



Cobb County Community Development Agency  
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-12

Public Hearing Dates:

PC: 2-5-20

BOC: 2-18-20

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**SITE BACKGROUND**

Applicant: Yasmin Benichay-Biton

Phone: 678-233-4957

Email: yasmin1215@gmail.com

Representative Contact: Yasmin Benichay-Biton

Phone: 678-233-4957

Email: yasmin1215@gmail.com

Titleholder: Lior Biton, Ronen Shafiki

Property location and address: Northwest side of  
Cooper Lake Road, north of Veterans Memorial  
Highway  
(9 and 11 Cooper Lake Road)

Access to Property: Cooper Lake Road

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**QUICK FACTS**

Commission District: 4-Cupid

Current Zoning: CF (Future Commercial)

Current use of property: Single-family houses

Proposed zoning: R-12 (Single-family Residential)

Proposed use: Single-family houses

Future Land Use Designation: CAC (Community  
Activity Center)

Site Acreage: 0.516 ac

District: 17

Land Lot: 180

Parcel #: 17018000460 and 17018000490

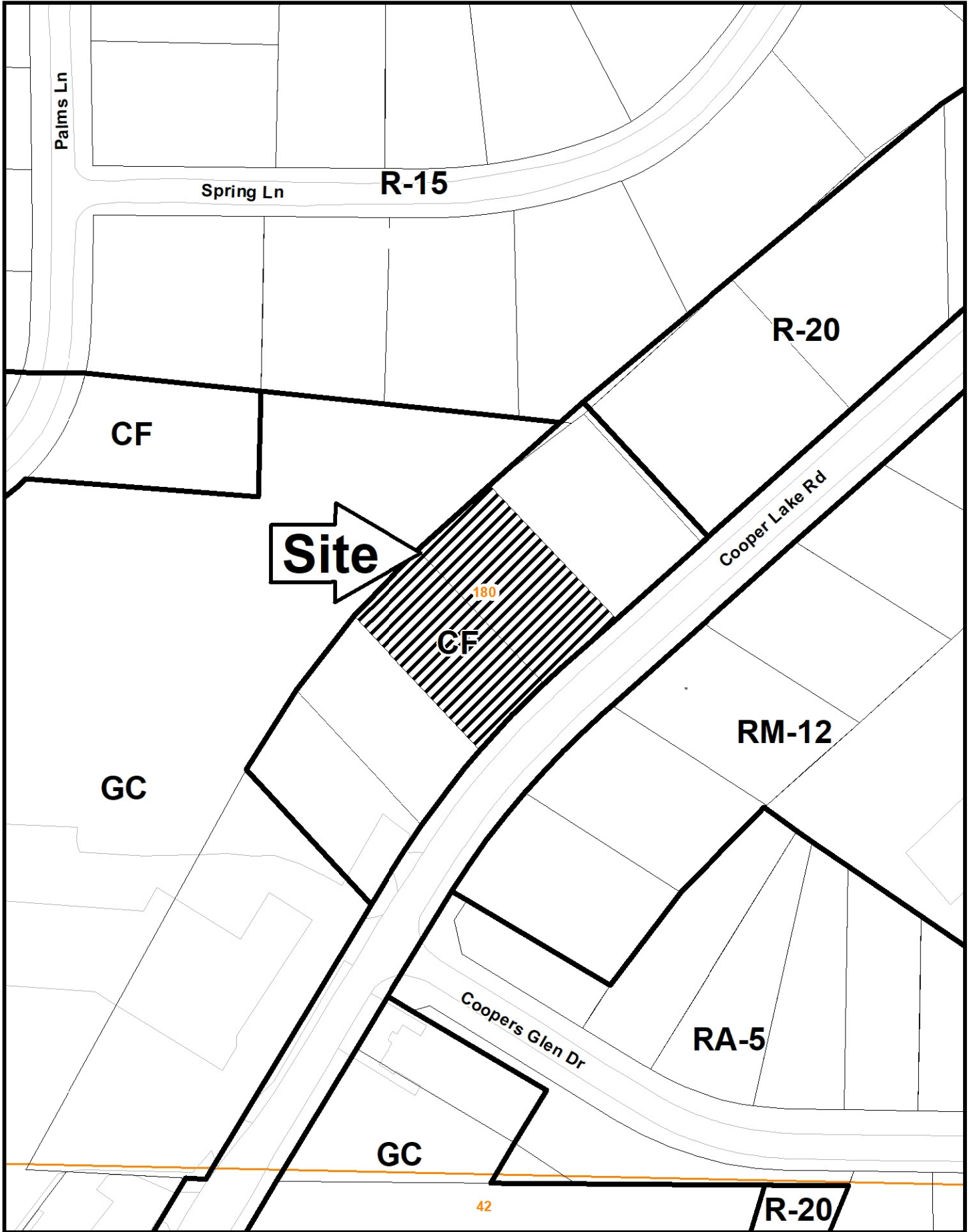
Taxes Paid: Yes

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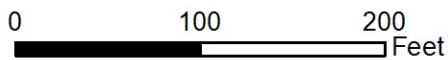
**FINAL ZONING STAFF RECOMMENDATION:**



(Zoning staff member: )

# Z-12 GIS



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



 Zoning Boundary  
 City Boundary

0202-21-2

1 Deal Design Solutions  
www.DealDesign.com  
PO Box 550125  
Atlanta, GA 30355  
404.401.8563

Single Family Residence  
9 & 11 N. COOPER LAKE ROAD SE  
Mableton, Georgia 30126  
Cobb Co. Dist. 17th L.T. 180



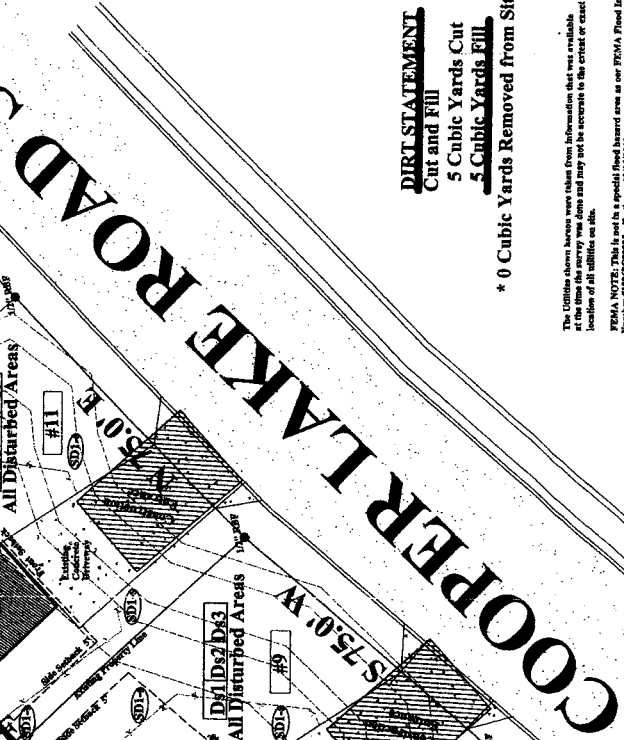
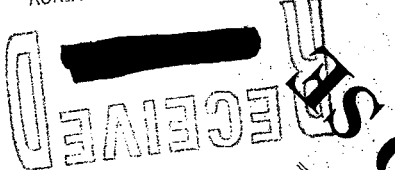
SP-2  
Site Plan / Survey  
Plan

# SINGLE FAMILY RESIDENCE SITEPLAN

**\*\*NO TOPOGRAPHICAL CHANGES TO EXISTING LOT \*\***

**TREE IMPACT CALCULATION  
NO TREES TO BE IMPACTED**

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



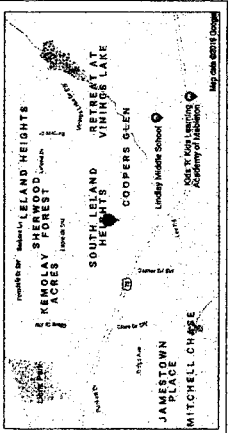
**DIRT STATEMENT**  
Cut and Fill  
5 Cubic Yards Cut  
5 Cubic Yards Fill  
\* 0 Cubic Yards Removed from Site

