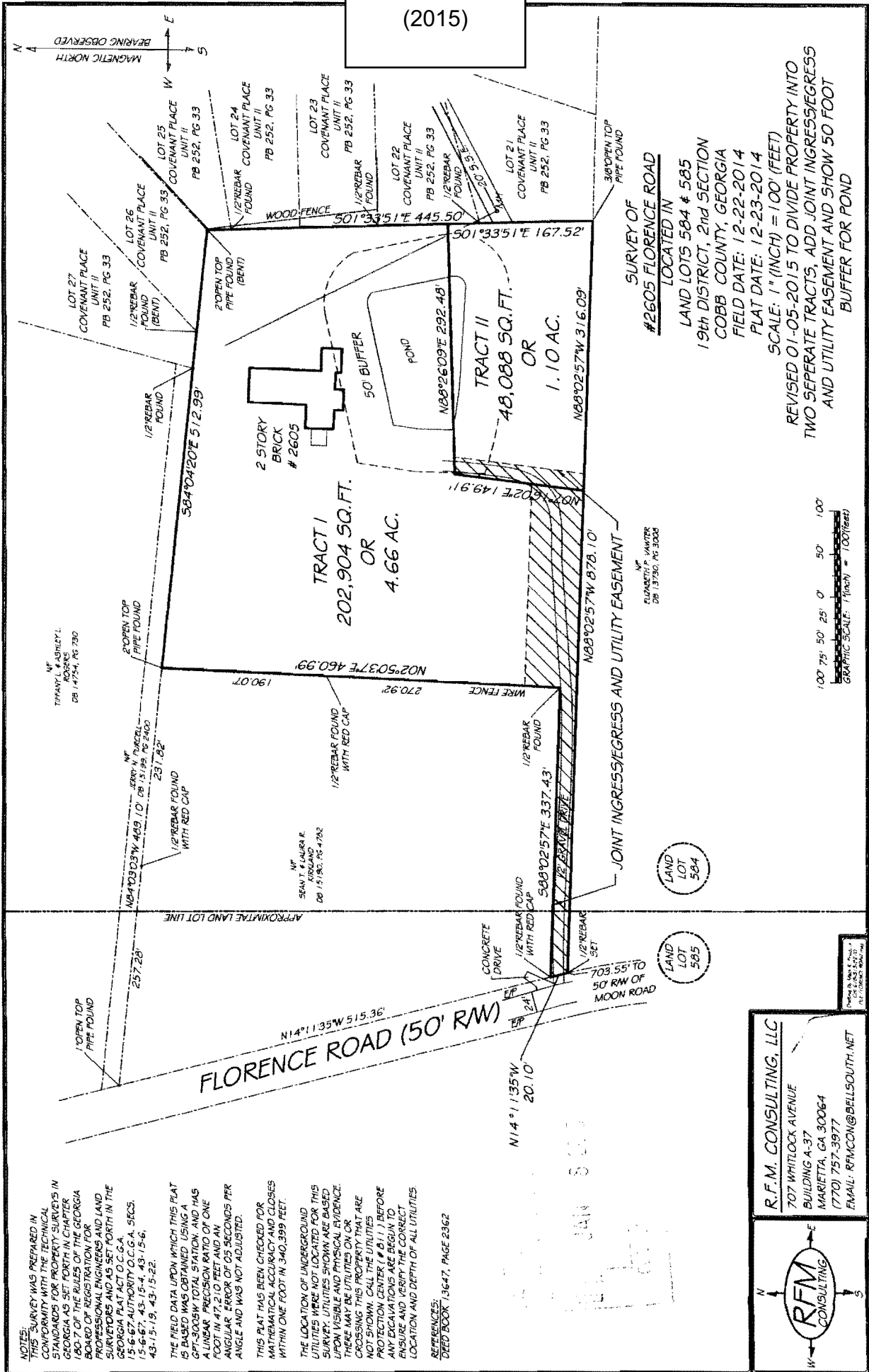
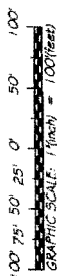


V-43  
(2015)



