

**V-43  
(2011)**

**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
○	RBS - REINFORCING BAR SET
○	RBF - REINFORCING BAR FOUND
○	CTF - CRIMP TOP PIPE FOUND
○	OTF - OPEN TOP PIPE FOUND
□	R/W MON. - RIGHT-OF-WAY MONUMENT
—	TYPE OF FENCE
■	D.I. - DROP INLET / YARD INLET
△	C.B. - CATCH BASIN
==	R.C.P. - REINFORCED CONCRETE PIPE
==	C.M.P. - CORRUGATED METAL PIPE
○	C.O. - SEWER CLEAN OUT
—	OVERHEAD POWER LINES
1234	STREET ADDRESS

- 1.) NO ARCHITECTURAL, ARCHEOLOGICAL OR CEMETARY FEATURES APPEAR TO BE ON THIS SITE.
- 2.) NO WETLANDS APPEAR TO BE ON THIS SITE.

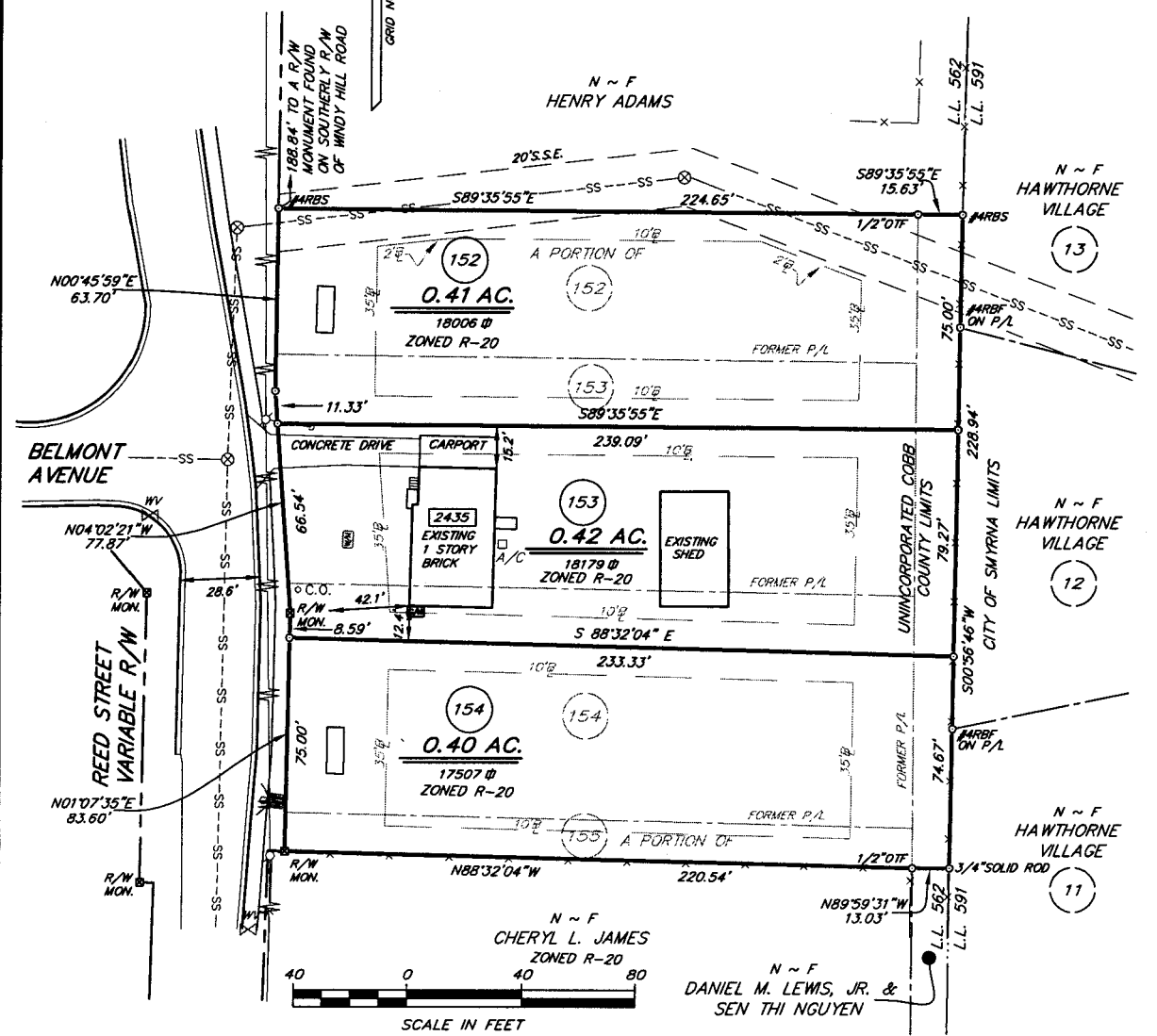
LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

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 13067 C 0119 G DATED DECEMBER 16, 2008.

