MARETTA-DALLAS HIGHWAY - GA SR 120
(AVAILBLE 1987)

PROJECT NARRATIVE

[illegible]

PARKING SUMMARY

VARIANCE REQUESTED			
1.) DESCRIPTION OF VARIANCE FROM JOB OR TASK			
2.) JUSTIFICATION OF VARIANCE REQUESTED IN RELATION TO THE REQUIREMENTS OF THE POSITION			
3.) SIGNATURE OF REQUESTOR	DATE	NO. REQUESTED	NO. APPROVED
		25	18

VARIANCE REQUESTED

- 1.) REDUCTION IN FURNING FROM 25 TO 14 SPACES
- 2.) ALTIMETER FOR MEASURES IN BUILDING SETBACK.
- 3.) REDUCTIONS IN FLOOR SETBACK AT THE NORTH-EAST CORNER OF BLDG. TO AVOID 50' SETBACK ALONG IMMUNITY OF THE PROPERTY.

SITE LEGEND

[illegible]

SITE NOTES

- 1 ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.
- 2 DATE 11/18/01 BY 60322 UCBAW/STP
- 3 UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.
- 4 DATE 11/18/01 BY 60322 UCBAW/STP
- 5 UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.
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- 23 UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.
- 24 DATE 11/18/01 BY 60322 UCBAW/STP
- 25 UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.

APPLICANT: <u>LAI Engineering</u>	PETITION No.: <u>V-35</u>
PHONE: <u>770-423-0807</u>	DATE OF HEARING: <u>05-09-12</u>
REPRESENTATIVE: <u>C. Doug Day</u>	PRESENT ZONING: <u>GC</u>
PHONE: <u>770-423-0807</u>	LAND LOT(S): <u>28</u>
TITLEHOLDER: <u>Leon Reeves and Herchel E. Cook</u>	DISTRICT: <u>19</u>
PROPERTY LOCATION: <u>On the southeastern corner of Dallas Highway and Villa Rica Way</u>	SIZE OF TRACT: <u>1 acre</u>
	COMMISSION DISTRICT: <u>1</u>

TYPE OF VARIANCE: 1) Waive the minimum number of required parking spaces from 28 to 16; 2) allow the dumpster enclosure to be in front of the building and within front setback; and 3) waive the front setback from the required 50 feet to a step-down of as little as 5 feet.

OPPOSITION: No. OPPOSED _____ PETITION No. _____ SPOKESMAN _____

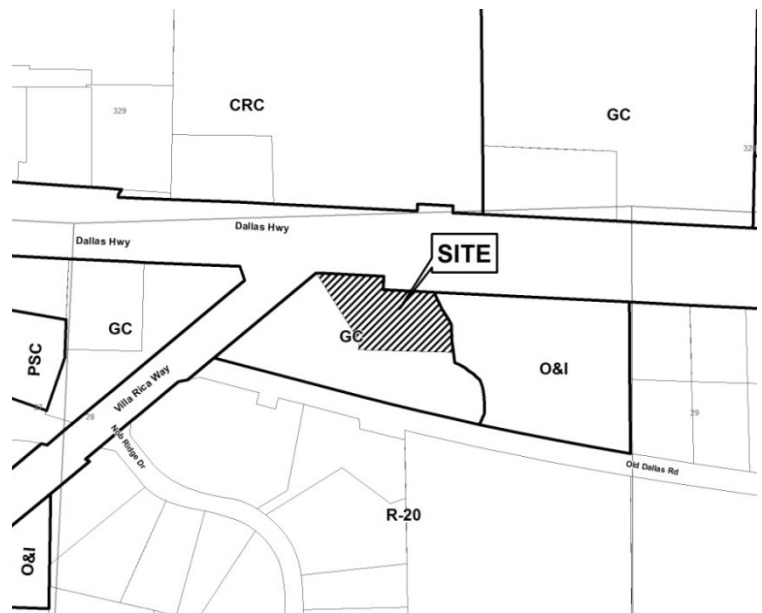
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



COMMENTS

TRAFFIC: Recommend GDOT permits for all work that encroaches upon State right-of-way; recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the SR120 Dallas Highway Pedestrian Improvements, Phase 2, project number D11C0; and recommend access to Villa Rica Way be restricted to right in/right out only.

DEVELOPMENT & INSPECTIONS: No comment.

STORMWATER MANAGEMENT: All the proposed improvements are located above/outside the 100-year floodplain; however, there is significant encroachment into the adjacent stream buffer. The dumpster enclosure, a small portion of the last parking space, the dumpster approach and sidewalk are located in the 75-foot undisturbed stream buffer (~370 square feet). Approximately 1,900 square feet of impervious surface, including the corner of the building, the dumpster pad and the last 2 ½ parking spaces and associated drive and walkway, are within the 25-foot impervious setback (from the undisturbed stream buffer). The plan should be revised to eliminate these encroachments.

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

DESIGN GUIDELINES: This property is within the boundaries of the Dallas Highway Design Guidelines. The guidelines state the following concerning the location of dumpsters: "Areas to be located at the rear of building and not visible from public view. Should be screened/enclosed with a wall at a height of 6 feet and constructed of masonry with metal or wood gates." The applicant may be subject to further compliance with the Dallas Highway Design Guidelines at Site Plan Review.

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: County Code requires a minimum 10 foot setback from the edge of the water easement.

