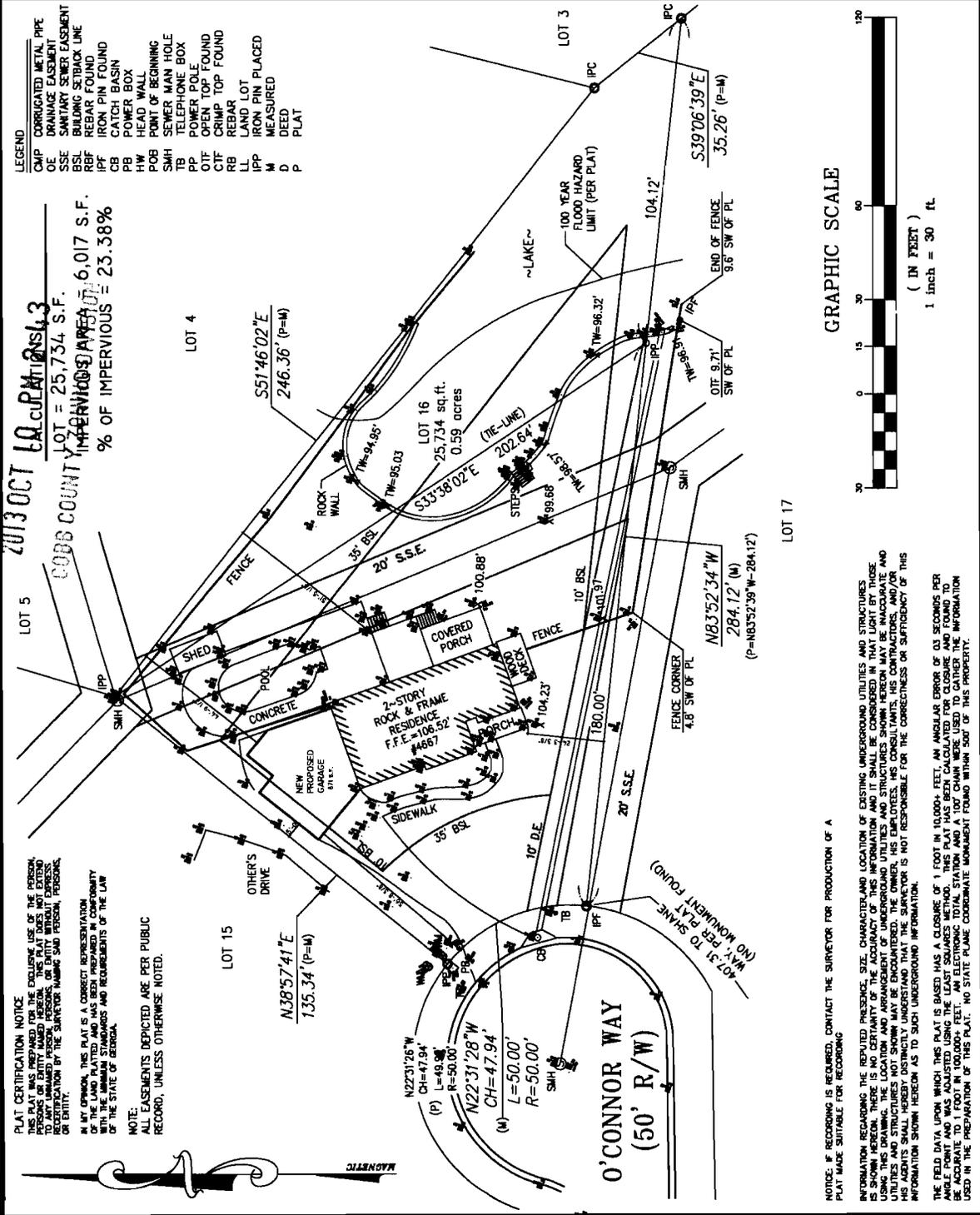


COBB COUNTY GEORGIA  
FILED IN OFFICE

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



**PLAT CERTIFICATION NOTICE**  
THESE PLATS ARE THE PROPERTY OF THE SURVEYOR. ANY REPRODUCTION OR ALTERATION OF THIS PLAT WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR IS PROHIBITED. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

