

RECEIVED
 JUL 12 2012
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

PROPOSED SITE PLAN
 SCALE: 1" = 30'-0"
 PAGE 3

R1 DATE: 04/08/2010
 EAST COBB CROSSING
 4269 Roswell Rd
 Marietta, GA 30062

Information Source: Survey by
 1901 E. Janda Ave.
 Marietta, GA 30066
 770.261.9305

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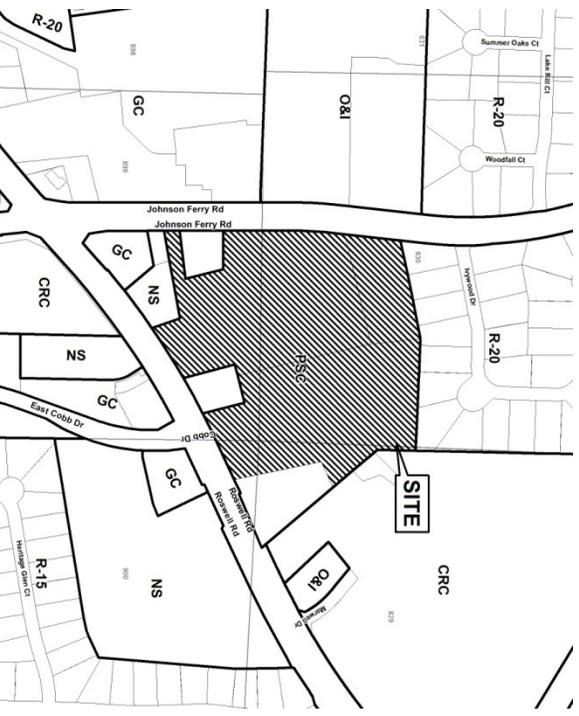
APPLICANT: JP Morgan Chase Bank **PETITION No.:** V-70
PHONE: 212-552-2122 **DATE OF HEARING:** 09-12-12
REPRESENTATIVE: John H. Moore **PRESENT ZONING:** PSC
PHONE: 770-429-1499 **LAND LOT(S):** 829, 830, 899, 900
TITLEHOLDER: East Cobb Crossing, LLC **DISTRICT:** 16
PROPERTY LOCATION: On the north side of **SIZE OF TRACT:** 7.735 acres
Roswell Road, east of Johnson Ferry Road **COMMISSION DISTRICT:** 2
(4281 Roswell Road).

TYPE OF VARIANCE: Allow an accessory structure (proposed approximately 1,288 square foot drive up ATM) to be located in front of the primary structure and within the front setback.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: JP Morgan Chase Bank

PETITION No.:

V-70

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: The proposed ATM accessory structure will be located over existing asphalt paving. No adverse stormwater management impacts are anticipated.

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.

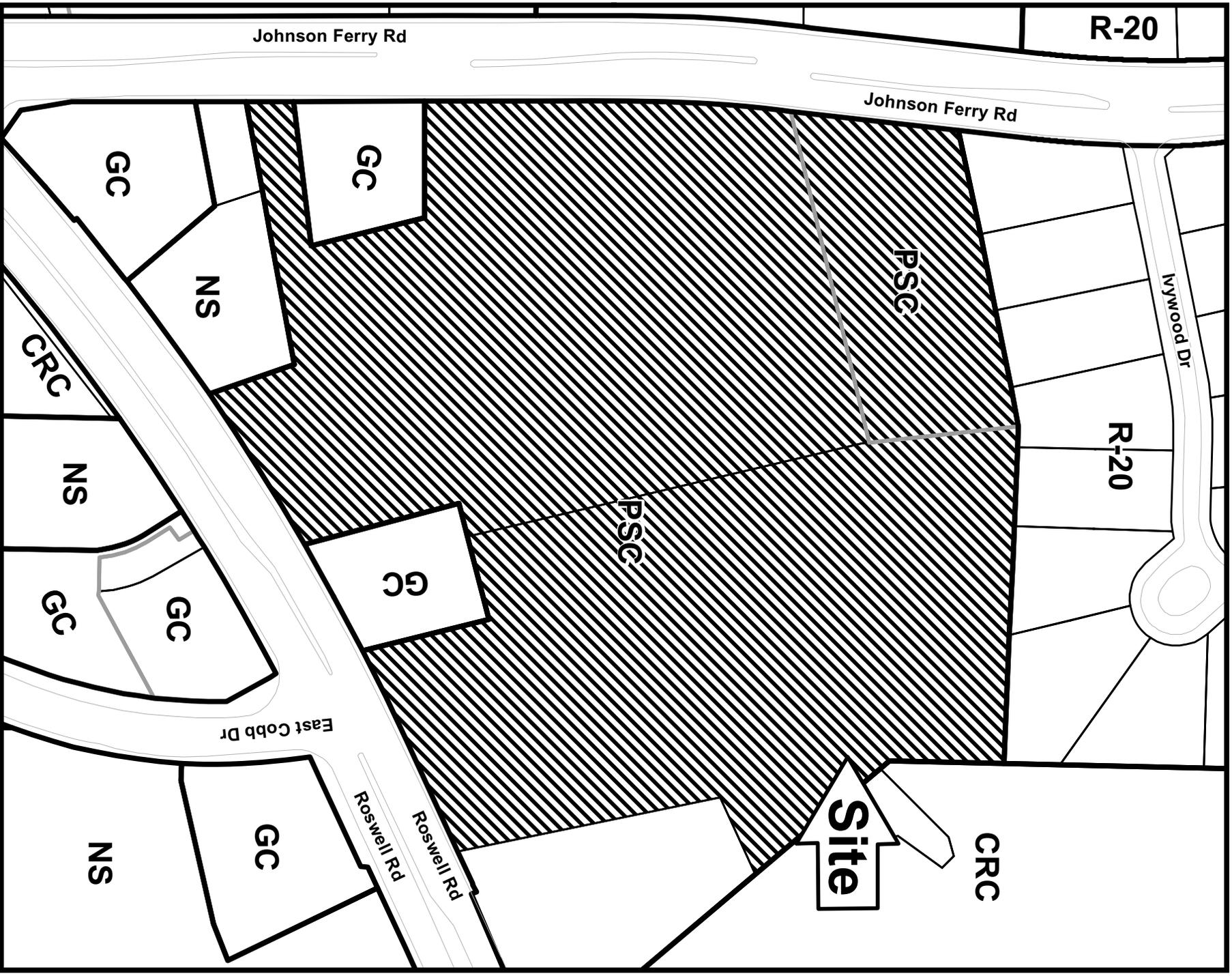
SEWER: All permanent structures must be a minimum of 10 feet from the edge of the sanitary sewer easement.

