

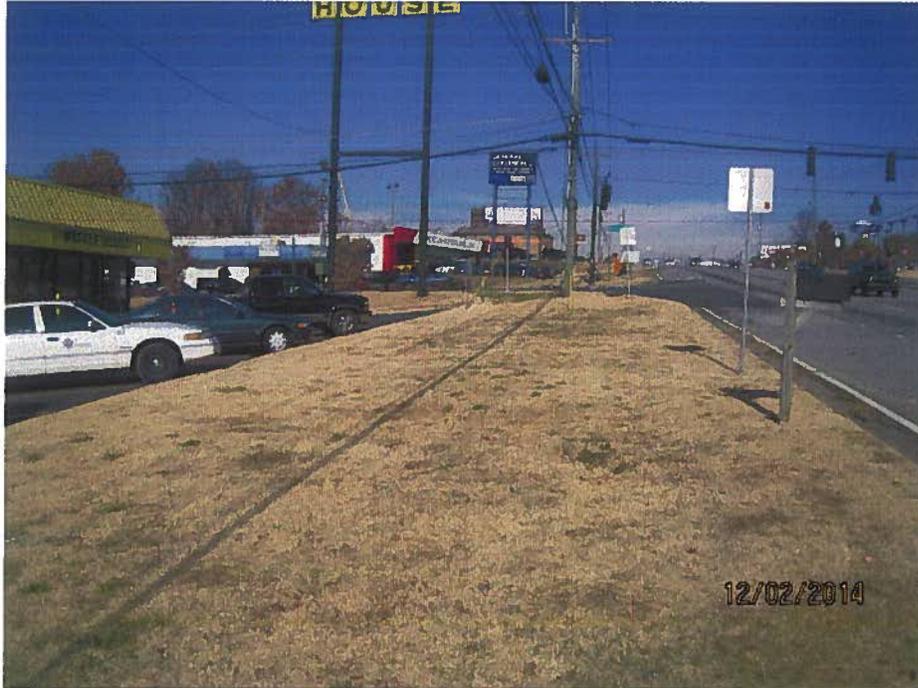
Criteria:

1. Exceptional or extraordinary circumstances or conditions *are/are not* applicable to the development of the site that do not apply generally to sites in the same zoning district.
2. Granting the application *is/is not* necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.
3. Granting the application *will/will not* be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.

PICTURES



View of Waffle House at 920 Cobb Pkwy



View of front landscape strip off 920 Cobb Pkwy



View of side landscape strip off Barclay Circle

Staff Review:

The applicant Waffle House Inc., represented by J. Kevin Moore, is requesting variances for the Waffle House at 920 Cobb Parkway South. The applicant is renovating and updating the restaurant facility. The variances being requested would allow the installation of aluminum composite metal (ACM) panels for metal awnings and roof, waiver of required ten (10) foot landscape strip along the frontage on Cobb Parkway and five (5) foot landscape strip along Barclay Circle, and to increase the maximum impervious surface area from 80% to 81%. The subject property is zoned CRC (Community Retail Commercial) similarly to all surrounding properties along Cobb Parkway and Barclay Circle.

The proposed project involves the renovating and updating of the restaurant, which include the use of ACM (aluminum composite material) panels on the metal awnings and roof. Section 708.16.G.3 of the Zoning Ordinance states that *“Building design and materials may be of the developer’s choosing; however, structures which utilize metal siding shall be constructed with brick, stone, rock or wood covering any facade of the building facing a roadway.”* The applicant is requesting a variance to allow ACM panels to comply with the trademark look associated with Waffle House restaurants.

Both the City Council and the Marietta Board of Zoning Appeals have heard and approved requests for similar exterior materials in the past. Below is a list of recent cases.

Case #	Address	Organization
Z2007-15	727 Cobb Parkway S	Marietta Toyota
V2010-22	1250 Atlanta Industrial Dr	Atlanta Beverage Company
V2010-25	925 Cobb Parkway S	Team Nissan
V2011-17	2155 Cobb Parkway S	Steve Rayman Chevrolet
V2013-10	2150 Cobb Parkway S	Buick GMC
V2014-02	1865 Cobb Parkway S	Pugmire Lincoln Mercury
V2014-53	708 Cobb Parkway S	Marietta Toyota

Although this property fronts a highly visible and highly traveled arterial corridor within the City of Marietta, the ACM panels provide a modern, attractive design feature, and are not a metal façade typical of industrial buildings. This proposal is substantially similar to the previously noted cases.