**NOTE:**  
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

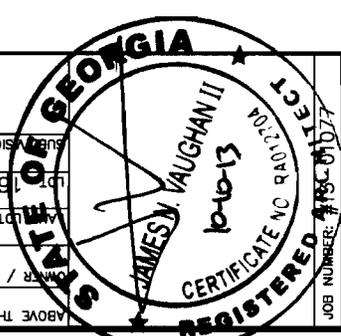
NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND ANY INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET. AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED AND FOUND TO CONFORM TO THE STATE PLAT ACT. THE STATE PLAT ACT IS THE BASIS FOR THE PREPARATION OF THIS PLAT. NO STATE PLATE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

- LEGEND**
- CMP CORRUGATED METAL PIPE
  - OE DRAINAGE EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - BSL BUILDING SETBACK LINE
  - RBF REBAR FOUND
  - IPF IRON PIN FOUND
  - CB CATCH BASIN
  - PB POWER BOX
  - HW HEAD WALL
  - POB POINT OF BEGINNING
  - SMH SEWER MAN HOLE
  - TB TELEPHONE BOX
  - PP POWER POLE
  - OTF OPEN TOP FOUND
  - CTF CRIMP TOP FOUND
  - RB REBAR
  - LL LANE LOT
  - IPP IRON PIN PLACED
  - M MEASURED
  - D DEED

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
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 PG	



(1203)-142-V

**APPLICANT:** Leonard Vaughan  
**PHONE:** 404-391-7845  
**REPRESENTATIVE:** Leonard Vaughan  
**PHONE:** 404-391-7845  
**TITLEHOLDER:** Leonard T. Vaughan  
**PROPERTY LOCATION:** At the eastern terminus of O'Connor Way, east of Shane Way (4667 O'Connor Way).

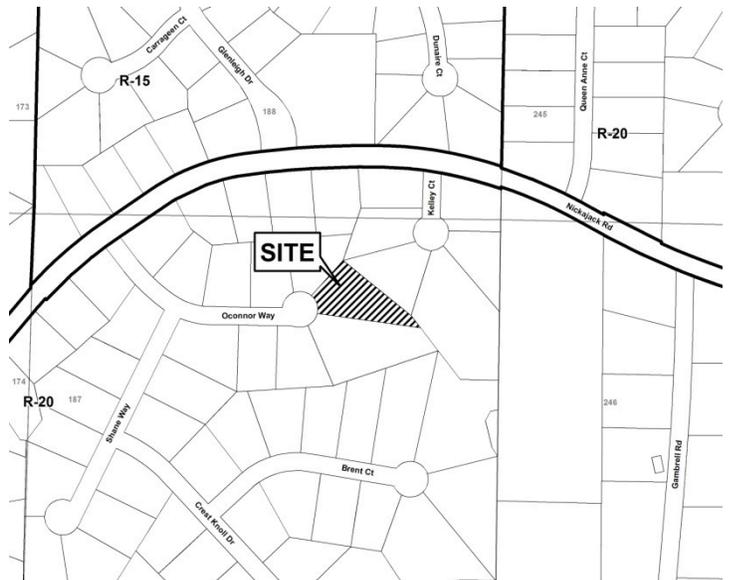
**PETITION No.:** V-142  
**DATE OF HEARING:** 12-11-13  
**PRESENT ZONING:** R-20  
**LAND LOT(S):** 187  
**DISTRICT:** 17  
**SIZE OF TRACT:** 0.59 acre  
**COMMISSION DISTRICT:** 4