The utility shown here was taken from information that was available at the time the survey was done and may not be accurate to the extent or exact location of all utilities on site.  
FEMA NOTES: This site is in a special flood hazard area as per FEMA Flood Insurance Rate Map Number 13060-01-0000. The survey has been calculated for elevations of 1 foot to 10,000 feet. Accuracies within 1 foot to 30,000 feet.  
This map or plan is certified to the same before and as prepared or made by me. No liability is assumed in third party. No abstract of title was performed. Copyright © 2019 Deal Design Solutions, LLC 2019

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**RECEIVED**  
DEC 05 2019  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

### Vicinity Map



LEGEND

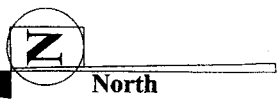
(Symbol)	Proposed Structure
(Symbol)	Proposed Driveway
(Symbol)	Proposed Parking Area
(Symbol)	Proposed Sidewalk
(Symbol)	Proposed Landscaping
(Symbol)	Proposed Fencing
(Symbol)	Proposed Utility Lines
(Symbol)	Proposed Easements
(Symbol)	Proposed Setbacks
(Symbol)	Proposed Right-of-Way
(Symbol)	Proposed Survey Lines
(Symbol)	Proposed Lot Lines
(Symbol)	Proposed Zoning Lines
(Symbol)	Proposed Elevation Contours
(Symbol)	Proposed Tree Locations
(Symbol)	Proposed Utility Poles
(Symbol)	Proposed Streetlights
(Symbol)	Proposed Mailboxes
(Symbol)	Proposed Stormwater Management
(Symbol)	Proposed Fire Hydrants
(Symbol)	Proposed Traffic Signs
(Symbol)	Proposed Landmarks
(Symbol)	Proposed Topography
(Symbol)	Proposed Drainage Swales
(Symbol)	Proposed Retaining Walls
(Symbol)	Proposed Slope Indicators
(Symbol)	Proposed Access Points
(Symbol)	Proposed Boundary Lines
(Symbol)	Proposed Utility Trenches
(Symbol)	Proposed Foundation Footings
(Symbol)	Proposed Structural Elements
(Symbol)	Proposed Site Features
(Symbol)	Proposed Construction Details
(Symbol)	Proposed Survey Points
(Symbol)	Proposed Control Points
(Symbol)	Proposed Benchmark Points
(Symbol)	Proposed Elevation Benchmarks
(Symbol)	Proposed Utility Connections
(Symbol)	Proposed Stormwater Structures
(Symbol)	Proposed Fire Protection Features
(Symbol)	Proposed Safety Features
(Symbol)	Proposed Accessibility Features
(Symbol)	Proposed Environmental Features
(Symbol)	Proposed Cultural Resources
(Symbol)	Proposed Archaeological Features
(Symbol)	Proposed Historical Features
(Symbol)	Proposed Landmarks and Monuments
(Symbol)	Proposed Utility Structures
(Symbol)	Proposed Stormwater Management Structures
(Symbol)	Proposed Fire Protection Structures
(Symbol)	Proposed Safety Structures
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**LOT COVERAGE**  
9 Cooper Lake Road  
17th District Land Lot 180  
Proposed Structure: 2,650 Sqft  
Lot Area: 11,250 Sqft 0.25827 Acres  
Cobb County, Georgia  
Proposed Zoning: R-12

**LOT COVERAGE**  
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No graded slope shall exceed 2h: 1v"

**COMPOSITE SITE PLAN**  
1"=20'-0"



RECEIVED  
DEC 05 2019

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Application No. Z-12  
2020

## Summary of Intent for Rezoning

.....  
**Part 1. Residential Rezoning Information (attach additional information if needed)**

- a) Proposed unit square-footage(s): 2,650 Sqft  
b) Proposed building architecture: Single Family Residence  
c) List all requested variances: N/A

.....  
**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

- a) Proposed use(s): N/A  
b) Proposed building architecture: N/A  
c) Proposed hours/days of operation: N/A  
d) List all requested variances: N/A

.....  
**Part 3. Other Pertinent Information (List or attach additional information if needed)**

N/A

.....  
**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**

**(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).**

None