



**APPLICANT:** Vinings Station

**PETITION No.:** V-105

**PHONE:** 770-402-8532

**DATE OF HEARING:** 11-14-2018

**REPRESENTATIVE:** Kim Wakefield

**PRESENT ZONING:** NRC

**PHONE:** 770-402-8532

**LAND LOT(S):** 886, 908, 909

**TITLEHOLDER:** NORO VININGS, LLC

**DISTRICT:** 17

**PROPERTY LOCATION:** On the southeast corner of  
Twin Lakes Drive and Paces Ferry Road  
(2810 Paces Ferry Road).

**SIZE OF TRACT:** 3.09 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the setback for a freestanding sign from the required 62 feet from the center line of  
an arterial road right-of-way to 50 feet.

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

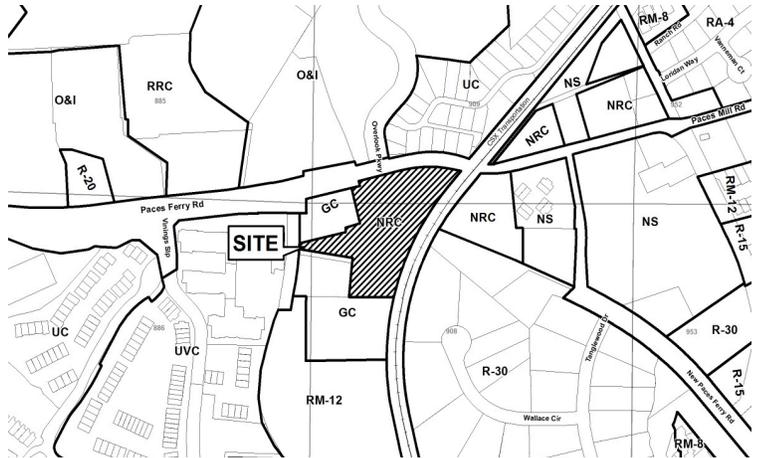
**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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**COMMENTS**

**TRAFFIC:** Recommend the signs be installed where it will not impede the line of sight for the driveways or roadways.

Recommend monument signs be placed off the right-of-way.

**DEVELOPMENT & INSPECTIONS:** No comments.

**SITE PLAN REVIEW:** No comments

**STORMWATER MANAGEMENT:** No comment.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**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

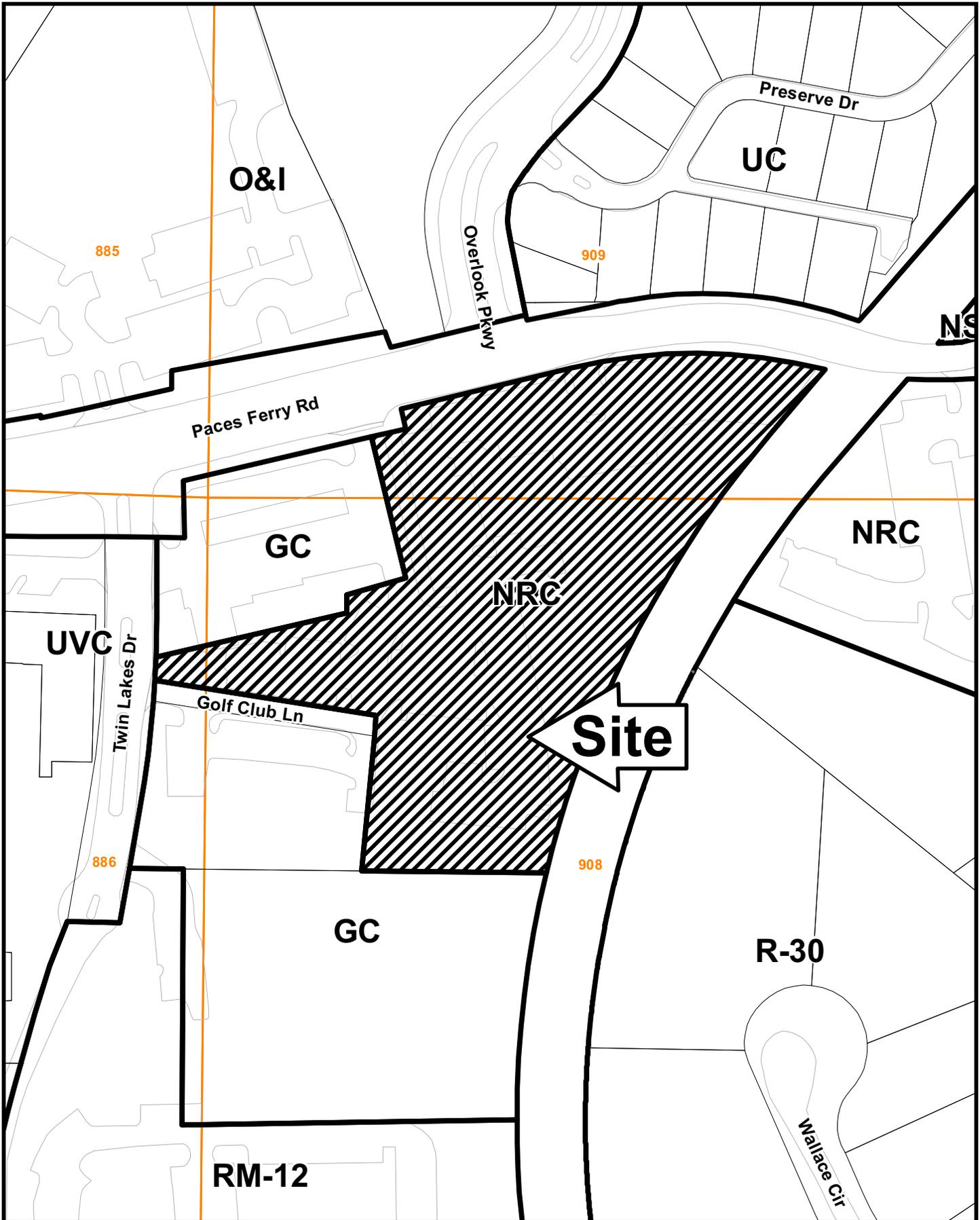
**SEWER:** No Conflict. Sewer and easement shown are private.

