

JN: 11 258

GENERAL NOTES:

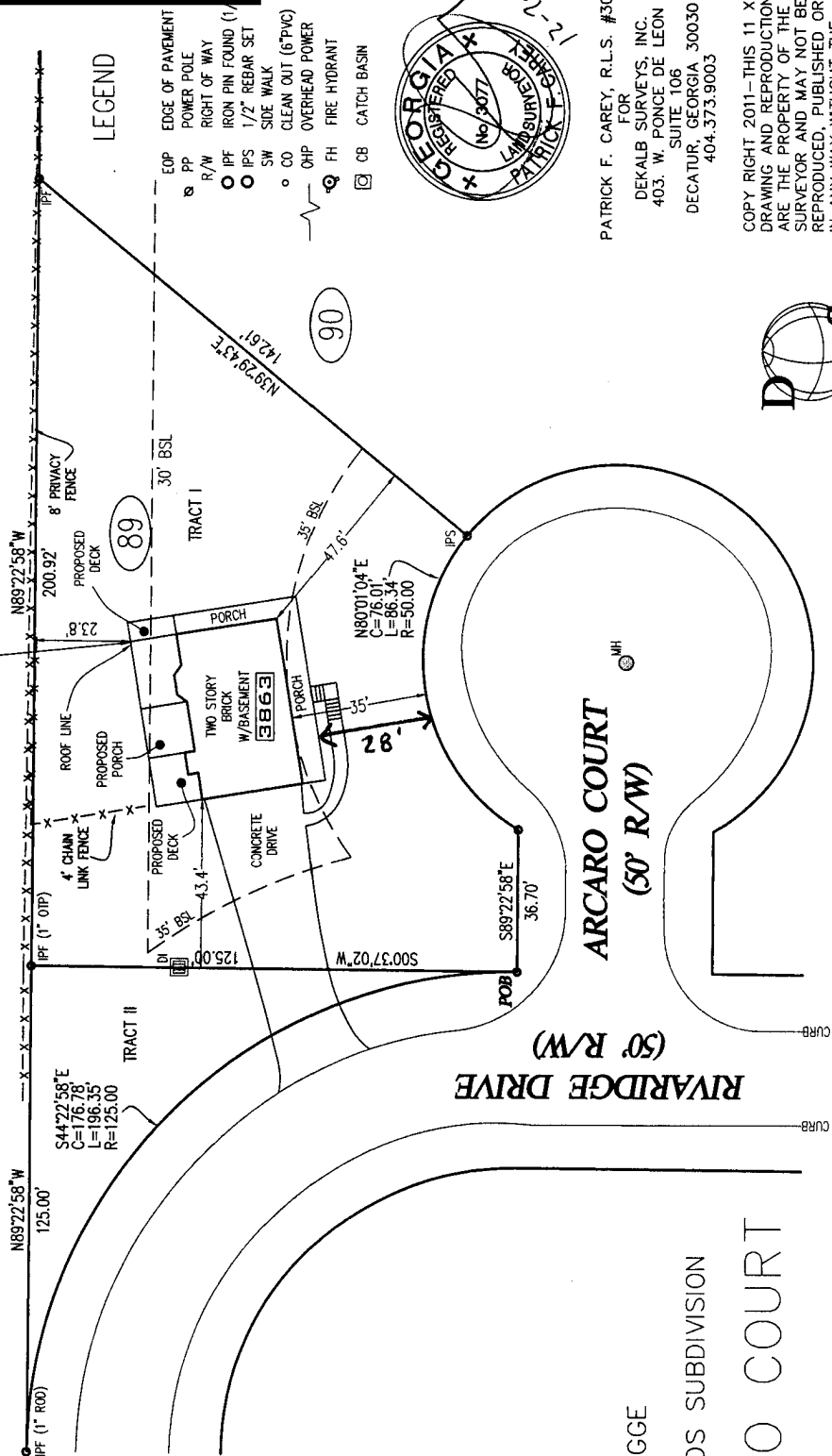
- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

REFERENCE:  
 PLAT OF SURVEY FOR  
 NORMAN & MARJORIE FAGGE  
 BY SURVEY SYSTEMS & ASSOCIATES, INC.  
 DATED MAY 2, 1995  
 PB 80 PG 86

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A  
 FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF COBB  
 COUNTY, GEORGIA 13067C0066G EFFECTIVE DATE DECEMBER 16,  
 2008

IMPERVIOUS SURFACES:  
 DRIVE & FRONT WALK = 1,384 FT. SQ.  
 HOUSE = 1,135 FT. SQ.  
 FRONT PORCH = 401 FT. SQ.  
 PROPOSED DECKS = 385 FT. SQ.  
 PROPOSED PORCH = 152 FT. SQ.  
 TOTAL IMPERVIOUS = 3,457 FT. SQ. (16.6%)  
 LOT = 20,802 FT. SQ.

