



**APPLICANT:** Stafford Transport, Inc. **PETITION NO.:** V-82  
**PHONE:** 404-691-2250 **DATE OF HEARING:** 10-14-09  
**REPRESENTATIVE:** Sams, Larkin & Huff, LLP **PRESENT ZONING:** HI  
**PHONE:** Garvis L. Sams, Jr. 770-422-7016 **LAND LOT(S):** 281, 282, 286, 287  
**PROPERTY LOCATION:** Located on the eastern side **DISTRICT:** 18  
of Discovery Boulevard, south of Veterans Memorial **SIZE OF TRACT:** 5 acres  
Highway (6375 Discovery Boulevard). **COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 75 feet to 50 feet for the proposed accessory structure; and 2) allow an accessory structure to the front of the primary structure.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comments.

**STORMWATER MANAGEMENT:** The proposed structure will be located on an existing paved area. No stormwater impacts are anticipated.

**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:** 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.

**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: Stafford Transport, Inc.

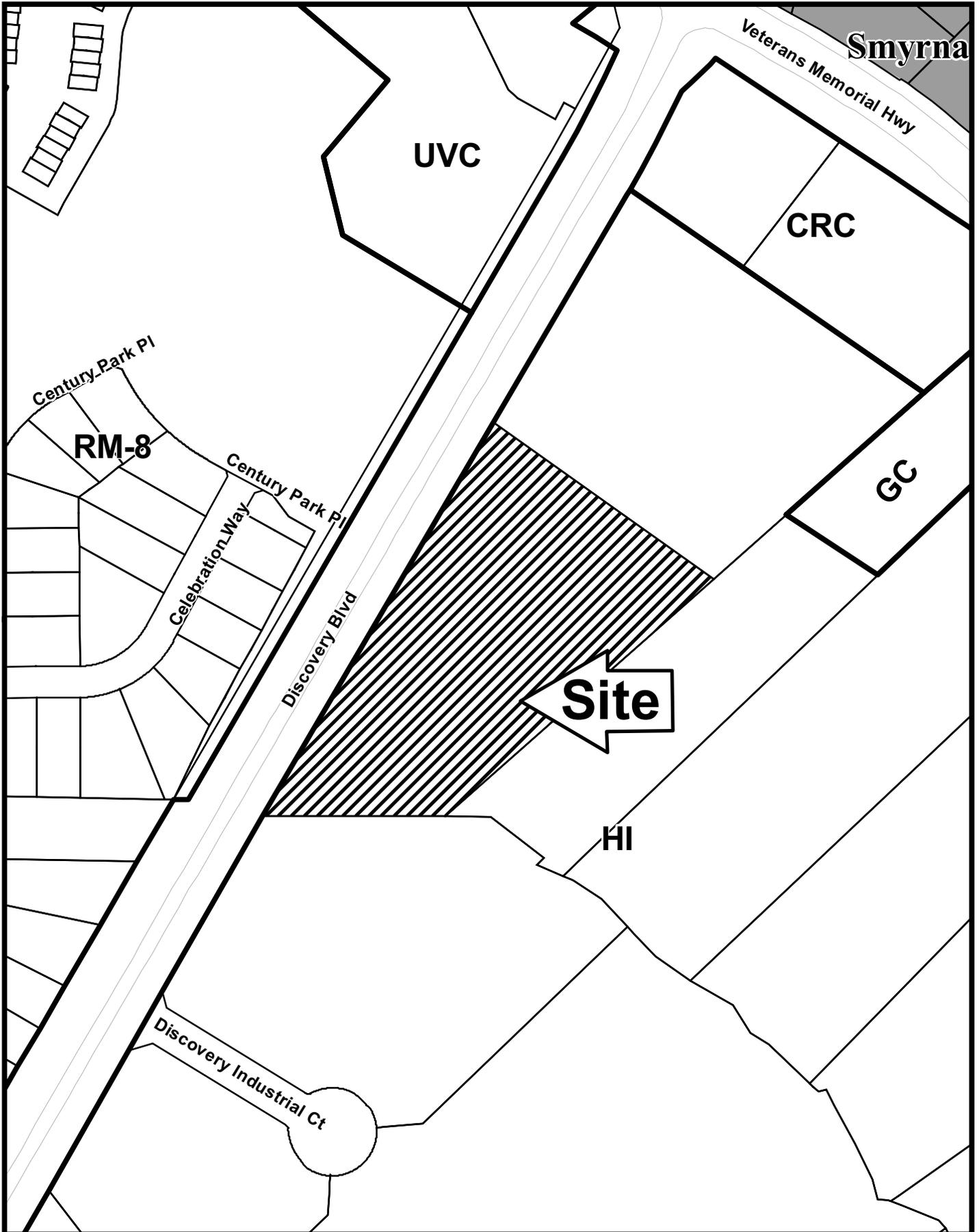
Petition Number: V-82

Date: 9/30/2009

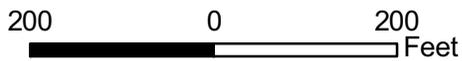
## *Fire Marshal Comments*

Fire Hydrant

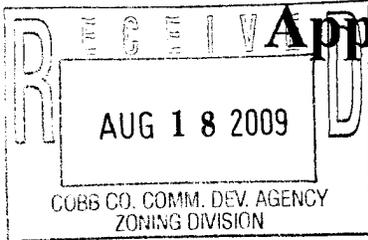
Commercial: Fire hydrant within 500 feet of most remote part of structure.



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

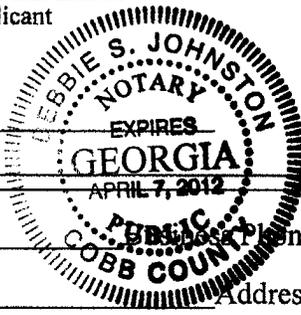
(type or print clearly)

Application No. V- 82  
Hearing Date: 10-14-09

Applicant Stafford Transport, Inc. Business Phone (404) 691-2250 Home Phone \_\_\_\_\_  
Sams, Larkin & Huff, LLP 376 Powder Springs Street, Suite 100  
Garvis L. Sams, Jr. Address Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)

By: \_\_\_\_\_ Business Phone (770) 422-7016 Fax (770) 426-6583  
Garvis L. Sams, Jr., Attorney for Applicant

My commission expires: 4/7/12  
SIGNED, SEALED AND DELIVERED IN PRESENCE OF:  
Lebbie S. Johnston Notary Public



Titleholder C. Stafford, LLC Business Phone (404) 691-2250 Home Phone \_\_\_\_\_  
Signature By: [Signature] Address: 6375 Discovery Blvd., Mableton, GA 30126  
