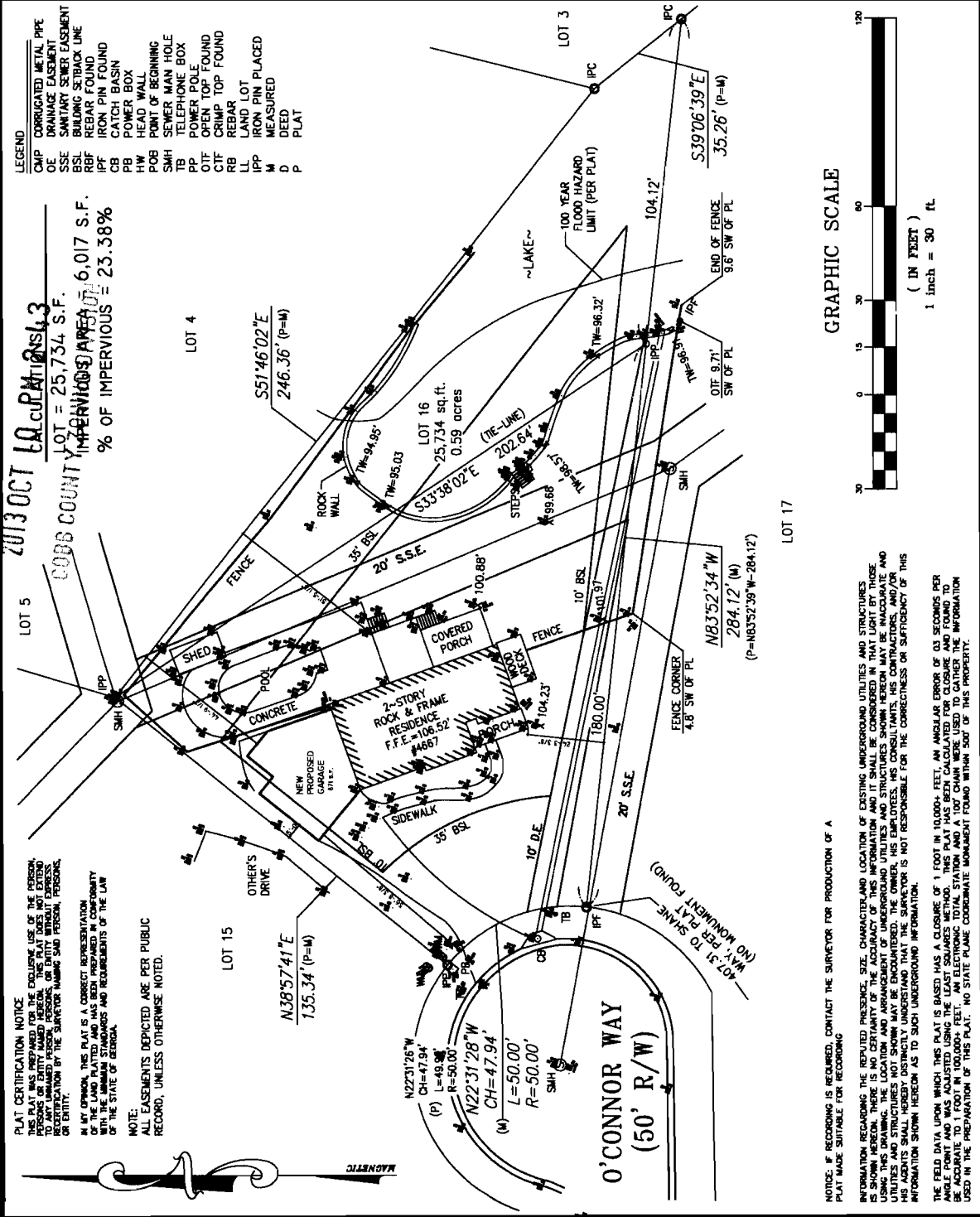
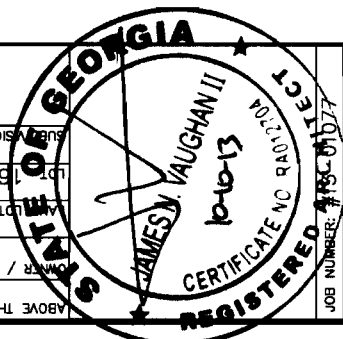


