



**RD**  
**DESIGN**  
**WORKS**

COBB COUNTY:  
1480 Shiloh Road NW  
Suite 8300 Atlanta, GA 30144  
Phone 770.790.3655  
Fax 770.790.3650

FANNIN COUNTY:  
722 Black Dog Trail  
P.O. Box 839  
Atlanta, GA 30513  
Phone 770.790.3655

V-122  
(2015)

SHELL GAS  
4641 S. A  
ATLANTA

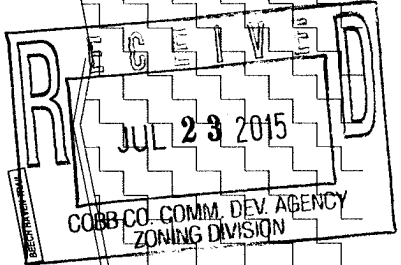
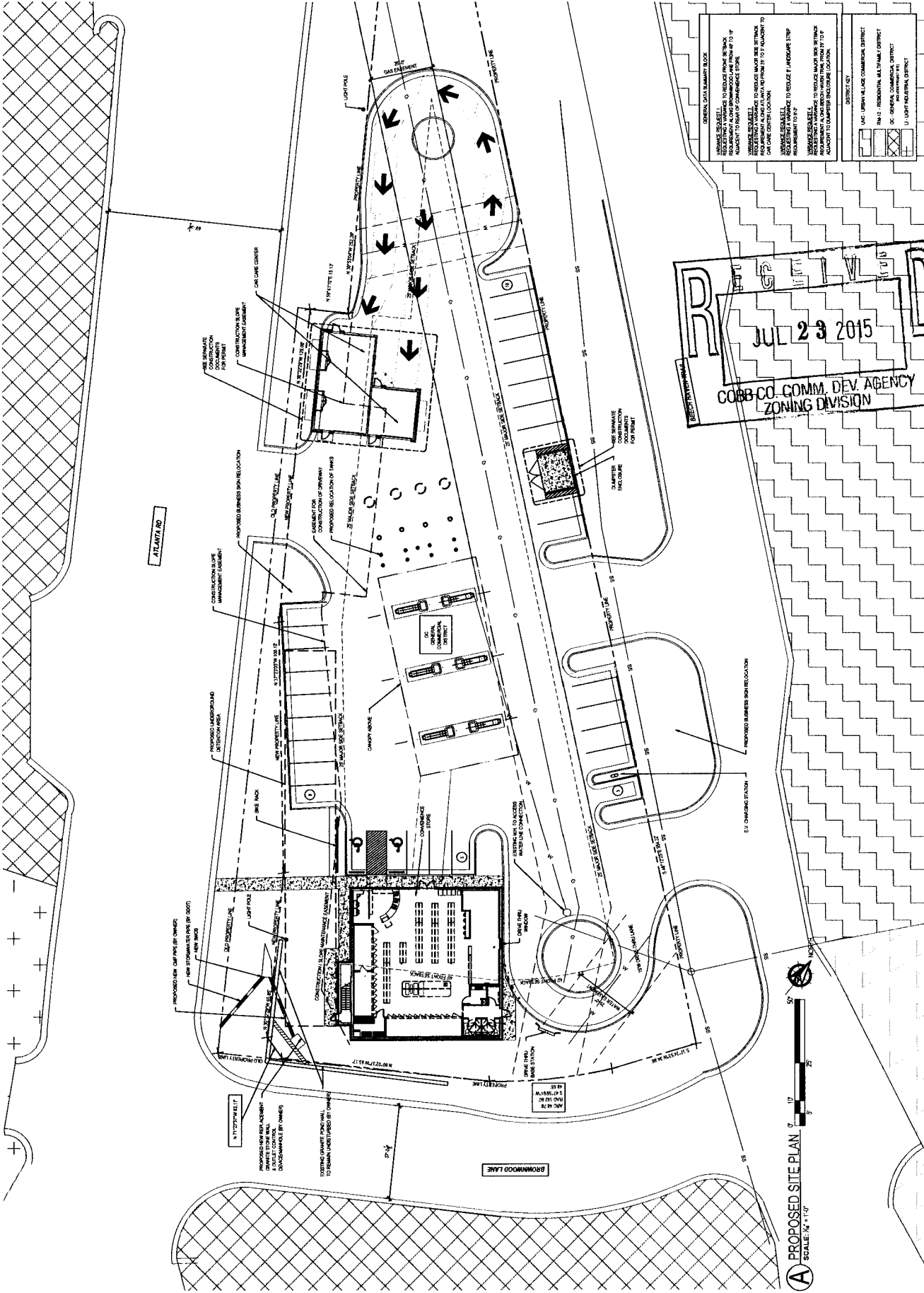
PROJECT TITLE	
SHELL GAS	
DATE	
15 JUL 2015	
DRAWN BY	
SEA	
ISSUE / REVISIONS	



