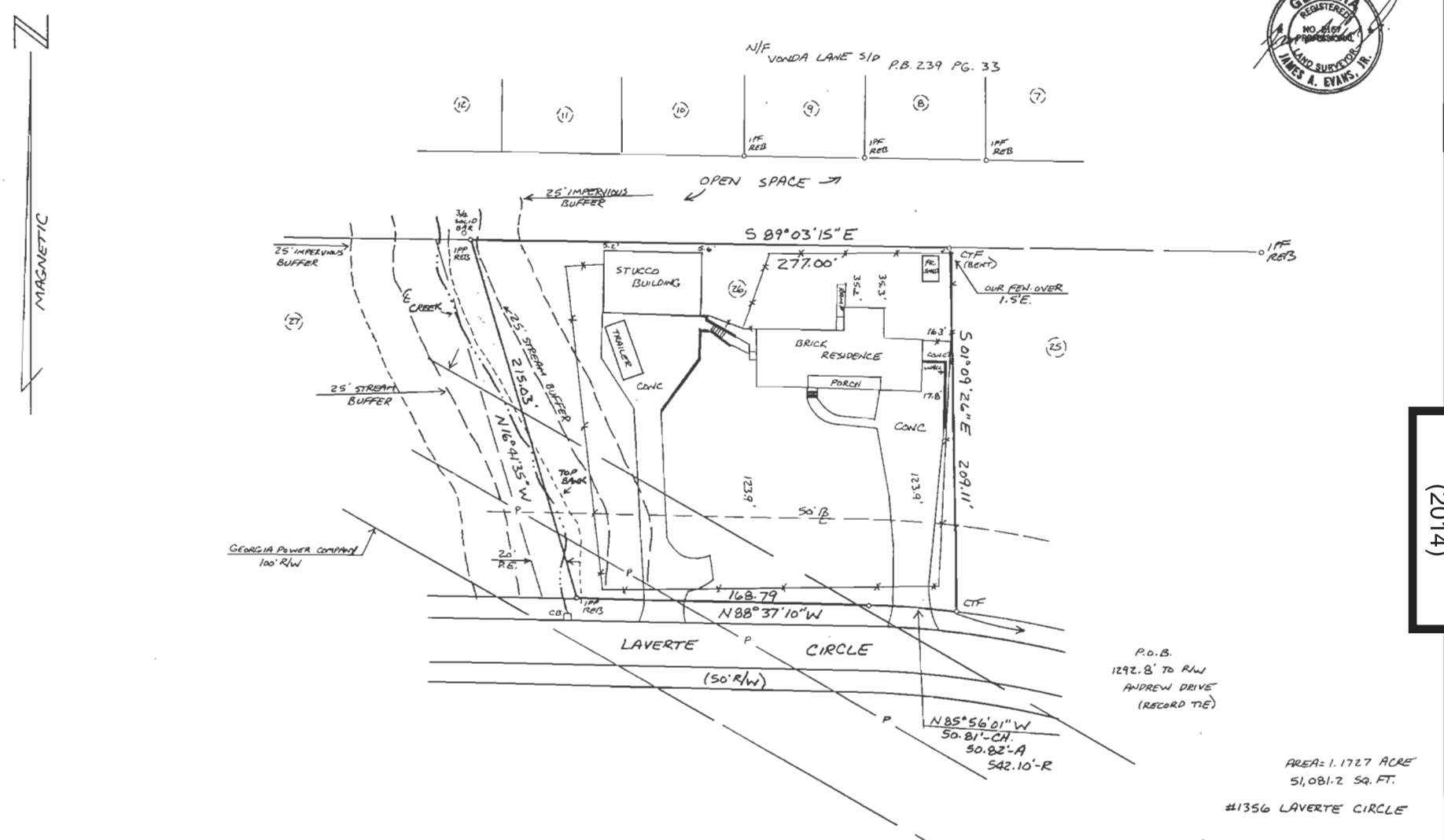

N/F VONDA LANE S/D P.B. 239 PG. 33
(12)
(11)
(10)
(9)
(8)
(7)
1FF REB
1PF REB
1PF REB
OPEN SPACE
25' IMPERVIOUS BUFFER
S 89°03'15" E
277.00'
1FF REB
CTF (BENT)
OUR FEN. OVER 1.5'E.
25' IMPERVIOUS BUFFER
1PP REB
STUCCO BUILDING
(26)
(27)
(25)
℄ CREEK
25' STREAM BUFFER
215.03'
N16°41'35"W
TRAILER
CONC
BRICK RESIDENCE
PORCH
CONC
S 01°09'26" E 209.11'
25' STREAM BUFFER
TOP BANK
123.9'
123.9'
50' R/W
GEORGIA POWER COMPANY 100' R/W
20' P.E.
1PP REB
168.79
N88°37'10"W
CTF
LAVERTE CIRCLE
(50' R/W)
P.O.B. 1292.8' TO R/W ANDREW DRIVE (RECORD TIE)
N85°56'01"W
50.81'-CH.
50.82'-A
542.10'-R
AREA = 1.1727 ACRE
51,081.2 SQ. FT.
#1356 LAVERTE CIRCLE
I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED HOUSE IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
PANEL NO. 13067002AG
LOCATION COBB
ZONE "X"
40' 0' 40'
GRAPHIC SCALE
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET AND AN ANGULAR ERROR OF — SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 20,000 FEET.
EQUIPMENT USED: TOPCON GTS-303
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
J.A. EVANS
SURVEYING CO, INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-0000
SURVEY FOR:
JAMES W. LEONARD
MARIE B. LEONARD
LOT 26 BLK. UNIT
BEVERLY FOREST
PHASE 2
LAND LOT 1293
DISTRICT 19TH SECTION 2ND
COBB COUNTY, GEORGIA
