

Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

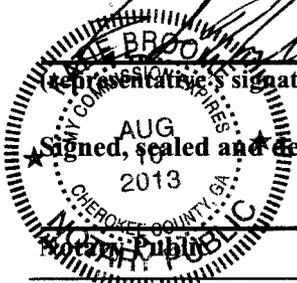
BOC Hearing Date Requested: 8-16-11

Applicant: Don Westbrook Phone #: 770-427-8698
(applicant's name printed)

Address: 695 Piedmont Rd Marietta, GA E-Mail: Elnelson@GMail.com

Robert Hightower Address: 695 Piedmont Rd Marietta, GA
(representative's name, printed)

[Signature] Phone #: 404-402-1588 E-Mail: rudel@yaho.com
(representative's signature)

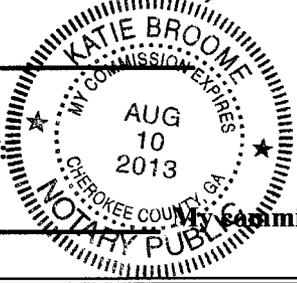


Signed, sealed and delivered in presence of: Katie Broome My commission expires: 8/10/2013
Notary Public

Titleholder(s): Don Westbrook Phone #: 770-427-8698
(property owner's name printed)

Address: 695 Piedmont Rd Marietta, GA E-Mail: Elnelson@GMail.com

[Signature]
(Property owner's signature)



Signed, sealed and delivered in presence of: Katie Broome My commission expires: 8/10/2013
Notary Public

Commission District: 3 Zoning Case: Z-131 of 1993

Date of Zoning Decision: 3-19-96 Original Date of Hearing: 11-11-93

Location: 695 Piedmont Rd Marietta 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 566 District(s): 16th 2nd

State specifically the need or reason(s) for Other Business: Property was
site plan specific per Other Business Item # 3
of 3-19-96 re: Z131 of 1993.

(List or attach additional information if needed)

Application for Rezoning Cobb County

(type or print clearly)

Application No. Z-131
Hearing Date: 11-16-93

Applicant Dr. Daniel E. Busch, DDS Dr. Daniel E. Busch Don Westbrook Business Phone 427-7358 427-8698 Home Phone 422-1367 926-9303

Dr. Daniel E. Busch 1870 Kendrick Ct., Marietta, Georgia 30064
Don Westbrook Address 1155 Lincoln Drive, Marietta, Georgia 30066

(representative's name, printed)

Dr. Daniel E. Busch Business Phone _____
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder Don Westbrook Business Phone 427-8698 Home Phone 926-9303

Signature Don Westbrook Address 1155 Lincoln Drive, Marietta, Georgia 30066
(attach additional signatures, if needed)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Zoning Request From LRO & NRC to LRO & NRC Site Plan Amendment
(present zoning) (proposed zoning)

For the Purpose of Site Plan Amendment Size of Tract 1.81 Acre(s)
(subdivision, restaurant, warehouse, apt., etc.)

Location Corner of Piedmont Road and Governor's Court
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 566 District 16th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are/are no such assets. If any, they are as follows:

NONE

Dr. Daniel E. Busch
Don Westbrook
(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is/is not such a cemetery. If any, they are as follows:

NONE

Dr. Daniel E. Busch
Don Westbrook
(applicant's signature)

Received
EXHIBIT "A" Nov. 2, 1993
continued ~~MM~~

We are preparing to start construction on property which we have purchased fronting on Piedmont Road at Governor's Court. In finalizing the site plans for construction, there are some amendments to the site plan that require the approval of the Cobb County Board of Commissioners. The amendments are as follows;

