

DUE WEST, PARCEL 1
COBB COUNTY, GEORGIA

CROY
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LOCATION MAP
N.T.S.

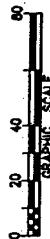
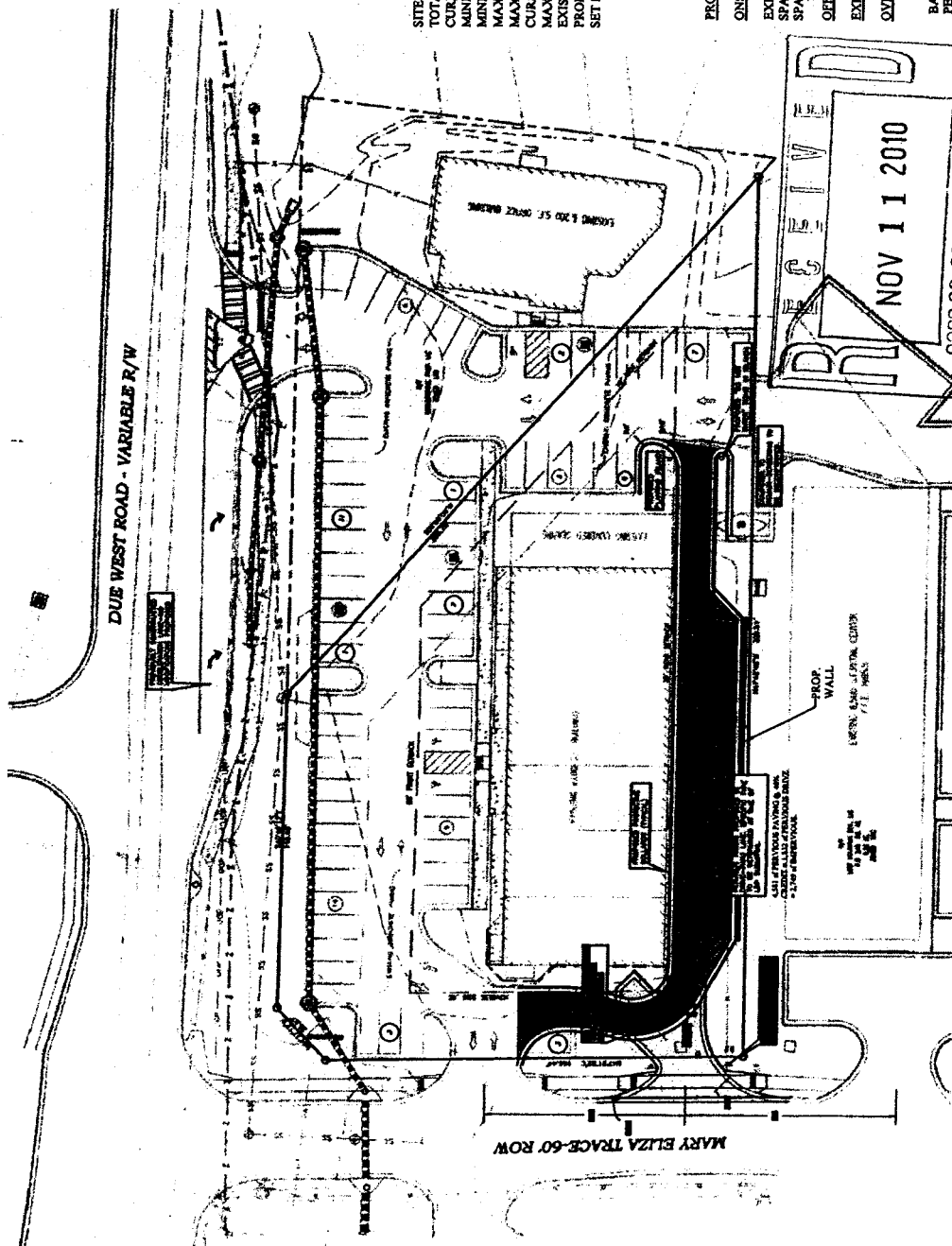
SITE NOTES:
 TOTAL SITE AREA = 0.93 AC.
 CURRENT ZONING: NRC - NEIGHBORHOOD RETAIL COMMERCIAL
 MINIMUM LOT SIZE: 20,000 SF
 MINIMUM LOT WIDTH: 60'
 MAX. BUILDING HEIGHT: 35'
 MAX. FAR: 0.25
 CURRENT FAR: 0.22
 MAX. IMPERVIOUS AREA: 70% (ON A NAC)
 EXIST. IMPERVIOUS AREA = 69.8%
 PROP. IMPERVIOUS AREA = 74.8%
 SET BACKS:
 FRONT 50'
 SIDE 15/25'
 REAR 30'