PROJECT NO		SHEET NO	
1537		A-0.1	
PROJECT TITLE		SHEET TITLE	
SHELL GAS		GENERAL LAYOUT	
DISTRICT KEY			

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PROPOSED SITE PLAN



PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"

**APPLICANT:** Manzoor Haque

**PETITION No.:** V-122

**PHONE:** 678-522-2198

**DATE OF HEARING:** 09-11-2015

**REPRESENTATIVE:** Salama Shelton

**PRESENT ZONING:** GC

**PHONE:** 770-790-3655

**LAND LOT(S):** 763, 764, 821

**TITLEHOLDER:** Sean Enterprise, LLC

**DISTRICT:** 17

**PROPERTY LOCATION:** On the north side of Brownwood Lane, between Beech Haven Trail and Atlanta Road (4641 South Atlanta Road).

**SIZE OF TRACT:** 1.23 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the major side setback from the required 25 feet to zero feet adjacent to Beech Haven Trail for the proposed dumpster enclosure; 2) waive the maximum allowable impervious surface from the required 70% to 76%; 3) waive the front setback from 40 feet to 10 feet adjacent to Brownwood Lane; 4) waive the major side setback from the required 25 feet to 5 feet adjacent to Atlanta Road for the car care center; 5) waive the landscape enhancement strip along areas adjacent to right-of-way and parking areas from the required 8 feet to 3 inches; 6) allow an accessory structure (dumpster enclosure) to be in front of the primary structure; 7) increase the maximum size of a convenience store with fuel sales from 3,000 square feet to 3,600 square feet.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

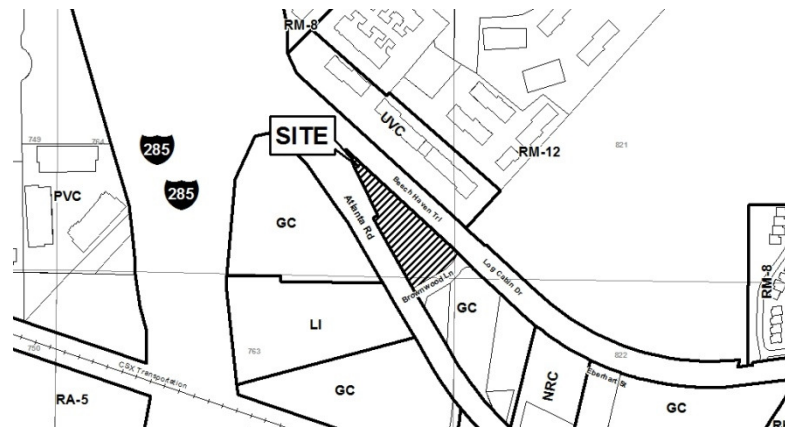
**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Manzoor Haque

**PETITION No.:** V-122

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** Recommend no parking on the right-of-way.

Recommend any landscaping to be installed where it will not impede the line of sight for the driveways or roadways.

Recommend no additional access.

Any easement agreements with GDOT will need to remain valid.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** Subject to stormwater management requirements to be determined at Plan Review.

