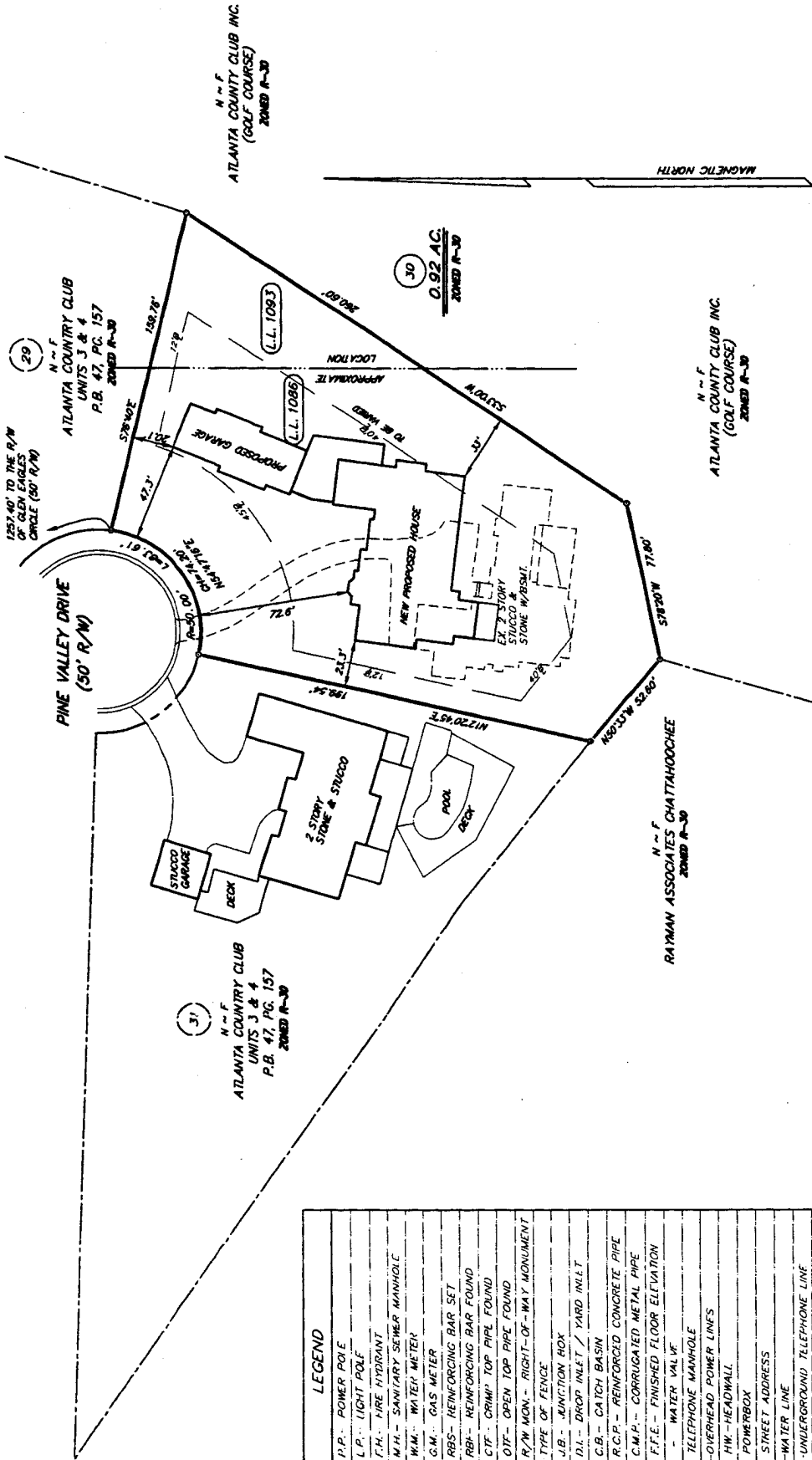


V-53  
(2008)



THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS NOT SHOWN ON THIS TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

