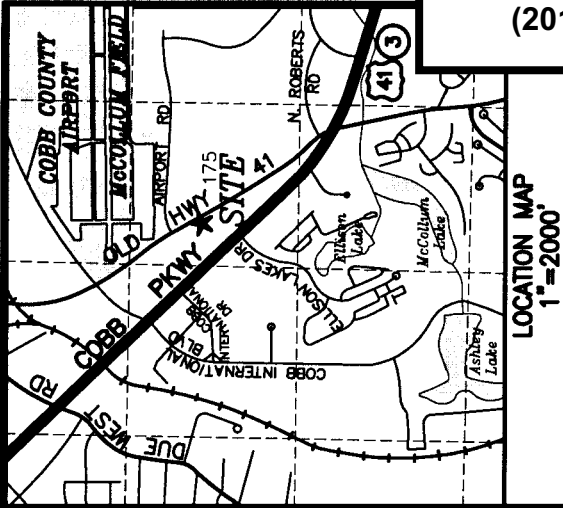
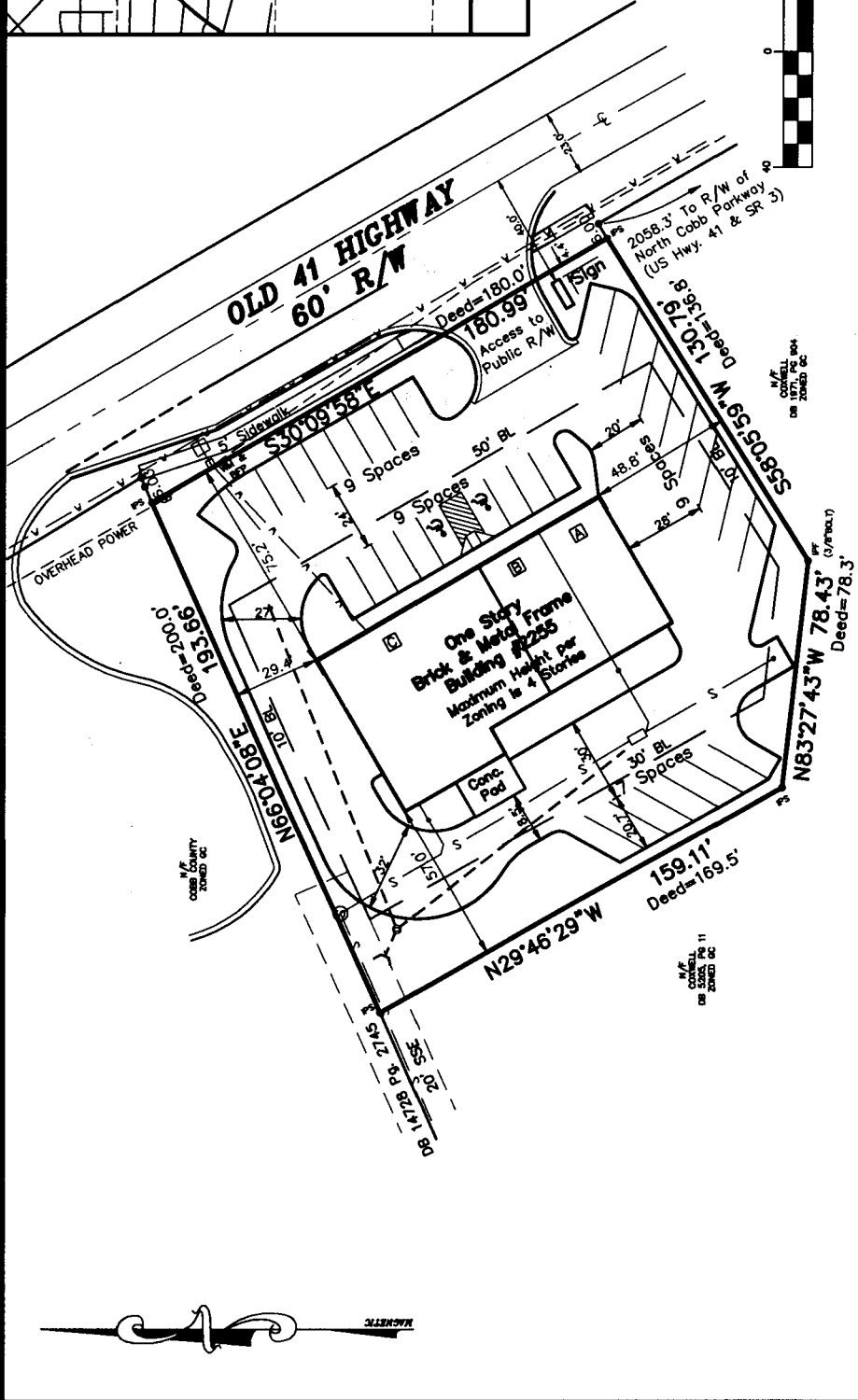
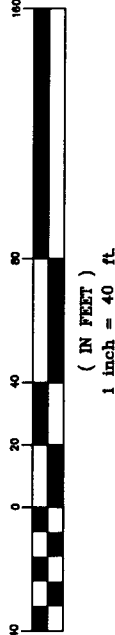