**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:** "Drive Thru Base Station" is located in a Cobb County Marietta Water Authority easement, and will require their review/approval. A utility locate will be required prior to construction of structures on Beech Haven Trail right-of-way (ROW) line to confirm location of Cobb County Water System (CCWS) 16 inch water main.

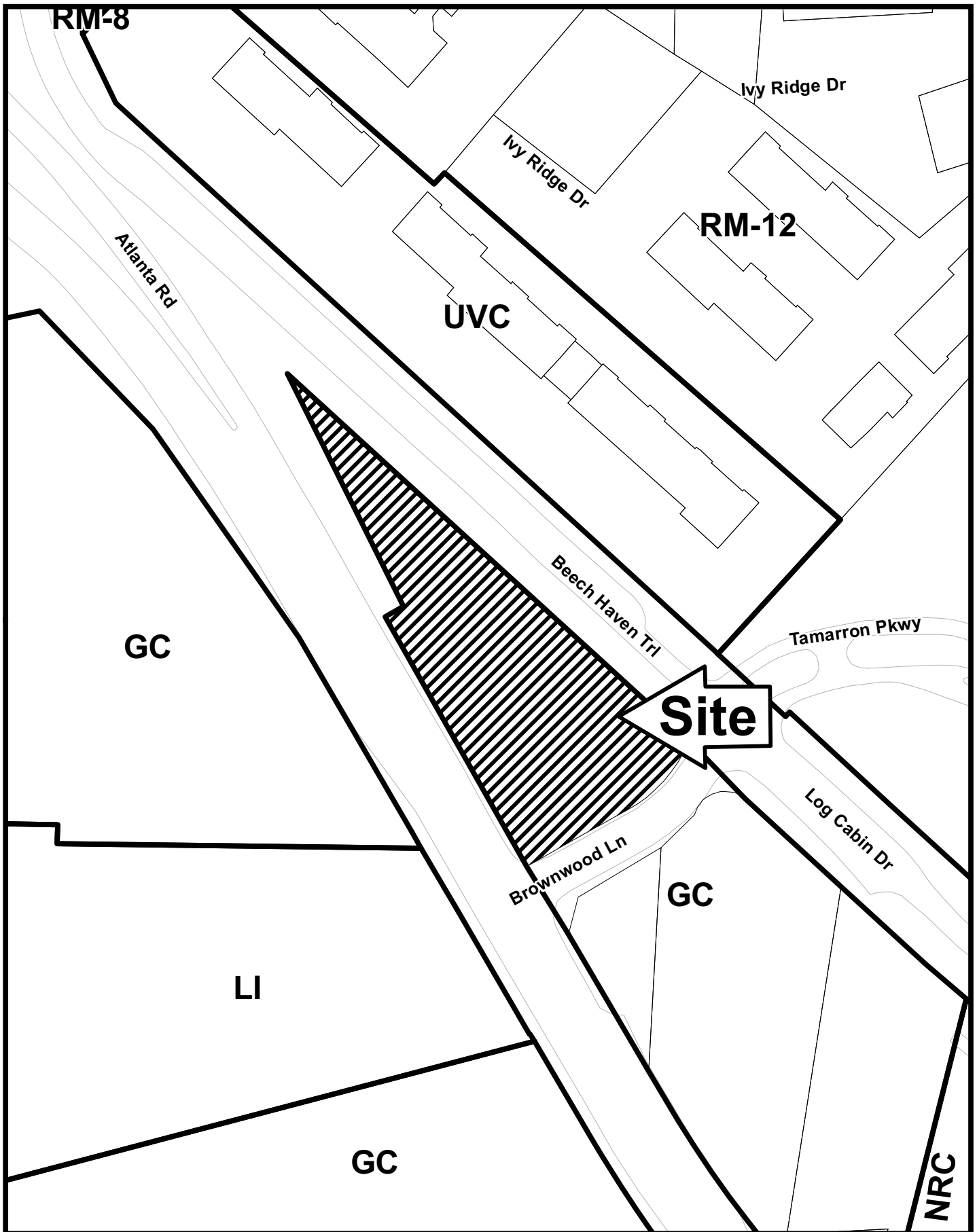
**SEWER:** No conflict.

