



**APPLICANT:** Alcon Holdings, L.L.C. **PETITION NO.:** V-44  
**PHONE:** 678-467-9582 **DATE OF HEARING:** 06-08-11  
**REPRESENTATIVE:** Frank Bennett **PRESENT ZONING:** O&I, LRO  
**PHONE:** 678-467-9582 **LAND LOT(S):** 70  
**PROPERTY LOCATION:** On the west side of **DISTRICT:** 1  
Johnson Ferry Road, south of Lower Roswell Road **SIZE OF TRACT:** 2.17 acres  
(505 Johnson Ferry Road). **COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the side setback for a freestanding sign from the required 10 feet to 2 feet; and  
2) allow a freestanding sign with a reader board on a lot with less than 200 feet of public road frontage.

**COMMENTS**

**TRAFFIC:** Recommend applicant verify that sign does not obstruct visibility to applicant’s driveway or neighboring driveways per Cobb County Development Standard Detail 109.

**DEVELOPMENT & INSPECTIONS:** There is a tree planted in the subject parking peninsula that is required by the Cobb County Tree Ordinance. If this tree is impacted, it will have to be replaced in kind by size and type elsewhere on the site as directed by the County Landscape Architect.

**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:** The sign must be at least 2 feet from the edge of the 20 feet sewer easement that crosses the entrance road.

