

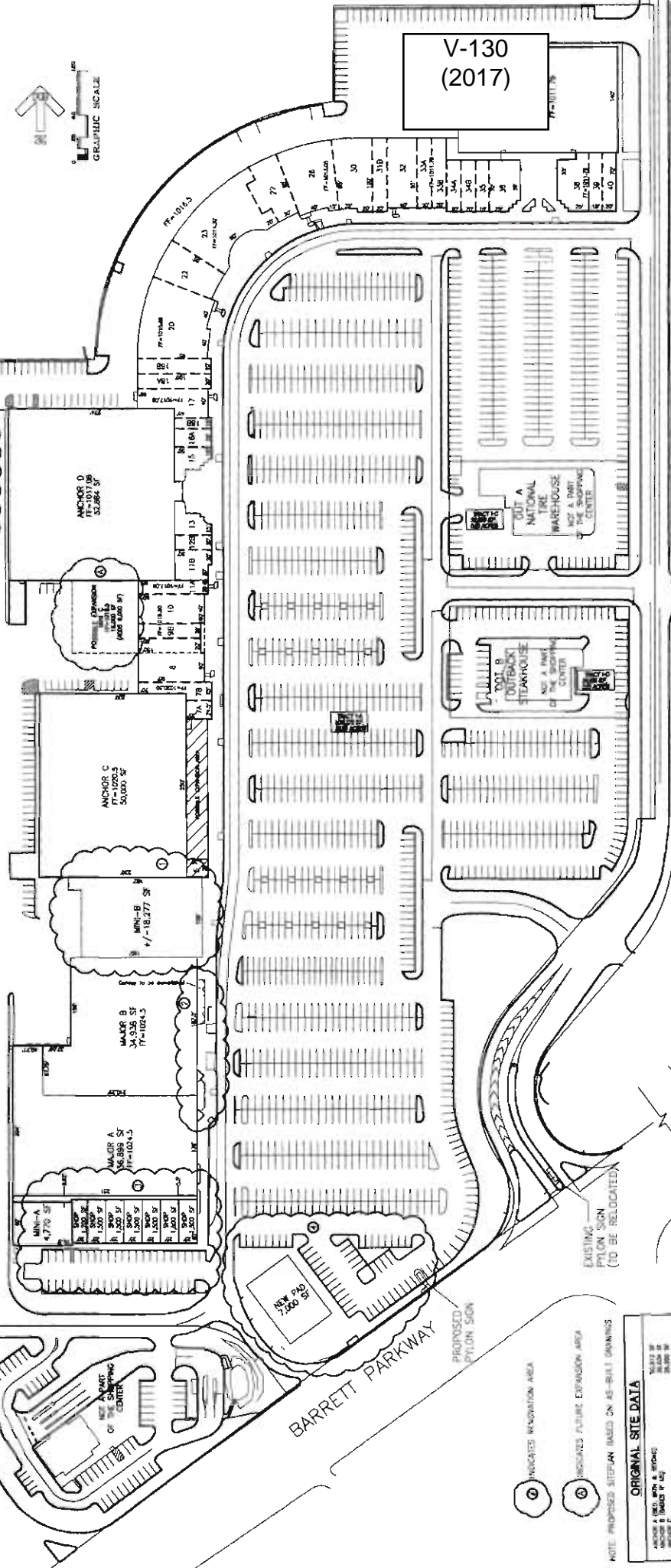
BARRETT LAKES BOULEVARD



V-130
(2017)

COBB PLACE KENNESAW, GEORGIA CONCEPTUAL SITE PLAN

COBB PLACE PARKWAY



EXISTING PYLON SIGN
(TO BE RELOCATED)

EXISTING PYLON SIGN

NOTE: PROPOSED SITE PLAN BASED ON AS-BUILT DRAWINGS

ORIGINAL SITE DATA

ANCHOR A	17,180.5 SF
ANCHOR B	34,326.5 SF
ANCHOR C	50,000.5 SF
ANCHOR D	32,284.5 SF
MINI-A	4,775 SF
MINI-B	18,277 SF
MINI-C	7,000 SF
TOTAL GROSS LEASABLE AREA	182,845.5 SQ. FT.
TOTAL GROSS SQUARE FEET	172,845.5 SQ. FT.

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TOTAL GROSS SQUARE FEET	172,845.5 SQ. FT.