PLAT BOOK 18 PAGE 83
DATE: 4-30-14 SCALE: 1" = 40'
REVISIONS
DRAWN
CHKD
JOB #
195-14
R-20 ZONING
FRONT = 35'
SIDE = 10'
REAR = 35'
This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia As set forth in Chapter 180-7 of the Board Rules of the Georgia Board of Registration for the Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G. A. 15-6-67.
COBB COUNTY ZONING DIVISION
2014 MAY -1 PM 4:08
FILED IN OFFICE
COBB COUNTY GEORGIA

LUP-20
(2014)

APPLICANT: Marie B. Leonard

PHONE#: (678) 887-0555 **EMAIL:** mariegidget@yahoo.com

REPRESENTATIVE: Marie B. Leonard

PHONE#: (678) 887-0555 **EMAIL:** mariegidget@yahoo.com

TITLEHOLDER: Marie B. Leonard

PROPERTY LOCATION: North side of Laverte Circle, east of Andrew Drive (1356 Laverte Circle).

ACCESS TO PROPERTY: Laverte Circle

PHYSICAL CHARACTERISTICS TO SITE: Single-family house and accessory structures

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-20

HEARING DATE (PC): 07-01-14

HEARING DATE (BOC): 07-15-14

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Medical Hardship Mobile Home

SIZE OF TRACT: 1.1727 acres

DISTRICT: 19

LAND LOT(S): 1293

PARCEL(S): 20

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 4

NORTH:	R-20/Vonda Lane Subdivision
SOUTH:	R-20/Beverly Forest Subdivision
EAST:	R-20/Beverly Forest Subdivision
WEST:	R-20/Beverly Forest Subdivision

