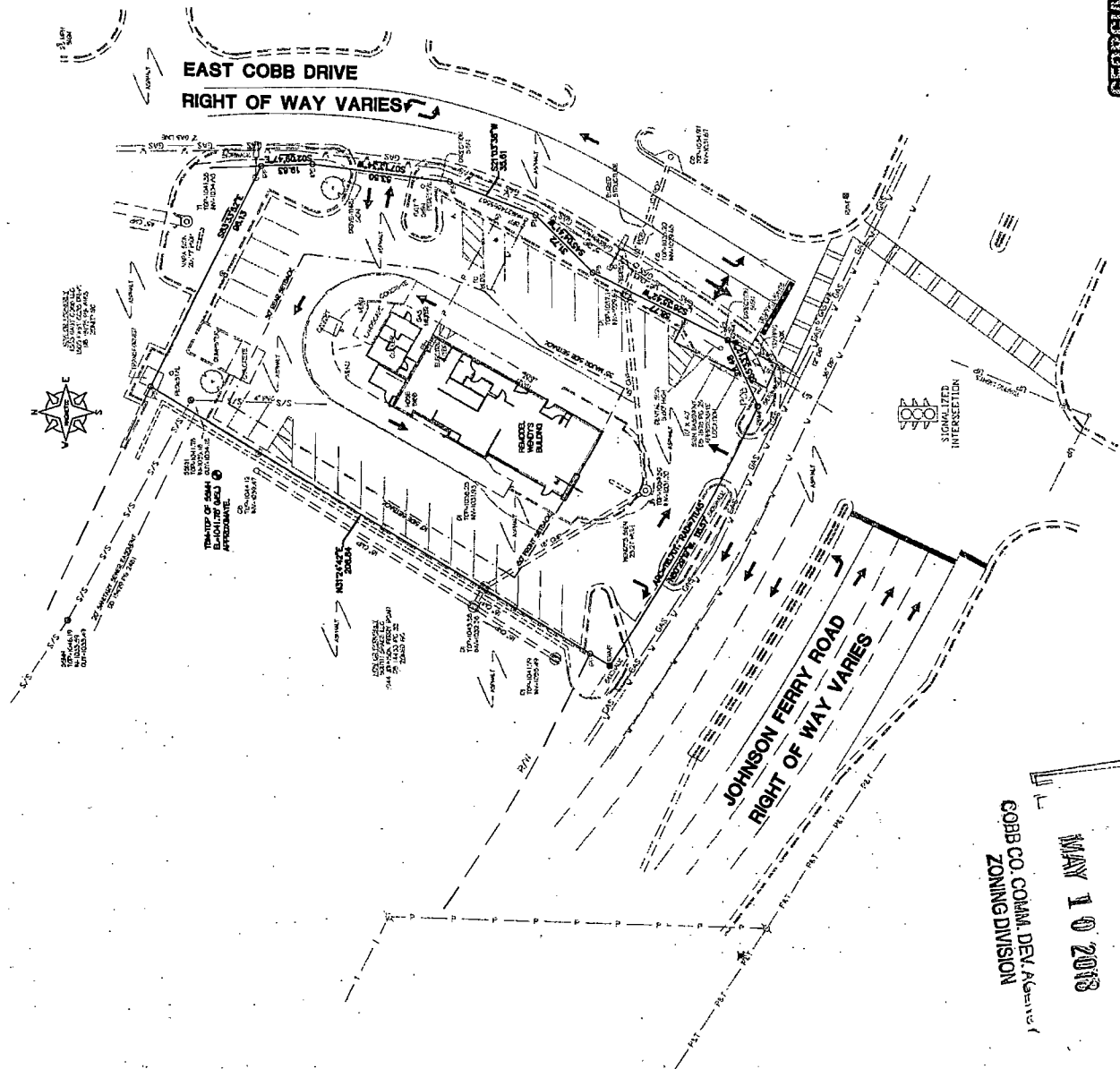


- LEGEND**
- EXISTING STORM PIPE
  - EXISTING SANITARY PIPE
  - EXISTING DOUBLE WING CATCH BASIN
  - PROPOSED DOUBLE WING CATCH BASIN
  - EXISTING SINGLE WING CATCH BASIN
  - PROPOSED SINGLE WING CATCH BASIN
  - EXISTING SAND TRAP
  - PROPOSED SAND TRAP
  - EXISTING CHECK VALVE / CEDD INLET
  - PROPOSED CHECK VALVE / CEDD INLET
  - EXISTING HOVED TROD INLET
  - PROPOSED HOVED TROD INLET
  - EXISTING JUNCTION BOX
  - PROPOSED JUNCTION BOX
  - EXISTING MANHOLE
  - PROPOSED MANHOLE
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - EXISTING SANITARY SEWER MANHOLE
  - PROPOSED SANITARY SEWER MANHOLE
  - EXISTING CLEAN OUT
  - PROPOSED CLEAN OUT
  - EXISTING CLEAN OUT
  - PROPOSED CLEAN OUT
  - EXISTING DOMESTIC WATER
  - PROPOSED DOMESTIC WATER
  - EXISTING FIRE LINE
  - PROPOSED FIRE LINE
  - EXISTING WATER VALVE
  - PROPOSED WATER VALVE
  - EXISTING WATER METER
  - PROPOSED WATER METER
  - EXISTING MAGFLOW PREVENTER
  - PROPOSED MAGFLOW PREVENTER
  - EXISTING REGULATION CONTROL VALVE
  - PROPOSED REGULATION CONTROL VALVE
  - EXISTING UNDERGROUND POWER
  - PROPOSED UNDERGROUND POWER
  - EXISTING UNDERGROUND TELEPHONE
  - PROPOSED UNDERGROUND TELEPHONE
  - EXISTING OVERHEAD TELEPHONE
  - PROPOSED OVERHEAD TELEPHONE
  - EXISTING OVERHEAD POWER TELEPHONE
  - PROPOSED OVERHEAD POWER TELEPHONE
