

V-103
(2017)

ALL NOTES:

1. ALL NOTES SHALL BE READ IN CONJUNCTION WITH THE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

TOTAL SITE AREA: 0.685 ACRES
 IMPROVED AREA: 0.47 ACRES
 IMPERVIOUS AREA: 0.46 ACRES


1250 ATLANTA ROAD
 PARCEL ID: 1702950019
 LAND LOT: 295, DISTRICT: 1717
 COBB COUNTY, GEORGIA

REVISIONS ADDED PRICING FROM AS SHOWN
REVISIONS TABLE AND RAMP & SIGNAGE
REVISIONS CASE NUMBER Z 6, CRC
PROJECT: 1250 ATLANTA ROAD C-STORE
PROJECT ADDRESS: 1250 ATLANTA RD
PROJECT ADDRESS: COBB CO. GA
CLIENT: SOUTH COBB DRIVE PROPERTIES LLC
CLIENT ADDRESS: 1356 MANDALAY CT SW
CLIENT ADDRESS: LEBURN, GA 30047
DATE: 07/06/16
DWG: PRJ1

Civil Consulting Engineers, Inc.

125 CEDAR RIDGE TRAIL
 CANTON, GA 30144
 978.662.4072

09/22/16



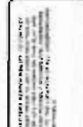
SITE PLAN C3

Withdrawn Without Prejudice

RECEIVED

AUG - 2 2017

COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

DAVID M. SMITH
 CIVIL ENGINEER
 STATE OF GEORGIA
 LICENSE NO. 10000

24-HOUR EMERGENCY CONTACT: FERDZ AU (770) 378-2944



VICINITY MAP

1. THE PROJECT IS LOCATED AT THE INTERSECTION OF ATLANTA ROAD AND AUSTELL ROAD.

2. THE PROJECT IS LOCATED AT THE INTERSECTION OF ATLANTA ROAD AND AUSTELL ROAD.

3. THE PROJECT IS LOCATED AT THE INTERSECTION OF ATLANTA ROAD AND AUSTELL ROAD.

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

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3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

REVISIONS:

1. REVISIONS ADDED PRICING FROM AS SHOWN

2. REVISIONS TABLE AND RAMP & SIGNAGE

3. REVISIONS CASE NUMBER Z 6, CRC

ADDITIONAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

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3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

APPLICANT: Mohsin Properties, LLC
PHONE: 770-378-2944
REPRESENTATIVE: Feroz Ali
PHONE: 770-378-2944
TITLEHOLDER: Mohsin Properties, LLC
PROPERTY LOCATION: On the northwest corner of
Austell Road and Atlanta Road
(1250 Atlanta Road).

PETITION No.: V-103
DATE OF HEARING: 10-11-2017
PRESENT ZONING: TS
LAND LOT(S): 295
DISTRICT: 17
SIZE OF TRACT: 0.69 acres
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Increase the maximum sign height from 20 feet to 25 feet for each sign; 2) allow an 80 square foot LED with four (4) electronic sign areas in lieu of a 32 square foot LED with two (2) sign areas; 3) increase the maximum allowable sign area from 65 square feet to 117 square feet; 4) increase the maximum allowable structure area from 162.5 square feet to 205 square feet; 5) waive the required 200 feet of public road frontage to 146 square feet of public road frontage; and 6) allow the two (2) electronic signs on the same lot to be less than the required 200 feet from each other.

Withdrawn Without Prejudice

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

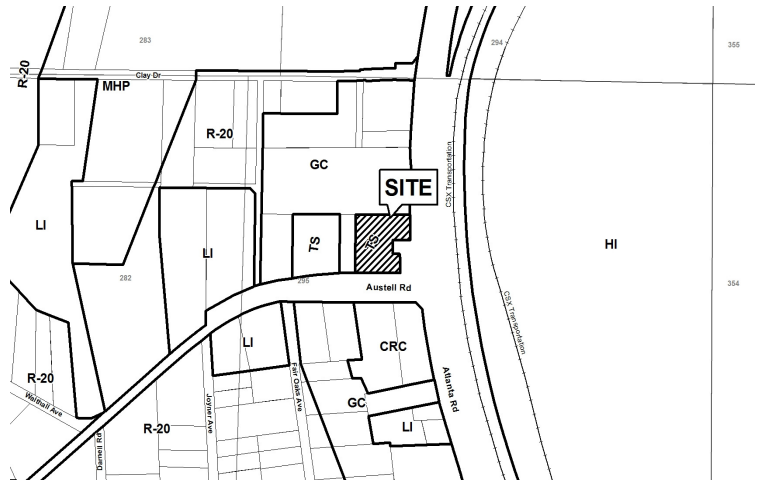
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



Application for Variance Cobb County



(type or print clearly)

Application No. V-103
Hearing Date: 10-11-17

Applicant Mohsin Properties, LLC Phone # (770) 378-2944 E-mail Ferozali@AOL.com

Feroz Ali
(representative's name, printed) Address 1250 Atlanta Road, Marietta GA 30060
(street, city, state and zip code)

[Signature]
(representative's signature) Phone # (770) 378-2944 E-mail Ferozali@AOL.com

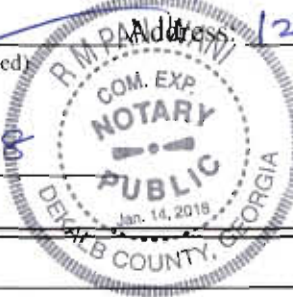
My commission expires: 01-14-2018
Signed, sealed and delivered in presence of: [Signature]
Notary Public



Titleholder Feroz Ali Phone # 7/378-2944 E-mail Ferozali@AOL.com

Signature [Signature] Address 1250 Atlanta Rd Marietta
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 01-14-2018
Signed, sealed and delivered in presence of: [Signature]
Notary Public



Present Zoning of Property TS

Location 1250 Atlanta Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 295 District 17th Size of Tract .685 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 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:

The fundamental requirement for developing this property for the approved permitted use a gas station. A price sign per plans is necessary to conduct business in a fair and equitable matter. Without proper signage business can exist

List type of variance requested: Fuel price sign, LED variance, height variance 2 signs on property.