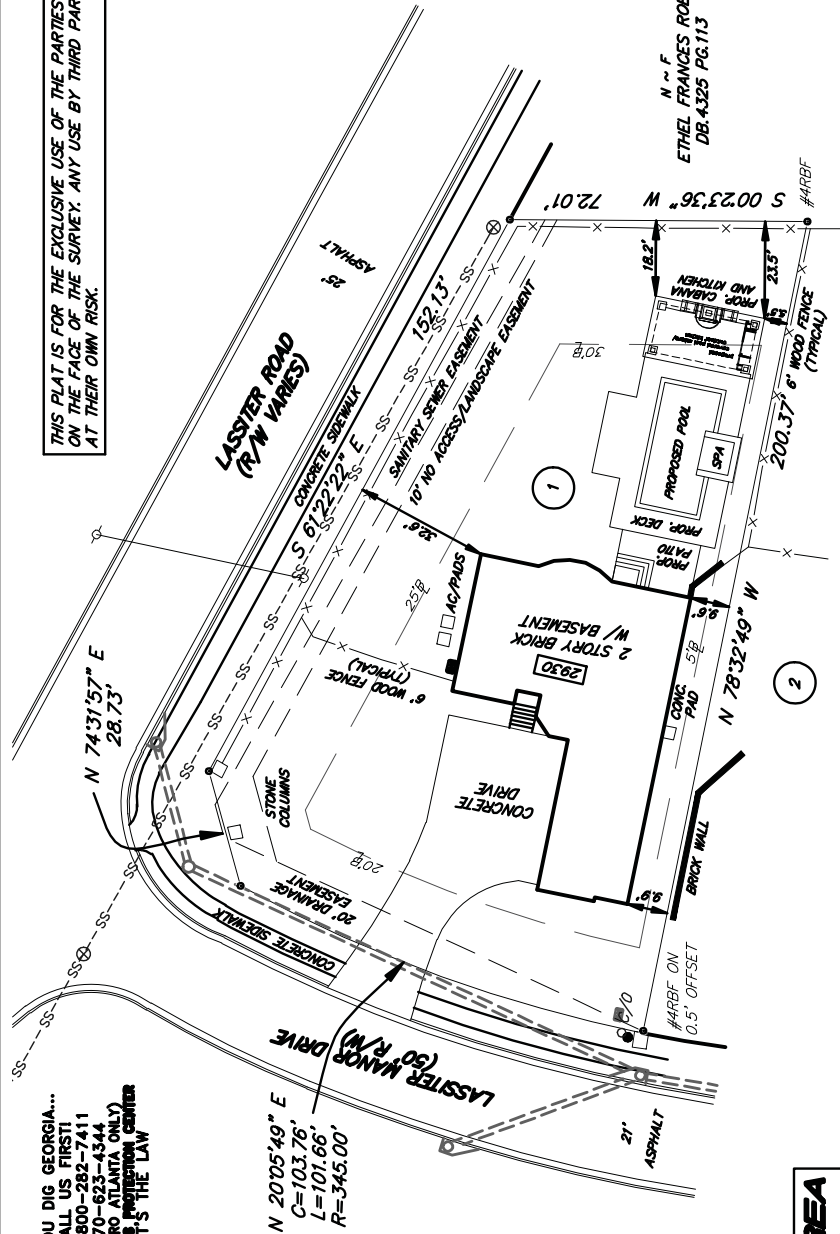


THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.



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 1-800-282-7411
 770-623-4344
 (METRO ATLANTA ONLY)
 UNLAWFUL PROTECTION CENTER
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LEGEND	
⊘	P.P. - POWER POLE
⊗	L.P. - LIGHT POLE
⊕	F.H. - FIRE HYDRANT
⊙	M.H. - SANITARY SEWER MANHOLE
⊞	W.M. - WATER METER
⊚	G.M. - GAS METER
-x-	TYPE OF FENCE
○	RBS - REINFORCING BAR SET
○	RFB - REINFORCING BAR FOUND
○	CTF - CRIMP TOP PIPE FOUND
○	OTF - OPEN TOP PIPE FOUND
○	J.B. - JUNCTION BOX
○	D.I. - DROP INLET / YARD INLET
○	C.B. - CATCH BASIN
==	R.C.P. - REINFORCED CONCRETE PIPE
==	C.M.P. - CORRUGATED METAL PIPE
==	F.F.E. - FINISHED FLOOR ELEVATION
	OVERHEAD POWER LINES
▭	H.W. - HEADWALL

ZONING INFORMATION:

PER THE RECORDED SUBDIVISION PLAT, THIS PROPERTY IS CURRENTLY ZONED R-15.