Craig L. Stafford, President (street, city, state and zip code)

My commission expires: 4-2011  
SIGNED, SEALED AND DELIVERED IN PRESENCE OF:  
[Signature] Notary Public

Present Zoning of Property Heavy Industrial (HI)

Location East side of Discovery Boulevard, southwest of its intersection with Veterans Memorial Hwy.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 281, 282, 286 & 287 District 18th Size of Tract 5 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 XX Topography of Property \_\_\_\_\_ Other XX

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.

A literal interpretation or enforcement of Cobb County Zoning Ordinance Provisions requires that the proposed accessory structure be situated on the property in a manner which adversely affects internal traffic circulation on the site and, thus, creates a hardship due and owing to that fact.

List type of variance requested: \_\_\_\_\_

1. Waiver of the setback requirement on Discovery Boulevard from 75' to 50' for the construction of a 2,000' accessory structure.
2. Waiver of the requirement that an accessory structure be located completely to the side or rear of the primary structure.

**SAMS, LARKIN & HUFF**  
A LIMITED LIABILITY PARTNERSHIP

**GARVIS L. SAMS, JR.**  
**JOEL L. LARKIN**  
**PARKS F. HUFF**  
**JAMES A. BALLI**

SUITE 100  
376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064-3448

770-422-7016  
TELEPHONE  
770-426-6583  
FACSIMILE

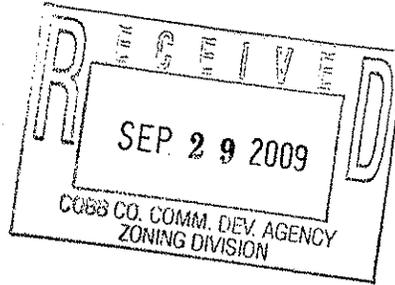
**MELISSA P. HAISTEN**  
**JUSTIN H. MEEKS**

**SAMSLARKINHUFF.COM**

September 29, 2009

**VIA HAND DELIVERY**

Mr. John P. Pederson, AICP Planner III  
Cobb County Zoning Department  
Suite 300  
191 Lawrence Street  
Marietta, Georgia 30060-1661



Re: Variance Application of Stafford Transport, Inc.  
(No. V-82)

Dear John:

You will recall that this firm has been engaged by and represents Stafford Transport, Inc. ("Stafford") concerning the above-captioned Variance Application. The Application is scheduled to be heard and considered by the Cobb County Board of Zoning Appeals ("BZA") on Wednesday, October 14, 2009.