**APPLICANT:** Manzoor Haque **PETITION No.:** V-122

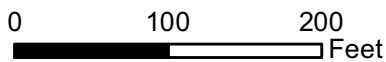
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

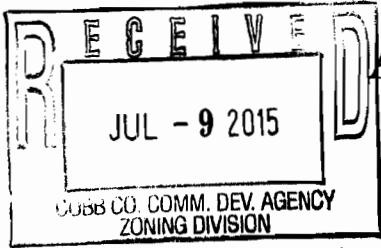
# V-122



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)

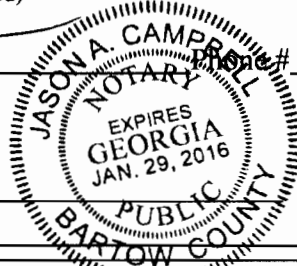
Application No. V-122  
Hearing Date: 9-11-15

Applicant Manzoor Haque Phone # (678)522-2198 E-mail manzoor.haque@gmail.com

Salama Shelton Address 1480 Shiloh Rd NW Kennesaw, GA 30144  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # (770)790-3655 E-mail sshelton@rdesignworks.com  
(representative's signature)

My commission expires: \_\_\_\_\_



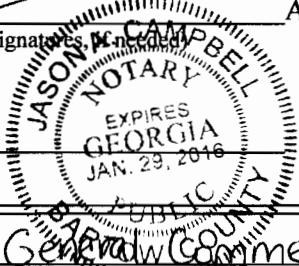
Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Titleholder Sean Enterprises, LLC Phone # (678)522-2198 E-mail manzoor.haque@gmail.com

Signature [Signature] Address: 4641 S. Atlanta Rd Atlanta, GA 30080  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: \_\_\_\_\_



Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Present Zoning of Property General Commercial

Location 4641 S. Atlanta Rd Atlanta, GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 763, 764, 821 District 17 Size of Tract 1.22754 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

(Please attached letter)

List type of variance requested: 1) Zoning setbacks; 2) Impervious surface; 3) queue spaces; 4) Landscape strips