**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.

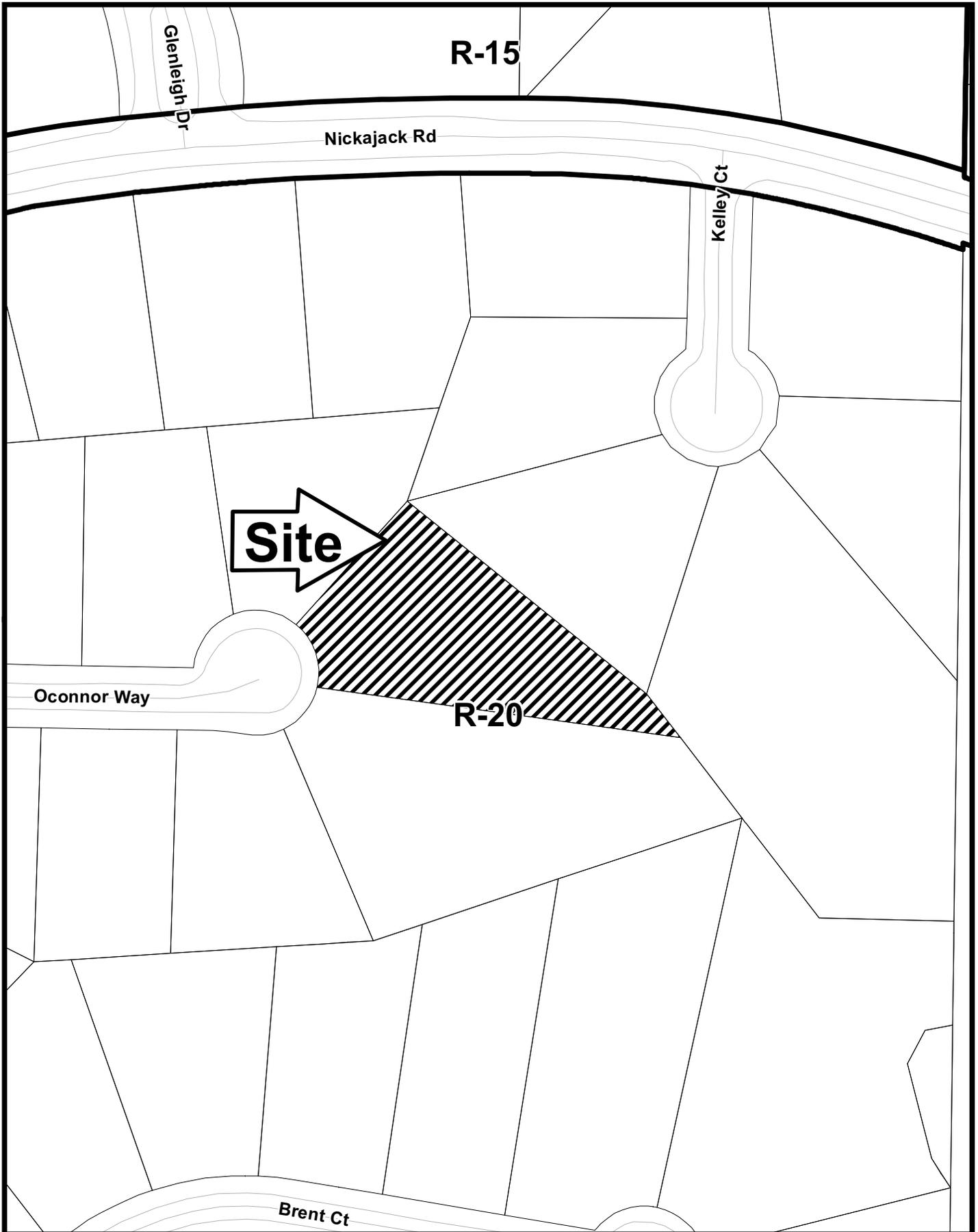
**SEWER:** Shed, pool, and porch violate county code which disallows permanent structures in the sewer easement and required 10 foot rear setback. Proposed garage is not allowed as it conflicts with Cobb County Water System records showing a public sewer line along western property line.

**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 todd@norwoodg.com

Leonard Vaughan Address 4667 O'CONNOR WAY, MABLETON GA 30126  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404 391 7845 E-mail todd@norwoodg.com  
(representative's signature)

Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public  
EXPIRES 08-05-2017  
COBB COUNTY, GEORGIA

My commission expires: 08-05-2017

Titleholder Leonard Vaughan Phone # 404 391 7845 E-mail todd@norwoodg.com

Signature [Signature] Address: 4667 O'CONNOR WAY, MABLETON GA 30126  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public  
EXPIRES 08-05-2017  
COBB COUNTY, GEORGIA

My commission expires: 08-05-2017

Present Zoning of Property R-20

Location 4667 O'CONNOR 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 reduce 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 NW CORNER OF PROPERTY FROM 10' TO 5' TO ALLOW FOR CONSTRUCTING A 2 CAR GARAGE