

**SURVEY NOTES**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS IDENTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS GATHERED BY AND OPEN TRIMBLE. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THIS PLAN IS NOT INTENDED FOR RECORDING.

V-79  
(2016)

**ZONING INFORMATION**

COBBS COUNTY - R-30  
 MINIMUM LOT AREA: 30,000 SQUARE FEET  
 MINIMUM LOT WIDTH: 75 FEET  
 MAXIMUM FLOOR AREA: 1,350 SQUARE FEET  
 MAXIMUM LOT COVERAGE: 35 PERCENT  
 MINIMUM FRONT SETBACK: 80 FEET  
 LOCAL FRONT SETBACK: 45 FEET  
 MINIMUM SIDE SETBACK: 12 FEET  
 MINIMUM REAR SETBACK: 40 FEET  
 MUST BE VERIFIED BY COBBS COUNTY PRIOR TO CONSTRUCTION.

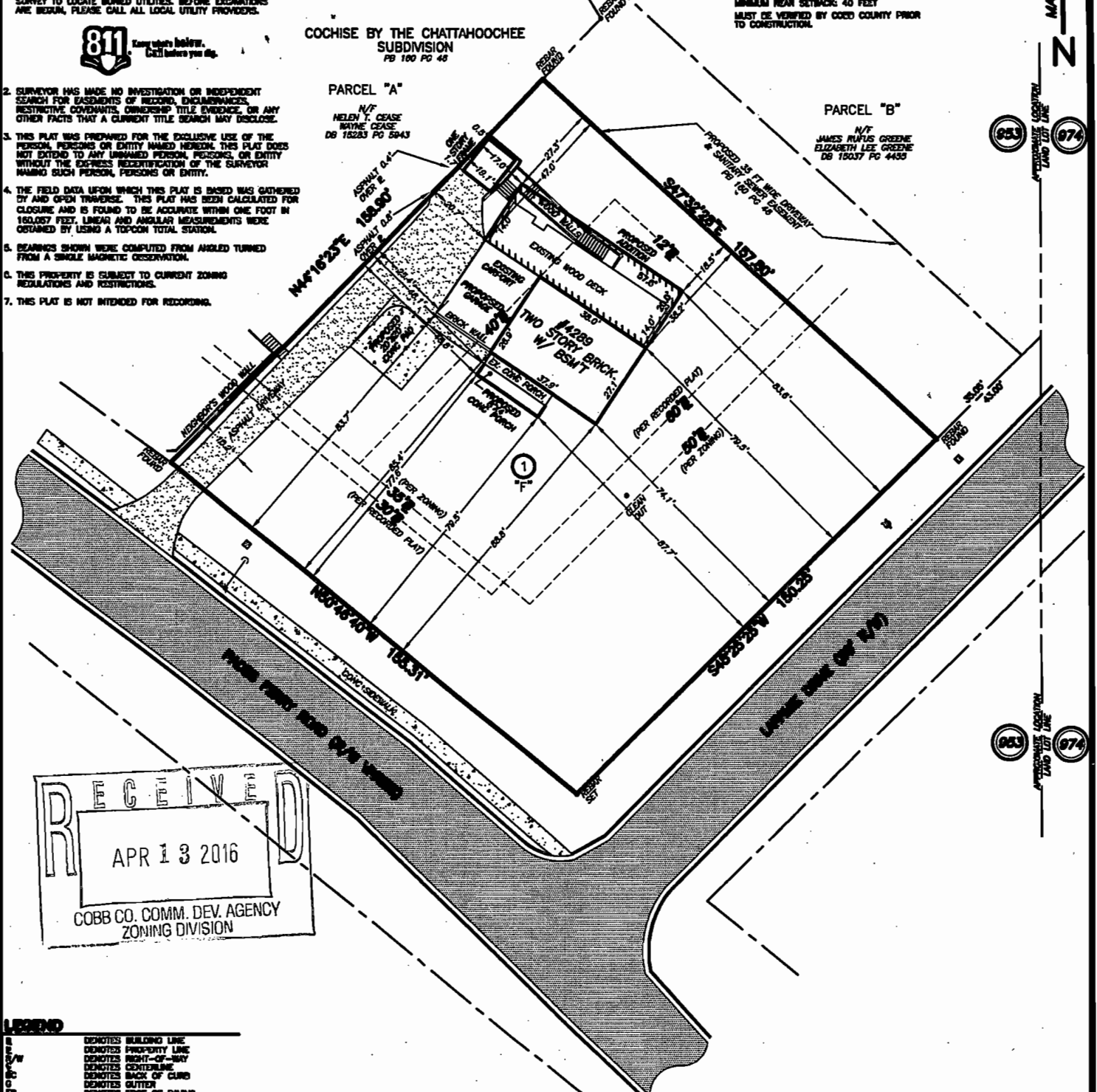
COCHISE BY THE CHATTAHOOCHEE  
 SUBDIVISION  
 PB 100 PG 46

