



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2020-08

LEGISTAR: 20200061

**LANDOWNERS: T.D. Property Rentals LLC
C/O Scot Teverino
PO Box 4333
Marietta, GA 30060**

APPLICANT: Same as above

AGENT: N/A

PROPERTY ADDRESS: 171 Cole Street NE

PARCEL DESCRIPTION: 16116001280

AREA: 0.27 acres

COUNCIL WARD: 5A

EXISTING ZONING: NRC (Neighborhood Retail Commercial)

REQUEST: R-4 (Single Family Residential Detached – 4 units/acre)

FUTURE LAND USE: MDR (Medium Density Residential)

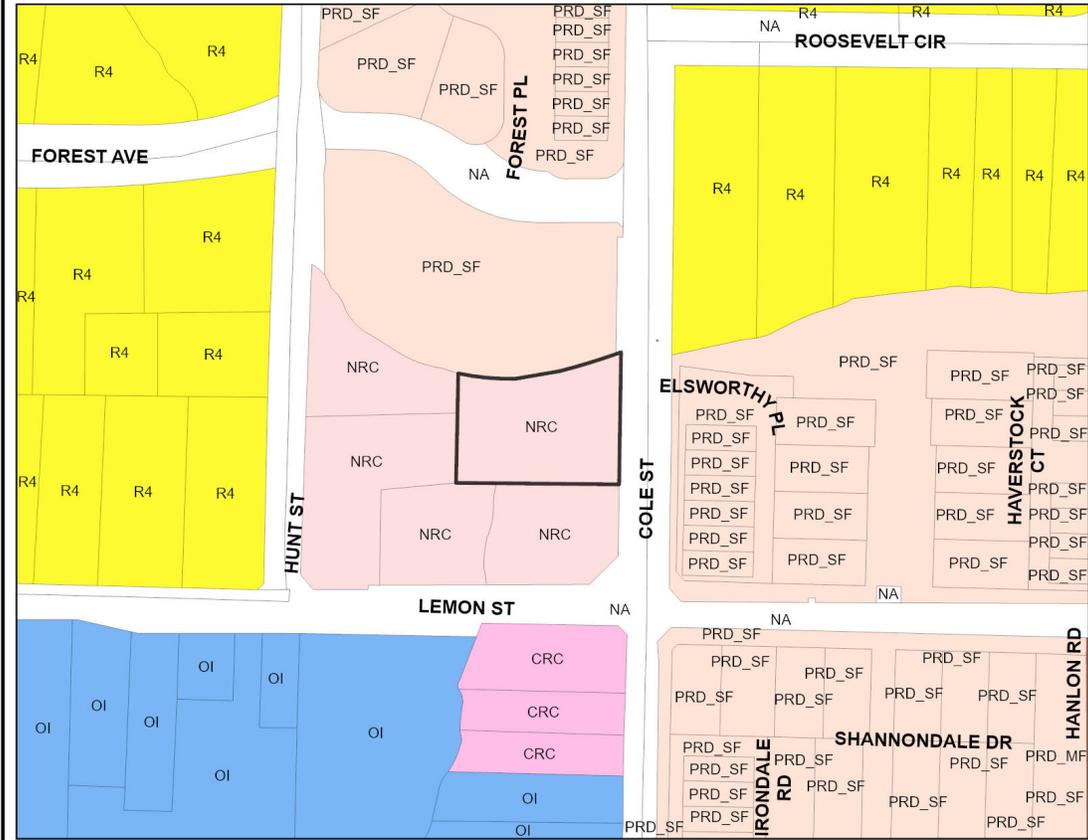
REASON FOR REQUEST: The applicant is requesting the rezoning of the subject property from NRC to R-4 to use the property as a single-family residence.

PLANNING COMMISSION HEARING: Tuesday, March 3, 2020 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, March 11, 2020 – 7:00 p.m.

MAP

City of Marietta Area Zoning Map

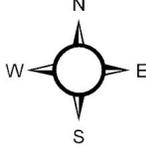


Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL R-1 One Unit/Acre R-2 Two Unit/Acre R-3 Three Unit/Acre R-4 Four Unit/Acre ATTACHED FAMILY RESIDENTIAL RA-4 Four Unit/Acre RA-6 Six Unit/Acre RA-8 Eight Unit/Acre PRD(SF) Planned Residential Dev. MHP Mobile Home Park MULTI FAMILY RESIDENTIAL RM-8 Eight Unit/Acre RM-10 Ten Unit/Acre RM-12 Twelve Unit/Acre RHR Residential High Rise PRD(MF) Planned Residential Dev.	COMMERCIAL NRC Neighborhood Retail CRC Community Retail RRC Regional Retail CBD Central Business District PCD Planned Commercial Dev. MKD Mixed-Use Dev. OIT Office Institutional Trans. LRO Low-Rise Office OI Office Institutional OS Office Services OHR Office High-Rise INDUSTRIAL LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev.	16	1160	1280	NRC	R-4

