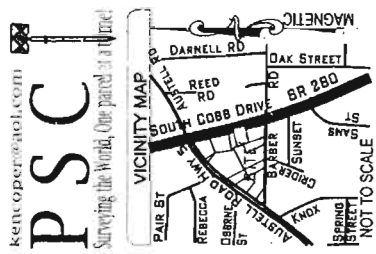


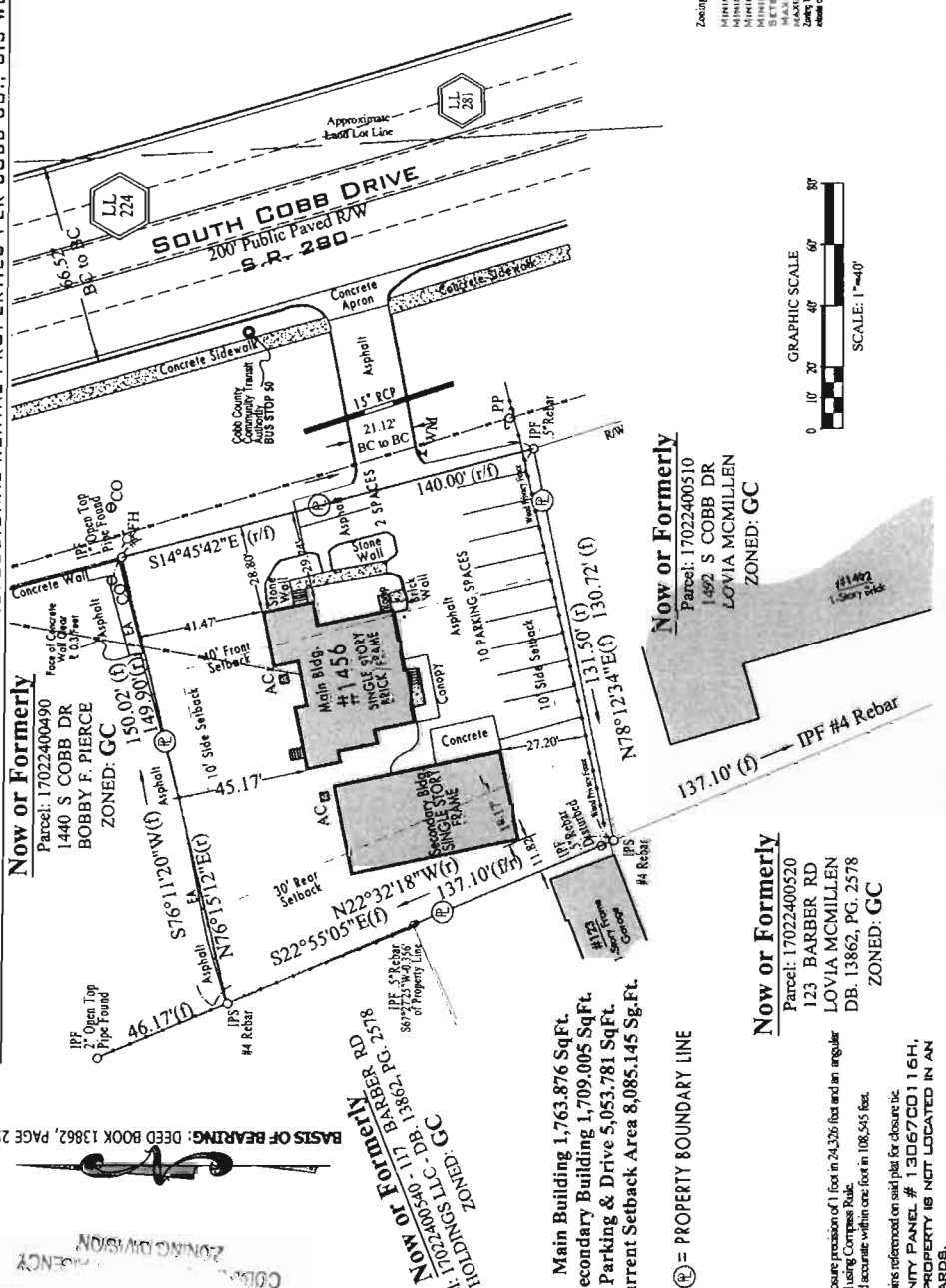
RE-TRACEMENT SURVEY FOR: 1456 SOUTH COBB DRIVE, PIN: 17022400500
PRESENT OWNER OF RECORD: GEORGIA PROFESSIONAL RENTAL PROPERTIES PER COBB CO., GIS WEBSITE



