

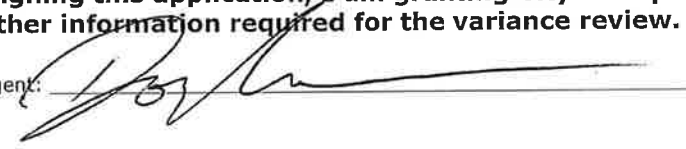


VARIANCE APPLICATION
 153 Willowbend Rd, Peachtree City, GA 30269
 Phone: 770-487-5731
WWW.PEACHTREE-CITY.ORG

**Variance Fee: \$300.00 + \$100
 for each additional request**

VARIANCE LOCATION	Street Address <u>100 Huddleson Rd</u> <u>Peachtree City, GA 30269</u> Zoning District: <u>GC</u>	PROPERTY OWNER	Name <u>Caliber Peachtree City Dev Co LLC</u> Phone <u>404-790-6469</u> Email _____
APPLICANT	Name <u>Kim Wakefield on behalf of Denyse Companies Inc.</u> Address <u>4521 Industrial Access Rd</u> City, State, Zip <u>Douglasville GA 30134</u> Phone # <u>[REDACTED]</u> Email <u>[REDACTED]</u>	SUPPORTING DOCUMENTS	<p>Please submit the following items in support of the requested variances. See the second page of this form for additional details.</p> <input type="checkbox"/> Site plan (with property lines and proposed work) <input type="checkbox"/> A detailed report responding to the criteria listed on the back of this form <input type="checkbox"/> Letters of support from adjacent property owners and/or HOA <input type="checkbox"/> Other items demonstrating need
VARIANCE CATEGORY	<input type="checkbox"/> Zoning Section: _____ <input checked="" type="checkbox"/> Sign Sec.: <u>Sec. 66-20(b)</u> <input type="checkbox"/> Land Development Sec.: _____	SUMMARY	Briefly describe why this variance is being requested: <u>The variance is needed due to the slope of the land coming from Hwy. 54 onto the owner's property, which is 18 feet below the grade of Hwy. 54. As such, the criterion found in Section (b) is met. Please note that Section (a) is not applicable to the requested variance.</u>

I hereby certify that I am the owner of the property on which a variance is being requested and that all information provided as a part of this application is true and correct to the best of my knowledge. By signing this application, I am granting City staff permission to enter the property and gather information required for the variance review.

Signature of Owner/Agent:  Date 9/14/2023

VARIANCE & APPEALS ORDINANCE

For the complete Variance Ordinance please reference Appendix A Zoning, Article XII in Peachtree City's Code of Ordinances

A variance is a quasi-judicial exception from the law. There are two types of Variances in Peachtree City: and administrative variance or a standard variance.

The required materials differ on the type of variance, so please review the requirements below.

Variance:

A request for variance shall be heard by the city council at a public hearing. An application for a Variance will only be considered complete when these 3 items are included:

- (1) A completed variance application with payment
- (2) A site plan showing relevant information, including the proposed variance and measurements from property lines.
- (3) A detailed report answered how the 6 requirements to approve a variance are met (see below)

Site Plan

You must provide a drawing of the proposed variance on a legal plat of the property. If you do not have a legal plat, a copy is available at the Fayette County Clerk's office. In some cases, the City may have a copy of your plat.

The drawing should be to scale if possible, and distances from property lines must be included.

Detailed Report Providing Support for Request

If you are applying for a variance from the **Zoning ordinance or the Land Development Ordinance**, please provide a report stating how your request meets the following criteria:

- (a) There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;
- (b) The strict or literal interpretation and application of this ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning ordinance, or would deprive the applicant of privileges granted to others in similar circumstances;
- (c) There are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property which preclude the applicant from complying with this ordinance and that do not apply generally to other property in the same zoning district and which prevent the applicant from complying with existing regulations;
- (d) The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district; and
- (e) The granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located.
- (f) The granting of such variance will not create inconsistencies with any objective of the comprehensive plan.