The property at issue, located on the east side of Discovery Boulevard southeast of its intersection with Veteran's Memorial Highway, was rezoned to the Heavy Industrial ("HI") classification in 2002 (No. Z-32). The commercial component of that development was required to and did submit development plans to the Nickajack Community Coalition Architectural Control Committee which is Mableton Improvement Coalition's predecessor. While there is no requirement that variance plans or architectural style and composition on the HI tract be submitted for review or approval, we have established a dialogue with Mableton Improvement Coalition representatives which has precipitated the submission of this letter.

Stafford's Variance Application seeks a waiver of the setback requirement on Discovery Boulevard from 75 feet to 50 feet for the construction of a 2,000 square foot (1,000 square foot footprint) accessory structure. Additionally, Stafford seeks the waiver of the requirement that an accessory structure be located completely to the side or rear of a primary structure. While Stafford's request requires a variance from Cobb County, it is consistent with the Declaration of Protective Covenants placed on the property by Bessemer Properties which states under Development Standards, Section 4.2(a) that "Buildings or structures of any kind, or any part thereof, shall not be placed closer than 50 feet to any street."

**SAMS, LARKIN & HUFF**  
A LIMITED LIABILITY PARTNERSHIP

**VIA HAND DELIVERY**

Mr. John P. Pederson, AICP Planner III  
Cobb County Zoning Department  
Page 2  
September 29, 2009

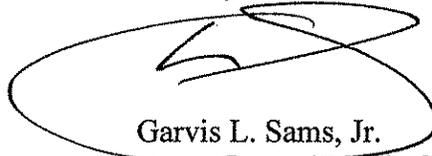
With respect to the foregoing, Stafford is agreeable to the following stipulations becoming conditions and a part of the grant of the variances and binding upon the subject property thereafter:

- 1) The architectural style and composition of the building shall be consistent with the elevations/renderings being submitted contemporaneously herewith. The buildings shall be constructed with pre-engineered, pre-painted metal panels and split-faced block and stucco painted to match the existing building.
- 2) The building shall be a maximum of two (2) stories in height with the bottom floor dedicated to tire storage with the upper floor being dedicated for offices and dispatch services. Said building shall be a maximum of 2,000 square feet with a 1,000 square foot footprint.

Please do not hesitate to call should you or the staff require any further information or documentation prior to the formulation of your Variance Analysis which will be provided to the BZA. With regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP



Garvis L. Sams, Jr.

[gsams@samslarkinhuff.com](mailto:gsams@samslarkinhuff.com)

GLSjr/brl

Enclosures

cc: Shown on next page.

**VIA HAND DELIVERY**

Mr. John P. Pederson, AICP Planner III  
Cobb County Zoning Department  
Page 3  
September 29, 2009

- cc: Members, Cobb County Board of Zoning Appeals – VIA E-Mail (w/attachment)
- Mr. Mark A. Danneman, Manager, Cobb County Zoning Department  
– VIA Facsimile (w/attachment)
- Mr. Robert L. Hosack, Jr., AICP and Director, Cobb County Community Development  
Agency – VIA E-Mail (w/attachment)
- Mr. David Breaden, P. E., Cobb County Stormwater Management – VIA E-Mail  
(w/attachment)
- Ms. Jane Stricklin, P. E., Cobb County Department of Transportation – VIA E-Mail  
(w/attachment)
- Ms. Karen King, Assistant County Clerk – VIA Hand Delivery (w/enclosure)
- Ms. Lori Presnell, Deputy County Clerk – VIA Hand Delivery (w/enclosure)
- Mr. Ben Clopper, P. E., President, Mableton Improvement Coalition – VIA E-Mail  
(w/attachment)
- Mr. Joe Uhl, Legacy at Riverline – VIA E-Mail (w/attachment)
- Mr. Craig Stafford, President, Stafford Transport, Inc. – VIA E-Mail (w/attachment)
- Mr. Steve Law, B. L. Law Construction Co., Inc. – VIA E-Mail (w/attachment)

**LAW**  
CONSTRUCTION CO., INC.  
770.941.8445  
1100 W. COUNTY ROAD 100, SUITE 100  
MABLETON, GA 30126  
STAFFORD TRANSPORT