Comments:
508 Morningside Drive

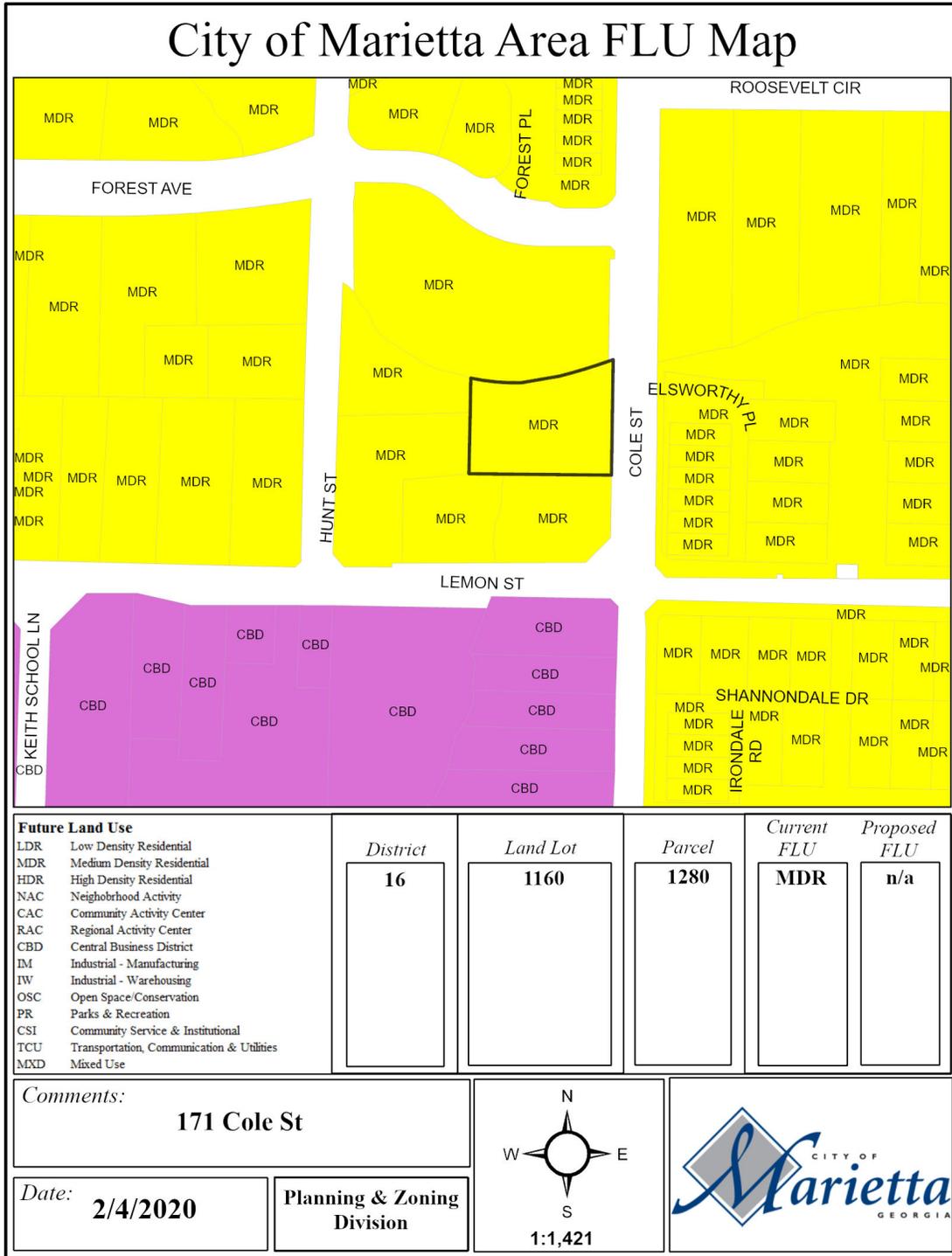
Date: **2/4/2020**

Planning & Zoning Division


1:1,421



FLU MAP



PICTURES OF PROPERTY



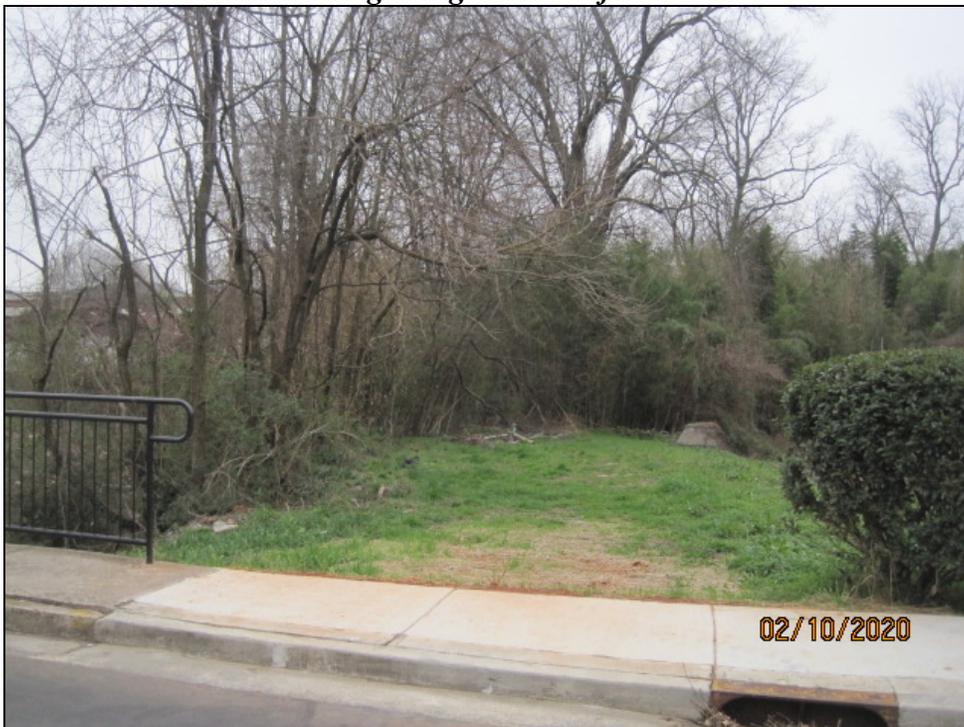
Subject property at 171 Cole Street



Neighboring property's deck encroaching into subject property's parcel



Creek running along the rear of the structure



Creek running alongside subject property

STAFF ANALYSIS

Location Compatibility

The applicant, T.D. Property Rentals, LLC, is requesting the rezoning of the property at 171 Cole Street from NRC (Neighborhood Retail Commercial) to R-4 (Single Family Residential Detached – 4 units/acre). The property is approximately 0.27 acres in size. The Quad at Meeting Park and Manor Park are located to the north and east, across Cole Street, and are zoned PRD-SF (Planned Residential Development – Single Family). The properties immediately to the west and south are also zoned NRC. The applicant is requesting the rezoning in order to renovate the existing structure and use it as a single-family residence.

Use Potential and Impacts

The existing home, which was built in the 1960s, has been used sporadically as a residence over the last sixteen (16) years. The entire corner of Hunt, Cole, and Lemon Streets that is south of the creek has also been zoned NRC since the 1960s (previously Neighborhood Shopping). The applicant wishes to make substantial renovations to the home that would not be permitted under the existing commercial zoning. Rezoning this property to residential will require additional paving for parking, and given the floodplain and stream buffer issues, may negatively impact on the surrounding area.

Homes on properties zoned R-4 are required to maintain a minor side yard setback of at least ten (10) feet from the side property lines. The existing structure projects into the side yard setback on the south side, so the following variance would be necessary to allow the house to remain as is:

1. Variance to reduce the southern side yard setback from 10 ft. to 7 ft. [§708.04 (H)]

The City's Comprehensive Plan designates the Future Land Use (FLU) of the subject property and adjacent properties as Medium Density Residential (MDR). MDR is intended for single-family detached homes and attached townhomes with densities ranging from five (5) to eight (8) dwelling units per acre. As a result, the proposed rezoning to R-4 is supported by the City's Comprehensive Plan.

