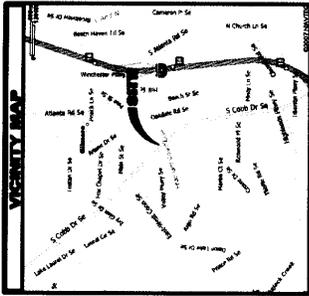
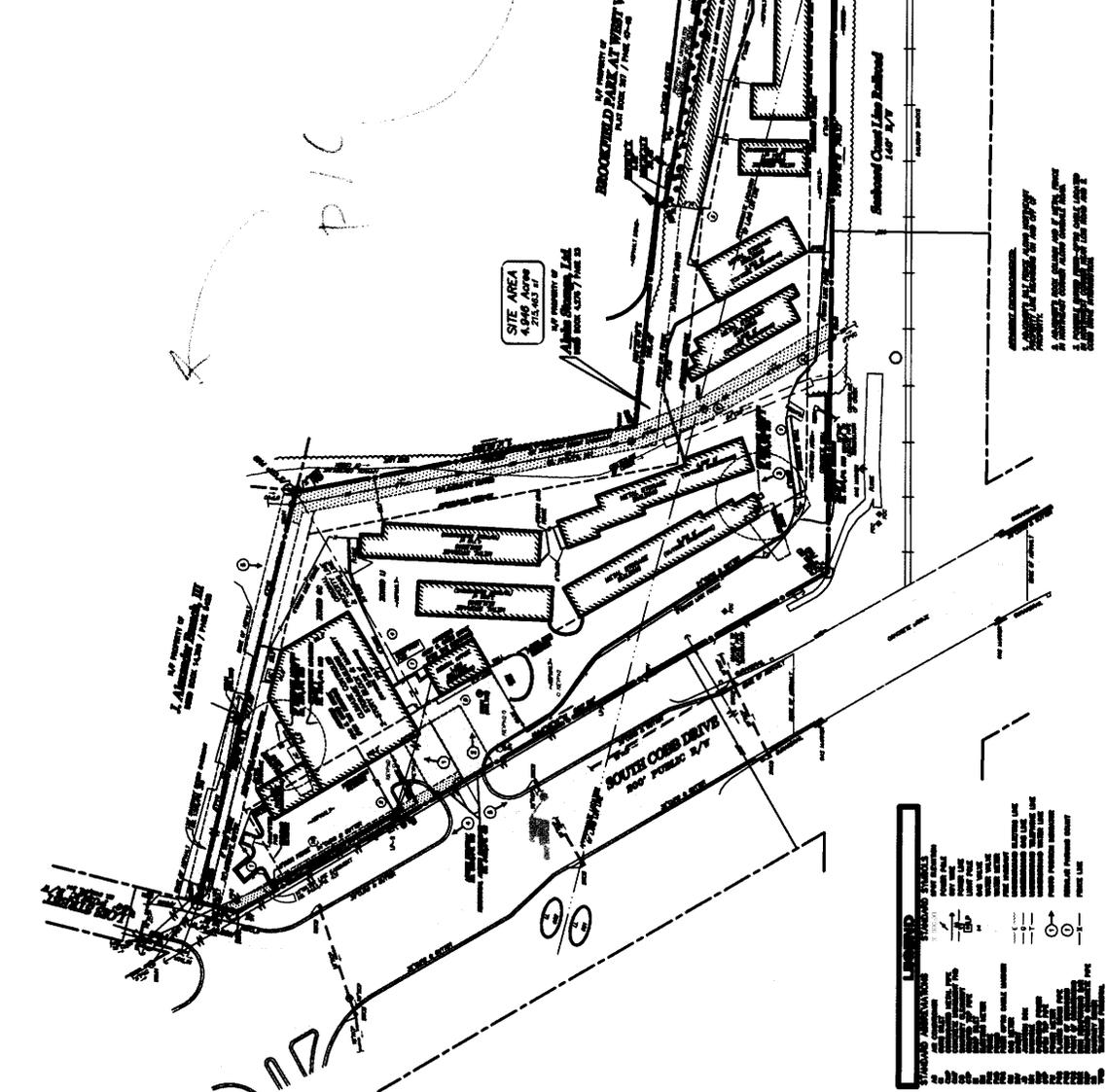
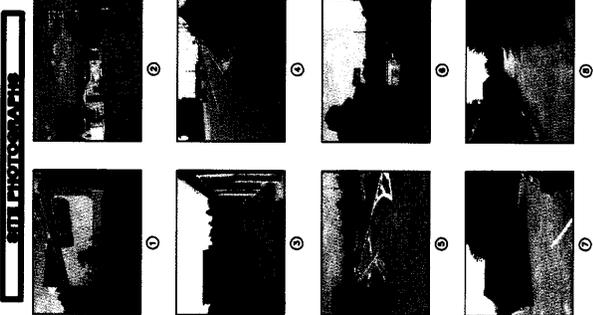


