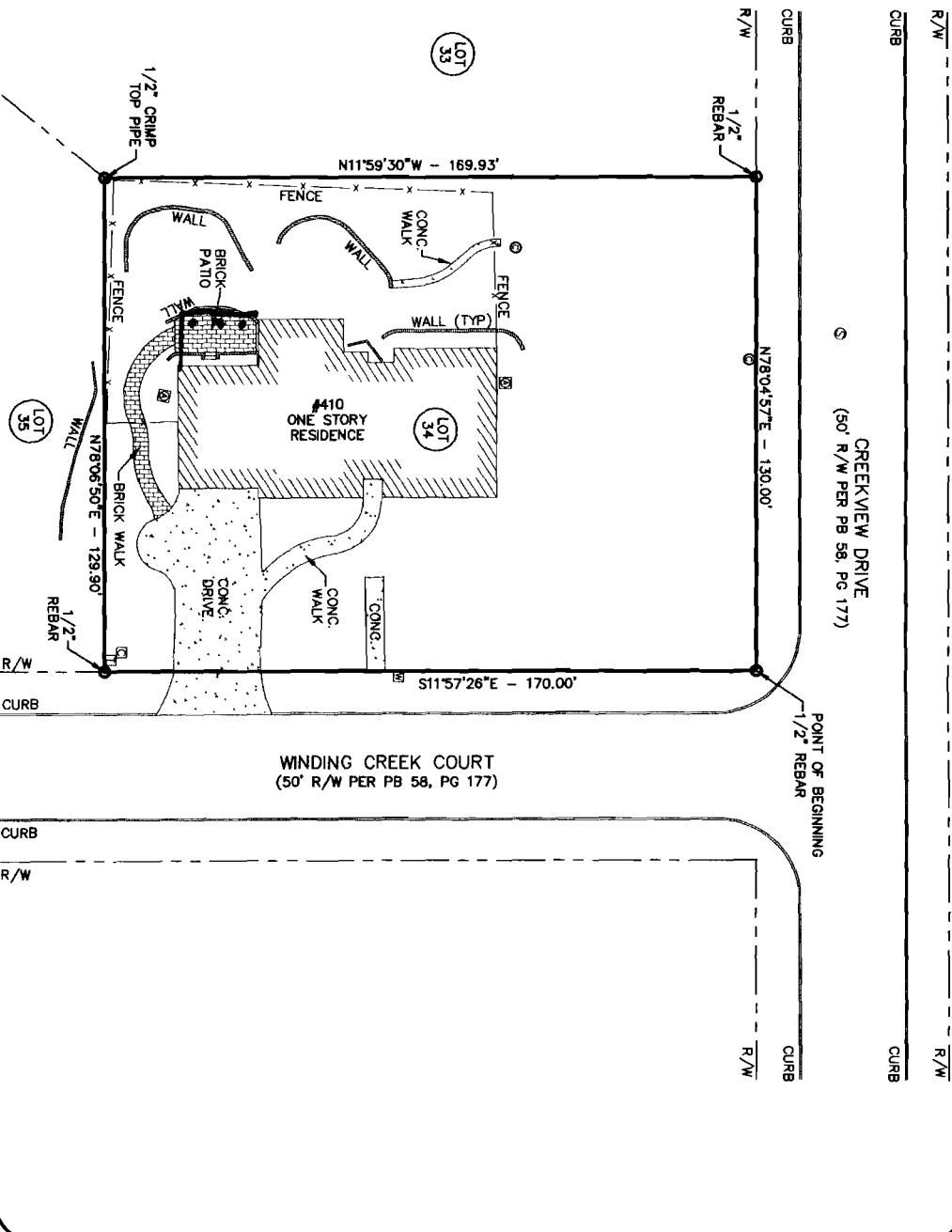


V-114 (2013)

**LEGEND:**

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- ▲ FIRE HYDRANT
- ⊞ WATER METER
- ⊞ WATER VALVE
- ⊞ POWER POLE
- ⊞ POWER METER
- ⊞ POWER BOX
- ⊞ A/C UNIT
- ⊞ LIGHT POLE
- ⊞ GUY WIRE
- ⊞ MANHOLE
- ⊞ JUNCTION BOX
- ⊞ CLEAN OUT
- ⊞ GAS METER
- ⊞ GAS VALVE
- ⊞ CABLE BOX
- ⊞ TELEPHONE BOX
- ⊞ SIGN
- WATER LINE
- HEAD UTILITY LINE
- R LINE
- E LINE
- PHONE LINE
- E LINE
- OUR LINE
- ING SETBACK LINE
- RETE
- OF PAVEMENT
- LOT
- OR FORMERLY
- OF-WAY



THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A REIDENTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

© COPYRIGHT 2011 - BOUNDARY ZONE, INC.  
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 0.507 ACRES / 22,087 SQUARE FEET.

