

# Application for "Other Business"

12-17-24

## Cobb County, Georgia

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



BOC Hearing Date Requested: OB-78

Applicant: Juscelio Cruz  
(applicant's name printed)

Phone #: 678 255 6579

Address: 869 Pickens Industrial Dr Suite

E-Mail: JPRealtyinvestments@gmail.com

STUART NAPSHIN  
(representative's name, printed)

Address: Carriage Oaks Dr SW  
Atlanta GA 30064

[Signature]  
(representative's signature)

Phone:

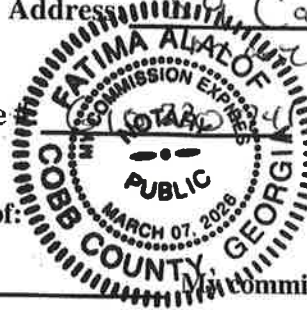
E-Mail:

SNAPSHINE@gmail.com

Signed, sealed and delivered in presence of:

[Signature]

Notary Public



Commission expires: 03/07/26

Titleholder(s): JPRealty Investments LLC  
(property owner's name printed)

Phone #: 678 255 6579

Address: 869 Pickens Ind Dr Suite

E-Mail: JPRealtyinvestments@gmail.com

[Signature]  
(Property owner's signature)



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: 03/7/26

Commission District: 4

Zoning Case: Adopted R-20 (1772)

Size of property in acres: 0.87 Acres

Original Date of Hearing: N/A

Location: Parcel 18026500110  
(street address, if applicable; nearest intersection, etc.)

6380 Pisgah Rd, Acosta GA 30168

Land Lot(s): 265

District(s): 18th

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

See Attached (Exhibit "A")

(List or attach additional information if needed)

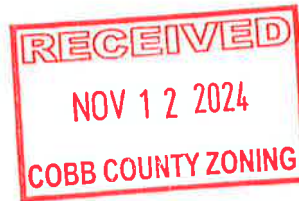
OB-78-2024

Exhibit "A"

We request two approvals on 6380 Pisgah Rd.

First, the existing house built in 1930 has a 17.5 ft front set back. This is below the current R-20 zoning requirements. We request that the existing front set back be approved.

Second, the current lot is 36,366sq ft. We wish to divide this so that the current house will sit on 20,203 sq ft. And a new lot will be created with 16,163sqft. On this new lot we wish to build a 1,485sq ft new single family home. The set backs of this home will meet the R-20 guidelines (35 ft on the front and back and 10 ft on the sides). We ask that the lot split be approved as defined above.



UNTED LAND SURVEYING  
 COA NO. 157 (06/13/21)  
 1214 KENNEDY BLVD. SUITE 100  
 ATLANTA, GEORGIA 30309  
 (404) 525-0838  
 WWW.UNITEDLS.COM

LOT DIVISION SURVEY  
 JP GROUP CONSTRUCTION, LLC  
 LAND LOT 265, 18TH DISTRICT  
 2ND SECTION, COBB COUNTY  
 GEORGIA

REVISIONS  
 1. REVISED AREA - 11/2/2024  
 2. LEGAL REFERENCE: SHEET 1 OF 1  
 DEED BOOK: 14995 PAGE: 2048  
 PLAT BOOK: --- PAGE: ---

PLAT DATE: 9/12/2024  
 FIELD DATE: 9/2/2024  
 SCALE: 1"=30'  
 DRAWN BY: M.D.M.  
 REVIEWED BY: M.A.M.

JOB NUMBER:  
 24-356

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CURRENT ZONING  
 ZONED: R20 (COBB COUNTY DISTRICT)  
 MIN. YARD ADJACENT TO PUBLIC STREET  
 FRONT YARD: 35 FEET  
 MAJOR SIDE YARD: 25 FEET  
 MINOR SIDE YARD: 10 FEET  
 REAR YARD: 35 FEET  
 MAX. LOT COVERAGE: 35%  
 MIN. LOT SIZE: 20,000 SQ. FT.

