



<b>APPLICANT:</b> <u>RLB Friendship, LLC</u>	<b>PETITION NO.:</b> <u>V-104</u>
<b>PHONE:</b> <u>770-948-8490</u>	<b>DATE OF HEARING:</b> <u>10-08-08</u>
<b>REPRESENTATIVE:</b> <u>Charles Richards</u>	<b>PRESENT ZONING:</b> <u>HI</u>
<b>PHONE:</b> <u>770-948-8490</u>	<b>LAND LOT(S):</b> <u>781, 785, 786, 869</u>
<b>PROPERTY LOCATION:</b> <u>Located on the south side of</u>	<b>DISTRICT:</b> <u>18</u>
<u>The Bluffs, south of Riverside Parkway</u>	<b>SIZE OF TRACT:</b> <u>54.138 acres</u>
<u>(260 The Bluffs).</u>	<b>COMMISSION DISTRICT:</b> <u>4</u>

**TYPE OF VARIANCE:** 1) Waive the public road frontage on tract A from the required 50 feet to 18 feet; 2) waive the public road frontage on tract B from the required 50 feet to 44 feet; and 3) waive the public road frontage on tract C from the required 50 feet to 42 feet.

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on traffic.

**DEVELOPMENT & INSPECTIONS:** No comment.

**STORMWATER MANAGEMENT:** No comment.

**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.

**CEMETERY PRESERVATION:** No comment.

**WATER:** It will be the applicant's responsibility to preserve code required setbacks from any public water easements and any necessary water relocations.

**SEWER:** It will be the applicant's responsibility to preserve code required setbacks from any public sewer easements and any necessary sewer relocations.

**OPPOSITION:** NO. OPPOSED PETITION NO. SPOKESMAN

**BOARD OF APPEALS DECISION**

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

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

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

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

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



# Cobb County Fire and Emergency Services

Applicant Name: RLB Friendship

Petition Number: V-104

Date: 8.26.2008

## *Fire Marshal Comments*

### Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

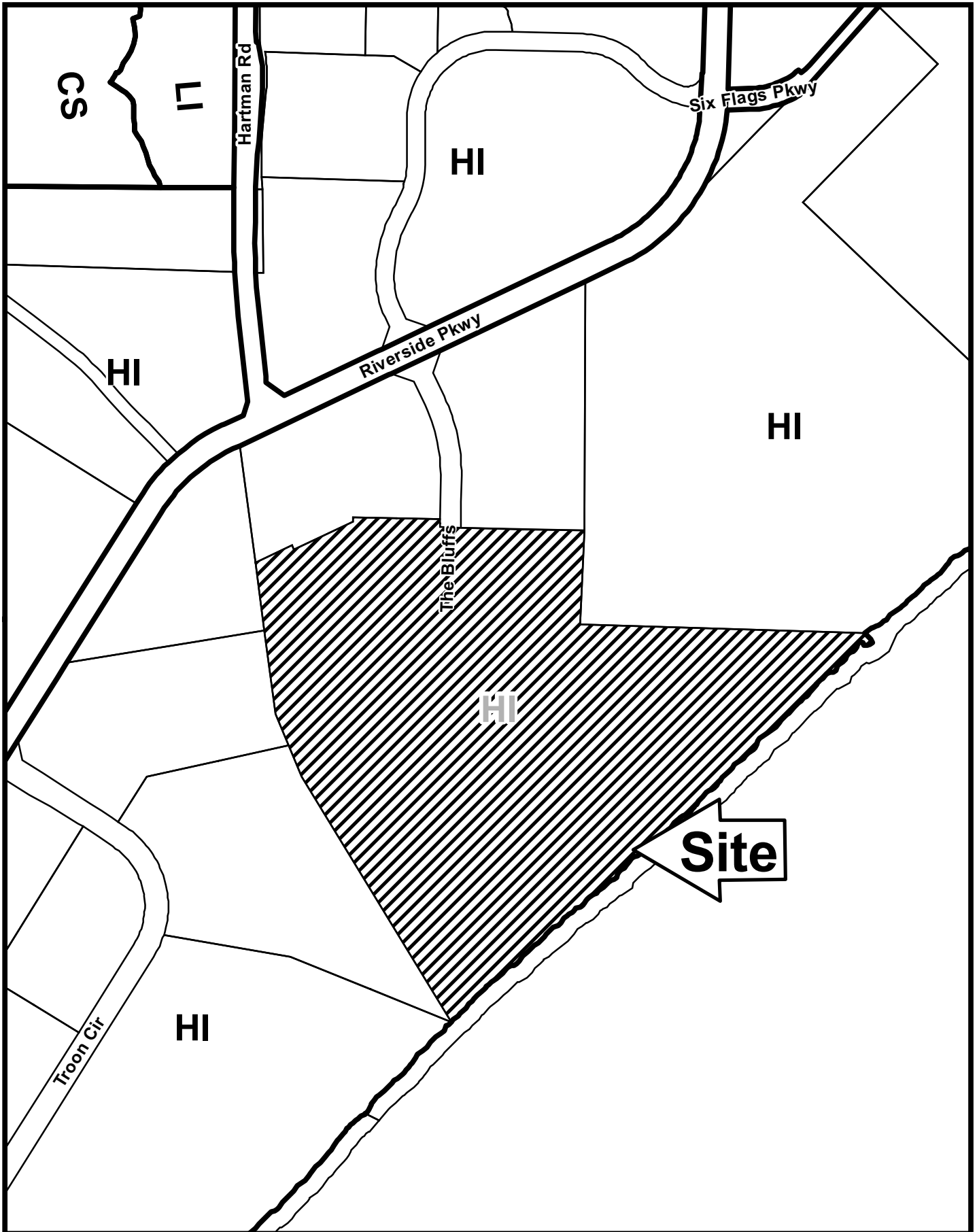
Commercial: Cul-de-sac without an island to have a 60 foot paved radius **or** Hammerhead turnaround – total of 110-feet needed (45 feet + 20 foot wide roadway + 45 feet).