SURVEY OF  
#2605 FLORENCE ROAD  
LOCATED IN  
LAND LOTS 584 & 585  
19th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA  
FIELD DATE: 12-22-2014  
PLAT DATE: 12-23-2014  
SCALE: 1" (INCH) = 100' (FEET)

REVISED 01-05-2015 TO DIVIDE PROPERTY INTO  
TWO SEPARATE TRACTS, ADD JOINT INGRESS/EGRESS  
AND UTILITY EASEMENT AND SHOW 50 FOOT  
BUFFER FOR POND



NOTES:  
THIS SURVEY WAS PREPARED IN  
CONJUNCTION WITH THE TECHNICAL  
STANDARDS FOR PROPERTY SURVEYS IN  
GEORGIA AS SET FORTH IN CHAPTER  
140-7 OF THE RULES OF THE GEORGIA  
BOARD OF REGISTRATION FOR  
PROFESSIONAL ENGINEERS AND LAND  
SURVEYORS AND AS SET FORTH IN THE  
GEORGIA PLAT ACT O.C.G.A. SECS.  
15-6-67, 43-15-4, 43-15-6,  
43-15-19, 43-15-22.

THE FIELD DATA UPON WHICH THIS PLAT  
IS BASED WAS OBTAINED USING A  
GPS-3003SW TOTAL STATION, AND HAS  
A LINEAR PRECISION RATIO OF ONE  
FOOT IN 47.210 FEET AND AN  
ANGULAR ERROR OF 05 SECONDS PER  
ANGLE AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CHECKED FOR  
MATHEMATICAL ACCURACY AND CLOSES  
WITHIN ONE FOOT IN 340,399 FEET.

THE LOCATION OF UNDERGROUND  
UTILITIES WERE NOT LOCATED FOR THIS  
SURVEY. UTILITIES SHOWN ARE BASED  
UPON VISIBLE AND PHYSICAL EVIDENCE.  
THERE MAY BE UTILITIES ON OR  
CROSSING THIS PROPERTY THAT ARE  
NOT SHOWN. CALL THE UTILITIES  
PROTECTION CENTER (811) BEFORE  
ANY EXCAVATIONS ARE BEGUN TO  
ENSURE AND VERIFY THE CORRECT  
LOCATION AND DEPTH OF ALL UTILITIES.

REFERENCES:  
DEED BOOK 13647, PAGE 2362

**R.F.M. CONSULTING, LLC**  
707 WHITLOCK AVENUE  
BUILDING A-37  
MARIETTA, GA 30064  
(770) 757-3977  
EMAIL: RFMCON@BELLSOUTH.NET

**APPLICANT:** Ahmad Khatib

**PETITION No.:** V-43

**PHONE:** 216-235-6150

**DATE OF HEARING:** 03-11-2015

**REPRESENTATIVE:** Ihmayyid Khatib

**PRESENT ZONING:** R-30

**PHONE:** 216-526-6855

**LAND LOT(S):** 584, 585

**TITLEHOLDER:** Khader Khatib

**DISTRICT:** 19

**PROPERTY LOCATION:** On the east side of  
Florence Road, north of Moon Road  
(2605 Florence Road).

**SIZE OF TRACT:** 5.76 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the minimum public road frontage from the required 75 feet to zero feet for tract II; 2) waive the minimum lot size for a house off an easement from the required 80,000 square feet to 48,088 square feet; and 3) waive the width of an easement from the required 25 feet to 20 feet.

