



**APPLICANT:** Joanne Carabillo

**PETITION No.:** V-48

**PHONE:** 404-915-4420

**DATE OF HEARING:** 06-11-14

**REPRESENTATIVE:** Micah Rogers

**PRESENT ZONING:** R-30

**PHONE:** 770-237-0284

**LAND LOT(S):** 890

**TITLEHOLDER:** Joanne M. and Philip J. Carabillo

**DISTRICT:** 17

**PROPERTY LOCATION:** On the northeasterly side of North Elizabeth Lane, north of Rebel Valley View (4321 North Elizabeth Lane).

**SIZE OF TRACT:** 1.46 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the rear setback for an accessory structure over 144 square feet (proposed 480 square foot cabana) from the required 40 feet to 12 feet.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** All roof downspouts from proposed cabana must be piped to discharge to the east away from adjacent neighbor to the north.

**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.

**DESIGN GUIDELINES:** No comment.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

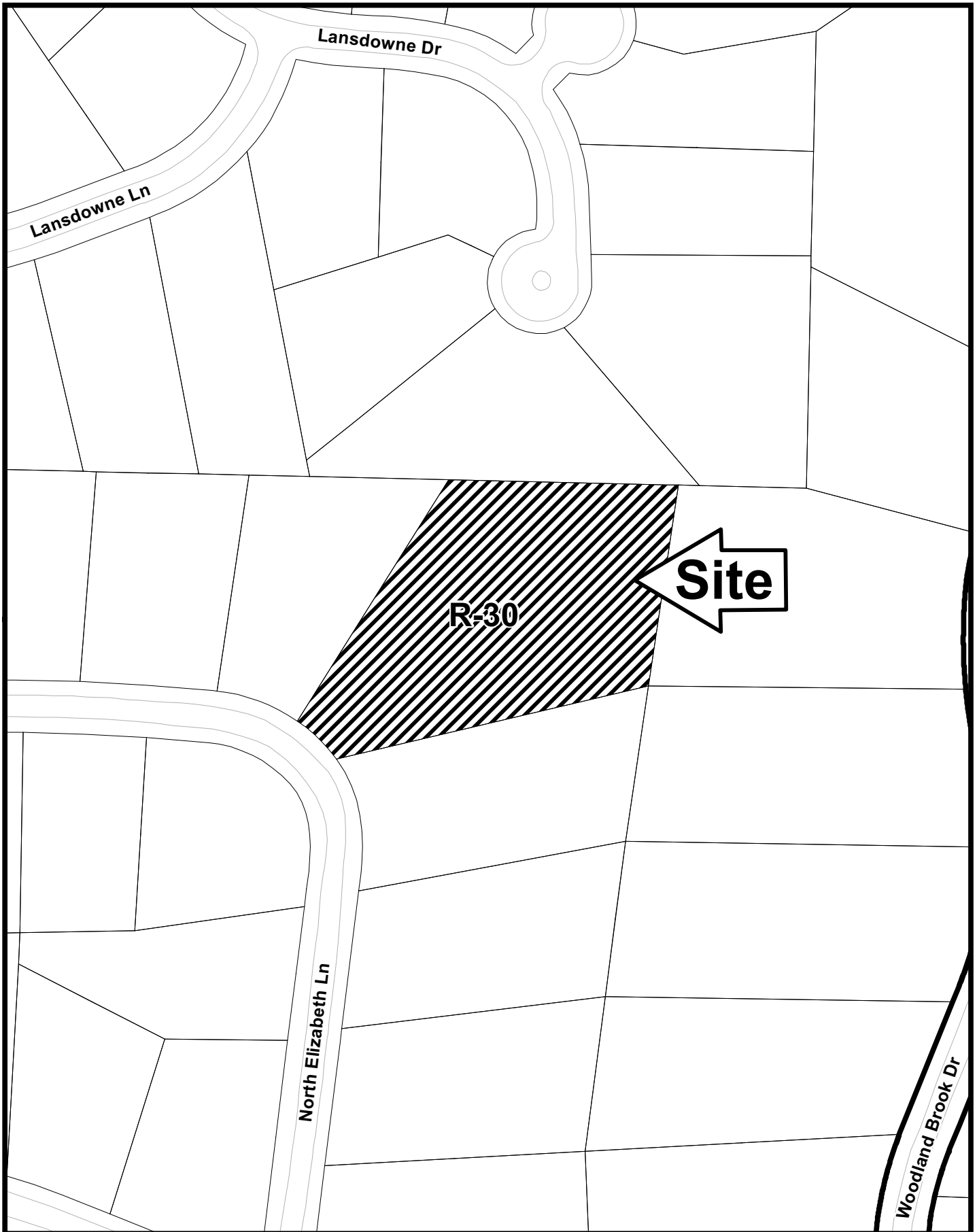
**SEWER:** No conflict. Proposed structure is sufficient distance from sanitary sewer easement.