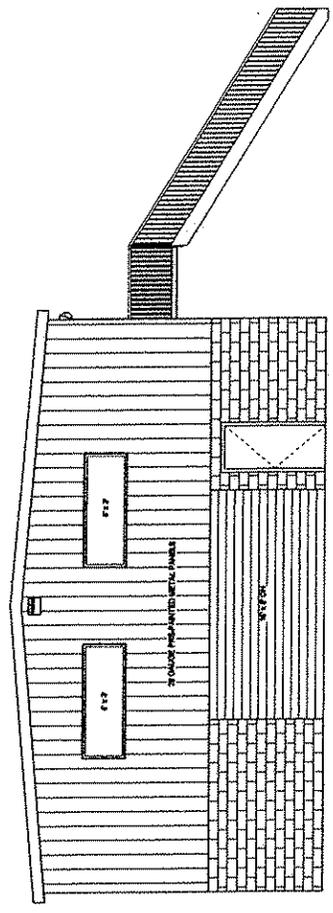
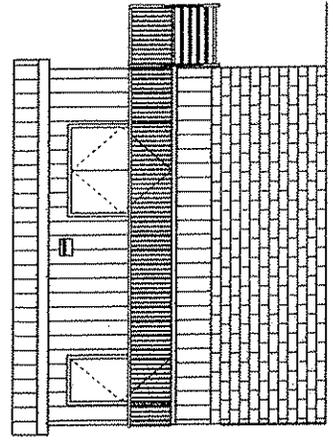
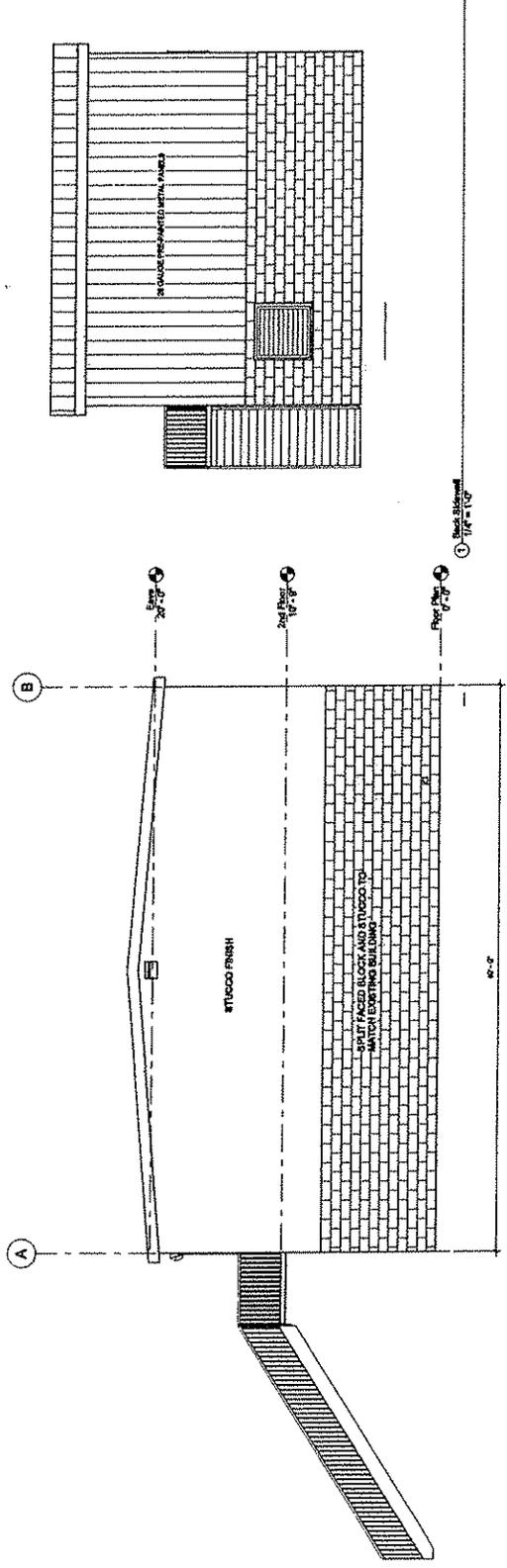
**STAFFORD TRANSPORT**  
6375 Discovery Blvd.  
Mableton, GA 30126

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SYSTEM.

**ELEVATIONS**

Project Name: STAFFORD TRANSPORT  
Project Number: 071400  
Date: 7-14-09  
Scale: 1/8" = 1'-0"

**A102**



**RECEIVED**  
SEP 29 2009  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**LAW**  
CONSTRUCTION CO., INC.  
770-941-8545  
1100 W. BERRY STREET, SUITE 100  
ATLANTA, GA 30335  
STAFFORD TRANSPORT

**STAFFORD TRANSPORT**  
6375 Discovery Blvd.  
Mableton, GA 30126

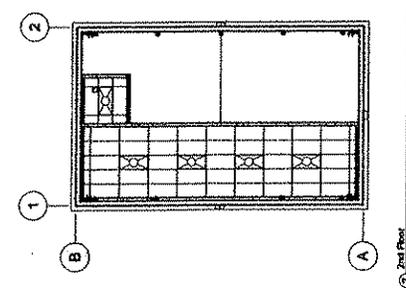
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**FLOOR PLAN**

PROJECT NO. 071-9-00  
DATE 7-14-09  
DRAWN BY [Signature]

**A101**

AS SHOWN



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- 3. 1/4" = 1'-0" Scale
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