BOUNDARY REFERENCE: DEED BOOK 13797, PAGE 3238 & PLAT BOOK 58, PAGE 177.  
LAST DATE OF FIELDWORK PERFORMED ON 07/29/13.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN +10,000 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

**BOUNDARY ZONE, INC.**

4195 SOUTH LEE STREET  
SUITE 1,  
BUNFORD, GA 30618

235 PEACHTREE STREET NE  
SUITE 400,  
ATLANTA, GA 30303

WWW.BOUNDARYZONE.COM  
(770) 271-5772 / (919) 363-9226  
APEX, NC 27523

GRAPHIC SCALE - IN FEET

0 30 60

PROJECT  
1165802

SHEET  
1 OF 1

**GEORGIA**

REGISTERED  
SURVEYOR

2941

STOPHER W. HODGE

07/31/13

FOR THE FIRM  
BOUNDARY ZONE, INC.  
NOT VALID WITHOUT  
ORIGINAL SIGNATURE

**BOUNDARY SURVEY**

PREPARED FOR: TONY GIURATO  
LAND LOT 1121, 16TH DISTRICT, 2ND SECTION  
LOT 34, BLOCK 'Y', INDIAN HILLS  
COUNTRY CLUB, UNIT TEN  
COBB COUNTY, GEORGIA - 08/10/11  
REVISED - UPDATED - 07/31/13

NORTH

(PER PB 58, PG 177)

SCALE: 1"=30'

*Roof Over Patio w/ 2 Columns Falls*

**APPLICANT:** Anthony J. Giurato \_\_\_\_\_ **PETITION No.:** V-114  
**PHONE:** 770-693-6776 \_\_\_\_\_ **DATE OF HEARING:** 10-09-13  
**REPRESENTATIVE:** Anthony J. Giurato \_\_\_\_\_ **PRESENT ZONING:** R-20  
**PHONE:** 770-693-6776 \_\_\_\_\_ **LAND LOT(S):** 1121  
**TITLEHOLDER:** Anthony J. Giurato and Susan G. Giurato \_\_\_\_\_ **DISTRICT:** 16  
**PROPERTY LOCATION:** On the southwest corner \_\_\_\_\_ **SIZE OF TRACT:** 0.51 acre  
of Winding Creek Place and Creekview Drive \_\_\_\_\_ **COMMISSION DISTRICT:** 2  
(410 Winding Creek Place).

**TYPE OF VARIANCE:** Waive the rear setback from the required 35 feet to 19 feet.  
\_\_\_\_\_  
\_\_\_\_\_

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

**BOARD OF APPEALS DECISION**

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

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

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

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



**APPLICANT:** Anthony J. Giurato

**PETITION No.:**

V-114

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**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:** No adverse stormwater management impacts are anticipated. Roof addition will be located over existing masonry patio.

