

APPLICANT: Regions Bank

PETITION No.: V-30

PHONE: 205-560-5348

DATE OF HEARING: 05-09-2018

REPRESENTATIVE: Jill Bryan

PRESENT ZONING: GC

PHONE: 205-560-5348

LAND LOT(S): 85

TITLEHOLDER: Jamestown 4880 Lower Roswell, LP

DISTRICT: 1

PROPERTY LOCATION: On the east side of Johnson Ferry Road, south of Lower Roswell Road (680 Johnson Ferry Road).

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the landscape enhancement strip adjacent to a public street from the required 8 feet to 2 feet along Johnson Ferry Road; and 2) increase the maximum allowable impervious surface from 70% to 86%.

OPPOSITION: No. OPPOSED _____ PETITION No. _____ SPOKESMAN _____

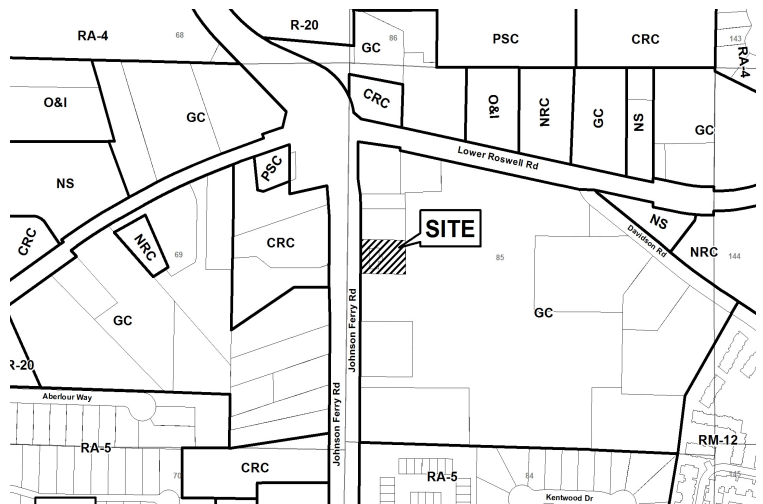
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: The proposed site plan is a reduction in impervious coverage from previous existing conditions.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

