

**LEGEND**

- PROPERTY CORNER
- PROPERTY MONUMENT
- PROPERTY CORNER
- OPEN TOP PIPE
- CRIMPED TOP PIPE
- RIGHT OF WAY
- DB DEED BOOK
- BB PLAT BOOK
- FF FENCE
- FF PRESENT OR FORMER OWNER
- N/T NOT TO SCALE
- N.T.S. NOT TO SCALE
- IPSF IRON PIN SET FUTURE
- IPF IRON PIN FOUND
- L.L. LAND LOT
- L.L.D. LAND LOT
- POINT OF BEGINNING
- POB POINT OF BEGINNING
- OVERHEAD POWER LINE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- FENCE
- BL BUILDING LINE
- TSD TOP OF STREAM BANK

- 25' STATE UNDISTURBED STREAM BUFFER
- 50' COUNTY UNDISTURBED STREAM BUFFER
- 75' INTERVIOUS SURFACE BUFFER

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: 18-368

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



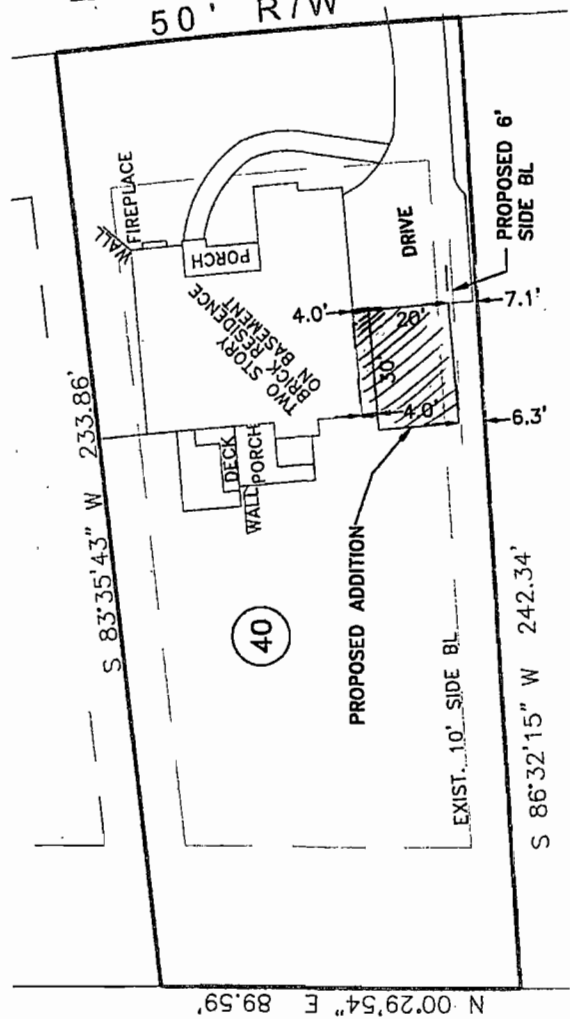
The survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67



IN MY OPINION THIS PLAT DOES NOT REQUIRE APPROVAL FOR RECORDING BY A GOVERNING AUTHORITY AND IS NOT SUBJECT TO GEORGIA CODE SECTION 15-6-67 (d)

V-13  
 (2018)

**TAYSIDE CROSSING**



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-13

**PHONE:** 404-275-0000

**DATE OF HEARING:** 2-14-2018

**REPRESENTATIVE:** Eric 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:** Waive the side setback from the required 10 feet to six (6) feet adjacent to the southern property line.

