

APPLICANT: Hoover Foods, Inc.
PHONE: 770-422-7016
REPRESENTATIVE: Parks F. Huff, Esq.
PHONE: 770-422-7016
TITLEHOLDER: 2016 Hoover Revocable Trust
PROPERTY LOCATION: On the northwest corner of
East Cobb Drive and Johnson Ferry Road, east of
Merchants Walk Drive
(1312 Johnson Ferry Road).
TYPE OF VARIANCE: Waive the front setback from the required 50 feet to 48 feet.

PETITION No.: V-65
DATE OF HEARING: 07-11-2018
PRESENT ZONING: GC
LAND LOT(S): 902
DISTRICT: 16
SIZE OF TRACT: 0.61 acres
COMMISSION DISTRICT: 2

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

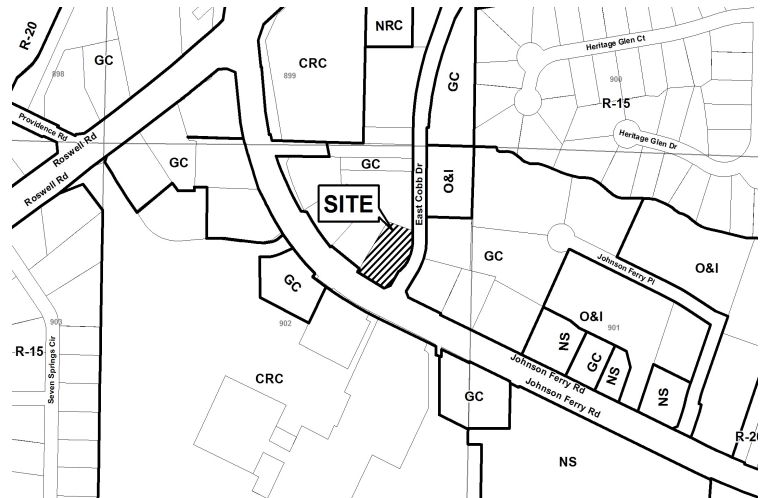
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



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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: No comments.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: The subject site is within the Johnson Ferry Design Standards areas. This setback variance will not impact any streetscape and street elements described in the standards and no action is needed in this variance; however, when the applicant is going through the site plan review process for exterior renovation, the plan will need to be approved per standards requirements.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No conflict.

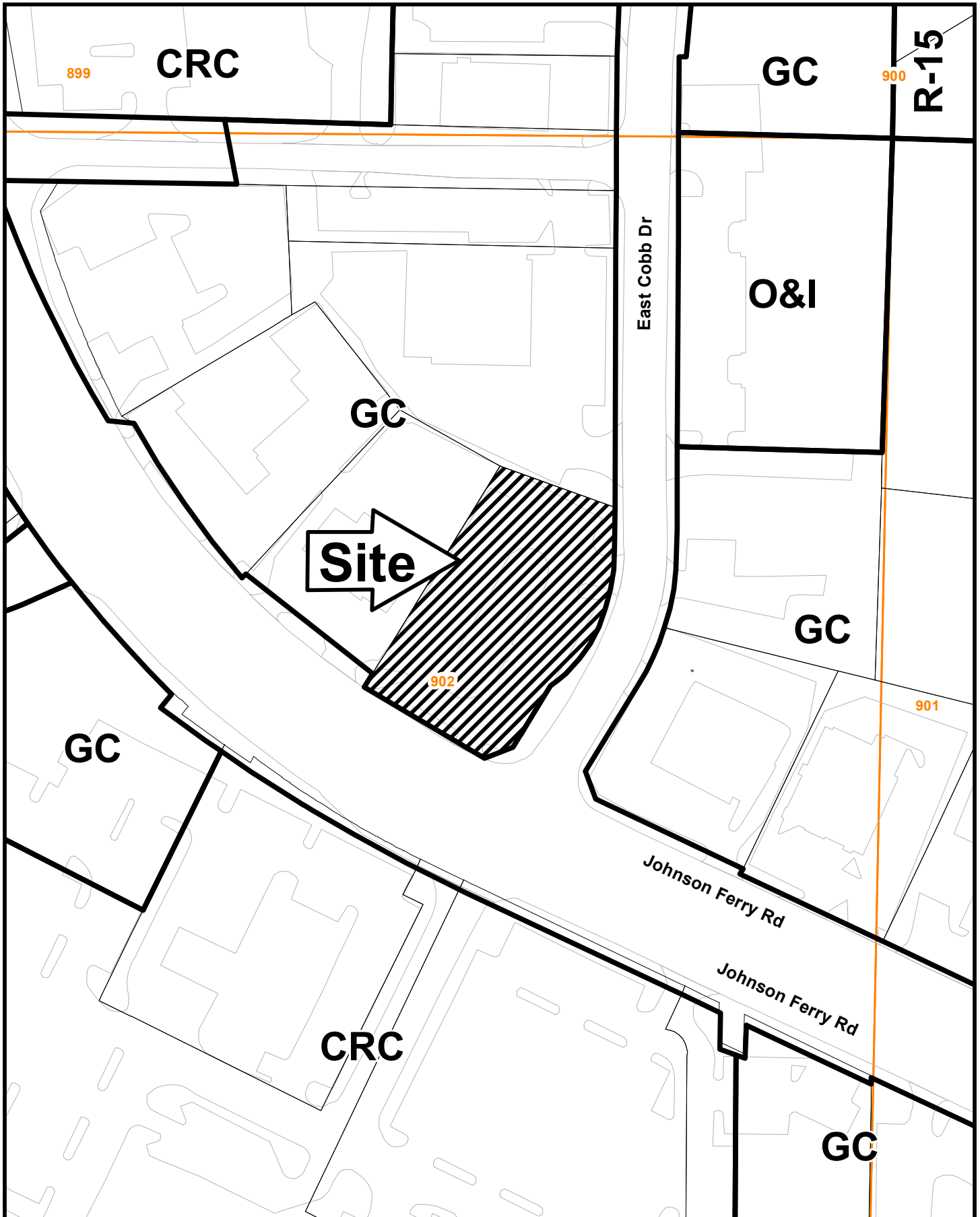
SEWER: No conflict.

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FIRE DEPARTMENT: NO COMMENTS: 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-65 2018-GIS



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

0 100 200 Feet

 Zoning Boundary
 City Boundary

Application for Variance

Cobb County

(type or print clearly)

Application No. V-05

Hearing Date: 7-11-18

Applicant Hoover Foods, Inc.
SAMS, LARKIN, HUFF & BALL, LLP

Phone # _____

E-mail _____

Parks F. Huff, Esq.

(representative's name, printed)

Address 376 Powder Springs St., Ste. 100, Marietta, GA 30064

(street, city, state and zip code)

Phone # 770-422-7016

E-mail phuff@slhb-law.com

(representative's signature)

My commission expires: Seleena F. Wingate 4/21/2021

Signed, sealed and delivered in presence of:

Notary Public

Titleholder 2016 Hoover Revocable Trust Phone # _____

Signature See Attached

(attach additional signatures, if needed)

Address: _____

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property GC

Location 1312 Johnson Ferry Road

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 902

District 16

Size of Tract 0.61 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 X Shape of Property _____ Topography of Property _____ Other _____

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).

Applicant is applying for variance to setback to reflect as-built conditions from 1979. Applicant will be renovating and removing part of the front exterior, but a portion of the building will encroach into the building setback line

List type of variance requested: Variance to encroach 2' into the building setback