V-74
(2009)



GENERAL NOTES:
 1. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1908 AND THE SURVEYING ACT OF 1932.
 2. THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS.
 3. THE SURVEY WAS MADE ON THE 15th DAY OF MAY, 2009.
 4. THE SURVEY WAS MADE AT THE LOCATION SHOWN ON THE VARIETY MAP.
 5. THE SURVEY WAS MADE AT THE LOCATION SHOWN ON THE VARIETY MAP.
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LEGAL DESCRIPTION:
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VARIANCE EXHIBIT SURVEY FOR
A-Alpha Storage of Cobb, LLC
KeyBank National Association
First American Title Insurance Company

COUNTY: COBB STATE: GEORGIA
 LAND LOTS: 801 & 802 DISTRICT: 176 SECTION: 304
 PARCEL ID: SURVEY DATE: JUNE 5, 2007 DRAWING SCALE: 1" = 10'
 SURVEYOR: [Name] DATE: [Date] JOB NO.: [Number]



Leid Surveying & Mapping
 1170 Atlanta Industrial Drive
 Marietta, Georgia 30068
 Phone: (770) 795-8800
 Fax: (770) 795-8880

PROPERTY OWNER'S ATTENTION:
 THIS SURVEY WAS MADE FOR THE PURPOSES OF THE VARIANCE EXHIBIT SURVEY.
 IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

NO.	REVISIONS

GRAPHIC SCALE
 0 10 20 GRAPHIC SCALE 1"=40'
 0 10 20 GRAPHIC SCALE 1"=10'

CLASSIFICATION INFORMATION
 THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1908 AND THE SURVEYING ACT OF 1932. THE SURVEY WAS MADE AT THE LOCATION SHOWN ON THE VARIETY MAP. THE SURVEY WAS MADE AT THE LOCATION SHOWN ON THE VARIETY MAP. THE SURVEY WAS MADE AT THE LOCATION SHOWN ON THE VARIETY MAP. THE SURVEY WAS MADE AT THE LOCATION SHOWN ON THE VARIETY MAP. THE SURVEY WAS MADE AT THE LOCATION SHOWN ON THE VARIETY MAP. THE SURVEY WAS MADE AT THE LOCATION SHOWN ON THE VARIETY MAP. THE SURVEY WAS MADE AT THE LOCATION SHOWN ON THE VARIETY MAP. THE SURVEY WAS MADE AT THE LOCATION SHOWN ON THE VARIETY MAP. THE SURVEY WAS MADE AT THE LOCATION SHOWN ON THE VARIETY MAP.

IF YOU SEE
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LEGEND

[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING DRIVE
[Symbol]	EXISTING UTILITY
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING CURB
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING PAVEMENT
[Symbol]	EXISTING ASPHALT
[Symbol]	EXISTING CONCRETE
[Symbol]	EXISTING BRICK
[Symbol]	EXISTING STONE
[Symbol]	EXISTING METAL
[Symbol]	EXISTING WOOD
[Symbol]	EXISTING PLASTER
[Symbol]	EXISTING GYPSUM
[Symbol]	EXISTING LIME
[Symbol]	EXISTING SAND
[Symbol]	EXISTING GRAVEL
[Symbol]	EXISTING SOIL
[Symbol]	EXISTING ROCK
[Symbol]	EXISTING VEGETATION
[Symbol]	EXISTING TREES
[Symbol]	EXISTING SHRUBS
[Symbol]	EXISTING HERBS
[Symbol]	EXISTING FLOWERS
[Symbol]	EXISTING FRUITS
[Symbol]	EXISTING SEEDS
[Symbol]	EXISTING SPORES
[Symbol]	EXISTING BACTERIA
[Symbol]	EXISTING VIRUSES
[Symbol]	EXISTING FUNGI
[Symbol]	EXISTING ALGAE
[Symbol]	EXISTING DIATOMS
[Symbol]	EXISTING PROTOZOA
[Symbol]	EXISTING INVERTEBRATES
[Symbol]	EXISTING VERTEBRATES
[Symbol]	EXISTING MAMMALS
[Symbol]	EXISTING BIRDS
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[Symbol]	EXISTING AMPHIBIANS
[Symbol]	EXISTING FISH
[Symbol]	EXISTING INSECTS
[Symbol]	EXISTING MOLLUSCS
[Symbol]	EXISTING ARACHNIDS
[Symbol]	EXISTING PLANTS
[Symbol]	EXISTING ANIMALS
[Symbol]	EXISTING HUMANS