1. The dental clinic building is to be a 2 story building with a full basement. The basement will contain offices and a dental lab. The dental lab is to be operated by Woon Tai Kim and is to be for the preparation of crowns only. This building is the same footprint size (50 X 50) as originally approved on the original plans. The plans approved were for a 2-story building with a full basement. The plan showed 5,000 square feet, the basement was not considered in the square footage of the building. We are requesting a dental lab in the basement with additional space for offices and storage.
2. There will be a small retaining wall, which is not shown on the original plans, to the rear of the dental clinic. Also, the retaining wall adjacent to the Covenant Presbyterian Church was inadvertently left off the plan. Retaining walls are an engineering feature which would not normally be a consideration of zoning.
3. For better sight distance on Governor's Court, the driveway from Governor's Court has been relocated further away from Piedmont Road. The DOT concurs that this location is safer and preferred to the location shown on the original site plan.
4. The sign for Dr. Busch is shown on the new plan at the corner of Governor's Court and Piedmont Road, as previously approved, with an alternate sign location in the island curb at the Piedmont Road entrance. Dr. Busch's sign is to be 6 X 10 on 6 foot posts. 60 square feet is less than the 64 square feet allowed under the original O & I Zoning for a 1/2 acre lot. The posts are necessary to raise the sign copy above the eye level of the automobiles parked on the adjacent spaces. This allows for better visibility and safety than would a monument sign, which, in effect, blocks visibility by it's design feature. The final sign location will be determined after building construction is complete.
5. The hair salon building is to be a 2 story, 4000 sq. ft. per floor, building with a full basement with the basement being used for offices and warehouse space for salon products as on the original plan. The original plan showed 7500 sq. feet which did not consider the basement as square footage.

The footprint for the hair salon building is increased by 10 feet to 50 X 80 rather than 50 X 70 as shown on the original plan. The size increase allows additional space for a Nail Salon. All setbacks on both buildings exceed the minimum required for the zoning district.

6. There is a "dead" sewer line alongside the hair salon building. We are requesting permission to remove a portion of this sewer line, which serves no useful purpose and abandonment by "Cobb County" of that easement portion shown as shaded on the site plan.

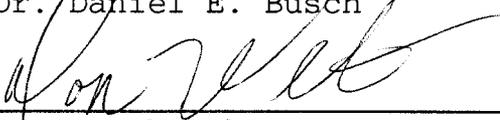
7. The parking lot has been redesigned for better flow and also to accommodate for additional spaces.

Enclosed please find a site plan by Thomas H. Ginn, Sr., RLS, incorporating the above changes.

Respectfully Yours,



Dr. Daniel E. Busch



Don Westbrook

Revised Nov. 2, 93
~~1/16/93~~

EXHIBIT "A"

November 1, 1993

as referenced in
zoning minutes of 11-16-93

To the Residents of Piedmont Place Townhomes:

Ka-Hess
Dep Clerk

After the zoning was approved at the previous hearing we instructed our engineer, Thomas H. Ginn, Sr., to give us a final site plan design for development of the property to accomodate our proposed use. Enclosed please find a copy of the original site plan and a copy of the final development plan prepared by Mr. Ginn.

The new design will be submitted to the Cobb County Planning and Zoning along with the Cobb County Board of Commissioners at their November 16, 1993 public meeting.

Construction on the development is proposed to start almost immediately after the final site plan is approved. For your information, enclosed is also a list of the differences between the two plans.

If any of the homeowners of Piedmont Place have any comments or suggestions regarding the changes in the site plan, we would like to hold a meeting with you to discuss these rather than waiting until the public hearing on November 16, 1993.

Please feel free to call either of the undersigned at your convenience so that we can schedule a meeting with you. We are looking forward to being good neighbors. Hopefully, you will see fit to frequent the dental office as well as the beauty salon.

Sincerely,


Don Westbrook


Dr. Daniel E. Busch

Enclosures

**COBB COUNTY SCHOOL SYSTEM
(DANIELL MIDDLE SCHOOL)
ZONED R-20**

NOTES

1. BUILDING SETBACK LINES
FRONT = 50'
SIDE = 15'
REAR = 30'
2. PRESENT ZONING = NRC & LRD
3. PREVIOUS ZONING = O11
4. TRACT SIZE = 1.81 AC.
5. TOTAL PARKING = 136
6. THERE ARE NO HISTORICAL OR ARCHAEOLOGICAL LANDMARKS.
7. THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS
8. THERE ARE NO WETLANDS ON PROPERTY.
9. PUBLIC WATER, TELEPHONE, GAS AND ELECTRICAL POWER IS ON PIEDMONT ROAD.
10. THERE ARE NO STREAMS OR LAKES ON PROPERTY.
11. DENTAL CLINIC BASEMENT TO CONTAIN DENTAL LABORATORY AND OFFICE SPACE
12. PARKING SPACES SHOWN IN DASHED LINES ARE SMALL CAR SPACES. (3)

