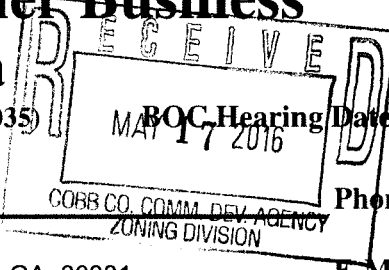


Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

OB-032-2016



BOC Hearing Date Requested: 6/21/16

Applicant: Naseeb Rana
(applicant's name printed) **Phone #:** (404) 790-0395

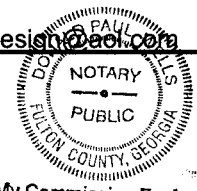
Address: 110 Renoboth Circle SW, Atlanta, GA 30331 **E-Mail:** naseebrana786@gmail.com

Andrew Washington - Washington Design **Address:** 1635 Old 41 Highway, Kennesaw, GA 30152

(representative's name, printed)

(representative's signature)

Phone #: (404) 438-2355 **E-Mail:** washingtondesign@aol.com



Signed, sealed and delivered in presence of:

Notary Public

My commission expires: My Commission Expires March 24, 2017

Titleholder(s): DDR Southeast SP
Outlot 1, L.L.C. **Phone #:** (216) 755-5500
(property owner's name printed)

Address: 3300 Enterprise Parkway, Beachwood, OH 44122 **E-Mail:** cerb@ddr.com

DDR Southeast SP Outlot 1, L.L.C., a Delaware limited liability company

By:
(Property owner's signature) Christopher H. Erb

Senior Vice President



DEBRA CASPIO
Notary Public, State of Ohio
My Commission Expires
March 6, 2019

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: 3-6-19

Commission District: 3 **Zoning Case:** 2015 - Z21

Size of property in acres: .557 acres **Original Date of Hearing:** 2/17/15

Location: Southerly side of Sandy Plains Road, Westerly of State Route 92 (a/k/a 4674 Sandy Plains Road)
(street address, if applicable; nearest intersection, etc.)

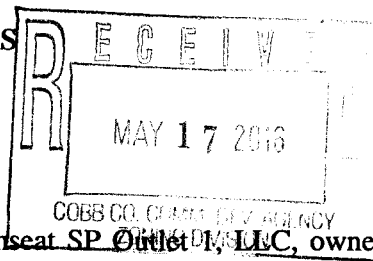
Land Lot(s): 107 **District(s):** 16

State specifically the need or reason(s) for Other Business: _____

Applicant seeks to re-task the existing structure in place on site with a restaurant use. The proposed modifications to the building and the site have been determined to be more than "minor modifications" as stipulated in the conditions to re-zoning completed in February 2015 (Z-21 case file). Said re-zoning case file contemplated the demolition and redevelopment of the site to a multi-tenant building and expanded the permitted uses to allow for general retail uses as the previous zoning only allowed for a restaurant use. Applicant seeks the approval of the BOC's to the facade modifications and the addition of a patio area depicted.

(List or attach additional information if needed)

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
FEBRUARY 17, 2015
PAGE 11



CONSENT AGENDA (CONT.)

Z-21 **DDR CORPORATION (DDR Southeast, LLC, owner)** requesting Rezoning from NRC with Stipulations to NRC with Stipulations for the purpose of Neighborhood Retail in Land Lot 107 of the 16th District. Located on the south side of Sandy Plains Road, west of State Route 92 (4674 Sandy Plains Road).

