



**APPLICANT:** Rocco's European Garage      **PETITION No.:** V-113  
**PHONE:** 770-509-5124      **DATE OF HEARING:** 11-12-2014  
**REPRESENTATIVE:** Rocco Lionetti      **PRESENT ZONING:** CRC  
**PHONE:** 404-825-0600      **LAND LOT(S):** 988  
**TITLEHOLDER:** 2245 Roswell Road, LLC      **DISTRICT:** 16  
**PROPERTY LOCATION:** On the west side of      **SIZE OF TRACT:** 0.68 acre  
Roswell Road, and on the north side of Cheryl Elaine  
Place (2245 Roswell Road).      **COMMISSION DISTRICT:** 3

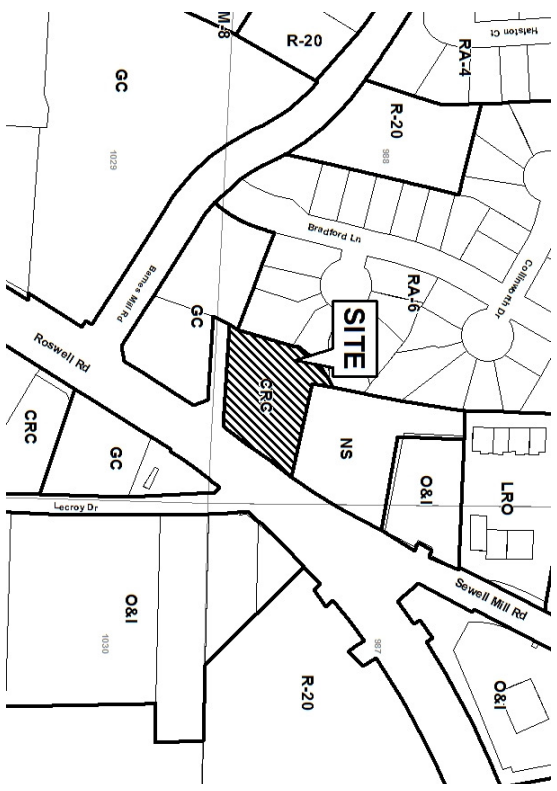
**TYPE OF VARIANCE:** 1) Waive the front setback from the required 50 feet to zero feet adjacent to the east property line; 2) waive the minimum number of parking spaces from the required 28 spaces to 20 spaces; 3) waive the landscape enhancement strip along the vehicular access areas as required by Sec. 134-285; 4) waive the maximum impervious surface from the required 70% to 73.1%; and 5) waive the required 35 foot landscape buffer to zero feet along the western property line.

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_



**APPLICANT:** Rocco's European Garage

**PETITION No.:**

V-113

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**COMMENTS**

**TRAFFIC:** Recommend GDOT permits for all work that encroaches upon state right-of-way.

**DEVELOPMENT & INSPECTIONS:** Stop work order was issued on 9/25/14 for grading and clearing behind the building without proper permits.

**SITE PLAN REVIEW:** A land disturbance permit will be required prior to the issuance of a building permit for this project.

**STORMWATER MANAGEMENT:** Due to existing downstream drainage issues, pervious pavement should be utilized for the proposed parking area to mitigate potential downstream impacts. This will eliminate the need for variance #4.

**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:** If the proposed paved parking necessitates relocation of the septic drain field, connection to sanitary sewer will be required.