If you are applying for a variance from the **Sign ordinance**, please provide a report stating how your request meets the following criteria:

- (a) Where the proximity of existing signs on adjoining lots causes the subject property to be ineligible, due to spacing requirements, for a sign of the type sought; or
- (b) Where visibility of a conforming sign from the proposed street and within 50 feet of the proposed sign would be substantially impaired by existing trees, plants, natural features, signs, buildings or structures on a different lot; and
- (c) Placement of the sign elsewhere on the lot would not remedy the visual obstruction;
- (d) Such visibility obstruction was not created by the owner of the subject property; and
- (e) The variance proposed would not create a safety hazard to vehicular traffic or pedestrians as determined by the city engineer.

Other Supporting Documents

You may wish to submit other documents in support of your request such as photographs, letters of support from adjacent property owners, approval from the HOA, or others. Files should be in high-resolution quality to allow reproduction and distribution to City Council.

VARIANCE CRITERIA

The variance is needed due to the slope of the land coming from Hwy. 54 onto the owner's property, which is 18 feet below the grade of Hwy. 54. As such, the criterion found in Section (b) is met. Please note that Section (a) is not applicable to the requested variance.

(b) "Where visibility of a conforming sign from the proposed street and within 50 feet of the proposed sign would be substantially impaired by ... natural features."

- The owner's property is situated such that it is 18 feet below the grade of Hwy. 54.

(c) "Placement of the sign elsewhere on the lot would not remedy the visual obstruction."

- The owner's lot lies approximately 18 feet below the grade of Hwy. 54 for the entire length of the property. Moving it anywhere along the property along Hwy. 54 does not remedy the visual obstruction.

(d) "Such visibility obstruction was not created by the owner of the subject property."

- The owner did not cause the grade of its property to be lower than Hwy. 54.

(e) "The variance proposed would not create a safety hazard to vehicular traffic or pedestrians as determined by the city engineer."

- The owner believes the city engineer will agree that the requested variance to increase the height of the sign so that the top of the sign is 5 feet above the grade of Hwy. 54 will not pose any safety hazard and will simply place this sign along the same visual plane as other signs located throughout the city.

Caliber Car Wash

100 Huddleston Road, Peachtree City, GA 30269

Main ID

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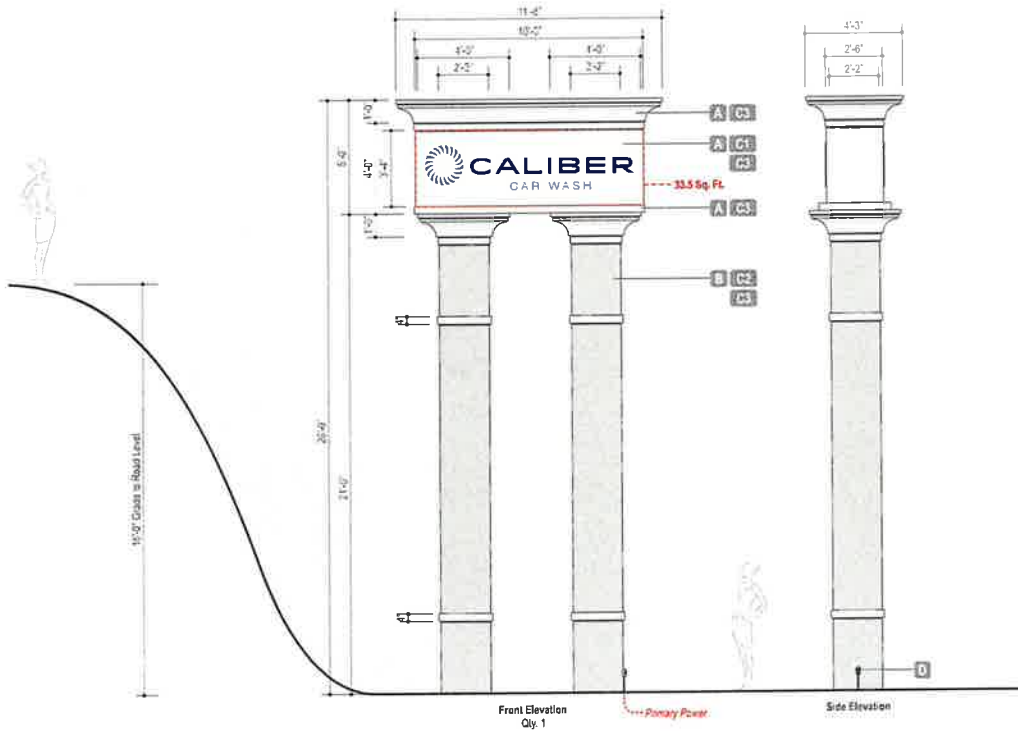
Art for Approval