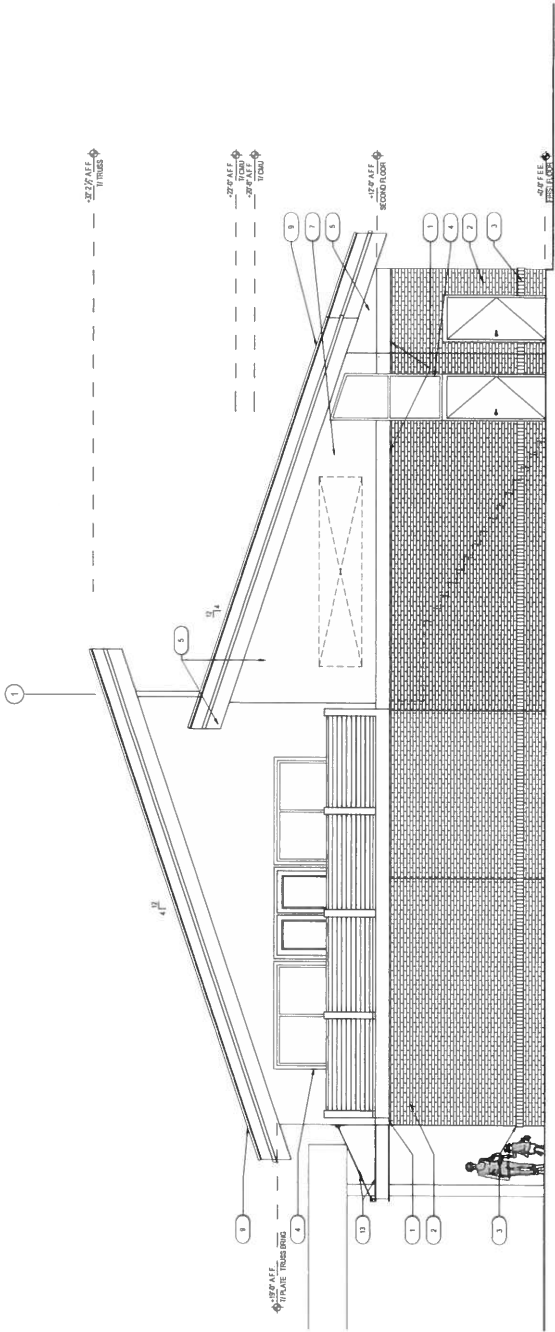


DESIGN WORKS

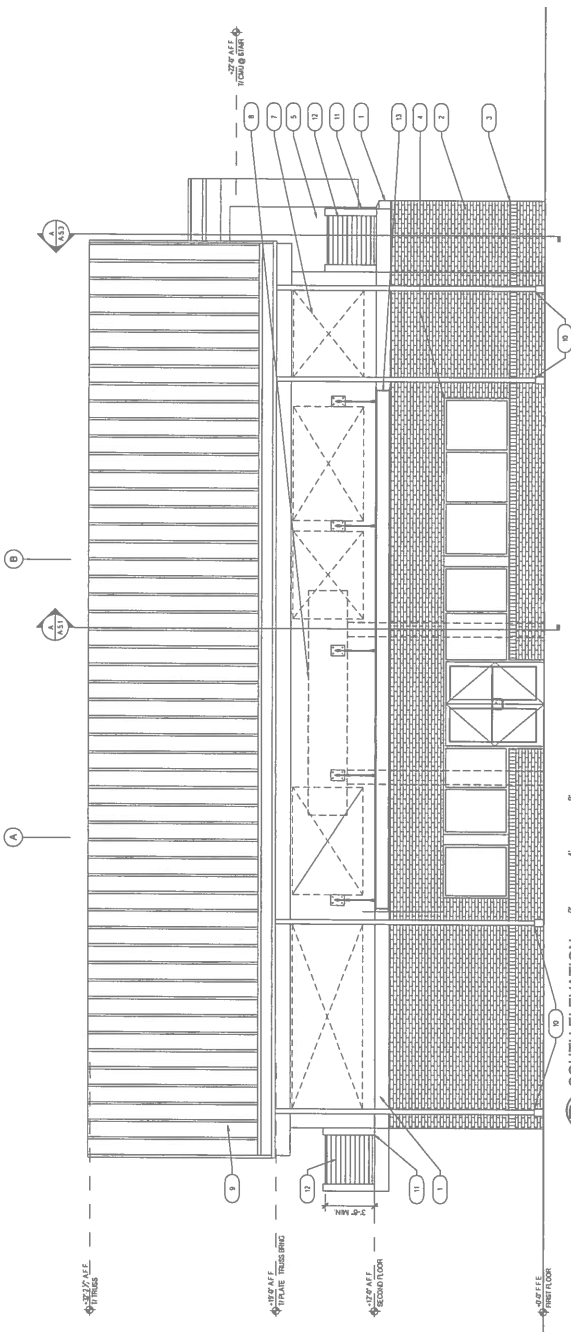
CCBB COUNTY: 1480 Shiloh Road NW Kennesaw, GA 30144 Phone 770.790.3655 Fax 770.790.3650  
FANNING COUNTY: 722 Black Dog Trail Bldg. 8000, GA 30613 Phone 706.374.4304

