



**APPLICANT:** Joe N. Guy

**PETITION No.:** V-52

**PHONE:** 770-955-4224

**DATE OF HEARING:** 07-11-12

**REPRESENTATIVE:** Don L. Tomberlin

**PRESENT ZONING:** O&I

**PHONE:** 404-317-4863

**LAND LOT(S):** 1008, 1009

**TITLEHOLDER:** Powers Ferry Woods Office Park  
Limited Partnership

**DISTRICT:** 17

**PROPERTY LOCATION:** On the west side of  
Shadowood Parkway, south of Powers Ferry Road  
(2026 and 2028 Powers Ferry Road).

**SIZE OF TRACT:** 2.21 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the side setback (north side of existing office building 2028 Powers Ferry Road) from the required 15 feet to 10 feet; 2) waive the side setback (south side of existing office building 2026 Powers Ferry Road) from the required 15 feet to 10 feet; and 3) waive the rear setback (west side of existing office building 2026 Powers Ferry Road) from the required 30 feet to 18 feet.

**OPPOSITION:** No. OPPOSED PETITION No. SPOKESMAN

**BOARD OF APPEALS DECISION**

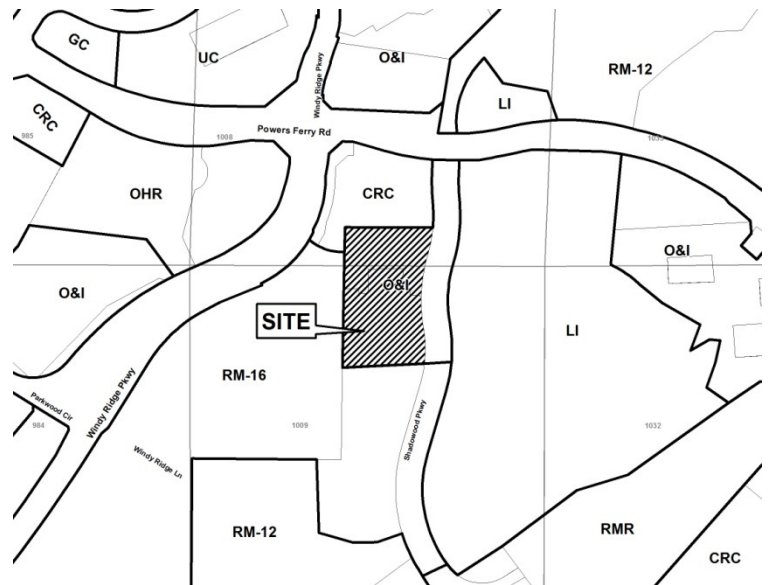
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



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**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** No comment.

**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:** No comment.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

**SEWER:** No conflict.

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**FIRE DEPARTMENT: ACCESS:** Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

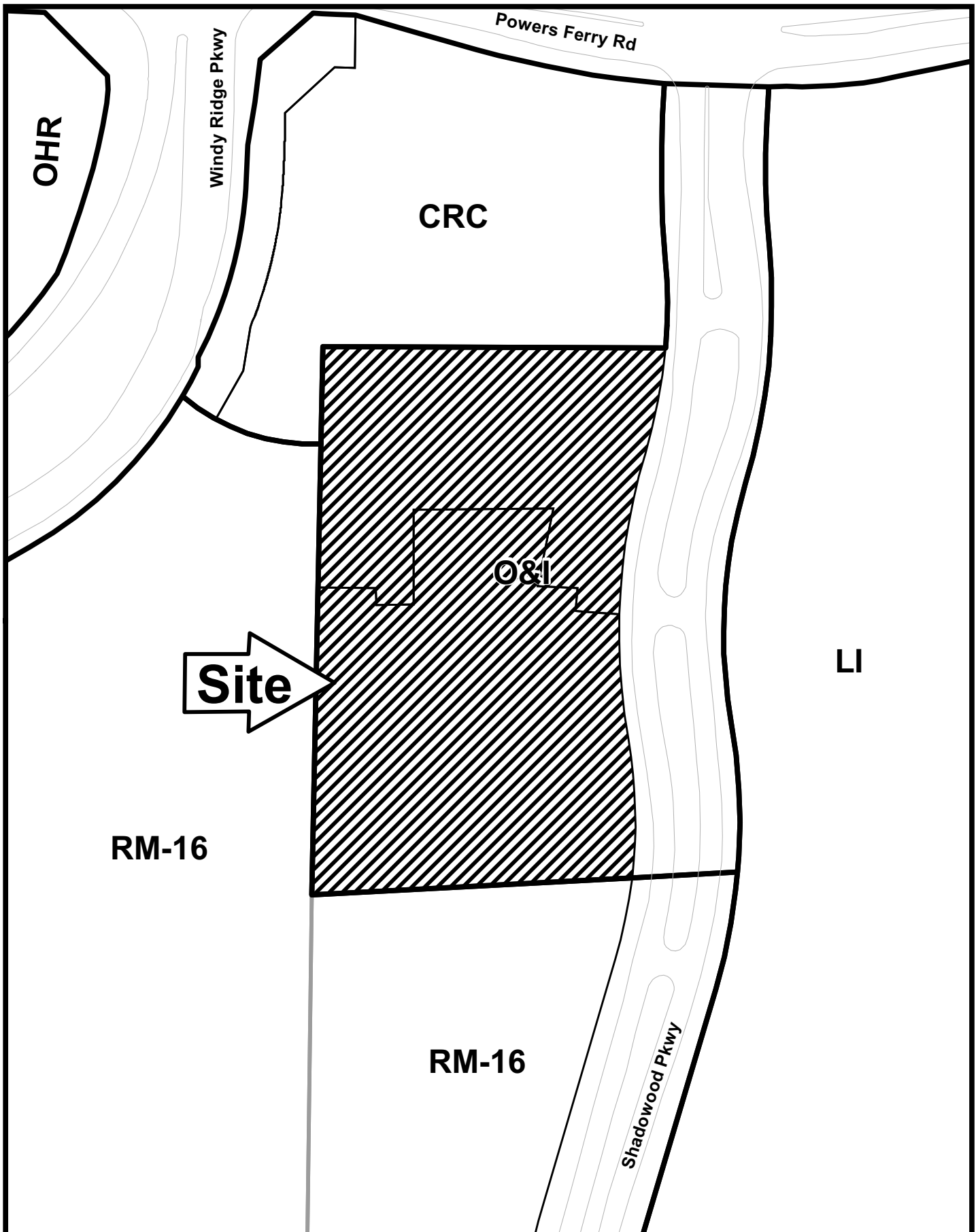
Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2006 Edition). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb, measured to inside of curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet).

