

APPLICANT: Kasandas Properties Kennesaw, LLC **PETITION NO.:** V-86
PHONE: 678-592-0143 **DATE OF HEARING:** 08-13-08
REPRESENTATIVE: Parks F. Huff **PRESENT ZONING:** GC
PHONE: 770-422-7016 **LAND LOT(S):** 431, 432, 433, 434
PROPERTY LOCATION: Located at the southeast **DISTRICT:** 16
intersection of Busbee Drive and Chastain Road. **SIZE OF TRACT:** 7.27 acres
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the number of parking spaces from the required 114 spaces to 93 spaces; and 2) waive the requirement of public road frontage from 50 feet to zero feet to allow commercial development off of a private easement.

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.

DEVELOPMENT & INSPECTIONS: The plan submitted with this variance request will not meet the parking lot tree requirements of the Cobb County Tree Ordinance.

STORMWATER MANAGEMENT: No objection to waiver of parking requirement. Private easement access will eliminate need for additional stream crossing.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: No conflict.

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

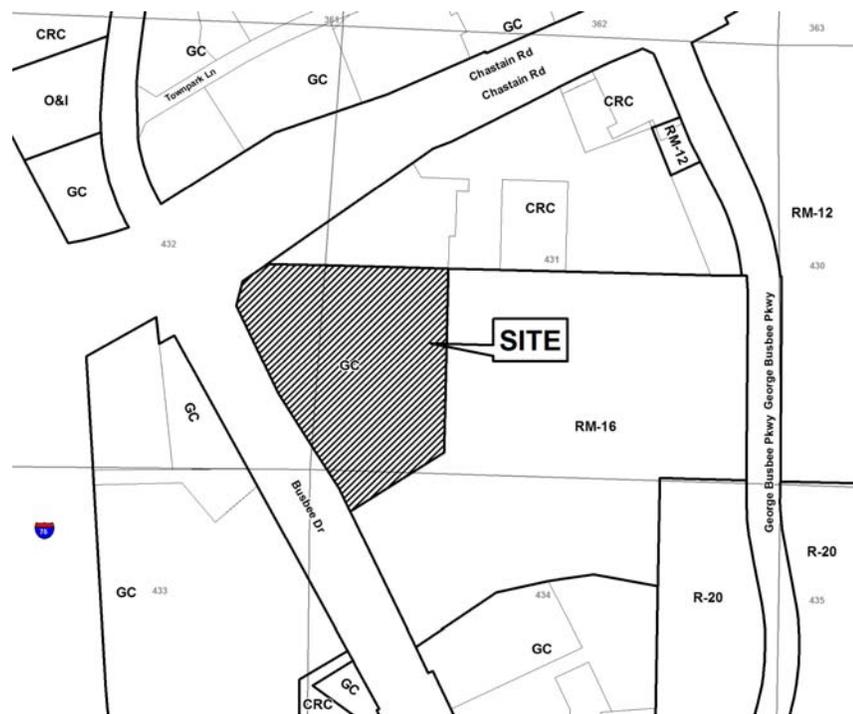
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