NEW CONSTRUCTION KEYNOTES

- 1. USE TRIMMING OR TRIMMING LOCATIONS REFER TO EPS IN ARCHITECTURAL SECTIONS FOR ATTACHMENT AND FINISHING.
- 2. BRICK FINISHES: REFER TO SECTIONS FOR DETAILS.
- 3. WINDOW/DOOR: REFER TO SECTIONS FOR DETAILS.
- 4. WINDOW/DOOR: REFER TO SECTIONS FOR DETAILS AND FINISHING.
- 5. USE WALLS: REFER TO SECTIONS FOR DETAILS.
- 6. USE SCOFFLINE.
- 7. INTERNAL FINISHES: PROVIDE FINISH FOR FINISHING SUBSTRATE OR SOffit FINISHING. REFER TO GAS CAVITY DRAWINGS FOR FINISHING.
- 8. GAS CAVITY: OMITTED FOR CLARITY. REFER TO GAS CAVITY DRAWINGS FOR FINISHING.
- 9. WINDOW/DOOR: REFER TO SECTIONS FOR DETAILS AND FINISHING.
- 10. WINDOW/DOOR: REFER TO SECTIONS FOR DETAILS AND FINISHING.
- 11. CABLE TIE: REFER TO SECTIONS FOR DETAILS.
- 12. CABLE TIE: REFER TO SECTIONS FOR DETAILS.
- 13. USE CAVITY WITH STEEL ROD TIEBACKS AND TIEBACKS.



A EAST ELEVATION SCALE: 1/8" = 1'-0"



B SOUTH ELEVATION SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS

PROJECT TITLE: SHELL GAS STATION 4641 S. ATLANTA RD ATLANTA, GA 30080

ISSUE	REVISIONS



DRAWN BY: S.S.	DATE: 07/22/2015
PROJECT NO. 1537	SHEET NO. A-4.1

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CORN COUNTY  
 10101 Road NW  
 Kenneway, GA 30144  
 Phone 770.793.3655  
 Fax 770.793.3659  
 FANNIN COUNTY  
 10101 Road NW  
 Kenneway, GA 30144  
 P.O. Box 630  
 Blue Ridge, GA 30613  
 Phone 706.374.4304

EXTERIOR ELEVATIONS

SHELL GAS STATION  
 4641 S. ATLANTA RD  
 ATLANTA, GA 30080

TITLE	PROJECT
ISSUE	REVISIONS:

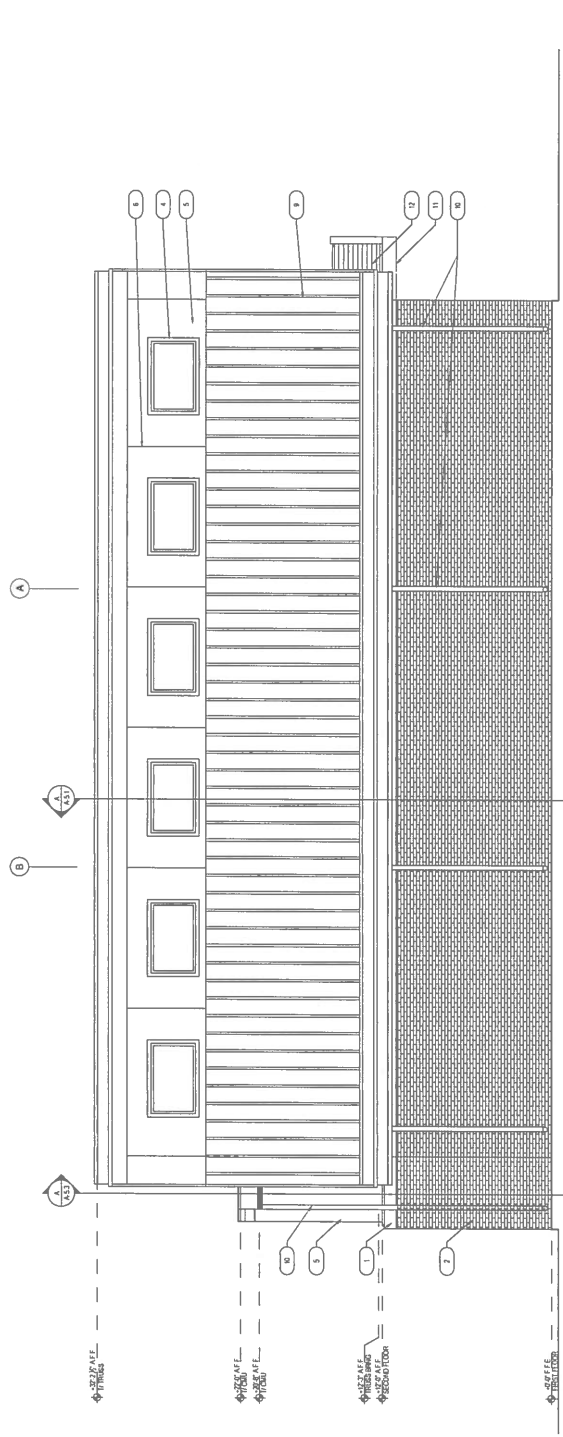


DRAWN BY:	DATE:
S.S.	07.22.2015
PROJECT NO.	SHEET NO.
1537	A-4.2
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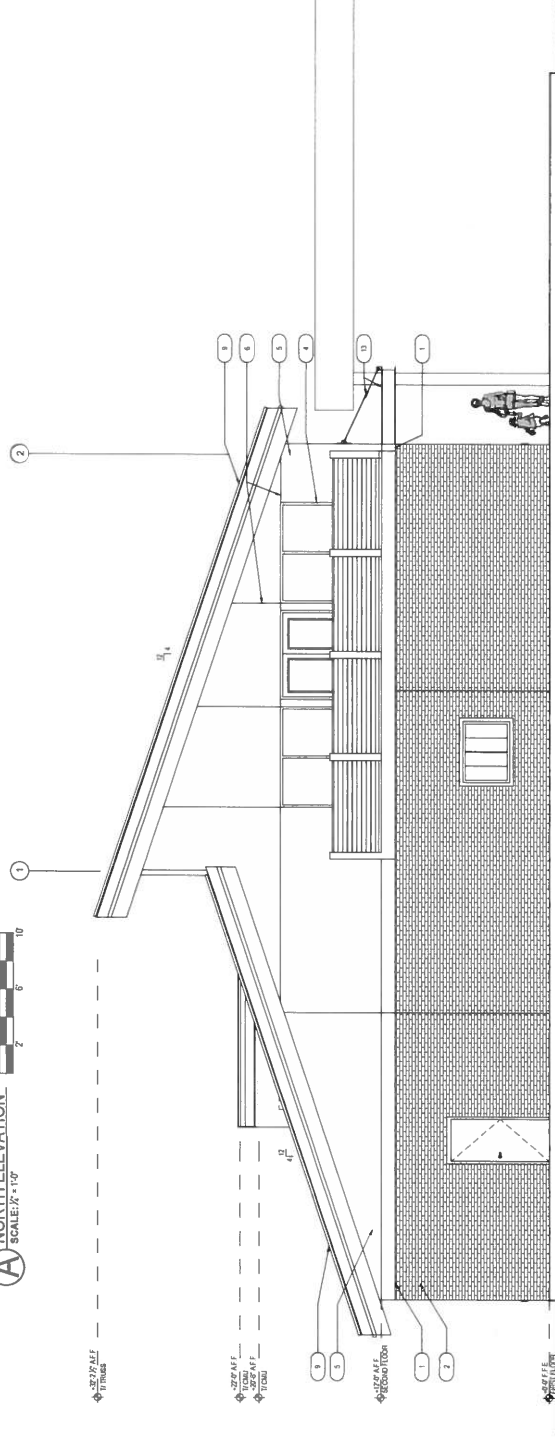
- NEW CONSTRUCTION KEYNOTES**
1. SEE TRIMING FOR TRANSITION FROM BRICK KEYNOTES TO S/S
  2. BRICK FACED TO SECTION FOR ATTACHMENT AND FINISH DETAILS
  3. BRICK WORKLOAD, REFER TO SECTIONS FOR DETAILS
  4. STRUCTURAL WOOD STUDS REFER TO DOOR FRAME AND WINDOW SCHEDULE FOR DETAIL AND BRICKING
  5. S/S VERTICALS, REFER TO SECTIONS FOR DETAIL
  6. S/S SCHEDULE LINE
  7. POTENTIAL SPANWISE LOCALIZATION, PROVIDE 3/4" PLYWOOD SUBSTRATE FOR BRICKWORKING
  8. GAS CANYON LIMITED PENETRATION, REFER TO GAS CANYON DETAIL FOR BRICKWORKING, SCOPING, REFER TO ROOF PLAN FOR ADDITIONAL INFORMATION
  9. FINISHING, REFER TO ROOF PLAN FOR FINISH, REFER TO FINISH SCHEDULE FOR FINISHING
  10. DOWNPOUR, REFER TO ROOF PLAN FOR FINISH, REFER TO FINISH SCHEDULE FOR FINISHING
  11. BALCONY RAILINGS, REFER TO SECTIONS FOR ADDITIONAL DETAILS
  12. CABLE RAILING SYSTEM, SPACE CABLES 80" AS TO PROHIBIT A PERSON FROM FALLING
  13. JET CANOPY WITH STEEL TUB TIEBACKS AND TURNBUCKLES