Environmental Impacts

A substantial portion of this property is impacted by floodplain and stream buffers, as there is a creek that diverges on the property. Any proposed construction will be evaluated according to the City's Floodplain Ordinance (Article 7-8-10) and Stream Buffer Protection Ordinance (Article 7-10). The Engineering Division has also indicated the potential presence of wetlands, which may further impact any proposed improvements.

Economic Functionality

The property has been neglected and in disrepair for quite some time but has been used sporadically as a residence over the last sixteen (16) years. Despite the commercial zoning, the structure has never been updated to commercial standards. This is likely due to the extent of work that would be required, the environmental barriers caused by the creek, and the small size of the parcel. Until more environmental study is conducted, it is not clear that the property has any economic value – either as currently zoned or as proposed.

Infrastructure

Single family detached homes are required to have two parking spaces for residents. A small, deteriorated driveway currently exists on the right (north) side of the structure closest to the stream. If approved, a paved area large enough to accommodate two cars would be required. However, because almost the entire parcel is covered by state or City stream buffers, the addition of a parking area may not be allowed. A stream buffer variance from City Council may be an option, but more study of the extent of the stream buffers would be necessary to assess this possibility.

The Marietta Transportation Division has a sidewalk project along Cole Street connecting Lemon Street to North Marietta Parkway and is currently in the right of way acquisition phase. Transportation is requesting the donation of easements necessary to construct the sidewalk project.

In addition to the creeks, there is a sanitary sewer main that runs through the rear of the property. However, no structures are built on top of the sewer main or near the easement.

The requested rezoning does not pose any impacts to transportation, education, electricity, or other public infrastructure in the area.

Overhead Electrical/Utilities

The requested rezoning does not include any new building additions. Therefore, there is no anticipated conflict with the existing overhead utilities.

History of Property

There is no history on the subject property regarding variances, special land use permits, or rezonings.



Other Issues

The properties south of the creek between Hunt, Lemon, and Cole Streets have never been properly platted. Instead, the properties have been split and reconfigured over time by deed. This has resulted in many compliance issues with these properties. For instance, there is a deck on the neighboring property at 301 Lemon Street that is projecting across the property line onto the subject property. If the rezoning is approved, these platting issues would have to be addressed, which may require removal of the deck.

ANALYSIS & CONCLUSION

The applicant, T.D. Property Rentals, LLC, is requesting the rezoning of the property at 171 Cole Street from NRC to R-4. The property is approximately 0.27 acres in size. Surrounding properties are zoned PRD-SF and NRC. The existing residential structure, which was built in the 1960s, has been used sporadically as a residence over the last sixteen (16) years. The applicant wishes to make substantial renovations to the home that would not be permitted under the existing commercial zoning.

A substantial portion of this property is impacted by floodplain and stream buffers, as there is a creek that diverges on the property. Any proposed construction will be evaluated according to the City's Floodplain Ordinance (Article 7-8-10) and Stream Buffer Protection Ordinance (Article 7-10).

Single family detached homes are required to have two parking spaces for residents. A small, deteriorated driveway currently exists on the right (north) side of the structure closest to the stream. If this request were to be approved, a paved area large enough to accommodate two cars would be required. However, because almost the entire parcel is covered by State or City stream buffers, the addition of a parking area may not be allowed. A stream buffer variance from City Council may be an option, but more study of the extent of the stream buffers and potential wetlands would be necessary.

It should be noted that a deck on the neighboring property at 301 Lemon Street is projecting across the property line onto the subject property, and may have to be removed. Also, the following variance would be required in order to allow the existing structure to remain as is:

1. Variance to reduce the southern side yard setback from 10 ft. to 7 ft. [§708.04 (H)]

It should be noted that Transportation is requesting the donation of easements necessary to construct the sidewalk project along Cole Street from Lemon Street to North Marietta Parkway.

The City's Comprehensive Plan designates the Future Land Use (FLU) of the subject property and adjacent properties as Medium Density Residential (MDR). MDR is intended for single-family detached homes and attached townhomes with densities ranging from five (5) to eight (8) dwelling units per acre. As a result, the proposed rezoning to R-4 is supported by the City's Comprehensive Plan.

Prepared by: 

Approved by: 



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	N/A
Size of the water line?	10 inch in Cole
Capacity of the water line?	Fire flow test may be required
Approximate water usage by proposed use?	Not provided

CITY OF MARIETTA - WASTEWATER

Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	N/A
Size of the sewer line?	12 inch in rear of building
Capacity of the sewer line?	A.D.F. Peak
Estimated waste generated by proposed development?	Not provided
Treatment Plant Name?	Cobb County
Treatment Plant Capacity?	Cobb County
Future Plant Availability?	Cobb County

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property:	Yes
What percentage of the property is in the flood plain?	65%
What is the drainage basin for the property?	Sope Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	Yes
If so, is the use compatible with the possible presence of wetlands?	No
Do stream bank buffers exist on the parcel?	Yes
Are there other topographical concerns on the parcel?	No
Are there storm water issues related to the application?	No
Potential presence of endangered species in the area?	No
<ul style="list-style-type: none"> • Full site development plans required (include independent flood study by Fort Hill) 	

TRANSPORTATION

What is the road affected by the proposed change?	Cole St.
What is the classification of the road?	Local
What is the traffic count for the road?	N/A
Estimated # of trips generated by the proposed development?	Daily 10
Estimated # of pass-by cars entering proposed development?	AM 1
Do sidewalks exist in the area?	PM 1
Transportation improvements in the area?	0
If yes, what are they?	Yes
<ul style="list-style-type: none"> • Sidewalk project along Cole Street connecting Lemon Street to North Marietta Parkway is currently in the right of way acquisition phase. • Recommend donation of easements necessary to construct the sidewalk project. Current design only requires driveway easement to tie in unmaintained driveway at the north side of the property to Cole Street. 	



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?	112 Haynes St (51)
Distance of the nearest station?	0.3 miles
Most likely station for 1 st response?	51
Service burdens at the nearest city fire station (under, at, or above capacity)?	n/a

Comments:

If the cost of the project exceeds the gross assessed value (appraised building value) of the building based on Cobb County Tax Assessor's records at the time of application for building permit, then the property could be subject to the fire protection ordinance of Marietta City Code 2-6-140. Will be evaluated when building permit is applied for. Will need to submit existing and proposed site plans.