  - AREA LIGHT
  - STREET LIGHT
  - EXISTING GUY WIRE ANCHOR
  - PROPOSED GUY WIRE ANCHOR
  - EXISTING MOUNTAINS WELL
  - PROPOSED MOUNTAINS WELL
  - EXISTING TREATMENT TANK
  - PROPOSED TREATMENT TANK
  - EXISTING TREATMENT TANK
  - PROPOSED TREATMENT TANK
  - EXISTING POINT OF SEPARATION
  - PROPOSED POINT OF SEPARATION
  - EXISTING PROPERTY LINE
  - PROPOSED PROPERTY LINE
  - EXISTING LANDSCAPE AREA
  - PROPOSED LANDSCAPE AREA
  - EXISTING TOP OF WALL
  - PROPOSED TOP OF WALL
  - EXISTING FACE OF CURB
  - PROPOSED FACE OF CURB
  - EXISTING EDGE OF PARKING
  - PROPOSED EDGE OF PARKING
  - EXISTING FENCE
  - PROPOSED FENCE
  - EXISTING CHANNEL FENCE
  - PROPOSED CHANNEL FENCE
  - EXISTING WOODEN FENCE
  - PROPOSED WOODEN FENCE
  - EXISTING FIBRE OPTIC
  - PROPOSED FIBRE OPTIC
  - EXISTING UNDERGROUND CABLE
  - PROPOSED UNDERGROUND CABLE
  - EXISTING OVERHEAD CABLE
  - PROPOSED OVERHEAD CABLE
  - EXISTING OVERHEAD LINE
  - PROPOSED OVERHEAD LINE
  - EXISTING SALT FENCE
  - PROPOSED SALT FENCE
  - EXISTING TREE FENCE
  - PROPOSED TREE FENCE



WENDY'S - 1312 JOHNSON FERRY ROAD  
COBB COUNTY, GA 30007  
V-65 (2018)



DATE	NO.	DESCRIPTION	BY

**Wendy's**  
 14500 WOODBRIDGE DRIVE  
 SUITE 100  
 SUVALE, GA 30078  
 770-888-8988 EXT. 9  
 24 HOUR CONTACT  
 MR. CARL HOOPER  
 4000 JAMES LARKIN PARKWAY  
 SUWANEE, GA 30024  
 770-460-0000 PHONE

