

LEGEND

- PROPERTY CORNER
- MONUMENT
- PROPERTY CORNER
- OPEN TOP PIPE
- CRIMPED TOP PIPE
- RIGHT OF WAY
- DEED BOOK
- PAGE BOOK
- PAGE
- PRESENT OR FORMER OWNER
- N.T.S. NOT TO SCALE
- I.P.S.F. IRON PIN SET FUTURE
- I.P.F. IRON PIN FOUND
- L.L. LAND LOT
- S/D SUBDIVISION
- P.O.B. POINT OF BEGINNING
- POWER POLE
- OVERHEAD POWER LINE
- DE DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- FENCE
- BL BUILDING LINE
- TUB TOP OF STREAM BANK
- 20' STATE UNDISTURBED STREAM BUFFER
- 50' COUNTY UNDISTURBED STREAM BUFFER
- 75' UNPAVED SURFACE BUFFER

The survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67



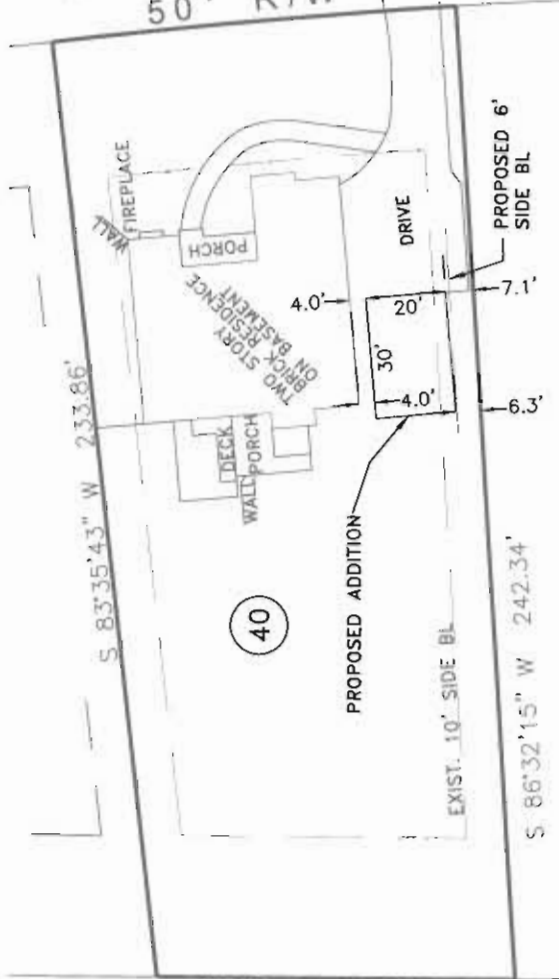
IN MY OPINION THIS PLAT DOES NOT REQUIRE APPROVAL FOR RECORDING BY A GOVERNING AUTHORITY AND IS NOT SUBJECT TO GEORGIA CODE SECTION 6-67 (d)

V-42
(2017)

FEB 23 2017

TAYSIDE CROSSING

50' R/W



N 00°29'54\"/>

PREPARED BY:
D & S LAND SURVEYING, INC.
 DAVID W. SHIRLEY, R.L.S.
 313 RED FOX DRIVE
 CANTON, GA 30114
 770-720-4443
 LSF#000756

JOB NUMBER: 16-368

DRAWING SCALE: 1" = 30'
 GRAPHIC SCALE: 60'



AS-BUILT SURVEY FOR

BEVERLY CAVACIUTI
 2267 TAYSIDE CROSSING

LOT E40 OVERLOOK AT MARIETTA COUNTRY CLUB
 LAND LOT 216, DISTRICT 20, SECTION 2
 COBB COUNTY, GEORGIA
 DATE OF FIELDWORK: 9/20/2016 MAP DATE: 9/22/2016

APPLICANT: Eric Cavaciuti

PETITION No.: V-42

PHONE: 770-833-1210

DATE OF HEARING: 5-10-2017

REPRESENTATIVE: Eric A. Cavaciuti

PRESENT ZONING: R-20/OSC

PHONE: 404-275-0000

LAND LOT(S): 215

TITLEHOLDER: Eric Cavaciuti

DISTRICT: 20

PROPERTY LOCATION: On the west side of
Tayside Crossing, north of Lahinch Court
(2267 Tayside Crossing).

SIZE OF TRACT: 0.52 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed 600 square foot detached garage) to the side of the principal structure; and 2) waive the side setback for the accessory structure from the required 10 feet to six (6) feet.

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

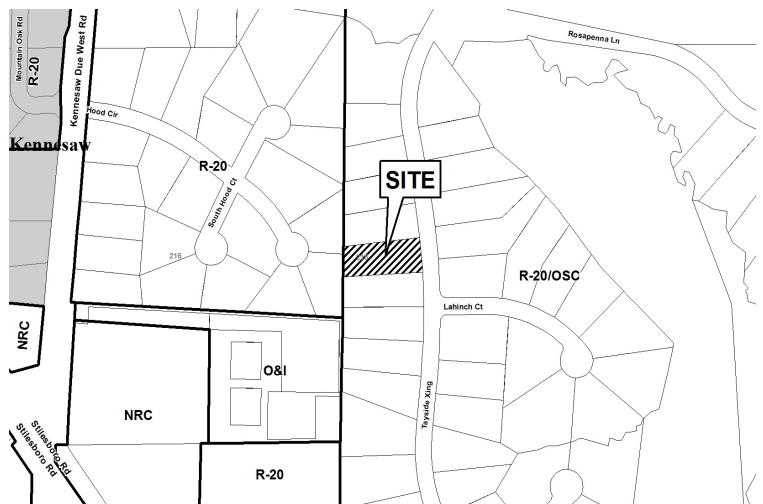
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: A site grading plan approved by Stormwater Management Division will be required prior to permitting. All roof downspouts from the proposed garage addition will be required to drain to the rear yard of the subject property or down the driveway to the street.