Thank you for your business. Following you will find drawings that have been generated for your review and consent. These drawings represent our interpretations of your request. As the customer you will assume all financial responsibility for products manufactured in compliance with the signed drawings. Please read carefully before signing.

Please inspect these drawings carefully, making sure they are an exact, complete, and accurate reflection of what you are wanting us to build. A mounting detail may also be included. Make certain that it matches the expected conditions of the site and answers any concerns that you or any of your contractors may have. If the drawings meet with your approval please sign them to indicate your approval. If you have any questions or concerns please contact your DeNyse Representative and they will be more than happy to assist you. If you have changes please mark up the drawings and get them back to us so that we can make the necessary adjustments.

Upon approval, these drawings will be put into manufacturing and an estimated completion date will be generated and forwarded to you. An estimated completion date is only generated upon receipt of your signed approval. It is important that you approve these drawings in a timely manner to ensure prompt completion of your project.

You will find a Copyright located on the top right-hand corner of each of the following pages. Please note that these documents may not be used to secure pricing or bids without the express written consent from a DeNyse Representative.



Colors & Finishes

Refer to the color and finish schedule for more information on the colors and finishes used in this drawing. The colors and finishes are subject to change without notice.

- C1** ● Pantone 294 C
- C2** ○ Silco-flex 307 "Novi White"
- C3** ○ White
- L1** ● 7000K White LEDs

Construction Specifications

- A** Aluminum fabricated cabinet with stucco finish and aluminum painted accents. Only to be 2.25" acrylic should cut push into copy with first and second surface vinyl graphics
- B** Aluminum fabricated pole covers with stucco finish and aluminum painted accents
- C** LED Illuminated, power supplies to be housed inside momentum with external service switch
- D** (2) poles with (2) steel supports required - TBD

Electrical Notes

- Disconnect switch(es) UL & ID labels Vent - 2" Dia. Louvered
- FINAL ELECTRICAL HOOK UP BY OTHERS Suitable for Wet Location**
- Electrical Requirements:**
- Connection Type: permanent continuous operation
- Number of Circuits: 20 amp Dedicated Branch Circuit(s)
- Primary Wire Size: 12 awg / conduit size 1/2"
- Secondary Wire Size: 18 awg
- Max. Line Current: _____
- UL** Inspected and tested in accordance with UL Standard for Electric Signs (including UL 1818) and products of minimum 1000 joule rating with a minimum 100% of the national electric code and other applicable local codes. This includes proper grounding and bonding.
- Hg** This sign product may contain a trace amount of mercury (Hg) in the form of a fluorescent bulb. The amount of mercury is very small and is contained within the bulb. The amount of mercury is very small and is contained within the bulb. The amount of mercury is very small and is contained within the bulb.
- This sign is fabricated using UL approved 40619 Acrylic Adhesive

DENYSE

100 Huddleston Rd
Peachtree City, GA 30269
770.271.1111
denyse.com

Project: 2023-001
Drawing: 2023-001-01
Date: 07/13/2023
Scale: 1/4" = 1'-0"

