



GOLDEN SANDS  
428 W. BROADWAY, SUITE 100  
DALLAS, TEXAS 75201  
TEL: 214.782.4818



1112 Powder Springs Road  
Powder Springs, GA 30127

V-48  
(2016)



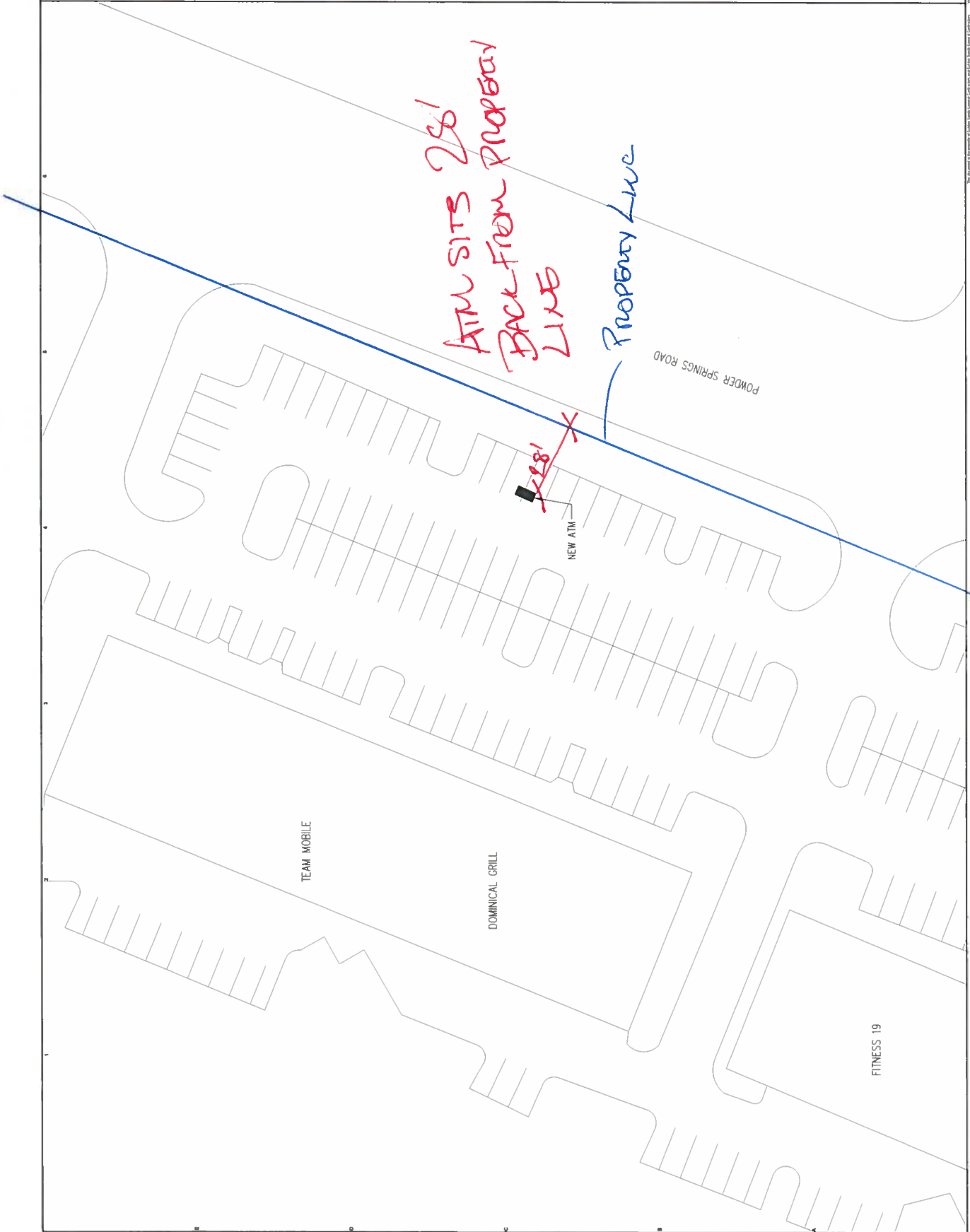
Key Plan  
N 0° 00' 00" W  
S 0° 00' 00" E

DRIVE-UP ATM KIOSK  
POWDER SPRINGS  
ROAD

SITE PLAN

Sheet Title	A-000
Project Number	4271
Date	02/10/2016
Drawn by	DMS
Checked by	JWB

Scale: 1/32" = 1'-0"



The information on this plan is based on the information provided by the client and is not to be used for any other purpose without the written consent of Golden Sands.

