



WARE+ASSOCIATES
 GLENRIDGE 400
 5825 GLENRIDGE DRIVE
 BUILDING 7, SUITE 101-H
 ATLANTA, GA 30328
 PHONE 404.816.9122
 WWW.WAREASSOC.COM

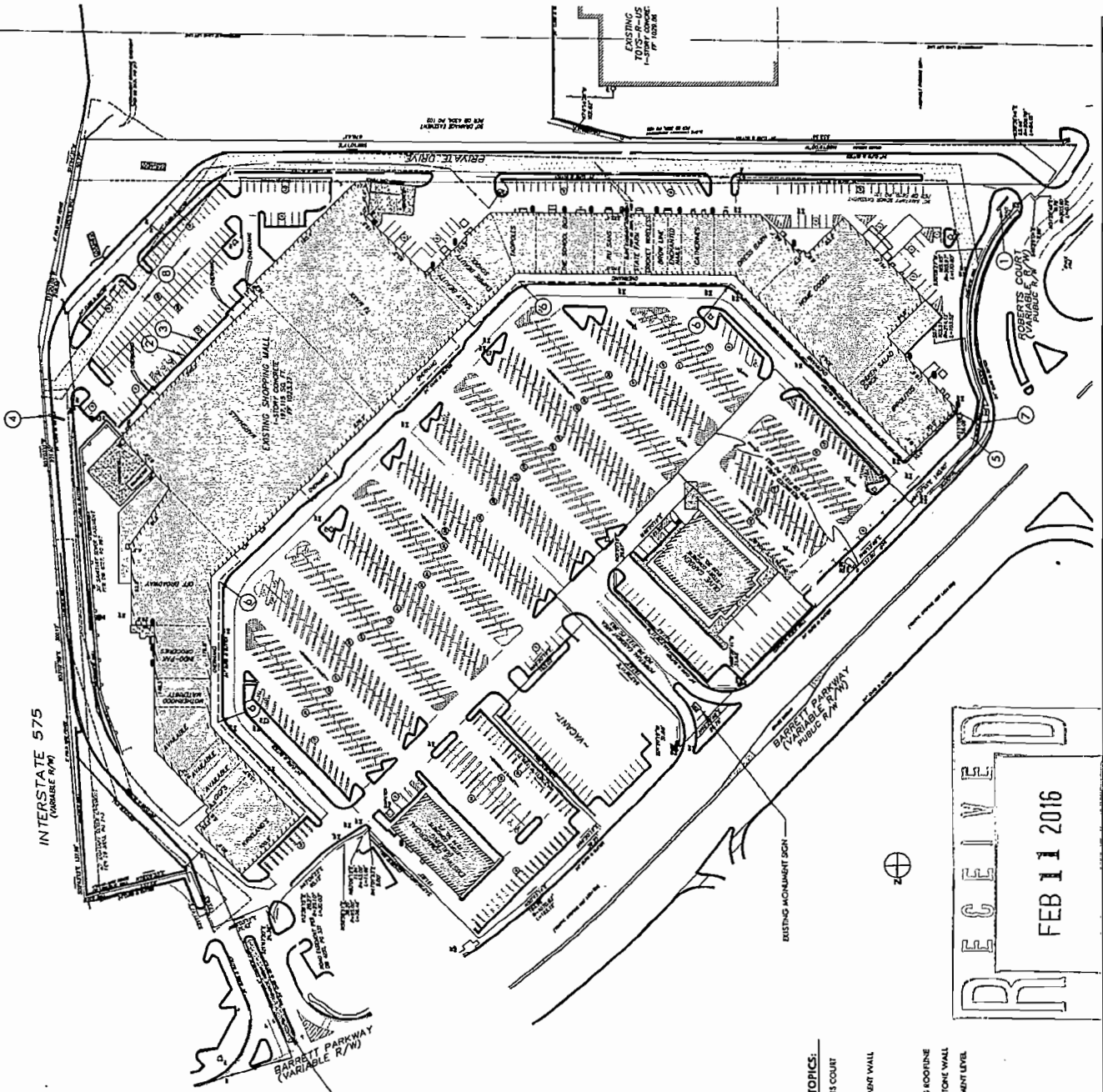
V-54
 (2016)