Owner Address: 1456 South Cobb Drive.
 Owner Name: GEORGIA PROFESSIONAL RENTAL PROPERTIES & INC
 Property Address: 1456 South Cobb Drive, MARIETTA
 Parcel Information: PIN 17022400500
 Zoning District: CC

**V-76
(2018)**

Zoning District: CC COMMERCIAL-PER MUNICIPAL CODE
 MINIMUM LOT SIZE: 20,000 SQUARE FEET.
 MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 60'
 MINIMUM FRONT SETBACK: 30'
 MINIMUM SIDE AND REAR SETBACKS: 10'
 MINIMUM FLOOR AREA: 180,000 SQ. FT. - 2,000 SQ. FT.
 SETBACK: FRONT 40'-0", SIDE 10', REAR 30'
 MAXIMUM HEIGHT OF STRUCTURES: 35'
 MAXIMUM HEIGHT OF SIGNAGE: 35'
 SIGNAGE: PER COBB COUNTY CODE, TITLE 21, CHAPTER 15, ARTICLE 1, SECTION 15-6-07. SIGNAGE SHALL BE LIMITED TO ONE SIGN PER PARCEL AND SHALL BE LIMITED TO ONE SIGN PER SIDE OF THE ROAD. SIGNAGE SHALL BE LIMITED TO ONE SIGN PER SIDE OF THE ROAD. SIGNAGE SHALL BE LIMITED TO ONE SIGN PER SIDE OF THE ROAD.



Basics of Bearing: Deed Book 13862, Page 2580

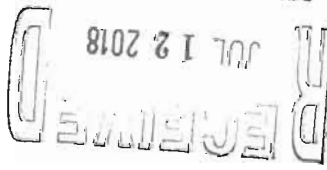
Now or Formerly
 Parcel: 17022400520
 123 BARBER RD
 LOVIA McMILLEN
 DB. 13862, PG. 2578
 ZONED: GC

Now or Formerly
 Parcel: 17022400510
 1492 S COBB DR
 LOVIA McMILLEN
 ZONED: GC

Now or Formerly
 Parcel: 17022400530
 1456 S COBB DR
 LOVIA McMILLEN
 DB. 13862, PG. 2578
 ZONED: GC

Now or Formerly
 Parcel: 17022400510
 1456 S COBB DR
 LOVIA McMILLEN
 DB. 13862, PG. 2578
 ZONED: GC

Record Area = 19,288.483 SqFt. - 0.442 Acres
 Field Measured Area = 19,343.866 SqFt. - 0.444 Acres

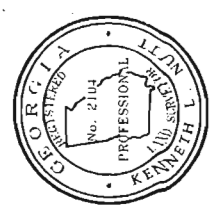


All iron pins are 1/2" Rebar unless otherwise noted.
 Equipment used: Topcon GTS Total Station
 The field data upon which this plat is based has a closure precision of 1 foot in 24,326 feet and an angular error of 0.3 seconds per angle point, and was adjusted using Compass Rule.
 This plat has been calculated for closure and is found accurate within one foot in 108,545 feet.
 This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie.
 ACCORDING TO F.I.R.M., COMMUNITY PANEL # 1306700116H,
 EFFECTIVE ON 03/04/2013 THIS PROPERTY IS NOT LOCATED IN AN
 AREA HAVING SPECIAL FLOOD HAZARDS.

RE-TRACEMENT SURVEY FOR:
CRESCENT LAKES LLC.
 PIN: 17022400500
 1456 SOUTH COBB DRIVE, SE., MARIETTA, GA. 30060
 LOT 224, 17 TH DISTRICT, 2ND SECTION, COBB COUNTY GA.
 Per Client: KSN
 Surveyed: 06/12/2018
 Date Drawn: 06/12/2018
 Created by: KSN
 Drawn by: KSN
 Checked by: KSN
 03/18/2018
 Per Bill: 170
 Per Date: 06/14/2018

Perimeter Surveying Co., Inc
 1065 Sandtown Road, SW Marietta, GA 30088
 P: (770) 425-6824 F: (770) 425-6768
 kencop@perimeter.com
 KENNETH L. NUTT, GA., R.L.S.# 2104
 COA # LSF001223

This plat is a replacement of an existing parcel or parcels of land and does not subdivide or create a new parcel. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-07.



