

1. This is a preliminary site plan for the proposed development. It is not to be used for any other purpose.

2. The site plan shows the layout of the buildings, parking areas, and other features. It is subject to change without notice.

3. The site plan is based on the information provided by the applicant. The engineer is not responsible for the accuracy of the information.

4. The site plan is prepared in accordance with the requirements of the local zoning ordinance.

5. The site plan is not to be used for any other purpose without the written consent of the engineer.

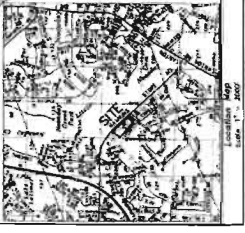
6. The site plan is not to be used for any other purpose without the written consent of the engineer.

7. The site plan is not to be used for any other purpose without the written consent of the engineer.

8. The site plan is not to be used for any other purpose without the written consent of the engineer.

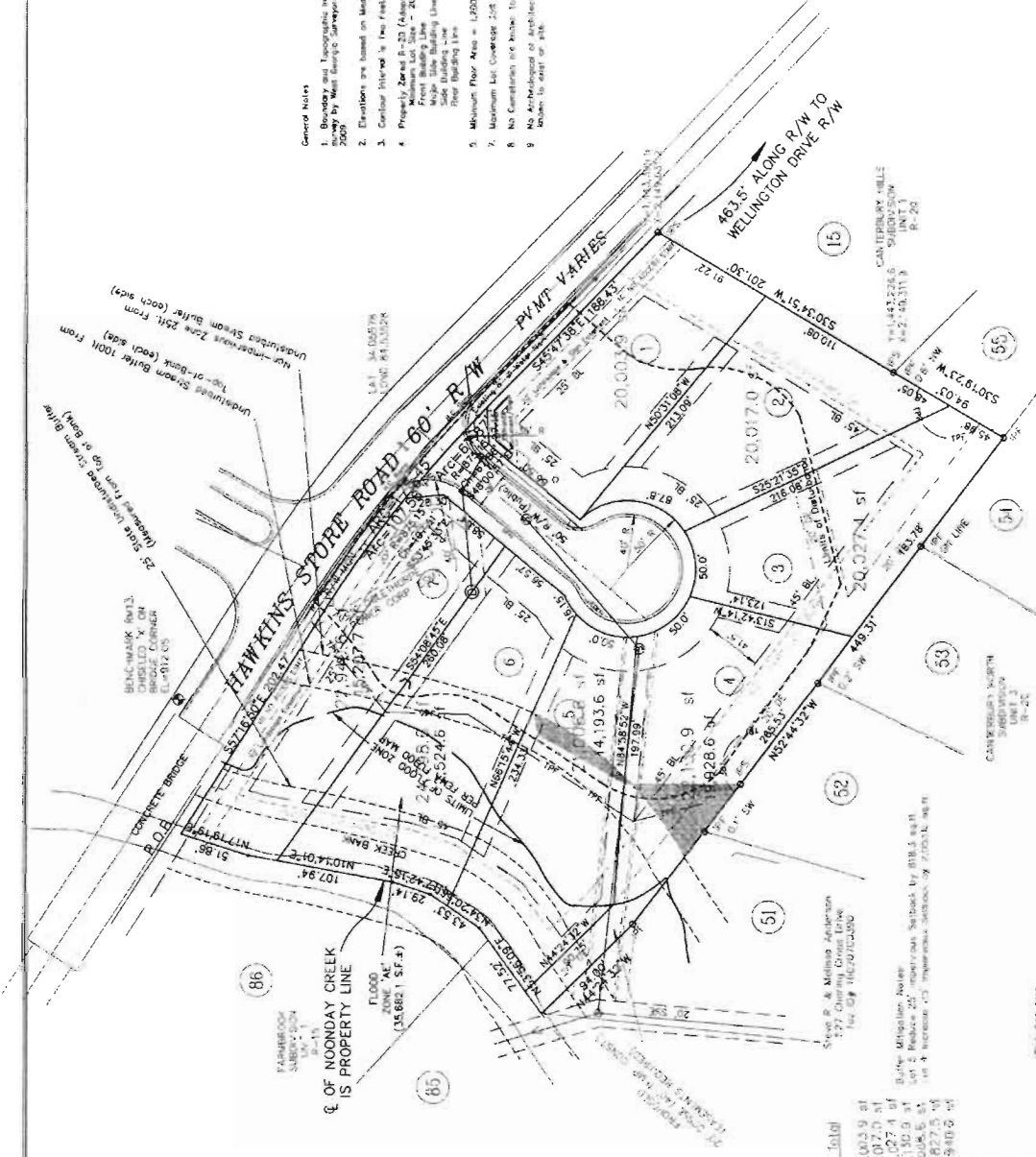
9. The site plan is not to be used for any other purpose without the written consent of the engineer.

