

V-119
(2015)

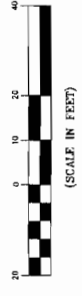
Site Notes:

1. Boundary information taken from a Survey For Juan Munoz, prepared by Larry D. Neese, dated June 13, 2015.
2. Property Currently Zoned GC
Setbacks: Front = 40'
Side = 10'
Rear = 30'
3. Minimum Lot Size = 20,000 Sq. Ft. (Variance Required)
4. Proposed Building 4,950 Sq. Ft. (Office = 1,000 Sq. Ft. Warehouse = 3,950 Sq. Ft.)
5. Proposed Parking = 7 Spaces (1 Handicapped) (6 Required)
6. There are no cemeteries on site or adjacent to the site.
7. There are no architectural or archeological landmarks on site.
8. There is no 100 year flood plain on site.

OWNER/DEVELOPER
Juan Munoz
1035 Brook Avenue
Marietta, GA. 30062
CONTACT: Armando Munoz
Ph: (770) 527-4773

Existing Area
18,344.9 Sq. Ft.
Future R/W Dedication
625.0 Sq. Ft.
Net Area 17,719.9 Sq. Ft.

Area
18,344.9 Sq. Ft.
0.421 Acres



Revised July 7, 2015



Larry D. Neese, PLS
ENGINEERS PLANNERS SURVEYORS
194 Cadence Trail
Canton, Georgia 30115
(770) 428 - 2122
E-Mail: Lneese2235@aol.com

Site Development Plan For
Juan Munoz

66 Barber Road, Marietta, GA 30008	CC: HP
LAND LOT: 225	JWB: MAS
DISTRICT: 17th	SECTION: 2nd
COUNTY: Cobb	STATE: Georgia
DATE: JULY 6, 2015	CHK'd: LUN
	FILE: 150047

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 15067C 01/01/01, DATED MARCH 04, 2013
UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

APPLICANT: Juan Munoz
PHONE: 770-527-4773
REPRESENTATIVE: Juan Munoz
PHONE: 770-527-4773
TITLEHOLDER: The GMC Concrete Company
PROPERTY LOCATION: On the south side of
Barber Road, east of Austell Road
(66 Barber Road).

PETITION No.: V-119
DATE OF HEARING: 09-11-2015
PRESENT ZONING: GC
LAND LOT(S): 225
DISTRICT: 17
SIZE OF TRACT: 0.42 acre
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the rear setback from the required 30 feet to 29 feet; 2) waive the minimum lot size from the required 20,000 square feet to 17,719 square feet; and 3) increase the allowable floor area ratio from the required .25 to .28.

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

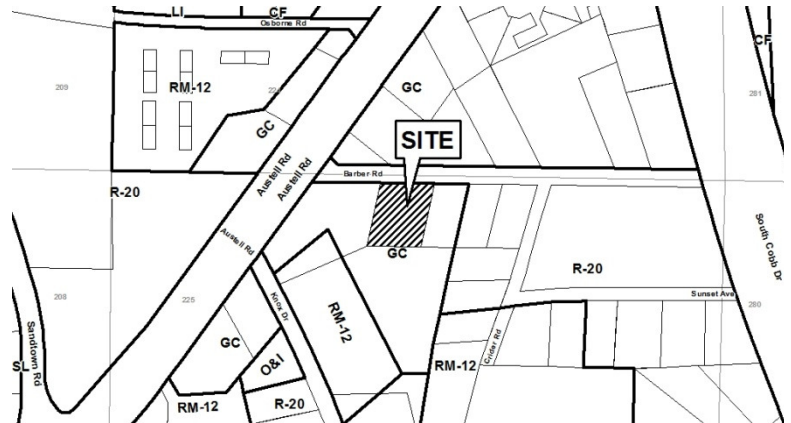
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Juan Munoz **PETITION No.:** V-119

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: If this variance request is approved, a land disturbance permit, demolition permit and building permit will be required for the proposed improvements.

STORMWATER MANAGEMENT: This parcel drains to the southeast into and through the adjacent Knox Landing Apartments. There is no existing stormwater conveyance to accommodate the concentrated stormwater discharge from the proposed detention pond. A drainage easement will be required to be negotiated with the adjacent property owner during Plan Review.

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.