**APPLICANT:** Golden Sands General Contractors

**PETITION No.:** V-48

**PHONE:** 678-482-4810

**DATE OF HEARING:** 04-13-16

**REPRESENTATIVE:** Desiree Savarese

**PRESENT ZONING:** NRC

**PHONE:** 678-482-4810

**LAND LOT(S):** 475, 476

**TITLEHOLDER:** Petinos LLC

**DISTRICT:** 19

**PROPERTY LOCATION:** On the west side of Powder Springs Road, on the north side of Grove Valley Drive (1812 Powder Springs Road).

**SIZE OF TRACT:** 3.85 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Allow an accessory structure (proposed ATM) in front of the principal building; and 2) waive the front setback for an accessory structure (proposed ATM) from the required 50 feet to 30 feet.

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

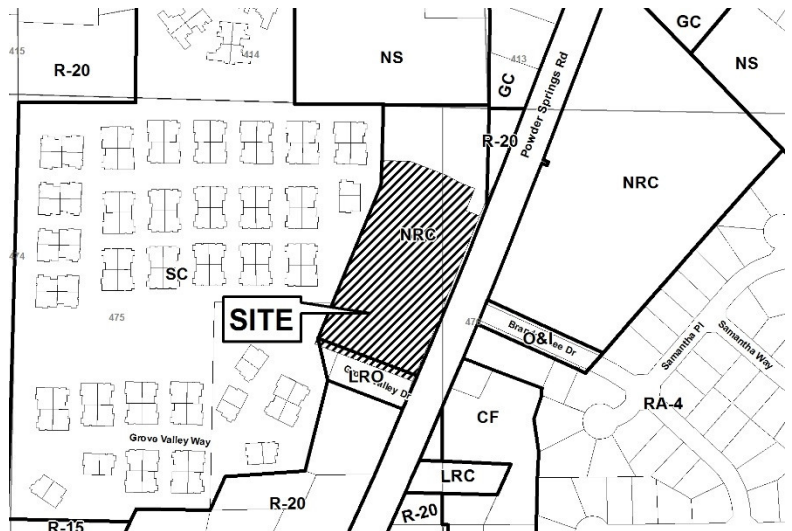
**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **VOTE**       

**STIPULATIONS:**         
        
      



**APPLICANT:** Golden Sands General  
Contractors

**PETITION No.:** V-48

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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:** No comments.