PARKING CALCULATIONS

| PROVIDED | REQUIRED |
|------------------------------|-------------------------------------|
| ON-SITE | 6,200 sf OFFICE @ 1 PER 215 sf = 22 |
| EXISTING PARKING = 32 SPACES | 9,000 sf RETAIL @ 1 PER 100 sf = 90 |
| SPACES REMOVED = 5 SPACES | |
| SPACES ADDED = 5 SPACES | 112 REQUIRED |
| OFF-SITE | |
| EXISTING PARKING = 22 SPACES | |
| OVERALL TOTAL SPACES = 74 | |

BASE INFORMATION IS A COMBINATION OF PREVIOUSLY PERFORMED SURVEYING AND APPROVED CONSTRUCTION FILE FOR LOT #1 DUE WEST PAVILION.
 NO NEW BUILDINGS PROPOSED AS A PART OF THIS PLAN.
 NO SPECIMEN TREES ARE PRESENT ON THIS PARCEL. REFER TO CALCULATIONS APPROVED PERMIT SET FOR TREE PROTECTION CALCULATIONS.
 UTILITY MODIFICATIONS PROPOSED ONLY ON THOSE AFFECTED BY THE DRIVE-THRU LANE INSTALLATION.
 PERVIOUS PAVING PROPOSED IN NEW LANE AND PARKING SPACES. STORMWATER MANAGEMENT PREVIOUSLY PROVIDED OFFSITE BY OTHERS.

DUE WEST ROAD - VARIABLE R/W



RESERVED
 NOV 11 2010
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION
 IN ACCORDANCE WITH
 COBB COUNTY STANDARDS.

NOTE:
 ALL PROPOSED PARKING SPACES SHALL BE CONFORM TO COBB COUNTY STANDARDS.

OWNER / DEVELOPER:
 FOUNDATION CONTRACTORS, INC.
 1700 MARBLE HILL CIRCLE
 ATLANTA, GA 30329
 TEL: (770) 471-0884

24 HOUR CONTACT:
 EDIE CHARLES
 (770) 329-1844



| | |
|-------------------------------------|-------------------|
| SHEET TITLE CONCEPTUAL SITE PLAN | |
| DATE | 11-10-10 |
| SCALE | 1"=30' |
| DATE | 11-10-10 |
| BY | WWW |
| PROJECT # | 10188-00 |
| DATE | 06/23/10 |
| PROJECT | GEORGE GERTS 2710 |

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APPLICANT: Seven Star Ventures, LLC
PHONE: 770-419-4664
REPRESENTATIVE: Garvis L. Sams, Jr.
PHONE: 770-422-7016
PROPERTY LOCATION: At the southeast intersection
of Due West Road and Mary Eliza Trace.

PETITION NO.: V-7
DATE OF HEARING: 01-12-11
PRESENT ZONING: NRC
LAND LOT(S): 296
DISTRICT: 20
SIZE OF TRACT: .93 acre
COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the number of parking spaces from the required 112 to 74; and 2) waive the maximum allowable impervious surface from 70% to 74.8%.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: On 10/26/10, a Stop Work Order and Notice of Violation was issued for building without a permit. If the variance is approved for the parking and impervious surface requested, a permit and applicable inspections will be required for all modifications of the existing structure.

STORMWATER MANAGEMENT: The 74.8% impervious area coverage proposed includes the 40% credit allowed for pervious pavement. The applicant should be required to demonstrate that the hydrology study for the existing stormwater management facility can accommodate the increase in runoff proposed.

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 conflict.