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

**BOARD OF APPEALS DECISION**

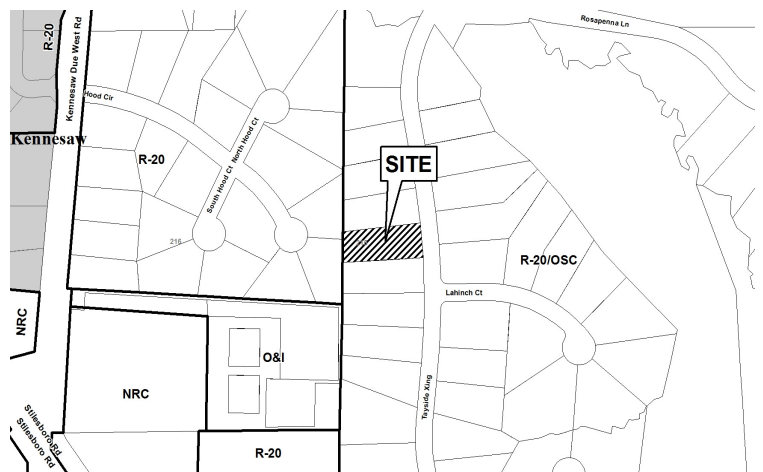
**APPROVED**        **MOTION BY**       

**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:** 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 along with any approved setback reductions, 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:** 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:** No comments.

**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 comments.

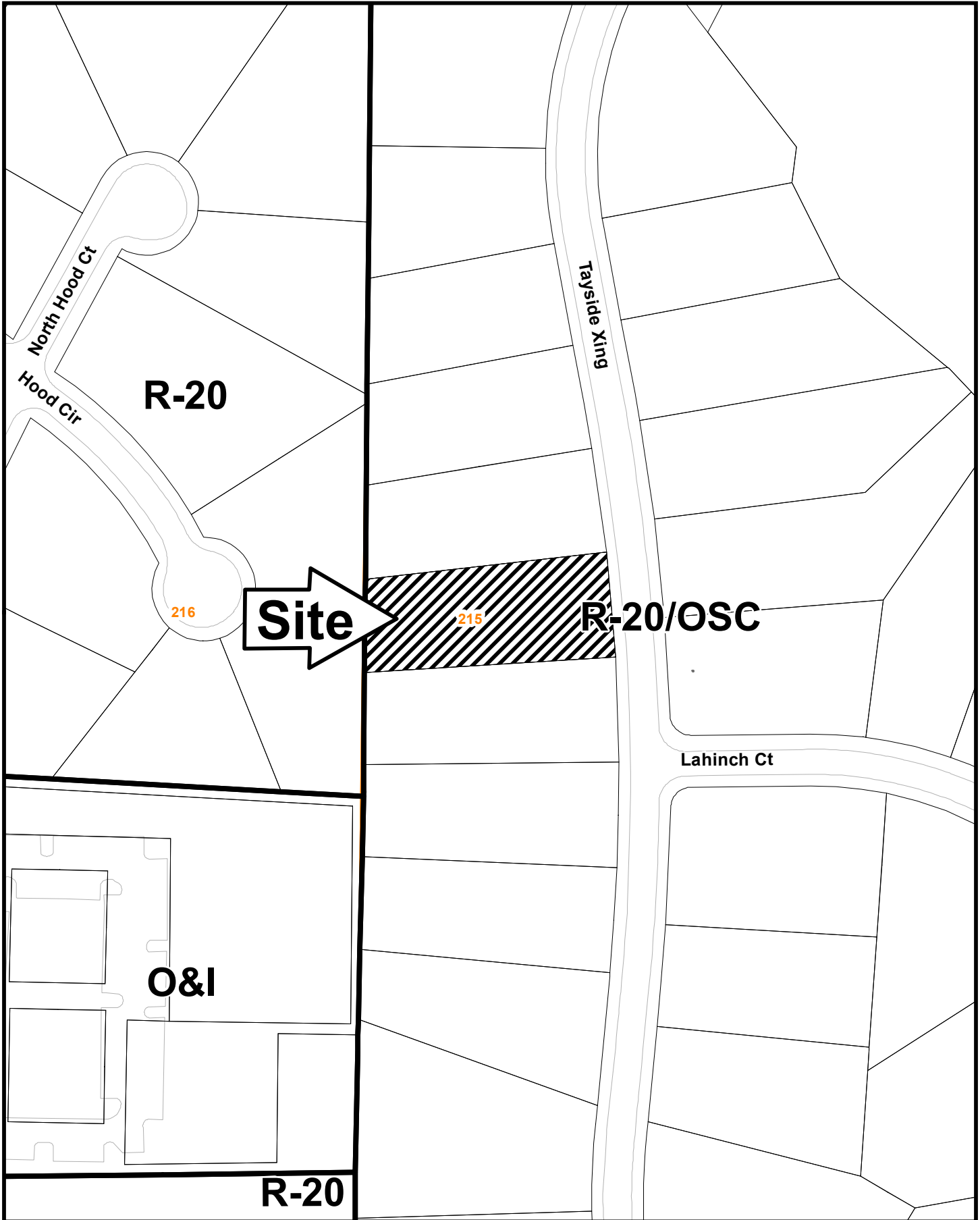
**SEWER:** No comments.

