

RECEIVED
MAY 14 2024
COBB COUNTY ZONING

Application for "Other Business"

Cobb County, Georgia

OB-34

(Cobb County Zoning Division - 770-528-2035) BOC Hearing Date Requested: 6-18-2024

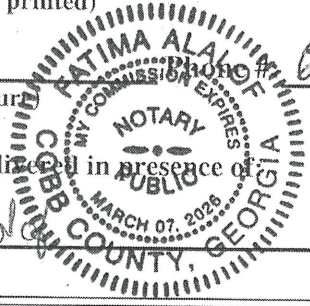
Applicant: Juscelio Cruz Phone #: 678-255-6579
(applicant's name printed)

Address: 869 Pickens Industrial Dr Suite 7 E-Mail: JPR Realty Investments@gmail.com
Marietta GA 30062

JUSCELIO CRUZ Address: _____
(representative's name, printed)

[Signature] Phone #: 678-255-6579 E-Mail: JPGROUPCA19@GMAIL.COM
representative's signature

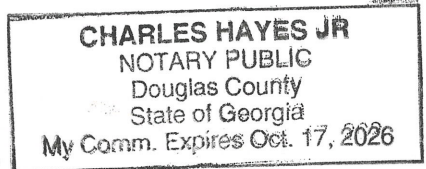
Signed, sealed and delivered in presence of _____
[Signature] My commission expires: 03/07/26
Notary Public



Titleholder(s): Ian Andrew Dohy Phone #: _____
(property owner's name printed)

Address: 1684 Madison Pl Lithia Springs E-Mail: _____
GA 30122

[Signature]
Property owner's signature



Signed, sealed and delivered in presence of: _____
[Signature] My commission expires: Oct. 17, 2026
Notary Public

Commission District: 4 Zoning Case: R-20 (adopted 1972)

Size of property in acres: 18.015 sq ft (Original Date of Hearing: _____)
Acres

Location: Parcel 18019200470
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 192 18th District 2nd Section District(s): 18

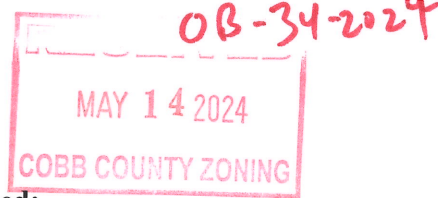
State specifically the need or reason(s) for Other Business: _____
Reduction of R-20 property size requirement from
20,000 sq ft to allow building one single family residence
on this lot which measures 18,015 sq ft.

Application for "Other Business"

Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: _____



Applicant: _____ Phone #: 404 552 9813
(applicant's name printed)

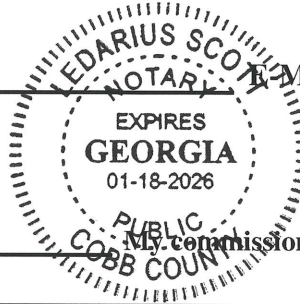
Address: 740 DEAGERS RD BLAINSVILLE GA 30512 E-Mail: LAMOUNTAIN52911@gmail.com

LOUENCO MOLINA SANCHEZ Address: _____
(representative's name, printed)

LOUENCO MOLINA SANCHEZ Phone #: _____ E-Mail: _____
(representative's signature)

Signed, sealed and delivered in presence of:

LEDARIUS SCOTT My commission expires: 01-18-2026
Notary Public



Titleholder(s) : _____ Phone #: _____
(property owner's name printed)

Address: _____ E-Mail: _____

(Property owner's signature)

Signed, sealed and delivered in presence of:

Notary Public My commission expires: _____

Commission District: _____ Zoning Case: _____

Size of property in acres: _____ Original Date of Hearing: _____

Location: _____
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): _____ District(s): _____

State specifically the need or reason(s) for Other Business: _____

(List or attach additional information if needed)

03-34-2024

Proposal
Site plan.



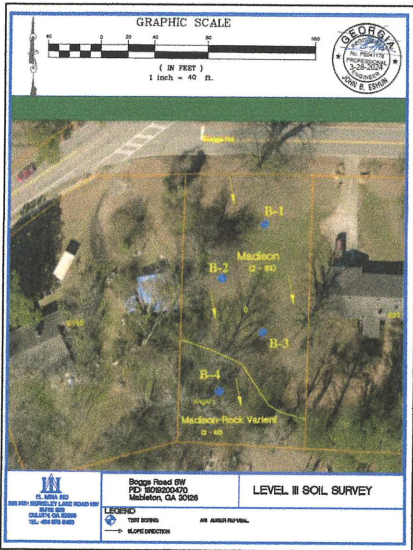
VICINITY MAP
N.T.S.

