





**APPLICANT:** Golden Rose of Post Oak, LLC

**PETITION No.:** V-14

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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:** If this variance request is approved, a plat must be recorded prior to the issuance of the letter of completion or certificate of occupancy showing all improvements on the lot and referencing the variance case. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** All proposed site improvements must meet current stormwater management requirements.

**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:** 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:** Golden Rose of Post Oak,  
LLC

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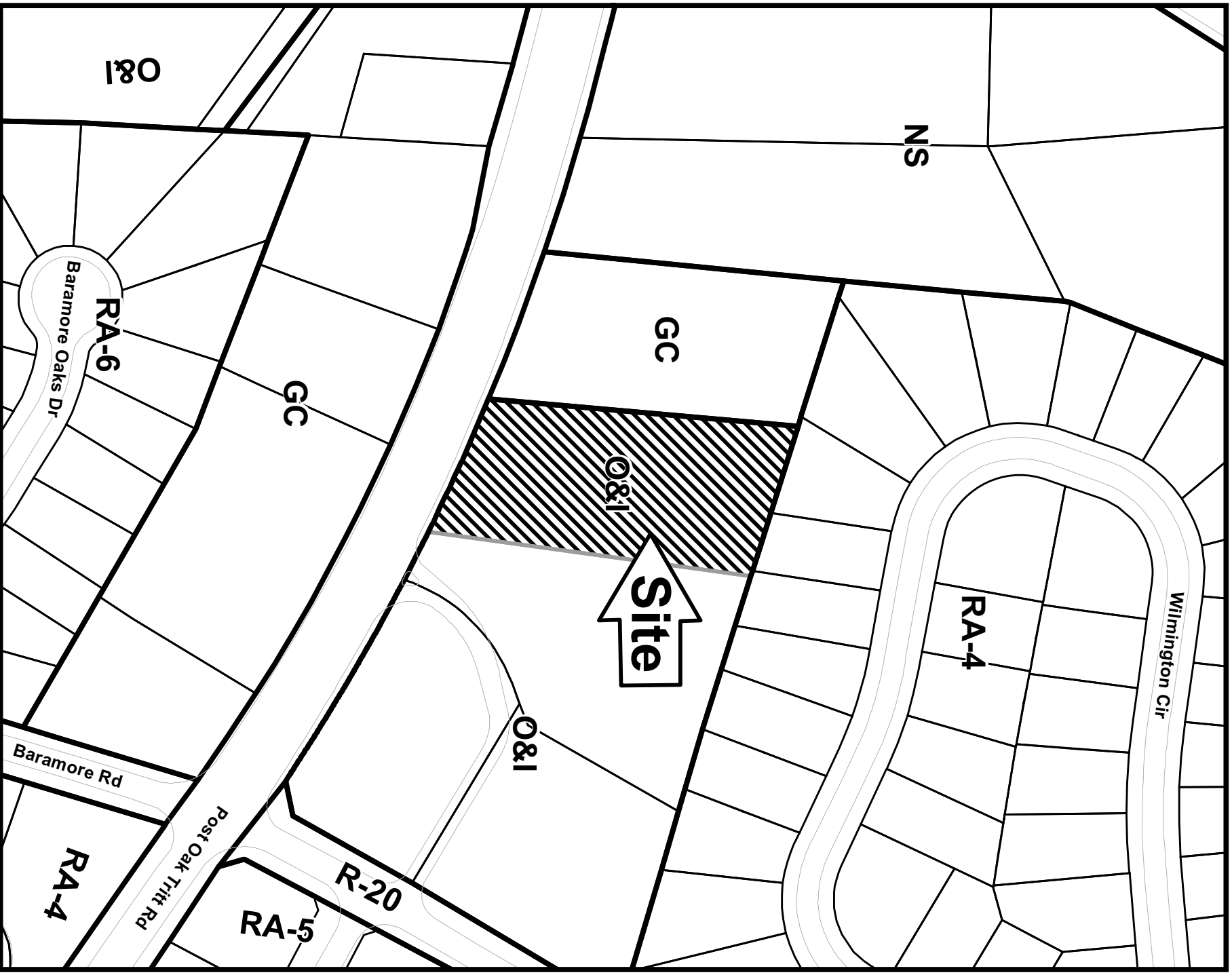
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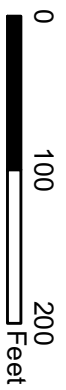
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**FIRE DEPARTMENT:** Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

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.



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 Georgia

COBB COUNTY GEORGIA  
FILED IN OFFICE

(type or print clearly)  
2012 NOV 13 PM 2:20 V-14  
Application Division 119/13  
COBB COUNTY BOARD OF APPEALS

Applicant GOLDEN ROSE of Post Phone (678) 616-4822 E-mail GOLDENROSE@COMCAST.NET

DAVID WOGCHMEN DKC, LLC Address 2147 Post Oak Trail Rd, Marietta, GA 30062  
(representative's name, printed) (street, city, state and zip code)

[Signature] 7000 J. SCOTT Notary Public # 678-616-4822 E-mail DWOGCHMEN@COMCAST.NET  
(representative's signature) (street, city, state and zip code)  
Cobb County  
State of Georgia  
My Commission Expires Aug 2, 2016

My commission expires: 8/2/2016 Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Titleholder GOLDEN ROSE of Post Phone (678) 313-4673 E-mail GOLDENROSE@COMCAST.NET  
[Signature] 7000 J. SCOTT Notary Public # 678-616-4822 E-mail DWOGCHMEN@COMCAST.NET  
(attach additional signature) (street, city, state and zip code)  
Cobb County  
State of Georgia  
My Commission Expires Aug 2, 2016

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Notary Public

Present Zoning of Property General Commercial Other

Location 2147 Post Oak Trail Rd, Marietta GA. 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 556 District 16 Size of Tract .95 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.

List type of variance requested: EXISTING BUILDING (COPY ATTACHED) AT  
BACK OF PROPERTY IS EXTENDING ABOVE THE  
COUNTY SET BACK.