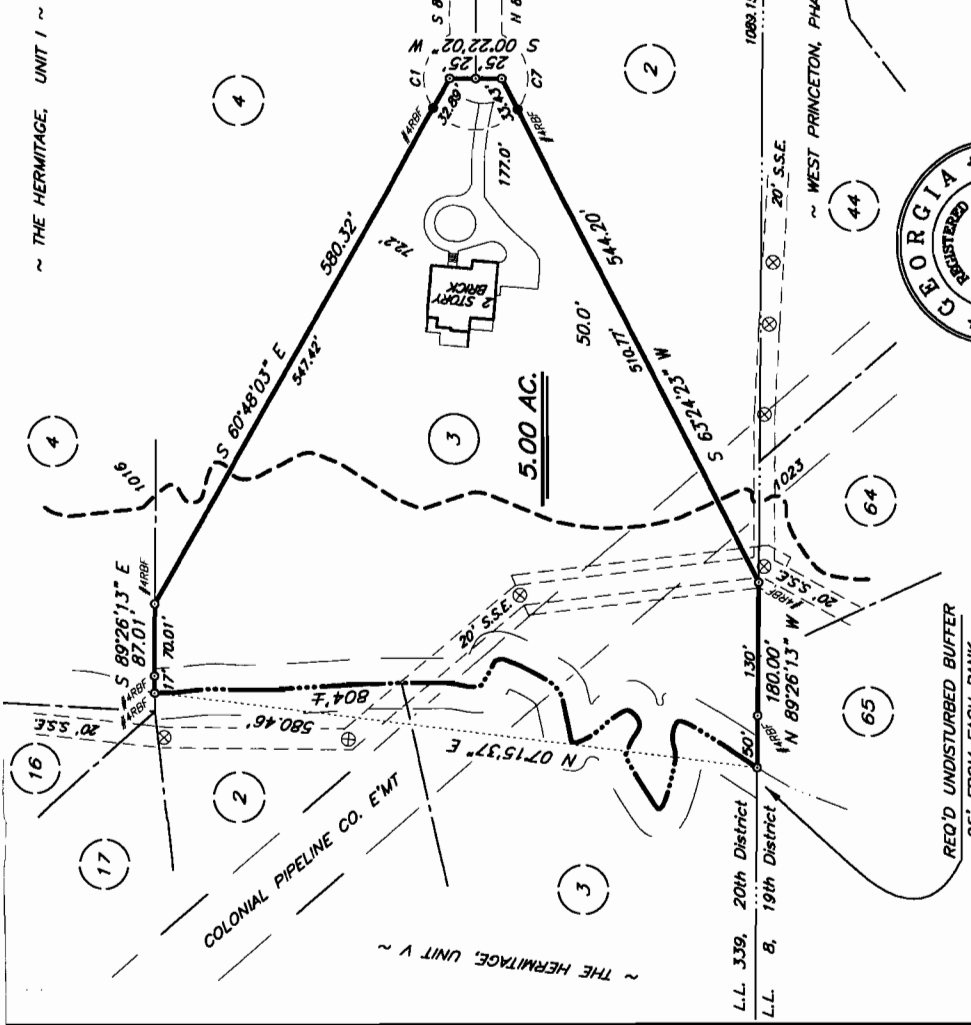


~ THE HERMITAGE, UNIT 1 ~

C1	R = 50.00'	L = 83.07'	CH = 73.84'	S 77°13'41" E
C2	R = 283.07'	L = 198.56'	CH = 194.51'	S 69°32'16" E
C3	R = 353.85'	L = 187.28'	CH = 185.10'	S 64°36'16" E
C4	R = 769.53'	L = 51.07'	CH = 51.06'	S 02°17'35" E
C5	R = 403.85'	L = 224.82'	CH = 221.92'	N 65°23'24" W
C6	R = 233.07'	L = 163.49'	CH = 160.15'	N 69°32'16" W
C7	R = 50.00'	L = 84.28'	CH = 74.65'	S 78°39'14" W



V-151  
(2015)



SURVEY FOR :

**HANK ROSS VITALI**  
**ANITA VITALI**

LOT# 3  
BRECKENRIDGE POINT

LOCATED IN L.L. 339  
20th DIST., 2nd SECT.,  
COBB COUNTY, GA.

