
APPLICANT RESPONSE STATEMENT VARIANCES

1) Explain requested variance.

The applicant seeks a variance from Woodstock LDO Section 7.723 regarding Code Compliance Certificate in the Downtown District for a building remodel to accommodate a proposed Starbucks coffee.

2) How any special conditions and circumstances existing on the property which are peculiar to the land, structure(s) or building(s) involved and which are not applicable to other lands, structure(s) or building(s) in the same district.

Starbucks proposes to remodel 2,100 square feet of space in one building that is part of a 29,250 square foot shopping center. No material changes will be made to the building with the major changes being the addition of a drive thru window and changing the angle of some parking spaces to accommodate the drive for the drive thru.

3) How the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of right commonly enjoyed by other properties within the same district under the terms of the Zoning Ordinance.

The proposed variance will allow the current setbacks and other existing development conditions to remain as is which is consistent with the existing development in this area of Highway 92

4) How the special conditions and circumstances do not result from the actions of the applicant.

The Applicant is only remodeling a portion of an existing building that is a part of a larger shopping center.

5) How granting of the variance requested will not confer on the applicant any special privileges that is denied by the Zoning Ordinance to other lands, structure(s) or building(s) in the same district.

The requested variance relate specifically to the subject property because it is part of an existing shopping center.

6) How no non-conforming use of neighboring lands, structure(s) or building(s) in the same district and not permitted or non-use of lands, structure(s) or

building(s) in other districts shall be considered grounds for issuance of a variance.

The variance is a variance requested due to the specific facts that relate to this property and the fact that the remodeling is only a small portion of an existing shopping center.

- 7) **Explain how this requested variance is the minimum necessary that will allow the reasonable use of the land, structure(s) or building(s).**

The Applicant is requested variances based upon development needs and is asking for no other variances.

- 8) **Explain how, if granted, this requested variance will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, surrounding properties or otherwise detrimental to the public welfare.**

The proposed variance will fit in with the existing development and other commercial developments in the area.

SAMS, LARKIN, HUFF & BALLI, LLP

By: 

PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010



PROJECT #: 62816-001 DESIGNER: E. ZAKAMAREK & L. BOTERO

SCHEMATIC DESIGN DRAWINGS



STARBUCKS LOCATION



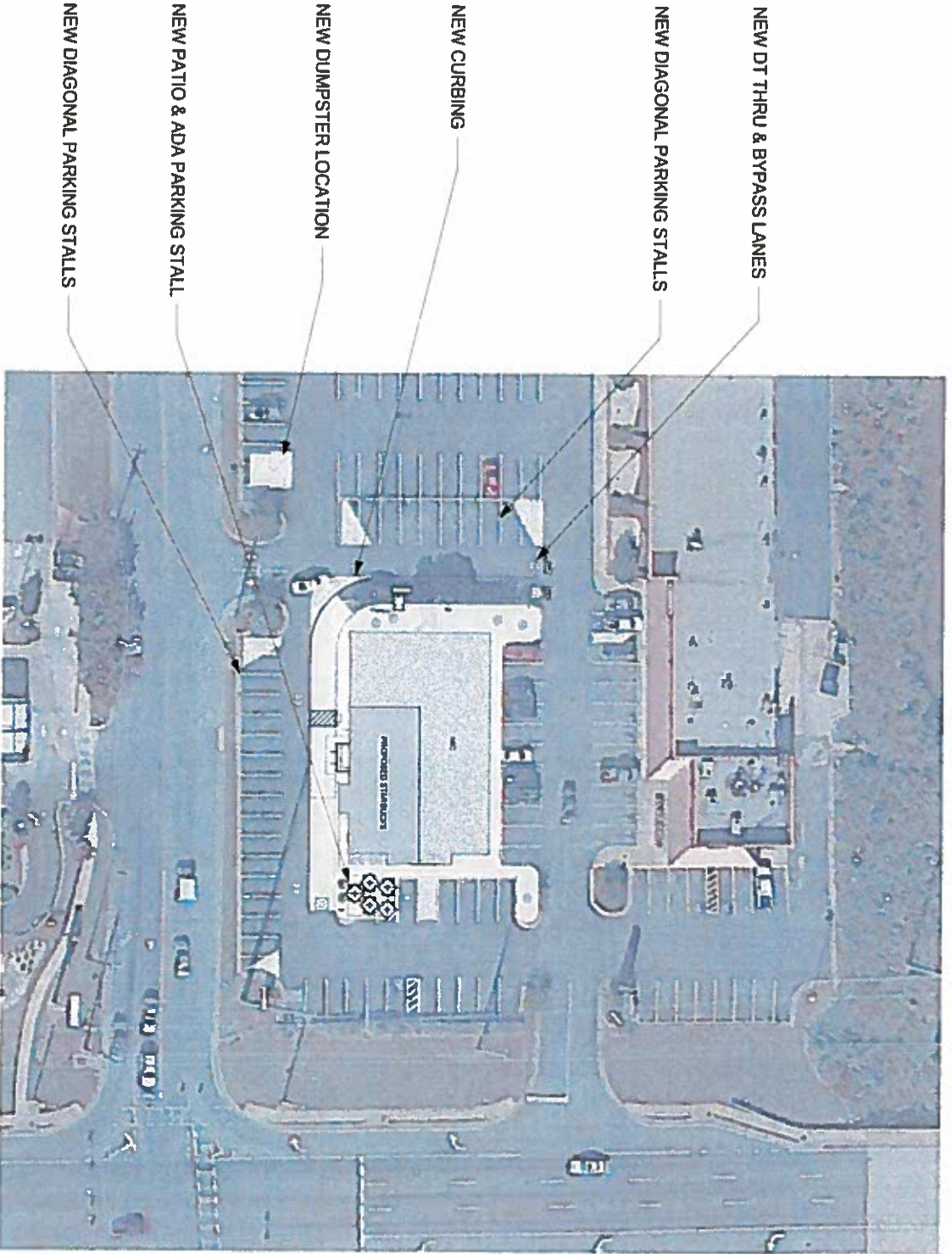
HWY 92 & I-575 - WOODSTOCK