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DATE:	1/29/16
DESIGN BY:	DRW
CHECKED BY:	RAW
PROJECT NO.:	V-54
PROJECT NAME:	WARE+ASSOCIATES 425 BARRETT PARKWAY ATLANTA, GA 30328 PROJECT NO. V-54

A.1



- LEGEND FOR VARIANCE TOPICS:**
1. 3' MONUMENT SIGN AT ROBERTS COURT
 2. BASEMENT WALL ENDINGS
 3. CHANNEL LETTERS - UPPER BASEMENT WALL
 4. HIGHWAY SIGN
 5. OUTDOOR ART/SCULPTURE
 6. WALL SIGNAGE ABOVE EXISTING FOOTLINE
 7. SIGNAGE ON ROBERTS COURT STONE WALL
 8. VARIANCE FROM PARKING, BASEMENT LEVEL

RECEIVED
 FEB 11 2016

COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION
 ZONING DIVISION

VARIANCE TOPICS

APPLICANT: Town Center Associates

PETITION No.: V-54

PHONE: 770-480-3388

DATE OF HEARING: 04-13-16

REPRESENTATIVE: Gary A. West

PRESENT ZONING: GC

PHONE: 770-480-3388

LAND LOT(S): 645

TITLEHOLDER: Town Center Associates

DISTRICT: 16

PROPERTY LOCATION: On the southeastern side of Ernest Barrett Parkway, on the east side of Roberts Court, and on the west side of I-575 (425 Ernest Barrett Parkway).