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes _____ No _____

If not, can this site be served? Yes _____ No _____

What special conditions would be involved in serving this site?

Additional comments:



DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS

Marietta City Schools Impact Assessment:

Elementary School System Servicing Development:	West Side Elementary
Middle School Servicing Development:	Marietta Middle School
High School Servicing Development:	Marietta High School
Capacity at Elementary School:	500
Capacity at Middle School:	1,350
Capacity at Marietta Sixth Grade Academy:	775
Capacity at High School:	2,150
Current enrollment of Elementary School:	546
Current enrollment of Middle School:	1,390
Current enrollment of High School:	2,455
Number of students generated by present development:	0
Number of students projected from the proposed development:	1
New schools pending to serve this area:	0
<u>Comments:</u>	

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APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)
 (NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application #: 22020-08 Legistar #: 2020 0061 PZ #: 20-31
 Planning Commission Hearing: 3-3-20 City Council Hearing: 3-11-20

Owner's Name T.O. Property Rentals LLC c/o Scot Teverino
 EMAIL Address: scot@northgeorgiatimber.com
 Mailing Address Po Box 4333 Marietta Zip Code: 30060 Telephone Number 404 606 2569

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: _____
 EMAIL Address: _____
 Mailing Address _____ Zip Code: _____
 Telephone Number _____ Email Address: _____

Address of property to be rezoned: 171 Cole Street
 Land Lot (s) 1160 District 216 Parcel 16116001280 Acreage .27 Ward 5A Future Land Use: GBD
 Present Zoning Classification: COMMERCIAL Proposed Zoning Classification: Residential
GB NRC R4 MDR

REQUIRED INFORMATION

Applicant must submit the following information by 4:00 p.m. on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

1. **The original application must be submitted with ALL ORIGINAL SIGNATURES - Copies of the application or signature(s) will NOT be accepted.** ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk.
2. Legal Description. Legal description must be in a WORD DOCUMENT.
3. Application fee (\$500)
4. Copy of the deed that reflects the current owner(s) of the property.
5. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
6. Site plan, plat or survey prepared by an architect, engineer (P.E. or Civil Engineer), Landscape Architect or Land Surveyor whose state registration is current and valid, and whose seal shall be affixed to the site plan/plat/survey.

Copies Required: One (1) - (8 1/2" x 11") -or- (11" x 17") drawn to scale. Optional Additional Plat size: (24"x 36").

If providing (24"x 36") then 5 copies REQUIRED.

The following information must be included:

- Specific use or uses proposed for the site
- Acreage, bearing and distances, other dimensions, and location of the tract(s)
- Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
- Detention/retention areas, and utility easements
- Public or private street(s) - right of way and roadway widths, approximate grades
- Location and size of parking area with proposed ingress and egress
- Specific types and dimensions of protective measures, such as buffers
- Landscaping
- Wetlands, stream buffers, and 100 year floodplain

7. A detailed written description of the proposed development/project must be submitted with the application.

CAMPAIGN CONTRIBUTIONS

The Owner and Applicant herein certify that he/she has has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Planning Commission within the two (2) years preceding the filing of the this application.

AS Teverino
Signature of Owner

Signature of Applicant

Scot Teverino
Print Name

Print Name

FINANCIAL INTEREST

The Applicant herein certifies that he/she has has not a financial interest in the property which is ten percent (10%) or more.

Scot Teverino
Print Name

AS Teverino
Signature of Applicant

OWNER/APPLICANT CERTIFICATION

- The Owner or Applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Applicant's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner or Applicant hereby gives permission to enter on the property for inspection during the time application is pending.

AS Teverino
Signature

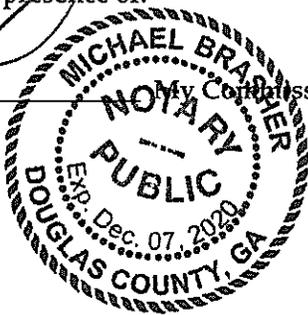
Scot Teverino
Please Print

PO Box 4333, Marietta, GA 30061
Address

1/15/20
Date

Signed, sealed and delivered in the presence of:

[Signature]



My Commission Expires: 12/7/2020

Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.

171 Cole Street Proposed remodel:

Current state of structure: Former owner of the property started a remodeling process by removing all interior sheet rock, wiring, and plumbing down to the studs. Roof currently is in a state of disrepair, with soffits damaged and current leak over front entrance door into the living room. Remodel work halted in 2019 and property was sold to T.D. Property Rentals, November 13, 2019.

Proposed use and repair: Current owner requests to rezone the property to residential R4 zoning to fit in with surrounding properties. T.D Property Rentals, LLC proposes to remodel the upper level of the structure to a premium finishing level to coincide with the redeveloped neighborhood across the street. The final configuration of the house is proposed to go from a 3 bedroom/1 bath structure to a 3 bedroom/2 bath single family residential house. The structure will receive all new electrical, plumbing, insulation, drywall, and HVAC as minimum upgrades. Interior finishes will include hardwood floors throughout, new kitchen with granite countertops, and completed tub and showers.

The current stairwell into the basement will be closed off from the interior of the building due to flood zone restrictions. The basement will effectively become an exterior entered crawl space and will have FEMA approved Smart Vents for flooding installed in the walls per Marietta City Code by a Certified installer (See attached Flood Water Solutions proposal).

Exterior improvements proposed will include painting, new roof and gutters, repaired soffits, southern boundary line fence, repaired/new driveway, and addition of rear deck.

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TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: February 14, 2020

**CITY OF MARIETTA
PUBLIC NOTICE OF REZONINGS and CODE AMENDMENTS**

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, March 3rd, 2020, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, March 11th, 2020, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2020-08 [REZONING] T.D. PROPERTY RENTALS LLC is requesting the rezoning of 0.27 acres located in Land Lot 1160, District 16, Parcel 1280 of the 2nd Section, Cobb County, Georgia, and being known as 171 Cole Street from NRC (Neighborhood Retail Commercial) to R-4 (Single Family Residential – 4 units/acre). Ward 5A.

