

APPLICANT: Bright Minds Learning and Childcare **PETITION NO.:** V-47
PHONE: Center 770-948-5535 **DATE OF HEARING:** 06-08-11
REPRESENTATIVE: Beverly Edwards **PRESENT ZONING:** CRC
PHONE: 770-948-5535 **LAND LOT(S):** 42
PROPERTY LOCATION: On the north side of **DISTRICT:** 18
Veterans Memorial Highway at Harding Drive **SIZE OF TRACT:** 1.5 acres
(200 Veterans Memorial Highway). **COMMISSION DISTRICT:** 4

TYPE OF VARIANCE: Allow a freestanding sign to be 40 feet from the centerline of the road in lieu of the required 62 feet from the centerline of the road and allow said sign within one foot of the right-of-way.

COMMENTS

TRAFFIC: GDOT permits will be required for all work encroaching upon state right-of-way. Recommend applicant verify that sign does not obstruct visibility per Cobb County Development Standard Detail 109.

DEVELOPMENT & INSPECTIONS: There is a tree planted in the area where the sign is proposed to be located 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: 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: _____



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Cobb County Fire and Emergency Services

Fire Marshal Comments

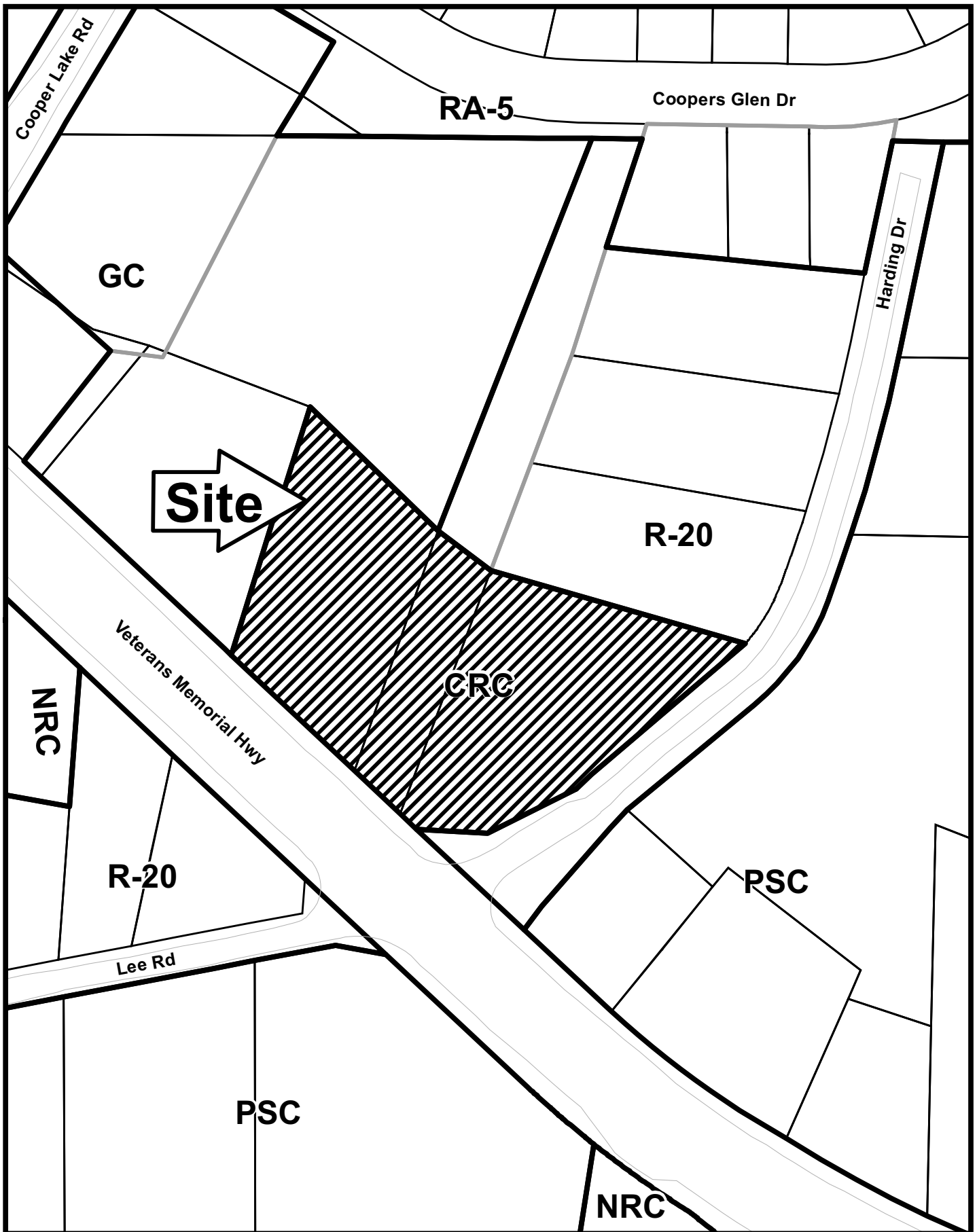
Applicant Name: **Bright Minds Learning Childcare**