PROPOSED SITE PLAN PREPARED FOR:
JP GROUP CONSTRUCTION LLC
PARCEL ID 18019200470
LAND LOT 192, 18TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

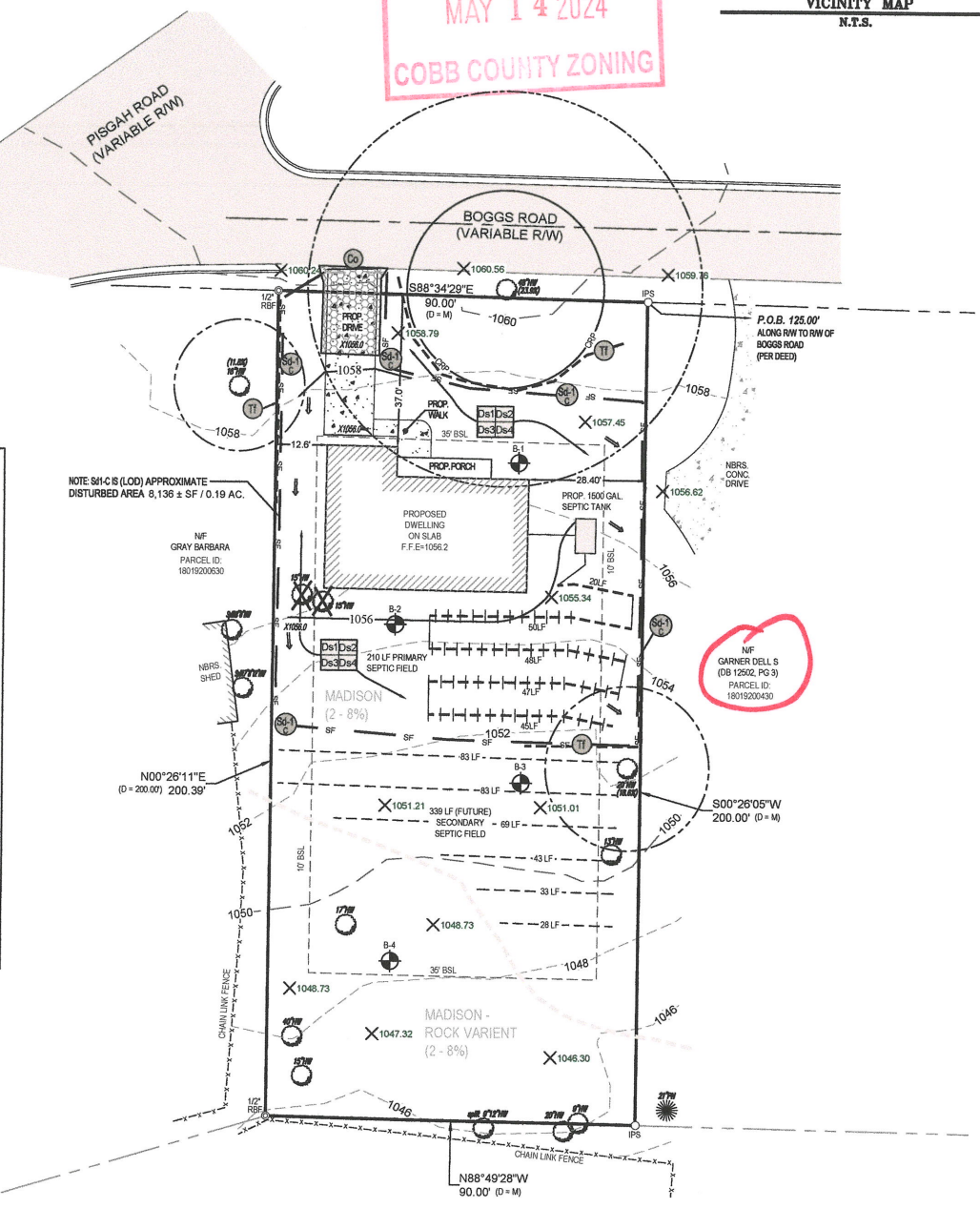
AREA
18,015 sq.ft.
0.41 acres

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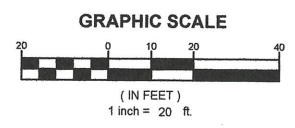
- LEGEND**
- DB DEED BOOK
 - PB PLAT BOOK
 - PG PAGE
 - LL LAND LOT
 - OTP OPEN TOP PIPE
 - RB REBAR
 - IPF IRON PIN FOUND
 - IPS 12" REBAR
 - CTP CRIMP TOP PIPE
 - C&G CURB & GUTTER
 - R/W RIGHT OF WAY
 - N/F NOW OR FORMERLY
 - E- OVERHEAD POWER LINE
 - 40 II SQUARE FOOT
 - REF REFERENCE
 - TBM TEMPORARY BENCHMARK
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - REINFORCED CONCRETE PIPE
 - DIP DUCTILE IRON PIPE
 - POL VINYL CHLORIDE PIPE
 - HDPE HIGH DENSITY POLYETHYLENE PIPE
 - CMP CORRUGATED METAL PIPE
 - R PROPERTY LINE
 - C CENTERLINE
 - ID IDENTIFICATION
 - B.S.L. BUILDING SETBACK LINE
 - BOC BACK OF CURB
 - C CURVE LABEL
 - CI CURB INLET
 - DE DRAINAGE EASEMENT
 - EOP EDGE OF PAVEMENT
 - PH FIRE HYDRANT
 - L LINE LABEL
 - PKS PK NAIL SET
 - SSE SANITARY SEWER EASEMENT
 - UE UTILITY EASEMENT
 - SWMF STORMWATER MANAGEMENT FACILITY
 - SEWER CLEAN OUT
 - IRON PIN FOUND
 - IRON PIN SET
 - CALCULATED POINT
 - POWER POLE
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - JUNCTION BOX
 - SANITARY SEWER MANHOLE
 - DROP INLET
 - R/W OR CONC. MONUMENT
 - SINGLE WING CATCH BASIN
 - DOUBLE WING CATCH BASIN
 - CURB INLET
 - HEADWALL
 - FLARED END SECTION
 - GAS METER
 - GAS VALVE
 - ELECTRIC TRANSFORMER
 - TELEPHONE PEDESTAL
 - LIGHT POST
 - ASPHALT
 - CONCRETE