### Fire Hydrant

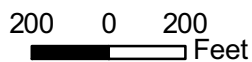
Commercial: Fire hydrant within 500 feet of most remote part of structure.



Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. Gate shall be swing or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Cobb County Fire Marshal's Office.

# V-104

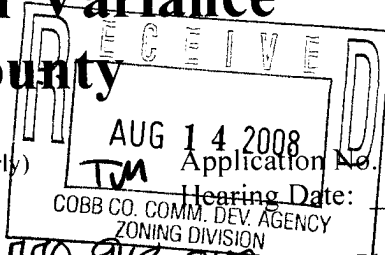


This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

# Application for Variance Cobb County



(type or print clearly)

V-104  
10-8-08

Applicant RLB Friendship LLC Business Phone 770-948-8490 Home Phone 770-378-0859

Charles Richards Address 260 The Bluffs, Austell, GA 30168  
(representative's name, printed) (street, city, state and zip code)

Charles Richards Business Phone 770-948-8490 Cell Phone 770-378-0859  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: Notary Public, Gwinnett County, Georgia  
My Commission Expires February 27, 2011

Dena M Huber  
Notary Public

Titleholder RLB Friendship LLC Business Phone 770-948-8490 Home Phone 770-378-0859

Signature [Signature] Address: 260 The Bluffs, Austell GA 30168  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: Notary Public, Gwinnett County, Georgia  
My Commission Expires February 27, 2011

Dena M. Huber  
Notary Public

Present Zoning of Property HI

Location 260 The Bluffs,  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 781-785-786 District 18 Size of Tract 54.138 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 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.

We could not sub divide the property, part of the property would not be usable.

List type of variance requested: TRACT B EXISTING 1506.  
BLOC 100 ROAD FRONTAGE TO BE REDUCED FROM  
50' TO 44.00'

TRACT A BLOC, 200 ROAD FRONTAGE TO BE REDUCED FROM 50' TO 18.01'  
TRACT C BLOC, 300 ROAD FRONTAGE TO BE REDUCED FROM 50' TO 42.04'