APPLICANT: Ashley Homestore

PETITION No.: V-130

PHONE: 847-415-5717

DATE OF HEARING: 12-13-2017

REPRESENTATIVE: Troy A. Funk

PRESENT ZONING: GC

PHONE: 847-415-5717

LAND LOT(S): 649, 720

TITLEHOLDER: G&I VIII RCG Cobb Place LLC

DISTRICT: 16

PROPERTY LOCATION: At the northeast

SIZE OF TRACT: 23.26 acres

intersection of Barrett Lakes Boulevard and Ernest Barrett Parkway

COMMISSION DISTRICT: 3

(840 Ernest Barrett Parkway).

TYPE OF VARIANCE: Increase the maximum allowable wall sign from 122 square feet to 282.37.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Ashley Homestore **PETITION No.:** V-130

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: Sign permit 2017-002235 was rejected on 3/14/17.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No comments.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

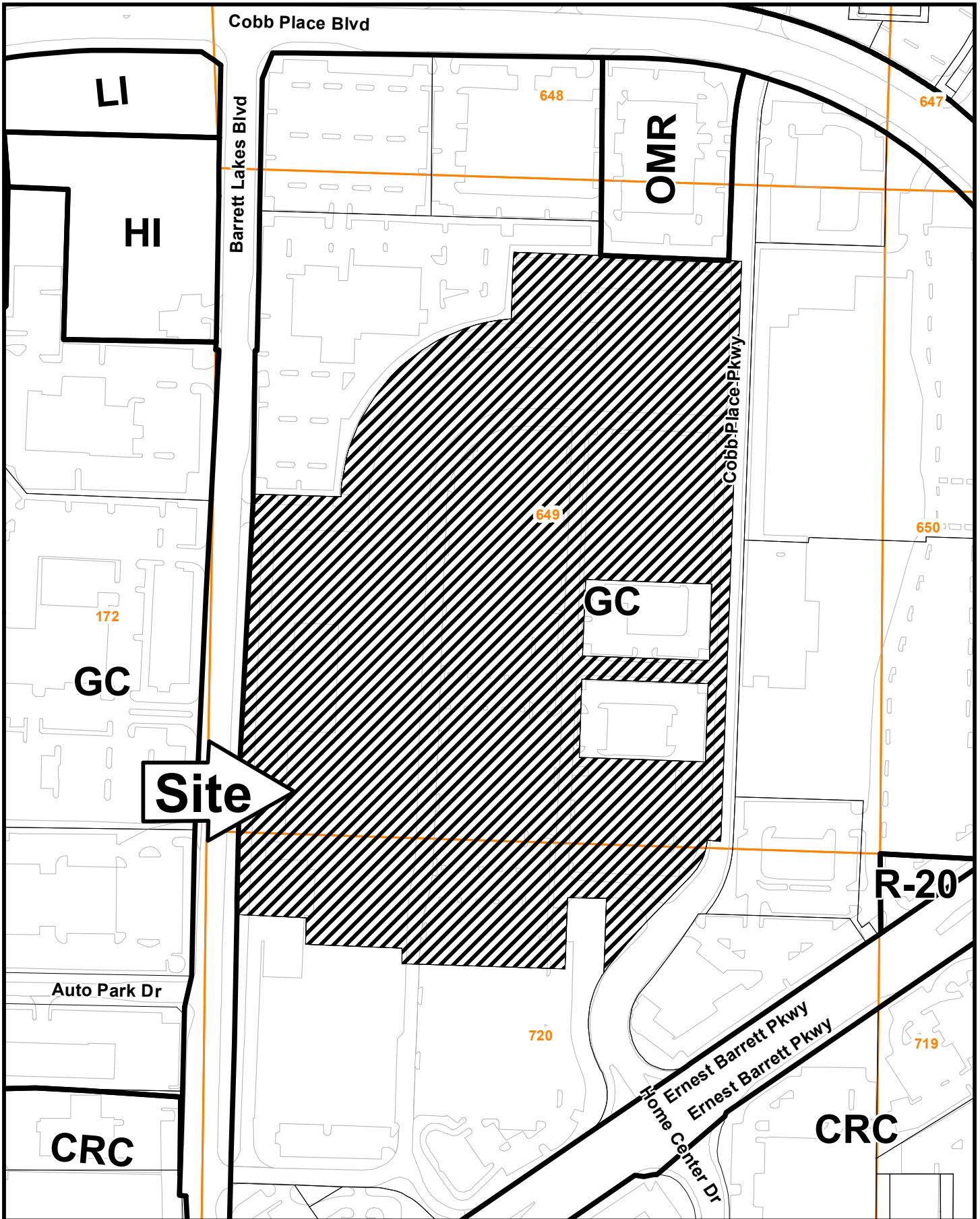
WATER: No conflict.

