

Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

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JUN 12 2018

OB-034-2018

BOC Hearing Date Requested: 6-17-18
Cobb County Zoning Division

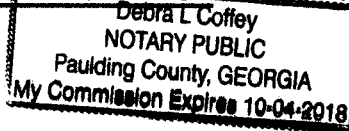
Applicant: TCP INVESTMENTS LLC Phone #: 770 231-7608
(applicant's name printed)

Address: P.O. Box 1390, Hiram, GA 30141 E-Mail: MARVIN.SPEAR@HOTMAIL.COM

MARVIN L. SPEAR Address: 4682 MARIANA WAY, ALWORTH, GA 30102
(representative's name, printed)

Marvin Spear Phone #: 770-231-7608 E-Mail: MARVIN.SPEAR@HOTMAIL.COM
(representative's signature)

Signed, sealed and delivered in presence of:



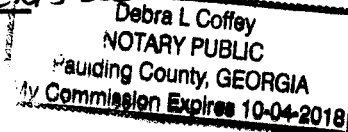
Debra Coffey My commission expires: 10.4.18
Notary Public

Titleholder(s): TCP INVESTMENT LLC Phone #: 770 231-7608
(property owner's name printed)

Address: P.O. Box 1390 Hiram, GA 30141 E-Mail: MARVIN.SPEAR@HOTMAIL.COM

Marvin Spear Agent for TCP INVESTMENTS LLC
(Property owner's signature)

Signed, sealed and delivered in presence of:



Debra Coffey My commission expires: 10.4.18
Notary Public

Commission District: BOB RUTHERFORD Zoning Case: _____

Size of property in acres: 3.335 Original Date of Hearing: _____

Location: HOLLAND Rd & Cook Road OFF DALLAS HWY
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 340 District(s): 20th

State specifically the need or reason(s) for Other Business: Lot #5 DOES NOT MEET
CURRENT STANDARD FOR R-30 ZONING (Lot 5)

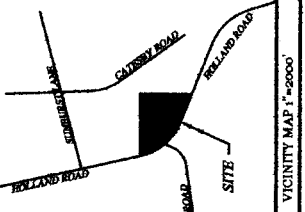
(List or attach additional information if needed)

