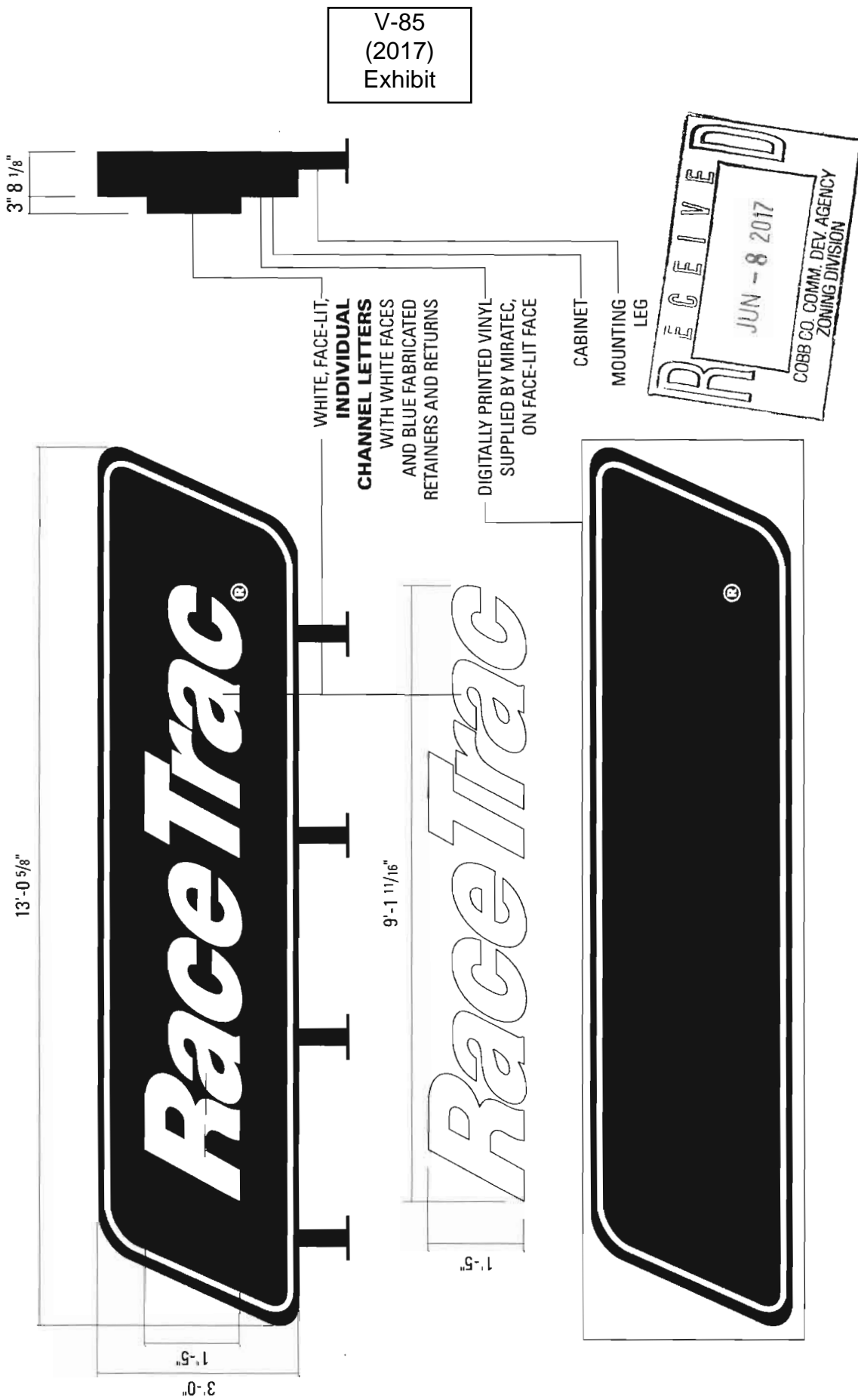
Interior Illumination: Sloan Sign Box II LED Interior Illumination powered by low voltage power supplies. This is behind fuel grade panels, only.  
 Sign Frame: 2" x 2" x .25" steel tube with .063 aluminum cladding painted Bronze C3.  
 Extruded aluminum 1-1/2" wide Divider Bars installed to retain sign panels. Face dividers and retainers to be painted painted Bronze C3.  
 Sign Support: Internal steel pipe support to be welded to steel saddle bracket at top and bottom of sign frame.  
 External steel sign support to meet building and local sign codes. Size of steel and footing as required per site requirements.

