

V-5
(2012)



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. 1306760/31G
 LOCATION COBBS
 ZONE 11' X 7'

I HAVE THIS DATE, EXAMINED THE
 FIA OFFICIAL FLOOD HAZARD MAP
 AND FOUND REFERENCED HOUSE NOT
 IN AN AREA HAVING SPECIAL FLOOD HAZARDS

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS
 A CLOSE APPROXIMATION OF ONE FOOT IN OPEN FEET AND AN
 ANGULAR ERROR OF SECONDS PER ANGLE POINT, AND HAS
 ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS
 BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF
 TITLE 38, CHAPTER 11, ARTICLE 1, SECTION 11-1-1 OF THE
 OFFICIAL CODE OF GEORGIA.

EQUIPMENT USED
 TOPCON GTS-8(B)
 IN MY OPINION, THIS PLAT IS A CORRECT
 REPRESENTATION OF THE LAND PLATTED AND
 HAS BEEN PREPARED IN CONFORMITY WITH
 THE APPLICABLE STATUTES AND REGULATIONS OF LAW

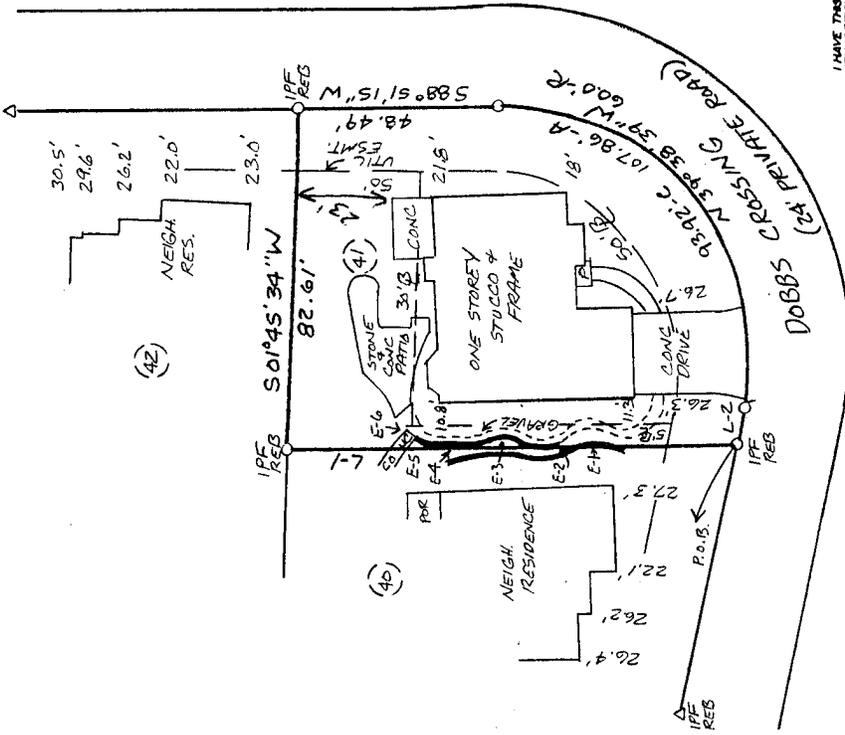
James A. Evans, Jr.
J.A. EVANS
 SURVEYING CO. INC.
 POWDER SPRINGS, GEORGIA
 PH. 770-943-0000

SURVEY FOR:

RACHEL FUGLIO

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

MAGNETIC



NOV 10 2011

[Signature]
 12.41

P.O.B.
 180.8 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'