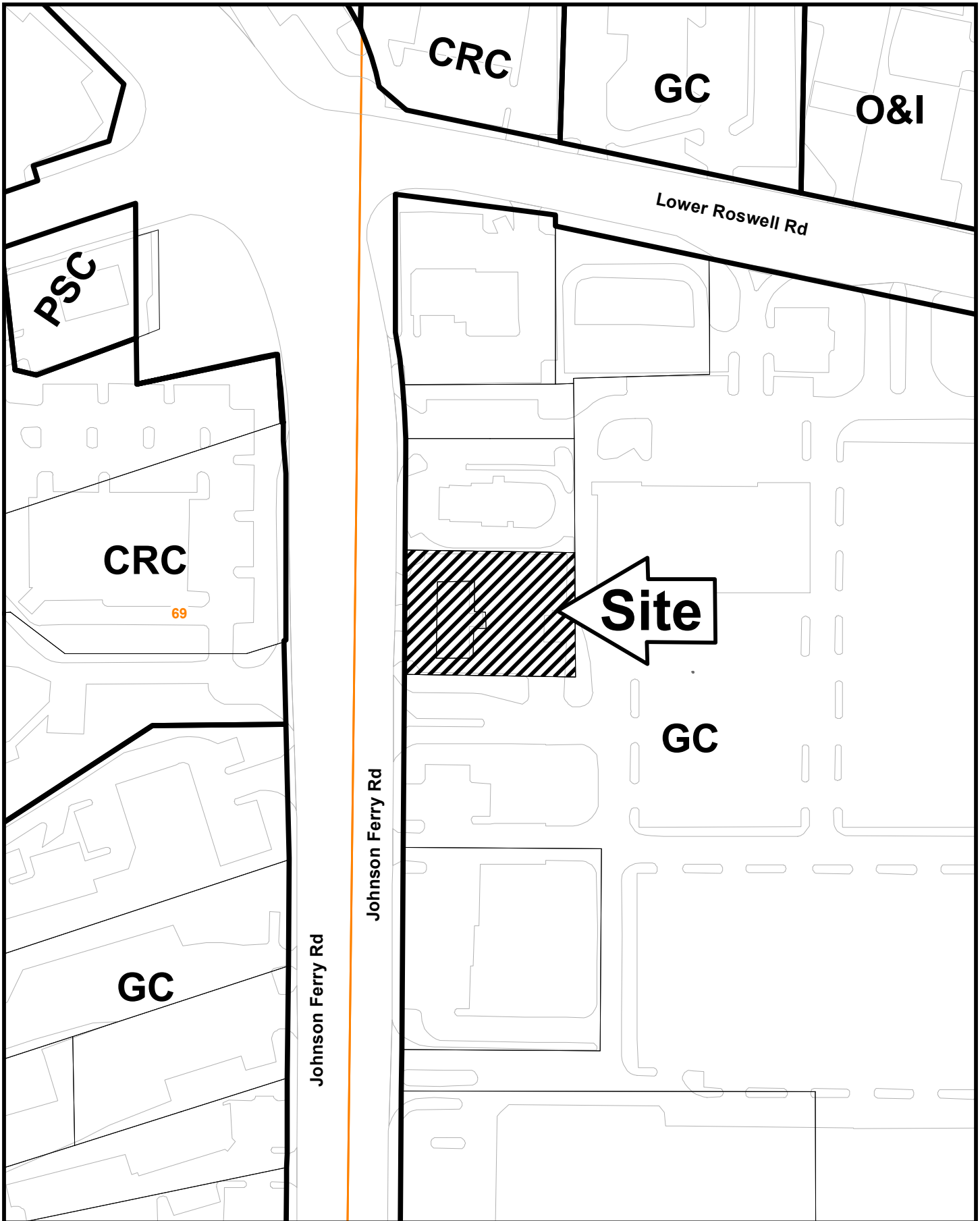
WATER: No comments.

SEWER: No comments.

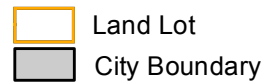
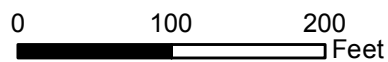
APPLICANT: J. Rodney Dobson **PETITION No.:** V-30

FIRE DEPARTMENT: No comments.

V-30 2018-GIS



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



Application for Variance
Cobb County

RECEIVED
MAR - 8 2018
COBB CO. COMM. ZONING DIVISION

(type or print clearly)

Application No. V-30
Hearing Date: 5-9-18

Applicant Regions Bank Phone # 205-560-5348 E-mail john.earley@regions.com

Jill Bryan Address 250 Riverchase Paarkway, Syuite 600, Birmingham, AL 35244
(representative's name, printed) (street, city, state and zip code)

Jill Bryan Phone # 205-252-8222 E-mail jill.bryan@bdgllp.com
(representative's signature)

Kay D. Milstead
Notary Public
State of Alabama at Large
My Commission Expires 2/9/2020

Signed, sealed and delivered in presence of:
Kay D. Milstead
Notary Public

My commission expires: _____

Titleholder _____ Phone # _____ E-mail _____

Signature _____ Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____ Notary Public

Present Zoning of Property GC

Location 680 Johnson Ferry Road, Marietta, GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) Lot 85 District 1st District Size of Tract 0.46 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 X

Does the property or this request need a second electrical meter? YES _____ NO X

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).

Unable to development the property without maintaining the existent variance.

List type of variance requested: Waive the landscape enhancement strip adjacent to a public street from the required 8 feet to 2 feet along Johnson Ferry Road and increase the maximum allowable impervious surface area from 70% to 86%. Note this variance is currently in place for the Pollo Tropical Building.