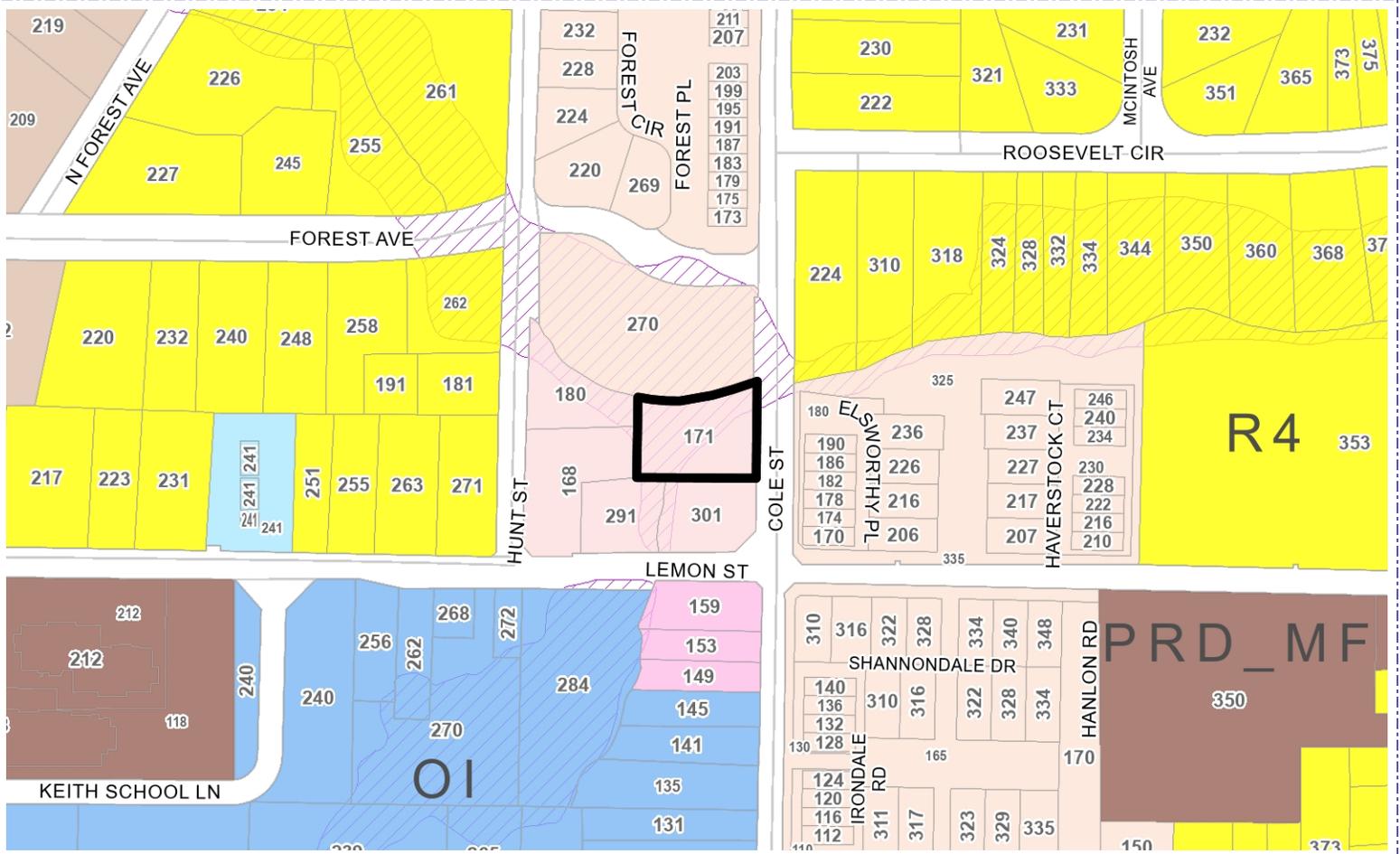
A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto. You may also review the property file at www.mariettaga.gov and enter the case # in the search box.

For additional information please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call ADA Coordinator at 770-794-5558 no later than 48 hours before the date of the above meeting.

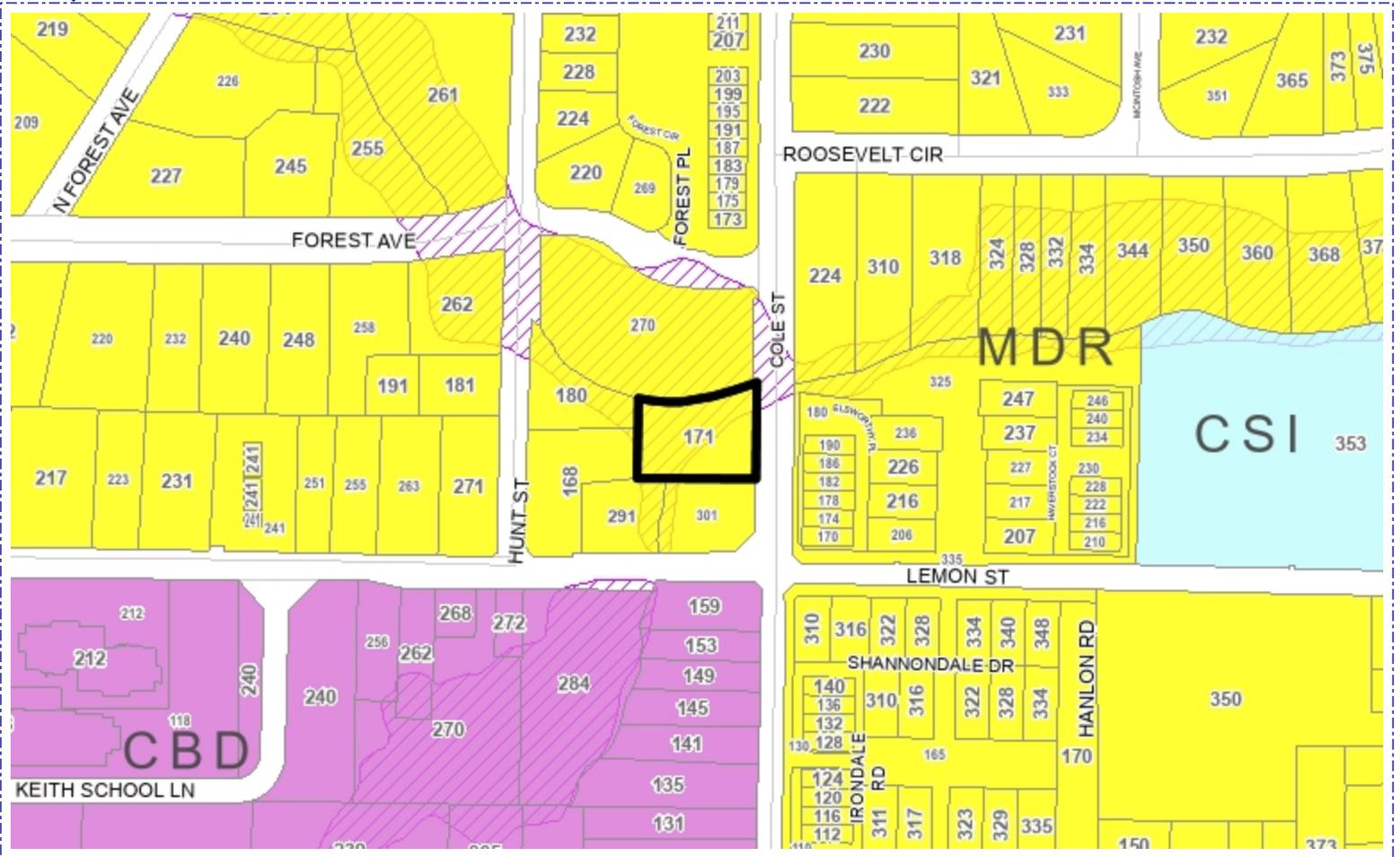
City of Marietta
205 Lawrence Street
Marietta, Georgia 30060