OPPOSITION: NO. OPPOSED____PETITION NO:_____SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED_____MOTION BY_____

REJECTED_____SECONDED_____

HELD_____CARRIED_____

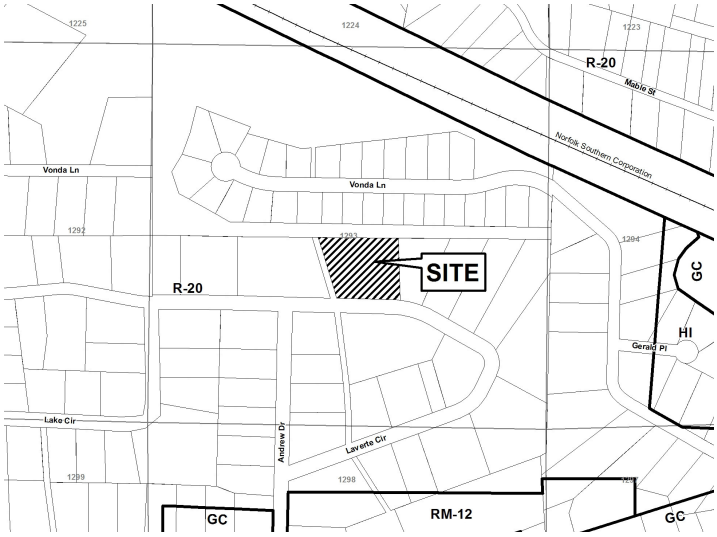
BOARD OF COMMISSIONERS DECISION

APPROVED_____MOTION BY_____

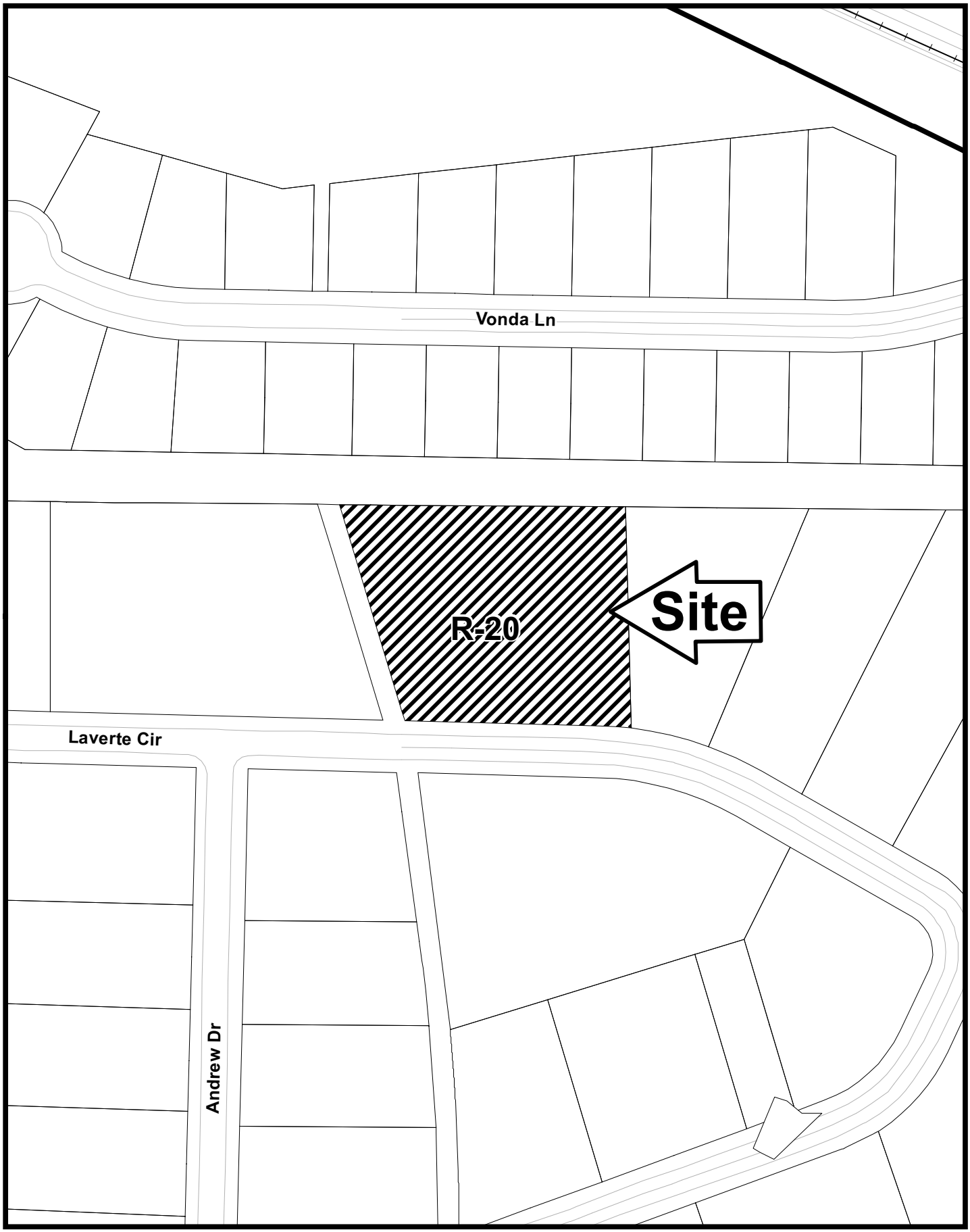
REJECTED_____SECONDED_____

HELD_____CARRIED_____

STIPULATIONS:



LUP-20



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

0 100 200 Feet

City Boundary

Zoning Boundary

APPLICANT: Marie B. Leonard **PETITION NO.:** LUP-20

PRESENT ZONING: R-20 **PETITION FOR:** LUP

* *

ZONING COMMENTS: **Staff Member Responsible:** Jason A. Campbell

Applicant is requesting a Temporary Land Use Permit for the purpose of a medical hardship mobile home. The applicant has indicated that her brother is very sick with COPD and is unable to walk the 16 steps necessary to access a kitchen in the main house. The trailer has a kitchen and bath with two exits. It is permanently hooked up to water, electrical and septic. This application is the result of a Code Enforcement action regarding the accessory building (trailer) being located to the side of the house.

The trailer is located to the side of the house instead of the rear because of the septic tank position and there is not enough area behind the house on which to locate the trailer.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

* *

WATER & SEWER COMMENTS:

No comments.

* *

TRAFFIC COMMENTS:

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

* *

FIRE 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.

APPLICANT: Marie B. Leonard **PETITION NO.: LUP-20**

PRESENT ZONING: R-20 **PETITION FOR: LUP**

*** ***

STORMWATER MANAGEMENT COMMENTS

No comment.

STAFF RECOMMENDATIONS

LUP-20 MARIE B. LEONARD

