

GENERAL NOTES:

- TOTAL AREA IS SUBJECT TO A.D.
- NOT A SURVEYING SERVICE PROPERTY
- PROPERTY OWNED BY (CORPORATION, COMMERCIAL, INDIVIDUAL, PARTNERSHIP, TRUST, ETC.)
- WITH OUTLINE FOR FUTURE CONSTRUCTION
- SETBACKS TO BE DETERMINED BY LOCAL ORDINANCES
- CONTRACTOR TO VERIFY ALL STRUCTURE ELEVATIONS
- CONTRACTOR TO VERIFY ALL UTILITIES
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LEGEND

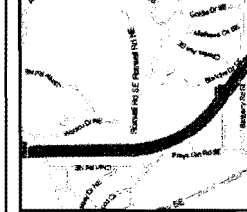
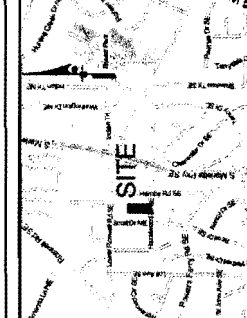
- FENCE
- FUTURE SERVICE EQUIPMENT
- PROPERTY BOUNDARY
- SURVEY BOUNDARY
- WATER LINE
- GAS LINE
- UNDERGROUND POWER LINE
- TELEPHONE LINE
- FIBER OPTIC
- CABLE TELEVISION
- TOPGRAPHIC CONTROL
- CURB AND GUTTER (C&G)
- SPOT ELEVATION
- ELECTRIC METER (EM)
- POWER POLE (PP)
- SIGN/PAINT
- ELEVATION (E)
- TRANSFORMATION BOX (TB)
- FLANK WALL (FW)
- FIRE EXTINGUISHER (FE)
- WATER VALVE (WV)
- WATER METER (WM)
- LIGHT POLE (LP)
- GAS VALVE (GV)
- GAS METER (GM)
- HEAD WALL (HW)
- C&G AND UTILITY (C&G/UT)
- SPOT ELEVATION
- ELECTRIC METER (EM)
- POWER POLE (PP)
- SIGN/PAINT
- ELEVATION (E)

SURVEYORS CERTIFICATE

THE UNDERSIGNED CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, AND TO THE BEST OF HIS INFORMATION AND BELIEF, THE ABOVE DESCRIBED PROPERTY IS THE PROPERTY OF THE UNDERSIGNED SURVEYOR, AND THAT THE SAME IS NOT SUBJECT TO ANY CLAIM, EASE, OR INTEREST OF ANY OTHER PARTY, AND THAT THE SAME IS NOT SUBJECT TO ANY CLAIM, EASE, OR INTEREST OF ANY OTHER PARTY.

CONCRETE RETENTION AREA

10.861 SOFT
0.249 ACRES



OWNER:
GARRETT MIRE
18 PARKSIDE CIRCLE
MARIETTA, GA 30068
Tel: (404) 234-0083

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THE HOLDER OF THIS DOCUMENT WAIVES ALL CLAIMS AGAINST RCI ENGINEERING, INC. FOR ANY UNAUTHORIZED CHANGES OR REUSE OF THIS DOCUMENT. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF RCI ENGINEERING, INC. WHO RETAINS ALL RIGHTS OF COMMON LAW, STATUTE AND COPYRIGHT THEREIN.