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

**BOARD OF APPEALS DECISION**

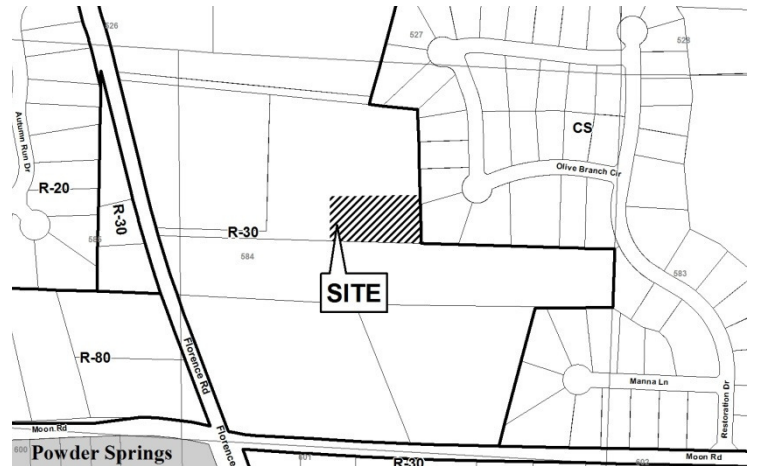
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Ahmad Khatib **PETITION No.:** V-43

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** Recommend paved driveway to be 20' wide to a depth of 25' from Florence Road.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** If approved, lot plan must be made subject to Stormwater Management Division approval. All roof downspouts and driveway runoff must be directed to the adjacent pond. The minimum finished floor elevation must be 3 feet above the pond dam elevation. Subject to no further lot splits of the parent tract without meeting full stormwater management requirements for the entire overall parcel.

**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.

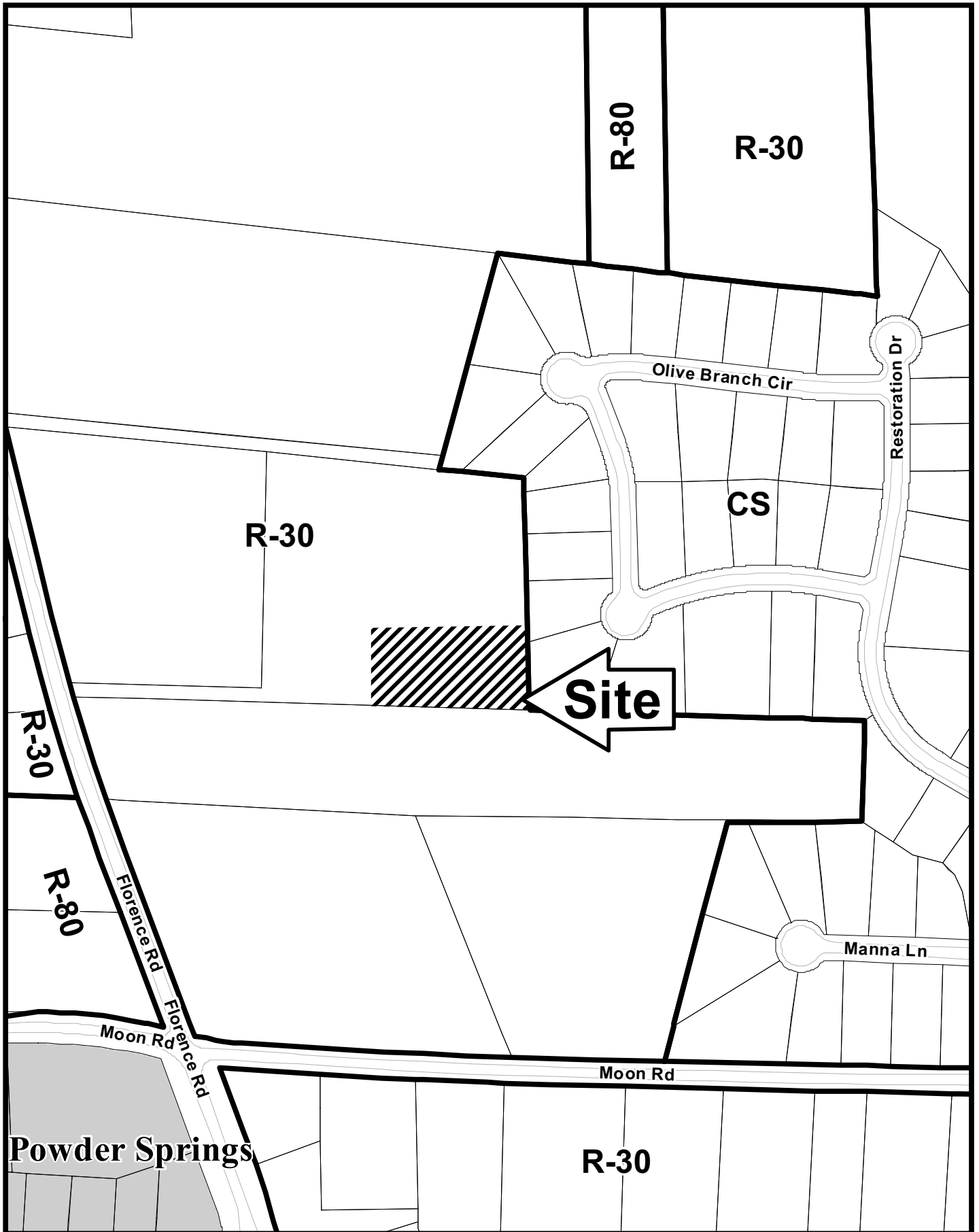
**SEWER:** No conflict.