Applicant's request for a Temporary Land Use Permit for a medical hardship mobile home is to allow her brother to reside in the trailer located to the side of the main house. The applicant was granted a variance in 1996 (V-84) for the detached garage. The trailer is located in front of that garage and is attached to the concrete slab for the garage. Applicant has indicated that her brother is unable to stay in the main house because of his inability to maneuver 16 steps to gain access to the kitchen of the main house. This application was made as a result of action from the Code Enforcement Division regarding the accessory structure (trailer) being located to the side of the house.

The Cobb County Zoning Ordinance requires that this type of structure NOT be in a platted subdivision and be on at least a two-acre tract of land. The subject property is platted as Lot 26 in Beverly Forest Subdivision and it is less than two acres (plat attached for your review).

Based on the above analysis, Staff recommends DENIAL.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

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LUP-20 (2014)
Previous
Variance

 APPLICATION NO. V-84

ORIGINAL DATE OF APPLICATION: 7/96

APPLICANTS NAME: JAMES W. & MARIE B. LEONARD

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY BOARD OF ZONING APPEALS

THE BELOW STYLED VARIANCE WAS HEARD BY THE COBB COUNTY BOARD OF ZONING APPEALS ON JULY 10, 1996

V-84 **JAMES W. AND MARIE B. LEONARD** requests a variance to: (1) waive the setback for a 2,016 square foot accessory structure from the required 100 feet to 8 feet to the north property line and 48 feet to the west property line; (2) allow an accessory structure to be located to the side of the primary structure in Land Lot 1293 of the 19th District. 1.18 acre. Located on the north side of Laverte Circle, east of Andrew Drive, (1356 Laverte Circle).

