



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-14

Public Hearing Dates:

PC: 2-5-20

BOC: 2-18-20

SITE BACKGROUND

Applicant: Andres Estrada

Phone: 404-234-0108

Email: Jose@DeLaRosaRealtor.com

Representative Contact: Jose De La Rosa

Phone: 404-422-7472

Email: Jose@DeLaRosaRealtor.com

Titleholder: Atlanta Safety Brake Service, Inc.

Property location and address: Located at the western end of Sydney Ann Boulevard, and on the east side of James Road (1498 Sydney Ann Boulevard).

Access to Property: Sydney Ann Boulevard

QUICK FACTS

Commission District: 4- Cupid

Current Zoning: GC

Current use of property: Warehouse

Proposed zoning: NRC

Proposed use: Light Auto Repair and Office

Future Land Use Designation: Neighborhood Activity Center

Site Acreage: 0.589 acres

District: 18; Land Lots: 34

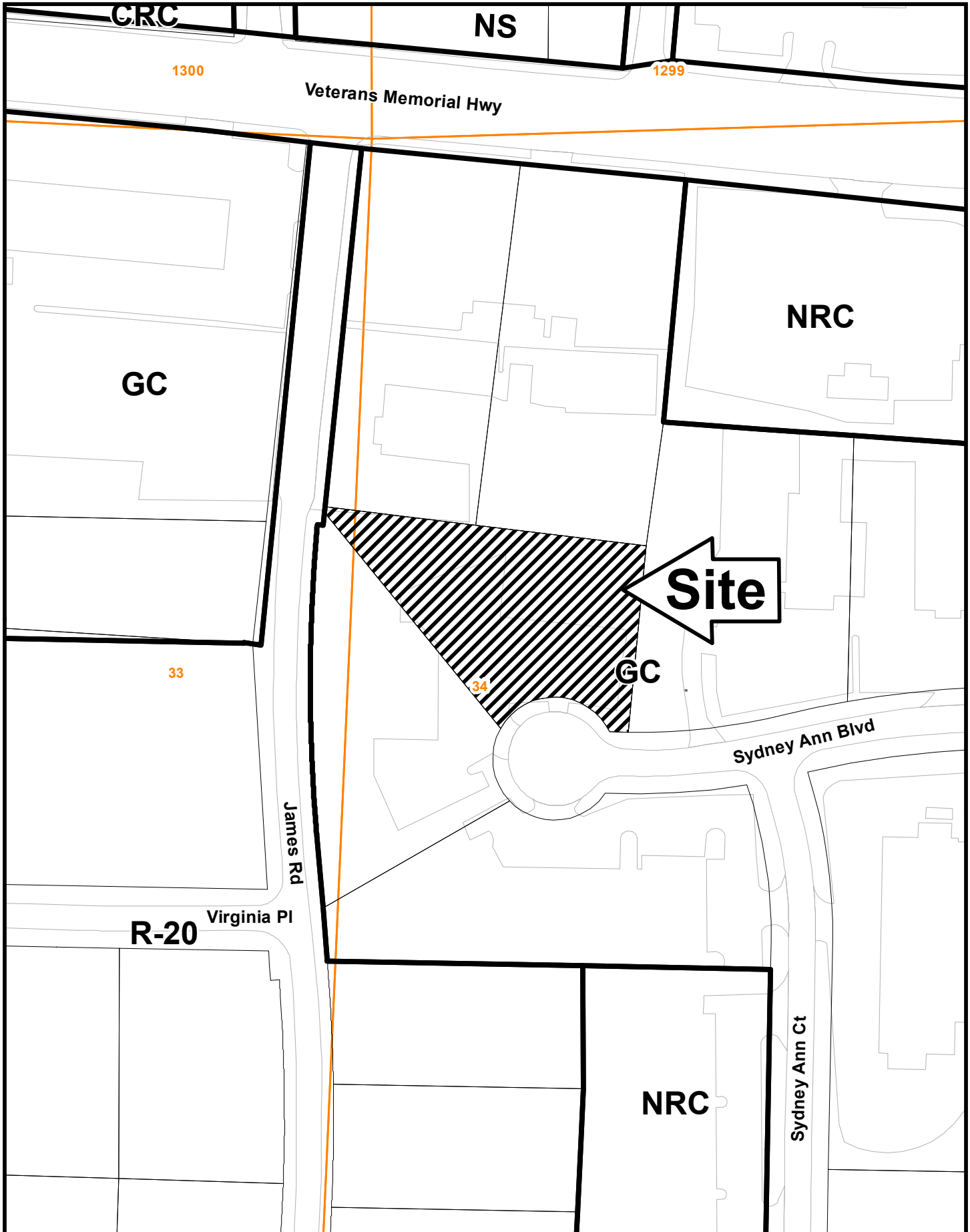
Parcel #'s: 18003400460

Taxes Paid: Yes

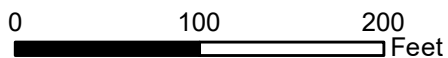
FINAL ZONING STAFF RECOMMENDATION:



(Zoning staff member:)