\*\*\*\*\*

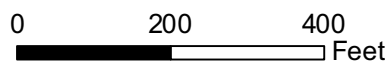
**FIRE DEPARTMENT:** Private Easements and Hydrant requirements for detached one and two family dwellings



- Driveway must have a minimum 12' driving surface width with minimum 25' inside turning radius.
  - Fully developed landscaping shall be at least 7'0" from center of drive (14' clear width) and 13'6" vertical clearance. (Indicate on plan minimum setbacks).
  - Maximum grade shall not exceed 18%.
  - Driveway must extend within 150' of the most remote portion of the structure.
  - Driveway is limited to 1000' maximum from roadway unless an approved turn-around is provided. (See note below.)
  - Driveway must support 25 Tons (50,000 lbs.)
  - Provide emergency access to all gates securing Fire Dept. access with a minimum 12'-0" clear width
  - Hydrant within 500' of remote structure, minimum 6" main\*  
( Required Flow: 1000 gpm @ 20 psi)
  - Fire Flow Test from closest existing hydrant\*  
( Required Flow: 1000 gpm @ 20 psi)
- \* An alternate equivalency for the above hydrant/flow test requirements, subject to approval by the Cobb County Fire Marshal's Office is one of the following:
- 1.) NFPA 13D Sprinkler System
  - 2.) Complete structure treated with a Class-A Fire Retardant spray meeting a flame spread of 25 or less and smoke development of 450 or less.
  - 3.) Non-Combustible construction.
- Note  
-Dead-end access roads in excess of 1000 feet shall be provided with a turn-around.  
Residential cul-de-sac without island: 38-foot outside radius. Hammerhead turn-around: total of 120 feet needed (60 feet from center of drive).

# V-43



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

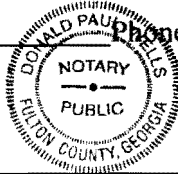
JAN 8 2015

(type or print clearly)

Application No. V-43  
Hearing Date: 3-11-15

Applicant Ahmad Khatib Phone # 216-235-6150 E-mail Furniturepalace@live.com  
Ihmayyid Khatib Address 2605 Florence Rd Powder Springs GA  
(representative's name, printed) (street, city, state and zip code) 30127

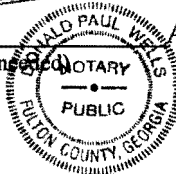
Ahmad Khatib Phone # 216-526-6855 E-mail Furniturepalace@live.com  
(representative's signature)



Signed, sealed and delivered in presence of:  
Donald Paul Wells  
Notary Public

My commission expires: \_\_\_\_\_  
My Commission Expires  
March 24, 2017

Titleholder Khader Khatib Phone # 216-235-6150 E-mail Furniturepalace@live.com  
Signature Ahmad Khatib Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:  
Donald Paul Wells  
Notary Public

My commission expires: \_\_\_\_\_  
My Commission Expires  
March 24, 2017

Present Zoning of Property \_\_\_\_\_

Location 2605 Florence Rd Powder Springs GA 30127  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 584 & 585 District 19th Size of Tract 1.10AC 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 \_\_\_\_\_

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).

to build another house on the property.  
Don't Have Enough Frontage

List type of variance requested: \_\_\_\_\_