To approve rezoning request Z-21 to the NRC with Stipulations zoning category, subject to:

- Site plan received by the Zoning Division December 4, 2014, with the District Commissioner approving minor modifications (attached and made a part of these minutes)
- District Commissioner approve the building architecture
- Stormwater Management Division comments and recommendations
- Water and Sewer Division comments and recommendations
- Cobb DOT comments and recommendations

~~**LUP-5** **SHILOH HILLS CHRISTIAN SCHOOL (Shiloh Hills Baptist Church of Cobb County, owner)** requesting a Land Use Permit for the purpose of an Educational Program in Land Lots 210 and 211 of the 16th District. Located on the south side of Hawkins Store Road and on the north side of I-575 (260 Hawkins Store Road).~~

~~To approve LUP-5 for 24 months, subject to:~~

- ~~• Site plan received by the Zoning Division on December 1, 2014 (attached and made a part of these minutes)~~
- ~~• Fire Department comments and recommendations~~
- ~~• Stormwater Management Division comments and recommendations~~
- ~~• Water and Sewer Division comments and recommendations~~
- ~~• Cobb DOT comments and recommendations~~

LUP-6 **DATHAN JOHNSON (Dathan Johnson and Marie Johnson, owners)** requesting a Land Use Permit for the purpose of a Pet Dealer in Land Lots 769 and 770 of the 19th District. Located on the east side of Shadyside Road, north of Hurt Road (3319 Shadyside Road).

To approve LUP-6 for 12 months, subject to:

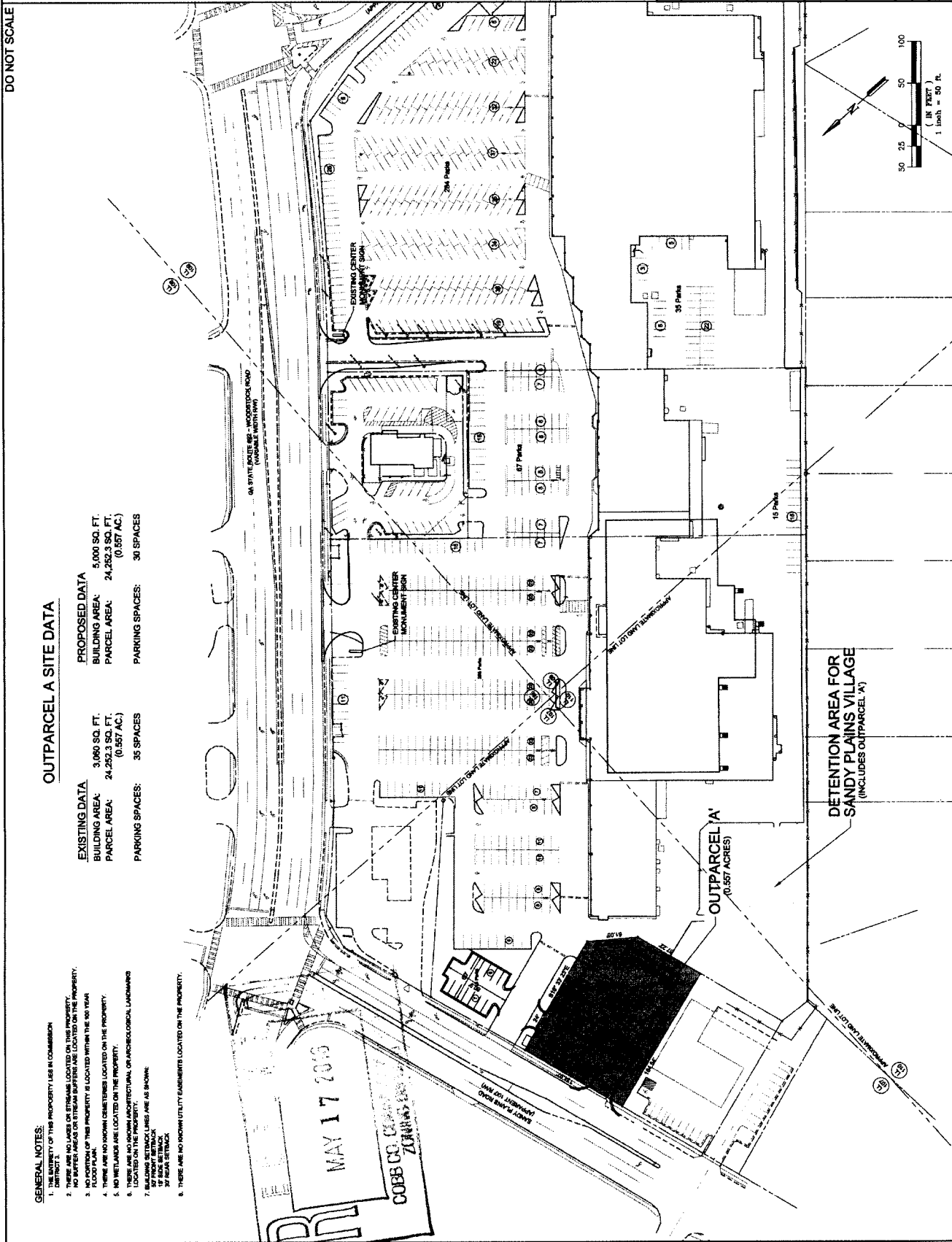
- Maximum of one customer per week on site
- Maximum of 15 dogs on the property
- Maximum of three litters per year
- Stormwater Management Division comments and recommendations, *not otherwise in conflict*

