

V-19 (2013)



THIS MAP OR PLAT HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE ACCURATE WITHIN
ONE (1) FOOT IN 233,080 FEET.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT
IS BASED HAS A CLOSURE PRECISION OF 1 FOOT
IN 233,080 FEET AND AN ANGULAR ERROR
OF 1/2" PER ANGLE POINT, AND WAS
ADJUSTED USING N/A RULE.
THIS PLAT HAS BEEN PREPARED USING A TOPCON
TOTAL STATION READING DIRECTLY TO 5 SECONDS
OF ARC AND 1 ONE THOUSITH OF A FOOT.

NOTES:
1) ALL MATTERS OF TITLE ARE EXCEPTED.
2) REFERENCE PLAT: FOR W RAY HOUSTON
PREPARED BY: PETER J PIETRASZUK R.L.S.
DATED: 11-18-1986.
3) REAR BUILDING LINE VARIANCE # 296 DATED 11-12-86
COBB COUNTY BOARD OF APPEALS
30' TO 24'.

AREA = 0.41 ACRES
17,892 SQ. FT.

SURVEY FOR:
JAMES GIULIANI
PATRICIA GIULIANI

LOT 26
BLOCK B
UNIT 3
ASHEBROOKE SUBDIVISION
LAND LOT 984
2nd SECTION, 16th DISTRICT
COBB COUNTY, GEORGIA
FIELD: 11-07-2012
DRAWN: 11-08-2012
SCALE: 1" = 30'

CHEROKEE SURVEYING CO., INC.
P. O. BOX 329
CANTON, GEORGIA 30169
2623 MARIETTA HIGHWAY
CANTON, GEORGIA 30114
TEL 770 479 5940
FAX 770 479 0127

F.L.R.M. FEDERAL INSURANCE RATE
MAP* COMMUNITY NO. 130002 - PAGE
0126H, DATED 11/27/12 SHOWS THIS
PROPERTY NOT TO BE IN AN AREA
HAVING SPECIAL FLOOD HAZARDS.

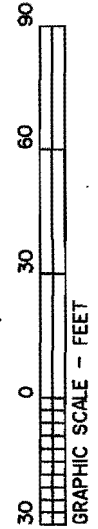
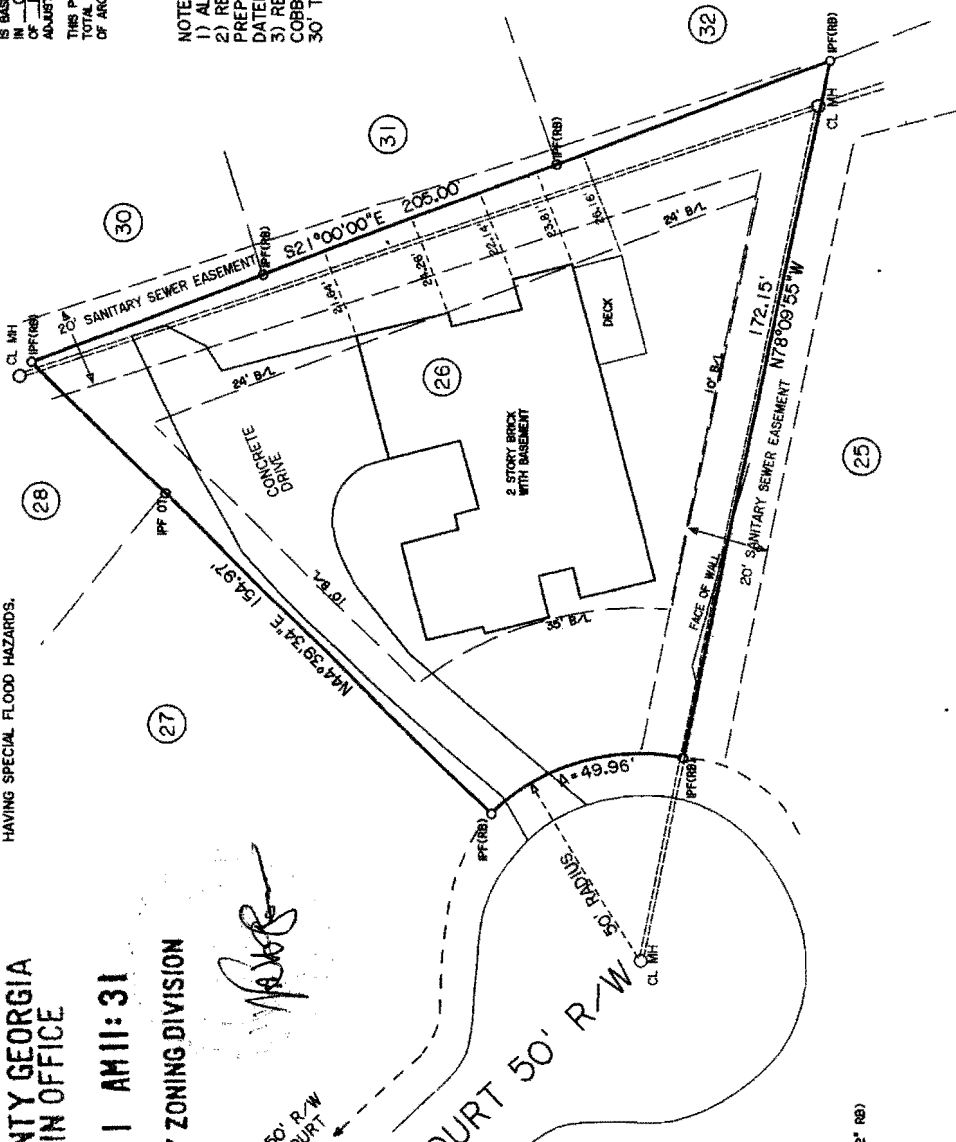
FIELD: KC/DC
DRAWN: WC/KC
JOB: 3311
FILE: 3311
COBB COUNTY GEORGIA
FILED IN OFFICE