Section 708.16(H) of the Zoning Ordinance under bulk and area regulations, states that the maximum impervious surface is 80%. The currently developed site exceeds amount of impervious surface area allowed. The renovations and updates to the site that the applicant is proposing would reduce the amount of impervious surface area on the site, but it would still exceed 80%; thus, a variance would be required to allow a maximum impervious surface area of to 81%.



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

Section 712.08 of the Tree Protection and Landscaping of the Zoning Ordinance requires a 10 foot wide landscape strip for street of tree along any public street. The applicant has stated in a letter submitted along with the application that the subject property was rezoned and developed approximately 30 years ago under a prior zoning ordinance; and before the widening of Cobb Parkway and Barclay Circle. The City has revised the zoning code since that time and now requires all sites undergoing redevelopment to adhere to all new regulations, including planting strips and street trees. The applicant indicates that it would be unable to reasonably or economically renovate and upgrade the existing facility under current regulations.

PUBLIC NOTICE OF VARIANCES

The City of Marietta hereby gives notice that a public hearing will be held to give consideration to the following Variances for a recommendation to the City Council at their meeting on **Wednesday, January 14, 2015, 7:00 p.m.**, City Hall, for a final decision to be made.

V2015-01 [VARIANCE] WAFFLE HOUSE, INC. requests variances for property located in Land Lot 05720, District 17, Parcel 0110, 2nd Section, Marietta, Cobb County, Georgia and being known as 920 Cobb Parkway South, currently zoned CRC (Community Retail Commercial). Variance to allow the use of ACM (Aluminum Composite Metal) panels on the front and side of a building facing a roadway; variance to increase maximum impervious surface from 80% to 81%; variance to reduce required landscape strip from 10 ft. to 5 ft. along Barclay Circle; variance to waive required ten (10) foot landscape strip along Cobb Parkway. Ward 1A.

A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

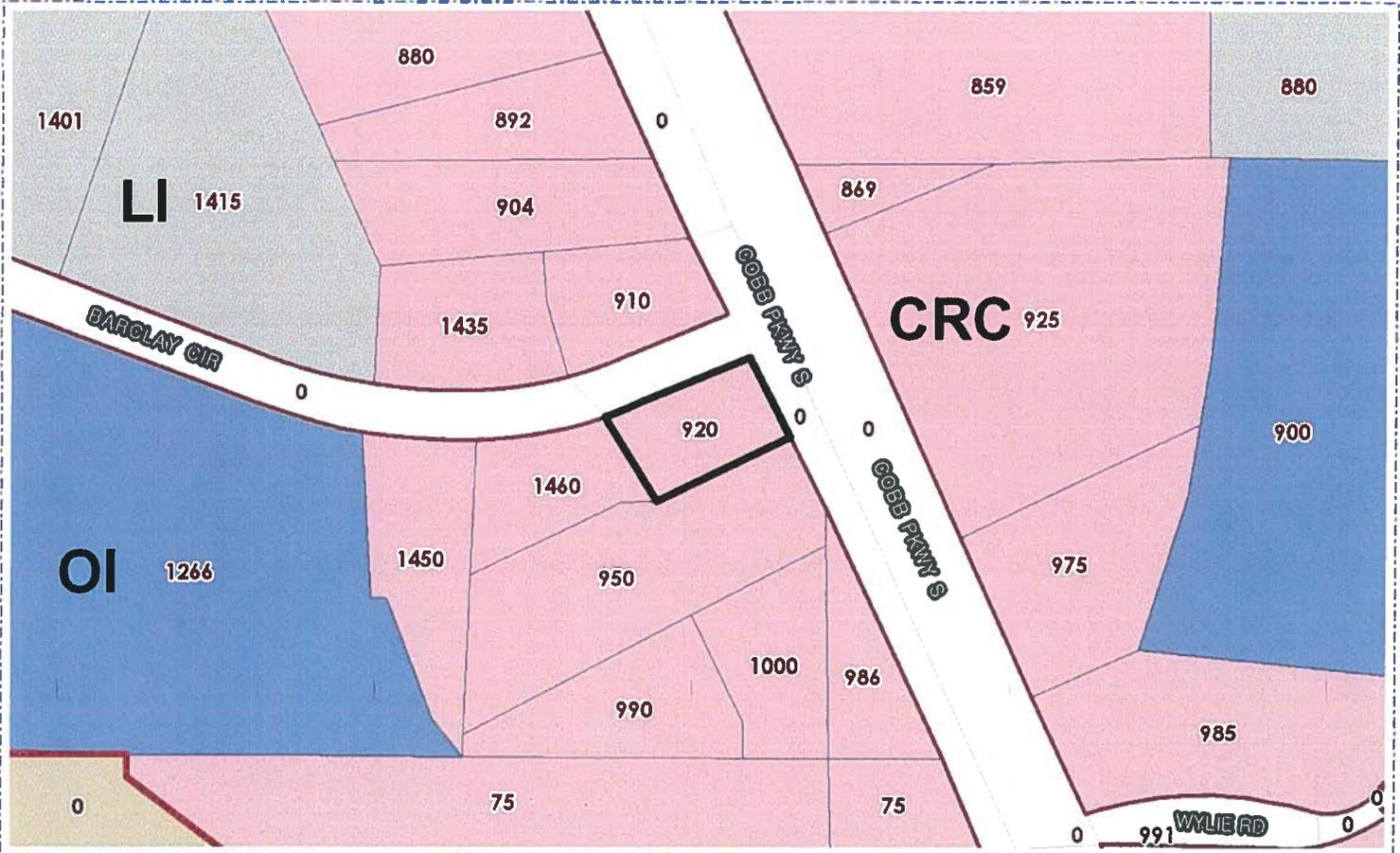
For additional information please call the Planning and Zoning Office (770) 794-5440.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060