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SCHEMATIC DESIGN DRAWINGS



HWY 92 & I-575 - WOODSTOCK

SHEET: SC-3 2014 03 27

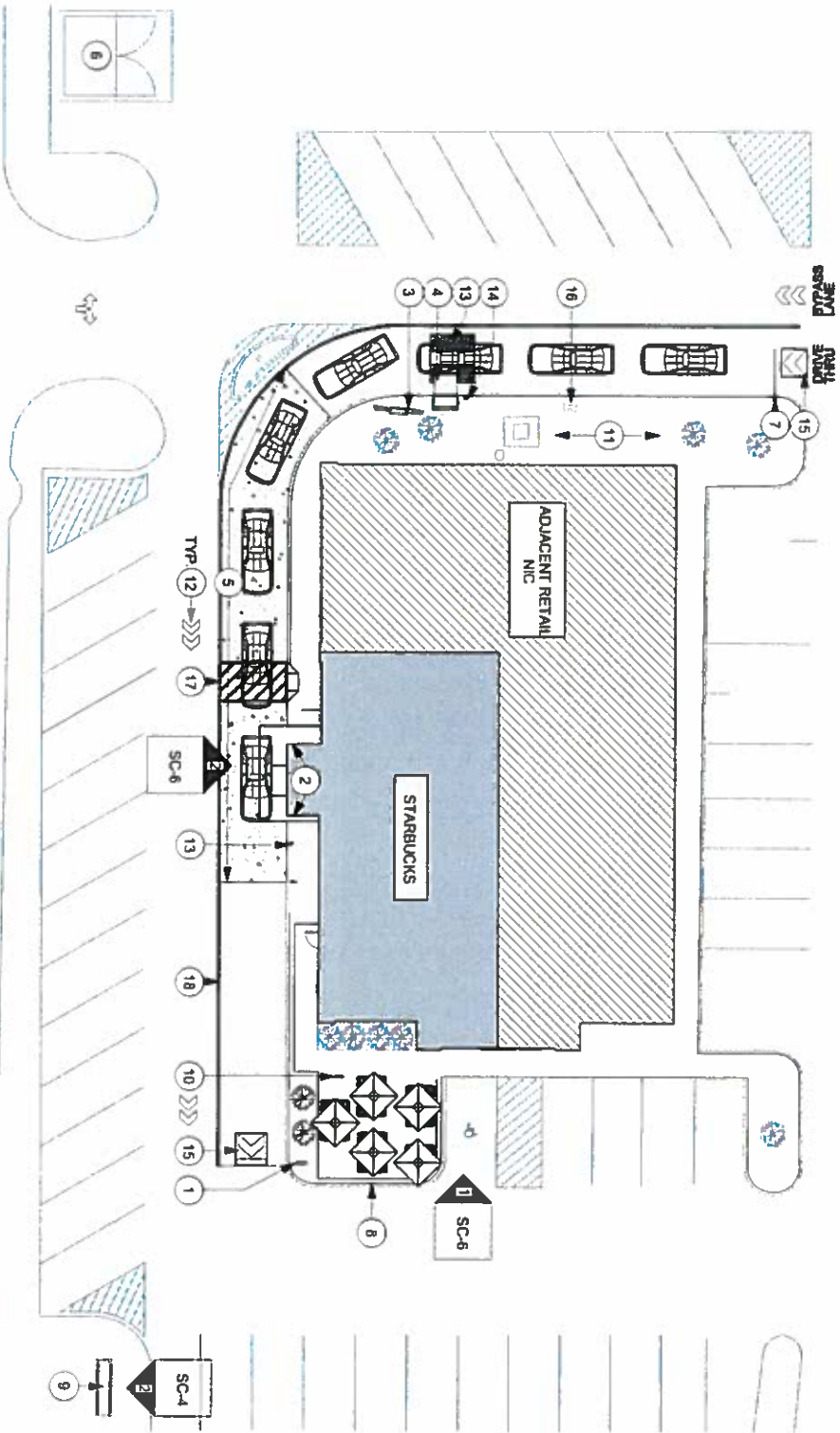




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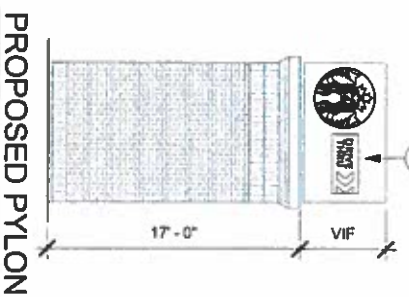
SCHEMATIC DESIGN DRAWINGS