**SITE PLAN**  
 FOR  
**HOOPER FOODS, INC.**  
 LOCATED  
 1312 JOHNSON FERRY ROAD  
 COBB COUNTY, GEORGIA  
**Harkleroad and Associates**  
 ENGINEERS - LAND SURVEYORS  
 11805 HAZEL HILL DRIVE  
 FLEMING, GA 30530  
 706-770-2300  
 LICENSE NO. 11554  
 DATE: 5/10/18

**TOTAL SITE AREA**  
 26643.7 SF.  
 0.81 ACRES  
 CURRENTLY ZONED '6C'



**MAY 10 2018**  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

**APPLICANT:** Hoover Foods, Inc.

**PETITION No.:** V-65

**PHONE:** 770-422-7016

**DATE OF HEARING:** 07-11-2018

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

**PRESENT ZONING:** GC

**PHONE:** 770-422-7016

**LAND LOT(S):** 902

**TITLEHOLDER:** 2016 Hoover Revocable Trust

**DISTRICT:** 16

**PROPERTY LOCATION:** On the northwest corner of East Cobb Drive and Johnson Ferry Road, east of Merchants Walk Drive (1312 Johnson Ferry Road).

**SIZE OF TRACT:** 0.61 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the front setback from the required 50 feet to 48 feet.

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

**BOARD OF APPEALS DECISION**

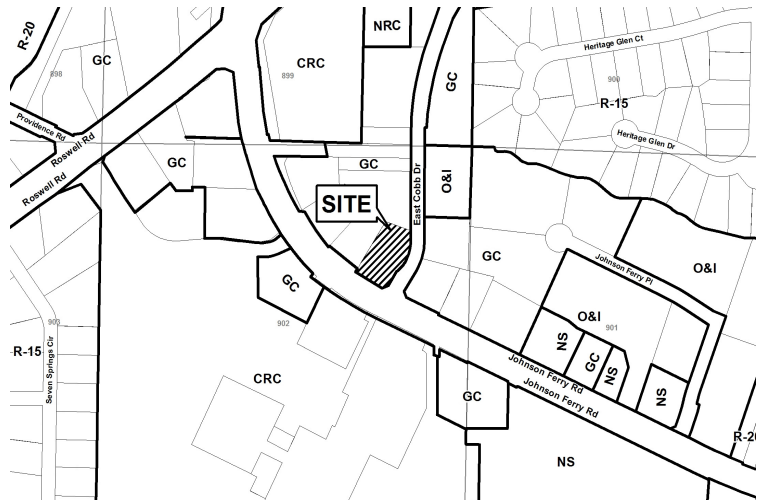
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

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

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

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

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Hoover Foods, Inc. \_\_\_\_\_

**PETITION No.:** V-65 \_\_\_\_\_

\*\*\*\*\*

**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:** No comments.

**DESIGN GUIDELINES:** The subject site is within the Johnson Ferry Design Standards areas. This setback variance will not impact any streetscape and street elements described in the standards and no action is needed in this variance; however, when the applicant is going through the site plan review process for exterior renovation, the plan will need to be approved per standards requirements.