SETBACKS:
 FRONT 20 FEET
 SIDE (MAJOR): 25 FEET
 (MINOR): 5 FEET
 REAR: 30 FEET

MINIMUM LOT SIZE: 15,000 S.F.
 MINIMUM FLOOR AREA: 2,500 S.F.
 MAXIMUM COVERAGE: 35%
 MAXIMUM IMPERVIOUS SURFACE: 35%
 MAXIMUM BUILDING HEIGHT: 35 FEET

TOTAL IMPERVIOUS AREA INCLUDING PROPOSED POOL AND DECK~ 6254 S.F.
 PERCENT IMPERVIOUS~ 34.9%

SITE AREA
 17890 \pm
 0.41 AC.



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130052, MAP NUMBER # 13067C-0068G DATED DECEMBER 16, 2008.

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 ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/345,780. MATTERS OF TITLE ARE EXCEPTED.

BOUNDARY SURVEY FOR:

CARLOS DOMATO
 LASSITER MANOR SUBDIVISION
 LOT 1

LOCATED IN L.L.538
 16th DISTRICT, 2nd SECTION
 COBB COUNTY, GA.

DATE	REVISIONS
9-19-12	
10-10-12	ADD PROPOSED POOL AND DECK
DRAWN BY: JDW	
CHECKED BY: CAE	
FIELD BOOK: ##	



APPLICANT: Carlos A. DoMato and Michelle R. DoMato

PHONE: 678-231-9286

REPRESENTATIVE: John H. Moore

PHONE: 770-429-1499

TITLEHOLDER: Carlos A. Domato and Michelle R. DoMato

PROPERTY LOCATION: On the southeast corner of Lassiter Manor Drive and Lassiter Road

(2930 Lassiter Manor Drive).

TYPE OF VARIANCE: Waive the rear setback for an accessory structure over 144 square feet (proposed outdoor kitchen and cabana) from the required 30 feet to 18 feet.

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

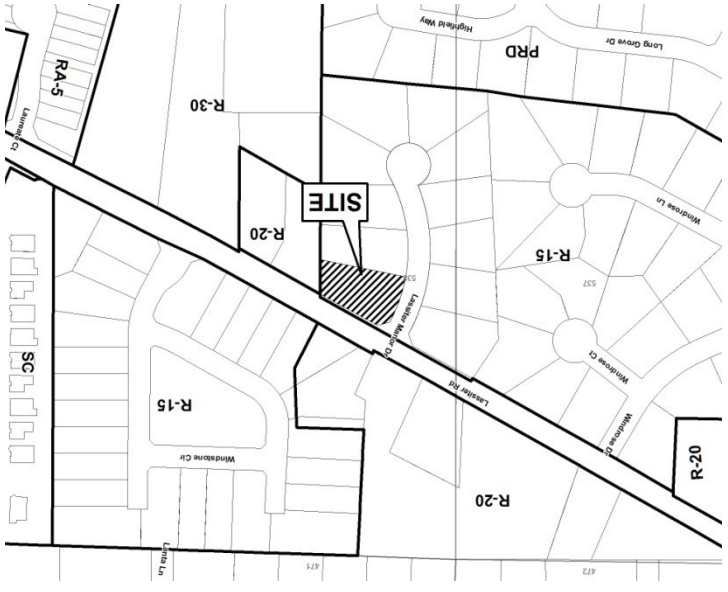
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



PETITION No.: V-13

DATE OF HEARING: 01-09-13

PRESENT ZONING: R-15

LAND LOT(S): 538

DISTRICT: 16

SIZE OF TRACT: 0.41 acre

COMMISSION DISTRICT: 3

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 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: The proposed pool, cabana and outdoor kitchen will not exceed the impervious coverage limit. However, a site grading plan will be required for permitting to demonstrate how runoff from all proposed improvements will be conveyed to the existing catch basin within the right-of-way at the front of the lot.