SIZE OF TRACT: 18.93 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the maximum freestanding sign area from 300 square feet to more than 3,397.5 square feet; 2) increase the allowable wall signage from two square feet per linear foot to 48 square feet per linear foot; 3) allow wall signs to protrude above the roofline; 4) allow a freestanding sign to be one foot off of the right-of-way rather than 62 feet from centerline; 5) allow a sign to be more than 24 inches from the wall to which it is attached; and 6) waive the required landscape buffer on the south property line from 40 feet to 10 feet (existing).

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **VOTE**

STIPULATIONS:



COMMENTS

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

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

Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the proposed road project.

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.

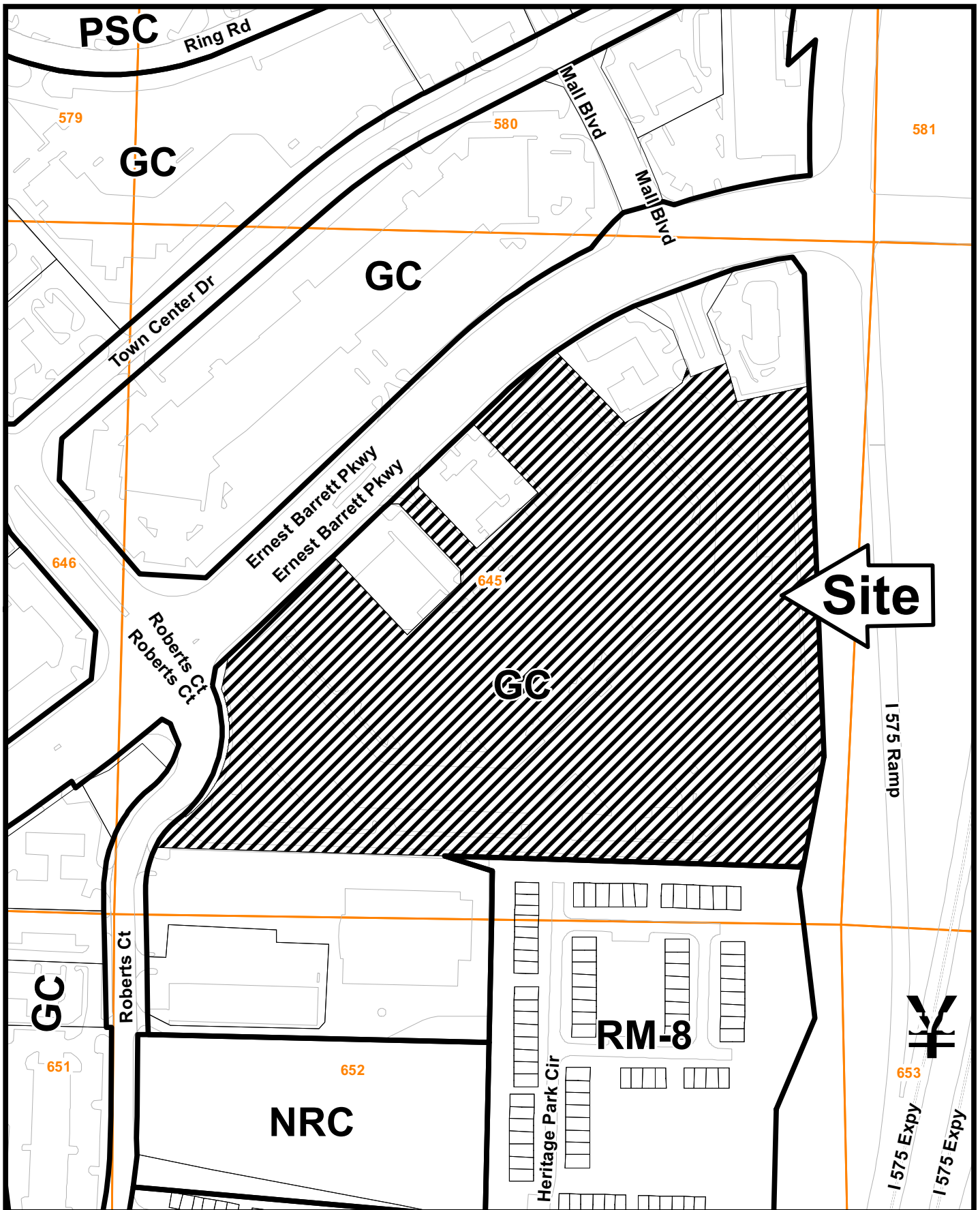
WATER: Signs/appurtenances near the right-of-way at Roberts Court cannot hinder access to the public water mains.