PROPOSED SITE PLAN



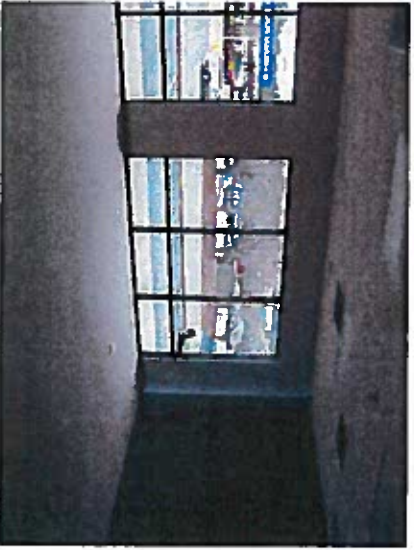
SCOPE OF WORK

1. NEW DIRECTIONAL SIGN BY SBUX.
 2. NEW BUMP OUT ADDITION BY SBUX.
 3. NEW 5 PANEL MENU BOARD BY SBUX.
 4. NEW ORDER POINT CANOPY 85'-0" FROM CENTERLINE OF DT WINDOW BY SBUX.
 5. NEW CONCRETE LANE, MENUBOARD TO DT WINDOW BY SBUX.
 6. DUMPSTER ENCLOSURE BY SBUX.
 7. NEW CLEARANCE BAR BY SBUX.
 8. NEW PATIO FLATWORK & RAILING BY SBUX BY SBUX.
 9. EXISTING PYLON, NEW SIGMAGE.
 10. NEW BIKE RACK BY SBUX.
 11. NEW LANDSCAPING & HARDSCAPING BY SBUX.
 12. PARKING LOT STRIPING & ARROWS BY SBUX.
 13. ORDER POINT BOARD & CANOPY.
 14. BOLLARDS BY SBUX.
 15. CHEVRON DIRECTIONAL GRAPHICS.
 16. PREMENU BOARD - MUST APPLY FOR VARIANCE.
 17. CURB CUT & STRIPING FOR CROSSING.
 18. RACE STRIPE.
- ** NOTE: ONLY (1) MENUBOARD PER SIGNAGE CODE.



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SCHEMATIC DESIGN DRAWINGS

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HWY 92 & I-575 - WOODSTOCK

SHEET: SC-5 2014 03 27

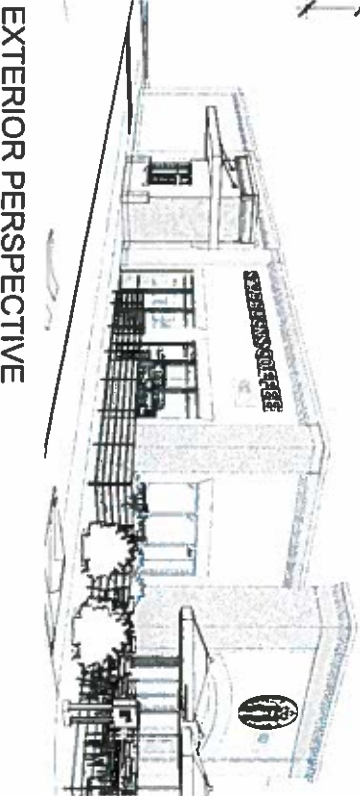
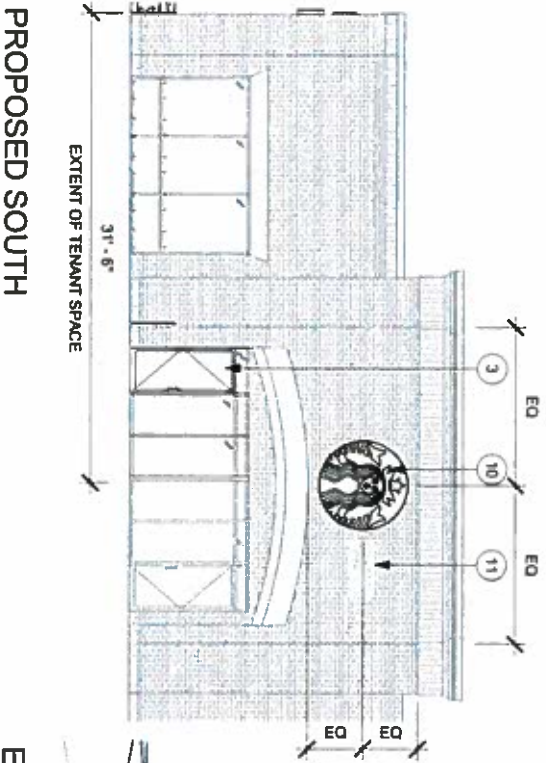