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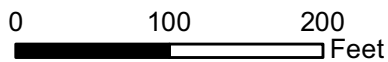
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-48



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

COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 APR 10 PM 2:56

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-48  
Hearing Date: 6-11-14

Applicant Joanne Carabillo Phone # (404) 915-4420 E-mail JMASCELLINO@yahoo.com

MICAH ROGERS Address 3221 Bailey Road, Decola GA 30019  
(representative's name, printed) (street, city, state and zip code)

Micah Rogers Phone # (770) 237-0284 E-mail Micah@BoyleDesign.com  
(representative's signature)

Signed, sealed and delivered in presence of:

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

Notary Public

Titleholder Joanne Carabillo Phone # (404) 915-4420 E-mail JMASCELLINO@yahoo.com

Signature Joanne Carabillo Address: 4321 N. Elizabeth Ln, Atlanta  
(attach additional signatures, if needed) (street, city, state and zip code)

Notary Public, Paulding County, Georgia

Signed, sealed and delivered in presence of:

My commission expires: My Commission Expires August 10, 2014

Notary Public

Present Zoning of Property R-30

Location 4321 N. Elizabeth Ln, Atlanta  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 890 District 17 Size of Tract 1.46 Acre(s)

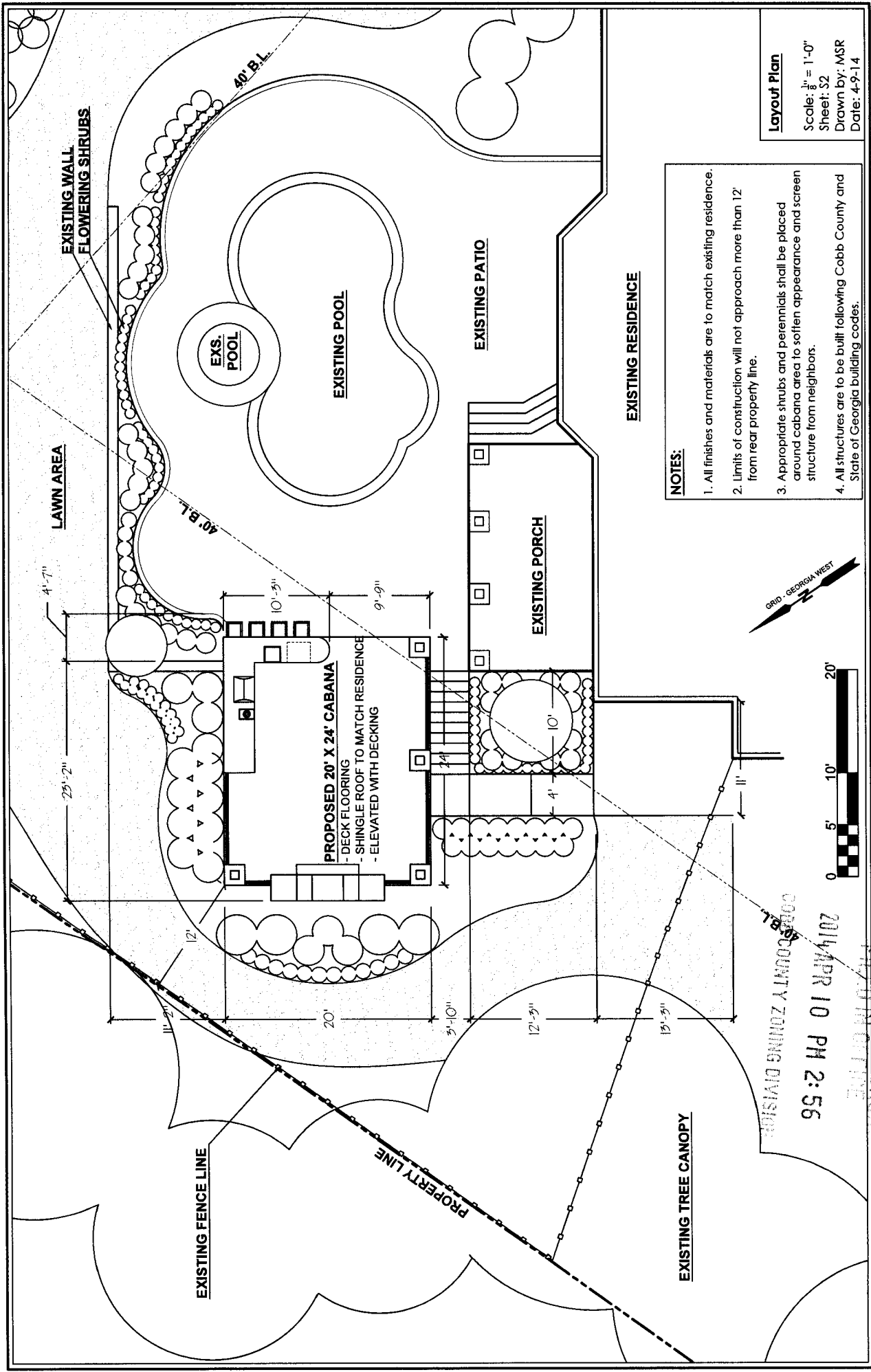
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Homeowner is attempting to add a 20'x24' cabana on the N/NW side of their existing pool patio. The Northern most property line is considered a rear setback line and thus has a 40' setback, eliminating the possibility of any construction on that side of the residence. Residents feel that this property line should be considered a side ~~setback~~ property line and thus have a 12' setback. All other locations for this improvement have been considered but better lines and/or topography prohibit it.