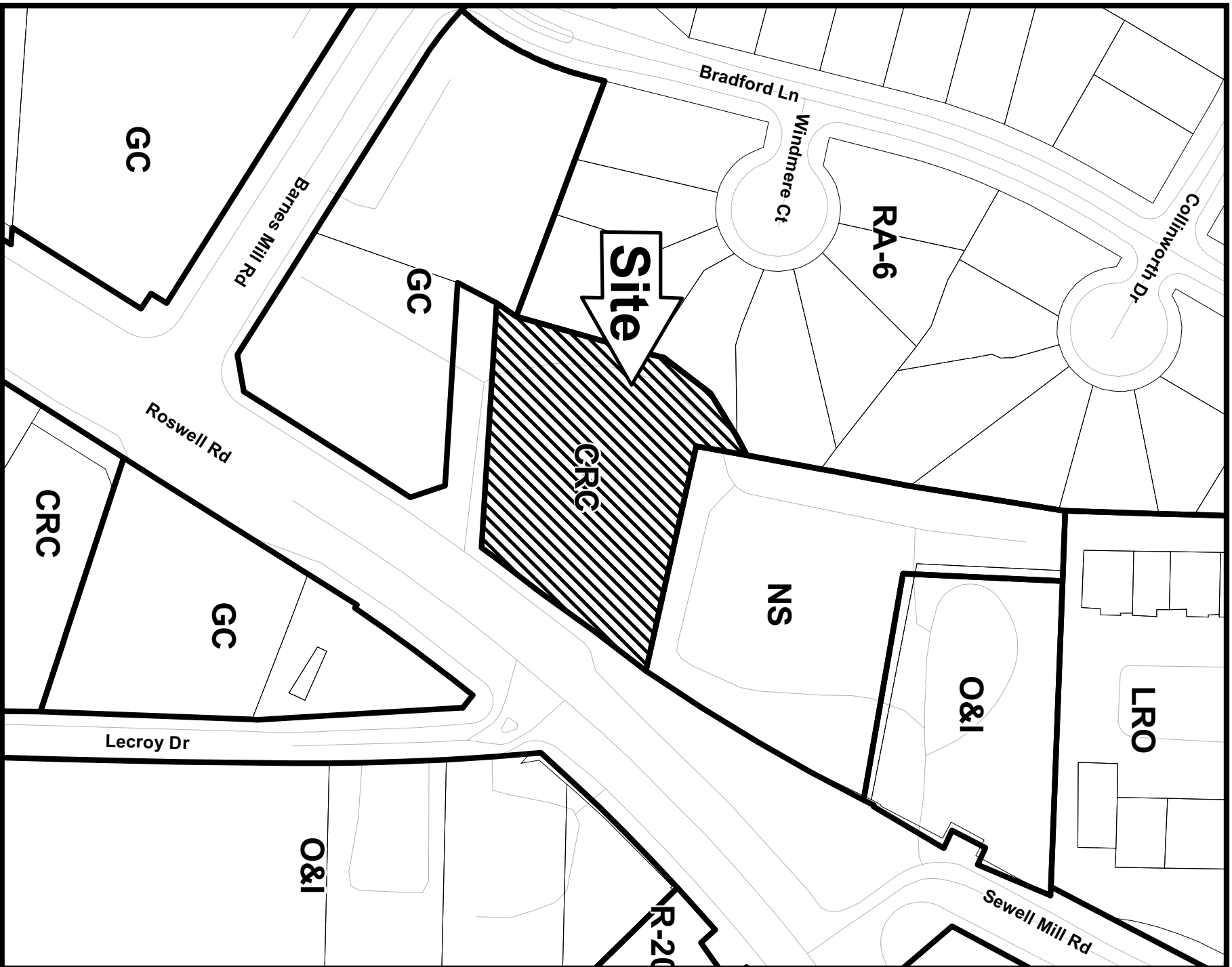
**APPLICANT:** Rocco's European Garage

**PETITION No.:**

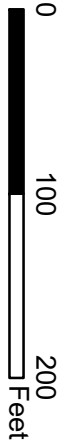
V-113

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**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.



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)

SEP 11 2014
Application No. <u>11-12-14</u>
Hearing Date: <u>11-12-14</u>

Applicant Rocco's Eucalyptus Landscaping Phone # 770-509-5124 E-mail Roccolivetti@emr.com

Rocco Livetti Address 2245 Roswell Rd. Marietta GA 30062  
(representative's name, printed) (street, city, state and zip code)

Rocco Livetti Phone # 404-825-0600 E-mail Roccolivetti@emr.com  
(representative's signature)

My commission expires: 17TH June 2016 Signed, sealed and delivered in presence of:  
Rebecca M. Cobb Notary Public