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 comments.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

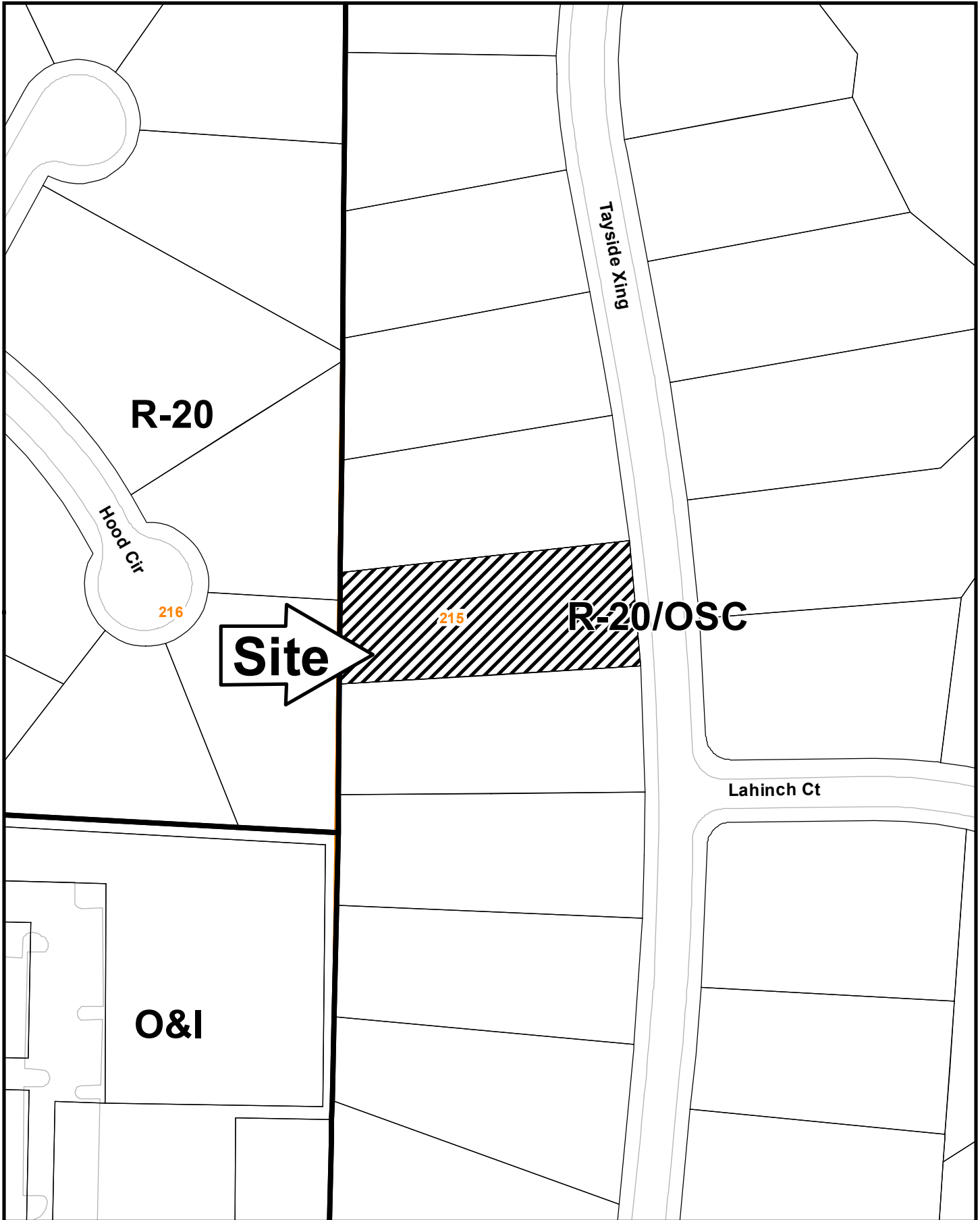
WATER: No conflict.

SEWER: No conflict.

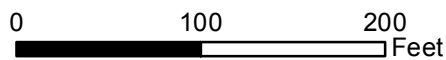
APPLICANT: Eric Cavaciuti **PETITION No.:** V-42



FIRE DEPARTMENT: No comments.

V-42-2017-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-42

Hearing Date: 5-10-2017

Applicant Eric Cavaciuti Phone # 770 833 1210 E-mail bcavaciuti@yahoo.com

Eric A. Cavaciuti Address 2267 Tayside Crossing Kennesaw
(representative's name, printed) (street, city, state and zip code) GA 30152

EA Cavaciuti Phone # (770) 275 0000 E-mail georgia@yashoo.com
(representative's signature)

X My commission expires: 01/18/2021 Signed, sealed and delivered in presence of: Carley Watter
Notary Public

Titleholder Eric Cavaciuti Phone # 770 833 1210 E-mail bcavaciuti@yahoo.com

Signature EA Cavaciuti Address 2267 Tayside Crossing Kennesaw
(attach additional signatures, if needed) (street, city, state and zip code) GA 30152

X My commission expires: 01/18/2021 Signed, sealed and delivered in presence of: Carley Watter
Notary Public

Present Zoning of Property Residential

Location 2267 Tayside Crossing Kennesaw, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 215 District 20th Size of Tract .52 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 .52 acres Shape of Property _____ Topography of Property _____ Other _____

Does the property or this request need a second electrical meter? YES _____ NO 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:

List type of variance requested: request to allow reduced setback for additional garage (detached) - reduce to 6' as opposed to 10'