Job #008418 1456 South Cobb Drive, Client: PERCY ZACHARY
 June 14, 2018

APPLICANT: Percy Zachary

PETITION No.: V-76

PHONE: 404-957-5440

DATE OF HEARING: 09-12-2018

REPRESENTATIVE: Percy Zachary

PRESENT ZONING: GC

PHONE: 404-957-5440

LAND LOT(S): 224

TITLEHOLDER: Georgia Professional Rental Properties, Inc.

DISTRICT: 17

PROPERTY LOCATION: On the west side of South Cobb Drive, north of Barber Road (1456 South Cobb Drive).

SIZE OF TRACT: 0.44 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the minimum number of parking spaces for a daycare center from the required 20 to 11; 2) waive the front setback from the required 50 feet to 29 feet (existing); and 3) waive the rear setback from the required 30 feet to 11 feet (existing).

OPPOSITION: No. OPPOSED **PETITION No.** **SPOKESMAN**

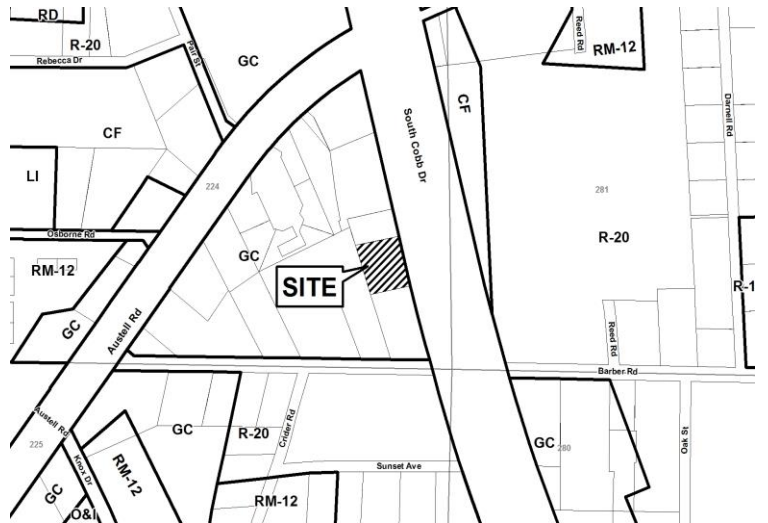
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Percy Zachary **PETITION No.:** V-76

COMMENTS

TRAFFIC: Recommend removing parking spaces in the right-of-way upon redevelopment.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: The property owner will be required to obtain a Land Disturbance Permit if there are any staff comments or approval stipulations which require any type of site modifications (fencing, landscaping, curb/gutter & sidewalk installation, etc.) Contact Site Plan Review, 770-528-2147.

STORMWATER MANAGEMENT: No adverse stormwater management impacts were observed or are anticipated.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

WATER: No comments.

SEWER: No comments.