Variance

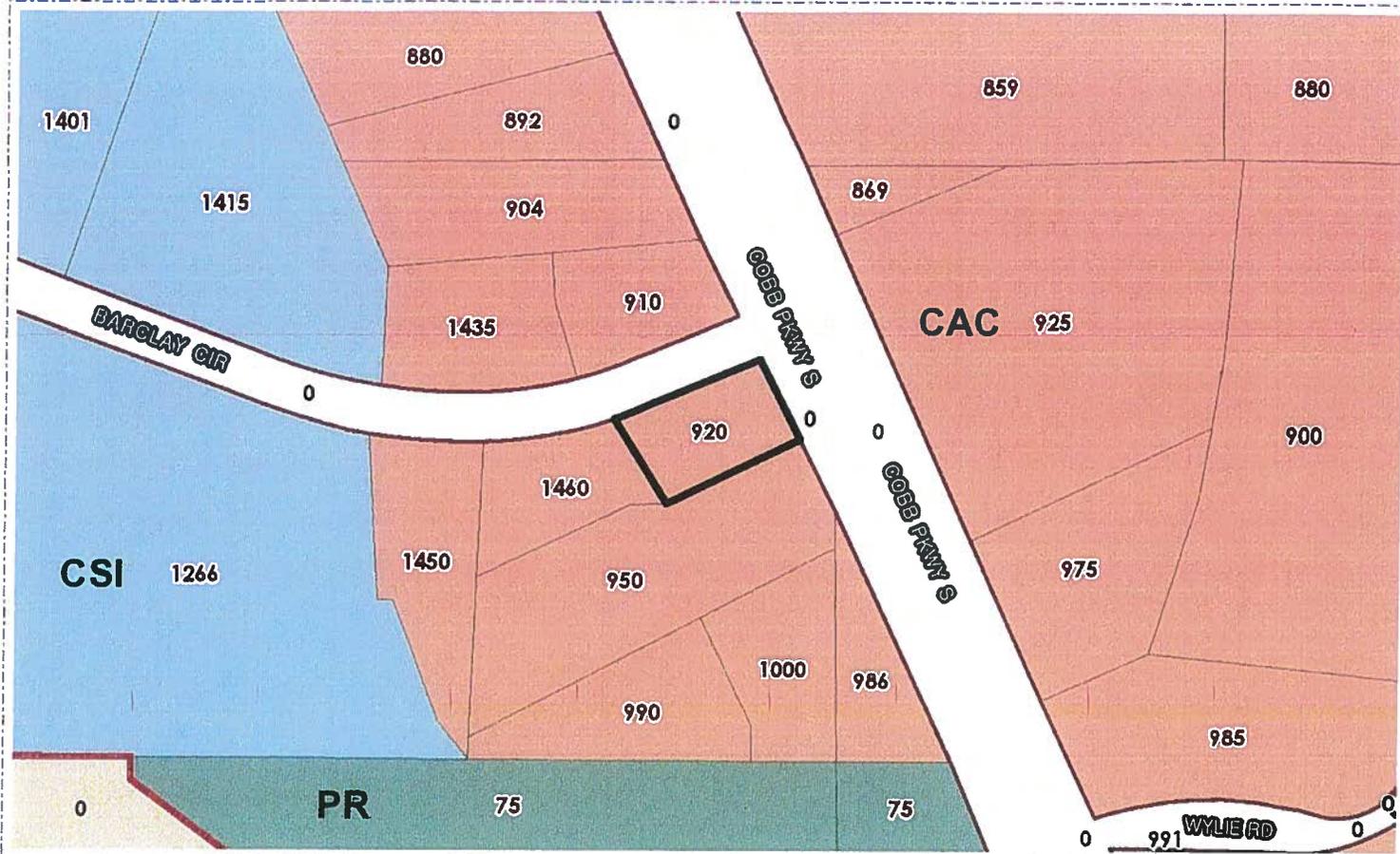


Address	Parcel Number	Acreage	Ward	Zoning	FLU
920 COBB PKWY S	17057200110	0.488	1A	CRC	CAC
Property Owner:	Waffle House				
Applicant:					
City Council Hearing Date:	1/14/15				
Acquisition Date:					
Case Number:	V2015-01				
City of Marietta Planning & Zoning					

- Zoning Symbols**
- Railroads
 - City Limits
 - Cobb County Pockets
 - NA
 - R1 - Single Family Residential (1 unit/acre)
 - R2 - Single Family Residential (2 units/acre)
 - R3 - Single Family Residential (3 units/acre)
 - R4 - Single Family Residential (4 units/acre)
 - RA4 - Single Family Residential - Attached
 - RA6 - Single Family Residential - Attached
 - RA8 - Single Family Residential - Attached
 - MHP - Mobile Home Park
 - PRD-SF - Planned Residential Dev. Single Family
 - RM8 - Multi Family Residential (8 units/acre)
 - RM10 - Multi Family Residential (10 units/acre)
 - RM12 - Multi Family Residential (12 units/acre)
 - RHR - Residential High Rise
 - PRD-MF - Planned Residential Dev Multi Family
 - NRC - Neighborhood Retail Commercial
 - CRC - Community Retail Commercial
 - RRC - Regional Retail Commercial
 - PCD - Planned Commercial Development
 - LI - Light Industrial
 - HI - Heavy Industrial
 - PID - Planned Industrial Development