Titleholder 2245 Roswell Road Phone # 404-255-5210 E-mail LERREPLY@AOL.COM

Signature [Signature] Address: 210 Sandy Springs Place Atlanta GA 30328  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 17TH June 2016 Signed, sealed and delivered in presence of:  
Rebecca M. Cobb Notary Public

Present Zoning of Property CRP

Location 2245 Roswell Rd. Marietta GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 988 District 162A Size of Tract 0.750 Acre(s)

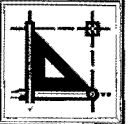
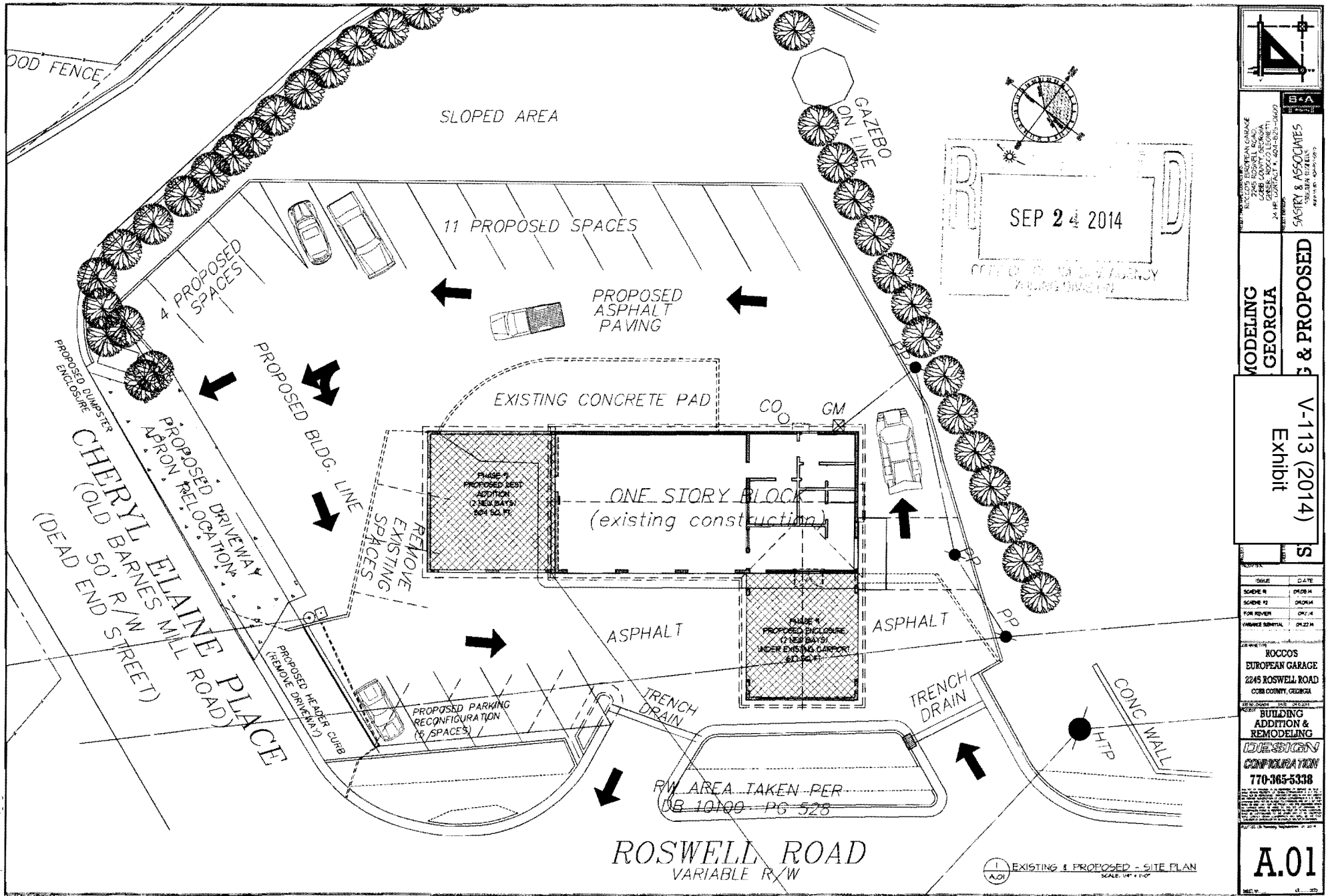
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property NA Shape of Property NA Topography of Property NA Other NA