COBB COUNTY GEORGIA
FILED IN OFFICE

2013 OCT 10
COBB COUNTY IMPERVIOUS AREA = 6,017 S.F.
% OF IMPERVIOUS = 23.38%



DATE	3/20/13
SCALE	1" = 30'
ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:	TODD VAUGHN
OWNER / PURCHASER	TODD VAUGHN
LOT	187
BLOCK	17TH DISTRICT
SUBDIVISION	SHANNON GLEN
TO TITLE MATTERS PERTAINING	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
P.O. BOX 723993	ATLANTA, GEORGIA 31139-0993
TELEPHONE (770) 794-9055	FAX (770) 794-9052
PLAT BOOK	79 PAGE 58
DEED BOOK	DB PAGE 84



(12013)-142-V

APPLICANT: Leonard Vaughan **PETITION No.:** V-142
PHONE: 404-391-7845 **DATE OF HEARING:** 12-11-13
REPRESENTATIVE: Leonard Vaughan **PRESENT ZONING:** R-20
PHONE: 404-391-7845 **LAND LOT(S):** 187
TITLEHOLDER: Leonard T. Vaughan **DISTRICT:** 17
PROPERTY LOCATION: At the eastern terminus of **SIZE OF TRACT:** 0.59 acre
O'Connor Way, east of Shane Way **COMMISSION DISTRICT:** 4
(4667 O'Connor Way).

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to 5 feet on the northwestern side; and
2) waive the rear setback for an accessory structure under 144 square feet (existing "shed") from the required 5 feet to 4 feet.

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

BOARD OF APPEALS DECISION

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



APPLICANT: Leonard Vaughan

PETITION No.:

V-142

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Walls closer than 5 feet to property line require one hour fire rated wall assembly. Building permit required.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat 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.

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: Shed, pool, and porch violate county code which disallows permanent structures in the sewer easement and required 10 foot rear setback. Proposed garage is not allowed as it conflicts with Cobb County Water System records showing a public sewer line along western property line.