APPLICANT: Rachael E. Foglio **PETITION NO.:** V-5
PHONE: 770-509-5204 **DATE OF HEARING:** 01-11-12
REPRESENTATIVE: Ghani Massoud **PRESENT ZONING:** RA-4
PHONE: 770-345-3500
TITLEHOLDER: Rachel E. Foglio (a/k/a Rachael E. Foglio) and Anthony P. Foglio as co-trustees of the Rachel E. Foglio trust W/A dated November 11, 2005 **LAND LOT(S):** 13
PROPERTY LOCATION: On the northeast side of Dobbs Crossing, west of Woodlawn Parkway (4477 Dobbs Crossing). **DISTRICT:** 1
SIZE OF TRACT: 0.191 acre
COMMISSION DISTRICT: 2
TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 23 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: On 9/6/11, the footing and zoning compliance inspections were rejected on permit 2011-006118. The inspector noted on the rejected inspections that a survey was required as construction exhibited encroachment into the setbacks. If the variance is approved, permit setbacks will need to be revised and all required inspections will need to be requested prior to concealment.

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 or letter of completion 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 significant adverse stormwater impacts are anticipated as long as all downspouts for new roof area discharge toward the adjacent street (to the south).

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.

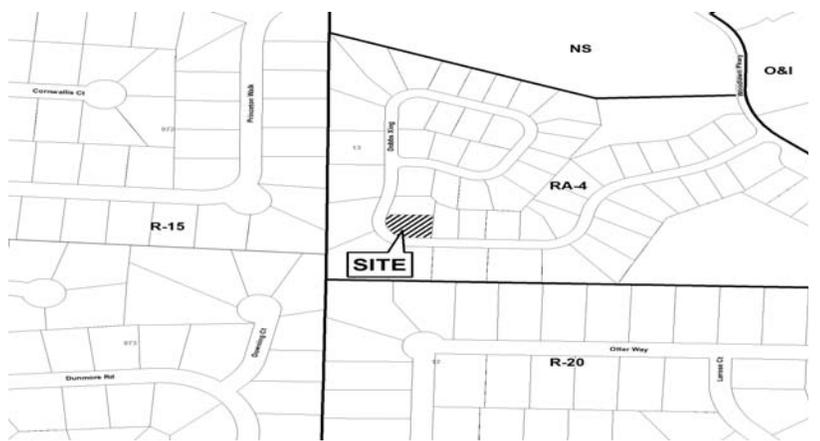
CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: No conflict.

OPPOSITION: NO. OPPOSED **PETITION NO.** **SPOKESMAN**

BOARD OF APPEALS DECISION
APPROVED **MOTION BY**
REJECTED **SECONDED**
HELD **CARRIED**
STIPULATIONS:



THIS

PAGE

INTENTIONALLY

LEFT

BLANK

Cobb County Fire and Emergency Services

Fire Marshal Comments

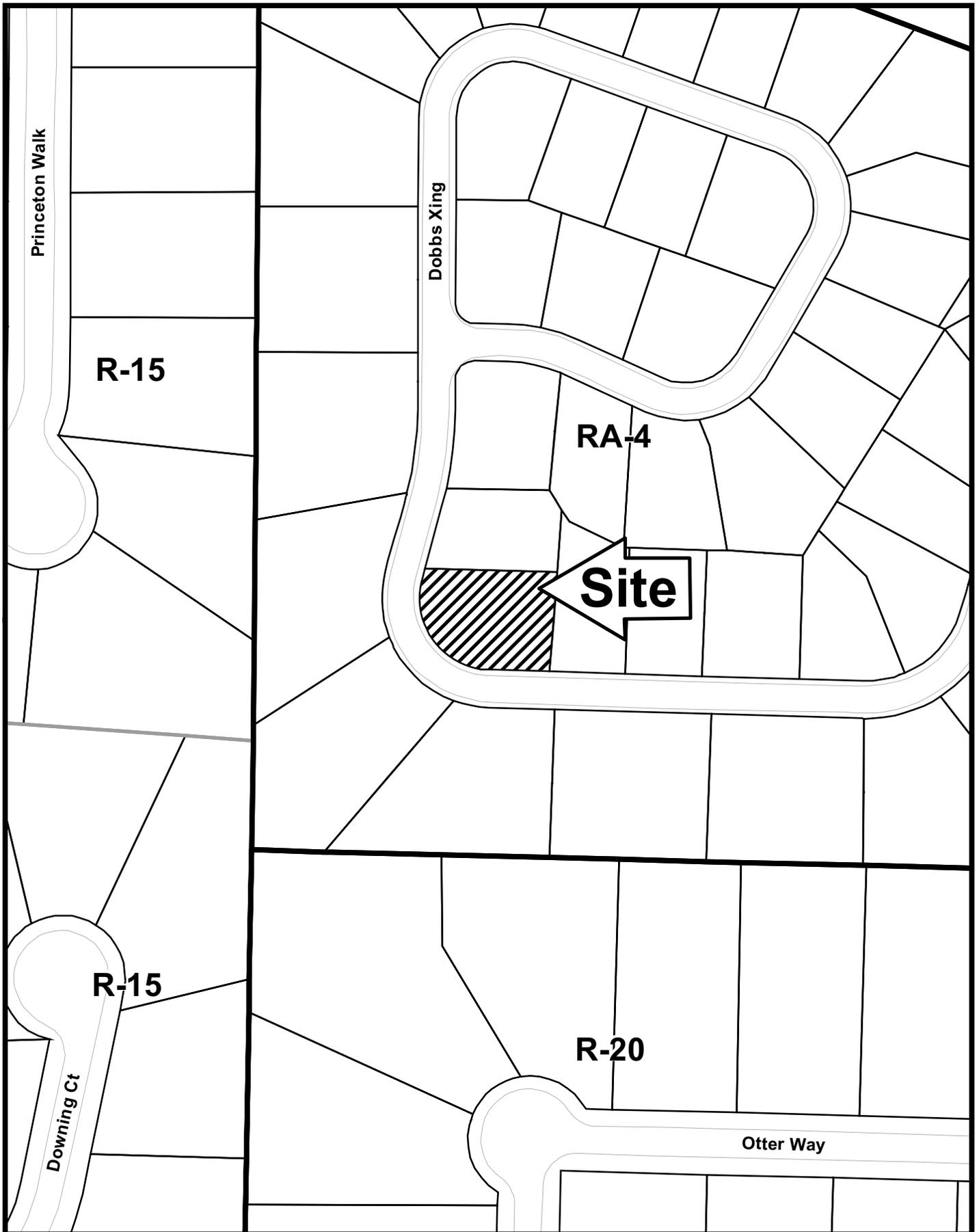
Applicant Name: **Rachael E. Foglio**

Petition Number: V-5

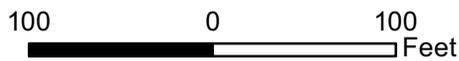
Date: 1/3/2012

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-5



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



-  City Boundary
-  Zoning Boundary

NOV 10 2011

Application for Variance Cobb County

COBB CO. PLANNING AGENCY
ZONING DIVISION

Joe
12:45

(type or print clearly)

Application No. V-5
Hearing Date: 1-11-12

Applicant Rachael E. Foglio Phone # 770-509-5204 or 770-578-9039 E-mail _____

Ghani Massoud Address 4477 Dobbs Crossing, Marietta, GA 30068
(representative's name, printed) (street, city, state and zip code)

Phone # 770-345-3500 E-mail ghmassoud@southeastrestoration.com
Cell 770-851-0165

(representative's signature)
JONATHAN D ZAPATA
Notary Public
Cobb County
State of Georgia
My commission expires Apr 17, 2015

11-8-11

Signed, sealed and delivered in presence of:

Notary Public

Titleholder Rachael E. Foglio Phone # 770-509-5204 E-mail _____

Signature Rachael Foglio Address: 4477 Dobbs Crossing, Marietta, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

JONATHAN D ZAPATA
Notary Public
Cobb County
State of Georgia
My commission expires: Apr 17, 2015

11-8-11

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property Residential RA-4

Location 4477 Dobbs Crossing, Marietta, Georgia 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 13 1st 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 acre 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.

To Replace deck + add roof

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