V-10  
(2011)



Area  
36,035.0 Sq. Ft.  
**0.827 Acres**  
GRAPHIC SCALE



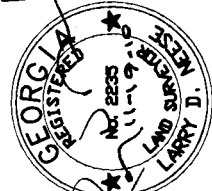
Ground Based Sign Location Plan

# Kennesaw Landing Shopping Center, LLC

REVISIONS	Nov. 19, 2010
LAND LOT - 175	
DISTRICT - 20th	SECTION - 2nd
COUNTY - Cobb	Dwn LT
STATE - Georgia	FILE: SURVEY
DATE - Nov. 11, 2010	SCALE - 1"=40'

## WEST GEORGIA SURVEYORS, INC.

ENGINEERS PLANNERS SURVEYORS  
731 Sandtown Road  
Marietta, Georgia 30008  
(770) 428-2122  
FAX: (770) 422-9178



LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.  
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY  
MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP NO. 1306700036, DATED December 16, 2008

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,827 FEET AND AN ANGULAR ERROR OF 2.1" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.  
THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 84,337 FEET.  
EQUIPMENT UTILIZED: ANGULAR: SURVEYOR LINEAR: SURVEYOR

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

**APPLICANT:** Larry D. Neese **PETITION NO.:** V-10  
**PHONE:** 770-428-2122 **DATE OF HEARING:** 02-09-11  
**REPRESENTATIVE:** same **PRESENT ZONING:** GC  
**PHONE:** same **LAND LOT(S):** 175  
**PROPERTY LOCATION:** On the west side of **DISTRICT:** 20  
Old 41 Highway, east of Cobb Parkway **SIZE OF TRACT:** 0.827 acre  
(2255 Old 41 Highway). **COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the setback for a freestanding sign from the required 62 feet from the centerline of the road to 40 feet from the centerline of the road.

**COMMENTS**

**TRAFFIC:** Recommend applicant verify that sign does not obstruct visibility per Cobb County Development Standard Detail 109.

**DEVELOPMENT & INSPECTIONS:** The approved site plan for this project shows that the number of parking spaces required by Zoning Code is 30; and the number of spaces provided is 34.