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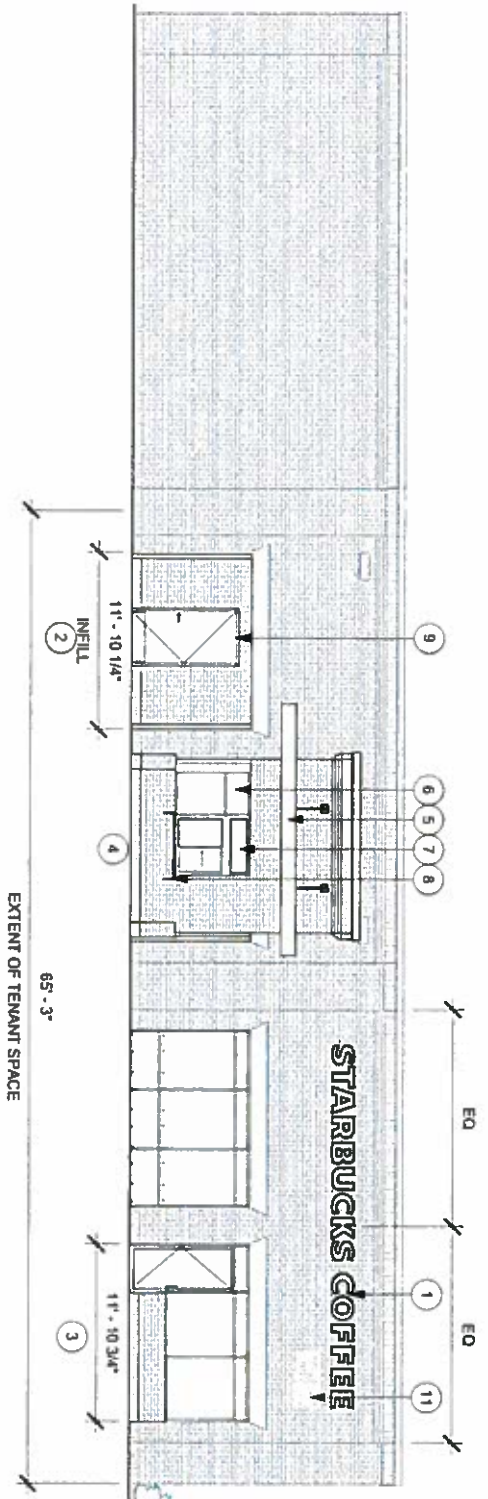
SCHEMATIC DESIGN DRAWINGS

HWY 92 & I-575 - WOODSTOCK

SCALE: 1/8"=1'-0" SHEET: SC-6 2014 03 27



PROPOSED WEST



SCOPE OF WORK

1. NEW, 18" ILLUMINATED INLINE SIGN
2. NEW WALL INFILL
3. NEW STOREFRONT CONFIGURATION
4. BUMP-OUT ADDITION
5. NEW AWNING
6. NEW SIDE WINDOW BY SBUX.
7. NEW DT WINDOW BY SBUX.
8. NEW DT SHELF BY SBUX.
9. NEW 42" SERVICE DOOR BY SBUX.
10. NEW 71" LOGO DISK
11. DT DIRECTIONAL. VERIFY IF VARIANCE WILL ALLOW.

SIGNAGE CALCS

REQUIREMENTS:

**(1) SIGN PER BUSINESS WALL,
NO MORE THAN (2) SIGNS PER BUSINESS.**

**IF A HANDSHIP CAN BE PROVEN, A
VARIANCE CAN BE APPLIED FOR.**

160SF @ 10% OF WALL AREA, WHICHEVER IS LESS.

WEST FACADE:

10% OF BLDG WALL AREA: 175.2 SF - 160SF IS <
SIGNAGE AREA: 36.44 SF
36.44 SF < 160 SF = COMPLIES

SOUTH FACADE:

BLDG WALL AREA: 122.5 SF
SIGNAGE AREA: 35 SF
35 SF < 122.5 = COMPLIES



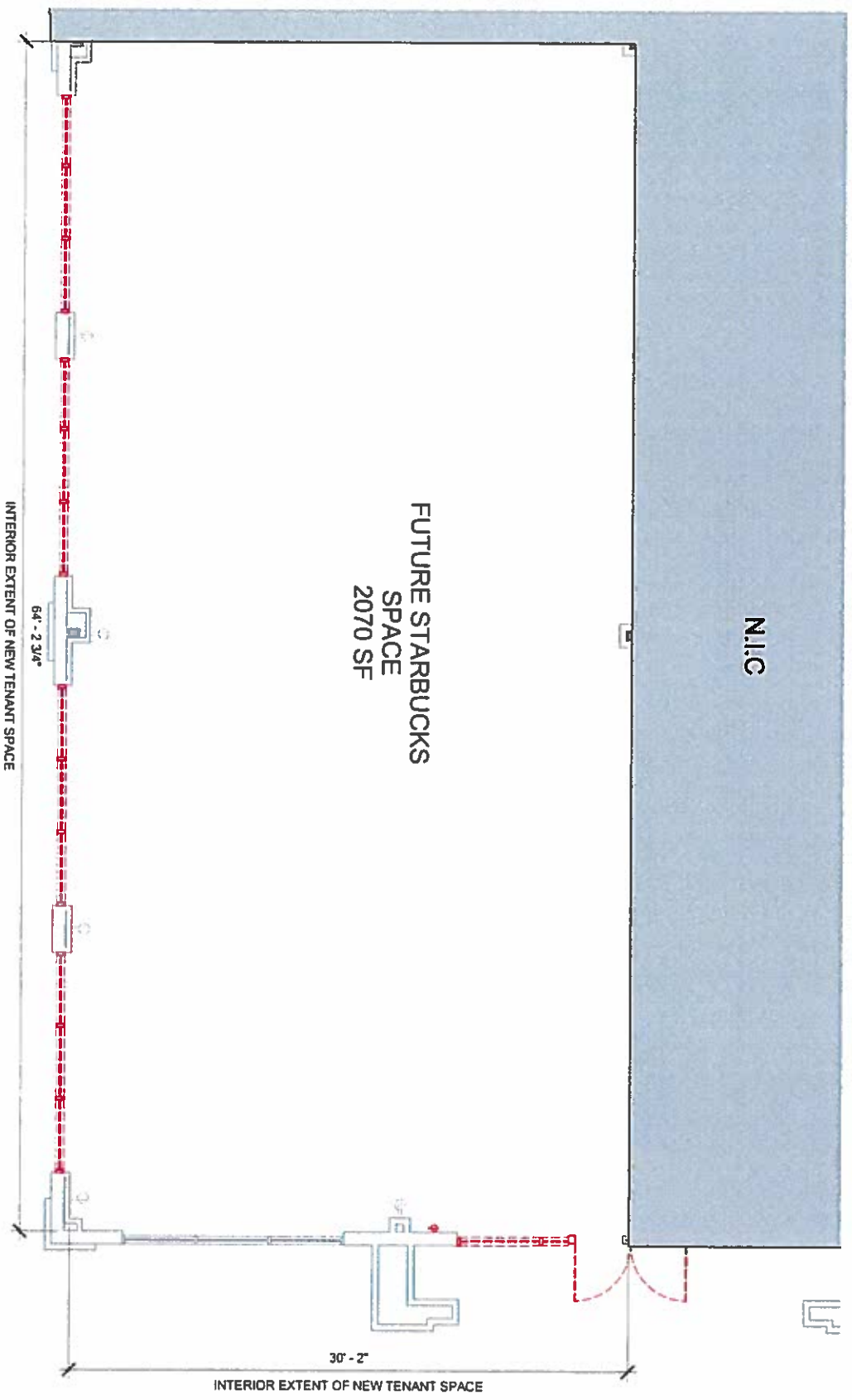
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SCHEMATIC DESIGN DRAWINGS