10. The site plan is not to be used for any other purpose without the written consent of the engineer.



- General Notes**
1. Boundary and topographic information taken from survey by West Georgia Surveyors, Inc. dated May 27, 2007.
 2. Elevation are based on Mean Sea Level Datum.
 3. Contour Interval is Two Feet.
 4. Property Zoned R-20 (Adopted December 26, 1971)
Minimum Lot Size - 20,000 Sq. Ft.
Minimum Front Setback - 20'
Minimum Side Setback - 10'
Minimum Rear Setback - 10'
Minimum Floor Area - 4,000 Sq. Ft.
 5. Maximum Floor Area - 1,200 Sq. Ft.
 6. No construction is to be done on this site.
 7. All construction shall be in accordance with the requirements of the local zoning ordinance.
 8. No construction is to be done on this site.
 9. All construction shall be in accordance with the requirements of the local zoning ordinance.

(2018)
912-V



No grading allowed in Construction Buffer during Development. Grading allowed during final Construction (Lots 3 & 4).

2.00 Acres
16,800.6 Sq. Ft.
3.786 Acres

REVISIONS:

NO.	DATE	DESCRIPTION



NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

20 feet between buildings as defined by Section 13A, Article 1 of the Cobb County Code is required due to the exclusion of guest parking.

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FEMA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 130620040K, DATED March 04, 2013

DEVELOPER

RDC Development Group
4302 Farmbrook Lane
Kennesaw, Georgia 30144
CONTACT: Richard Duncan
PH: 678-591-7624

ENGINEER

Larry D. Neese, PLS
ENGINEERS PLANNERS SURVEYORS
194 Cadence Trail
Canton, Georgia 30115
(770) 428-2122
E-Mail: lneese@2525@aol.com

PLANNING

Larry D. Neese, PLS
ENGINEERS PLANNERS SURVEYORS
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(770) 428-2122
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SHEET **2**

24 HR. EMERGENCY CONTACT: Richard Duncan 678-591-7624

18C0018

APPLICANT: Duncan Land Investments, LLC

PETITION No.: V-126

PHONE: 678-591-7624

DATE OF HEARING: 12-12-2018

REPRESENTATIVE: Richard Duncan

PRESENT ZONING: R-20

PHONE: 678-591-7624

LAND LOT(S): 207

TITLEHOLDER: Duncan Land Investments, LLC

DISTRICT: 16

PROPERTY LOCATION: On the south side of Hawkins Store Road, northwest of Wellington Drive (510 and 530 Hawkins Store Road).

SIZE OF TRACT: 3.79 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Reduce the front setback from the required 35 feet to 25 feet (to be added to rear setback) for proposed lots 1 through 7.

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

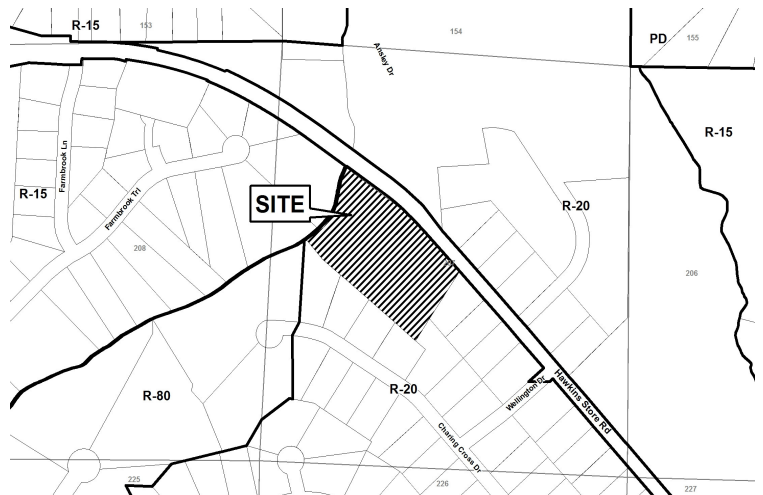
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Duncan Land Investments,
LLC

PETITION No.: V-126

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: The Stormwater Management Division supports the proposed 10-foot reduction in front setbacks with offsetting increase in rear setbacks.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

WATER: No conflict.