SEWER: No conflict.

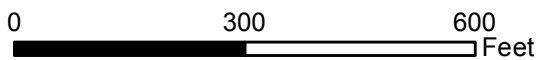
APPLICANT: Ashley Homestore **PETITION No.:** V-130

FIRE DEPARTMENT: No comments.

V-130 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-130
Hearing Date: 12-13-17

Applicant Ashley Homestore Phone # 847-415-5717 E-mail tfunk@kieffersigns.com

Troy A. Funk - Keiffer Signs Address 585 Bond Street, Lincolnshire, IL 60069
(representative's name, printed) (street, city, state and zip code)

Troy A Funk Phone # 847-415-5717 E-mail tfunk@keiffersigns.com
(representative's signature)

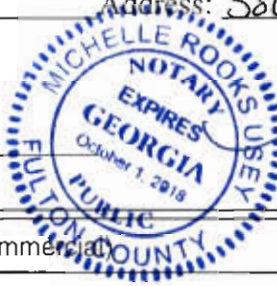


Signed, sealed and delivered in presence of:
Samantha Bozich
Notary Public

My commission expires: 10/18/2020

Titleholder G & I VIII RCG Cobb Place LLC Phone # 404-816-5454 E-mail JulieR@rcgventures.com

Signature Julie Rogu Address: 3060 Peachtree Rd NW Atlanta GA
(attach additional signatures, if needed) (street, city, state and zip code) 30305



Signed, sealed and delivered in presence of:
Michelle Rooks
Notary Public

My commission expires: 10-01-2018

Present Zoning of Property GC (General Commercial)

Location 840 Ernest Barrett Parkway, Suite 400
(street address, if applicable: nearest intersection, etc.)

Land Lot(s) 649 District 16 Size of Tract 23.262 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:

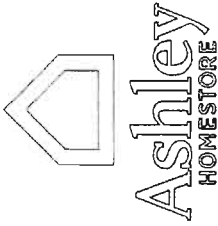
Ashley Homestore has modernized their logo and name for all its stores. They would like to replace the current signage with the new look. The calculation for allowable sign size relates only to the exposed linear feet of the wall and does not account for the overall size of the suite. The new sign is actually less square footage than the existing sign.

List type of variance requested: Increase the maximum allowable wall sign from 122 square feet to 282.37.