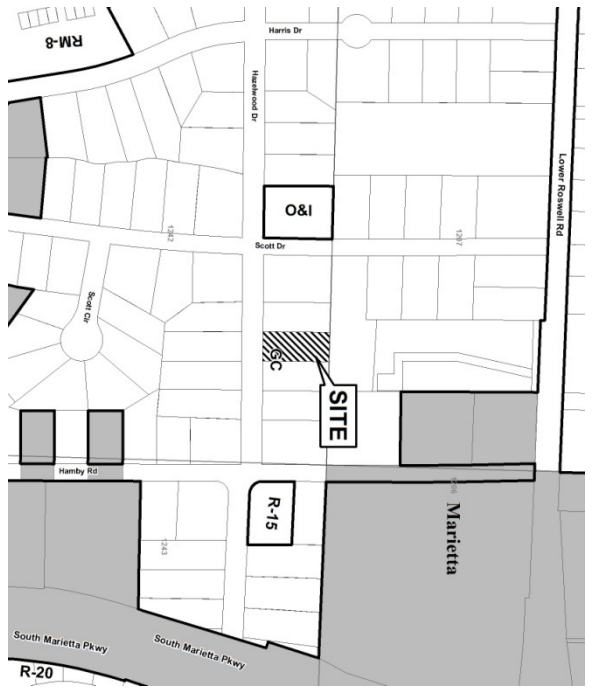
APPLICANT: RJM Landscaping Services, Inc. **PETITION No.:** V-78
PHONE: 404-234-0083 **DATE OF HEARING:** 10-10-2012
REPRESENTATIVE: Garvis L. Sams, Jr. **PRESENT ZONING:** GC
PHONE: 770-422-7016 **LAND LOT(S):** 1242
TITLEHOLDER: RJM Landscaping Services, Inc. **DISTRICT:** 16
PROPERTY LOCATION: On the north side of **SIZE OF TRACT:** 0.249 acre
Hazelwood Drive, between Scott Drive and Hamby Road **COMMISSION DISTRICT:** 2
(1765 Hazelwood Drive).

TYPE OF VARIANCE: 1) Waive the front setback from the required 40 feet to 30 feet for existing building footprint; 2) waive the side setback from the required 10 feet to 5 feet on the eastern side for existing building footprint; 3) waive the minimum number of required parking spaces from 5 to zero to allow proposed gravel parking; and 4) waive the minimum lot area from the required 20,000 square feet to 10,861 square feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**
REJECTED **SECONDED**
HELD **CARRIED**
STIPULATIONS:



COMMENTS

TRAFFIC: Recommend applicant coordinate with Cobb County DOT prior to construction of a second driveway.

Recommend second driveway be a minimum of 20 feet from property line.

Recommend driveway be paved with a treated hardened surface a minimum of 25 feet or to the edge of the County right-of-way, whichever is greater.

DEVELOPMENT & INSPECTIONS: Barn requires a permit. GIS maps indicate that it was built within the last year. Any portion of a structure that is closer than 5 feet to a property line will require a 1 hour fire rating.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. 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: The large proposed gravel parking area will significantly increase the stormwater runoff from the site. A detention facility will be required to meet stormwater management requirements for the site.

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.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

WATER: No conflict (Marietta water service area).