DATE	4-2-08	REVISIONS
SCALE	1" = 40'	
DRAWN BY	MAN	
CHECKED BY	CAE	
FIELD BOOK	N/A	

**Gaskins**  
 SURVEYING • SUBSURFACE • LAND PLANNING • PROFESSIONAL  
 1246 Powder Springs Rd. Phone: (770) 424-7148  
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 www.gaskins.com

**SURVEYOR'S NOTES:**  
 1.) BOUNDARY INFO FROM LOT 30 TAKEN FROM A SURVEY FOR JOHN A. LABARBERA DATED JUNE 9, 2006. LAST REVISED JUNE 12, 2006, BY J. A. EVANS SURVEYING CO. INC. PLAT DOES NOT CLOSE. ERROR FORCED INTO ROAD FRONTAGE.  
 2.) PROPOSED HOUSE INFO AND LOCATION PROVIDED BY CLIENT.  
 3.) BOUNDARY INFO FROM LOT 31 TAKEN FROM SURVEY FOR JOHN A. LABARBERA COUNTY PATRICK LABARBERA DATED APRIL 14, 1983, BY CARTER LAND SURVEYING CO.



LEGEND	
⊙	P.P. - POWER POLE
⊙	L.P. - LIGHT POLE
⊙	F.H. - FIRE HYDRANT
⊙	M.H. - SANITARY SEWER MANHOLE
⊙	W.M. - WATER METER
⊙	G.M. - GAS METER
⊙	RBS - REINFORCING BAR SET
⊙	RB - REINFORCING BAR FOUND
⊙	CIF - CRIMP TOP PIPE FOUND
⊙	OIF - OPEN TOP PIPE FOUND
⊙	R/W MON. - RIGHT-OF-WAY MONUMENT
⊙	X - TYPE OF FENCE
⊙	J.B. - JUNCTION BOX
⊙	D.I. - DROPPED INLET / YARD INLET
⊙	C.B. - CATCH BASIN
⊙	R.C.P. - REINFORCED CONCRETE PIPE
⊙	C.M.P. - CORRUGATED METAL PIPE
⊙	F.F.E. - FINISHED FLOOR ELEVATION
⊙	HW - WATER VALVE
⊙	○ - TELEPHONE MANHOLE
⊙	○ - OVERHEAD POWER LINES
⊙	△ - HW - HEADWALL
⊙	⊙ - POWERBOX
⊙	⊙ - STREET ADDRESS
⊙	⊙ - WATER LINE
⊙	⊙ - UNDERGROUND TELEPHONE LINE
⊙	⊙ - GAS LINE
⊙	⊙ - UNDERGROUND ELECTRICAL LINE

TOTAL AREA = 0.92 ACRES  
 PRESENT ZONING - R-30  
 CURRENT SETBACKS - FRONT 45', SIDE 12', REAR 40'  
 PURPOSE OF VARIANCE IS TO VARY REAR BUILDING LINE AS SHOWN  
 THE FRONT BUILDING LINE FROM 45' TO 30'  
 MIN. FLOOR AREA 1,350 S.F.  
 MAXIMUM HEIGHT - 35'  
 THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.  
 LINEAR PRECISION OF THIS PLAT: 1/ +1,000,000. MATTERS OF TITLE ARE EXCEPTED.

**APPLICANT:** John LaBarbera **PETITION NO.:** V-53  
**PHONE:** 770-952-8151 **DATE OF HEARING:** 06-11-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-30  
**PHONE:** same **LAND LOT(S):** 1086, 1093  
**PROPERTY LOCATION:** Located on the south side of Pine Valley Drive, south of Glen Eagles Circle (571 Pine Valley Road). **DISTRICT:** 17  
**SIZE OF TRACT:** .92 acre  
**COMMISSION DISTRICT:** 2  
**TYPE OF VARIANCE:** Waive the rear setback on lot 30 from the required 40 feet to 33 feet.

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on traffic.

**DEVELOPMENT & INSPECTIONS:** If this variance request is approved, a plat revision must be recorded reflecting the conditions of the variance. The surveyor must submit the revised subdivision plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** It appears that this footprint can be reoriented to fit within the existing building setbacks. This lot is extremely steep and any further expansion down the hill will significantly increase the grading and disturbed area required. A 30-foot high fill pad has already been created for the proposed garage. Stormwater Management does not support this request.