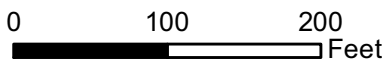
Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level. Aerial fire apparatus access roads shall be a minimum width of 24 feet maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access. (Cobb County Development Standards 401.08.02.1)



**HYDRANT:** Show fire hydrants arranged to have a hydrant available for the distribution of hose to any portion of any building on premises at distances not exceeding 500 feet (driving distance). Hydrants shall be at least 40 feet from the building (steamer connection facing street) (NFPA 24-7.2.3). Fire hydrants shall be spaced not more than 500 feet apart. Hydrants shall not be connected to water lines on the positive side (discharge side) of a fire pump. Minimum 8" supply lines to all hydrants.

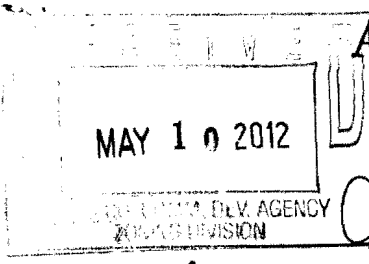
# V-52



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

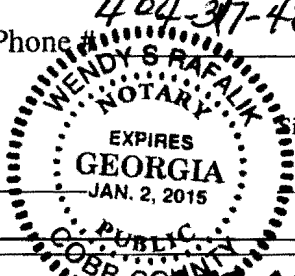
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(type or print clearly)

Application No. V-52  
Hearing Date: 7-11-12

Applicant Joe N. Guy Phone # 770-955-4224 E-mail JOENGUY3@YAHOO.COM  
DON L. TOMBERTIN Address 495 GERRY LN, ATLANTA, GA 30328  
(representative's name, printed) (street, city, state and zip code)

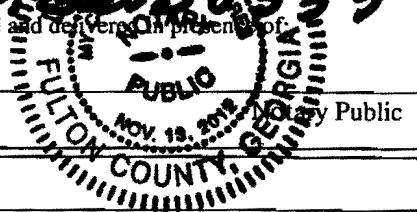
Don L. Tombertin Phone # 404-37-4863 E-mail STUMPYH@YAHOO.COM  
(representative's signature)



Signed, sealed and delivered in presence of:

My commission expires: 1/2/15 Wendy S. Rafalik  
Notary Public

Titleholder Joe N. Guy Phone # 770-955-4224 E-mail JOENGUY3@YAHOO.COM  
Signature Joe N. Guy Address: 2028 Powers Ferry Rd, Atlanta, GA 30339  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

My commission expires: 11-13-12

Present Zoning of Property O, I

Location 2024, 2026, 2028 Powers Ferry Rd, ATLANTA, GA 30339  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1008 & 1009 District 17th Size of Tract 3.698 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.

OWNER would not be able to sell the office building without the setback VARIANCE.

List type of variance requested: VARIANCE for Building setbacks