Rezoning



Address	Parcel Number	Acreage	Ward	Zoning	FLU
171 COLE ST	16116001280	0.323	5A	NRC	MDR

Property Owner:	T.D. Property Rentals, LLC	Zoning Symbols
Applicant:		
Proposed Zoning:	NRC to R4	
Agent:		
Proposed Use:		
Planning Commission Date:	03/03/2020	
City Council Hearing Date:	03/11/2020	Case Number: Z2020-08
City of Marietta Planning & Zoning		



Address	Parcel Number	Acreage	Ward	Zoning	FLU
171 COLE ST	16116001280	0.323	5A	NRC	MDR

Planning Commission Hearing Date:	03/03/2020
City Council Hearing Date:	03/11/2020
Future Land Use:	MDR
Case Number:	
Comments:	

Future Land Use Symbols

- Railroads
- City Limits
- Cobb County Pockets
- RAC - Regional Activity Center
- CAC - Community Activity Center
- NAC - Neighborhood Activity Center
- CBD - Central Business District
- MXD - Mixed Use Development
- CSI - Community Service and Institutional
- HDR - High Density Residential
- MDR - Medium Density Residential
- LDR - Low Density Residential
- OSC - Open Space / Conservation
- PR - Parks / Recreation
- IW - Industrial Warehousing
- IM - Industrial Manufacturing
- TCU - Transportation and Utilities



Address	Parcel Number	Acreage	Ward	Zoning	FLU
171 COLE ST	16116001280	0.323	5A	NRC	MDR

Property Owner:	T.D. Property Rentals, LLC
Applicant:	
City Council Hearing Date:	03/11/2020
Planning Commission Hearing Date:	03/03/2020
BZA Hearing Date:	Case Number: Z2020-08
Comments:	

Legend

- Railroads
- City Limits
- Cobb County Pockets

Flood Water Solutions

3800 Creekmore St.
Canton, GA 30115
770-820-7267
briankjohanson@gmail.com

October 10, 2019

Dan,

Estimated cost for the installation of 3 double stack Smart Vents in dwelling located at 171 Cole St., Marietta, GA 30060. The 3 (double) vents will give an effective venting sq. ft. of 1200 sq.ft., meeting both FEMA and zoning requirements.

One vent is to be Installed in the door exiting the basement and will require a wood trim to be installed around the vent perimeter on the inside. A new door is to be installed by the homeowner to accommodate the new vent. Installation cost of vent and trim: \$150.00.

One vent (double vent) will be installed to the "right" of the door below the window. Cutting into the brick and foundation and then inserting the double stack vent. Installation cost of vent: \$350.00.

The final vent will be installed to the left of the basement door on the adjacent foundation wall. Cutting through the brick and foundation will be required. Installation cost of vent: \$350.00.

All vents are to be installed according to FEMA guidelines and by a Smart Vent Certified installer (Brian Johanson, Flood Water Solutions).

It is the homeowner's responsibility to register the vents after installation. The Homeowner will provide the vents for the installation.

All the best,

Brian Johanson

Brian Johanson, Owner
Floodwater Solutions, LLC

U.S. DEPARTMENT OF HOMELAND SECURITY
 FEDERAL EMERGENCY MANAGEMENT AGENCY
 National Flood Insurance Program