**HISTORIC PRESERVATION:** After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

**SEWER:** No conflict.

**OPPOSITION:** NO. OPPOSED **PETITION NO.** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

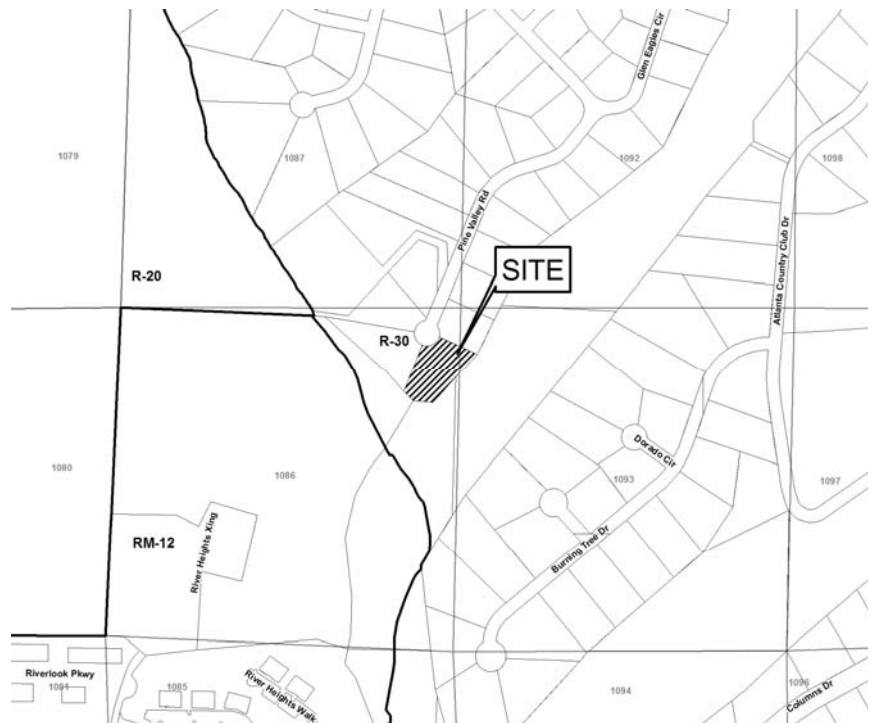
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

