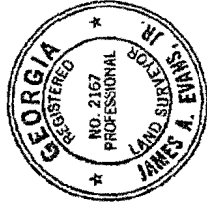


MAGNETIC



23' SETBACK PER VARIANCE  
 # V-5 DATED 1-11-12  
 PRESENT ZONING= RA-4 WS  
 FRONT SETBACK=50 FT.  
 SIDE SETBACK=5 FT.  
 REAR SETBACK= 30 FT.  
 MINIMUM 15 FT. BETWEEN HOUSES  
 AREA= 0.1910 ACRE  
 #4477 DOBBS CROSSING

PANEL NO. 1306700131G  
 LOCATION CD3B  
 ZONE 11X11

I HAVE THIS DATE, EXAMINED THE  
 FIA OFFICIAL FLOOD HAZARD MAP  
 AND FOUND REFERENCED HOUSE #107  
 IN AN AREA HAVING SPECIAL FLOOD HAZARD.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS  
 A CLOSE PRECISION OF ONE FOOT IN OPEN FEET AND AN  
 ACCURACY OF ONE PART IN 10,000 FEET. THIS MAP OR PLAT HAS  
 BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCUR-  
 ATE WITHIN ONE FOOT IN 2,000 FEET.

EQUIPMENT USED:  
 TOPCON GTS-10B

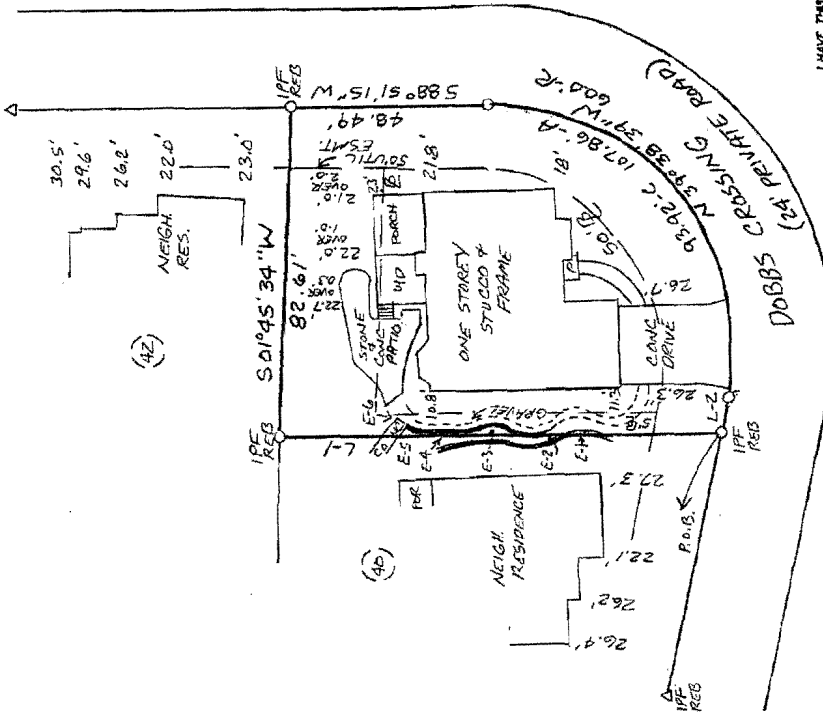
IN MY OPINION, THIS PLAT IS A CORRECT  
 REPRESENTATION OF THE LAND PLATTED AND  
 THE MEASUREMENTS AND INSTRUMENTS OF LAW.