List type of variance requested: Alteration of rear setback line; change rear property line designation to side property line designation



**Layout Plan**  
 Scale: 1/8" = 1'-0"  
 Sheet: S2  
 Drawn by: MSR  
 Date: 4-9-14

- NOTES:**
1. All finishes and materials are to match existing residence.
  2. Limits of construction will not approach more than 12' from rear property line.
  3. Appropriate shrubs and perennials shall be placed around cabana area to soften appearance and screen structure from neighbors.
  4. All structures are to be built following Cobb County and State of Georgia building codes.

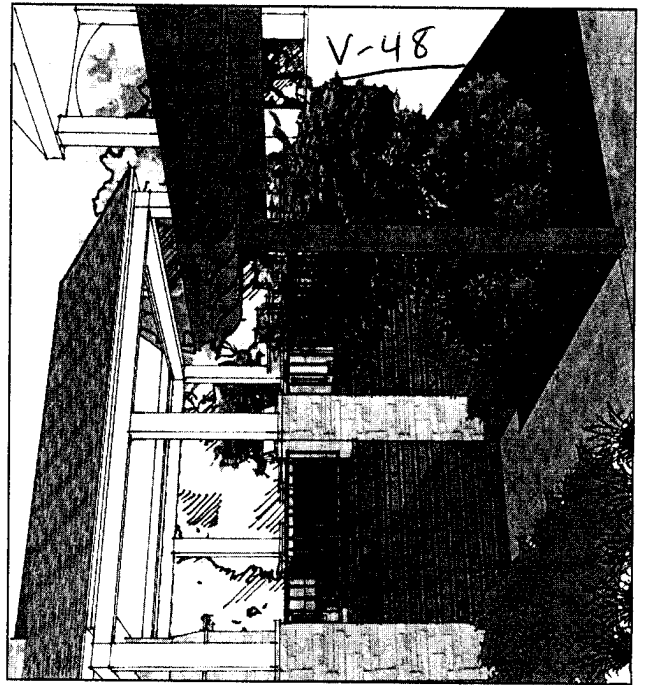
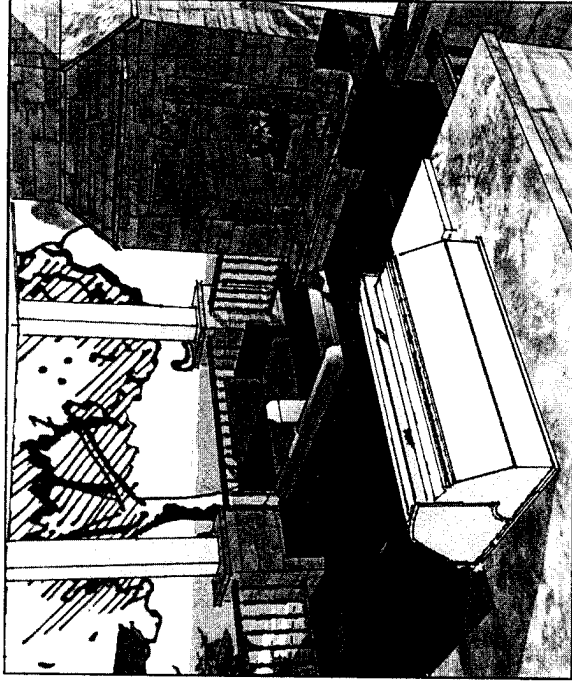
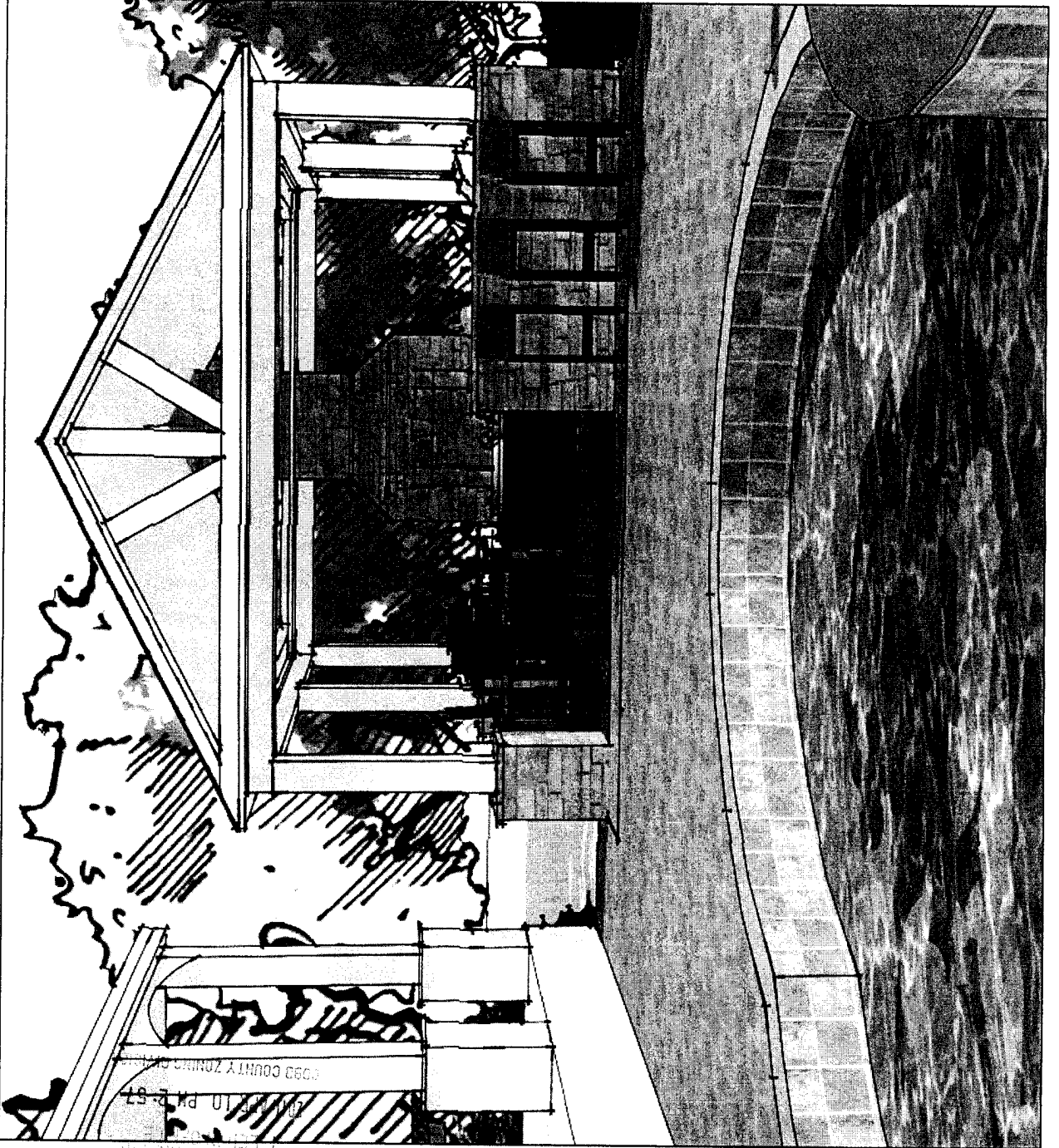
2014 APR 10 PM 2:56  
 COBB COUNTY ZONING DIVISION  
 COBB COUNTY GEORGIA