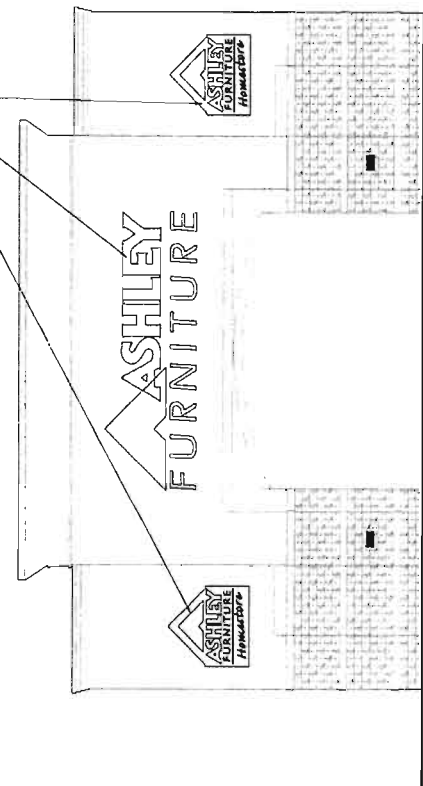


**SITE IDENTIFICATION
FRONT ELEVATION
(Architectural)**

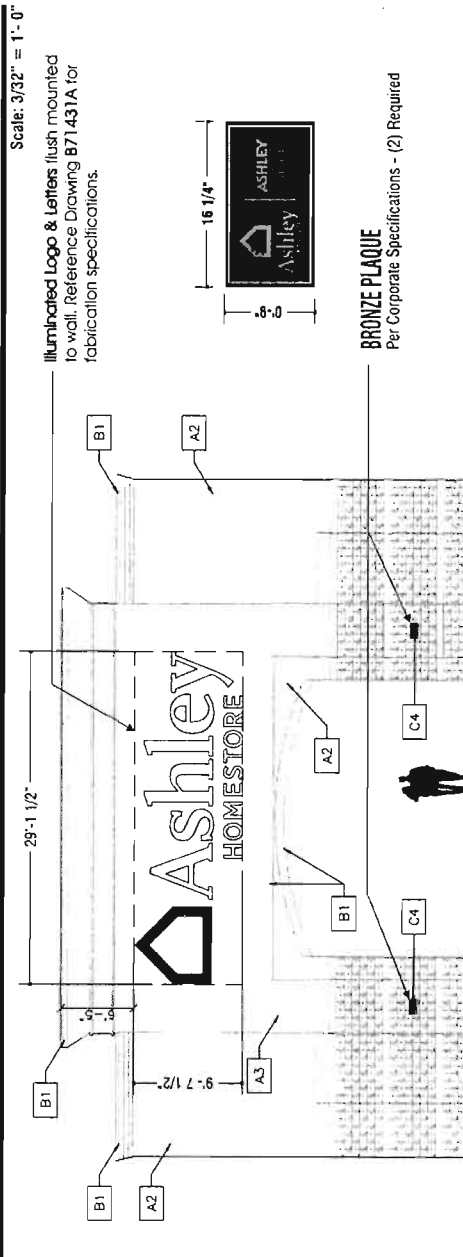
REMOVE EXISTING SIGN AND LEGALLY
REPLACE WITH SEAL. ALL HOLES IN THE EIFS
PATCH. PATCH. PATCH.



RECEIVED
OCT 11 2017



EXISTING STOREFRONT ELEVATION

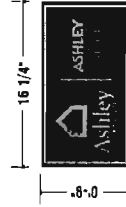


Note:
Elevation shown is preliminary. field
survey required prior to fabrication
of logo/letters.

PROPOSED STOREFRONT ELEVATION

Scale: 3/32" = 1'-0"

Illuminated Logo & Letters flush mounted
to wall. Reference Drawing B71431A for
fabrication specifications.



BRONZE PLAQUE
Per Corporate Specifications - (2) Required

Scale: 3/32" = 1'-0"

Kennesaw, GA

Approved 10.27.16 *Julie Rogers*
Director of Property Management
Red Ventures, LLC
6+I VIII Reg Cobb Place, LLC



FOR ALL GENERAL CONTRACTOR WORK, CONTACT US FOR A QUOTE. WE ARE A LICENSED CONTRACTOR IN THE STATE OF GEORGIA. WE ARE A LICENSED CONTRACTOR IN THE STATE OF GEORGIA. WE ARE A LICENSED CONTRACTOR IN THE STATE OF GEORGIA.

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545 PARK STREET - LICHTENVA, IL 60069
PHONE: (847) 520-1255 FAX: (847) 520-1448
WWW.KIEFFERSIGNS.COM

CUSTOMER: ASHLEY Furniture
LOCATION: Kennesaw, GA
SALESMAN: LC
DESIGNER: MAK
DATE: 7/12/16



