

PROJECT NO.: 000001
 DATE: 8/9/12

G SOUTHLAND
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 ENGINEERING
 926 N. 75TH ST., CANTONVILLE, GA 30129
 PH: 770.387.0440 FAX: 770.687.5151

COBB COUNTY, GEORGIA
 CANTON ROAD
 WASH BARN AT



SHEET TITLE:
CONCEPT PLAN

SHEET NO.:

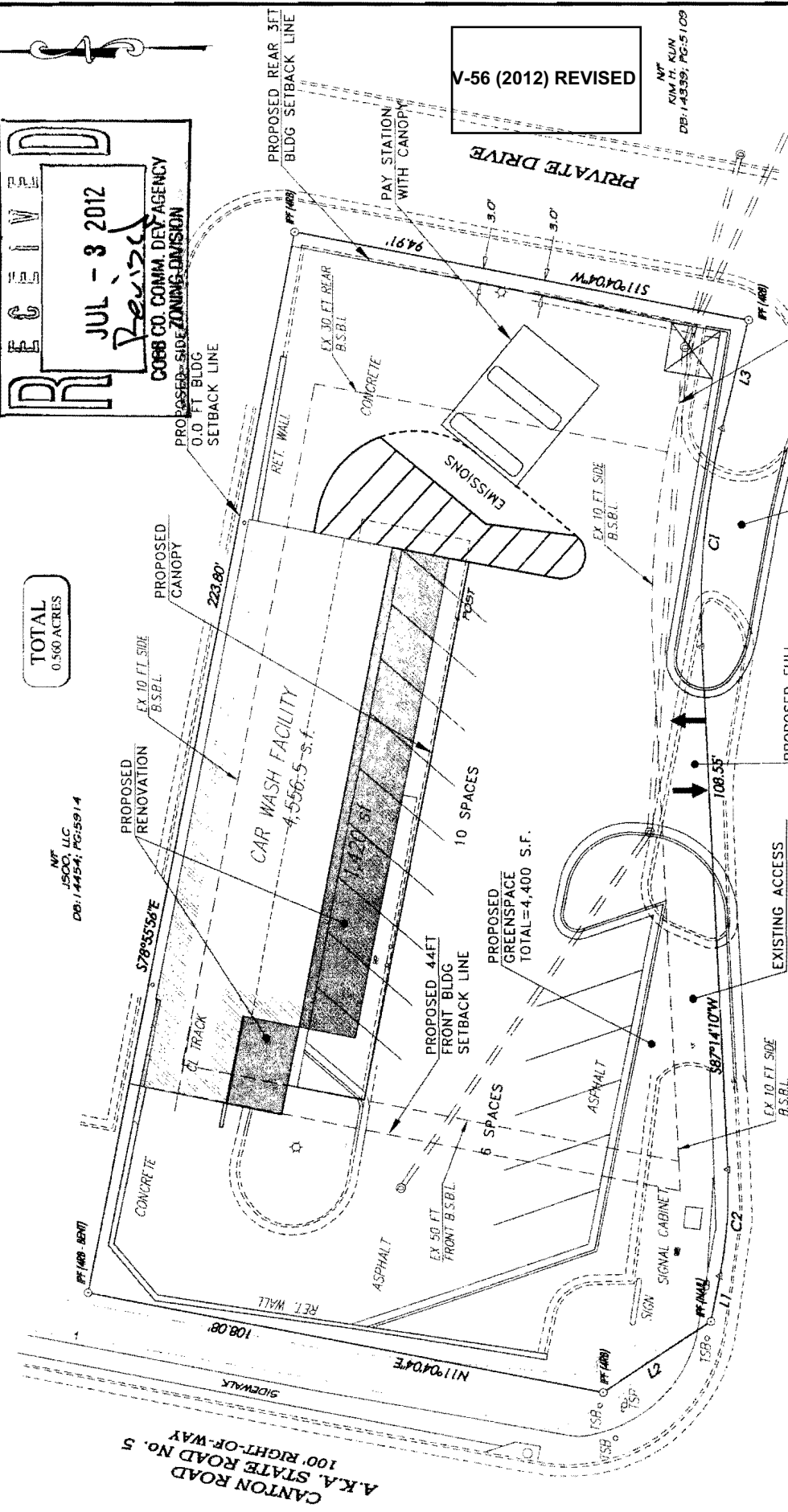
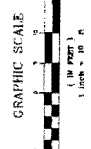
RECEIVED
 JUL - 3 2012
 Revised
 COBB CO. COMM. DIV. AGENCY
 ZONING DIVISION