HWY 92 & I-575 - WOODSTOCK

SCALE: 3/16"=1'-0" SHEET: SC-7 2014 03 27

EXISTING FLOOR PLAN





PROJECT #: 62816-001

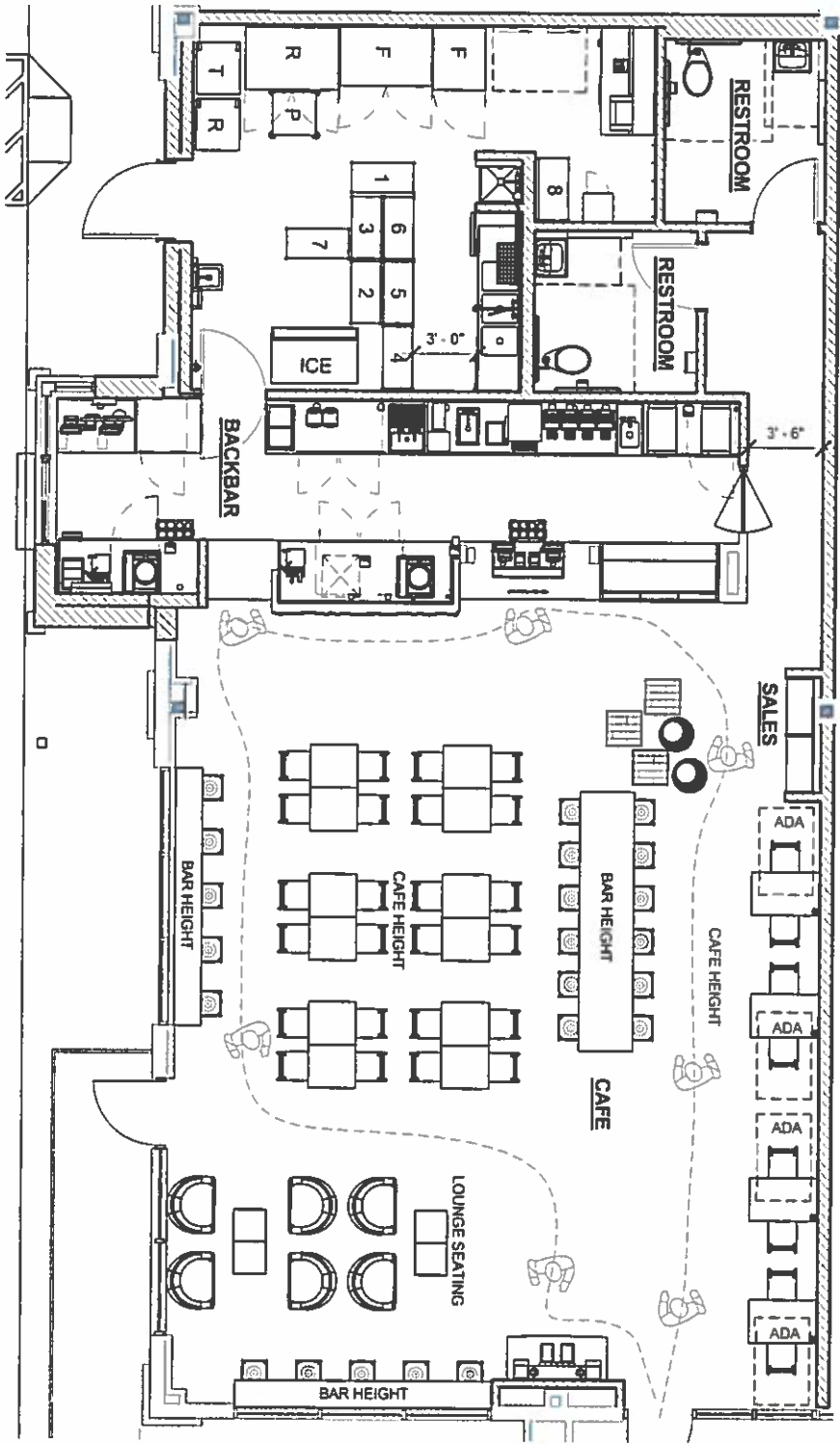
DESIGNER: E. ZAKAMAREK & L. BOTERO

SCHEMATIC DESIGN DRAWINGS

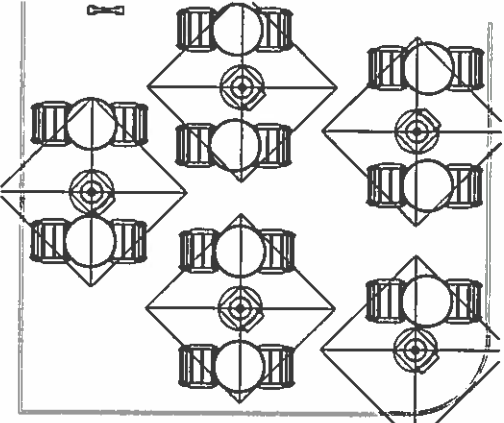
HWY 92 & I-575 - WOODSTOCK

SCALE: 3/16"=1'-0" SHEET: SC-8 2014 03 27

PROPOSED FLOOR PLAN - OPTION A1



PROPOSED PATIO SEATING



SEATING

INTERIOR: 66, INCLUDING ADA

EXTERIOR: 18, INCLUDING ADA