Petition Number: V-47

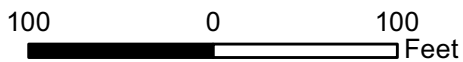
Date: 5/24/2011



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.

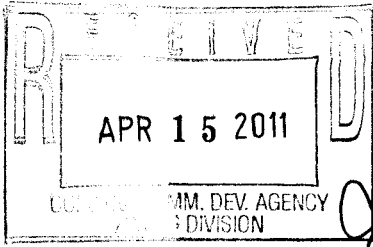
V-47



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-47
Hearing Date: 6-8-11

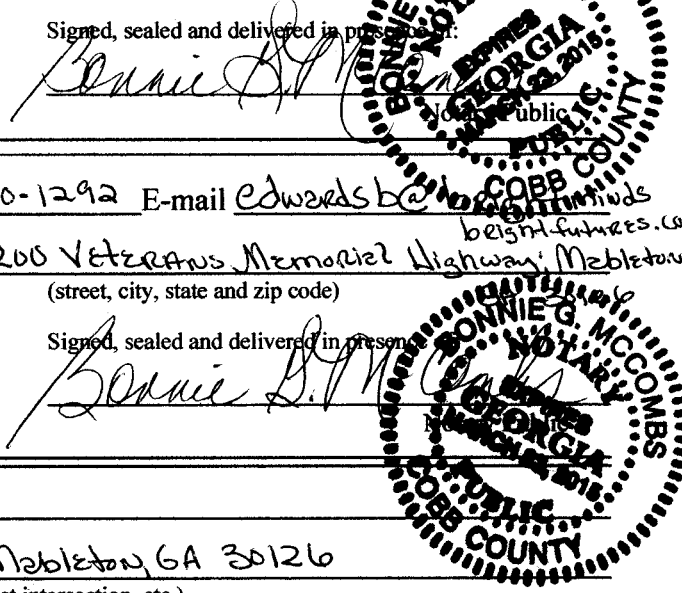
Applicant Bright Minds Learning and Childcare Center Phone # 770-948-5535 E-mail edwardsb@brightmindsbrightfutures.com

Beverly Edwards (representative's name, printed) Address 200 Veterans Memorial Hwy SW (street, city, state and zip code) Mableton, GA 30126

Beverly Edwards (representative's signature) Phone # 404-580-1292 E-mail same as above

My commission expires: March 23, 2015

Signed, sealed and delivered in presence of:



Titleholder BE-ATTITUDES ENTERPRISES, LLC Phone # 404-580-1292 E-mail edwardsb@brightmindsbrightfutures.com

Signature Beverly Edwards (attach additional signatures, if needed) Address: 200 Veterans Memorial Highway, Mableton, GA 30126 (street, city, state and zip code)

My commission expires: March 23, 2015

Signed, sealed and delivered in presence of:

Present Zoning of Property CRC

Location 200 Veterans Memorial Hwy SW, Mableton, GA 30126 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 42 District 18 Size of Tract = 1.5 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)
Exhibit A

List type of variance requested: Sign Placement location closer to road.

Exhibit A
V-47/2011

ATTACHMENT FOR APPLICATION FOR VARIANCE-COBB COUNTY
BE-ATTITUDES Enterprises, LLC
Sign Placement

This property is a childcare learning center. We are requesting a variance for our monumental sign to be 41-50 feet from the center line of Veterans Memorial Highway instead of the 62 feet required per Cobb County. Due to the topography and curve on Veterans Memorial Highway, the sign will be very hard to see at a 62 feet setback. In addition, due to landscaping that was required and approved by the County, the view of the sign will be obstructed by the 62 feet requirement. We would have to have a significant size sign in order for the sign to be seen. This would be uncharacteristically large for a childcare center.

Further, due to time constraints from my bank and the SBA, I have a very short timeframe to have the sign developed and installed or the funding will be lost.