V-85  
(2017)  
Exhibit



# Main Identification Sign - A1

SINGLE FACED  
QUANTITY 1  
40 SqFt Total



See Color Schedule on Page 2

GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURERS' RECOMMENDATIONS AND ALL APPLICABLE STATE AND LOCAL CODES. NO SUBSTITUTIONS ALLOWED.



V-85  
(2017)  
Exhibit

BRIDGE  
JUN - 8 2017  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

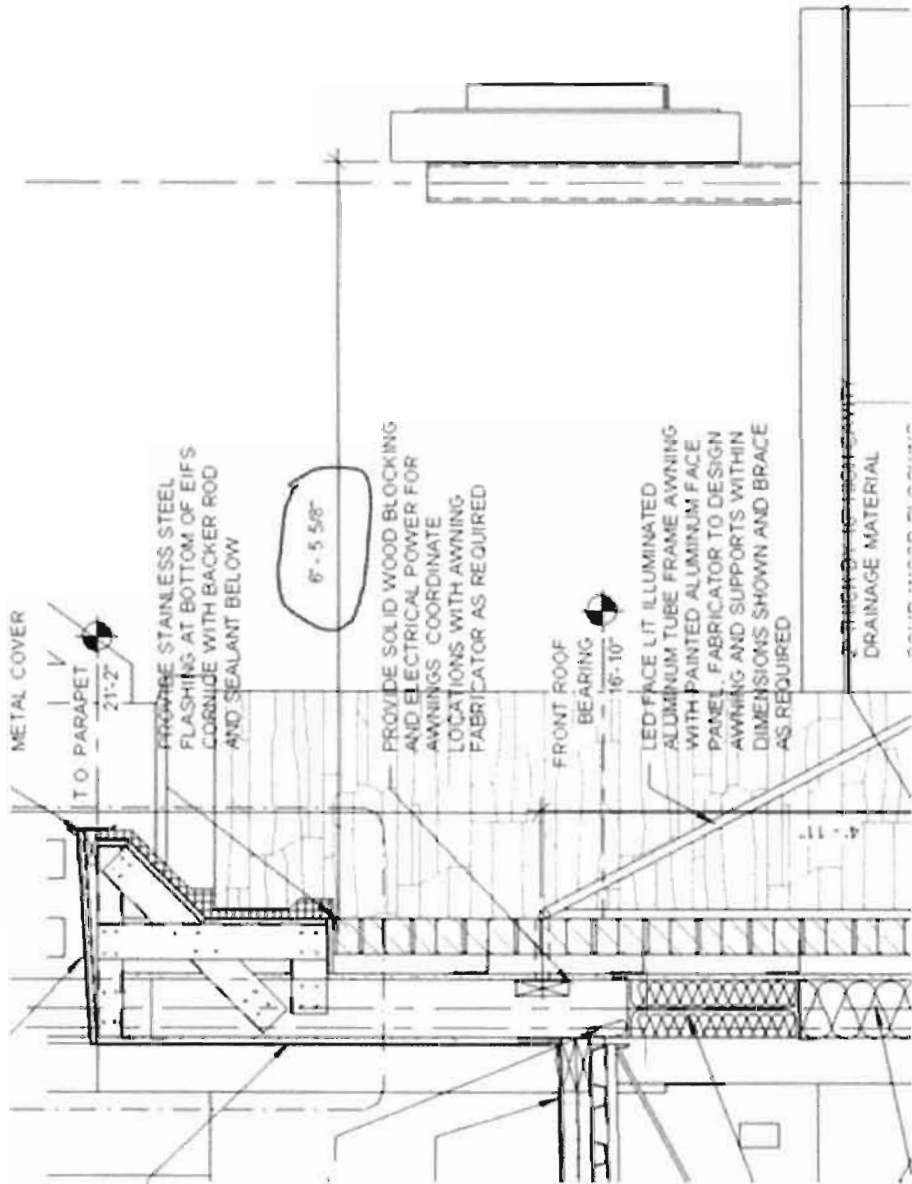




EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 85 (2017)  
Hearing Date: August 9, 2017

Applicant: RaceTrac Petroleum, Inc.  
Titleholder: Larry E. Wilensky



Signature Larry E. Wilensky

Name: LARRY E. WILENSKY  
Address: 1801 PEACHTREE ST NE  
SUITE 310

Date Executed: 6/5/17

Signed, sealed, and delivered in the presence of:  
Patricia H. Manley  
Notary Public  
Commission Expires