TOTAL
 0.560 ACRES

NF
 JSOO, LLC
 DB: 14454; PG: 5914

IMPERVIOUS AREA DATA
 TOTAL SITE AREA=0.56 AC.
 TOTAL EX IMPERVIOUS AREA=0.478 AC.
 TOTAL PRO IMPERVIOUS AREA=0.451 AC.
 TOTAL REDUCTION=1,176.12 S.F.

CHANCE ROAD
 VARIABLE RIGHT-OF-WAY



V-56 (2012) REVISED

NF
 KIM H. KUHN
 DB-14339; PG-5109

CANTON ROAD No. 5
 A.K.A. STATE ROAD No. 5
 100' RIGHT-OF-WAY

APPLICANT: Wash Group, LLC

PETITION No.:

V-56

PHONE: 404-408-1931

DATE OF HEARING:

07-11-12

REPRESENTATIVE: Richard Hackett

PRESENT ZONING:

GC

PHONE: 404-408-1931

LAND LOT(S):

493

TITLEHOLDER: Zions First National Bank

DISTRICT:

16

PROPERTY LOCATION: On the northeast corner of

SIZE OF TRACT:

0.56 acre

Canton Road and Chance Road (3028 Canton Road).

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the front setback from the required 50 feet to 44 feet; 2) waive the side setback

from the required 10 feet to zero feet; 3) waive the rear setback for an accessory structure (proposed pay station) from

the required 30 feet to 3 feet; 4) allow an accessory structure to be located closer to the side street right-of-way line

than the principal building on a corner lot; 5) waive the required number of parking spaces from 22 to 16; and 6)

waive the maximum impervious surface from 70% to 81%.

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

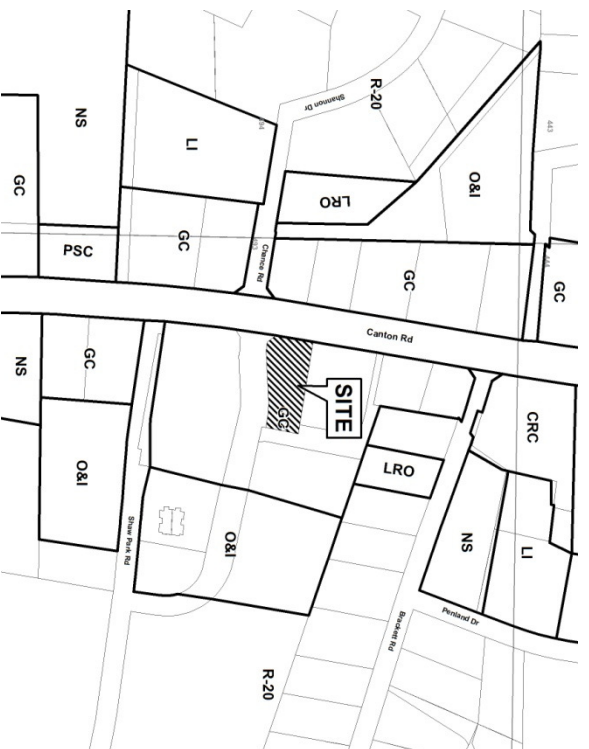
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



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: This parcel has been operating as a car wash for a substantial period of time. The parcel size has previously been reduced due to right-of-way acquisition for adjacent road improvements. The proposed site renovation will reduce the impervious coverage by approximately 1,260 square feet. However, since this will still exceed the 70% impervious coverage limit for commercial development within a Community Activity Center, it is recommended that a water quality device be retrofitted into the existing junction box at the southeast corner of the site to mitigate stormwater impact of the site.