# THE CARABILLO RESIDENCE

Atlanta, Georgia

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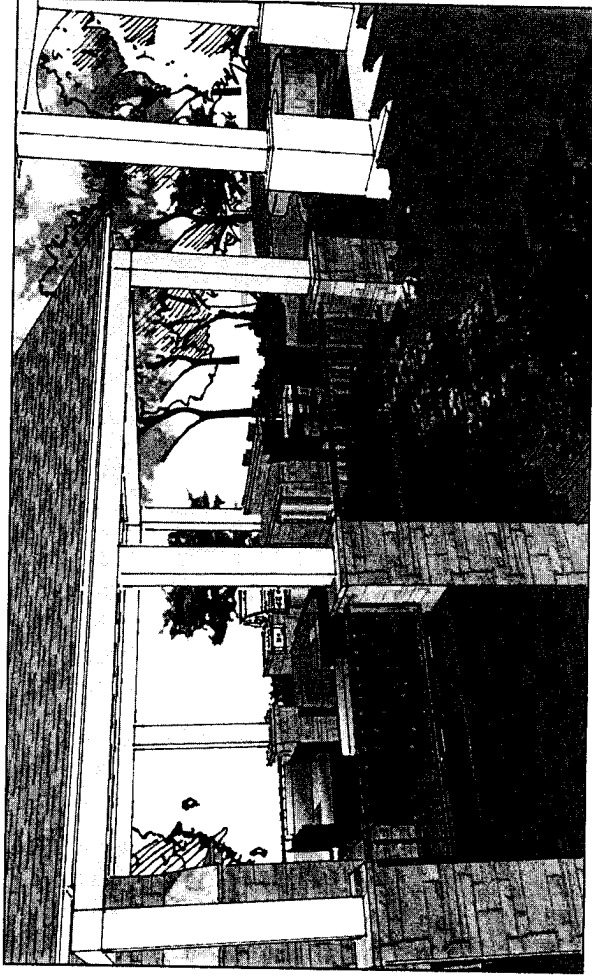
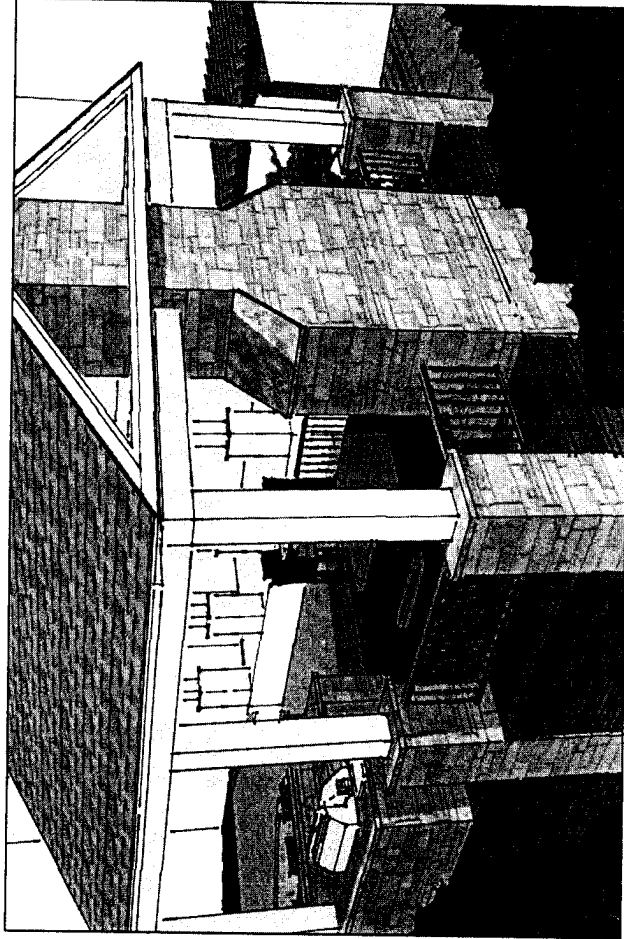
