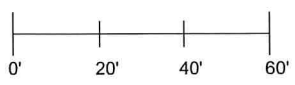


# REZONING SITE PLAN



**REQUESTED VARIANCES**

DUE TO THE PROPERTY NOT HAVING PUBLIC STREET FRONTAGE:

1. A VARIANCE IS REQUESTED TO REMOVE THE REQUIREMENTS OF ORDINANCE SECTION 7.726 "STREET AND SIDEWALK AREA REQUIREMENTS".
2. A VARIANCE IS REQUESTED TO REMOVE THE REQUIREMENTS OF ORDINANCE SECTION 7.729 "STREET FACADE REQUIREMENTS".

-ZONING SHALL BE CONDITIONED ON THE NORTHERN BOUNDARY BEING CONSIDERED THE "REAR YARD".

SITE ANALYSIS	
EXISTING BUILDING	5,000 S.F.
PROPOSED BUILDING ADDITION	4,413 S.F.
TOTAL BUILDING	9,413 S.F.
PARKING REQUIRED:	
1,337 S.F. OFFICE SPACE (@ 3 SPACES/1,000 S.F.)	4.01 SPACES
8,076 S.F. WAREHOUSE (@ .5 SPACES/1,000 S.F.)	4.04 SPACES
TOTAL PARKING REQUIRED	8.05 OR 8 SPACES
PARKING PROVIDED	9 SPACES
TOTAL SITE AREA	0.64 ACRES

## OWNER

**IRRIGATION ATLANTA, INC.**  
 615 MAULDIN DRIVE  
 WOODSTOCK, GEORGIA 30188  
 PHONE: 770-517-3099  
 CONTACT: JOSE "JOE" BERASTEGUI, JR.  
 (OWNER/OPERATOR)

## PROPERTY

ADDRESS: 615 MAULDIN DRIVE  
 WOODSTOCK, GEORGIA 30188

TAX PARCEL: 15-1211-0013

LAND LOT: 1211

DISTRICT: 15TH

SECTION: -

CURRENT ZONING: DT-CMU

PROPOSED ZONING: DT-GC

## KEY MAP



SCALE SHEET NUMBER

1" = 20'

PLOT DATE

09-05-2019

FILE NAME

615 Mauldin

# C-1