BZA DECISION OF 7-10-96: The Board of Zoning Appeals **held** request until the August 14, 1996 Variance Hearing. Motion by Homan, second by Dawson, carried 5-0. **Clerk's Note**: During the presentations questions arose regarding the permitting of this accessory structure; consequently Staff was directed to investigate and document the circumstances regarding the erection and permitting of the accessory structure.

BZA DECISION OF 8-21-96: The Zoning Division Manager presented requested information regarding the inspections history of this accessory structure; stating that on May 22, 1992 a building permit for a 972 square foot personal use garage was issued, and that this permit was obtained after the Zoning Ordinance Amendment requiring accessory structures of 1,000 square feet

LUP-20 (2014)
Previous
Variance

PAGE 3 OF 3 APPLICATION NO. V-84

ORIGINAL DATE OF APPLICATION: 7/96

APPLICANTS NAME: JAMES W. & MARIE B. LEONARD

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY BOARD OF ZONING APPEALS

BZA DECISION OF 8-21-96 (CONT'D): or more to be setback 100 feet from property lines. Mr. Danneman then reviewed the July 1992 inspection report for the slab, and reported that no further inspections were requested/obtained by the applicant/property owner. There followed a listing of the Board's options and the requested stipulations submitted by the neighbors. Following this presentation, the Board of Zoning Appeals **approved** variance requests **subject to: 1) one driveway only to this site (proposed new driveway to be reviewed and approved by Cobb DOT and the existing driveway is to be removed/closed); 2) no outside storage; 3) no commercial use of the structure; 4) leveling and cleaning-up of site is required; 5) plantings (including trees) and fencing to be installed to screen the accessory structure (plan to be approved by Staff, with input of the neighbors); 6) accessory structure to be repainted to a less conspicuous color (to be approved by Staff); 7) Code Enforcement Division to insure that building is properly inspected and certified if necessary.** Motion by Homan, second by Jones, carried 5-0. **Clerk's Note:** Board member Paetau introduced discussion of the assessment of penalties/fees. Mr. Danneman reported that legal counsel, Gray Skelton, is researching the legality of the levying of fines by the Board of Zoning Appeals. Board member Homan asked that this issue be added to the agenda for the Joint Planning Commission/Board of Commissioners Meeting/Work Session scheduled for September 19, 1996.

LUP-20 (2014)
Plat of Beverly
Forest
Subdivision

1356 Laverte Circle

LOCATED IN [illegible] 1293 & 1298, 19TH DISTRICT, [illegible], COBB COUNTY, [illegible]

THE OWNER [illegible] THAT [illegible] PLAT [illegible] PUBLIC PLACES [illegible] STATED.

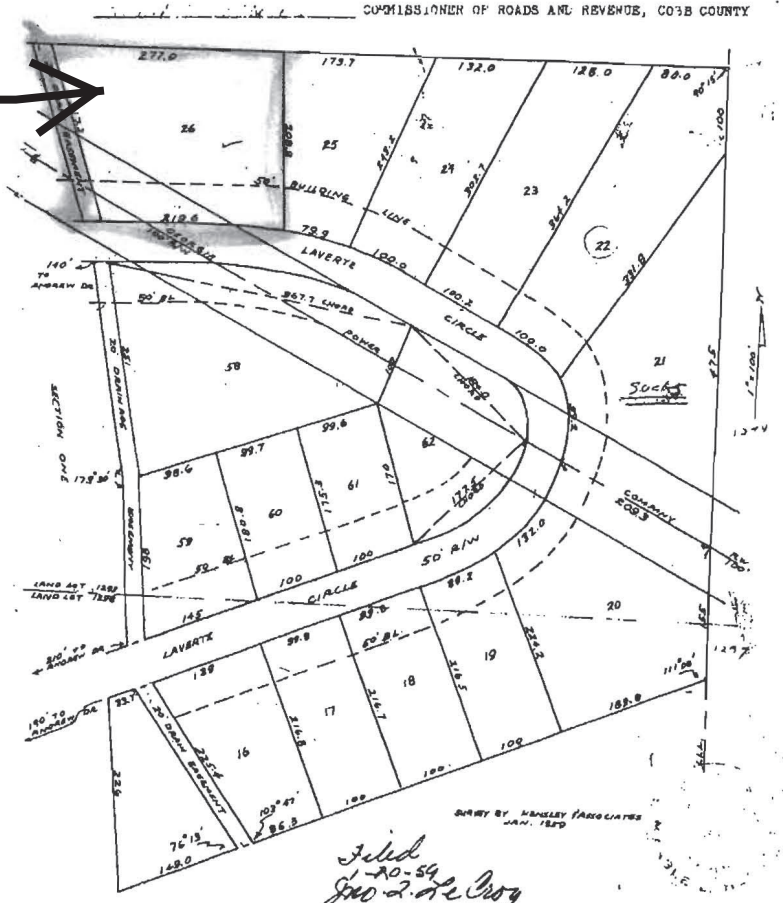
[illegible] A. Wilkins [illegible]