Cobb County Fire and Emergency Services

Applicant Name: Kasandas Properties

Petition Number: V-86

Date: 6.23.2008

Fire Marshal Comments

Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

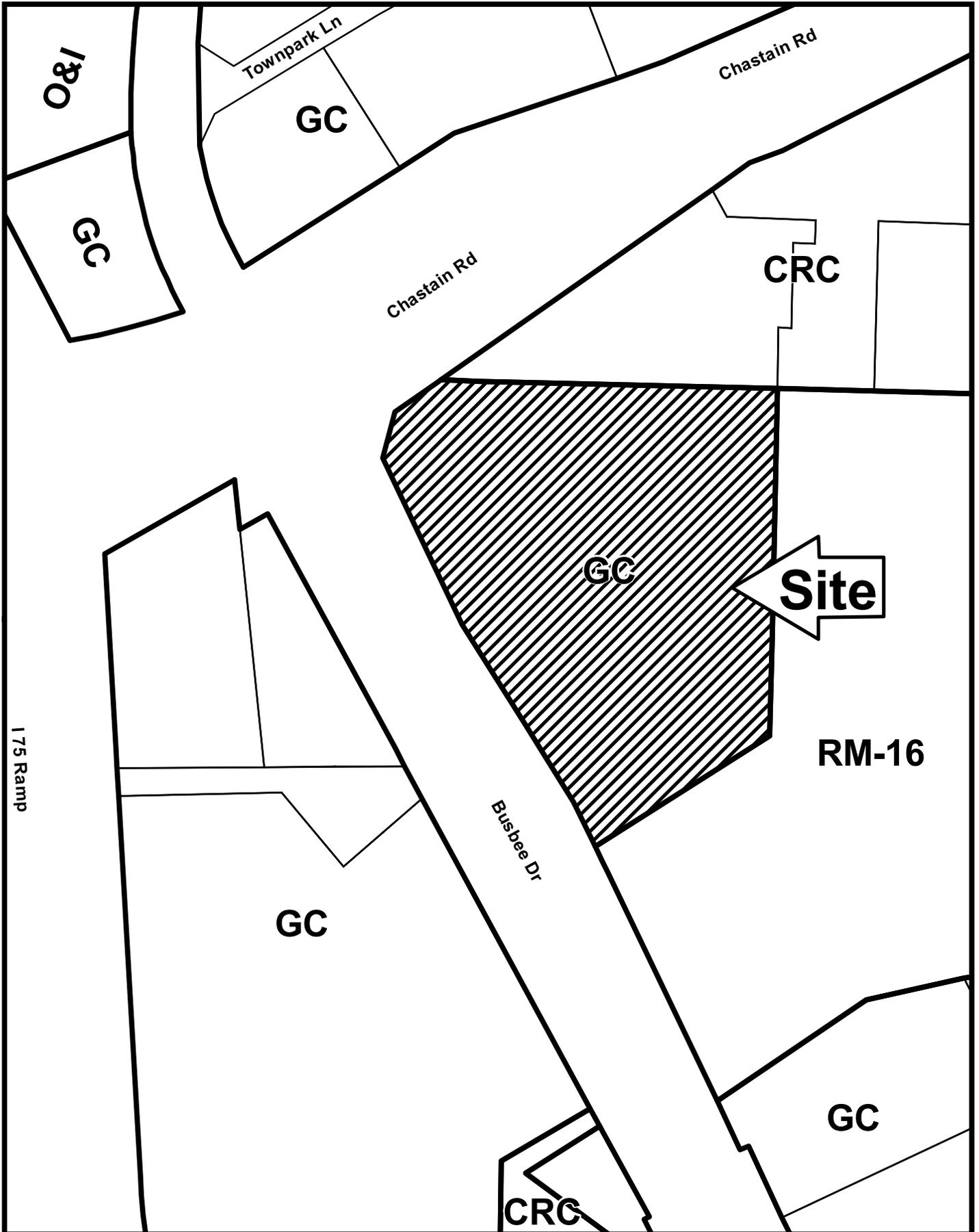
Commercial: Cul-de-sac without an island to have a 60 foot paved radius **or** Hammerhead turnaround – total of 110-feet needed (45 feet + 20 foot wide roadway + 45 feet).

Driveway access to a single family home must be 10 feet wide. A hammer head turnaround or cul-de-sac is required when a driveway exceeds 1000 feet. (See requirements for dimensions under residential subdivision).

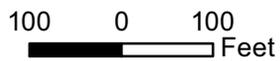
Fire Hydrant

Commercial: Fire hydrant within 500 feet of most remote part of structure.

V-86



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



-  City Boundary
-  Zoning Boundary

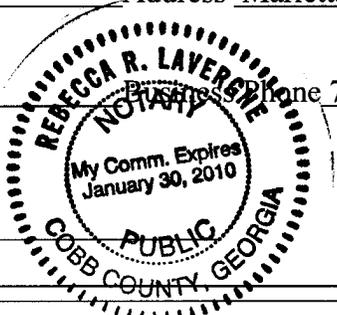
Application for Variance Cobb County

(type or print clearly)

Application No. V-86
Hearing Date: 8-13-08

Applicant Kasandas Properties Kennesaw, LLC Business Phone 678/592-0143 Home Phone 678/592-0143
SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100
Parks F. Huff Address Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

[Signature]
(representative's signature) Business Phone 770/422-7016 Cell Phone 770/426-6583



Signed, sealed and delivered in presence of:

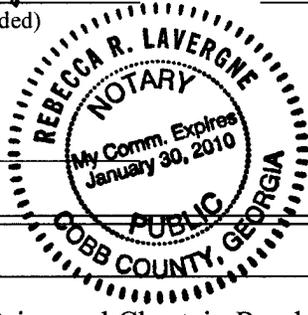
[Signature]

Notary Public

My commission expires: _____

Titleholder Kasandas Properties Kennesaw, LLC Business Phone 678/592-0143 Home Phone 678/592-0143

Signature [Signature] Manager Address: 637 Cobb Parkway, Marietta, GA 30060
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: _____

Present Zoning of Property GC

Location Southwest corner of Busbee Drive and Chastain Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 431, 432, 433 & 434 District 16 Size of Tract 7.2742 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 X Topography of Property X Other _____

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.

Because of the narrow shape and topography, parking lot space is limited making development of the property difficult.

List type of variance requested: Reduce the parking required in section 134-272 in the Cobb County Code from 114 spaces or 1.25 spaces per room to 93 spaces or 1 space per room.