DATE : 1-5-01 7-31-01

SCALE : 1"=120'

DRAWN BY : ADS

CHECKED BY :

GNB15/GALC3

**GASKINS & BAKER**  
**LAND SURVEYORS**

CARTERSVILLE, GEORGIA  
(404) 382-5969



THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY PANEL # 13067 C 0045 F DATED AUGUST 18, 1982

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR PRECISION: 10" ±. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/489,363. MATTERS OF TITLE ARE EXCEPTED.

**APPLICANT:** Henry R. Vitali, Jr. and Anita M. Vitali

**PETITION No.:** V-151

**PHONE:** 770-427-2648

**DATE OF HEARING:** 11-11-2015

**REPRESENTATIVE:** Henry R. Vitali, Jr.

**PRESENT ZONING:** R-30

**PHONE:** 404-513-4272

**LAND LOT(S):** 339

**TITLEHOLDER:** Henry Ross Vitali, Jr. and Anita M. Vitali

**DISTRICT:** 20

**PROPERTY LOCATION:** At the western terminus of Breckenridge Point, west of Mars Hill Road (171 Mars Hill Road).

**SIZE OF TRACT:** 5 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the side setback for an accessory structure over 650 square feet (approximately 2,288 square foot garage/shop) from the required 100 feet to 18 feet adjacent to the southern property line.

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

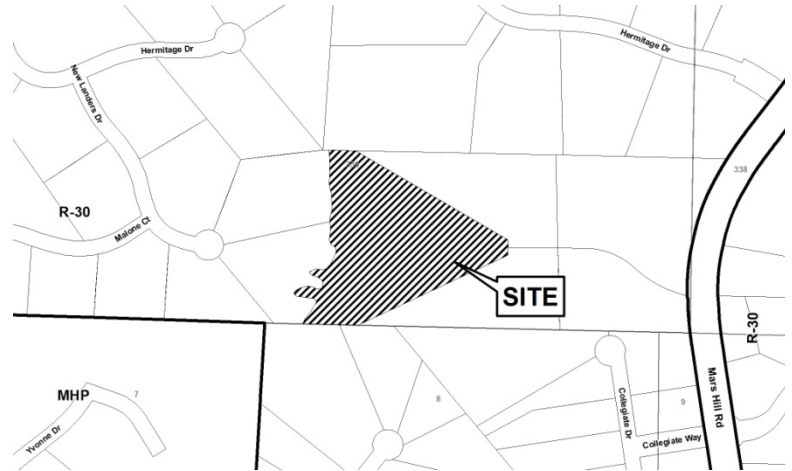
**BOARD OF APPEALS DECISION**

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

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

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

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



**APPLICANT:** Henry R. Vitali Jr. and  
Anita M. Vitali

**PETITION No.:** V-151

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** If this variance request is approved, a plat 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 management impacts anticipated. All proposed improvements will drain across the lot directly to the floodplain of Allatoona Creek.