**APPLICANT:** Eric Cavaciuti **PETITION No.:** V-13

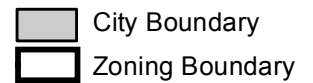
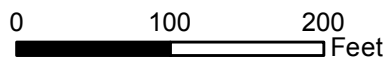
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**FIRE DEPARTMENT:** No comments.

# V-13 2018-GIS



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



RECEIVED  
DEC - 5 2017

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

# Application for Variance Cobb County

(type or print clearly)

Application No. V-13

Hearing Date: 2-14-18

Applicant Eric Cavaciuti Phone # 404 275 0000 E-mail georgiapain@yahoo.com  
Eric Cavaciuti Address 2267 Tayside Crossing  
(representative's name, printed) (street, city, state and zip code) Kennesaw, GA

E. Cavaciuti Phone # 404 275 0000 E-mail georgiapain@yahoo.com  
(representative's signature) Signed, sealed and delivered in presence of: Yahuen Khan  
30152

**MAHIEN KHAN**  
NOTARY PUBLIC  
Cobb County  
State of Georgia  
My Comm. Expires Sept. 13, 2020

My commission expires:

Titleholder Eric Cavaciuti Phone # 404 275 0000 E-mail georgiapain@yahoo.com  
Signature E. Cavaciuti Address: 2267 Tayside Crossing  
(attach additional signatures, if needed) (street, city, state and zip code) Kennesaw GA

My commission expires: Sep, 13<sup>+</sup> 2020  
Signed, sealed and delivered in presence of: Yahuen Khan  
30152  
Notary Public

**MAHIEN KHAN**  
NOTARY PUBLIC  
Cobb County  
State of Georgia  
My Comm. Expires Sept. 13, 2020

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 \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO

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:

\* was previously approved on 5/10/17 for garage to be DETACHED - we would like to attach garage to existing house.

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

**MINUTES OF VARIANCE HEARING  
COBB COUNTY BOARD OF ZONING APPEALS  
MAY 10, 2017  
PAGE 3**

**CONSENT AGENDA**

MOTION: Motion by McDaniel, second by Gunther, to **approve** the following cases on the Consent Agenda, *as presented*:

**V-40**            **REGINALD J. GREEN** (Reginald J. Green, owner) requesting a variance to waive the side and rear setbacks for an accessory structure (approximately 712 square foot garage under construction) from the required 100 feet to 16 feet adjacent to the north property line and to eight feet adjacent to the east property line in Land Lot 126 of the 20<sup>th</sup> District. Located at the northeast corner of Old Highway 41 and Kimberly Road, on the east side of Robin Drive (3220 Kimberly Road).

To **approve** V-40, subject to:

1. **Improvements as shown on the site plan dated January 30, 2017 (attached and made a part of these minutes)**
2. **No commercial or dwelling use of the accessory structure.**

**V-42**            **ERIC CAVACIUTI** (Eric Cavaciuti, owner) requesting a variance to 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 feet in Land Lot 215 of the 20<sup>th</sup> District. Located on the west side of Tayside Crossing, north of Lahinch Court (2267 Tayside Crossing).

To **approve** V-42, subject to:

1. **Improvements as shown on the site plan dated September 22, 2016 (attached and made a part of these minutes)**
2. **No commercial or dwelling use of the accessory structure**
3. **Stormwater Management Division comments and recommendations**

*At the reading of petition V-43 (Linda Fancellas), opposition was present; therefore, V-43 was pulled from the Consent Agenda and heard on the Regular Agenda in its numerical order (see page 5 of these minutes).*

**V-44**            ~~**EFE EFEMINI** (Efe Efemini, owner) requesting a variance to waive the rear setback from the required 30 feet to 20 feet in Land Lot 604 of the 16<sup>th</sup> District. Located on the north side of Post Oak Tritt Road, east of Twin Lakes Way (3239 Post Oak Tritt Road).~~