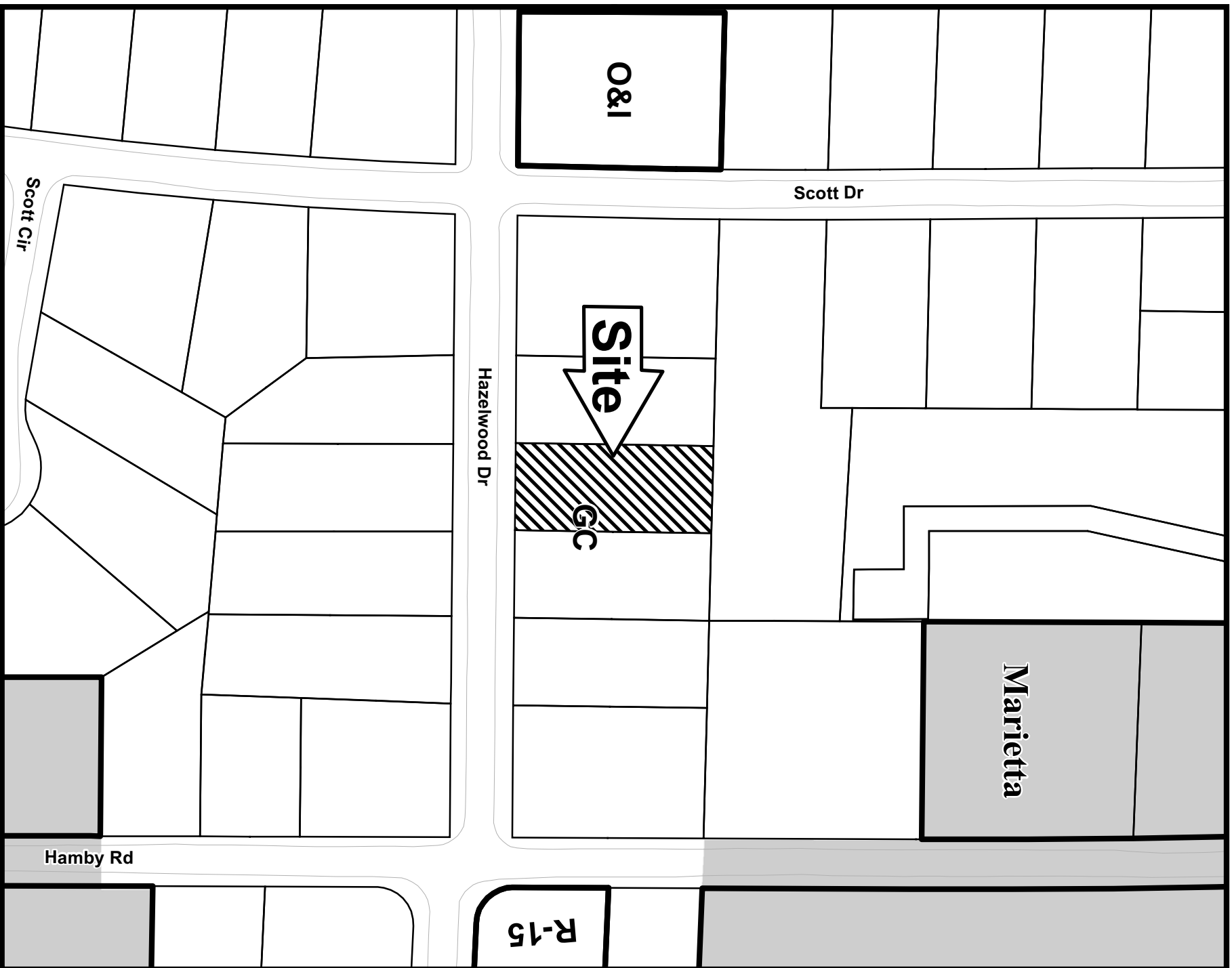
SEWER: No conflict (Marietta water service area).

APPLICANT: RJM Landscaping Services,
Inc. _____

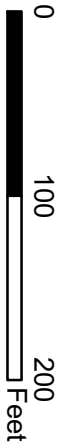
PETITION No.:

V-78 _____

FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.



This map is provided for display and planning purposes only. It is not meant to be a legal description.

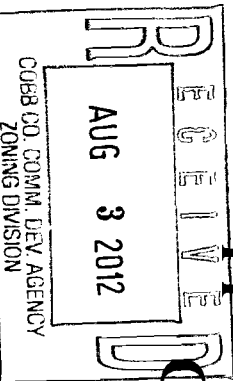


City Boundary



Zoning Boundary

Application for Variance Cobb County



(type or print clearly)

Application No. V- 78
Hearing Date: 10/10/12

Applicant RJM Landscaping Services, Inc. Business Phone(404) 234-0083 E-mail: rimland@bellsouth.net
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)

Business Phone(770) 422-7016 E-mail: gsams@samslarkinhuff.com

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: April 10, 2016 Debbie S. Johnston Notary Public

Titleholder RJM Landscaping Services, Inc. Phone(404) 234-0083 E-mail: rimland@bellsouth.net

Signature [Signature] By: Garrett Mire (street, city, state and zip code)

My commission expires: April 10, 2016 Signed, sealed and delivered in presence of: Debbie S. Johnston Notary Public

Present Zoning of Property General Commercial

Location 1765 Hazelwood Drive (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1242 District 16 Size of Tract 0.25 (10,890 sq. ft.) 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 X 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.

A literal interpretation and/or enforcement of Cobb County Zoning Ordinance provisions constitutes a hardship in light of the fact that the subject property as zoned (GC) in its non-conforming "grandfathered" circumstances cannot be utilized for the uses permitted under the GC classification without a variance waiving the lot size.

List type of variance requested: A waiver of the required lot size under the GC classification from 20,000 square feet to 10,890 square feet.