NOTE: S&C IS (LOD) APPROXIMATE
DISTURBED AREA 8,136 ± SF / 0.19 AC.



NE
GARNER DELL S
(DB 12502, PG 3)
PARCEL ID:
18019200430



Property sold by Garner to Doby
2-8-2012 DB.14918 PG. 4852

LEVEL III SOIL REPORT

Report Date: 3/28/2024
Survey Date: 3/27/2024
Site Location: Boggs Road SW, Marietta, GA 30126
Lot: 18019200470
County: Cobb County

Engineer: John B. Edm. P.E.
Level of Survey: Level III
Property Owner/Rep: JP Group
Phone: (877) 251-0570

Soil Series	Slope (%)	Depth to Bedrock (inches)	Depth to Seasonal High Water Table (inches)	Abandonment Rate or Recommended Trench Depth (inches)	Recommended Trench Depth (inches)	Map Unit Subgrade Code
Madison-Rock Variant	2-3	48	To rock	35-60	18-24	S

Soil Series: Madison-Rock Variant
Slope: 2-3%
Depth to Bedrock: 48 inches
Depth to Seasonal High Water Table: To rock
Abandonment Rate or Recommended Trench Depth: 35-60 inches
Recommended Trench Depth: 18-24 inches
Map Unit Subgrade Code: S

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JOHNSON
24-111

GEORGIA
REGISTERED
LAND SURVEYOR
NO. 3144
JOHN B. EDMONDSON

PLAT DATE: 04/24/2024
FIELD DATE: 03/28/2024
SCALE: 1"=20'
DRAWN BY: M.D.M.
REVIEWED BY: MQUEL

REVISIONS

NO.	DESCRIPTION
1.	
2.	
3.	
4.	

LEGAL REFERENCE:

DEED BOOK:	PAGE:
14918	4852

PLAT BOOK: --- PAGE: ---

SHEET 3 OF 3

SITE PLAN:

JP GROUP CONSTRUCTION LLC

PARCEL ID 18019200470

LAND LOT 192, 18TH DISTRICT

2ND SECTION, COBB COUNTY

GEORGIA

1238 CONCORD ROAD, SUITE 103
SMYRNA, GEORGIA 30080
Ph. (678) 293-5232

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www.united-lls.com

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