**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.

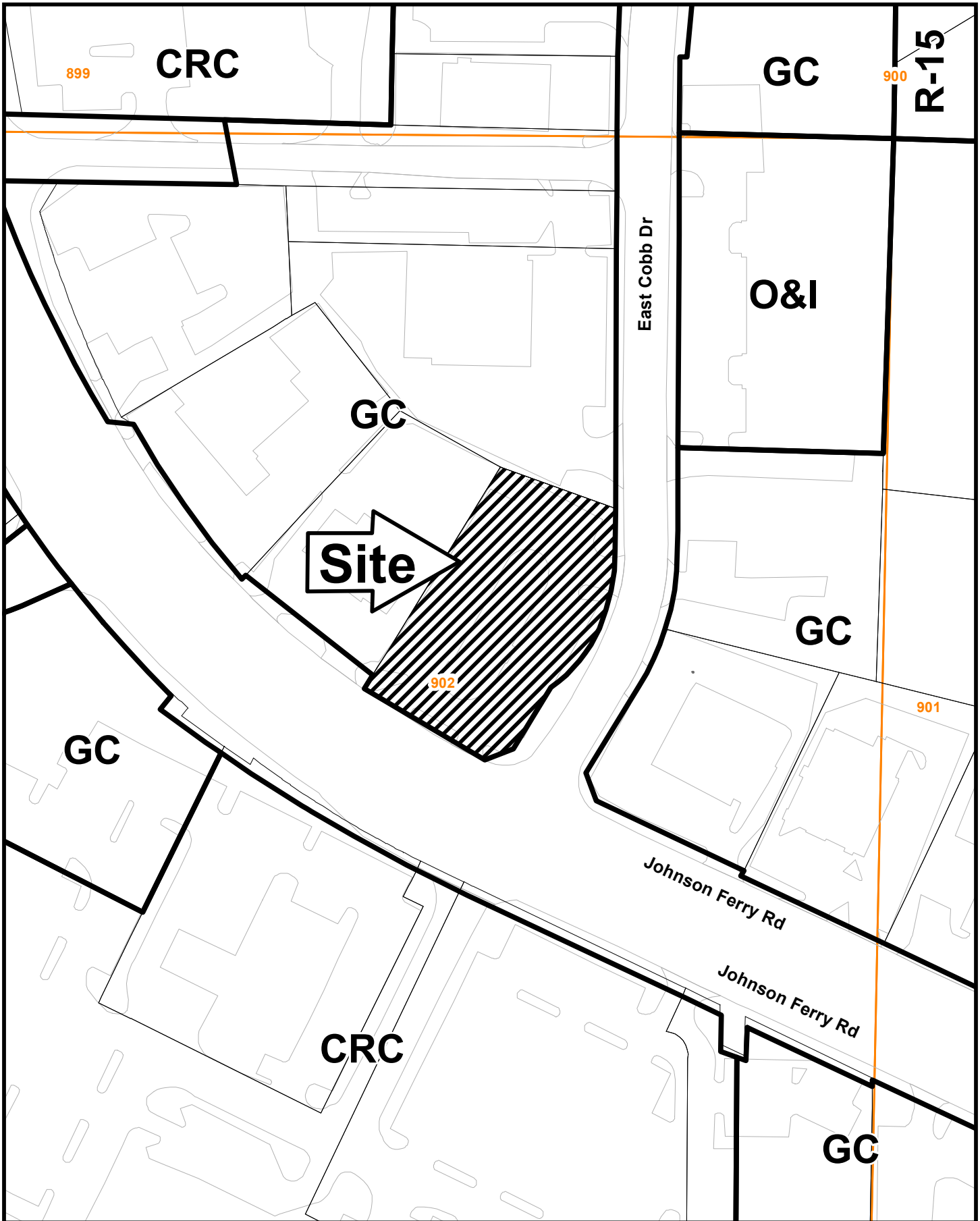
**SEWER:** No conflict.

**APPLICANT:** Hoover Foods, Inc.                      **PETITION No.:** V-65

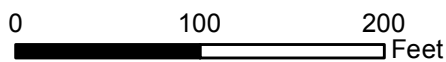
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**FIRE DEPARTMENT:** NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-65 2018-GIS



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



 Zoning Boundary  
 City Boundary

# Application for Variance

## Cobb County

COBB COUNTY ZONING DIVISION  
PLANNING AGENCY  
MAY 10 2018

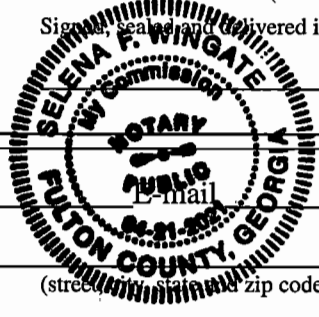
(type or print clearly)

Application No. V-05  
Hearing Date: 7-11-18

Applicant Hoover Foods, 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, printed) (street, city, state and zip code)

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

My commission expires: Selena F. Wingate 4/21/2021  
Signed, sealed and delivered in presence of: \_\_\_\_\_  
Notary Public



Titleholder 2016 Hoover Revocable Trust Phone # \_\_\_\_\_  
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 GC

Location 1312 Johnson Ferry Road  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 902 District 16 Size of Tract 0.61 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 X 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Applicant is applying for variance to setback to reflect as-built conditions from 1979. Applicant will be renovating and removing part of the front exterior, but a portion of the building will encroach into the building setback line

List type of variance requested: Variance to encroach 2' into the building setback