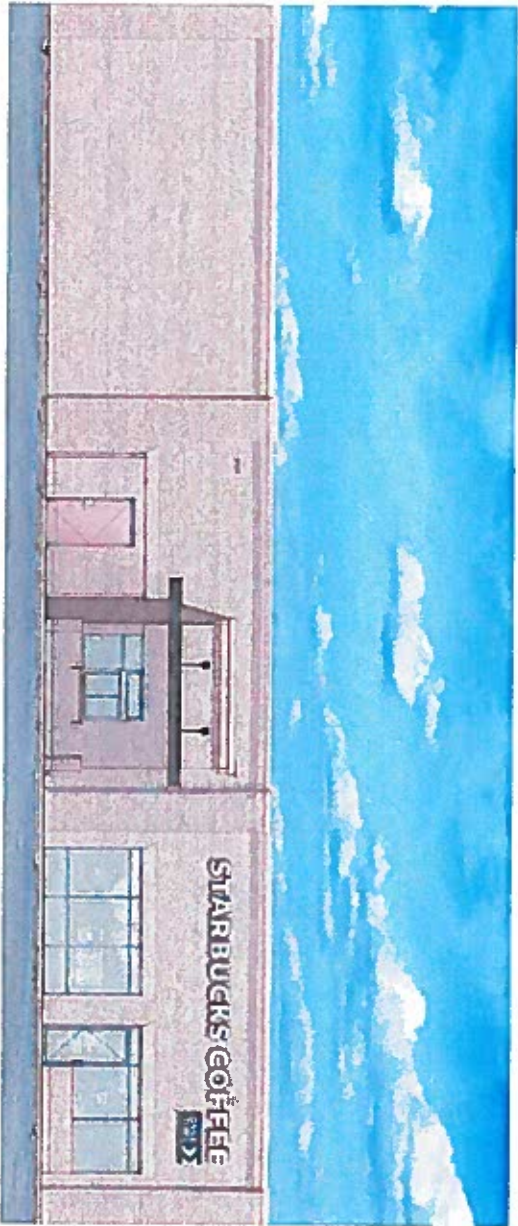




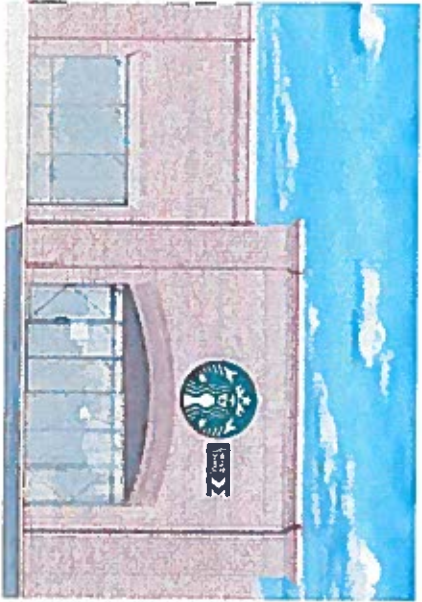
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SCHEMATIC DESIGN DRAWINGS

WEST RENDERED ELEVATION



SOUTH RENDERED ELEVATION



NEW ADDITION TO MATCH EXISTING BRICK TYPE/ COLOR/ SIZE.



NEW SERVICE DOOR COLOR TO MATCH EXISTING SERVICE DOOR



CANOPY / MULLION COLOR SW7020 - P534-SG.

HWY 92 & I-575 - WOODSTOCK

SCALE: NTS

SHEET: SC-7 2014 04 02