**SURVEYOR NOTES:**

1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.



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: 1/197,666. MATTERS OF TITLE ARE EXCEPTED.

DATE	: 3-23-11	REVISIONS	
SCALE	: 1" = 40'		
DRAWN BY	: MAN		
CHECKED BY	: CAE		
FIELD BOOK	: 546		

**ZONING VARIANCE FOR  
THE LOT LINE REVISION FOR:  
LOIS MARJORIE VAUGHTERS**

J. H. TAYLOR PROPERTY S/D  
A PORTION OF LOT 152, 153, 154  
& A PORTION OF LOT 155  
2435 REED STREET

LOCATED IN L.L. 562  
17th DISTRICT, 2nd SECTION  
COBB COUNTY, GA.



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Drawing name: S:\Bnd\C0BB\1717\_0562\2435 reed street.dwg\2435 reed street resplit.dwg Plotted on: Apr 11, 2011 - 9:38am Plotted By: Matt Noel

**APPLICANT:** Charles Larry Vaughters and James      **PETITION NO.:** V-43  
**PHONE:** Bobby Vaughters 770-853-0636      **DATE OF HEARING:** 06-08-11  
**REPRESENTATIVE:** Jim Payne      **PRESENT ZONING:** R-20  
**PHONE:** 770-853-0636      **LAND LOT(S):** 562  
**PROPERTY LOCATION:** On the east side of Reed      **DISTRICT:** 17  
Street, east of Belmont Avenue      **SIZE OF TRACT:** 1.23 acres  
(2435 Reed Street).      **COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the lot size from the required 20,000 square feet to 18,006 square feet for lot 152, to 18,179 square feet for lot 153, and to 17,507 square feet for lot 154; 2) waive the setback for an accessory structure over 650 square feet (existing 1,000 square foot shed) from the required 100 feet to 20 feet adjacent to the northern property line, 80 feet adjacent to the eastern property line and 15 feet adjacent to the southern property line on lot 153; and 3) waive the side setback on lot 153 from 10 feet to 3 feet adjacent to the north property line.

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on traffic.  
**DEVELOPMENT & INSPECTIONS:** If the variance is approved on lot 153 building inspections will require a one hour rating on the underside of all projections less than 4 feet from the property line as specified in Table R302.1 in the 2006 International Residential Code. Lot 153 has an existing structure located 3 feet off the north property line. The change in the property lines makes this code applicable to the existing structure if the variance is approved. 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 comments.  
**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.  
**CEMETERY PRESERVATION:** No comment.  
**WATER:** Smyrna service area.  
**SEWER:** Smyrna service area.

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



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# **Cobb County Fire and Emergency Services**