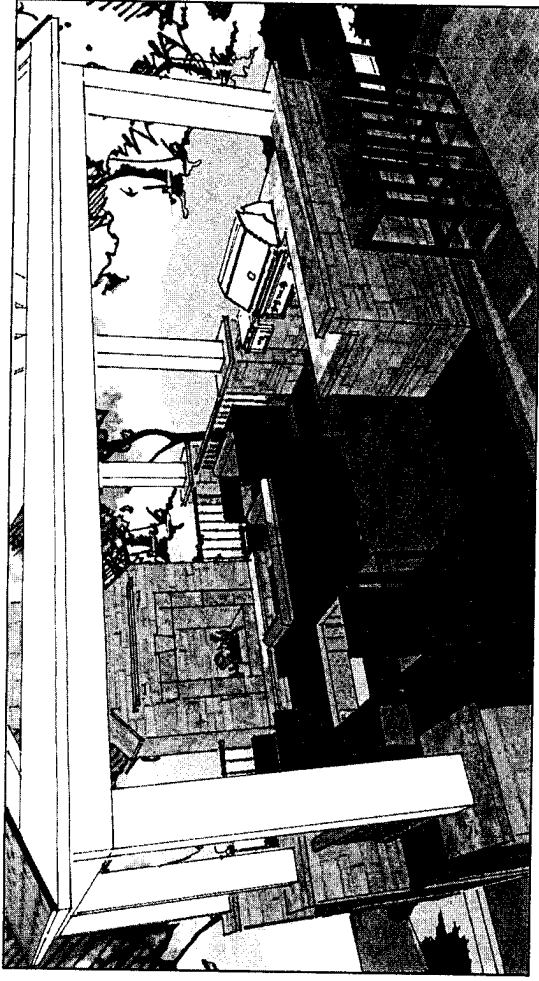
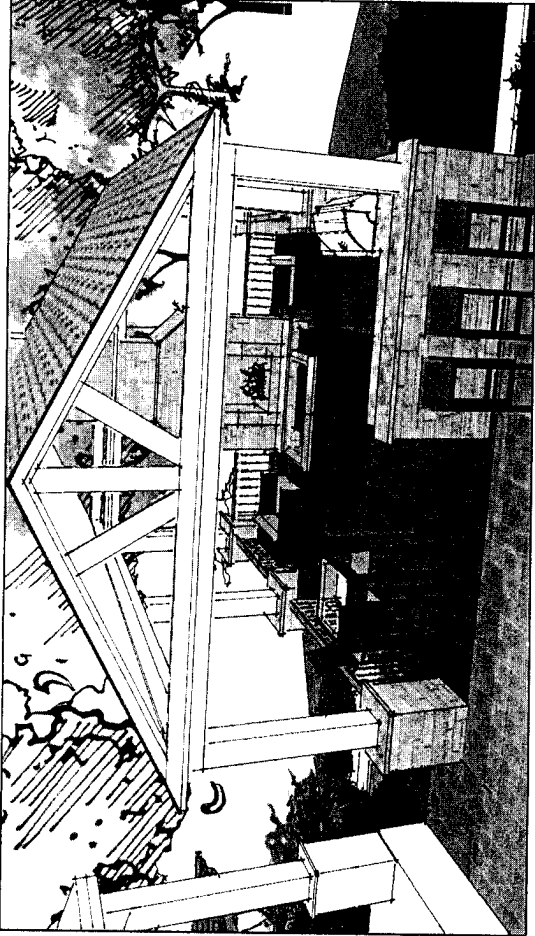




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Perspective Concept Images

V-48