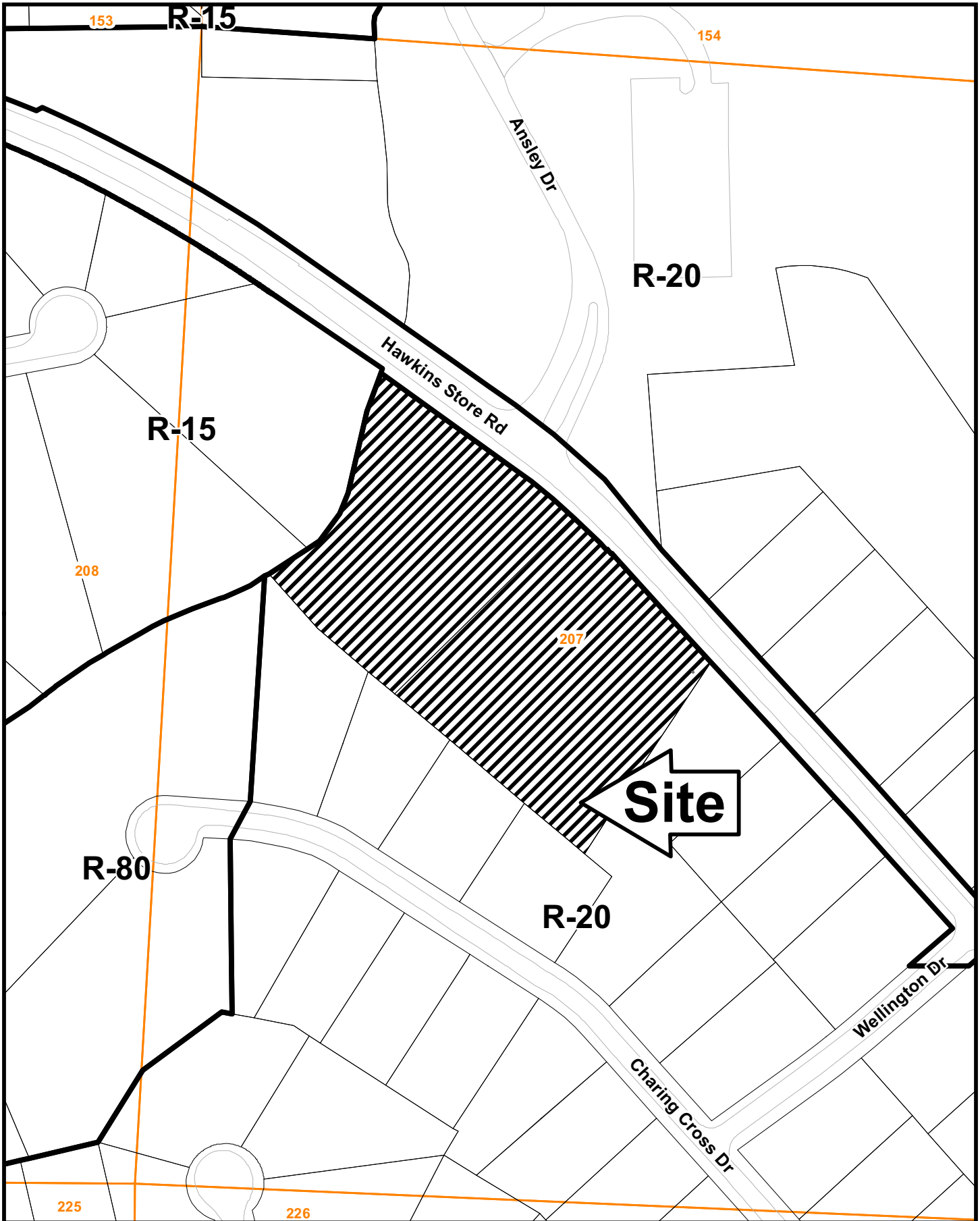
SEWER: No conflict.

APPLICANT: Duncan Land Investments,
LLC

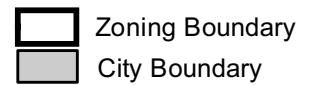
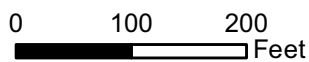
PETITION No.: V-126

FIRE DEPARTMENT: Reduction of the front setbacks results in shorter driveways for parking of vehicles. The reduction of parking must be compensated for to ensure the roadway remains clear for emergency vehicle response.

V-126 2018-GIS



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



Application for Variance

Cobb County

RECEIVED
OCT 11 2018

(type or print clearly)

Application No. V-126
Hearing Date: 12.12.18

Applicant Duncan Land Investments, LLC Phone # 678-591-7624 E-mail duncanlandinvest@yahoo.com

Richard Duncan Address 4302 Farmbrook Ln. Kennesaw, GA 30144
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-591-7624 E-mail duncanlandinvest@yahoo.com
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: 12/31/2020

Titleholder Duncan Land Investments, LLC Phone # 678-591-7624 E-mail duncanlandinvest@yahoo.com

Signature [Signature] Address: 4302 Farmbrook Ln. Kennesaw, GA 30144
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: 12/31/2020

Present Zoning of Property R-20

Location 510-530 Hawkins Store Rd. Kennesaw, GA 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 207 District 16th Size of Tract 3.786 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

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:

Stream buffers. Moving the houses further up allows more room for them, getting them away from stream

List type of variance requested:
To allow 25 ft. setbacks in the front, adding difference to rear of lot.