SEWER: No conflict.

APPLICANT: Town Center Associates **PETITION No.:** V-54

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.

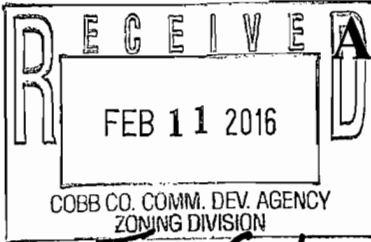
V-54



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

0 200 400 Feet

-  City Boundary
-  Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. 154
Hearing Date: 4-13-2016

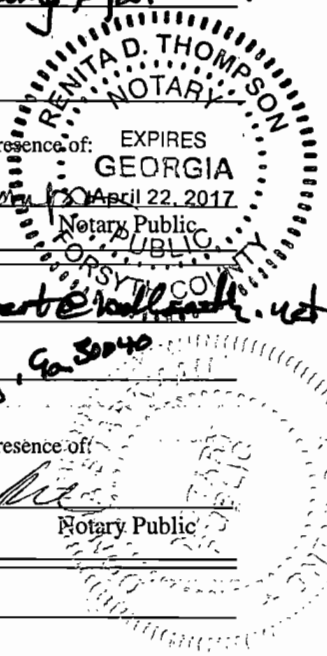
Applicant Town Center Assoc. Phone # 770-480-3388 E-mail garywert@chickasha.net

Gary A. Wert Address 4240 Alex Ave. Cumming Ga. 30040
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-480-3388 E-mail _____
(representative's signature)

My commission expires: April 22, 2017

Signed, sealed and delivered in presence of: Renita D. Thompson
EXPIRES GEORGIA April 22, 2017
Notary Public



Titleholder Town Center Associates Phone # 770-480-3388 E-mail garywert@chickasha.net

Signature [Signature] Address: 4240 Alex Ave. Cumming, Ga 30040
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: for life

Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property GC - General Commercial

Location 425 Ernest Barrett Pkwy. Kennesaw, Ga.
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 645 District 16 Size of Tract 18.928 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).

