

APPLICANT: Hoover Foods, Inc.

PETITION No.: V-65

PHONE: 770-422-7016

DATE OF HEARING: 07-11-2018

REPRESENTATIVE: Parks F. Huff, Esq.

PRESENT ZONING: GC

PHONE: 770-422-7016

LAND LOT(S): 902

TITLEHOLDER: 2016 Hoover Revocable Trust

DISTRICT: 16

PROPERTY LOCATION: On the northwest corner of East Cobb Drive and Johnson Ferry Road, east of Merchants Walk Drive (1312 Johnson Ferry Road).

SIZE OF TRACT: 0.61 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the front setback from the required 50 feet to 48 feet.

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

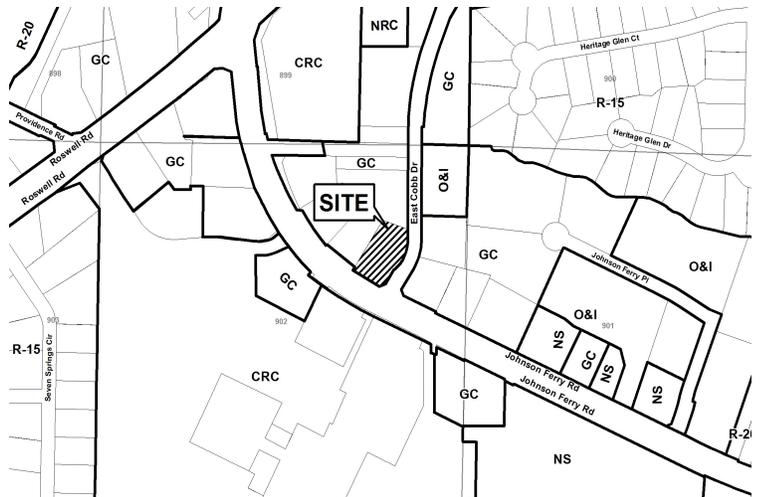
BOARD OF APPEALS DECISION

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: 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.

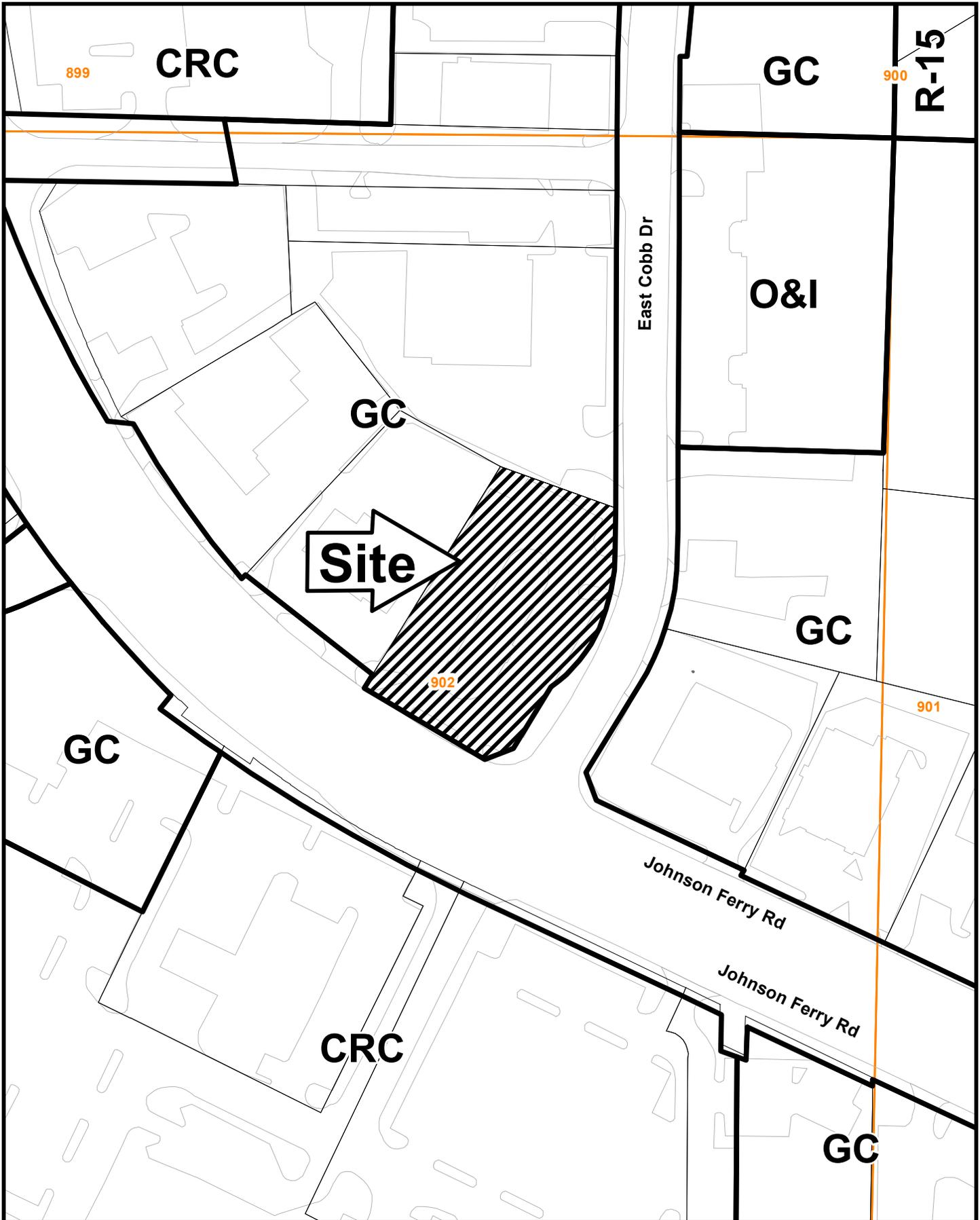
WATER: No conflict.

SEWER: No conflict.

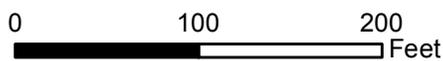
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FIRE DEPARTMENT: NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-65 2018-GIS



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



Zoning Boundary
 City Boundary

Application for Variance

Cobb County

COB COUNTY ZONING DIVISION
PLANNING AGENCY
MAY 10 2018

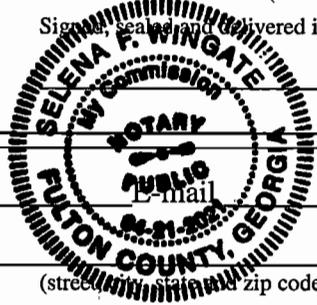
(type or print clearly)

Application No. V-05
Hearing Date: 7-11-18

Applicant Hoover Foods, Inc. Phone # _____ E-mail _____
SAMS, LARKIN, HUFF & BALLI, LLP
Parks F. Huff, Esq. Address 376 Powder Springs St., Ste. 100, Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-422-7016 E-mail phuff@slhb-law.com
(representative's signature)

My commission expires: Selena F. Wingate 4/21/2021
Signed, sealed and delivered in presence of: _____
Notary Public



Titleholder 2016 Hoover Revocable Trust Phone # _____

Signature See Attached 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 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