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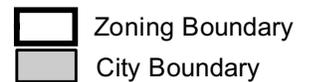
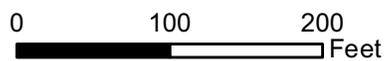
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**FIRE DEPARTMENT:** No comment.

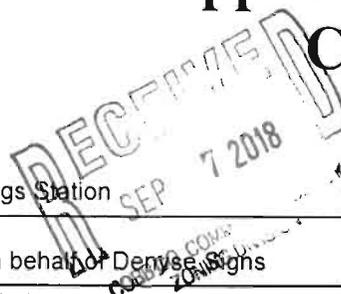
# V-105 2018-GIS



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



# Application for Variance Cobb County



(type or print clearly)

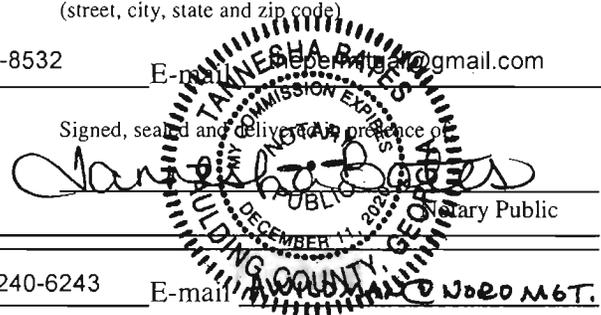
Application No. V-105  
Hearing Date: 11-14-18

Applicant Vinings Station Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

Kim Wakefield on behalf of Denyse Signs Address 4521 Industrial Access Rd, Douglasville GA 30134  
(representative's name, printed) (street, city, state and zip code)

Kim Wakefield Phone # 770-402-8532 E-mail denyse@denyse.com  
(representative's signature)

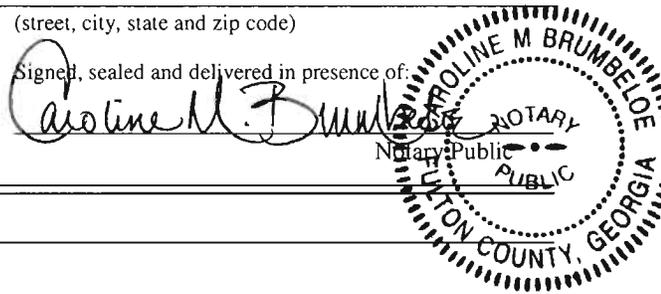
My commission expires: 12-11-2020



Titleholder Noro Vinings, LLC. Phone # 404-240-6243 E-mail NORO@NORO.COM

Signature [Signature] Address: 2060 Mount Paran Rd, Ste 111, Atlanta GA 30327  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: \_\_\_\_\_  
**Notary Public, Fulton County, Georgia**  
**My Commission Expires December 14, 2019**