See Schedule 'A'

List type of variance requested: Signage Variances

See Schedule 'A'

Request i. Pylon

V-54
(2016)
Exhibit

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



PYLON CONCEPTS

TOWN CENTER PLAZA

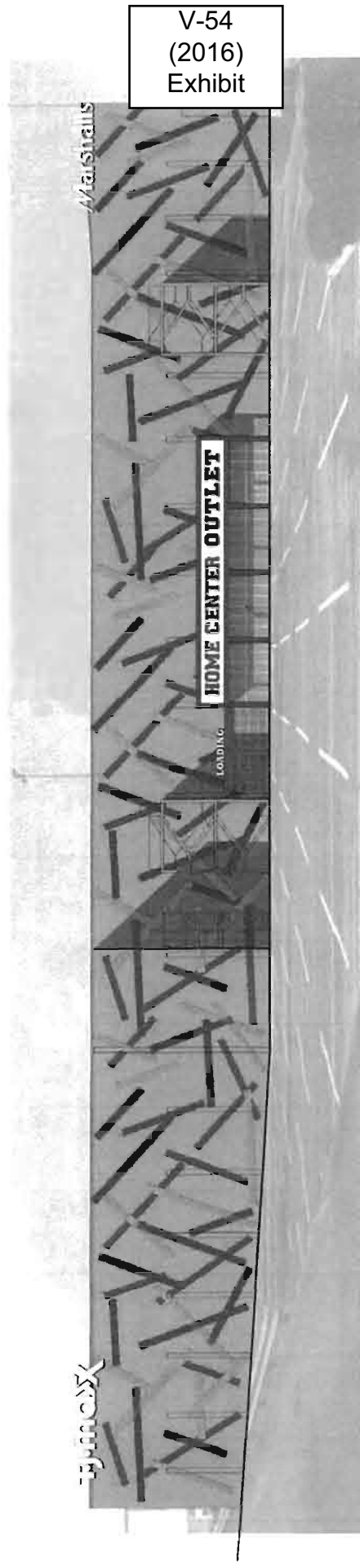
Marietta, Georgia, USA
Project No. 11030
18 July 2014



Quadrangle

Quadrangle Architects Limited
200 West Peachtree Street, Suite 701
Atlanta, GA 30308-3815

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FEB 11 2016
COBB CO. COUNTY GOV. AGENCY
ZONING DIVISION

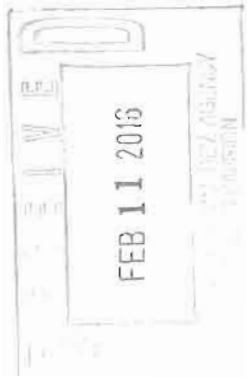


Concept "French Fries"

EXAMPLE #4
ALTERNATIVE PAINT TREATMENT
REQUEST 2

TOWN CENTER PLAZA
475 ERNEST BARRETT PKWY
KENNESAW, GA, USA
PROJECT NO. 110.30
04 JANUARY 2016

Quadrangle
Quadrangle Architects Limited
3011 King Street West, Suite 701
Toronto, ON M3J 1K6



V-54 (2016) Exhibit

based on the work of the street artist "Hellbent"

EXAMPLE OF PROPERTY SIGNAGE- UPPER BASEMENT WALL

TOWN CENTER PLAZA

425 ERNEST BARRETT Pkwy
Kennesaw, GA, USA

Project No. 11030
04 January 2016

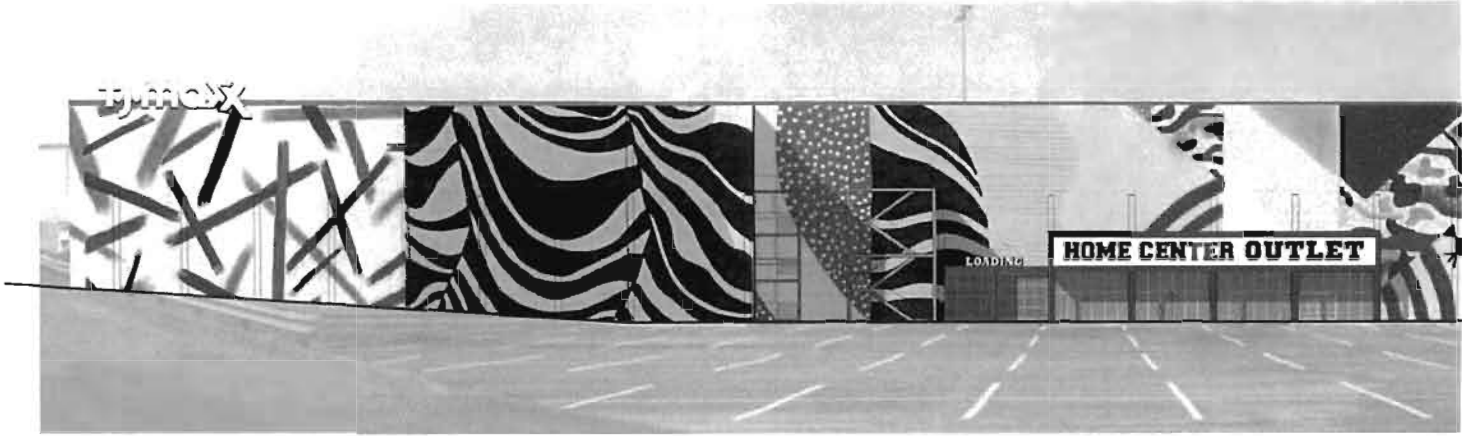
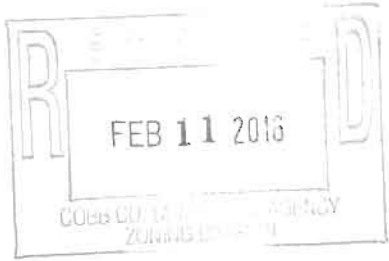
HOME CENTER OUTLET -