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 (if applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

List type of variance requested: Reduce Front Setback From 50' To 0'

Reduction Of Required Parking From 28 Spaces To 20 Spaces



SEP 24 2014  
 CITY OF ROSWELL  
 PLANNING DEPARTMENT

B+A  
 REVIEWED BY: JENNIFER GARDNER  
 DATE: 09/24/14  
 CHECKED BY: JENNIFER GARDNER  
 DATE: 09/24/14  
 3445 ROSWELL ROAD, SUITE 100  
 ROSWELL, GA 30075  
 SASTRY & ASSOCIATES  
 ARCHITECTS

MODELING  
 GEORGIA  
 3 & PROPOSED

V-113 (2014)  
 Exhibit

ISSUE	DATE
SCHEMATIC	01/28/14
SCHEMATIC	02/04/14
FOR REVIEW	07/14/14
FINANCE REVIEW	07/24/14

ROCCO'S  
 EUROPEAN GARAGE  
 2245 ROSWELL ROAD  
 COBB COUNTY, GEORGIA

BUILDING  
 ADDITION &  
 REMODELING  
 CONFIGURATION  
 770-365-5338

DATE: 09/24/14  
 TIME: 10:00 AM

A.01

EXISTING & PROPOSED - SITE PLAN  
 SCALE: 1/4" = 1'-0"



SEP 24 2014

SASTRY & ASSOCIATES  
 2315 W. BENTLEY BLVD. SUITE 100  
 ATLANTA, GA 30334  
 (404) 525-1000

MODELING  
 - GEORGIA

EXISTING & PROPOSED

V-113 (2014)  
 Exhibit

ISSUE	DATE
SCHEME A	04.08.14
SCHEME B	04.04.14
FOR REVIEW	04.14.14
VARIANCE SUBMITTAL	04.22.14

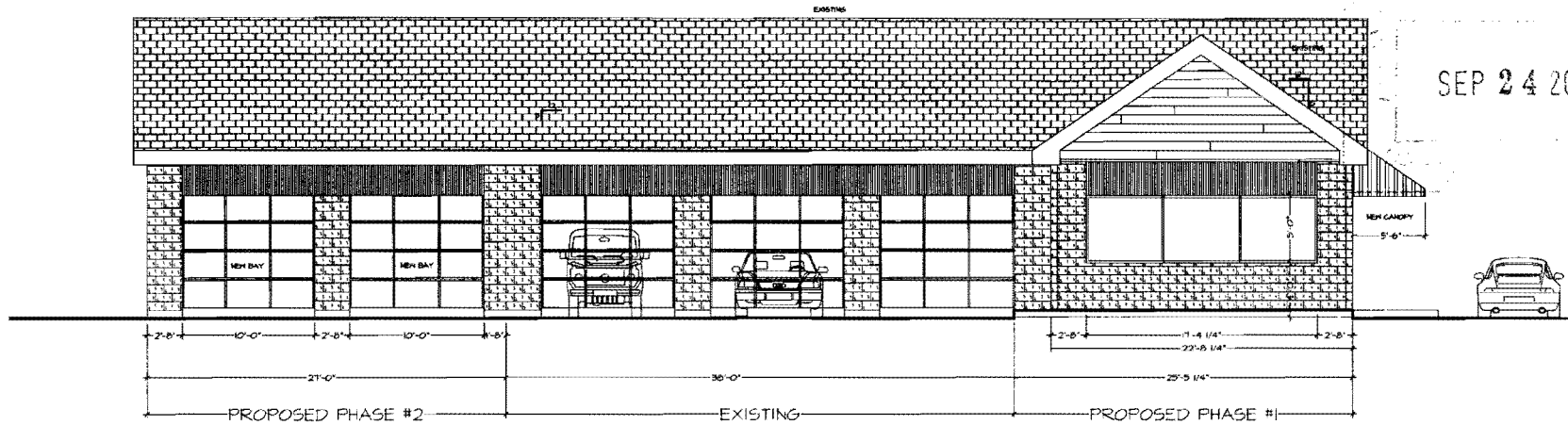
ROCCO'S  
 EUROPEAN GARAGE  
 2245 ROSWELL ROAD  
 COOK COUNTY, GEORGIA

