APPLICANT: Javad Salmasi **PETITION NO.:** V-16

PHONE: 770-303-0922 **DATE OF HEARING:** 02-09-11

REPRESENTATIVE: same **PRESENT ZONING:** TS

PHONE: same **LAND LOT(S):** 852

PROPERTY LOCATION: At the northwesterly intersection of Windy Hill Road and Interstate 75 (2561 Windy Hill Road). **DISTRICT:** 17

SIZE OF TRACT: 1.1 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback from the required 30 feet to 5 feet; 2) waive the major side setback from the required 25 feet to 7 feet; 3) reduce the required number of parking spaces from 40 parking spaces to 10 parking spaces; and 4) allow on-site automotive repairs on a property that has a convenience store with self-service fuel sales.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If variance is approved, a permit and applicable inspections will be required for the garage addition.

STORMWATER MANAGEMENT: The garage/office structure has been located over the existing on-site pavement and will not result in any increase in runoff. However, there is an active carwash business operating on this site that does not have adequate stormwater management controls and is in violation of National Pollutant Discharge Elimination System discharge requirements. The carwash operation must be discontinued or modify operations to meet current stormwater discharge requirements.

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:_____