**STORMWATER MANAGEMENT:** No comments.

**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:** Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict

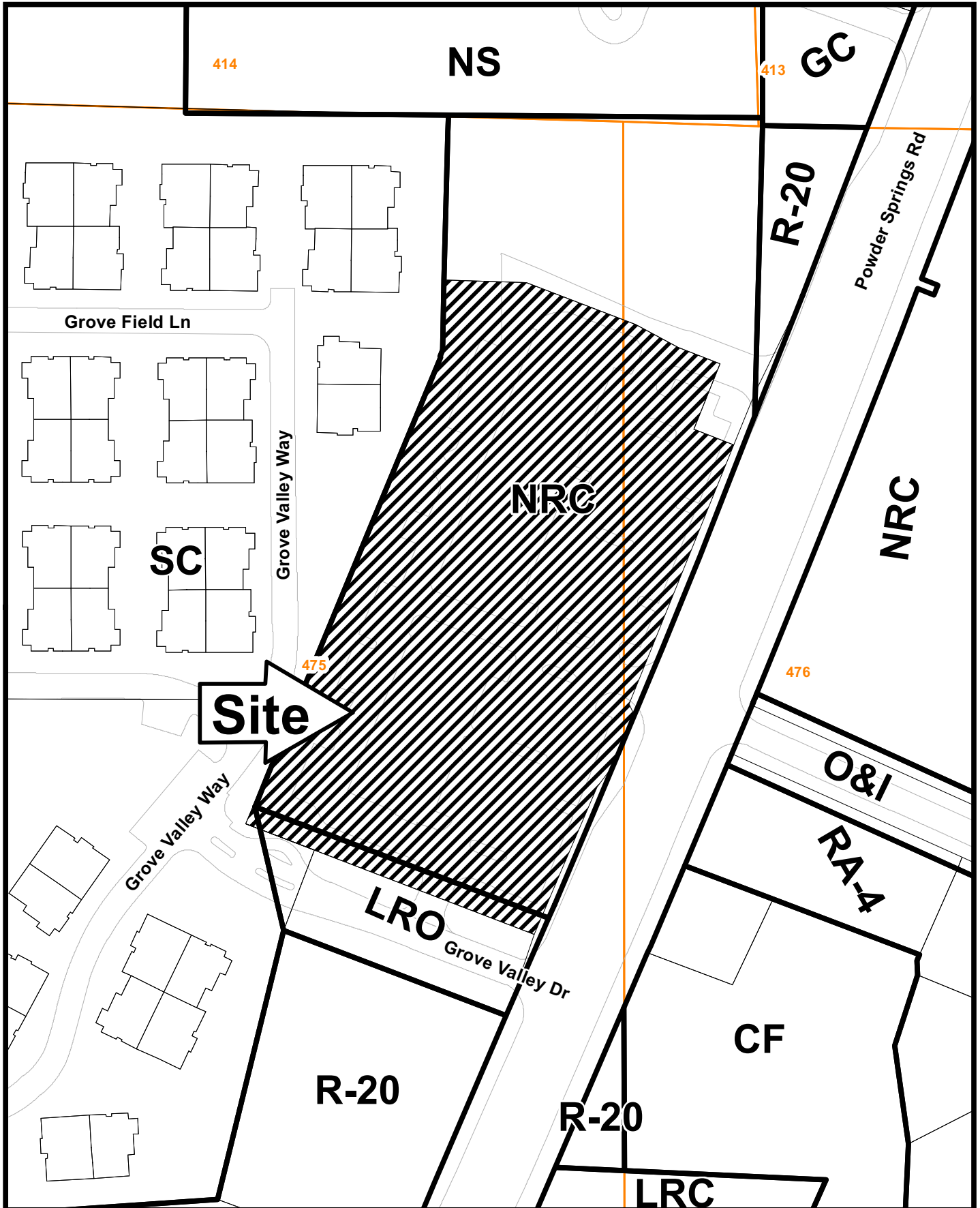
**SEWER:** No conflict

**APPLICANT:** Golden Sands General  
Contractors

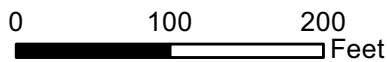
**PETITION No.:** V-48

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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.






# Application for Variance Cobb County

(type or print clearly)

Application No. V-48  
Hearing Date: 4-13-16

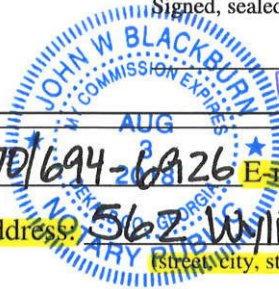
Applicant Golden Sands General Contractors Phone # 678-482-4810 E-mail John.Blackburn@GoldenSandsGC.com

DESIREE SAVARESE Address 4295 BROGDON EXCHANGE NE SUWANEE, GA 30024  
(representative's name, printed) (street, city, state and zip code)

 Phone # 678-482-4810 E-mail DESIREE.SAVARESE@GOLDENSANDS GC.COM  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 8/3/18



  
Notary Public

Titleholder Petinosy LLC Phone # 770-694-6926 E-mail Mikec.Kota@properties.com

Signature  Address: 562 Willie Rd. Suite 2, Marietta GA 30067  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 7/17/16  
  
Notary Public

Present Zoning of Property NAC

Location 1812 POWDER SPRINGS RD. MARIETTA, GA 30064  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 475 District 19th, 2nd Section Size of Tract 3.853 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.

