

V-80  
(2010)

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ACME AMERICAN, L.L.C.  
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108 PEARL STREET  
SITE PLAN  
Project: 108 PEARL STREET  
Date: 9/9/2010



108 PEARL STREET  
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108 PEARL STREET

**LEGEND**

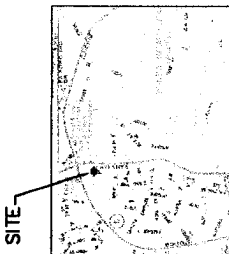
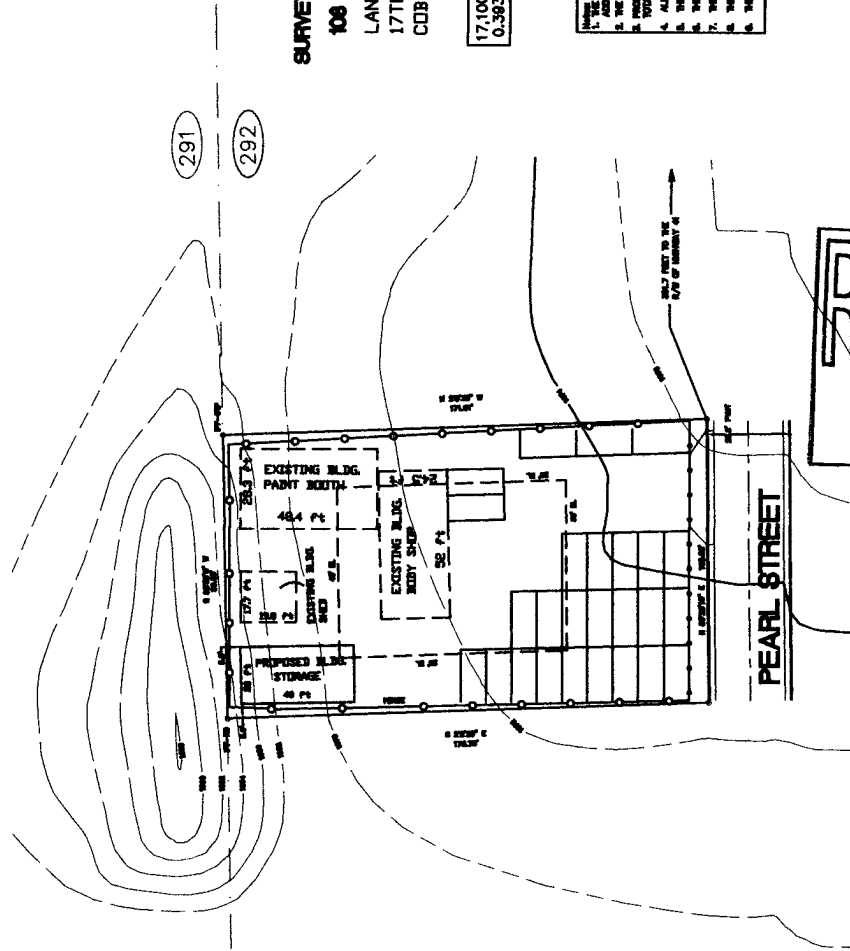
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GRAPHIC SCALE  
1" = 100' ±

**SURVEY FOR VARIANCE**  
**108 PEARL STREET**  
LAND LOT 292  
17TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA

17,100 S.F.  
0.393 AC

1. THE PURPOSE OF THIS PLAN IS TO AND AN
2. THE PROPERTY IS PRESENTLY ZONED PL
3. THE TOTAL AREA OF THE PROPERTY IS
4. ALL EXISTING BUILDINGS ARE TO REMAIN
5. THERE ARE NO LOTS OR STRIPS ON THIS SITE
6. THERE ARE NO 100-FT BUFFERZONES ON THIS SITE
7. THERE ARE NO CONTROLS ON THIS SITE
8. THERE ARE NO BUFFERZONES ON THIS SITE
9. THERE ARE NO BUFFERZONES ON THIS SITE



LOCATION MAP

**RECEIVED**  
SEP 9 2010  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

ENGINEER  
Jasper Proctor  
600 Adams Street  
Marietta, GA 30060  
PH: 770-425-6890

UTILITIES PROTECTION CENTER  
CALL BEFORE YOU DIG  
800-4-A-DAWN  
WWW.CALLBEFOREYOU.DIG.GA

PRESENT ZONING - H

CONTRACTOR  
MEXHA CLAUDIO CURR, INC.