Management Company
N/A

Property Name & Address
Caliber Car Wash
100 Huddleston Rd
Peachtree City, GA 30269

Customer Number
58662

Denyse Representative
Nick Shepherd

Designer
Jesse Black

Date
07/13/2023

Revision Date
06/22/2023
06/13/2023
06/26/2023
06/07/2023

File Path
Z:\Drawings and Graphics\Caliber Car Wash\Peachtree City GA\Preliminary Main ID 1 v5.cdr

- Concept
- Preliminary
- Production



Proposed Conditions
NOTE: ARTISTIC REPRESENTATION ONLY



Illuminated Render



Perspective View from Floy Farr Parkway
NOTE: ARTISTIC REPRESENTATION ONLY



Perspective View from Floy Farr Parkway
NOTE: ARTISTIC REPRESENTATION ONLY

DENYSE

ENGINEERING, ARCHITECTURE & INTERIOR DESIGN, INC.
1000 Peachtree City, GA 30269
770.271.1111
www.denyse.com

Project Name: CALIBER
Project Address: 100 Huddleston Rd, Peachtree City, GA 30269
Project Number: 2023-001
Project Start Date: 07/13/2023
Project End Date: 08/07/2023

Management Company: N/A

Property No. & Address: Caliber Car Wash, 100 Huddleston Rd, Peachtree City, GA 30269

Community Number: 58662

Denyse Representative: Nick Shepherd

Designer: Jesse Black

Date: 07.13.2023

Revision Date: 08/07/2023
08/17/2023
08/29/2023
09/07/2023

Filepath: Z:\Drawings and Graphics\Caliber Car Wash\Peachtree City GA\Primary\Main ID 1 vs.cdr