REQUEST 3



Quadrangle

Quadrangle Architects Limited
901 King Street West, Suite 701
Toronto, ON M5V 3K5



EXAMPLE #2

ALTERNATIVE PAINT TREATMENT

REQUEST 2

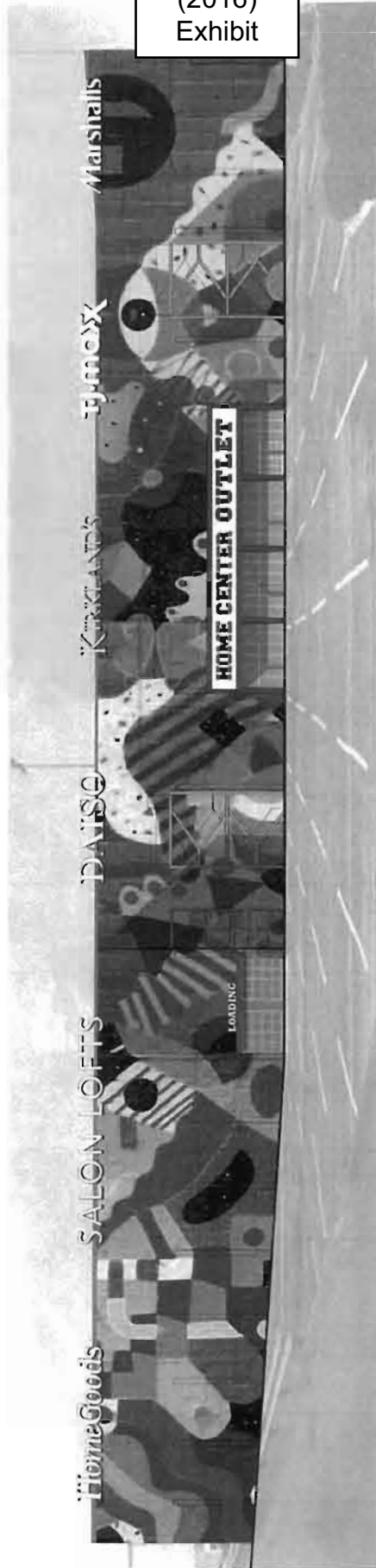
TOWN CENTER PLAZA

425 ERNEST BARRETT PKWY
Kennesaw, GA, USA
Project No. 11030
04 January 2016

HOME CENTER OUTLET



V-54
(2016)
Exhibit



based on the artwork of Maya Hayuk

EXAMPLE OF PROPERTY SIGNAGE- UPPER BASEMENT WALL

REQUEST 3

TOWN CENTER PLAZA

423 ERNEST BARNETT Fwy
Fremont, CA, USA
Project No. 11030
04 January 2016

HOME CENTER OUTLET

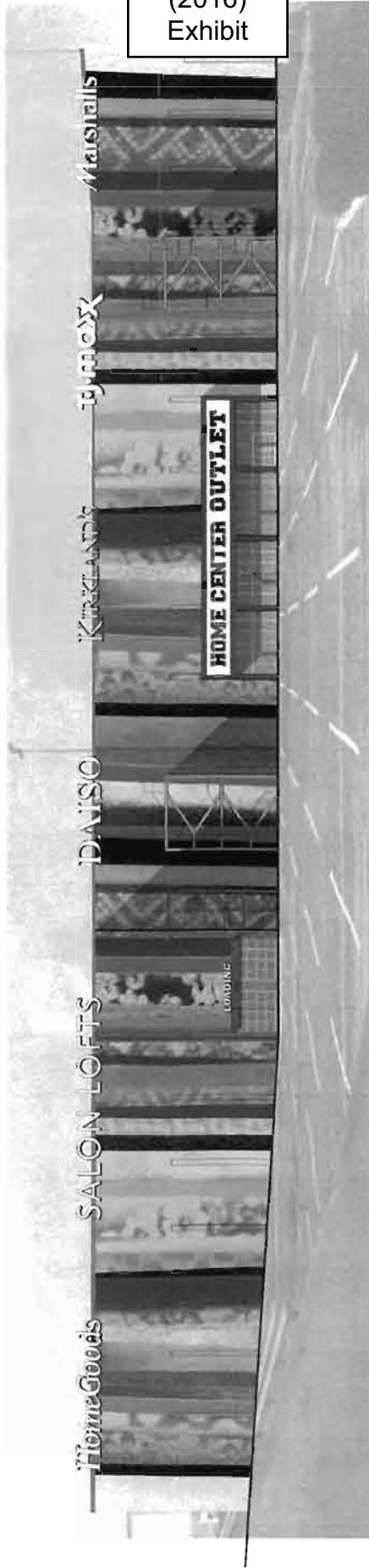


Quadrangle

Quadrangle Architects Limited
901 West Street West, Suite 701
Toronto, ON M5V 2R5

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FEB 11 2016
POLICE DIVISION

V-54
(2016)
Exhibit



based on the work of the street artist "Hellbent"

EXAMPLE OF PROPERTY SIGNAGE-

UPPER BASEMENT WALL

REQUEST 3

TOWN CENTER PLAZA

425 ERNEST PARKET PKWY
KENNESAW, GA, USA
Project No. 11030
04 January 2016

HOME CENTER OUTLET

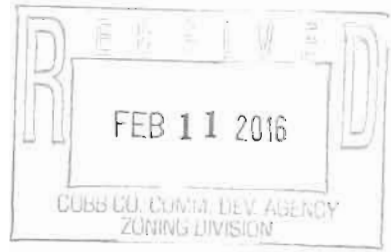


Quadrangle

Quadrangle Architects Limited
301 King Street West, Suite 701
Toronto, ON M5V 3A5