24 HOUR POINT OF CONTACT  
JANISA MEDINA  
PH: 770-425-6897

**APPLICANT:** Jose Medina **PETITION NO.:** V-80  
**PHONE:** 770-527-3947 **DATE OF HEARING:** 11-10-10  
**REPRESENTATIVE:** same **PRESENT ZONING:** HI  
**PHONE:** same **LAND LOT(S):** 292  
**PROPERTY LOCATION:** Located on the north side of Pearl Street, east of Atlanta Road **DISTRICT:** 17  
(108 Pearl Street). **SIZE OF TRACT:** .393 acre  
**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the lot size from the required 40,000 square-feet to 17,000 square-feet; 2) waive the side setback on either side from the required 20 feet to 5 feet; and 3) waive the rear setback from the required 40 feet to 5 feet.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Any portion of a building less than 5 feet from the property line will be required to have a One Hour Fire Rating.

**STORMWATER MANAGEMENT:** No significant stormwater management impacts are anticipated. The building addition will be located over an existing concrete pad. The proposed building will enclose an existing body work area that is currently exposed to weather and potential runoff.

**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.

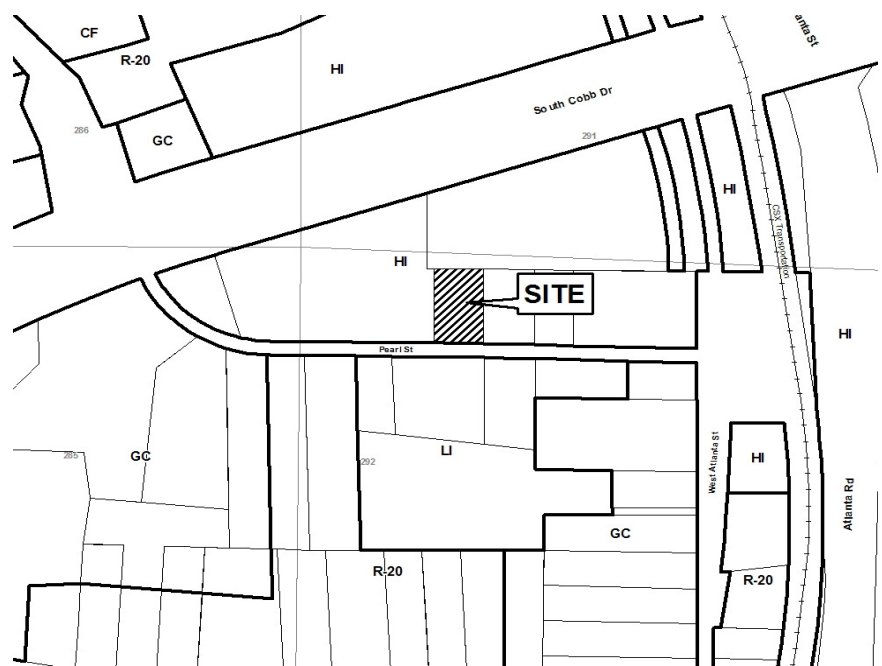
**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

**SEWER:** No permanent structures shall be constructed within ten (10') feet of the edge of permanent water or sanitary easements on front or rear setbacks, or within two (2') feet on side setbacks, per Code 122-123. Existing building may already be within sewer easement.

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

**BOARD OF APPEALS DECISION**  
**APPROVED**          **MOTION BY**           
**REJECTED**          **SECONDED**           
**HELD**          **CARRIED**           
**STIPULATIONS:**           
          
        



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# Cobb County Fire and Emergency Services

Applicant Name: Jose Medina

Petition Number: V-80

Date: 10/21/2010
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## *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.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupiable floor level. Aerial fire apparatus roads shall be a minimum width of 24 feet face of curb to face of curb maximum of 40 feet from the structure and be positioned parallel to the long side of the building for its entire length. No overhead utility and power lines shall be located within the aerial apparatus access.