PARCEL "A"

N/T  
 HELEN T. GEASE  
 WYNE GEASE  
 DB 15283 PG 58-63

PARCEL "B"

N/T  
 JAMES RUSLE GREENE  
 ELIZABETH LEE GREENE  
 DB 15037 PG 44-55



**RECEIVED**  
 APR 13 2016  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

- LEGEND**
- BUILDING LINE
  - PROPERTY LINE
  - RIGHT-OF-WAY
  - CENTERLINE
  - BACK OF CURB
  - GUTTER
  - EDGE OF PAVING
  - TOP OF WALL
  - BOTTOM OF WALL
  - FENCE
  - REINFORCED CONCRETE PIPE
  - CORRUGATED METAL PIPE
  - POWER POLE
  - LIGHT POLE
  - GUY WIRE
  - POWER LINE
  - POWER METER
  - WATER METER
  - WATER VALVE
  - FIRE HYDRANT
  - MONITORING WELL
  - HEADWALL
  - JUNCTION BOX
  - DROP INLET
  - SANITARY SEWER LINE
  - SANITARY SEWER MANHOLE
  - CLEAN OUT

**REFERENCE MATERIAL**

1. OUTSLAM DEED IN FAVOR OF JOSEPH A. FERGOLA AND SUSAN J. FERGOLA DEED BOOK 14758 PAGE 1120 COBBS COUNTY, GEORGIA RECORDS



No.	Revision	Date
1	REVISE ZONING & ADD DIMENSIONS	4-11-16
2	ADDED PROPOSED GARAGE & CONC. PORCH	4-12-16
3	ADDED 30'x20' CONC. PAD AND DIMENSIONS	4-12-16

**MELUNG SURVEYING SERVICES, INC.**

4833 South Cobb Drive Suite 200  
 Smyrna, Georgia 30080 (770) 434-3383  
 Certificate of Authorization #157000752

This property is being located in a Federal Flood Area as indicated by F.A.R.M. Official Flood Hazard Maps.



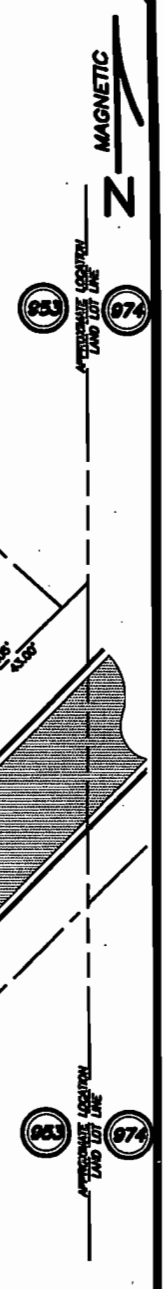
Michael R. Nolan  
 Georgia #2546  
 Member SAUSOG  
 JOB#241843

TOTAL AREA= 0.554± ACRES  
 OR 24,130± SQ.FT.  
 4280 PACES FERRY ROAD  
 ATLANTA, GEORGIA

SURVEY FOR  
**JOSEPH A. FERGOLA**  
**SUSAN J. FERGOLA**

Part of Lot 1, BLOCK "F"  
 COCHISE BY THE CHATTAHOOCHEE

LAND LOT 653  
 DISTRICT 17TH, 2ND SECTION  
 COBBS COUNTY  
 GEORGIA  
 PLAN PREPARED: 4-11-16  
 FIELD: 4-8-16 SCALE: 1"=20'



**APPLICANT:** Joseph A. Pergola and Susan J. Pergola

**PETITION No.:** V-79

**PHONE:** 404-557-5030

**DATE OF HEARING:** 06-15-2016

**REPRESENTATIVE:** Joseph Pergola and Susan Pergola

**PRESENT ZONING:** R-30

**PHONE:** 404-557-5030

**LAND LOT(S):** 953

**TITLEHOLDER:** Joseph Anthony Pergola and Susan June Pergola, as Trustees of the Joseph Anthony Pergola and Susan June Pergola Revocable Trust

**DISTRICT:** 17

**PROPERTY LOCATION:** On the northwest corner of Laramie Drive and Paces Ferry Road (4289 Paces Ferry Road).

**SIZE OF TRACT:** 0.55 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 40 feet to 17 feet; 2) waive the rear setback for an accessory structure under 144 square feet (approximately 120 square foot one story frame shed) from the required 5 feet to 0.5 feet; and 3) allow an accessory structure (approximately 120 square foot one story frame shed) to the side of the principal building.