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:

Is the parcel in an area with Design Guidelines? ✓Yes o No

If yes, design guidelines area Canton Corridor Streetscape and Architectural Guidelines

Does the current site plan comply with the design requirements?

o Yes ✓No o Not applicable

YES indicates applicant has met the corresponding issue.

NO indicates applicant has not met the corresponding issue and/or there is not enough information provided.

N/A indicates issue is not applicable.

This parcel is within the boundaries of the Canton Corridor Streetscape and Architectural Guidelines. No action is required at this time. However, applicant may need to come into compliance during the site plan review process.

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: No conflict.

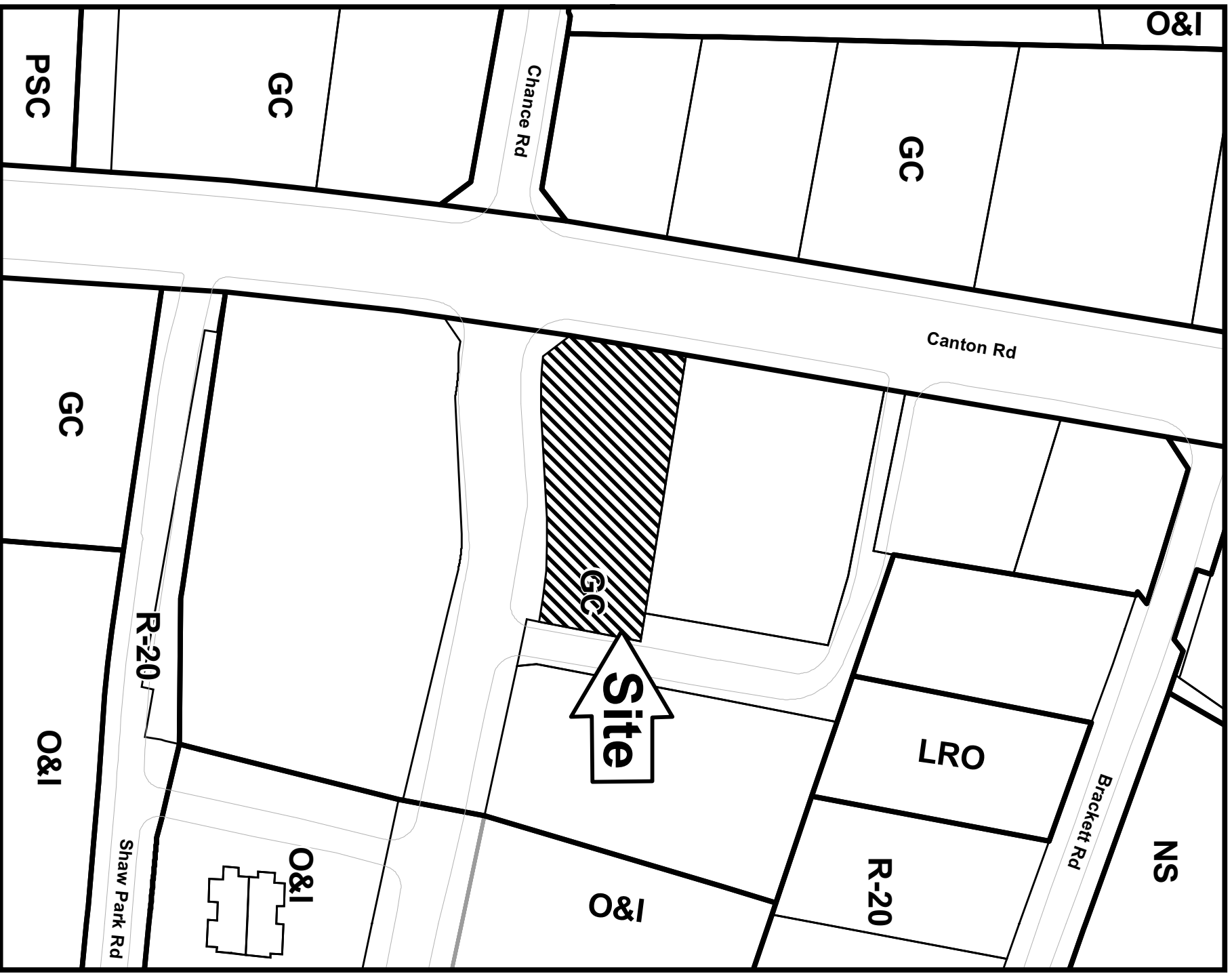
APPLICANT: Wash Group, LLC

PETITION No.:

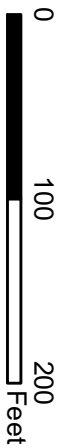
V-56

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-56



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-56
 Hearing Date: 7-11-12

Applicant WASH Grove, LLC Phone # 404.408.1931 E-mail HACKETT@EYHOO.COM

RICHARD HACKETT Address 2198-C DERRICK HILLS RD, ATL GA 30318
(representative's name, printed) (street, city, state and zip code)

[Signature] E-mail # _____
(representative's signature)

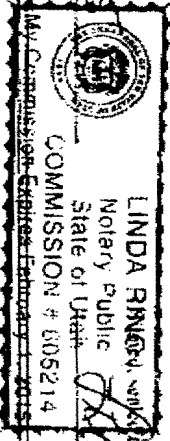


My commission expires: MAY 10, 2012 Signed, sealed and delivered in presence of:
(Notary Public)

Titleholder ZIONS FIRST NATIONAL BANK Phone # 801-844-7392 E-mail Zachary.Nelson@ZionsBank.com