V-54
(2016)
Exhibit

Request 5. Street Art



OUTDOOR ART/SCULPTURE AT
EARNEST BARRETT PARKWAY &
ROBERTS COURT
REQUEST 5

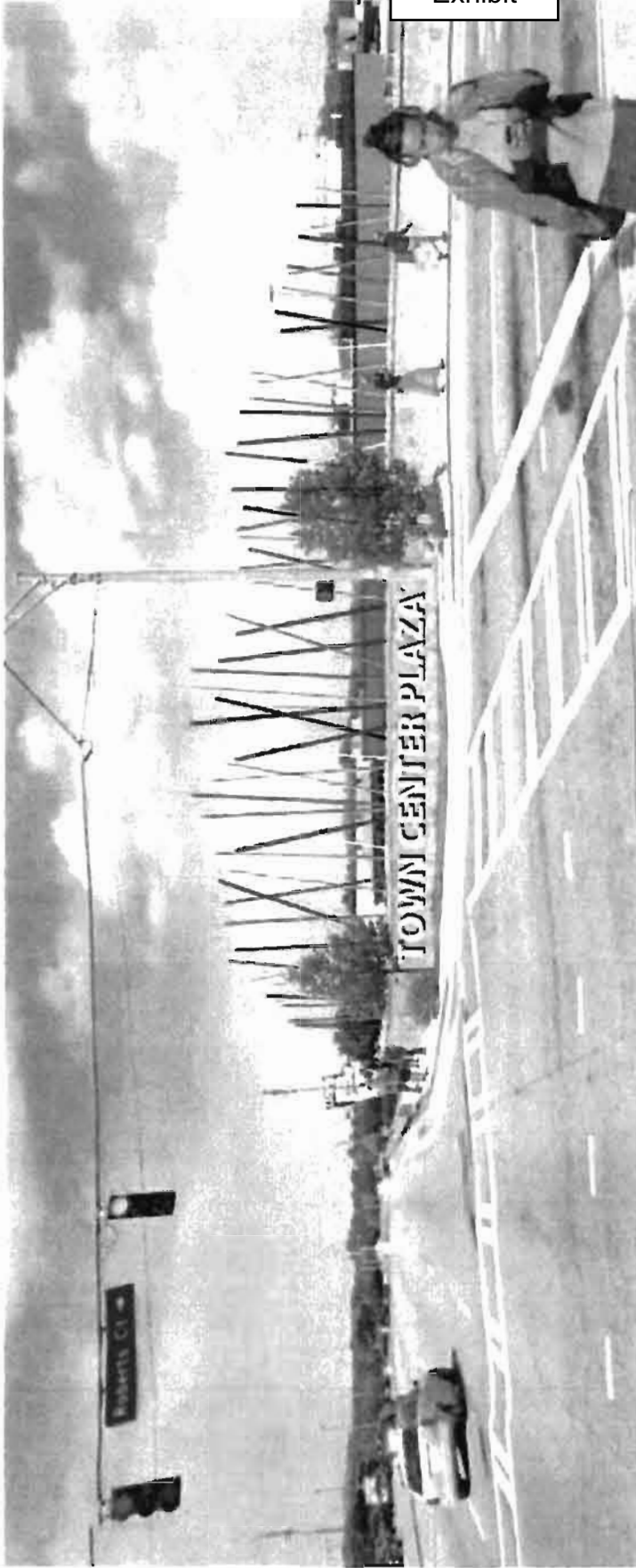
TOWN CENTER PLAZA

425 ERNEST BARRETT FWY
Kennesaw, GA, USA
Project No. 11008
30 November 2015

STREET ART INSTALLATION

Quadrangle
Quadrangle Architects Limited
32 King Street West, Suite 211
Toronto, ON M5X 1C6

V-54
(2016)
Exhibit



REQUEUST 7

TOWN CENTER PLAZA

425 ERNEST BARRETT PKWY
KENNESAW, GA, USA
Project No. 11030
06 May 2014

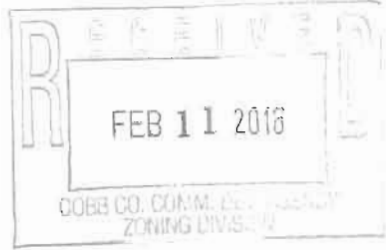
SE CORNER OF BARRETT PKWY N. AND ROBERTS CT.
CONCEPTUAL RENDERINGS

 **Quadrangle**

Quadrangle Architects Limited
301 King Street East, Suite 721
Toronto, ON M5X 1C6

Handwritten signature or note

V-54
(2016)
Exhibit



WALL SIGNS ABOVE
EXISTING ROOFLINE



TOWN CENTER PLAZA

REQUEST 6

DRESSBARN SIGNAGE

Quadrangle

425 ERNEST BARRETT WAY
WINNEBEO, GA USA
PROJECT NO. 11030
© NOVEMBER 2015

Quadrangle Architects Limited
40 King Street West, Suite 111
Toronto, ON M5H 1K5



WARE+ASSOCIATES
 GLENRIDGE 400
 5825 GLENRIDGE DRIVE
 BUILDING 3, SUITE 101-H
 ATLANTA, GA 30328
 PHONE: 404.676.0122
 WWW.WAREASSOC.COM