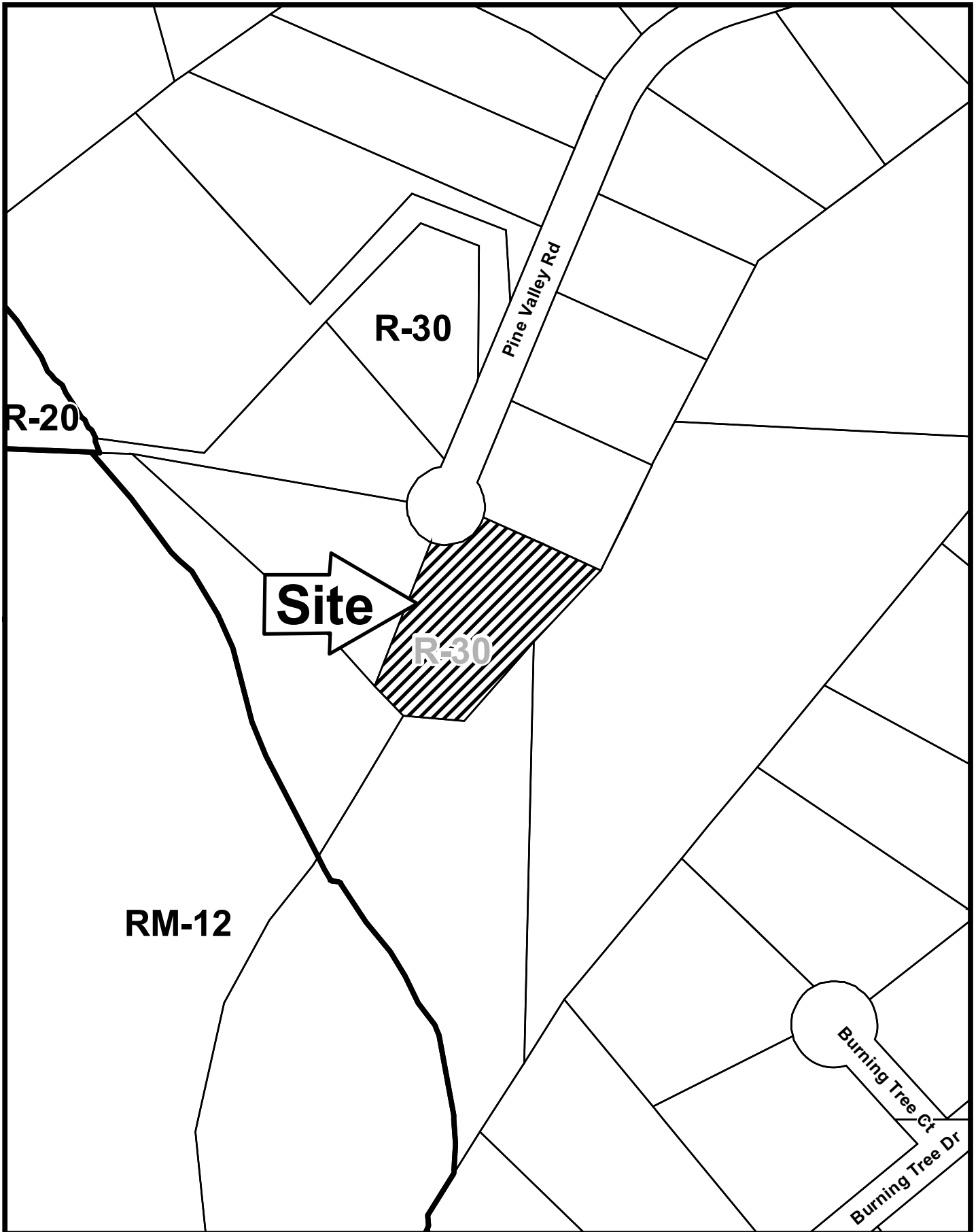
**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_

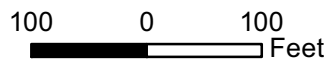
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



# V-53



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



-  City Boundary
-  Zoning Boundary

# Application for Variance Cobb County

(type or print clearly)

Application No. V-53

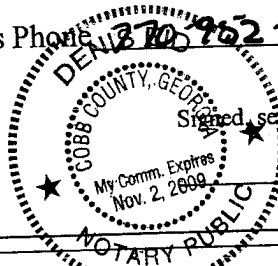
Hearing Date: 6-11-08

Applicant John LaBarbera Business Phone 770-952-8151 Home Phone 770-859-9723

John LaBarbera Address 581 Pine Valley Rd Marietta, 30067  
(representative's name, printed) (street, city, state and zip code)

John LaBarbera Business Phone 770-952-8151 Cell Phone 770-318-7707  
(representative's signature)

My commission expires: November 2009



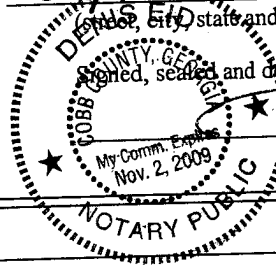
Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Titleholder John A. LaBarbera Business Phone 770-952-8151 Home Phone 770-318-7707

Signature John A. LaBarbera Address: 581 Pine Valley Rd Marietta, GA 30067  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: November 2009



Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Present Zoning of Property R-30

Location 571 Pine Valley Rd Marietta, GA 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1086 & 1093 District 17th Size of Tract .92 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

EXISTING HARDWOOD TREES ON BOUNDARY OF LOT 30 AND 31. THERE IS AN EXISTING 30" DIAMETER & 20" DIAMETER OAKS. MOVING THE HOUSE WILL ~~FORGIVE~~ ALLOW PLACEMENT OF HOUSE WITHOUT REMOVING THESE TREES.

List type of variance requested: CHANGE REAR BUILDING SETBACK TO 33'