LOT DIVISION SURVEY PREPARED FOR  
 JP GROUP CONSTRUCTION, LLC  
 LAND LOT 265, 18TH DISTRICT, 2ND SECTION, COBB COUNTY

AREA  
 36,366 sq.ft.  
 0.83 acres

TRACT 1 AREA  
 16,163 sq.ft.  
 0.37 acres

TRACT 2 AREA  
 20,203 sq.ft.  
 0.46 acres

**REVISED**



IT IS THE OWNER'S RESPONSIBILITY TO ESTABLISH AND MAINTAIN APPROPRIATE BEST MANAGEMENT PRACTICES TO CONTROL AND PREVENT ANY LAND DISTURBING ACTIVITIES. ALL LAND DISTURBING ACTIVITIES ARE SUBJECT TO INSPECTION BY THE COBB COUNTY WATER SYSTEM. THE COBB COUNTY WATER SYSTEM WILL CONDUCT VISUAL INSPECTIONS WITH THE ENVIRONMENTAL CONTROL DIVISION. FOR ANY PROJECT WITHIN THE DISTURBED AREA OF ONE ACRE OR LARGER, A NOTICE OF INTENT (NOI) MUST BE FILED WITH THE ENVIRONMENTAL PROTECTION DIVISION (EPD) AND THE LOCAL USFS AUTHORITY (COBB COUNTY).

THE PURPOSE OF THIS REVISION IS TO:  
 ADJUST THE BOUNDARY LINE OF PARCEL #16026500110 INTO TWO TRACTS.

APPROVED BY:  
 COBB COUNTY WATER SYSTEM  
 COBB COUNTY ZONING DIVISION  
 COBB COUNTY DEVELOPMENT & INSPECTIONS DIVISION

DATE: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**RECEIVED**  
 NOV 13 2024  
 Revised  
 COBB COUNTY ZONING  
 MULTIMEDIA  
 (202) 874-7620

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

- PS PLAT BOOK
- PG PAGE
- PL PLAT
- OT OPEN TOP PIPE
- RE REBAR
- IR IRON PIPE FOUND
- IP IRON PIPE
- CT CRIMP TOP PIPE
- CG CURB & GUTTER
- NY NEW OR FORMERLY
- E- OVERHEAD POWER LINE
- REF REFERENCE POINT
- TRM TEMPORARY BENCHMARK
- POD POINT OF DISCONTINUITY
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYLENE CHLORIDE PIPE
- HOPE HIGH DENSITY POLYETHYLENE PIPE
- CM CORRUGATED METAL PIPE
- CON CONCRETE
- IDENT IDENTIFICATION MARK LINE
- B/C BACK OF CURB
- C CURVE LABEL
- DE DE
- EDP EDGE OF PAVEMENT
- PI PIPE
- RKS RKS
- UE UTILITY
- SWMF STORMWATER MANAGEMENT FACILITY
- CO CO

- EQUIPMENT USED: TOPCON ROBOTIC Q2 TOTAL STATION - TOPCON RTK GPS ROVER
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSEST APPROXIMATE PRECISION OF ONE FOOT IN 10,000 FEET AT AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
  - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
  - THIS SURVEY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD, LIVING WITHIN.
  - THIS SURVEY IS REFERENCED TO HORIZONTAL DATUM 83 AND VERTICAL DATUM 83.
  - THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON WHOSE NAME IS SET FORTH IN THE CERTIFICATE OF RECORDATION. SAID CERTIFICATE DOES NOT EXTEND TO ANY OTHER PERSON, WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

**SURVEYOR'S CERTIFICATION**  
 AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE APPLICABLE STATE AND LOCAL REGULATIONS. THE SURVEYOR HEREOF, SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED BY THE APPROPRIATE GOVERNMENT BODIES BY ANY PURCHASER OR USER OF THIS PROPERTY OR WILL BE CREATED BY THE SUBDIVISION OR COMBINATION OF THIS PROPERTY.

**OWNER'S CERTIFICATION**  
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT OR A DULY AUTHORIZED AGENT THEREOF WHOSE NAME IS SUBSCRIBED HERETO. I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY. I HEREBY CERTIFY THAT THIS PLAT IS THE TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION OR COMBINATION OF THIS PROPERTY AND IS NOT MEANT TO SERVE AS APPROVAL OF ANY NON-CONFORMING CONDITIONS THAT CURRENTLY EXIST ON THIS PROPERTY OR WILL BE CREATED BY THE SUBDIVISION OR COMBINATION OF THIS PROPERTY.

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**FLOOD NOTE**  
 AS SHOWN ON FLOOD INSURANCE RATE MAPS OF COBB COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 1306702021M, EFFECTIVE DATE: 03/03/2013, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA (ZONE X).

11/2/2024  
 DATE

PRINTED NAME: \_\_\_\_\_  
 DATE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_  
 DATE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_  
 DATE: \_\_\_\_\_