DO NOT SCALE

OUTPARCEL A SITE DATA

EXISTING DATA		PROPOSED DATA	
BUILDING AREA:	3,060 SQ. FT.	BUILDING AREA:	5,000 SQ. FT.
PARCEL AREA:	24,252.3 SQ. FT. (0.557 AC.)	PARCEL AREA:	24,252.3 SQ. FT. (0.557 AC.)
PARKING SPACES:	35 SPACES	PARKING SPACES:	30 SPACES

- GENERAL NOTES:**
1. THE UNIVERSITY OF THIS PROPERTY LIES IN COMMISSION DISTRICT 3.
 2. THERE ARE NO LINES OF EVIDENCE LOCATED ON THE PROPERTY.
 3. NO EVIDENCE OF THIS PROPERTY IS LOCATED WITHIN THE 50 YEAR FLOOD PLAIN.
 4. THERE ARE NO KNOWN OBSTACLES LOCATED ON THE PROPERTY.
 5. NO UTILITIES ARE LOCATED ON THE PROPERTY.
 6. THERE ARE NO KNOWN ANTHROPOLOGICAL OR ARCHAEOLOGICAL LANDMARKS LOCATED ON THE PROPERTY.
 7. ALL UTILITIES ARE SHOWN AS SHOWN.
 8. THERE ARE NO KNOWLEDGE UTILITIES LOCATED ON THE PROPERTY.



ZONING S0

ATKINS
1600 Bridge Parkway
Atlanta, GA 30328
Tel: (770) 853-0200
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DDR SOUTHEAST SP OUTLOT 1, L.L.C.
c/o DDR, Corp.
3300 ENTERPRISE PARKWAY
BEACHWOOD, OHIO 44122

SANDY PLAINS VILLAGE
4651 WOODSTOCK ROAD (GA HWY 92)
DRIVEWAY IMPROVEMENTS
REZONING SITE PLAN

100033915_C-1.0

XXX

OB-032-
2016
December
4, 2014
site plan.

08-32-2016
Proposed Exterior

WDP
 WDP ENGINEERING GROUP
 1875 OLD RAY, NW, SUITE 112-113
 KENNESAW, GEORGIA 30142
 Phone: 478.981.8700
 Fax: 478.981.8700
 www.wdpengineering.com