 - MXD - Mixed Use Development
 - CBD - Central Business District
 - OIT - Office Institutional Transitional
 - LRO - Low Rise Office
 - OI - Office Institutional
 - OS - Office Services
 - OHR - Office High Rise



Future Land Use



Address	Parcel Number	Acreage	Ward	Zoning	FLU
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920 COBB PKWY S	17057200110	0.488	1A	CRC	CAC
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Planning Commission
Hearing Date:

City Council Hearing Date: 1/14/15

Future Land Use: CAC

Case Number:

Comments:

Future Land Use Symbols

- Railroads
- City Limits
- ☼ Cobb County Pockets
- RAC - Regional Activity Center
- CAC - Community Activity Center
- NAC - Neighborhood Activity Center
- CBD - Central Business District
- MXD - Mixed Use Development
- CSI - Community Service and Institutional
- HDR - High Density Residential
- MDR - Medium Density Residential
- LDR - Low Density Residential
- OSC - Open Space / Conservation
- PR - Parks / Recreation
- IW - Industrial Warehousing
- IM - Industrial Manufacturing
- TCU - Transportation and Utilities

City of Marietta Planning & Zoning

Aerial Map



Address	Parcel Number	Acreage	Ward	Zoning	FLU
920 COBB PKWY S	17057200110	0.488	1A	CRC	CAC

Property Owner: Waffle House

Applicant:

City Council Hearing Date: 1/14/15

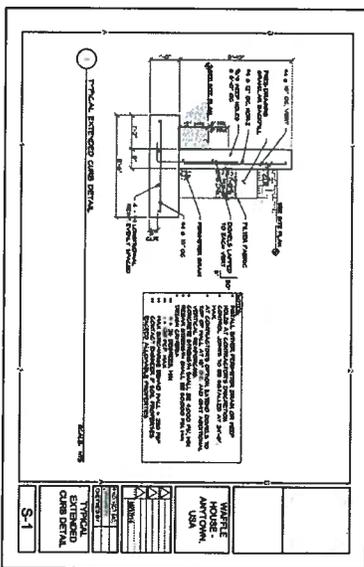
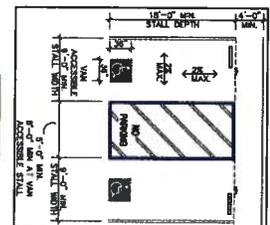
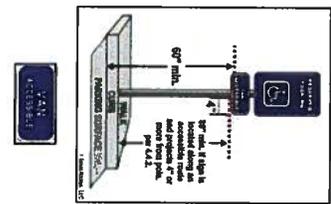
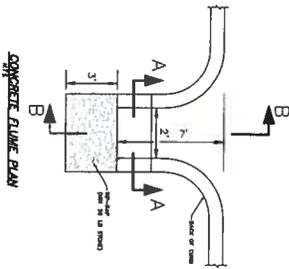
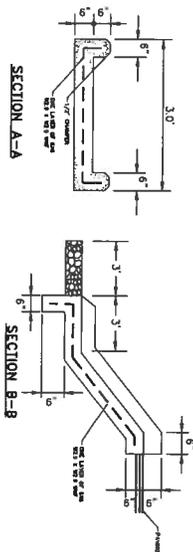
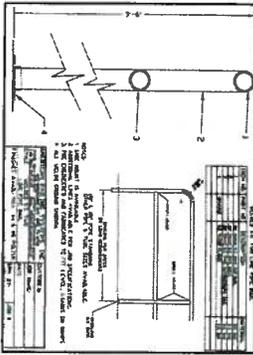
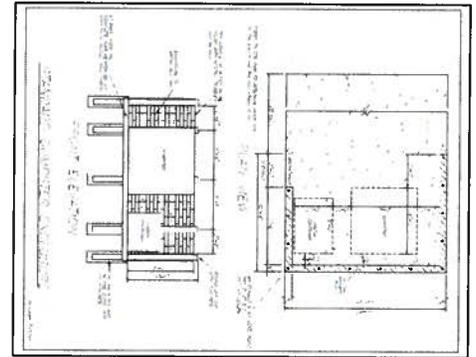
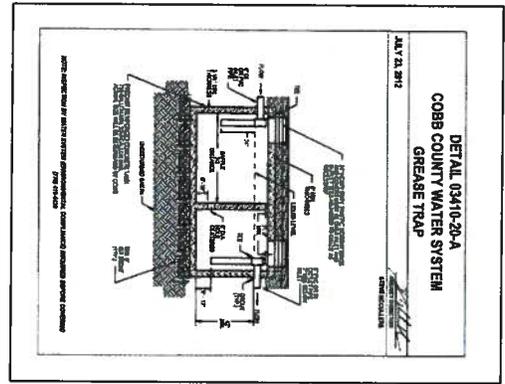
Planning Commission Hearing Date:

BZA Hearing Date: **Case Number:** V2015-01

Comments:

Legend

-  Railroads
-  City Limits
-  Cobb County Pockets



24-499 EMERGENCY CONTACT: DAVID MITCHELL (678) 871-6842

DETAILS	JOB NO.	14-232
	DATE	10/21/14
	SHEET	3
	OF	4

WAFLE HOUSE UNIT 494
JURISDICTION: CITY OF MARIETTA / COBB COUNTY
LOCATION: 920 COBB PARKWAY S. MARIETTA, GA 30060
PARCEL ID: 17057200110

"A UNIQUE AMERICAN PHENOMENON"

WAFLE HOUSE.

"AMERICA'S PLACE TO EAT. AMERICA'S PLACE TO WORK"

5986 Financial Dr., Marietta, GA 30071
(770) 728-5700

#	DATE	REVISIONS	BY

THE CONTINEO GROUP

572 OAKDALE ROAD | ATLANTA, GA 30329
PHONE: 770.355.7405 | WWW.THECONTINEOGROUP.COM

10/21/14

THE CONTINEO GROUP