Present Zoning of Property NRC  
Location 2810 Paces Ferry Rd  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 909 District 17 Size of Tract 3.09 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

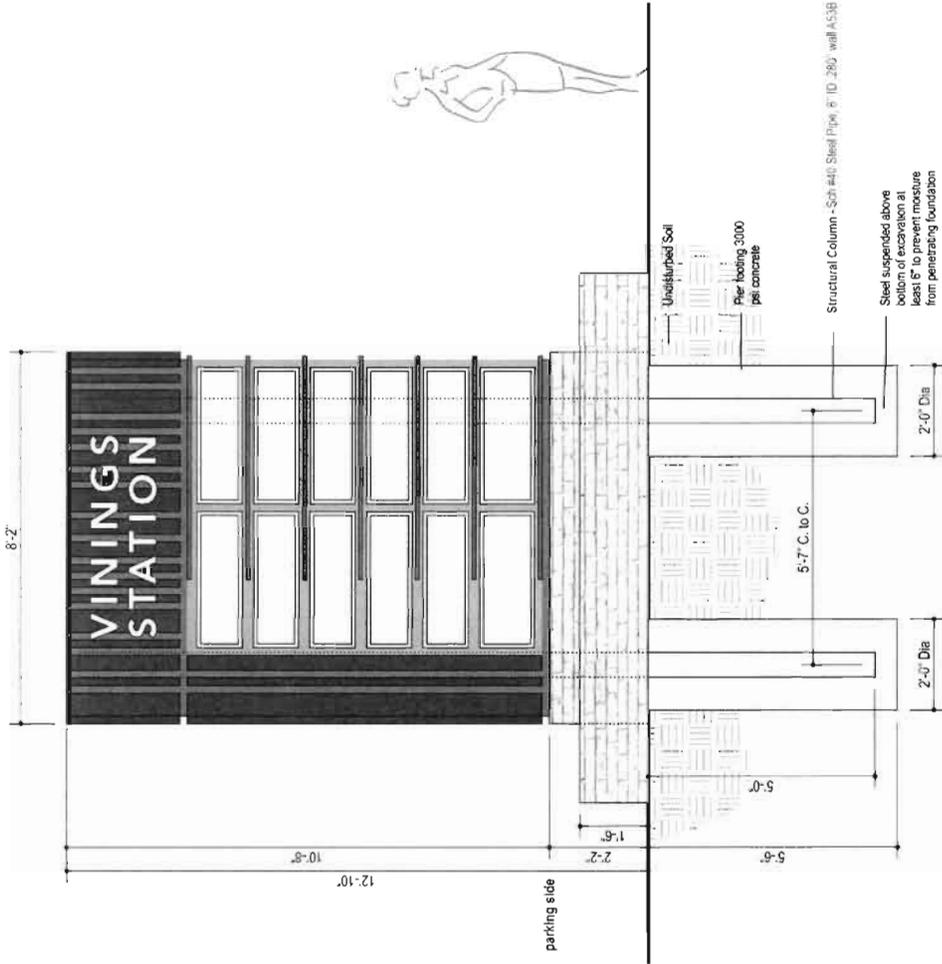
Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO

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).

We are currently renovating the entire shopping center. We would like to update our existing ground signs to continue this beautification process. We currently have a variance in place for the main identification sign. However, the existing secondary sign does not. We are not asking to move the sign any closer to the road than it already is. We are just asking to be allowed to install our new updated sign in the same location.

List type of variance requested: Reduce required setback from 62' from centerline to 50'.

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 ARCHITECTURAL  
 1.800.941.7446  
 denyse.com

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Management Company  
 NCRO Management  
 Property Name & Address  
 Vinnings Station  
 Atlanta, GA

Original Date: 06.14.2018  
 Revision Date: 07.31.2018 wjb  
 Design Time: 3

**V-105  
 (2018)  
 Exhibit**

Revision Date: 07.31.2018 wjb  
 0

Design Time: 3

Filepath:  
 VIDS Graphics/Drawings  
 and Photos/Vinnings  
 Station - Atlanta,  
 GA/Preliminary/  
 VS\_Secondary\_Pylon v2

○ Concept  
 ● Preliminary  
 ○ Production

**Footer Detail**



California Registered Architect