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

BOARD OF APPEALS DECISION

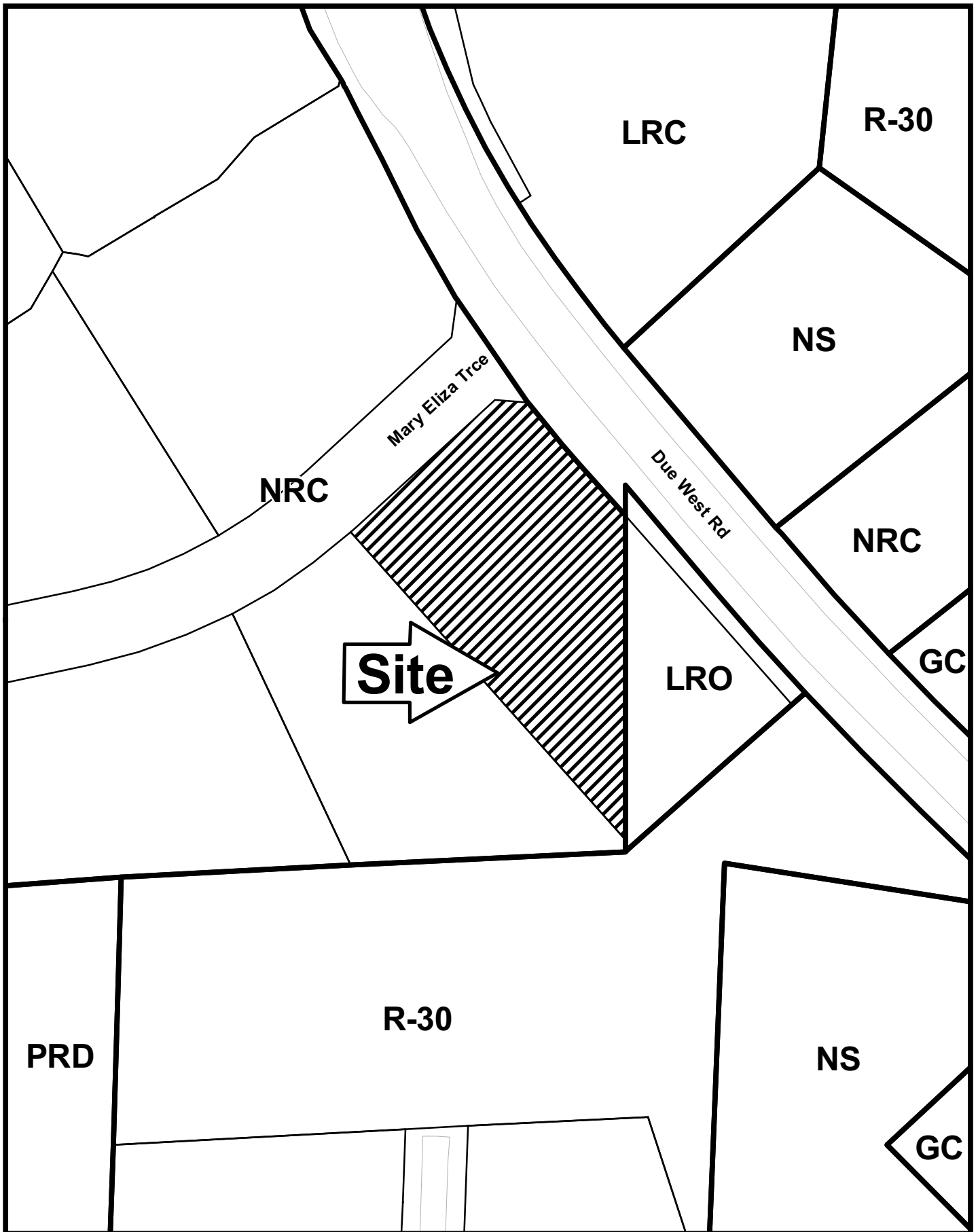
APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

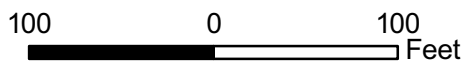
HELD _____ **CARRIED** _____



STIPULATIONS: _____



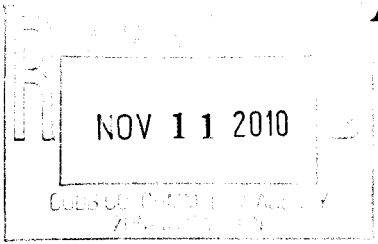


This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County



(type or print clearly)

Application No. v-7
Hearing Date: 1/12/11

Applicant Seven Star Ventures, LLC Business Phone 770/419-4664 Home Phone _____
SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100
Garvis L. Sams, Jr. Address Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

(representative's signature)

Business Phone 770/422-7016 Fax 770/426-6583

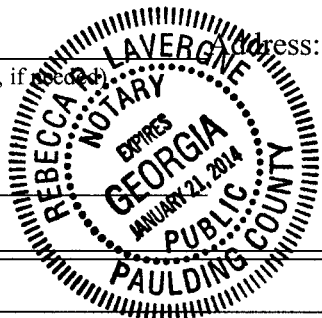


Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Titleholder Seven Star Ventures, LLC Business Phone 770/419-4664 Home Phone _____
Signature Address: 2130 Barrett Parks Drive, Suite 103
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Present Zoning of Property NRC

Location South side of Due West Road east of Mary Eliza Trace
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 296 District 20 Size of Tract 0.93 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 X 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.

A literal interpretation or enforcement of Cobb County Zoning Ordinance provisions creates a hardship and would disallow a new business planned for the subject property.

List type of variance requested: 1) A waiver of parking ratio requirements as shown on the site plan filed contemporaneously herewith; 2) A waiver of impervious surface from 70% to 74.8% (existing = 69.8%)