2012 DEC 11 AM 11:31

COBB COUNTY ZONING DIVISION

45.30' TO 50' R/W
ASHEBROOK COURT

ASHETON COURT 50' R/W



- LEGEND
- 1. I.P.P. - IRON PIN PLACED (1/2" RB)
 - 2. I.P.F. - IRON PIN FOUND
 - 3. C.T. - CRAMP TOP PIN
 - 4.-O.T. - OPEN TOP PIN
 - 5. R. - REINFORCING BAR
 - 6. L.L.L. - LAND LOT LINE
 - 7. R/W - RIGHT OF WAY
 - 8. P.L. - PROPERTY LINE
 - 9. B.L. - BUILDING LINE
 - 10. F.L. - FENCE LINE
 - 11. P. - POWER LINE
 - 12. A. - ADDRESS
 - 13. L. - LEGEND

APPLICANT: James E. Giuliani **PETITION No.:** V-19
PHONE: 404-409-9113 **DATE OF HEARING:** 02-13-13
REPRESENTATIVE: James E. Giuliani **PRESENT ZONING:** R-15
PHONE: 404-409-9113 **LAND LOT(S):** 984
TITLEHOLDER: James E. and Patricia R. Giuliani **DISTRICT:** 16
PROPERTY LOCATION: On the east side of **SIZE OF TRACT:** 0.41 acre
Asheton Court, south of Ashebrooke Court **COMMISSION DISTRICT:** 2
(911 Asheton Court).

TYPE OF VARIANCE: Waive the rear setback from 24 feet (previous variance case #296 of 1986) to 21.64 feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: James E. Giuliani

PETITION No.: V-19

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 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 objection to minor revision of previous setback variance.

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.