*James A. Evans, Jr.*  
 J.A. EVANS  
 SURVEYING CO., INC.  
 POWDER SPRINGS, GEORGIA  
 PH. 770-943-0000

SURVEY FOR:

RACHEL FUGLIO

LOT	BLK.	UNIT	REVISIONS
LOT 41			1222-97
		WOODLAWN COMMONS	2-28-12
LAND LOT 13			
DISTRICT 1 ST		SECTION 2ND	
CD3B		COUNTY, GEORGIA	
PLAT BOOK 122		PAGE 67	
DATE: 9-29-11		SCALE: 1" = 30'	360-11



P.O.B.  
 180-B TO DOBBS  
 CROSSING  
 (RECORD TIE)

L-1= N 88° 51' 15" E 109.06'  
 L-2= N 11° 51' 11" E 9.24'

ENCROACHMENTS:

- E-1= NEIGHBORS WALL OVER PROPERTY LINE 0.6'
- E-2= NEIGHBORS WALL OVER PROPERTY LINE 0.9'
- E-3= NEIGHBORS WALL OVER PROPERTY LINE 2.4'
- E-4= NEIGHBORS WALL OVER PROPERTY LINE 1.5'
- E-5= NEIGHBORS WALL AND CONC. WALK OVER PROPERTY LINE 2.3'
- E-6= END CONC. WALK OVER PROPERTY LINE 4.3'

JND

**APPLICANT:** Rachael E. Foglio  
**PHONE:** 770-509-5204, 770-578-9039  
**REPRESENTATIVE:** Rachael E. Foglio  
**PHONE:** 770-509-5204, 770-578-9039  
**TITLEHOLDER:** Rachel E. Foglio (a/k/a Rachael E. Foglio) and Anthony P. Foglio, as Co-Trustees of the Rachel E. Foglio Trust  
**PROPERTY LOCATION:** On the northeastern side of Dobbs Crossing (4477 Dobbs Crossing).

**PETITION No.:** V-34  
**DATE OF HEARING:** 05-09-12  
**PRESENT ZONING:** RA-4  
**LAND LOT(S):** 13  
**DISTRICT:** 1  
**SIZE OF TRACT:** 0.1910 acres  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the rear setback from previously granted 23 feet (V-5 of 2012) to 20 feet.

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Rachael E. Foglio

**PETITION No.:** V-34

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network.