**COVENANT PRESBYTERIAN
CHURCH ZONED R-20**

**AREA
78864.13 SQ. FT.
1.81 ACRES**

R = 125.01'
Δ = 05°11'42"
A = 11.33'
C = 11.33'
B = N 05°26'48" W

R = 125.01'
Δ = 20°58'09"
A = 45.75'
C = 45.50'
B = N 07°38'04" E

**EVANS ELLA MAE &
EQUILLA RICHARD
ZONED R-20**

R = 209.23'
Δ = 24°05'54"
A = 88.00'
C = 87.36'
B = N 06°04'28" E

± 310' TO
SCOTT ROAD

BEVERLY DR.

EXHIBIT "B"

*as referenced in zoning minutes
of 11-16-93.
K. Allen*



SOUTHERN SURVEYING & MAPPING CO., INC.
4076 EBENEZER ROAD, N.E.
MARIETTA, GEORGIA 30066
PHONE 926-7759

"F.I.A. OFFICIAL FLOOD HAZARD MAP"
COMMUNITY NUMBER 130052
PAGE 35F, DATED 8-18-92
SHOWS THIS PROPERTY NOT TO BE
IN AN AREA HAVING SPECIAL FLOOD
HAZARDS.

REFERENCE PLAT:
BOOK 105, PAGE 92

ALL MATTERS OF TITLE ARE
EXCEPTED

NOTES CONT.:

13. TOTAL FLOOR AREA = 19,500 SQ. FT.
(INCLUDING BASEMENTS)
14. TOTAL PARKING REQUIRED:
OFFICE : 15,500 ÷ 285 = 55 SPACES
WAREHOUSE : 4,000 ÷ 2000 = 2 SPACES
TOTAL PARKING REQ'D = 57 SPACES
15. PROPOSED PARKING:
69 STANDARD SIZE SPACES
67 SMALL CAR SPACES
136 TOTAL PARKING SPACES

EXISTING DETENTION POND WILL BE EXPANDED
TO INCLUDE STORM DETENTION FOR THIS SITE.



GRAPHIC SCALE 1" = 50'

**SITE PLAN FOR
DR. DANIEL E. BUSCH AND
DON WESTBROOK (D.B.A. ELON SALON)**

SUBD.	
LOT -	BLOCK - UNIT -
LAND LOT - 566	
DISTRICT - 16	SECTION - 2
COUNTY - COBB	STATE - GEORGIA
DATE - 8-27-93	SCALE 1" = 50'
REVISED -	B - 21 - 93

PAGE 3 OF 3

APPLICATION NO. Z-131

ORIGINAL DATE OF APPLICATION: 11/93

APPLICANTS NAME: DR. DANIEL E. BUSCH, DDS

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY BOARD OF COMMISSIONERS

OTHER BUSINESS ITEM OF 3-19-96

For consideration of Site Plan Amendment for property located in Land Lot 566 of the 16th District, on the north side of Piedmont Road, east of Governors Court.

Mr. Danneman presented applicant's request for Site Plan Amendment, stating that building footprint is enlarged but the square footage will not be increased, and that there is a triangular encroachment into the setback adjacent to Governors Court. Following this presentation the Board of Commissioners **approved** request for Site Plan Amendment, reference zoning application Z-131 of 1993 (Dr. Daniel E. Busch, DDS), for property located in Land Lot 566 of the 16th District, on the north side of Piedmont Road, east of Governors Court **subject to: 1) site plan submitted with revision date of January 29, 1996, reduced copy attached and made a part hereof; 2) all other previously approved conditions/stipulations to remain in effect.** Motion by Byrne, second by Thompson, carried 4-0, Cooper absent at time of vote.