COMPANION FILES
 Network
 Design
 Survey
All items checked to Order

PRODUCTION PROCESSING

Kieffer Item #
Job #
-001
-002
-003

V-130
(2017)
Exhibit

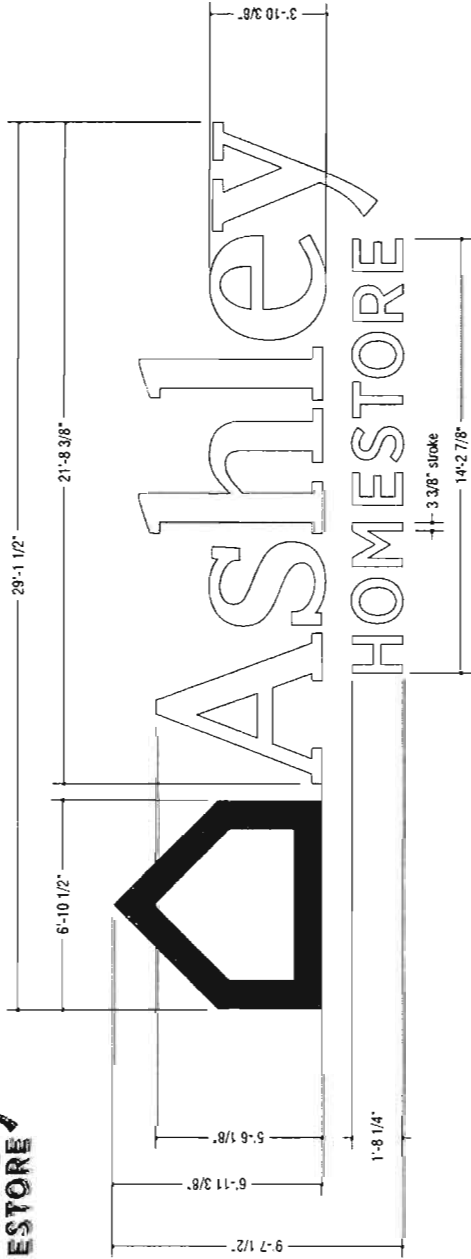
INITIALS: DATE: 10/20/16

REVISION: Rev (2) wall plaques per client supplied specifications. JRS

B71431



L.E.D. Internally Illuminated Channel Letter / Logo Set
Self Contained



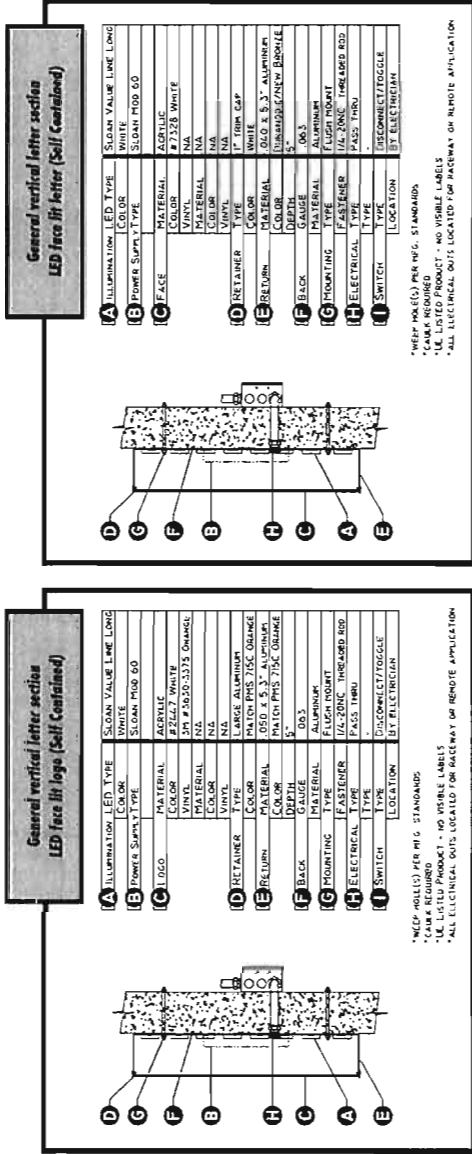
L.E.D. Internally Illuminated Channel Letter / Logo Set

Area = 280.3 Sq Ft

Scale: 1/4" = 1'-0"

Color Schedule

- Vinyl 3M #3630-3375 Orange
- Acrylic Translucent White Acrylic



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OCT 11 2017
COBB CO COMM DEV AGENCY
ZONING DIVISION

Approved 10.27.16 *Julie Rogan* Kennesaw, GA
Director of Property Management
R&I Ventures, LLC
801 W. Hill Rd. Cobb Place, LLC



2010 KIEFFER & CO. INC.
545 Park Street - Lincoln, IL 60069
PHONE: (815) 520-1255 FAX: (815) 520-1543
WWW.KIEFFERSONS.COM

CUSTOMER: ASHLEY Furniture
LOCATION: Kennesaw, GA
SALESMAN: LC
DESIGNER: MAK
DATE: 7/12/16

Network
 Design
 Survey
 All items checked by Order Checker



PRODUCTION PROCESSING
Kieffer Item # _____
Job # _____
-001 _____
-002 _____
-003 _____

V-130
(2017)
Exhibit

INITIALS: _____
DATE: _____
REVISION: _____

B71431A