**EXTERIOR FINISH MATERIAL LEGEND**

[Pattern]	EXTERIOR WALL/FACED SYSTEM (ETFR)
[Pattern]	BRICK VENEER
[Pattern]	CLADDING REMAINING IN ROOMING



**A** NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



**B** WEST ELEVATION  
SCALE: 1/8" = 1'-0"



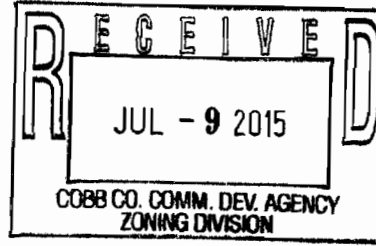
V-122  
(2015)  
Exhibit

July 8, 2015

Salama Shelton  
1480 Shiloh Rd  
Kennesaw, GA 30144

Subject: Shell Gas Station | Variance Application

To whom it may concern:



The following statement is provided on behalf of our client, Manzoor Haque, in order to explain how the application of the zoning ordinances to the site without variances would create unnecessary hardship.

Due to the constraints on Manzoor Haque's existing site and the GDOT's construction impediment within his property boundary, we are requesting variances in an effort to improve the conditions of his site. The proposed project would require variances regarding zoning setbacks, impervious surface, queue space count, and landscaping strips along new paving.

One of our biggest challenges is the relocation of the hand car wash building. Currently, the new Atlanta Rd access point installed by GDOT forces traffic to flow directly into the existing hand car wash building. It must be relocated in order to allow better circulation on the site. The 25' major side setback requirements paired with the easement locations makes relocation very difficult. The hand car wash service is a productive component of his business, and there is a high volume of customers serviced in the community. Therefore, relocation of this building is of high priority to the owner. The location we selected would require a setback variance approval due to its close proximity to the property line. Please note that the 10' water easement setback has been addressed on the north facing side of the proposed Care Care Center.

The required parking count of 29 spaces has been accommodated with this design; however, the five queuing spaces required for the Car Care Center poses a challenge given our narrow site. As previously mentioned, the Car Care Center has limited space, and a variance for required queuing spaces would allow the client to keep the functionality of his hand car wash building and also offer emissions testing on site.

The 8' landscaping strip requirement mentioned in our site concept meeting has been addressed in areas where we found it possible. There are some areas on the site that do not have the 8' landscaping strip between the property line and the new paving. The inclusion of the landscaping strips was restricted due to the priority of allotting space for the 24' drives throughout the site and the required parking count.

Based on our proposed site plan, the impervious surface area is at 76%. Please note that after GDOT acquired the R/W from the property, the site became 73% impervious. Although the impervious requirement of 70% is not currently met, our design offers more accessible green space which makes this site more pedestrian-friendly and welcoming.

Our design process this far, has been very difficult due to the additional restrictions resulting from GDOT's construction and impediment on the site. This R/W acquired by GDOT, the triangular shaped site along with gas and water easements have challenged us to come up with a design that allows the owner to improve the conditions of his site while also remaining a competitive and innovative businessperson. The design was based not only on the owner's planned site improvements, but also the Atlanta Road Design Guidelines.

Sincerely,

Salama Shelton