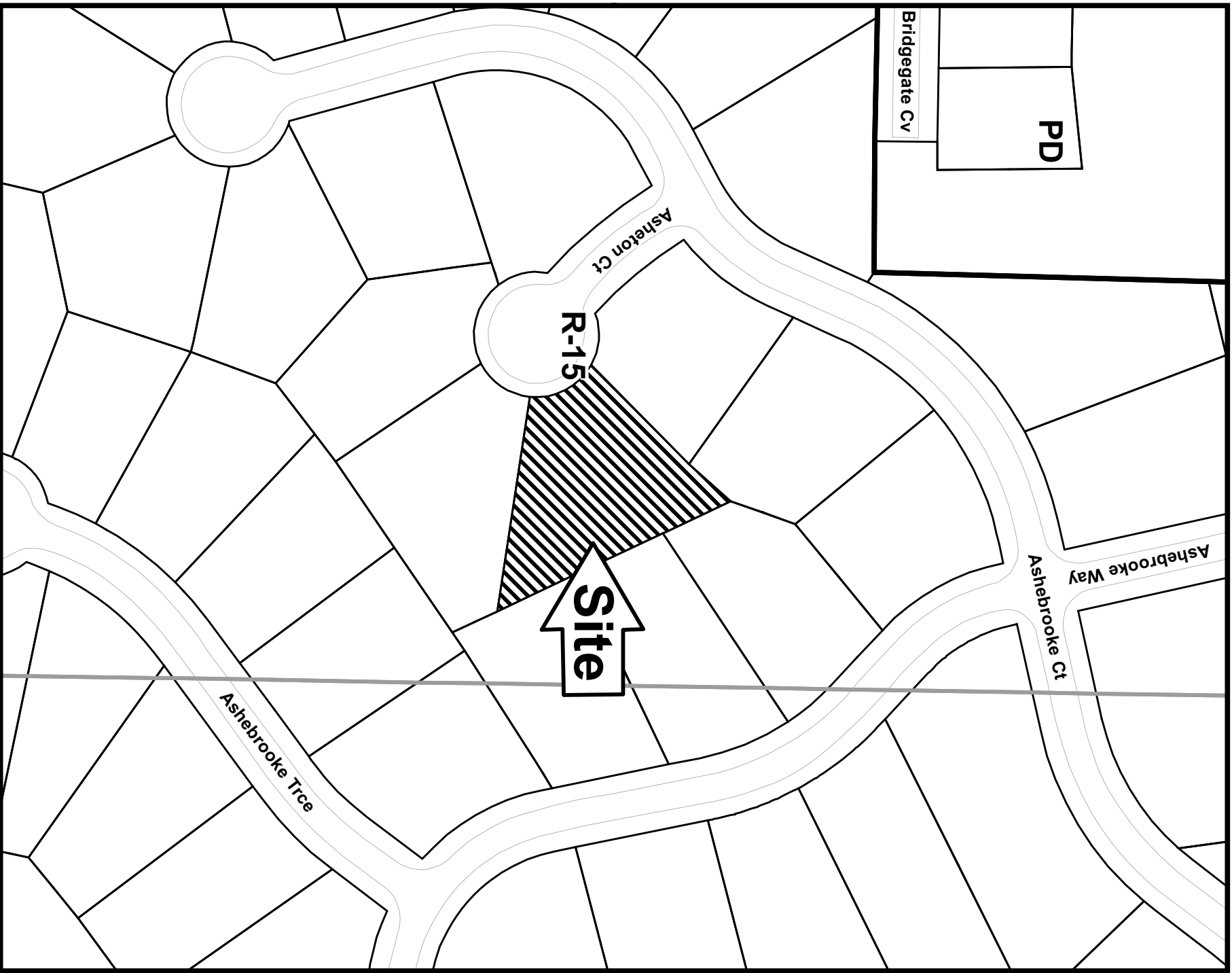
WATER: No conflict.

SEWER: Hold Harmless agreement required from property owner for existing encroachment into the required 10 foot rear sanitary sewer setback.

APPLICANT: James E. Giuliani

PETITION No.: V-19

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.



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



City Boundary
Zoning Boundary

COBB COUNTY **Application for Variance**
FILED IN OFFICE
2012 DEC 11 AM 11:31
Cobb County

COBB COUNTY ZONING DIVISION (Type or print clearly)

Application No. V-19
Hearing Date: 2-13-13

INDIRA MISBACH
Notary Public
Fulton County
State of Georgia
My Commission Expires Sep 7, 2015

Applicant James E. Giallani Phone # (404) 409-9113 E-mail jim.pat.giall@aol.com

James E. Giallani Address 911 Asheton Ct. Marietta, Ga. 30068
(representative's name, printed) (street, city, state and zip code)

n/a Phone # n/a E-mail n/a
(representative's signature)

My commission expires: 9/7/2015 Signed, sealed and delivered in presence of: Judith Schubert
Notary Public

INDIRA MISBACH
Notary Public
Fulton County
State of Georgia
My Commission Expires Sep 7, 2015

Titleholder James E. Giallani Phone # (404) 409-9113 E-mail jim.pat.giall@aol.com
Signature James E. Giallani Address: 911 Asheton Ct. Marietta, Ga. 30068
(attach additional signatures, if applicable) (street, city, state and zip code)

Patricia B. Giallani James A. Campbell
commission expires: 9/7/2015 Signed, sealed and delivered in presence of: Judith Schubert
Notary Public

Present Zoning of Property R-15 Location 911 Asheton Ct. Marietta, Ga. 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 984 District 16 Size of Tract 1/3 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.

The original house built in 1988 is over the 24 feet setback.
If variance not awarded the entire side of house would have
to be modified by 3 feet.

List type of variance requested: _____
Adjustment of rear setback from 24 feet to 21.64 feet.