Signature [Signature] Address: 1 SOUTH MAIN ST, 5TH FLOOR, SLC, UT 84103
(agent's full name, signature, if needed) (street, city, state and zip code)

My commission expires: 2-1-2015



LINDA RINGER, Notary Public
 State of Utah
 COMMISSION # 805214
 Notary Public

Present Zoning of Property GC

Location 3028 CHRON RD, MARIETTA, GA 30066 (corner of chance rd)
(street address, if applicable, against intersection, etc.)

Land Lot(s) 493 District 16th, 2nd Sect Size of Tract 0.56 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.
IT APPEARS THAT CURRENT BOUNDARY LINES WERE DRAWN AFTER THE SITE HAD BEEN CONSTRUCTED FOR A CAR WASH USE. AS A RESULT, THE CAR WASH RULES IS CURRENTLY SITTING ON THE SIDE PROPERTY LINE. NORMAL PLACEMENT OF PAYSTATION CHAROLERS AND VEHICULAR CANOPIES PLACE THESE ACCESSORY STRUCTURES IN THE FRONT, BACK AND SIDE SETBACKS. THE EXISTING PAVED AREAS OF THE LOT ARE REQUIRED FOR THE SITE USE TO FUNCTION PROPERLY. IF DETACHED TO BANK SITE INTO CONFORMANCE, IT WOULD NOT BE VIABLE FOR ITS CURRENT USE. LIST TYPE OF VARIANCE REQUESTED: AS A CAR WASH AND WOULD OBTAIN A SUFFICIENT AMOUNT OF ITS ECONOMIC VALUE.

REDUCTION OF SIDE SETBACK FROM 10' TO 0'. ALLOW ACCESSORY STRUCTURES AND PAY STATIONS WITHIN THE ~~FRONT~~ FRONT AND SIDE SETBACKS. ALLOW EXISTING UNOCCUPIED AREAS ON THE FRONT, SIDE AND BACK OF SITE (BUT OUTSIDE OF PROPERTY BOUNDARY) TO BE COUNTED
 Revised: December 6, 2005 TOWARDS THE PROPERTY'S IMPROVED SURFACE CALCULATION. ALSO, RELIEF FROM COMPLIANCE WITH IMPROVED SURFACE LIMIT OBTAIN TO THE FRONT THIS IS A RENOVATION AND THERE IS NO SPARR FROM ON SITE.