OB-034-2018
 Proposed
 Site
 Plan

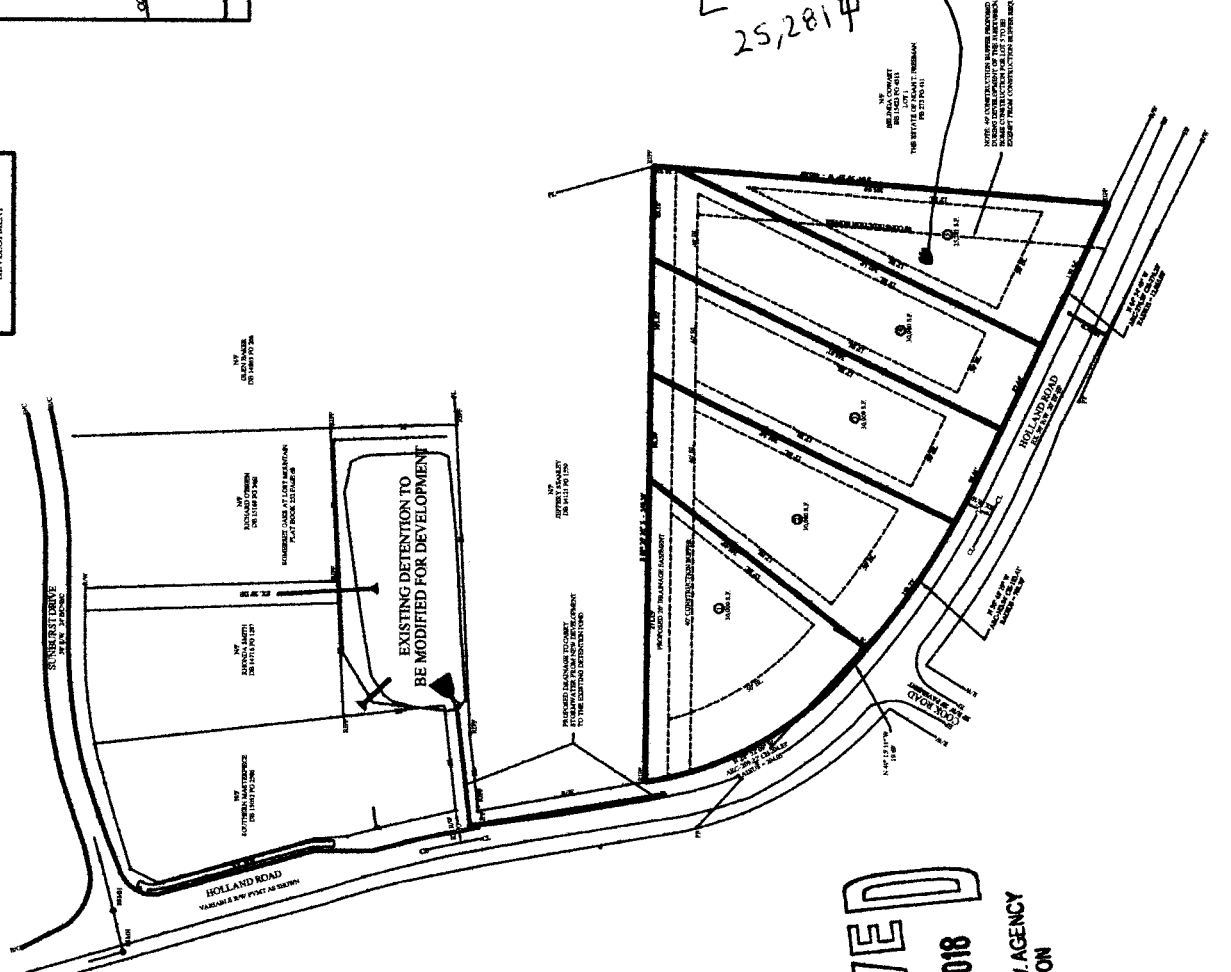
MARVIN SPEARS
 ZONING PLAN FOR

PATIL LER CONSULTING ENGINEERING ASSOCIATES, INC.
 PLANNING - ENGINEERING - LAND SURVEYING
 44 PARKER CROSSING DRIVE, HIRAM, GEORGIA 30141
 TEL: (770) 482-4935
 FAX: (770) 482-4936

NO.	DATE	DESCRIPTION
1	07/20/18	PROPOSED PLAN
2	08/15/18	REVISION
3	09/05/18	REVISION
4	10/05/18	REVISION
5	11/05/18	REVISION
6	12/05/18	REVISION
7	01/05/19	REVISION
8	02/05/19	REVISION
9	03/05/19	REVISION
10	04/05/19	REVISION
11	05/05/19	REVISION



NO STREET PARKING HAS BEEN APPLICATED FOR THIS DEVELOPMENT



TOTAL SITE ACREAGE = 3.335 ACRES
 TAX PARCEL NO. 200834001120
 DEED BOOK 13319 PAGE 164



- GENERAL NOTES:
- CURRENT ZONING: R-30
 PROPOSED ZONING: TO REMAIN R-30
 - REQUIREMENTS PER R-30 ZONING:
 FRONT: 50'
 MINIMUM SIDE: 12'
 MINIMUM REAR: 40'
 MAXIMUM COVERAGE: 35%
 MAXIMUM HEIGHT: 35'
 MINIMUM LOT SIZE: 30,000 S.F.
 MINIMUM LOT WIDTH: 85'

- VARIANCE REQUESTED:
 A) REDUCE MINIMUM LOT SIZE TO 25,281 S.F. FOR LOT 5
 B) REMOVE THE CONSTRUCTION BUFFER REQUIREMENT FOR THE HOME CONSTRUCTION FOR LOT 5 ONLY.
- NO WETLANDS, HISTORIC, ARCHEOLOGICAL, OR CEMETERY FEATURES ARE ON THIS PROPERTY.
- ALL LOTS TO BE SERVED BY COBB COUNTY WATER AND SEWER.
- NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS PER FIRM PANEL 13067C0079 G DATED 12-16-08.
- PROPOSED LOT DENSITY IS 1.50 LOTS PER ACRE.
- ALL LOT AREAS AND DIMENSIONS ARE CALCULATED USING THE ORIGINAL RIGHT-OF-WAY. ANY CHANGE TO THE LOTS' DIMENSIONS OR AREA BY RIGHT-OF-WAY ACQUISITION TO BE APPROVED BY THE ZONING DIVISION MANAGER.

RECEIVED
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COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

OWNER/DEVELOPER:
 TCP INVESTMENTS, LLC
 P.O. BOX 13990
 HIRAM, GA. 30141
 CONTACT: MARVIN SPEAR 770-231-7608

LEGEND

MN	MANHOLE
CB	CURB
JN	JUNCTION BOX
FL	FLY
SB	SEWER
SS	SANITARY SEWER SINK
SL	SEWER LATERAL
UL	UTILITY
PL	PLUMBING
FR	FRONT YARD
RS	REAR YARD
CS	CORNER
CL	CORNER
ST	STREET
FR	FRONT YARD
RS	REAR YARD
CS	CORNER
CL	CORNER
ST	STREET
FR	FRONT YARD
RS	REAR YARD
CS	CORNER
CL	CORNER
ST	STREET
FR	FRONT YARD
RS	REAR YARD
CS	CORNER
CL	CORNER
ST	STREET