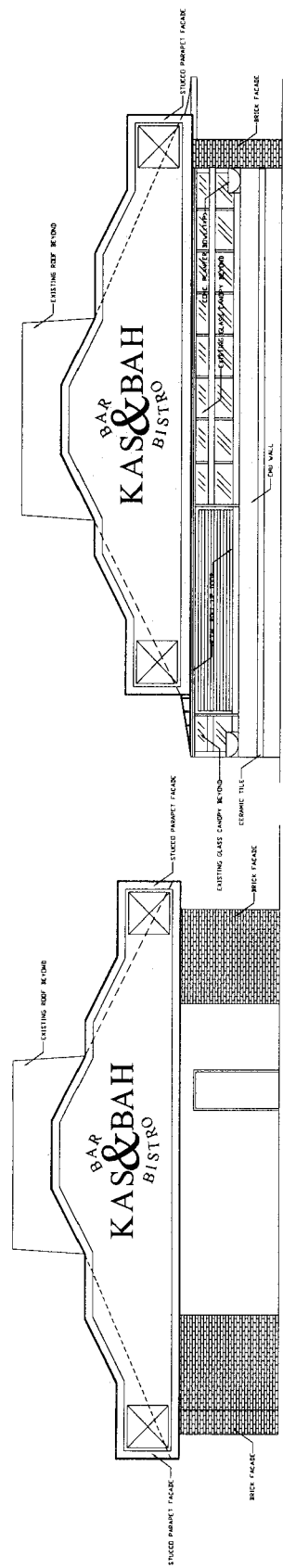
ELEVATION
PLAN

KASPAH BAR & BISTRO
 4674 SANDY PLAINS ROAD
 ROSWELL, GEORGIA 30075

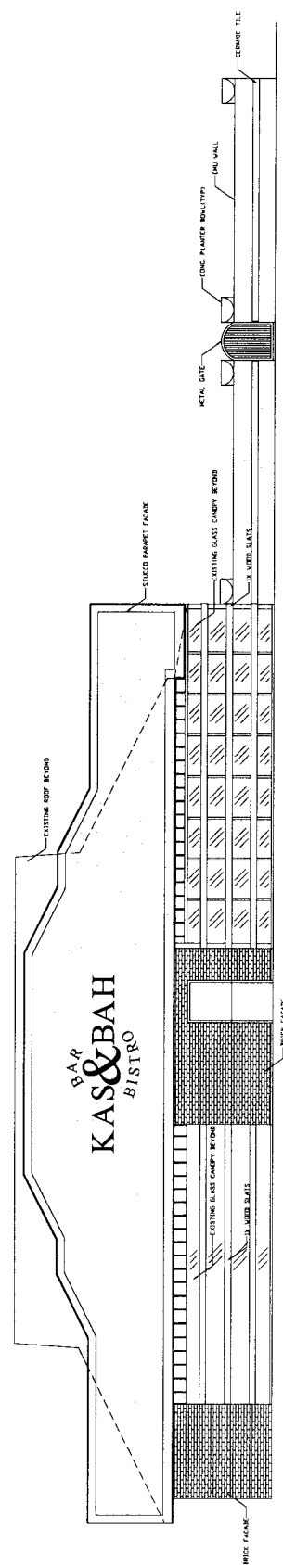


Drawn By: AW
 Checked By: KE
 Date: 01/28/15
 Project No: 1010233

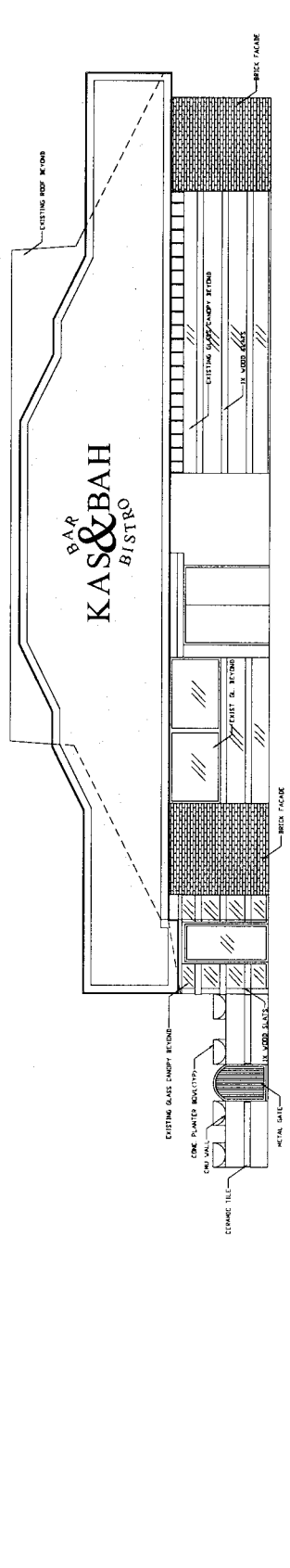
Sheet
A7



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST SIDE ELEVATION
SCALE: 1/4" = 1'-0"