**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**

## **Fire Marshal Comments**

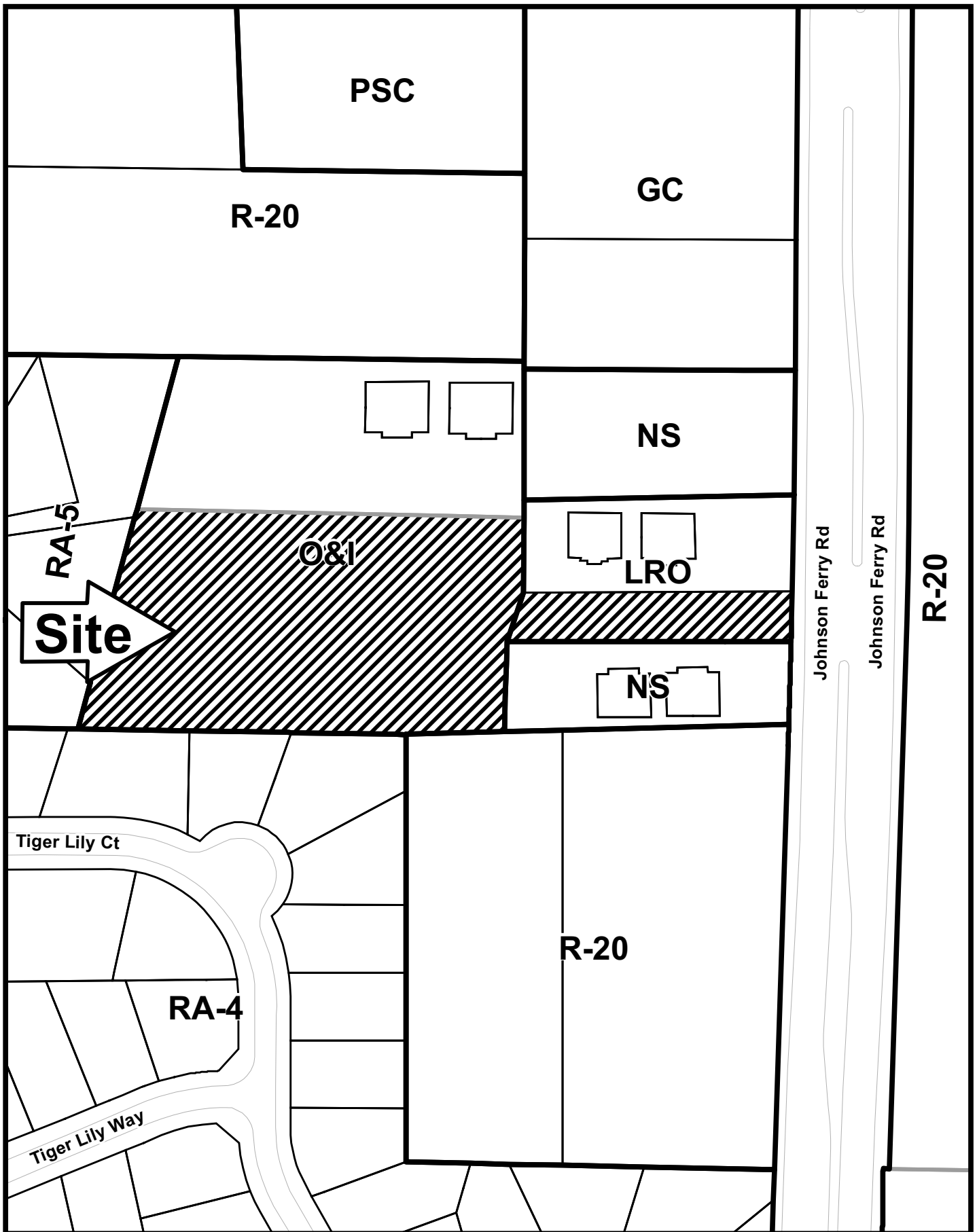
Applicant Name: **Alcon Holdings,LLC**

Petition Number: V-44

Date: 5/24/2011

**NO COMMENTS:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-44



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

100 0 100 Feet



City Boundary  
Zoning Boundary



# Application for Variance Cobb County

*Jan 3-10*

(type or print clearly)

Application No. V-44  
Hearing Date: 6-8-11

Applicant Alcon Holdings LLC Phone # 678-467-9582 E-mail Fobennett@yahoo.com  
Frank Bennett Address 505 Johnson Ferry Rd. Marietta GA  
(representative's name, printed) (street, city, state and zip code) 30068

*Frank Bennett* Phone # 678 467 9582 E-mail Fobennett@yahoo.com  
(representative's signature)

My commission expires: March 20 2015

Signed, sealed and delivered in presence of:  
*Brandi Norris*  
Notary Public

Titleholder Alcon Holdings LLC Phone # 770 565 2220 E-mail Fobennett@yahoo.com  
Signature *Frank Bennett* Address: 505 Johnson Ferry Rd.  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: March 20 2015

Signed, sealed and delivered in presence of:  
*Brandi Norris*  
Notary Public

Present Zoning of Property O+I  
Location 505 Johnson Ferry Rd. Marietta GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0 District \_\_\_\_\_ Size of Tract 2.17 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.

(see attached sheet) Exhibit A

List type of variance requested: 1) WAIVE THE SIDE SETBACK FOR A FREESTANDING SIGN 2) WAIVE THE REQUIREMENT OF 200FT OF ROAD FRONTAGE TO ALLOW A REAR BOARD

See Exhibit "B" for Sign.

V-44 / 2011  
Exhibit "A"

**Hardship Created:**

This property has a unique shape in that it is a 2.17 acre square parcel that sits back off of Johnson Ferry Road and is only connected to Johnson Ferry Road by a 100 yard long, 50 foot wide parcel of land, most of which serves as the common driveway for both my child care center as well as an adjoining office park. Currently, my existing sign is on the left side of the driveway as you exit. I would like to move it to the right side of my driveway for safety reasons. Being on the left side, it is difficult for parents leaving my child care center with young children to look left past my sign for oncoming traffic. Also, because of a deceleration traffic lane, my sign sits further back from the road on the left side than it will on the right side of my driveway. So my sign's visibility will improve. Good visibility is critical because in the 12 years I have owned my child care center, we have had to call 911 for several medical emergencies involving children. Most recently, just 3 months ago, a child had a severe seizure, and paramedics were late in arriving, in part because they could not see my current sign based on its current location. This child almost died in part because of where my sign is currently located. The Fire Department must be able to clearly see my sign so they know where we are located, because my building is not visible from the road.

The only place to put my sign is on either the right side or the left side of my driveway. Given the narrow 50 foot width of my driveway / property at that place, it is impossible for the sign NOT to be placed within 10 feet of the property line without being put in the middle of my driveway. Hence, I am asking for a variance for this reason.



ECHOSTONE  
M E D I A

Kids R Kids  
Slant Pylon

14 Gauge Brushed  
Stainless Steel

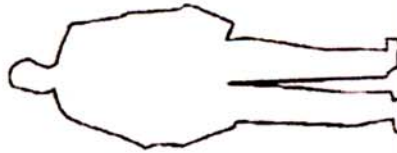
6'0"



10mm LED  
Video

Lettering Routed  
and Backed With  
Plexi

16'0"



(2) 400 Watt  
Halled Lamps

Exhibit "B"  
V-44-  
2011

Structure is 16'0" High x 6'0" Wide x 2'0" Thick Pylon is fabricated from Brushed  
Stainless Steel with a Steel Frame. "Aarons" is Routed out  
and Backed with Colored Vinyl on Plexi. Backlit with H.O. Tubes.  
Screen is a 10 mm LED Video

Phone (678) 493-0844 Fax (678) 493-0838

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