- Concept
- Preliminary
- Production



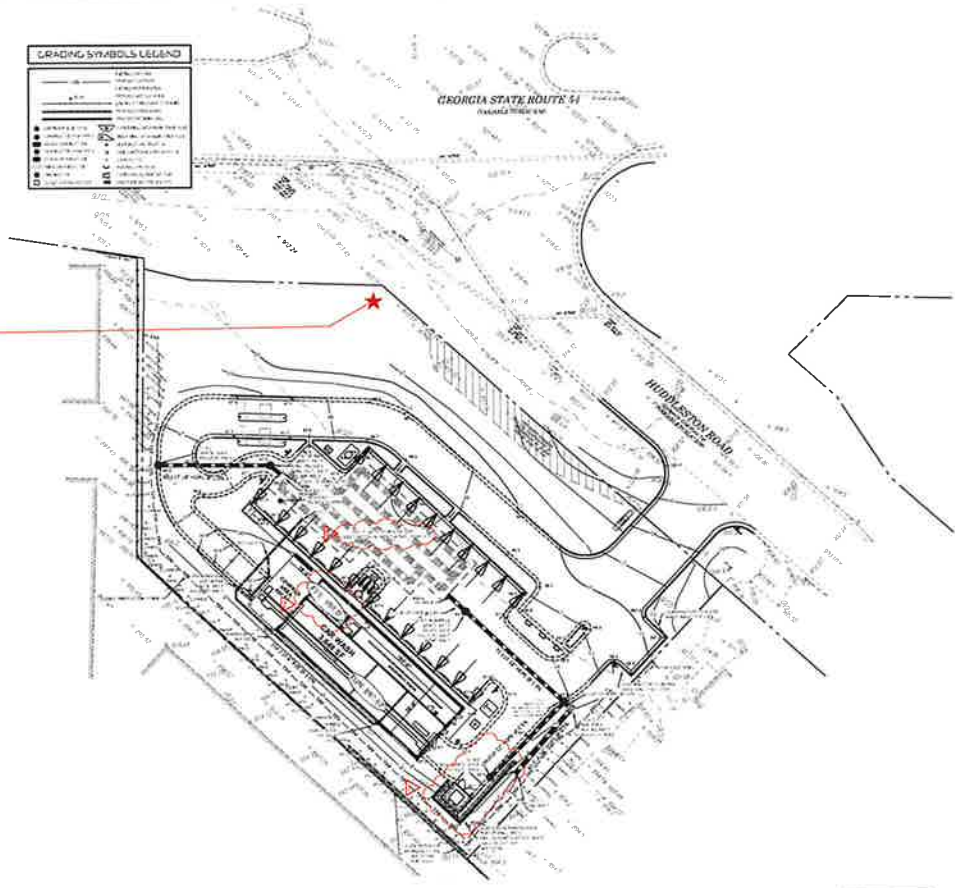
Scale: Not to Scale



This is a preliminary drawing and should not be used for construction purposes. It is for informational purposes only. All dimensions and elevations are approximate and subject to change without notice.

GRADING SYMBOLS LEGEND	
(Symbol)	Proposed Grading
(Symbol)	Existing Grading
(Symbol)	Proposed Pavement
(Symbol)	Proposed Concrete
(Symbol)	Proposed Asphalt
(Symbol)	Proposed Gravel
(Symbol)	Proposed Sand
(Symbol)	Proposed Silt
(Symbol)	Proposed Clay
(Symbol)	Proposed Rock
(Symbol)	Proposed Slope
(Symbol)	Proposed Elevation
(Symbol)	Proposed Spot Elevation
(Symbol)	Proposed Elevation Range
(Symbol)	Proposed Elevation Difference
(Symbol)	Proposed Elevation Change
(Symbol)	Proposed Elevation Increase
(Symbol)	Proposed Elevation Decrease
(Symbol)	Proposed Elevation Equal
(Symbol)	Proposed Elevation Not Equal
(Symbol)	Proposed Elevation Greater Than
(Symbol)	Proposed Elevation Less Than
(Symbol)	Proposed Elevation Within
(Symbol)	Proposed Elevation Outside
(Symbol)	Proposed Elevation Between
(Symbol)	Proposed Elevation Beyond
(Symbol)	Proposed Elevation At
(Symbol)	Proposed Elevation From
(Symbol)	Proposed Elevation To
(Symbol)	Proposed Elevation Through
(Symbol)	Proposed Elevation Over
(Symbol)	Proposed Elevation Under
(Symbol)	Proposed Elevation On
(Symbol)	Proposed Elevation Off
(Symbol)	Proposed Elevation In
(Symbol)	Proposed Elevation Out
(Symbol)	Proposed Elevation At
(Symbol)	Proposed Elevation From
(Symbol)	Proposed Elevation To
(Symbol)	Proposed Elevation Through
(Symbol)	Proposed Elevation Over
(Symbol)	Proposed Elevation Under
(Symbol)	Proposed Elevation On
(Symbol)	Proposed Elevation Off
(Symbol)	Proposed Elevation In
(Symbol)	Proposed Elevation Out

Monument Location
at 18" below street level



Scale
Not to Scale



DENYSE

1000 Peachtree St NE
Atlanta, GA 30309
404.525.1234
denyse.com

Drawing No: 23-0001-01
 Project No: 23-0001
 Date: 07/13/2023
 Scale: Not to Scale
 Author: Jesse Black
 Checker: Nick Shepherd
 Designer: Jesse Black
 Date: 07/13/2023

Management Company
N/A

Property Name & Address
Caliber Car Wash
100 Huddeston Rd
Peachtree City, GA 30289

Community Number
58662

Denyse Representative
Nick Shepherd

Designer
Jesse Black

Date
07.13.2023

Revisions

No.	Date	Description
1	05.22.2023	Block
2	06.17.2023	PA
3	06.29.2023	ME
4	06.29.2023	MS

Figure
 Z:\Drawings and
 Graphics\Caliber Car
 Wash\Peachtree City
 GA\Preliminary\1
 Main ID 1 vs.cdr

- Concept
- Preliminary
- Production