WEST SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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9102-22-90
 Proposed
 Floor
 Plan

Wdgs
 WOODWORK GROUP
 Phone: 404.981.6700
 Fax: 770.429.0028
 1856 Old Atlanta Rd, Ste. 112-113
 Marietta, Georgia 30152
 Website: www.wdgs.com

**FURNITURE
 PLAN**

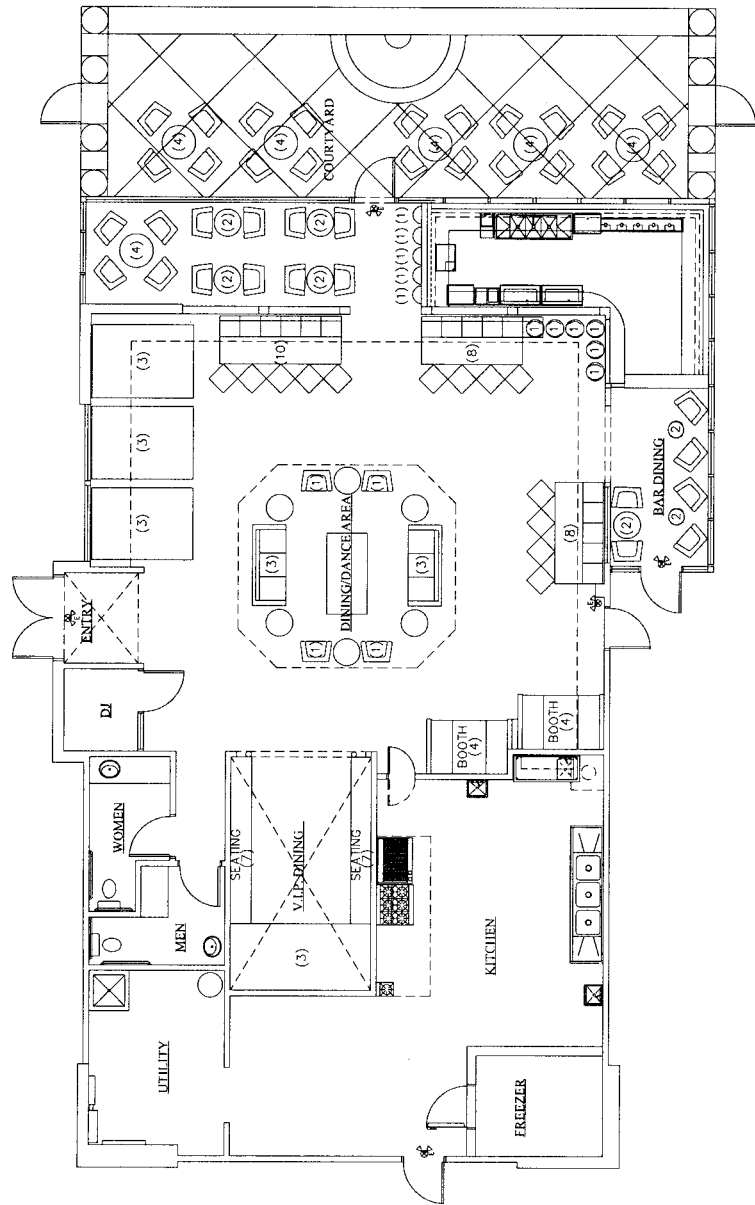
KASPAH BAR & BISTRO
 4674 SANDY PLAINS ROAD
 ROSWELL, GEORGIA 30075



Revision:
 Drawn By: AW
 Checked By: KE
 Date:
 Project No: 010233

Sheet
A 6

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FURNITURE PLAN
 SCALE: 1/4" = 1'-0"

SEATING SCHEDULE		
TABLE TYPE	TOPS	NO. SEATS
COUP TOP	1	4
LINE TOP	7	14
BAR TOP	-	11
BOOTH	2	6
GROUP TOP	3	28
BENCH TOP	2	14
PLATFORM	3	12
PAVLO	5	20
TOTAL		109