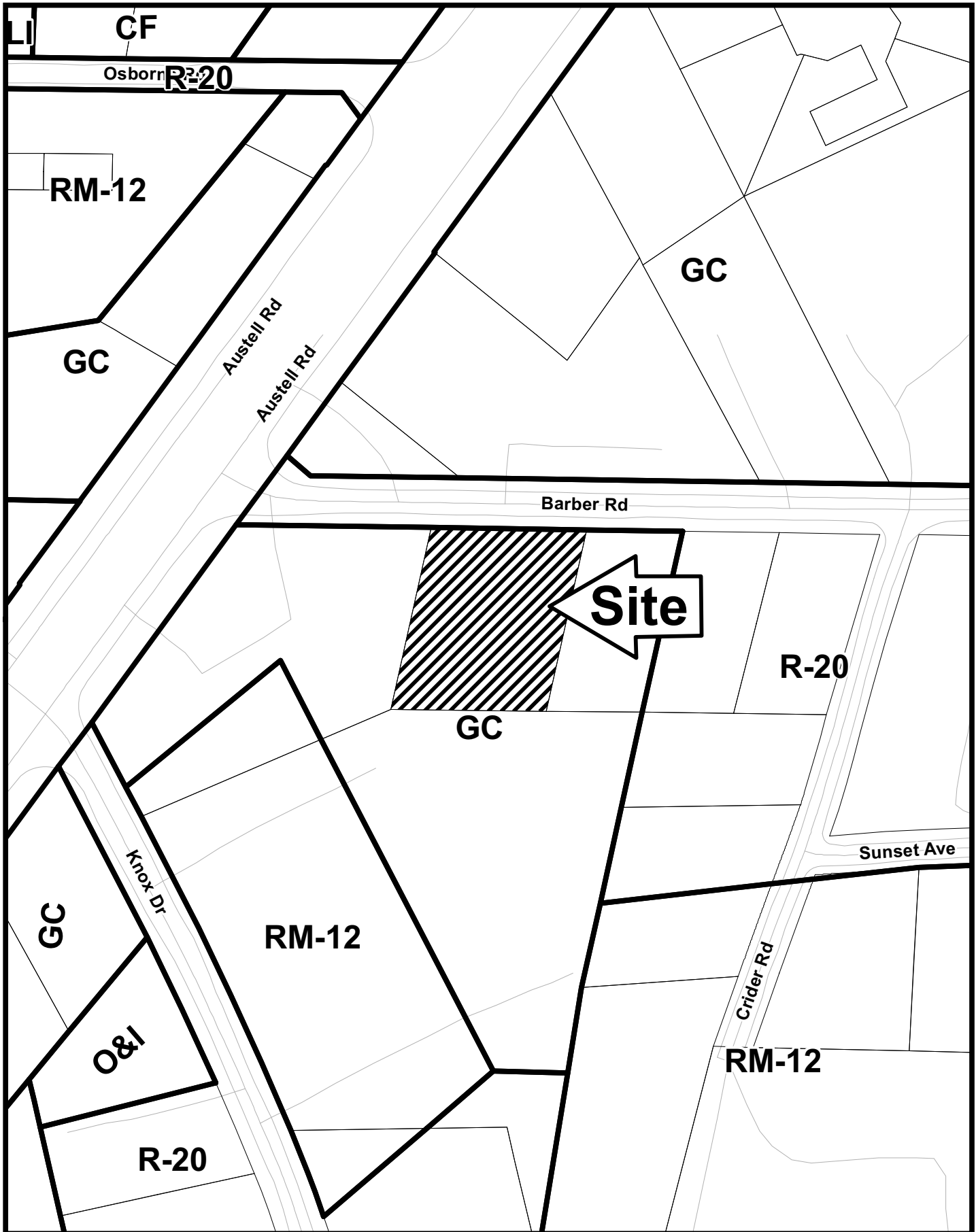
WATER: No conflict.

SEWER: No conflict.

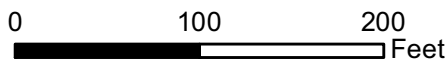
APPLICANT: Juan Munoz **PETITION No.:** V-119

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.

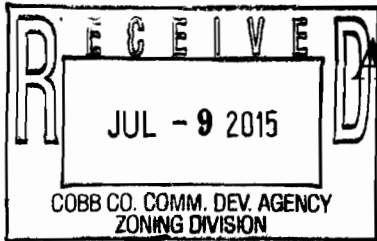
V-119



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

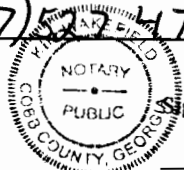
(type or print clearly)

Application No. V-119
Hearing Date: 9-11-15

Applicant Juan Munoz Phone # 770 527-4773 E-mail muno漳armando@bell

Juan Munoz Address 1035 Brook Ave Marietta, Ga 30062
(representative's name, printed) (street, city, state and zip code)

Juan Munoz Phone # 770 527-4773 E-mail muno漳armando@bell
(representative's signature) (street, city, state and zip code) net



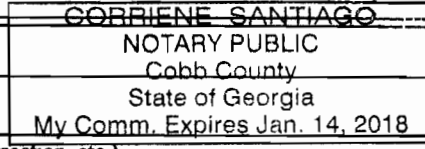
My commission expires: 11/19/18
Signed, sealed and delivered in presence of: Juan Munoz
My Commission Expires November 19, 2018 Notary Public

Titleholder The Gmc Concrete Phone # 770 527-4773 E-mail muno漳armando@bell

Signature: Juan Munoz Address: 1035 Brook Ave Marietta Ga 30062
(attach additional signatures, if needed) (street, city, state and zip code) net

My commission expires: 01/14/2018
Signed, sealed and delivered in presence of: Corriene Santiago
Notary Public

Present Zoning of Property G.C.
Location 66 Barber Rd
(street address, if applicable; nearest intersection, etc.)



Land Lot(s) 225 District 17th Size of Tract 0.421 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).

Construction of new building to be used for office and tool /small equipment repair and maintenance for my own construction business

List type of variance requested: Lot Zize and Rear Set back