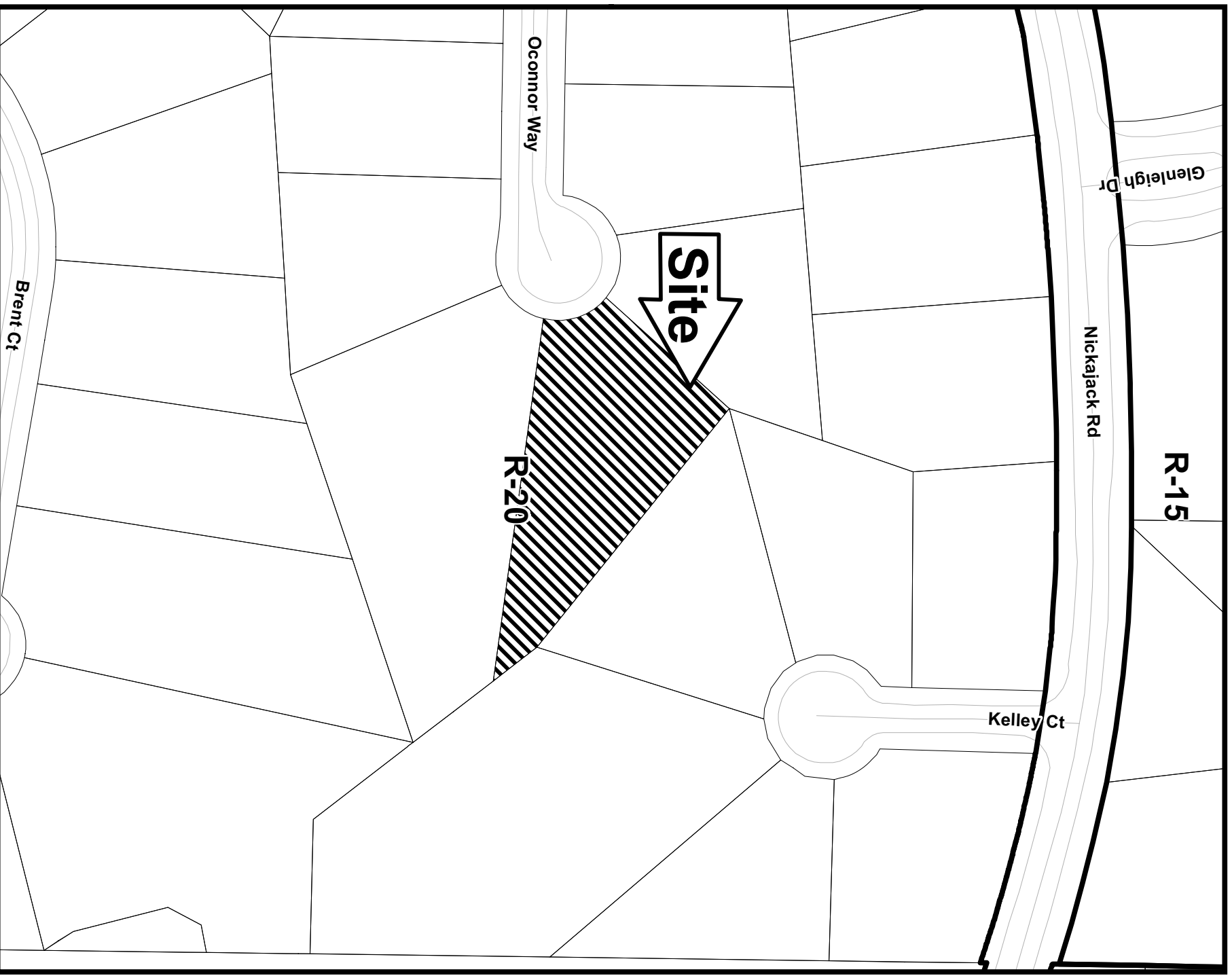
APPLICANT: Leonard Vaughan

PETITION No.:

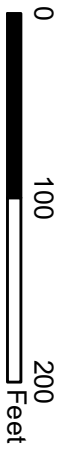
V-142

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-142



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 GEORGIA
FILED IN OFFICE
Application for Variance
Cobb County

2013 OCT 10 PM 2:43

(type or print clearly)

Application No. V-142

Hearing Date: 12-11-13

COBB COUNTY ZONING DIVISION

Applicant Leonard Vaughan Phone # 404-391-7845 E-mail bold@norwoody.com

(representative's name, printed)

Address 4667 Decossee Way, Mableton GA 30126
(street, city, state and zip code)

(representative's signature)

Phone # 404 391 7845 Email bold@norwoody.com

My commission expires: 08-05-2017

Signed, sealed and delivered in presence of:
Shirley E. McKeithen
Notary Public
COBB COUNTY, GEORGIA
Expires 08-05-2017

Titleholder Leonard Vaughan Phone # 404 391 7845 E-mail bold@norwoody.com

Signature [Signature]
(attach additional signatures, if needed)

Address: 4667 Decossee Way, Mableton GA 30126
(street, city, state and zip code)

My commission expires: 08-05-2017

Signed, sealed and delivered in presence of:
Shirley E. McKeithen
Notary Public
COBB COUNTY, GEORGIA
Expires 08-05-2017

Present Zoning of Property R-20

Location 4667 Decossee Way
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 187 District 17 Size of Tract .59 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).

Property is in a cul-de-sac which has caused an odd shape property. Used a garage for home. Current setbacks, easements and lake hinder being able to build inside setbacks. Proposing requesting to allow side setback from 10' to 5' to allow for garage to be built. Current house does not have garage.

List type of variance requested: Reduce SIDE SETBACK ON ALL Corner of Property from 10' to 5' to allow for constructing a 2 car garage