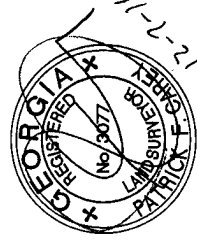
6.2' VARIANCE REQUESTED



V-12 (2012)

LEGEND

- EDGE OF PAVEMENT
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND (1/2")
- IPS 1/2" REBAR SET
- SW SIDE WALK
- CO CLEAN OUT (6" PVC)
- CHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN



PATRICK F. CAREY, R.L.S. #3077  
 FOR  
 DEKALB SURVEYS, INC.  
 403. W. PONCE DE LEON  
 SUITE 106  
 DECATUR, GEORGIA 30030  
 404.373.9003

COPY RIGHT 2011 - THIS 11 X 17  
 DRAWING AND REPRODUCTIONS  
 ARE THE PROPERTY OF THE  
 SURVEYOR AND MAY NOT BE  
 REPRODUCED, PUBLISHED OR  
 USED IN ANY WAY WITHOUT THE  
 WRITTEN PERMISSION OF THIS  
 SURVEYOR.  
 \*\*DRAWN IN THE U.S.A.\*\*

TOTAL AREA: 20,802 FT SQ, 0.48 AC  
 CALCULATED PLAT CLOSURE: 1:7,543,435

FIELD DATA:  
 TRAVERSE PRECISION: 1:10,000+  
 AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE  
 AND WAS UNADJUSTED

EQUIPMENT:  
 TOPCON GPT 3005 TOTAL STATION

BOUNDARY SURVEY FOR  
 NORMAN & MARJORIE FAGGE  
 LOT 89 - TRACT 1 & 2,  
 VILLAGE NORTH HIGHLANDS SUBDIVISION  
 3863 ARCARO COURT

COBB COUNTY, GEORGIA  
 LAND LOT 256, DIST 16, SECT II  
 DATE: DECEMBER 7, 2011



www.dekalbsurveys.com

**APPLICANT:** Vision Home Group **PETITION NO.:** V-12  
**PHONE:** 404-925-2849 **DATE OF HEARING:** 02/08/12  
**REPRESENTATIVE:** Kris Price **PRESENT ZONING:** R-15  
**PHONE:** 404-925-2849  
**TITLEHOLDER:** Norman D. Fagge, Marjorie S. Fagge **LAND LOT(S):** 256  
**PROPERTY LOCATION:** At the northeast **DISTRICT:** 16  
intersection of Arcaro Court and Rivaridge Drive **SIZE OF TRACT:** 0.48 acre  
(3863 Arcaro Court). **COMMISSION DISTRICT:** 3  
**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 30 feet to 23 feet; and 2) waive the front setback from the required 35 feet to 28 feet.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Deck for porch is already permitted and inspected. Permit revision or new permit will be required if variance for covered area is approved.

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** No adverse stormwater impacts are anticipated.

**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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# **Cobb County Fire and Emergency Services**