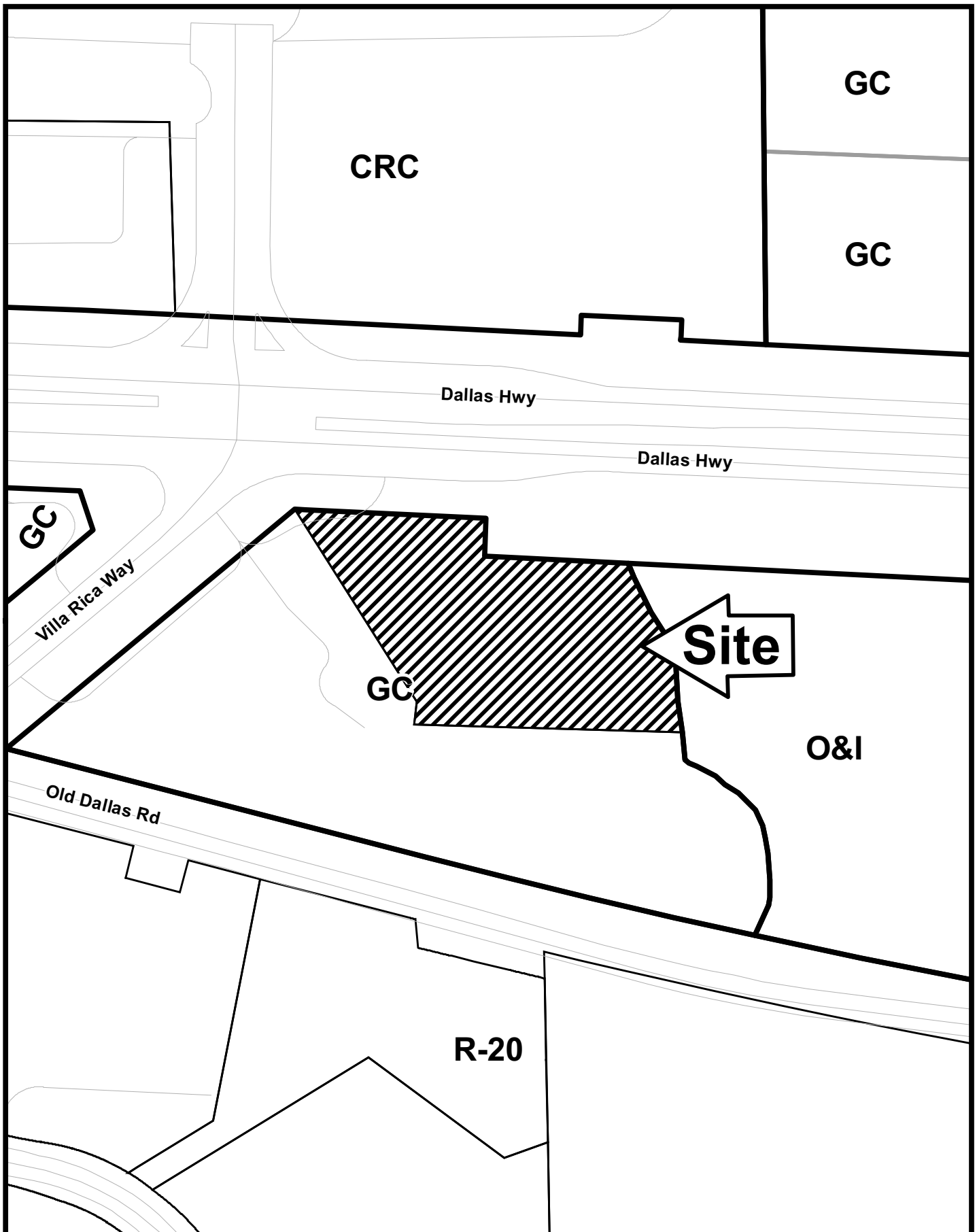
SEWER: No conflict.

APPLICANT: LAI Engineering

PETITION No.: V-35

FIRE DEPARTMENT: 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-35



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

0 100 200 Feet



City Boundary
Zoning Boundary

Application for Variance Cobb County

(type or print clearly)

Application No. V-35

Hearing Date: 5-9-12

Applicant LAI Engineering Phone # 770 423 0807 E-mail doug@laiengineering.com

C. Doug Day

(representative's name, printed)

Address 1800 Parkway Place, Suite 720, Marietta, GA
(street, city, state and zip code) 30067

[Signature]

(representative's signature)

Phone # 770 423 0807 E-mail doug@laiengineering.com

Signed, sealed and delivered in presence of:

My commission expires: 12-02-2014

[Signature]
Notary Public

Titleholder Leon Reeves and
Herchel B. Cook

Lot: 770-973-8589

Phone # 706-625-7235 E-mail H.C.

Signature [Signature]

(attach additional signatures, if needed)

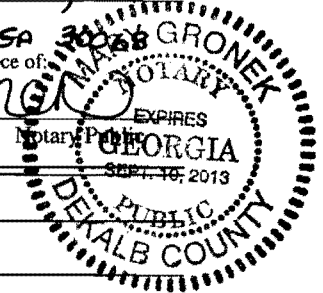
Address: 2733 S. Lake Rd. Fairmont, Ga, 30139
(street, city, state and zip code)

155 Holt Rd. Marietta GA 30067

Signed, sealed and delivered in presence of:

My commission expires: 09/10/2013

[Signature]
Notary Public



Present Zoning of Property General Commercial

Location Dallas Highway at Villa Rica Way
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 28 District 19th Size of Tract 1.0 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 X Topography of Property X Other X

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.

Due to the shape, topography, and presence of buffers and floodplain,
the eastern and southern sides of the property are undevelopable.

List type of variance requested: 1. Reduction in parking from 28 to 16 spaces
2. Allowance for dumpster within building setback
3. Reduction in front setback at the northeast corner
of the site, to match 50' setback along majority
of the property line.