**DEVELOPMENT & INSPECTIONS:** New permit or permit revision needed if approved.

**STORMWATER MANAGEMENT:** No objection to additional 3 foot setback waiver.

**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.

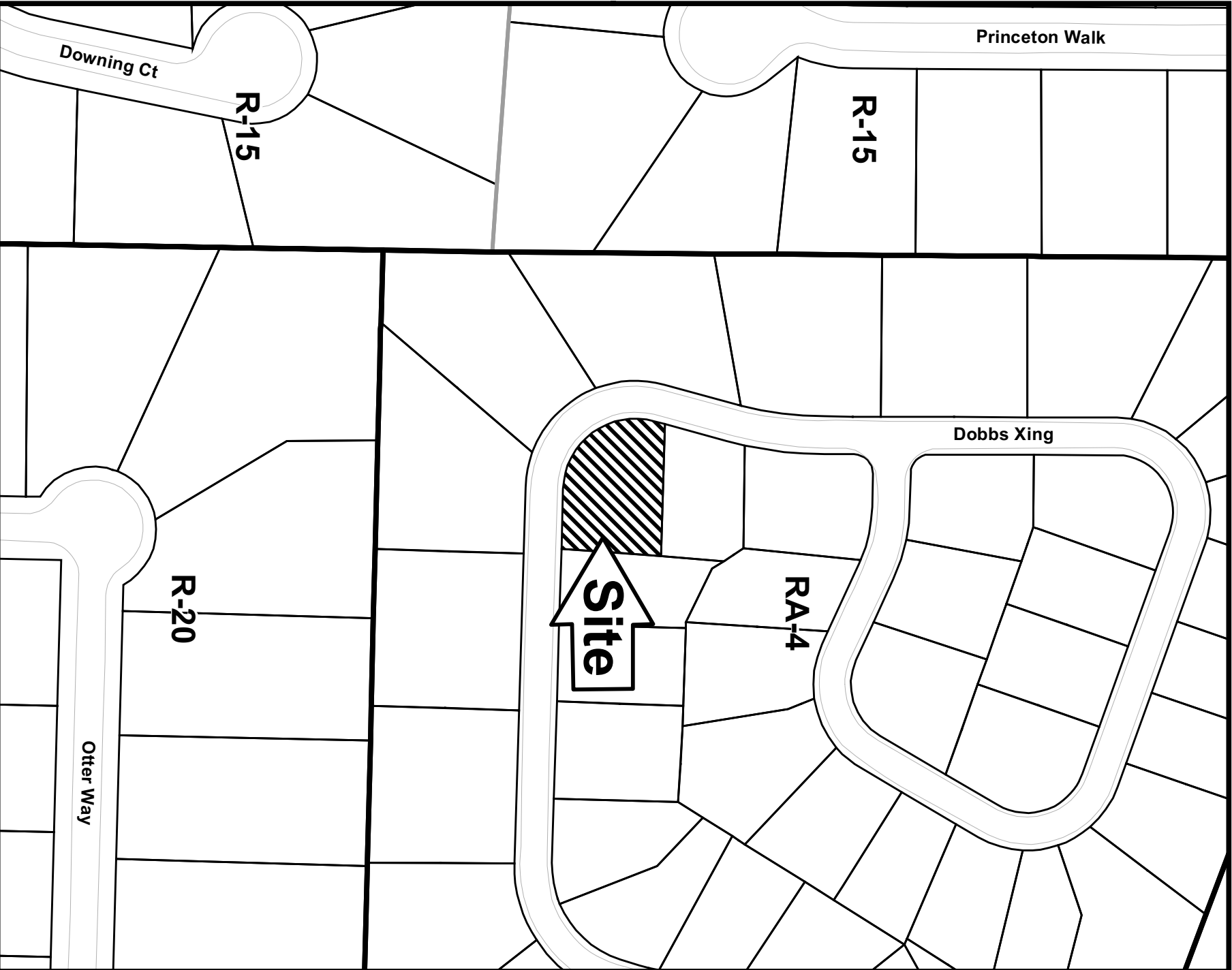
**SEWER:** No conflict.

**APPLICANT:** Rachael E. Foglio \_\_\_\_\_

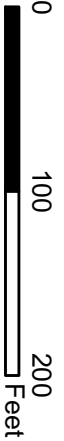
**PETITION No.:** V-34 \_\_\_\_\_

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**FIRE DEPARTMENT:** 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.



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)

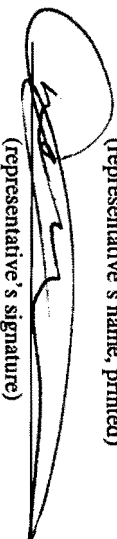
Application No. V-34  
Hearing Date: 5-9-17

Applicant Rachael E. Foglio Phone # 770 529-5204 E-mail \_\_\_\_\_

David Whitfire Address 4477 Dobbs Crossing Marietta, Ga. 30065

(representative's name, printed)

(street, city, state and zip code)

  
(representative's signature)

Phone # 770 345-3500 E-mail dwhitfire@southeastrestoration.com

My commission expires: 6/7/14 \_\_\_\_\_ sealed and delivered in presence of:

Notary Public

Titleholder Rachael E. Foglio Phone # 770 529-5204 E-mail \_\_\_\_\_

Signature Rachael Foglio 4477 Dobbs Crossing Marietta, Ga. 30065  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 6/7/14 \_\_\_\_\_  
Notary Public

Present Zoning of Property Residential R4-4

Location 4477 Dobbs Crossing Marietta, Ga. 30065  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 13 1<sup>st</sup> District 9 Cobb County Size of Tract 0.1910 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 0.1910 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.

Replace Deck from tree impact and add roof for deck

List type of variance requested: Waive rear setback from 23 ft to 20 ft.