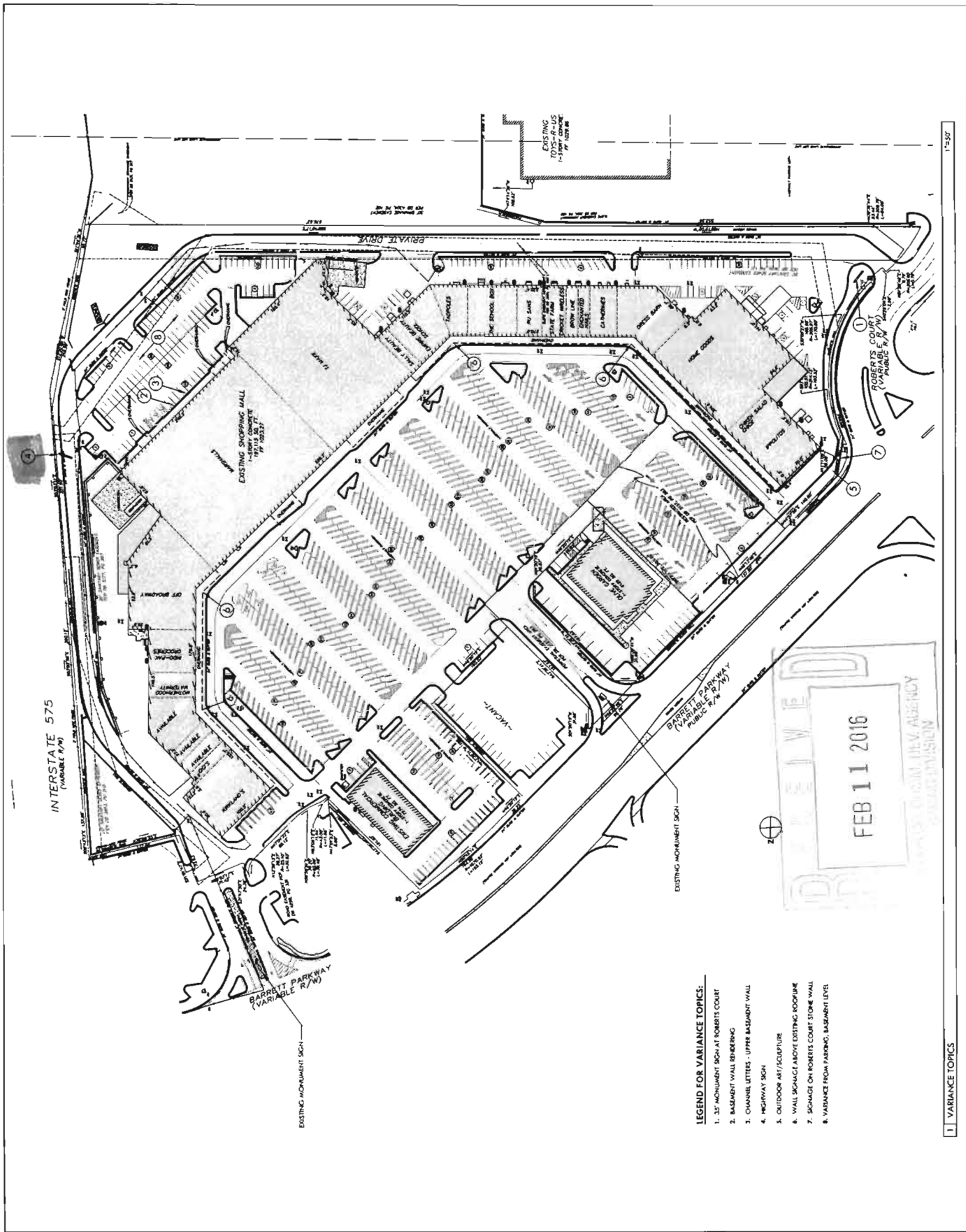
V-54
 (2016)
 Exhibit

DATE	DESCRIPTION



VARIANCE TOPICS

SCALE	1" = 50'
DATE	03/04
DRAWN BY	SAV
CHECKED BY	SAV
PROJECT NO.	14.137
PROJECT NAME	THE NUMBER 600 ALL-PURPOSE CENTER 14137 600 ALL-PURPOSE CENTER (EXISTING USE: OFFICE BUILDING) PROPOSED USE: OFFICE BUILDING



LEGEND FOR VARIANCE TOPICS:

- 1. 30' MONUMENT SIGN AT ROBERTS COURT
- 2. BASEMENT WALL BREKING
- 3. CHANNEL LETTERS - UPPER BASEMENT WALL
- 4. HIGHWAY SIGN
- 5. OUTDOOR ART/SCULPTURE
- 6. WALL SIGNAGE ABOVE EXISTING ROOFLINE
- 7. SIGNAGE ON ROBERTS COURT STORE WALL
- 8. VARIANCE FROM PARKING, BASEMENT LEVEL