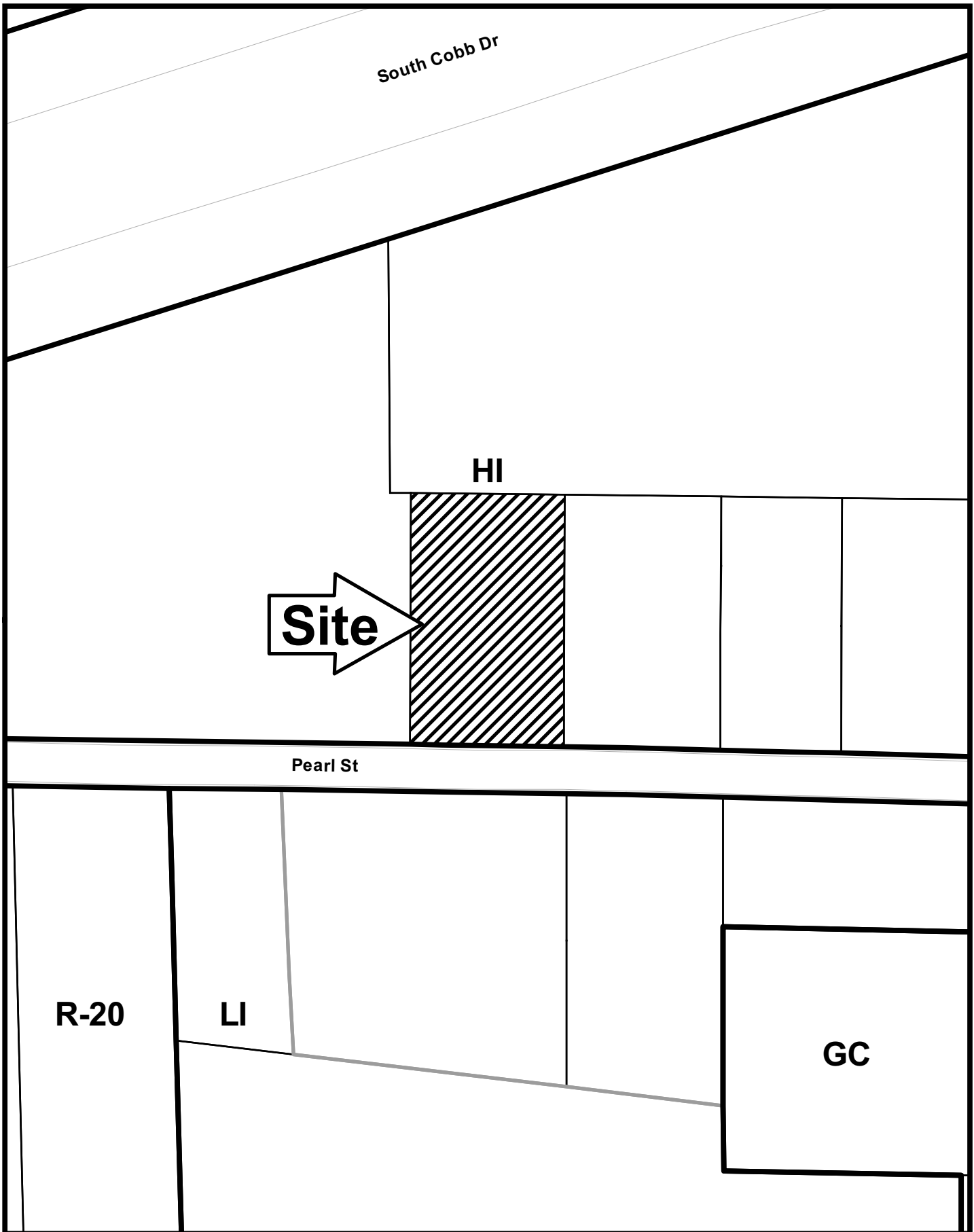
Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

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).

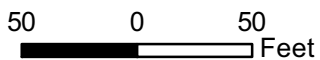
Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. Gate shall be swing or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices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

All fuel tanks must be submitted to Cobb County Fire Marshal's Office for approval call 770-528-8328.

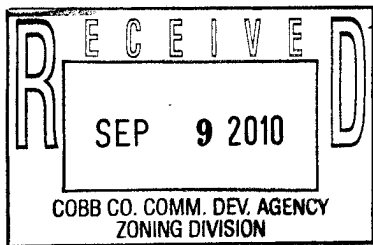
# V-80



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-80  
Hearing Date: 11-10-10

Applicant J JOSE MEDINA Business Phone 770-527-3947 Home Phone \_\_\_\_\_

Address 1443 ANGUS TRAIL, MARIETTA, GA 30008  
(representative's name, printed) (street, city, state and zip code)

Business Phone 770-425-6890 Cell Phone 770-347-8454  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: Notary Public, Cobb County, Georgia  
Commission Expires February 3, 2011

J. Bower  
Notary Public

Titleholder J. Medina Clagg Business Phone 770-527-3947 Home Phone \_\_\_\_\_

Signature J. Medina Clagg Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Notary Public, Cobb County, Georgia  
Commission Expires February 3, 2011  
J. Bower  
Notary Public

Present Zoning of Property HI

Location 108 PEARL STREET  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 285, 292 District 17 Size of Tract \_\_\_\_\_ 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 \_\_\_\_\_

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.

Building is required additional storage for body shop.

List type of variance requested: WAIVE THE LOT SIZE FROM  
REQUIRED 40,000 SQ FT TO 17,100 SQ FT  
WAIVE THE SIDE SETBACK ON EITHER SIDE  
FROM REQUIRED 20FT TO 5FT; 3) WAIVE THE  
REAR SETBACK FROM REQUIRED 40FT TO 5FT