BUILDING  
 ADDITION &  
 REMODELING

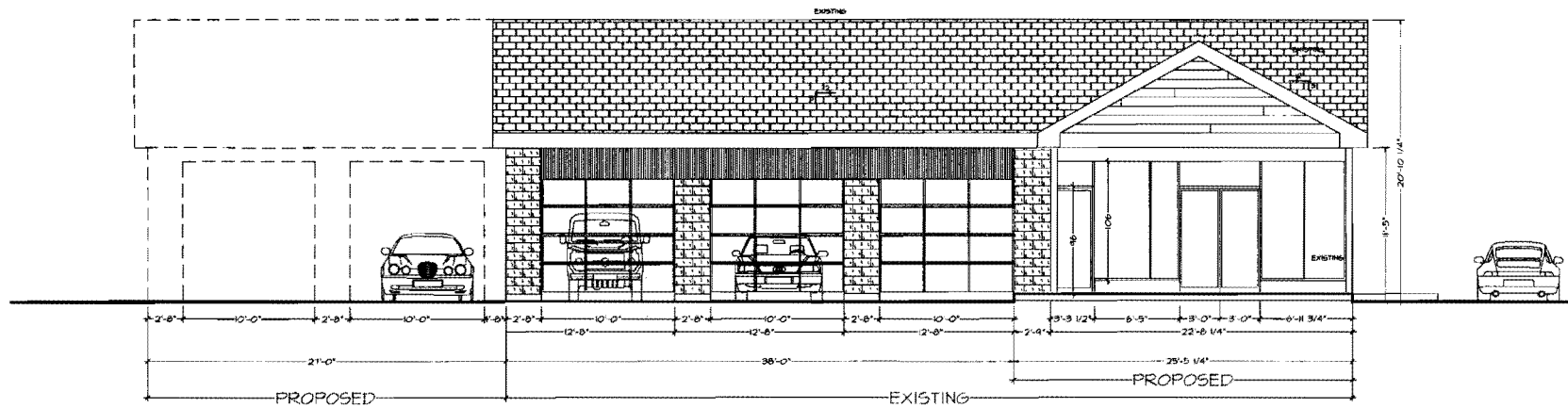
DESIGN  
 CONFIGURATION

770-365-5338

A.02

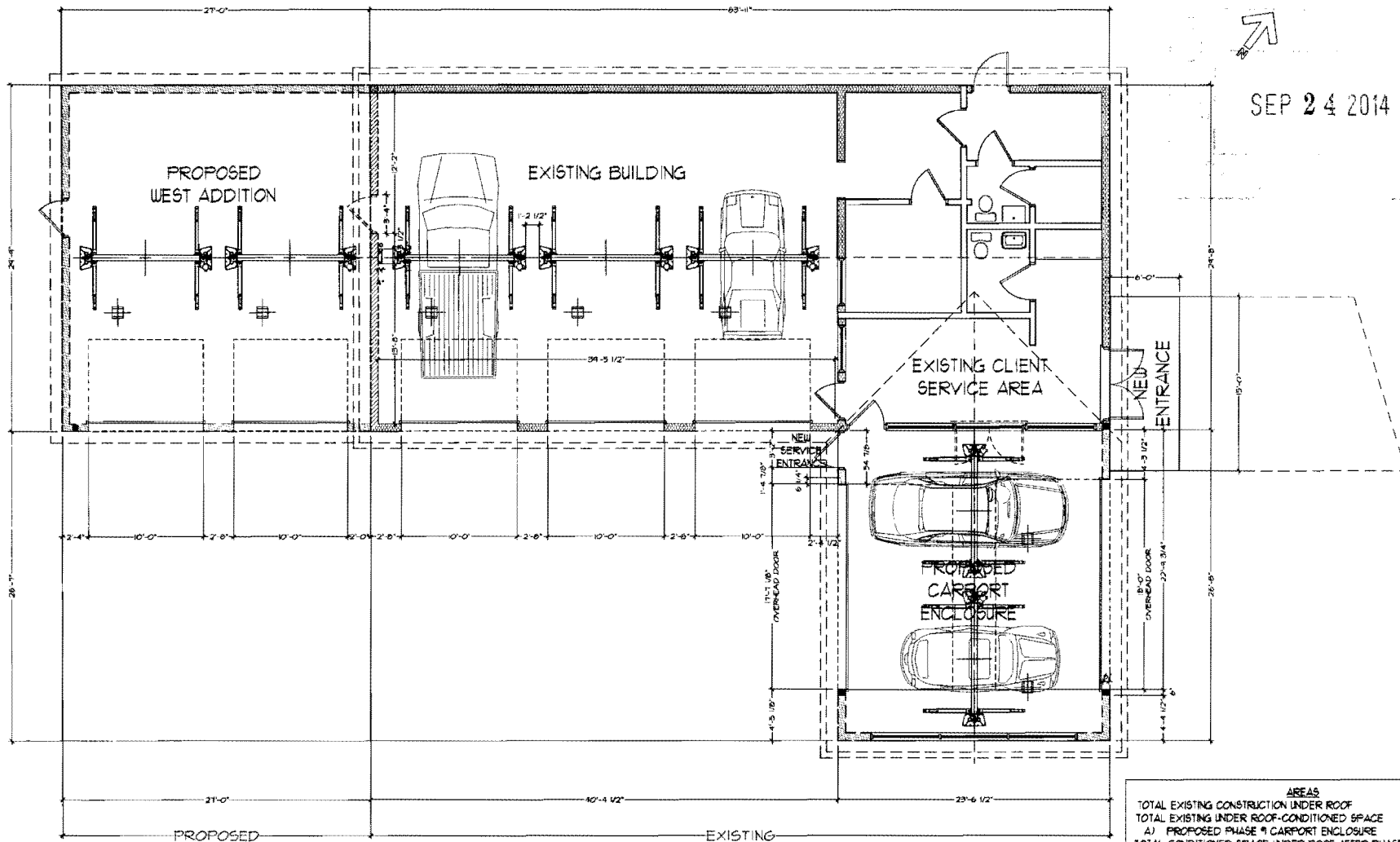


2 PROPOSED - SOUTH ELEVATION  
 A.02 SCALE: 1/4" = 1'-0"



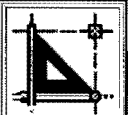
1 EXISTING - SOUTH ELEVATION  
 A.02 SCALE: 1/4" = 1'-0"





SEP 24 2014

AREAS	
TOTAL EXISTING CONSTRUCTION UNDER ROOF	2897 SQ. FT.
TOTAL EXISTING UNDER ROOF-CONDITIONED SPACE	1920 SQ. FT.
A) PROPOSED PHASE 1 CARPORT ENCLOSURE	677 SQ. FT.
TOTAL CONDITIONED SPACE UNDER ROOF AFTER PHASE 1	2597 SQ. FT.
B) PROPOSED PHASE 2 WEST ADDITION	804 SQ. FT.
TOTAL CONDITIONED SPACE UNDER ROOF AFTER PHASE 2	3401 SQ. FT.



Rocco's European Garage  
 2245 Roswell Road  
 Conroe, Georgia  
 770-365-5338  
 CONTACT: 770-365-5338  
 SA  
 9/24/14

MODELING  
 - GEORGIA  
 NG & PROPOSED

V-113 (2014)  
 Exhibit

ISSUE	DATE
SCHEME 11	04.08.14
SCHEME 12	04.08.14
FOR REVIEW	04.14.14
VARIANCE INITIAL	04.23.14

Rocco's  
 EUROPEAN GARAGE  
 2245 ROSWELL ROAD  
 CONROE, GEORGIA

BUILDING  
 ADDITION &  
 REMODELING  
 DESIGN  
 CONFIGURATION  
 770-365-5338

A.03