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

**BOARD OF APPEALS DECISION**

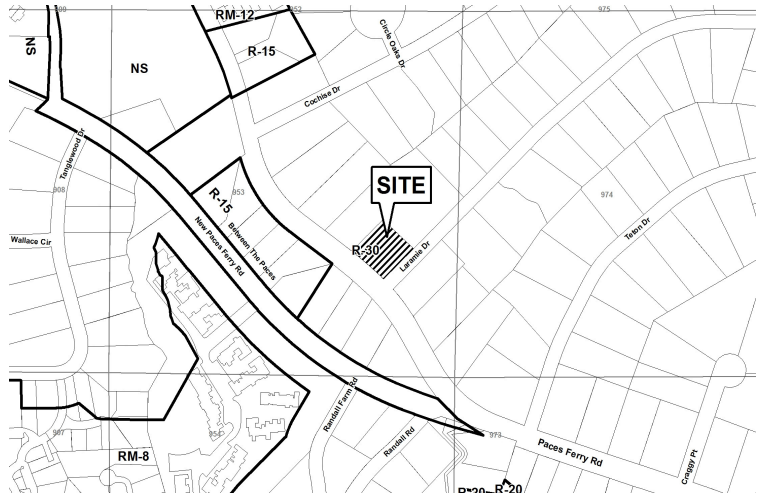
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Joseph A. Pergola and Susan  
J. Pergola

**PETITION No.:** V-79

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comments.

**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 management impacts were observed or 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 for V-72 –V-85.