**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.

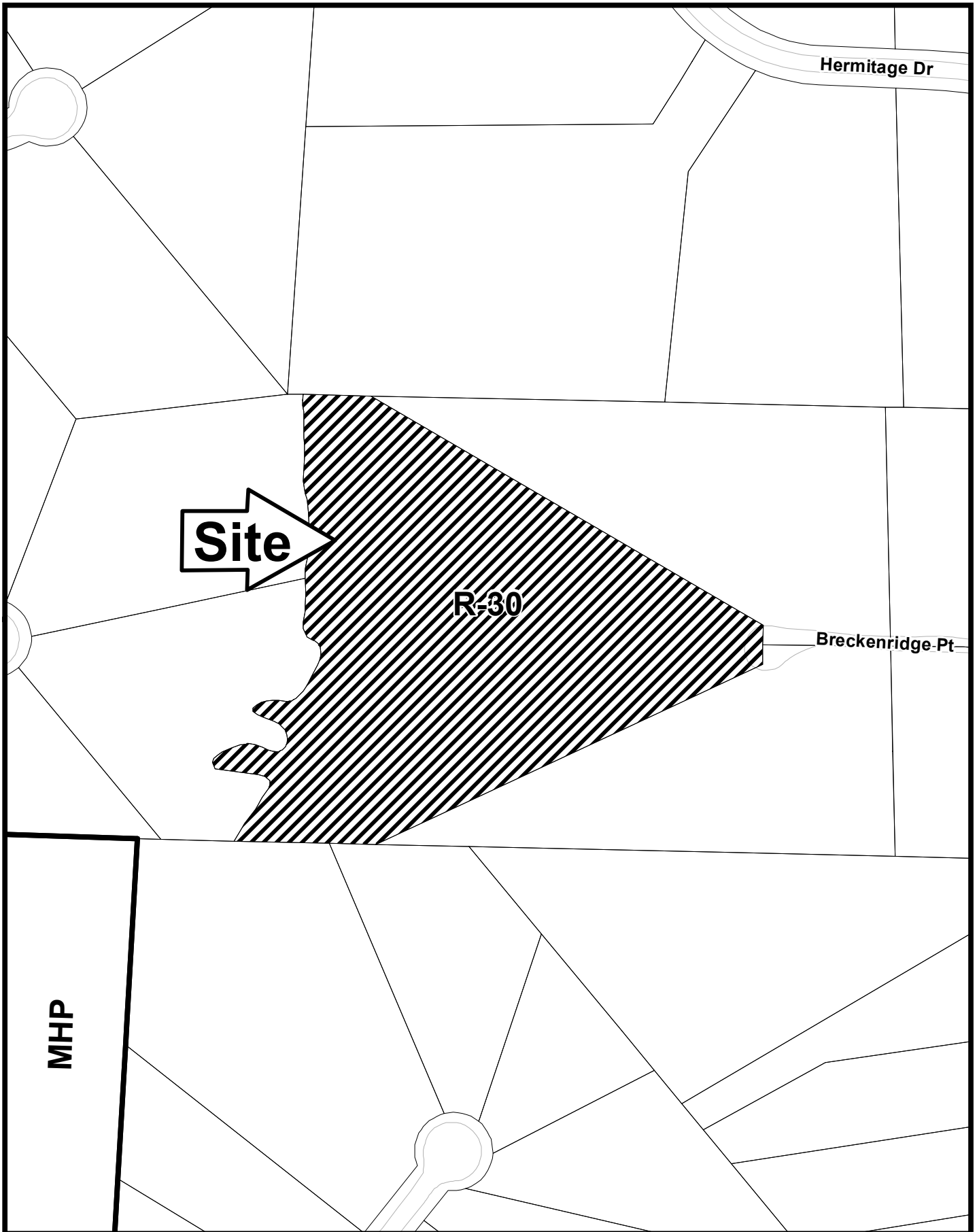
**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict

**SEWER:** Applicant should be aware of the CCWS sewer main traversing the site, and the limitations on permanent structures near the easement, County Code 122-123

**FIRE DEPARTMENT:** 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-151



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

0 100 200 Feet



City Boundary  
Zoning Boundary

# Application for Variance Cobb County

(type or print clearly)

Application No. V-151  
Hearing Date: 11-11-15

Applicant Henry R. Vitali, Jr. and Anita M. Vitali H 770-427-2648 Phone # C 404-513-4272 E-mail hrvitali jr@gmail.com

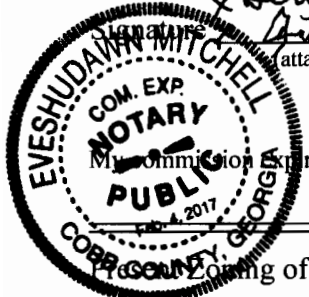
self Address 171 Mars Hill Rd., Powder Springs, GA 30127  
(representative's name, printed) (street, city, state and zip code)

Henry R. Vitali Jr. Phone # same E-mail same  
(representative's signature)

Signed, sealed and delivered in presence of:  
Eve Shudawn Mitchell  
Notary Public



My commission expires: 02/04/2017  
Titleholder Henry Ross Vitali Jr. and Anita M. Vitali H 770-427-2648 Phone # C 404 513-4272 E-mail hrvitali jr@gmail.com



Henry Ross Vitali Jr. and Anita M. Vitali Address: 171 Mars Hill Rd., Powder Springs, GA 30127  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:  
Eve Shudawn Mitchell  
Notary Public

Zoning of Property R-30  
Location 171 Mars Hill Road, Powder Springs GA 30127  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 339 District 20th Size of Tract 5.0 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 X Topography of Property X Other X