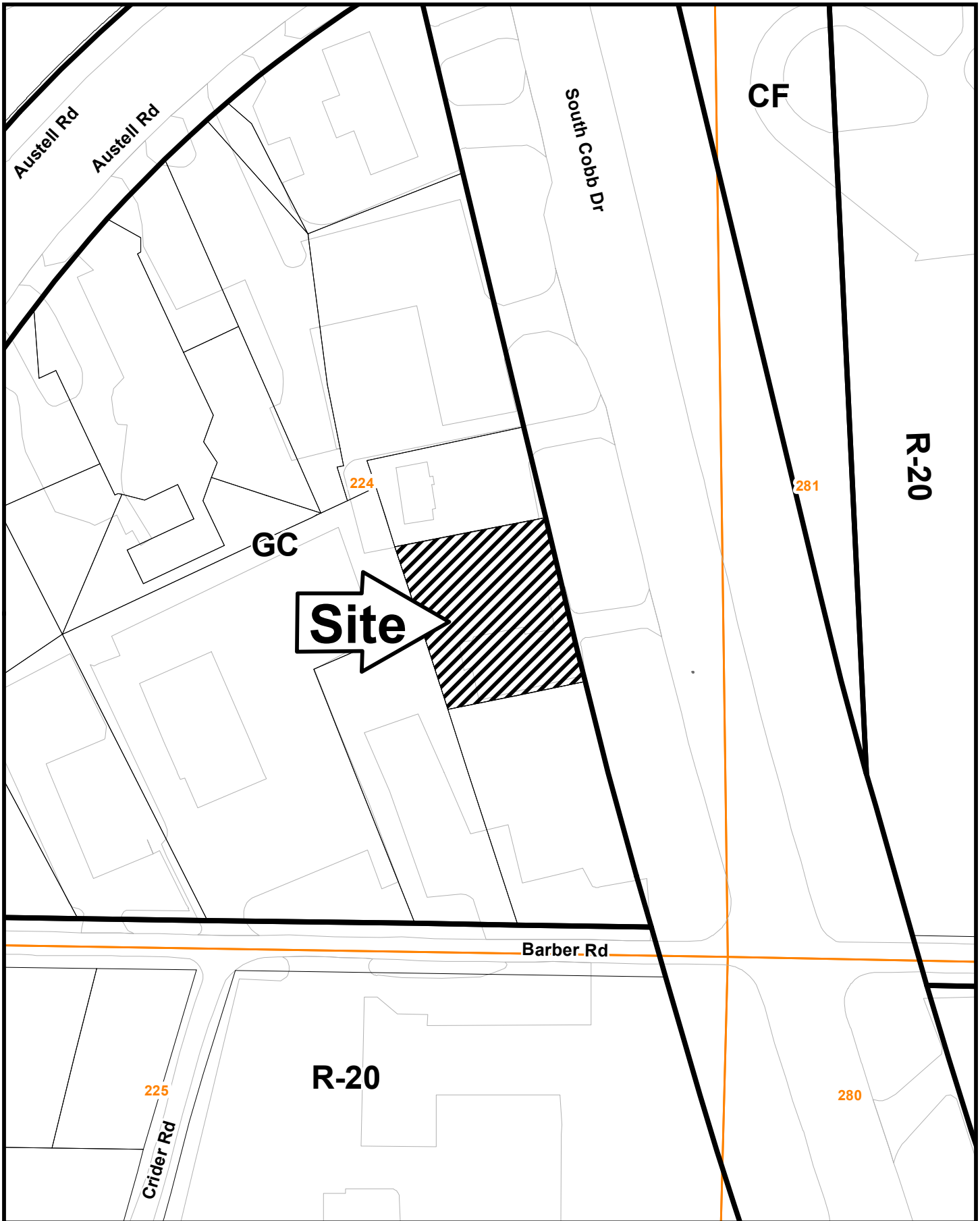
APPLICANT: Percy Zachary

PETITION No.: V-76

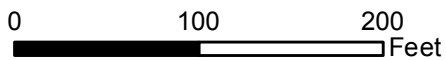
FIRE DEPARTMENT: Both buildings on site will require a new certificate of occupancy. All daycare occupancy buildings are required to have a full fire alarm system and may require a fire sprinkler system before a certificate of occupancy will be issued. If the board approves the reduction of required parking spaces the entrance roadway will be required to be marked as a fire lane as such:





V-76 2018-GIS



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



-  Zoning Boundary
-  City Boundary

Application for Variance Cobb County

(type or print clearly)

Application No. V-76
Hearing Date: 9-12-18

Applicant Percy Zachary Phone # 404 957 5440 E-mail Zachtransport@yahoo.com
Percy Zachary
(representative's name, printed) Address 2260 Caymas Ct Powder Springs GA 30127
(street, city, state and zip code)

Percy Zachary
(representative's signature) Phone # 404 957 5440 E-mail Zachtransport@yahoo.com

My commission expires: 04-17-2022

Signed, sealed and delivered in presence of _____
Edmundo
NOTARY PUBLIC
COBB COUNTY, GEORGIA
COMMISSION EXPIRES 04-17-22

Titleholder Alejandra Sanchez Phone # 404-936-3673 E-mail asanchez@msmail.com
Signature Alejandra Sanchez Address: 1977 South Cobb Dr Marietta GA 30060
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 04-17-2022

Signed, sealed and delivered in presence of _____
Edmundo
NOTARY PUBLIC
COBB COUNTY, GEORGIA
COMMISSION EXPIRES 04-17-22

Present Zoning of Property Commercial CC
Location 1456 South Cobb Dr Marietta GA 30060
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 224 District 17 Size of Tract _____ 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 _____ Shape of Property _____ Topography of Property _____ Other _____

Does the property or this request need a second electrical meter? YES _____ NO X

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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

and time consuming which I am almost out
Building was built before code was adopted

List type of variance requested: Need to keep current parking and will show why 12 parking spots will work for our particular Day Care Center