APPLICANT: JP Morgan Chase Bank

PETITION No.: V-70

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-70



R-20

Johnson Ferry Rd

Ivywood Dr

R-20

PSC

PSC

CRC

Site

GC

NS

GC

CRC

NS

GC

GC

GC

East Cobb Dr

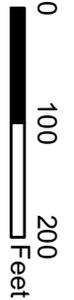
Roswell Rd

Roswell Rd

GC

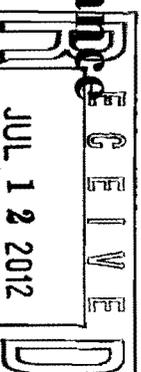
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This map is provided for display and planning purposes only. It is not meant to be a legal description.



City Boundary
Zoning Boundary

Application for Variance Cobb County



(type or print clearly)

APPROPRIATE COUNTY BOARD APPROVALS (2012)
Hearing Date: 09/12/2012

JP Morgan Chase Bank, A National

Applicant Banking Association Phone # (212) 552-2122 E-mail raymond.wachauf@chase.com

Moore Ingram Johnson & Steele, LLP Address Emerson Overlook, 326 Roswell Street

John H. Moore

(street, city, state and zip code)

(representative's name, printed)

(street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jmoore@ijs.com

(representative's signature) John H. Moore

w7@ijs.com

Georgia Bar No. 519800

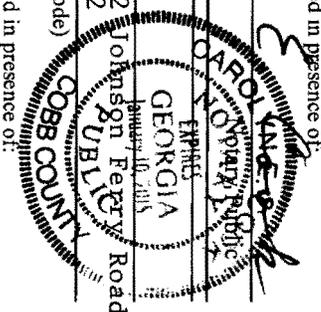
My commission expires: January 10, 2015

Signed, sealed and delivered in presence of:

Titleholder East Cobb Crossing, LLC Phone # (404) 538-5822 E-mail Suite 260-35, 3162 Johnson Ferry Road
See Attached Exhibit "A" Address: Marietta, GA 30062

Signature For Titleholder's Signature (attach additional signatures, if needed)

(street, city, state and zip code)



My commission expires: _____

Notary Public

Present Zoning of Property PSC

Location 4281 Roswell Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 829, 830, 899, 900 District 16th Size of Tract 7.735± 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 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.
See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: Waiver of requirement for the location of an accessory structure or building in excess of 1,000 square feet to be located to the rear of the primary structure. (See § 134-225(13)).

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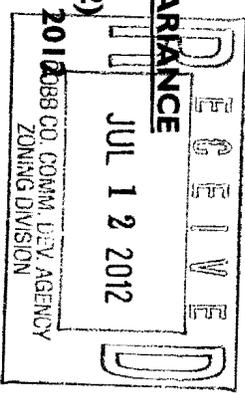
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EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE



Application No.: V-70 (2012)

Hearing Date: September 12, 2012

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

**Applicant: JP Morgan Chase Bank,
A National Banking Association**

**Titleholder: East Cobb Crossing, LLC,
A Georgia Limited Liability Company**

Please state what hardship would be created by following the normal terms of the ordinance:

Applicant proposes the placement and construction of an ATM machine within the parking area of the portion of the East Cobb Crossing Shopping Center which is the subject of this Application for Variance. The proposed ATM machine will be constructed upon certain parking spaces within the Center, as more particularly shown and reflected on the plans submitted with the Application. Applicant has had performed a parking study for the Center, and the spaces which remain to service the Center meet, and exceed, the minimum parking requirements. Thus, Applicant seeks a waiver to locate an "accessory structure" in excess of 1,000 square feet to the front of the primary structure. It is totally unfeasible to locate the proposed ATM machine to the rear of the Center. In order for the proposed ATM machine to be economically viable to the Applicant, and to be of service to the East Cobb community, the ATM machine must be located in front of the primary structure. The variance requested herein is not substantial and would allow an otherwise reasonable additional use for the Center; especially, given that, the remaining parking spaces meet or exceed the minimum parking requirements set forth in the Cobb County Zoning Ordinance.