**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:** No conflict.

**APPLICANT:** Anthony J. Giurato

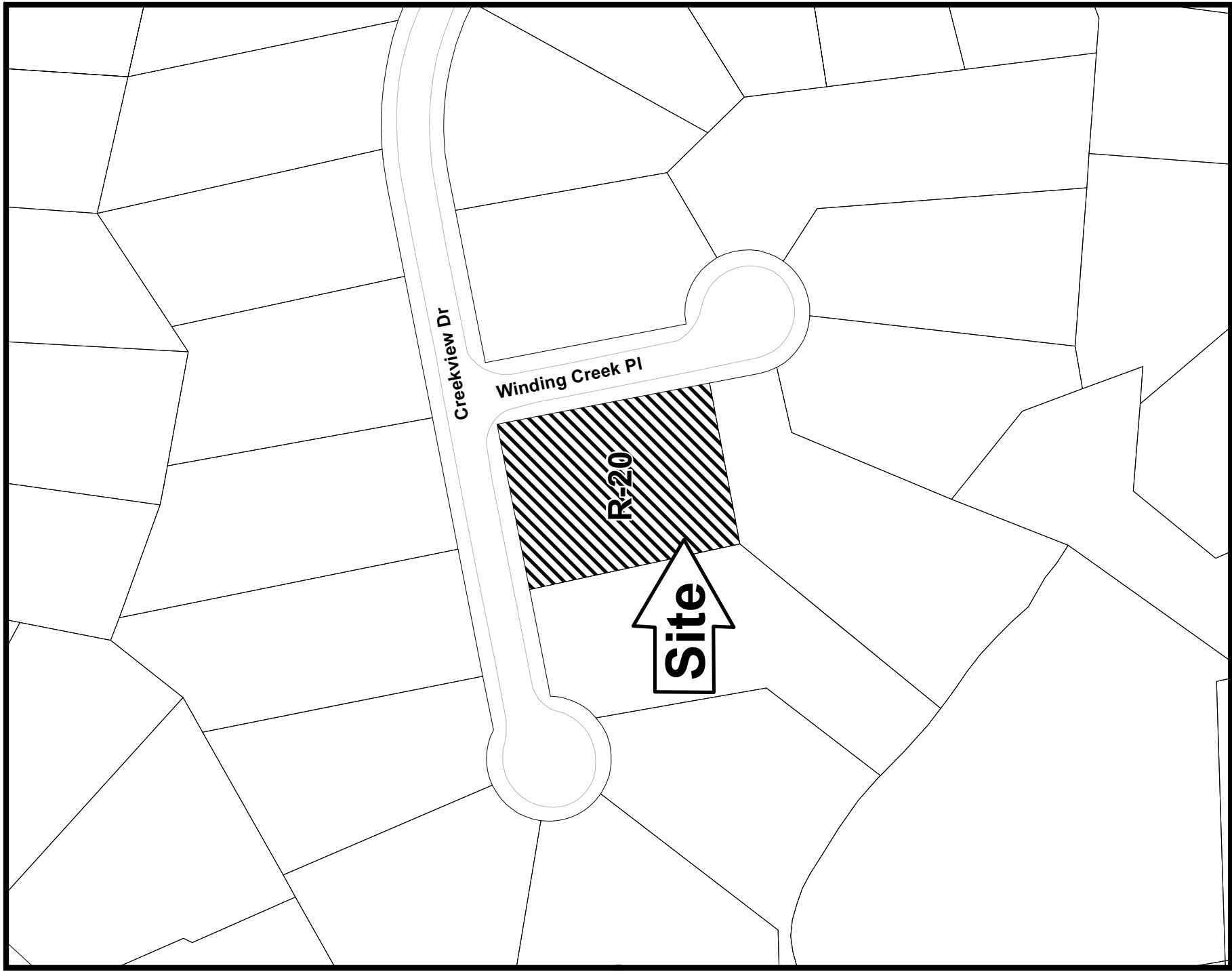
**PETITION No.:**

V-114

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**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-114**



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-114  
Hearing Date: 10/9/13

Applicant ANTHONY J. GIRATO Phone # 770-693-6776 E-mail OXSHIN@COMCAST.NET  
SAME Address 410 WINDING CREEK PL MARIETTA, GA 30068  
(representative's name, printed)  
[Signature] Phone # SAME E-mail SAME  
(representative's signature)

My commission expires: August 13<sup>th</sup>, 2013  
Signed, sealed and delivered in presence of:  
[Signature] Notary Public 4/2/13

Titleholder ANTHONY J. GIRATO Phone # 770-693-6776 E-mail OXSHIN@COMCAST.NET  
[Signature] Address: 410 WINDING CREEK PL MARIETTA GA 30068  
(attach additional signatures, if needed)

My commission expires: August 13<sup>th</sup>, 2013  
Signed, sealed and delivered in presence of:  
[Signature] Notary Public 4/2/13

Present Zoning of Property R-20  
Location 410 WINDING CREEK PL MARIETTA GA 30068  
(street address, if applicable; nearest intersection, etc.)  
Land Lot(s) 1121 District 16 Size of Tract .507 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 (if applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

HOME WAS BUILT OVER SETBACK IN 1974

List type of variance requested: ALLOW HOME AND PROPOSED ROOF STRUCTURE TO BE WITHIN THE SETBACK AREA OF 35 FEET.