## **Fire Marshal Comments**

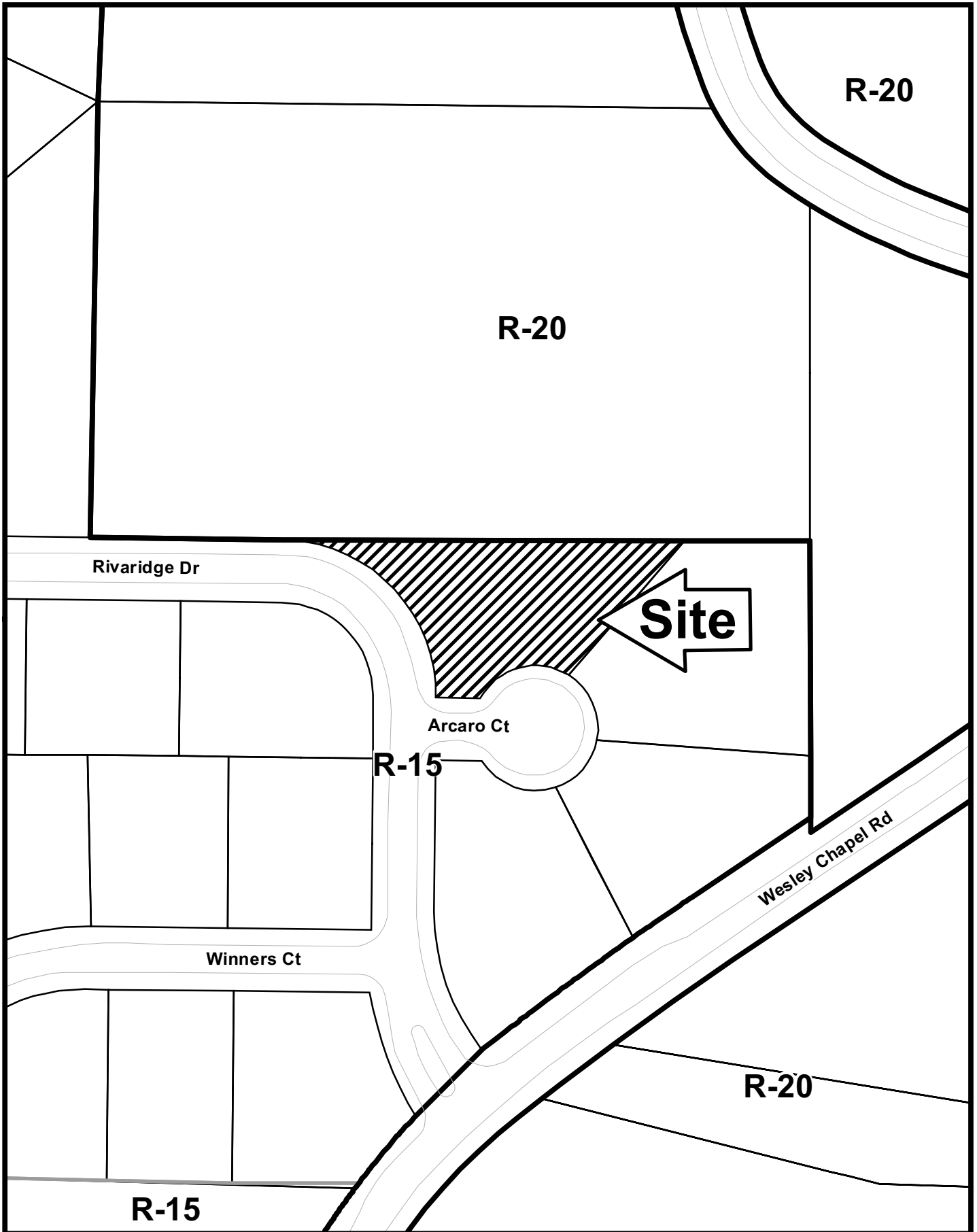
Applicant Name: **Vision Home Group**

Petition Number: V-12

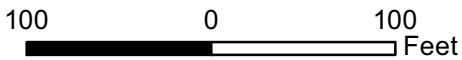
Date: 1/26/2012



**NO COMMENTS:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-12



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-12  
Hearing Date: 2-8-12

Applicant Vision Home Group  
Kris Price Phone # 404 925-2849 E-mail KPrice@visionhomegroup.com  
(representative's name, printed) Address 535 Briar Run Court Loganville, GA 30052  
(street, city, state and zip code)

Phone # 4-925-2849 E-mail \_\_\_\_\_  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_

Notary Public

Titleholder MARJORIE S. FAGGE Phone # 770 415-4307 E-mail mfagge@comcast.net

Signature Marjorie S. Fagge Address: 3863 Arcaro Ct. Marietta GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 3/21/15

Kara Bernegh  
Notary Public

Present Zoning of Property R-15

Location 3863 Arcaro Court, Marietta GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 256 District 16 Size of Tract 0.48 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.

Mr. and Mrs Fagge would like to be able to enjoy the georgia weather on a screened in porch; they often have grandchildren visit and would like to improve their backyard so it continues to be a place were families can come to gather and share time.

List type of variance requested: WAIVE THE REAR SETBACK ON LOT 89 FROM REQUIRED 30 FT TO 23 FT