**DESIGN GUIDELINES:** Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

**SEWER:** No conflict.

**APPLICANT:** Joseph A. Pergola and Susan  
J. Pergola

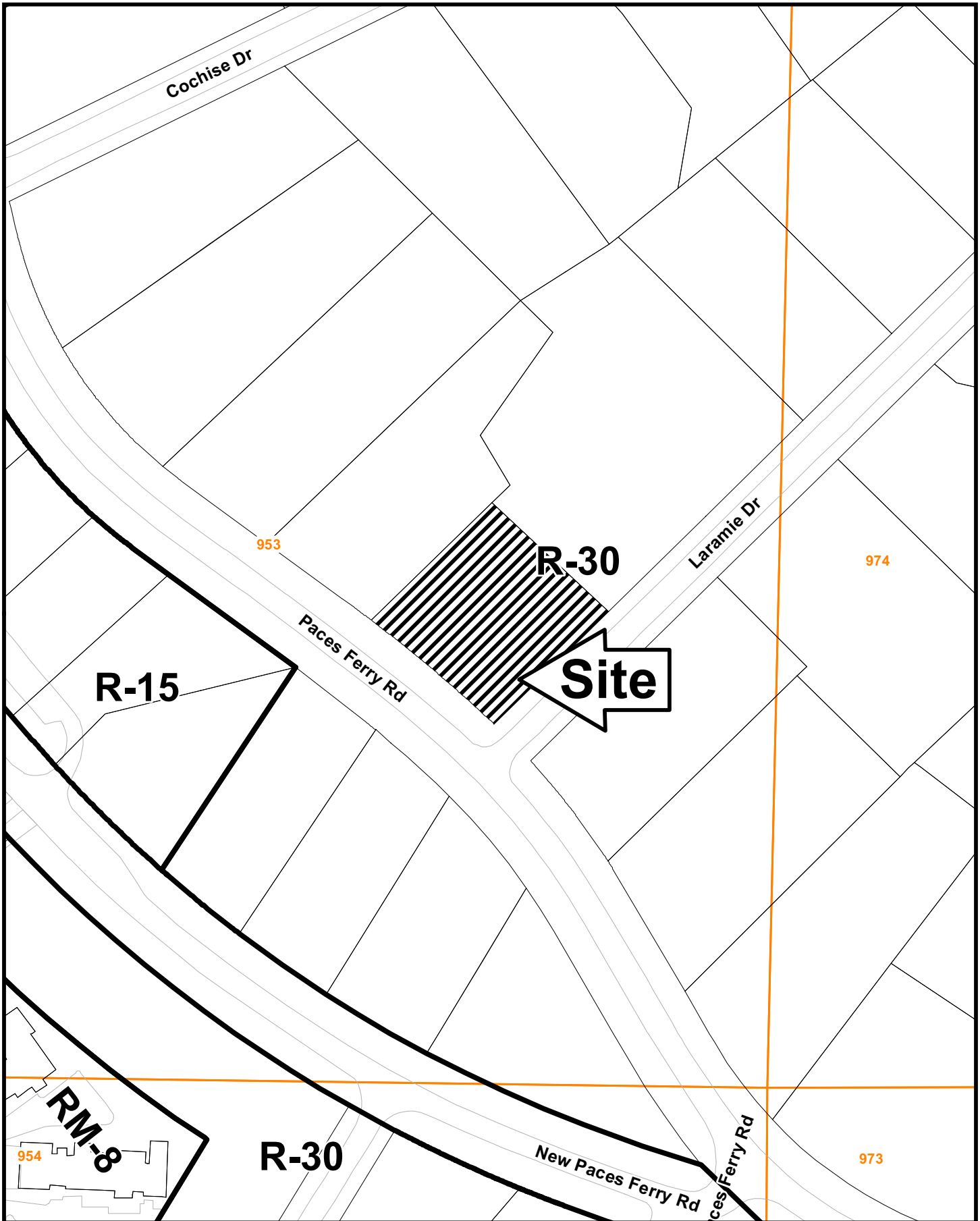
**PETITION No.:** V-79

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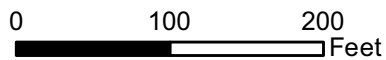
**FIRE DEPARTMENT:**



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.

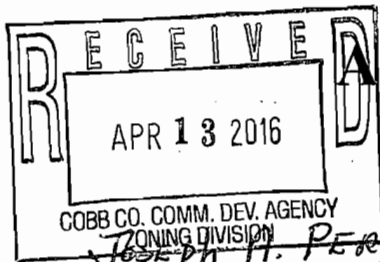
# V-79-2016 GIS



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-79  
Hearing Date: 6-15-16

Applicant SUSAN J. PERGOLA Phone # 404 557-5030 E-mail JPergo@CHARTER.Net  
Joseph Pergola Susan Pergola Address 4289 PACES FERRY ROAD ATLANTA, GA. 30339  
(representative's name, printed) (street, city, state and zip code)

Joseph Pergola / Susan Pergola Phone # 404 557-5030 E-mail JPERGO@CHARTER.Net  
(representative's signature)

My commission expires: 6-10-2016  
My Comm. Expires June 10, 2016  
Signed, sealed and delivered in presence of:  
Leonard Butts Jr.  
NOTARY PUBLIC  
Cobb County, GA  
[Signature] Notary Public

Titleholder JOSEPH ANTHONY PERGOLA Phone # 404 557-5030 E-mail JPERGO@CHARTER.Net  
Signature SUSAN JUNE PERGOLA Address: 4289 PACES FERRY ROAD ATLANTA, GA 30339  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 6-10-2016  
My Comm. Expires June 10, 2016  
Signed, sealed and delivered in presence of:  
Leonard Butts Jr.  
NOTARY PUBLIC  
Cobb County, GA  
[Signature] Notary Public

Present Zoning of Property R-30  
Location 4289 PACES FERRY ROAD ATLANTA, GA 30339  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0953 District 17 Size of Tract \_\_\_\_\_ 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

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO

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:

SINCE THE HOME IS ON A SEPTIC SYSTEM, BEFORE I COULD FILE FOR A BUILDING PERMIT I HAD TO INSTALL A NEW SYSTEM COSTING ME \$11,000. SEE LETTER FROM DEPT OF HEALTH ATTACHED. I WOULD ALSO LIKE TO REBUILD MY CARPORT INTO A GARAGE TO CLOSE IN. WE WERE BURLARIZED 4 TIMES THEY KNOW WE ARE NOT HOME.

List type of variance requested: REDUCTION OF REAR CORNER LOT SET BACK. THE SIZE OF THIS LOT WAS MODIFIED WHEN THE ORIGINAL OWNER DIVIDED UP THE PROPERTY HE OWNED DIRECTLY TO MY RIGHT (4295 PACES FERRY RD) & (3163 LARAMIE) & BY DOING SO HE IMMEDIATELY PUT THE HOME OUT OF COMPLIANCE FOR THE REAR SET BACK.

Revised: 03-23-2016 SINCE ON A CORNER LOT THE SHORTEST PART OF ROAD FRONTAGE (LARAMIE IS THE FRONT) THAN THE REAR BECOMES 4295 PACES FERRY RD. SO SINCE THE ORIGINAL HOME (MY HOME) COULDN'T BE MOVED IT IS TOO CLOSE TO THE REAR SET BACK. AFFECTED BY THIS IS A PROPOSED ADDITION OVER CURRENT WOOD DECK & REPLACE CARPORT WITH GARAGE ON SAME FOOT PRINT.