ELEVATION CERTIFICATE

IMPORTANT: FOLLOW THE INSTRUCTIONS ON PAGES 8-15

OMB Control Number: 1660-0008
 Expiration: 11/30/2018

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE		
A1. Building Owner's Name Darrell Bullock				Policy Number:		
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 171 Cole Street				Company NAIC Number:		
City Marietta		State GA		Zip Code 30060		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Metes and Bounds Legal Description. A portion of Land Lot 1160, 16th District, 2nd Section, Cobb County Georgia						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential						
A5. Latitude/Longitude: Lat. 33.5720 Long. -84.3237 Horizontal Datum: <input type="radio"/> NAD 1927 <input checked="" type="radio"/> NAD 1983						
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.						
A7. Building Diagram Number 7						
A8. For a building with a crawlspace or enclosure(s):				A9. For a building with an attached garage:		
a) Square footage of crawlspace or enclosure(s) N/A sq ft				a) Square footage of attached garage N/A sq ft		
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade				b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade		
c) Total net area of flood openings in A8.b sq in				c) Total net area of flood openings in A9.b sq in		
d) Engineered flood openings? <input type="radio"/> Yes <input type="radio"/> No				d) Engineered flood openings? <input type="radio"/> Yes <input type="radio"/> No		
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number City of Marietta 130226				B2. County Name Cobb		B3. State GA
B4. Map/Panel Number 13067C 0108	B5. Suffix J	B6. FIRM Index Date 3/4/13	B7. FIRM Panel Effective/ Revised Date 3/4/13	B8. Flood Zone(s) A/X	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 1053.0'	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="radio"/> FIS Profile <input type="radio"/> FIRM <input checked="" type="radio"/> Community Determined <input type="radio"/> Other/Source: _____						
B11. Indicate elevation datum used for BFE in Item B9: <input type="radio"/> NGVD 1929 <input checked="" type="radio"/> NAVD 1988 <input type="radio"/> Other/Source: _____						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="radio"/> Yes <input checked="" type="radio"/> No Designation Date: <input type="radio"/> CBRS <input type="radio"/> OPA						
SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)						
C1. Building elevations are based on: <input type="radio"/> Construction Drawings* <input type="radio"/> Building Under Construction* <input checked="" type="radio"/> Finished Construction * A new Elevation Certificate will be required when construction of the building is complete.						
C2. Elevations: Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: Coors Waas Vertical Datum: NAVD 1988						
Indicate elevation datum used for the elevations in items a) through h) below. <input type="radio"/> NGVD 1929 <input checked="" type="radio"/> NAVD 1988 <input type="radio"/> Other/Source: _____						
Datum used for building elevations must be the same as that used for the BFE. Check the measurement used.						
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	1053	.	1		<input checked="" type="radio"/> feet	<input type="radio"/> meters
b) Top of the next higher floor	1061	.	1		<input checked="" type="radio"/> feet	<input type="radio"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	.			<input type="radio"/> feet	<input type="radio"/> meters
d) Attached garage (top of slab)	N/A	.			<input type="radio"/> feet	<input type="radio"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	N/A	.			<input type="radio"/> feet	<input type="radio"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	1054	.	2		<input checked="" type="radio"/> feet	<input type="radio"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	1060	.	0		<input checked="" type="radio"/> feet	<input type="radio"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	.			<input type="radio"/> feet	<input type="radio"/> meters

ELEVATION CERTIFICATE, page 2

OMB Control Number: 1660-0008
Expiration: 11/30/2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE			
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 171 Cole Street			Policy Number:			
City Marietta	State GA	Zip Code 30060	Company NAIC Number:			
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION						
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.						
<input type="checkbox"/> Check here if attachments.		Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="radio"/> Yes <input type="radio"/> No				
Certifier's Name Christopher A. Evans		License Number 2784				
Title Professional Land Surveyor		Company Name Gaskins Surveying				
Address 1266 Powder Springs Road		City Marietta	State Ga			Zip Code 30064
Signature 		Date 09/30/2019	Telephone 770-424-7168			
Copy all pages of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.						
Comments (including type of equipment and location, per C2(e), if applicable)						
Signature _____ Date 09/30/2019						
SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)						
For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.						
E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).						
a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ <input type="radio"/> feet <input type="radio"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.						
b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ <input type="radio"/> feet <input type="radio"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the LAG.						
E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ <input type="radio"/> feet <input type="radio"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.						
E3. Attached garage (top of slab) is _____ . _____ <input type="radio"/> feet <input type="radio"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.						
E4. Top of platform of machinery and /or equipment servicing the building is _____ . _____ <input type="radio"/> feet <input type="radio"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.						
E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unknown. The local official must certify this information in Section G.						
SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION						
The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.						
Property Owner or Owner's Authorized Representative's Name						
Address		City	State	ZIP Code		
Signature		Date	Telephone			
Comments						
<input type="checkbox"/> Check here if attachments.						

ELEVATION CERTIFICATE, page 3

OMB Control Number: 1660-0008
Expiration: 11/30/2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 171 Cole Street		Policy Number:	
City Marietta	State GA	Zip Code 30060	Company NAIC Number:
SECTION G - COMMUNITY INFORMATION (OPTIONAL)			
The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8-G10. In Puerto Rico only, enter meters.			
G1. <input type="checkbox"/> The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)			
G2. <input type="checkbox"/> A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.			
G3. <input type="checkbox"/> The following information (Items G4-G10) is provided for community floodplain management purposes.			
G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued	
G7. This permit has been issued for: <input type="radio"/> New Construction <input type="radio"/> Substantial Improvement			
G8. Elevation of as-built lowest floor (including basement) of the building: _____ . _____ <input type="radio"/> feet <input type="radio"/> meters Datum _____			
G9. BFE or (in Zone AO) depth of flooding at the building site: _____ . _____ <input type="radio"/> feet <input type="radio"/> meters Datum _____			
G10. Community's design flood elevation: _____ . _____ <input type="radio"/> feet <input type="radio"/> meters Datum _____			
Local Official's Name		Title	
Community Name		Telephone	
Signature		Date	
Comments (including type of equipment and location, per C2(e), if applicable)			
<input type="checkbox"/> Check here if attachments.			

ELEVATION CERTIFICATE, page 4 **BUILDING PHOTOGRAPHS**
 See instructions for Item A6.

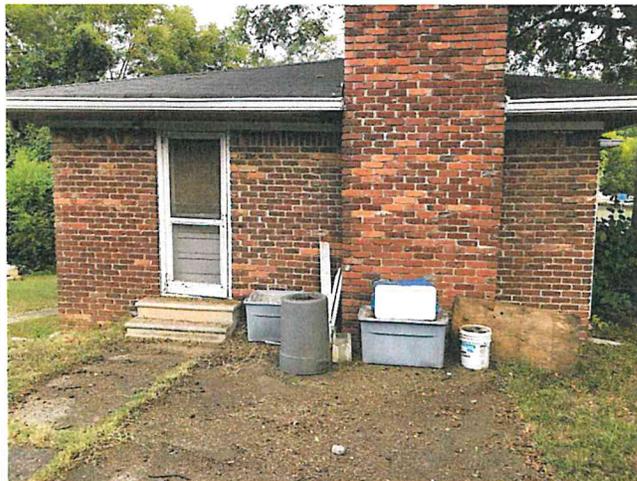
OMB Control Number: 1660-0008
 Expiration: 11/30/2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 171 Cole Street			Policy Number:	
City Marietta	State GA	Zip Code 30060	Company NAIC Number:	

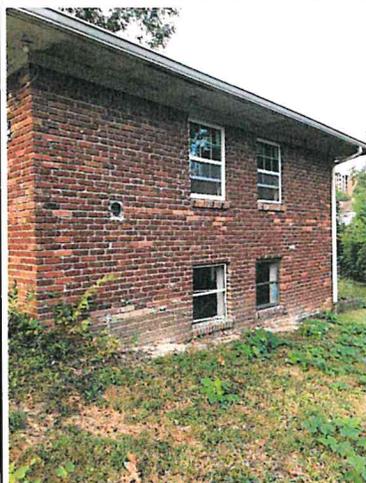
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front view" and Rear view"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Front View 9/27/19