APPLICANT: Ben G. Bowen, III
PHONE: 770-356-5598
REPRESENTATIVE: same
PHONE: same
PROPERTY LOCATION: Located on the east side of South Cobb Drive and Lois Street, south of the East West Connector and on the west side of Oakdale Road, north of Wright Road (4757 South Cobb Drive).

PETITION NO.: V-74
DATE OF HEARING: 10-14-09
PRESENT ZONING: GC, LI
LAND LOT(S): 691, 692
DISTRICT: 17
SIZE OF TRACT: 4.946 acres
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the landscape screening buffer adjacent to the northern property line from the required 50 feet to 10 feet; and 2) waive the side setback from the required 20 feet to 10 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If this variance request is approved, a plat must be recorded reflecting the conditions of the variance. Whether or not the variance is approved, a plat must be recorded showing the combination of parcels 17069100030 and 17069200440 into one tract reflecting the address currently in use for the property. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No comments.

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: Ben G. Bowen, III
Petition Number: V-74
Date: 9/30/2009

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.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupiable floor level. Aerial fire apparatus roads shall be a minimum width of 24 feet face of curb to face of curb maximum of 40 feet from the structure and be positioned parallel to the long side of the building for its entire length. No overhead utility and power lines shall be located within the aerial apparatus access.

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

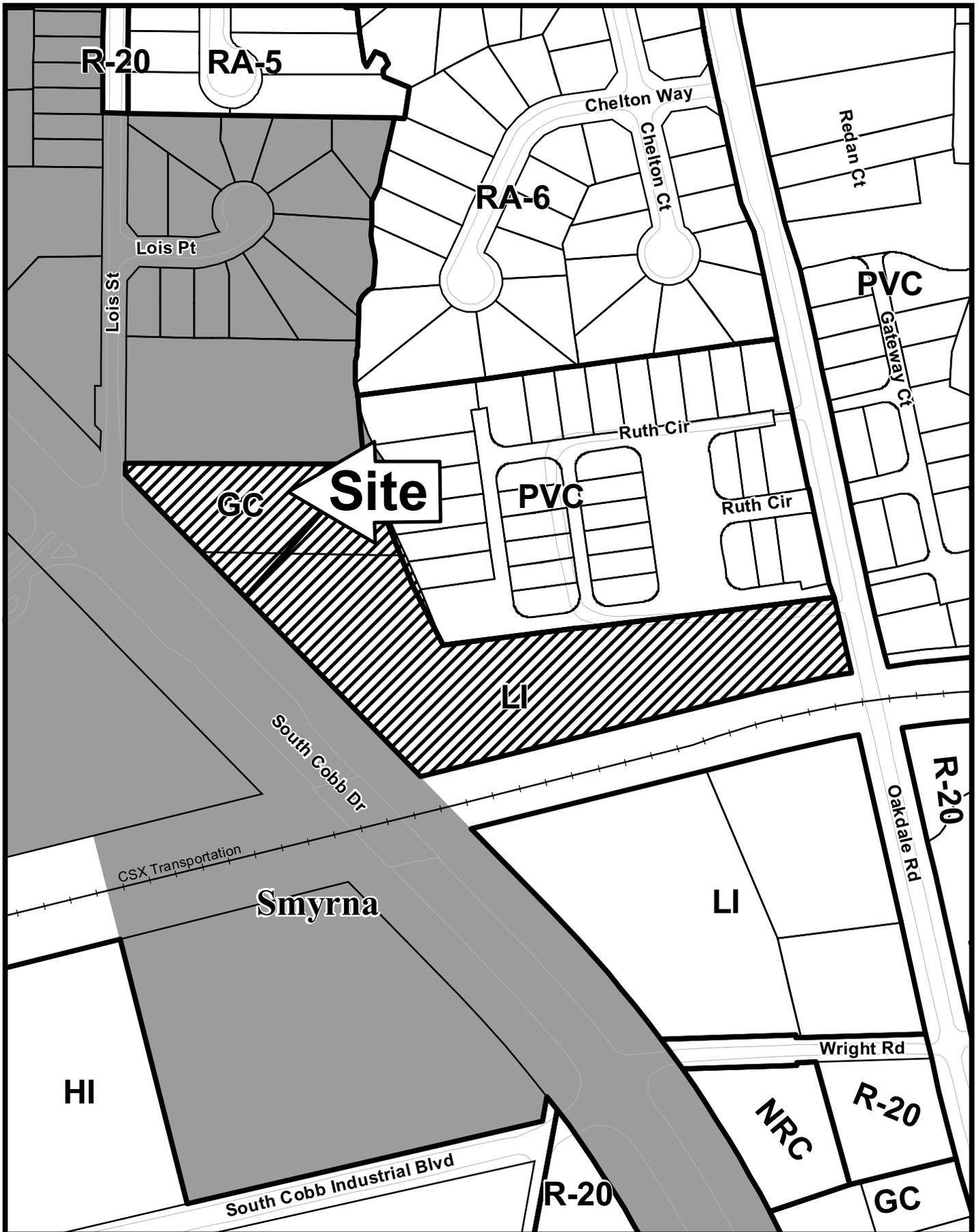
Commercial: Cul-de-sac without an island to have a 60 foot paved radius **or** Hammerhead turnaround – total of 110-feet needed (45 feet + 20 foot wide roadway + 45 feet).

Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. Gate shall be swing or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Cobb County Fire Marshal's Office.

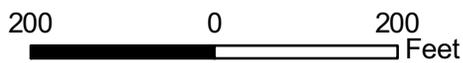
Fire Hydrant

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

V-74



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-74

Hearing Date: 10-14-09

Applicant BEN G. BOWEN Business Phone 770-356-5598 Home Phone _____

Address 4757 S. COBB DRIVE
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 770-333-0555 Cell Phone _____
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Notary Public, Cobb County, Georgia
My commission expires: My Commission Expires February 3, 2011

Titleholder ALPHA STORAGE Business Phone _____ Home Phone _____

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

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Notary Public, Cobb County, Georgia
My commission expires: My Commission Expires February 3, 2011

Present Zoning of Property GC LI

Location 4757 SOUTH COBB DRIVE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 691, 692 District 17 Size of Tract 4.97 Acre(s)

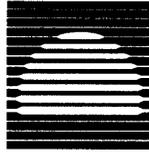
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

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.

This Variance is needed in order to have these storage limits which is needed to satisfy drive-up storage demand/capacity.

List type of variance requested: (1) WAIVE THE LANDSCAPE SCREENING BUFFER ADJACENT TO THE NORTHERN PROP. LINE FROM REQUIRED 50FT TO 10FT; (2) WAIVE THE SIDE SETBACK FROM REQUIRED 20FT TO 10FT



PACIFIC GROUP

September 4, 2008

Ben Bowen
Bowen & Company
6445 Powers Ferry Road
Suite 100
Atlanta, GA 30339

RE: A – Alpha Storage of Cobb, LLC – Oakdale Road location
Our File: 194 – 1.5

Dear Mr. Bowen:

Please be advised that we own the subdivision development named Brookfield Park at West Village that is located immediately north of the referenced property. We support Alpha Storage's Variance Application that involves the construction of a Proposed Building as depicted on the attached drawing under the following conditions:

1. Alpha Storage shall construct a fence as shown on the attached drawing prior to commencement of construction on the Proposed Building. This fence shall be constructed by a recognized fence company and shall consist of cedar. The fence shall be installed six (6) inches inside the Brookfield property line and shall be six (6) feet in height. The fence shall be a "shadow-box" style and shall be left untreated. We hereby provide Alpha Storage and its agents access to our property,
2. Within thirty (30) days of the completion of construction of the Proposed Building, Alpha Storage shall plant, at minimum, 32 – 3 gallon loblolly pine trees, ten (10) feet on center and in a staggered pattern as shown on the attached drawing, and
3. These conditions shall be incorporated into any Variance approval by Cobb County.

Alpha Storage's obligation to perform these works is conditional upon the grant of this Variance.

Sincerely,
Pacific Oakdale, LLC

Harold Cunliffe, Manager