**STORMWATER MANAGEMENT:** No comments.

**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:** 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.

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

**BOARD OF APPEALS DECISION**

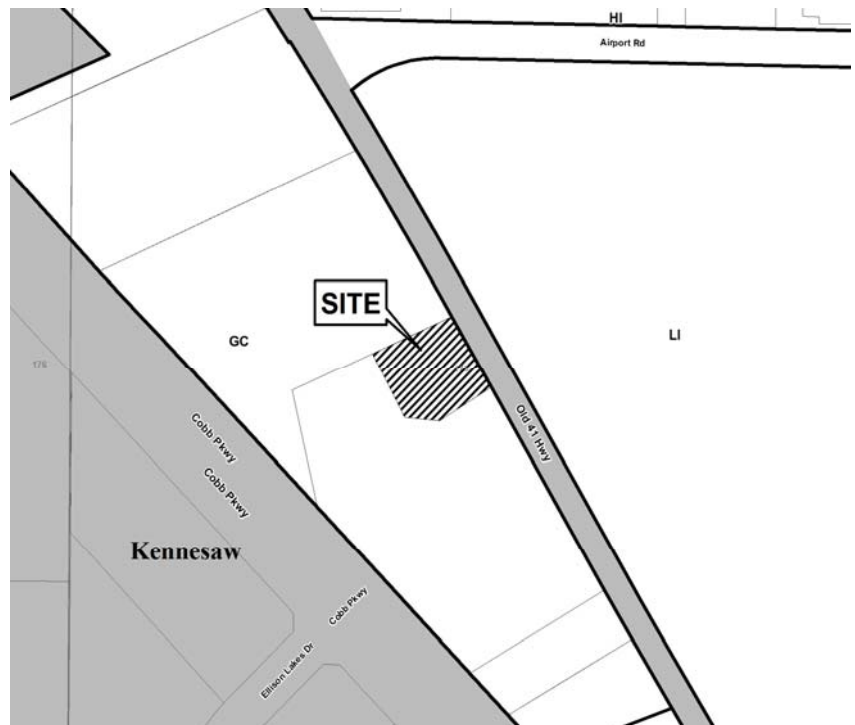
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