Z-14 GIS



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



-  Zoning Boundary
-  City Boundary

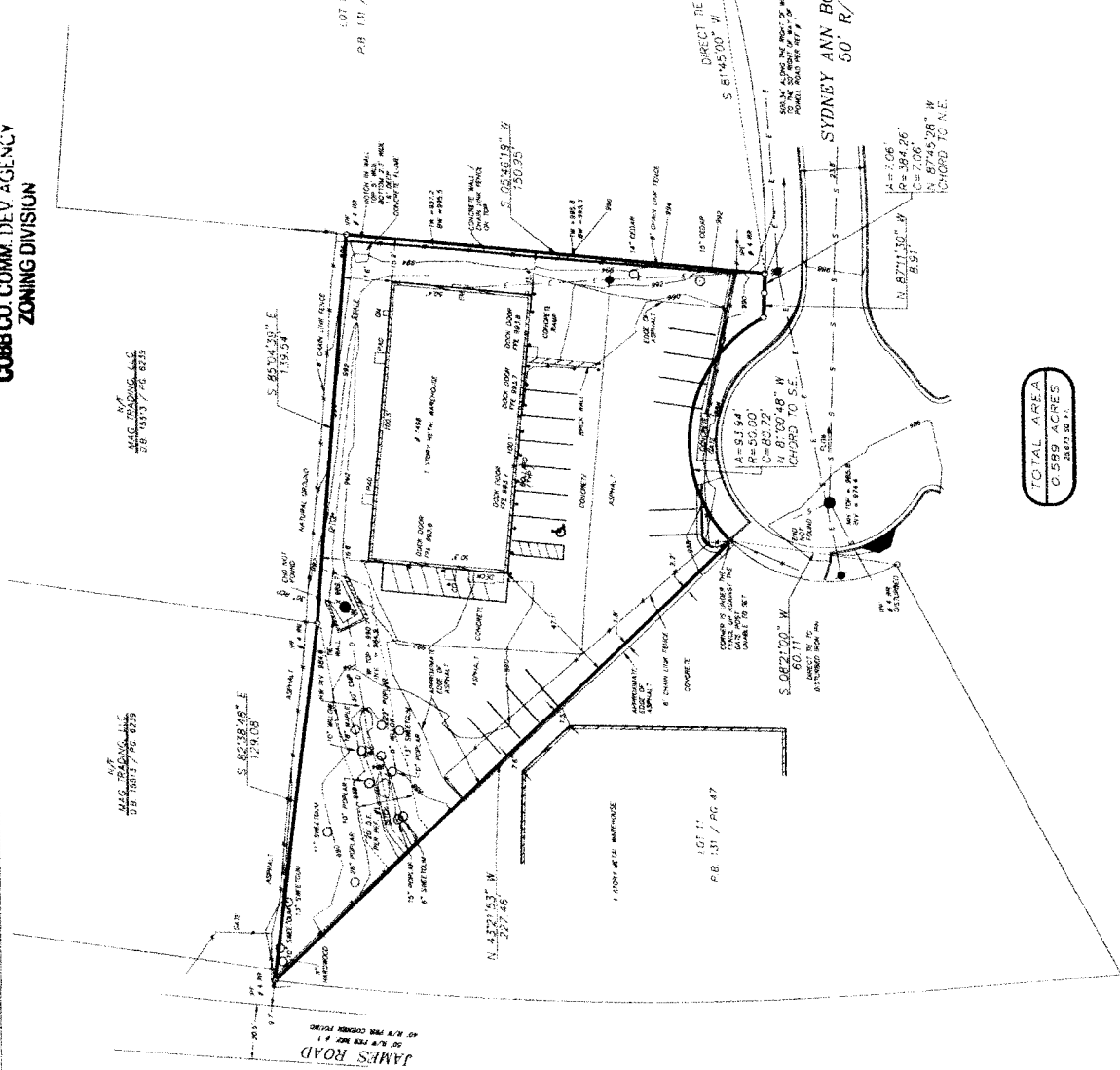
2-14-2020

RECEIVED
 DEC - 5 2019

COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

LEGEND

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THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE SURVEYING ACT OF 1967, CHAPTER 136, SECTION 136-1-1, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, WHICH ARE PART OF THE GEORGIA PLAT ACT, 1967, CHAPTER 136, SECTION 136-1-2.

REVISION

NO.	DESCRIPTION	DATE
1	INITIAL SURVEY	2/14/20



BOUNDARY &
 TOPOGRAPHIC SURVEY

1498 SYDNEY ANN BOULEVARD

- NOTES:**
1. THE PROPERTY LINES WERE ESTABLISHED BY THE PLAT OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD HAZARD MAP FOR COBB COUNTY, GA, OF 2011. THE FLOOD HAZARD MAP IS LOCATED AT 1500 N. DIXIE HWY., SUITE 100, KENNESAW, GA 30144.
 2. THE PROPERTY LINES WERE ESTABLISHED BY THE PLAT OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD HAZARD MAP FOR COBB COUNTY, GA, OF 2011. THE FLOOD HAZARD MAP IS LOCATED AT 1500 N. DIXIE HWY., SUITE 100, KENNESAW, GA 30144.
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- REFERENCES:**
1. FINAL PLAT OF SYDNEY ANN BOULEVARD, BANK BY MATS AND BROSHEIM ENGINEERS, INC. DATED 05/28/1998, RECORDED IN PLAT BOOK 131, PAGE 47 AND RECORDED IN PLAT BOOK 176, PAGE 35, COBB COUNTY RECORDS.



CORNERSTONE SURVEYING
 SERVICES, LLC
 878-944-7765

1498 LOT 14 16TH DISTRICT 2ND SEC. 20
 COBB COUNTY, GEORGIA

Application No. 2-14
2020

Summary of Intent for Rezoning

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ZONING DIVISION

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

- a) **Proposed unit square-footage(s):** _____
- b) **Proposed building architecture:** _____
- c) **List all requested variances:** _____

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

- a) **Proposed use(s):** Light Auto Repair Service and Office
Use to service cars for Automania Car dealer's warranties and used cars
- b) **Proposed building architecture:** Existing Building
- c) **Proposed hours/days of operation:** Monday thru Friday 8am to 6pm
Saturday 8am to 5pm
- d) **List all requested variances:** Rear set backs

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

.....
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).

No