THIS PLAT HAS BEEN [illegible] 1959.

[illegible]

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONER OF ROADS AND REVENUES OF COBB COUNTY, GEORGIA, AND IS APPROVED SUBJECT TO THE PROTECTIVE COVENANTS SHOWN HEREON. DATED 20 DAY OF JAN 1959.

[illegible] COMMISSIONER OF ROADS AND REVENUE, COBB COUNTY



LOTS SHOWN ON THIS PLAT ARE SOLD SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH ARE COVENANTS RUNNING WITH THE LAND AND SHALL REMAIN IN FULL FORCE AND EFFECT FROM THE DATE OF THIS PLAT UNTIL JULY 1, 1978.

1. SAID PROPERTY SHALL BE USED FOR SINGLE FAMILY RESIDENCE PURPOSES, ONLY.
2. NO STRUCTURE OF A TEMPORARY CHARACTER SHALL BE USED ON ANY LOT AS A RESIDENCE.
3. [illegible] NUISANCE SHALL BE ALLOWED.
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible] GEORGIA [illegible]
9. [illegible]
10. [illegible] PAYNE [illegible]
11. [illegible] BUILDING [illegible]
12. [illegible] SHOWN [illegible]

LUP-20 (2014)
Photos

LUP-20 (2014)
Photos

LUP-20 (2014)
Photos

Zoning
770/528-2135

COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY
Code Enforcement Division

Mailing Address
P.O. Box 649
Marietta, Ga. 30061

Physical Address
1150 Powder Springs Rd.
Suite 400
Marietta, Ga. 30064

Fax: (770) 528-2092

Notice of Violation

Violation Number: CODE-2014-02047 Date: 3/27/2014

The Cobb County Code Enforcement Division has grounds to believe the property located at:

1356 LAVERTE CIR	MABLETON, GA 30126	19	1293	020	R-20
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or LEONARD JAMES W & MARIE B (1356 LAVERTE CIR MABLETON, GA 30126-3016)

may be in violation of the Official Code of Cobb County, Georgia. You have 10 days to bring the violation(s) into compliance. An inspection will be made on or about 10 days from March 27, 2014. Failure to comply could result in a citation being issued for you to appear in the Cobb County Magistrate Court, and you may be subject to a fine, imprisonment or both.

Violation	Code Section	Requirement for Compliance
ACCESSORY STRUCTURE	134-197 (12)	All accessory structures must be located behind house and at least 5 ft from side and rear property lines.

Margie Vazquez (margie.vazquez@cobbcounty.org) **770-528-2111**

Officer Telephone

Contact the Officer listed above by telephone or email for further information. Officer availability 8:00-9:00 a.m. and 3:30-4:30 p.m. Monday through Friday. You may leave voice mail or send email at any time.

A COMPLETE COPY OF THE COBB COUNTY ORDINANCE MAY BE VIEWED AT WWW.COBBCOUNTY.ORG