Left View 9/27/19



Rear View 9/27/19

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 171 Cole Street			Policy Number:
City Marietta	State GA	Zip Code 30060	Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View" and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



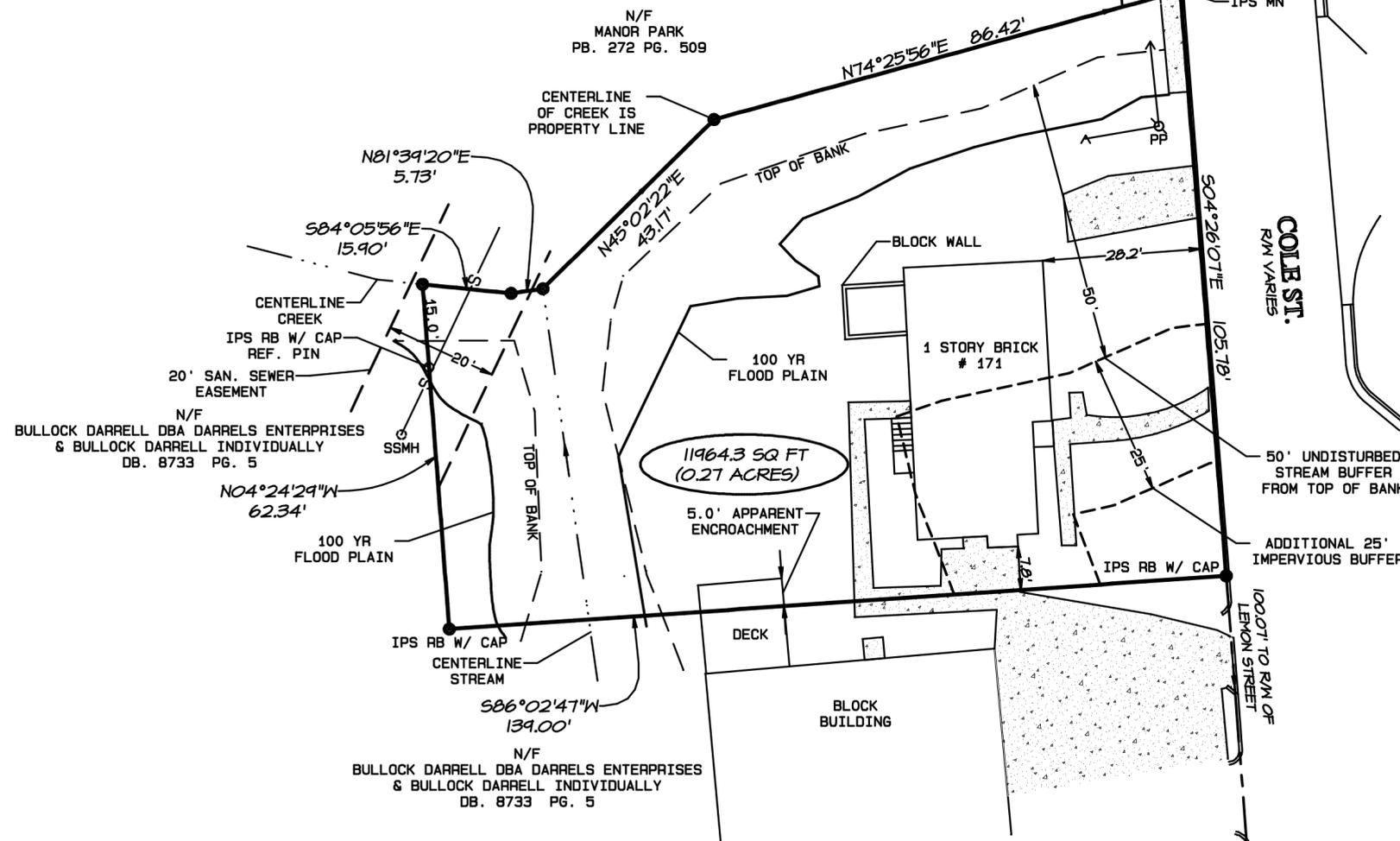
Right View 9/27/19

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JOHN O. HUFFMAN RLS 2034

REFERENCES :

1. DEED BOOK 15684, PAGE 3662, COBB COUNTY RECORDS.



**BOUNDARY SURVEY
FOR
TD PROPERTY RENTALS, LLC
LOCATED IN LAND LOT 1160
16th. DISTRICT, 2nd. SECTION
CITY OF MARIETTA
COBB COUNTY, GEORGIA
SCALE: 1" = 20'**

THE ORIGINAL OF THIS DOCUMENT WAS SEALED AND SIGNED
BY JOHN O. HUFFMAN, RLS # 2034, ON DECEMBER 31, 2019.
THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A 15-6-67.

CERTIFICATE OF AUTHORIZATION NUMBER LSF 000196



DATE OF SURVEY : DECEMBER 12, 2019
DATE OF DRAWING : DECEMBER 31, 2019

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE; EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ACCORDING TO AN EXAMINATION OF THE OFFICIAL F.I.R.M. FLOOD MAPS, THIS PROPERTY DOES NOT HAVE ANY SPECIAL FLOOD HAZARD CONDITIONS.

EQUIPMENT USED : GEOMAX ZOOM90

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,442 FEET, AND AN ANGULAR ERROR OF 12" PER ANGLE POINT, AND WAS ADJUSTED USING: NO ADJUSTMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 129,551 FEET.

LEGEND

- | | |
|------------------------------|----------------------|
| MH - MANHOLE | IPF - IRON PIN FOUND |
| MON - MONUMENT | IPS - IRON PIN SET |
| FH - FIRE HYDRANT | RB - REBAR |
| WV - WATER VALVE | OT - OPEN TOP |
| WM - WATER METER | CT - CRIMP TOP |
| CO - CLEAN OUT | MN - MAG NAIL |
| GM - GAS METER | CB - CATCH BASIN |
| GV - GAS VALVE | JB - JUNCTION BOX |
| FFE - FINISH FLOOR ELEVATION | DI - DROP INLET |
| PP - POWER POLE | WI - WEIR INLET |
| LP - LIGHT POLE | YI - YARD INLET |
| | SS - SANITARY SEWER |

**H. B. & P.
SURVEYING, LLC**

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MARIETTA, GA. 30060
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JOB # 19-063