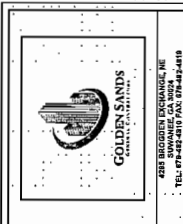
Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

Does the property or this request need a second electrical meter? YES  NO \_\_\_\_\_

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).

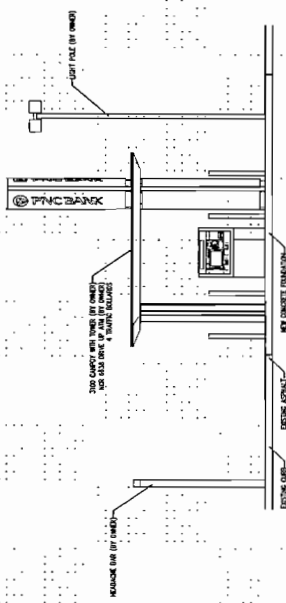
LIMITED ACCESS, PRIVATE CUSTOMER/EMPLOYEE PARKING, LIMITED VESIBILITY

List type of variance requested: WAIVE REQUIREMENT FOR ACCESSORY STRUCTURE TO BE INSTALLED IN THE REAR OF THE SHOPPING CENTER



03

BRIDGE  
 FEB 11 2016  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION



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

V-48  
 (2016)  
 Exhibit



DRIVE-UP ATM KIOSK  
 POWDER SPRINGS  
 ROAD

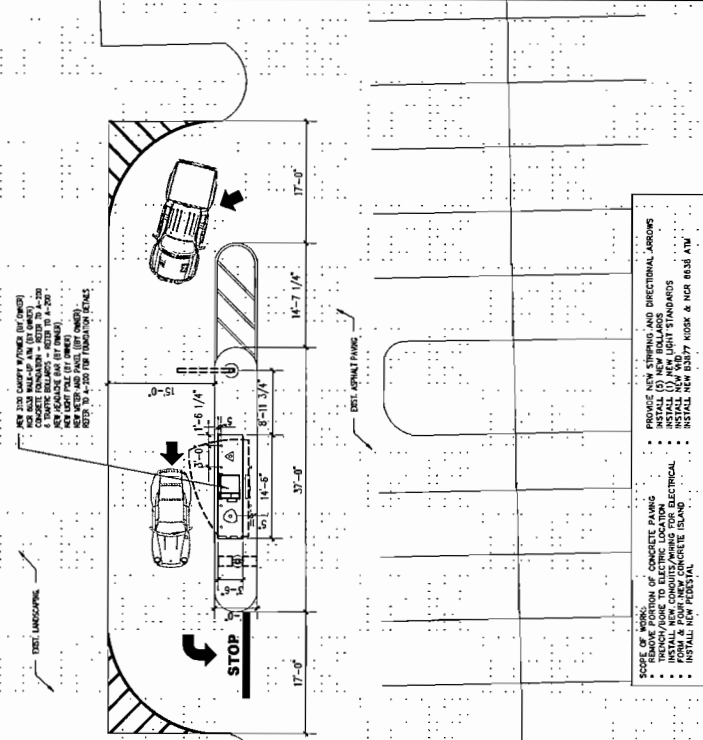
PLANS & ELEVATION

Scale: 1/8" = 1'-0"

Project number: 4871  
 Date: 02/10/2016  
 Drawn by: DMS  
 Checked by: JFD

Scale: A-100

Scale: VARIES



- SCOPE OF WORK:
- REMOVE EXISTING CONCRETE PAVING
  - REMOVE EXISTING ELECTRICAL
  - REMOVE EXISTING CONCRETE ISLAND
  - INSTALL NEW PAVED
  - PROVIDE NEW SPRING AND DIRECTIONAL ARROWS
  - INSTALL (2) NEW BOLLARDS
  - INSTALL NEW LIGHT STANDARDS
  - INSTALL NEW WBS
  - INSTALL NEW 63077 KIOSK & NCR 6308 ATM

02 DEMOLITION PLAN  
 SCALE: 1/8" = 1'-0"

01 CONSTRUCTION PLAN  
 SCALE: 1/8" = 1'-0"