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: County Code requires 2 foot setback from edge of sanitary sewer easement for permanent structures

APPLICANT: Carlos A. DoMato and Michelle R. DoMato

PETITION No.: V-13

APPLICANT:

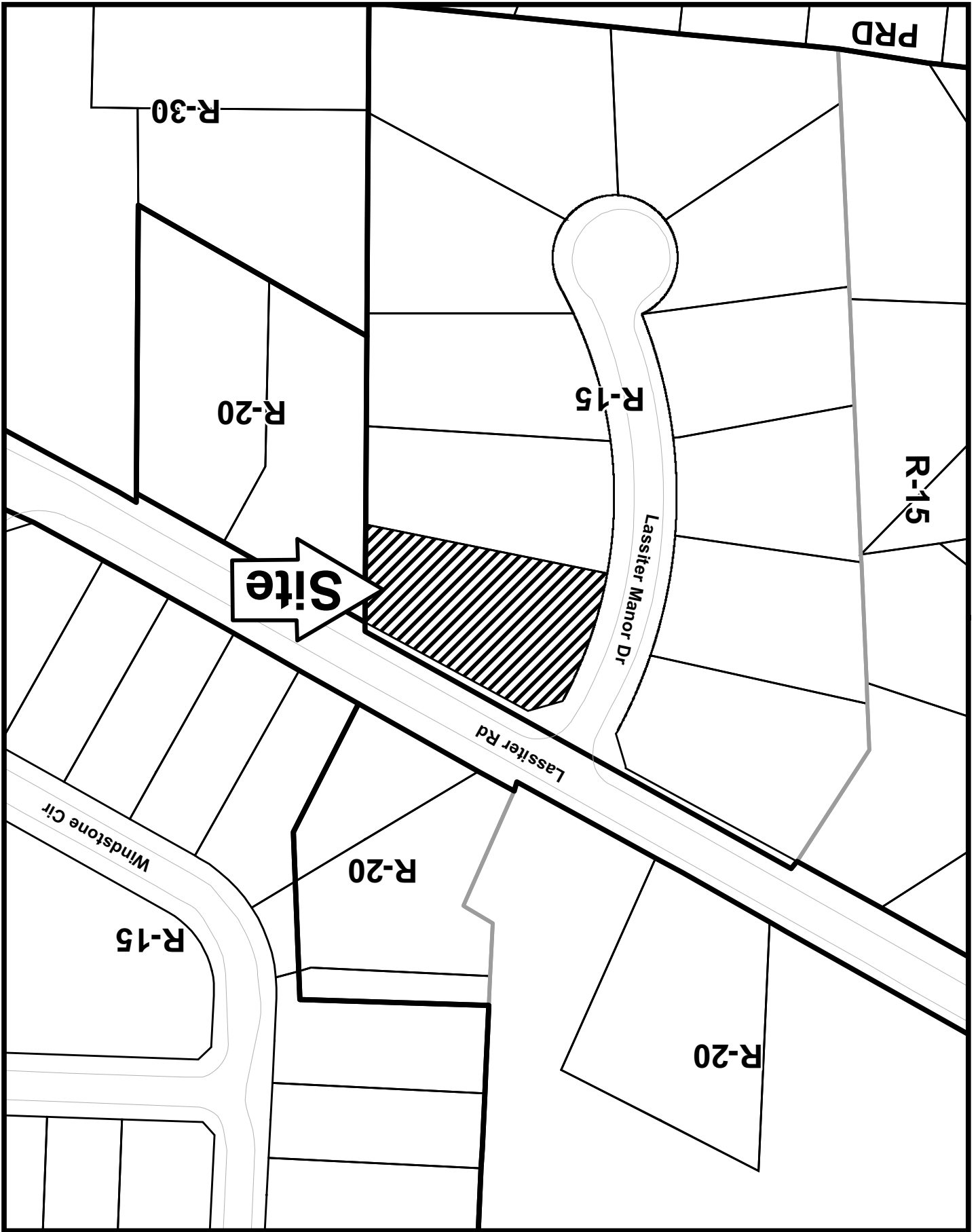
Carlos A. DoMato and
Michelle R. DoMato

PETITION No.:

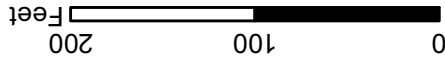
V-13

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.

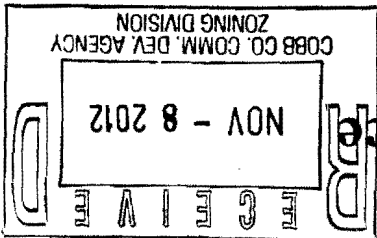
V-13



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

Application No. V-13 (2013) Hearing Date: 01/09/2013

Applicant
 Carlos A. Domato and
 Michelle R. Domato

Phone # (678) 231-9286 E-mail carlos@cm-atl.com

Moore Ingram Johnson & Steele, LLP

Address Emerson Overlook, 326 Roswell Street
 Marietta, GA 30060

(representative's name, printed)

Phone # (770) 429-1499 E-mail jmoore@mtjs.com
 w7@mtjs.com

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: January 10, 2015



**Carlos A. Domato and
 Michelle R. Domato**

Phone # (678) 231-9286 E-mail carlos@cm-atl.com

Signature Applicants/Titleholders'

(attach additional signatures, if needed) **Signatures**

Signed, sealed and delivered in presence of:

Notary Public

My commission expires:

Present Zoning of Property R-15

Location 2930 Lassiter Manor Drive

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 538 District 16th Size of Tract 0.41 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 _____ 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. See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: Waiver of required rear setback from thirty (30) feet to eighteen (18) feet (See § 134-198(4)(d)).

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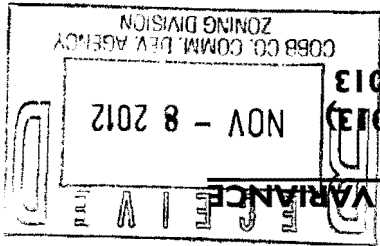
INTENTIONALLY

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**EXHIBIT
V-13 (2013)**

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE



BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicants/Property Owners Carlos A. Domato and Michelle Domato

Please state what hardship would be created by following the normal terms of the ordinance:

Pursuant to the R-15 zoning classification, Applicants request a waiver of the required minimum rear setback from thirty (30) feet to eighteen (18) feet, as more particularly shown and reflected on the site plan submitted with the Application for Variance. Applicants propose the addition of a patio area, pool, deck, and covered pool cabana and outdoor kitchen. The landscaping for the entire patio, pool, and kitchen areas will be professionally designed, implemented, and maintained.

The Subject Property is at the entrance to Lassiter Manor Subdivision and is bounded by Lassiter Road on the northerly side and Lassiter Manor Drive (entrance drive to the subdivision) on the westerly side. Additionally, a six (6) foot wooden privacy fence is located on the Subject Property along and adjacent to Lassiter Road and the rear property line. The adjacent property owner (2920 Lassiter Manor Drive) also has a six (6) foot wooden privacy fence between the backyard area of the two residences. The property to the east consists of two tracts, totaling approximately one acre, comprised of a single-residence and an undeveloped area with a concrete pad located thereon, which area is directly behind the Applicants' Property.

To allow the proposed additions into the rear setback area would result in minimal impact, if any at all, upon the Subject Property or any other adjacent or surrounding properties. The reduction of the rear setback by twelve (12) feet is very minor. Additionally, substantial and planned landscaping to not only the newly constructed area, but also the existing area, will be completed which will enhance and appropriately utilize the entire backyard area. With the planned additions, the Subject Property will remain within the allowable maximum pervious surface area for an R-15 development.