## **Fire Marshal Comments**

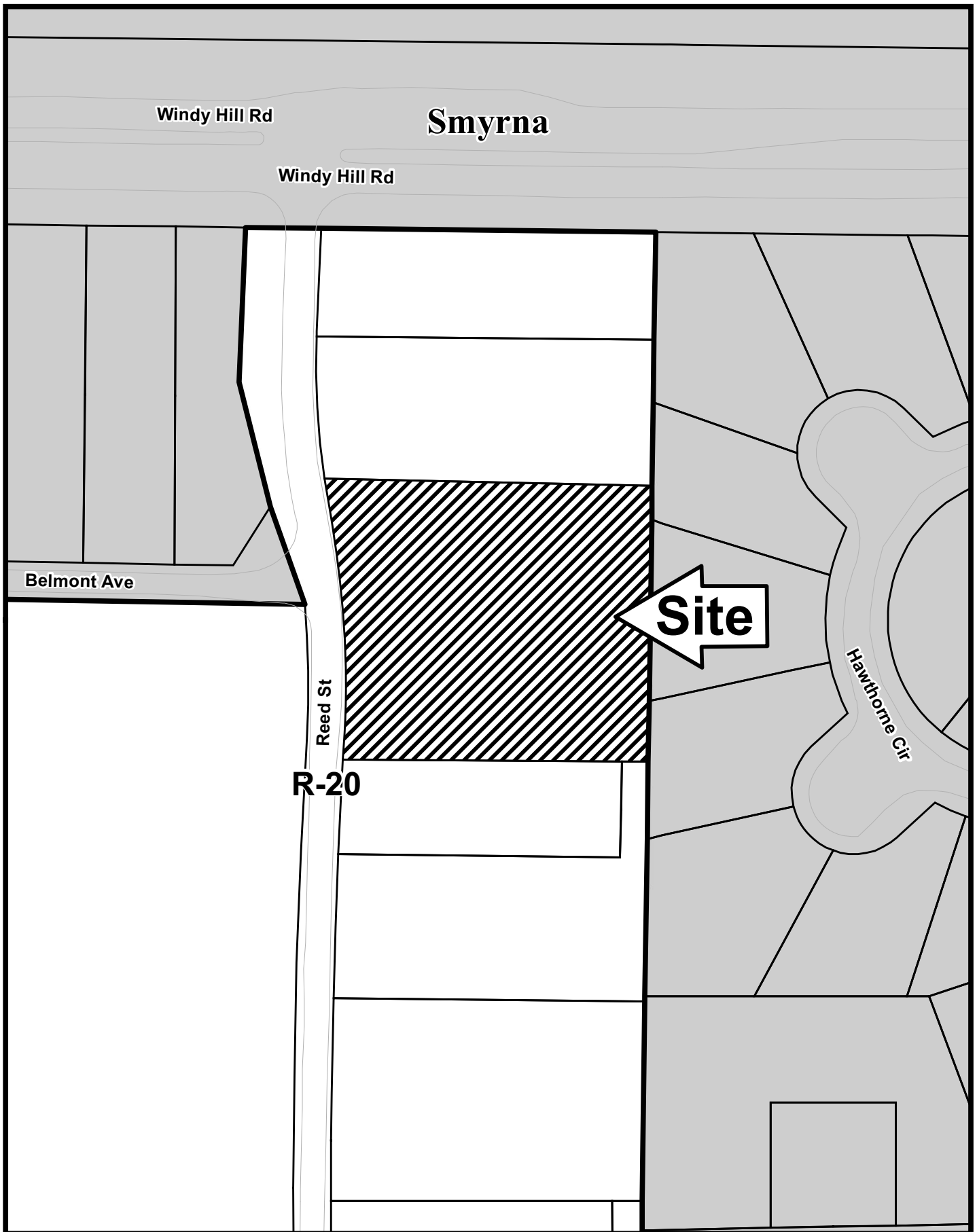
Applicant Name: **Charles and James Vaughters**

Petition Number: V-43

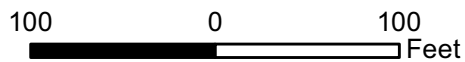
Date: 5/24/2011



**NO COMMENTS:** 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-43



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-43

Hearing Date: 6-8-11

Applicant CHARLES LARRY & JAMES BOBBY VAUGHTERS Phone # 770-853-0636 E-mail jclandfinder@aol.com

Signature Jim Payne (representative's name, printed) Address 1750 Old Hwy 41 NW, KENN, GA 30152 (street, city, state and zip code)

Signature Jim Payne (representative's signature) Phone # 770-853-0636 E-mail jclandfinder@aol.com

Signed, sealed and delivered in presence of:

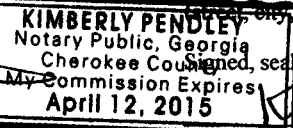
My commission expires: \_\_\_\_\_

Notary Public

Titleholder CHARLES LARRY & JAMES BOBBY VAUGHTERS Phone # 770-853-0636 E-mail jclandfinder@aol.com

Signature Charles Larry Vaughters Address: 1750 Old Hwy 41 NW, Kenn, GA 30152 (attach additional signatures, if needed) (street, city, state and zip code)

Signature James B. Vaughters My commission expires: April 12, 2015



Signed, sealed and delivered in presence of:  
Kimberly Pendley  
Notary Public

Present Zoning of Property R-20

Location 2435 Reed St, Smyrna, GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 562 District 17 TH Size of Tract 1.23 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 1.23 AC Shape of Property RECT Topography of Property SLOPING 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.

Belmont S/D was recorded 6/10/1944. Mr. Bill Adams sold a portion of Lots 152, 153 & 154. He later sold the retainage to Mr. Vaughters. The land would be best utilized by recording the variance plat as shown. This would closely conform to the original plat and conform to the lots in the surrounding area.

List type of variance requested: 1) WAIVE THE LOT SIZE FROM THE REQUIRED 20,000 SQ FT TO 18006 FOR LOT 152, 18179 FOR LOT 153 AND 17507 FOR LOT 154. 2) WAIVE THE SETBACK FOR AN EXISTING ACCESSORY STRUCTURE OVER 650 SQ FT ON LOT 153.