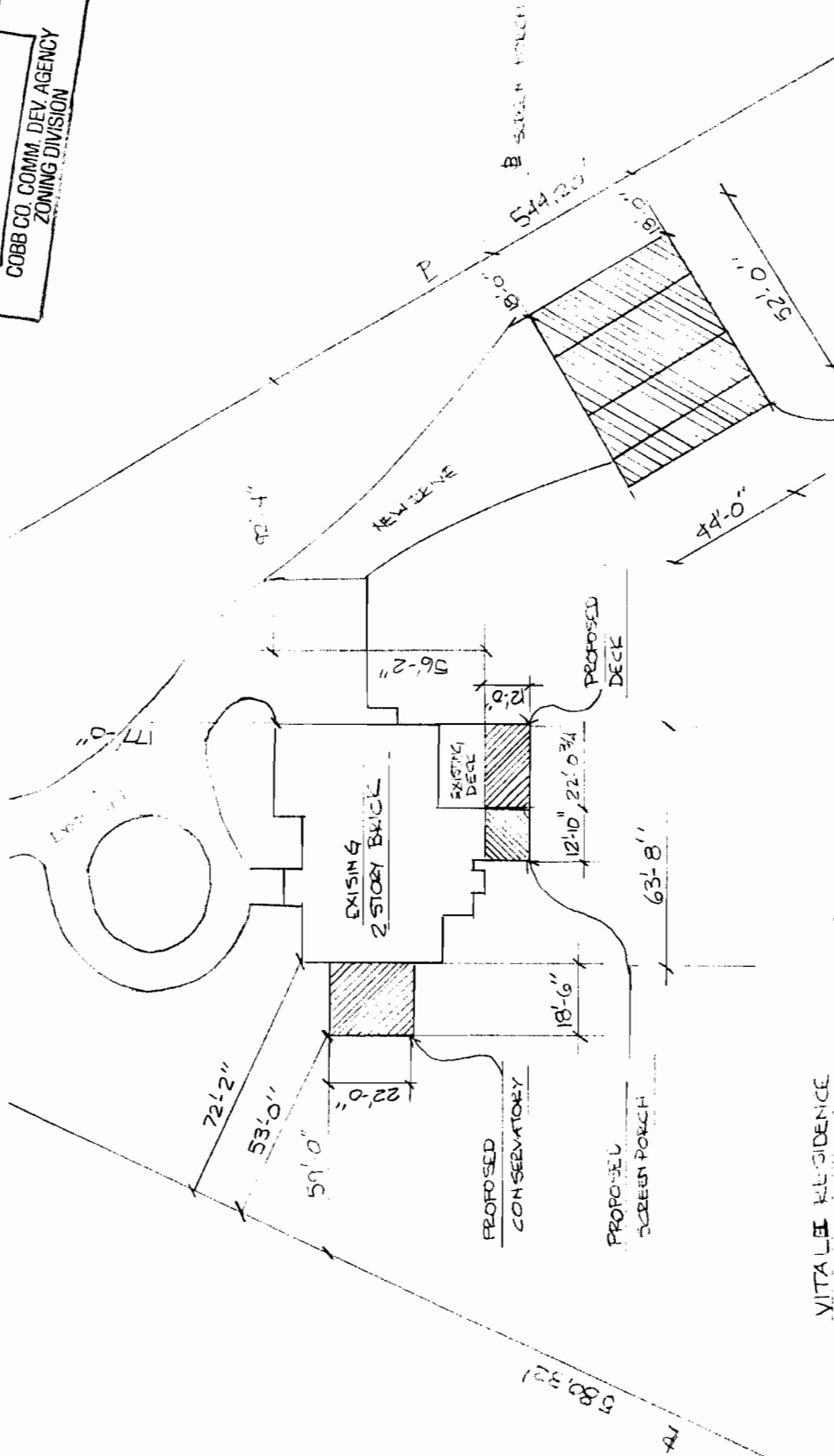
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Respectfully request setback variance due to extremely limited site locations based on topography rendering much of the property inaccessible to vehicular traffic. Colonial Pipeline further restricts available locations. Proposed accessory building site meets 15' setback requirement but does not meet 100' setback requirement. Thank you for your consideration.

List type of variance requested: side setback variance

V-151  
(2015)

RECEIVED  
SEP 8 2015  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



PROPOSED OUT-TO-LOOK  
R/W GARAGE - SHOW

VITALE RESIDENCE  
BEECHMIDGE ROAD - 3015  
171 MARYS HILL ROAD - 30127  
POWER SPANNING, CROSBY CRYSTA  
LL: 339 DISTRICT 20 SECTION 2  
1" = 30'-0"  
PROPOSED R/W STORAGE BUILDING

5801321