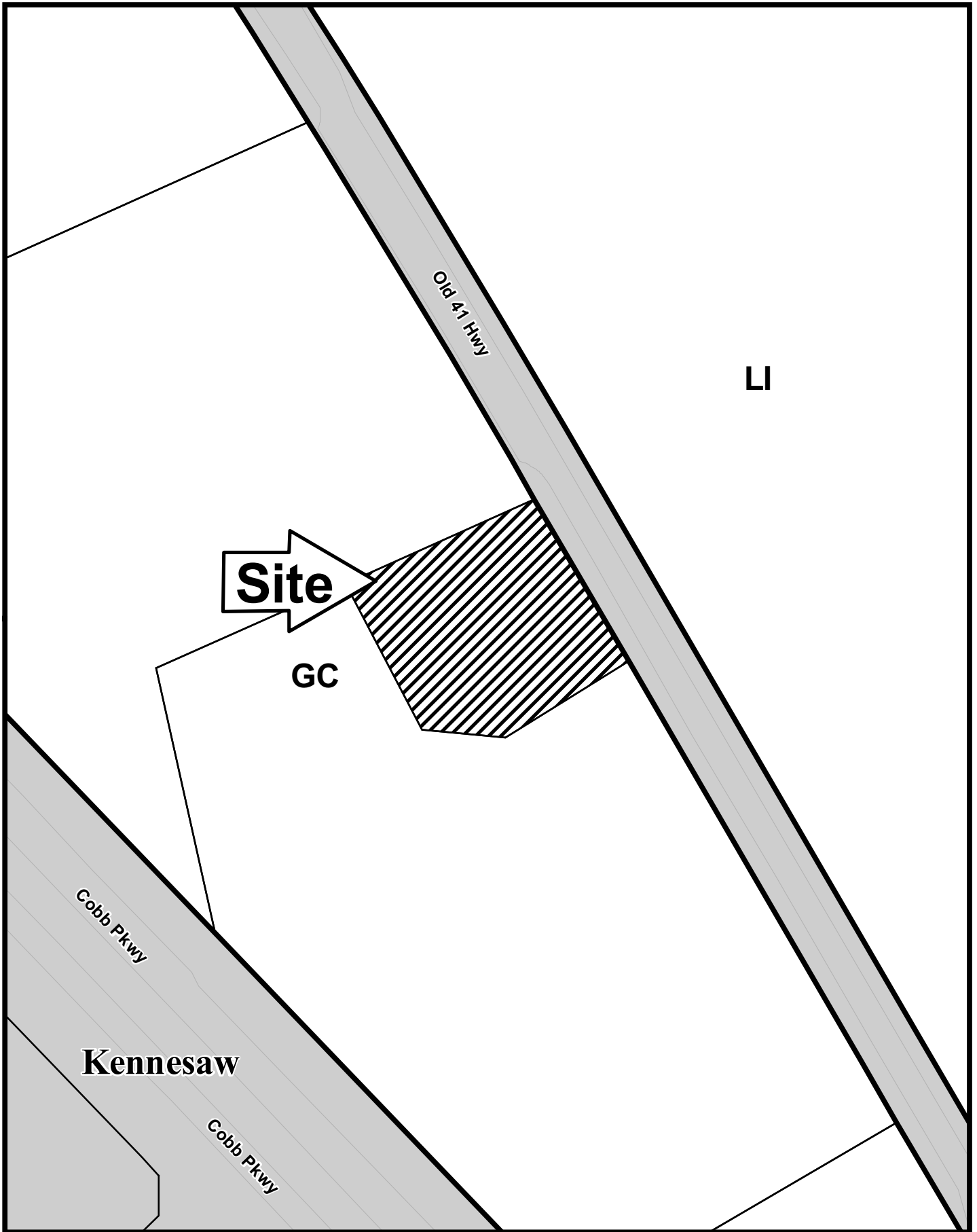
**HELD**        **CARRIED**       

**STIPULATIONS:**       

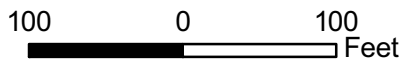
        
      





# V-10



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



-  City Boundary
-  Zoning Boundary

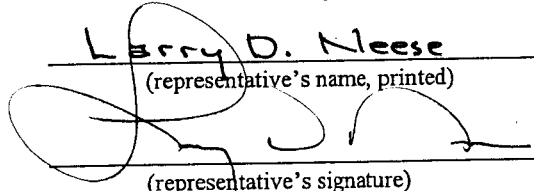
# Application for Variance Cobb County

(type or print clearly)

Application No. 1610  
Hearing Date: 2-14-11

Applicant Larry D. Neese Business Phone 770 428 2122 Home Phone 770 630 3770

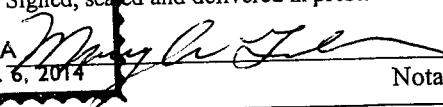
Larry D. Neese Address 731 Sandtown Road, Marietta, Ga. 30008  
(representative's name, printed) (street, city, state and zip code)

  
(representative's signature)

Business Phone 770 428 2122 Cell Phone 770 630 3770

MARY ANN GRAHAM  
NOTARY PUBLIC Signed, sealed and delivered in presence of:  
COBB COUNTY  
STATE OF GEORGIA  
My Commission Expires Apr. 6, 2014

My commission expires: 4-6-2014

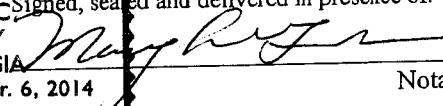
  
Notary Public

Titleholder Maurice F. Briley II Business Phone 770 427 9947 Home Phone \_\_\_\_\_

Signature Maurice F. Briley II Address: 2255 Old 41 Hwy., Kennesaw, Ga. 30152  
(attach additional signatures, if needed) (street, city, state and zip code)

MARY ANN GRAHAM  
NOTARY PUBLIC Signed, sealed and delivered in presence of:  
COBB COUNTY  
STATE OF GEORGIA  
My Commission Expires Apr. 6, 2014

My commission expires: 4-6-2014

  
Notary Public

Present Zoning of Property G1C

Location 2255 Old 41 Hwy. South of McCollum Pkwy.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 175 District 20th Size of Tract 0.827 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 Setback Requirement for Arterial Road

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.

Sign would cost 2 parking spaces if erected at 62' from centerline as required for a Arterial Road per sign ordinance, and block the view of the building coming from the south.

List type of variance requested: To allow ground based sign to be built 40' from centerline of Old 41 Hwy. (4.4' outside R/W) FROM PROPERTY 4214 TO 4017.