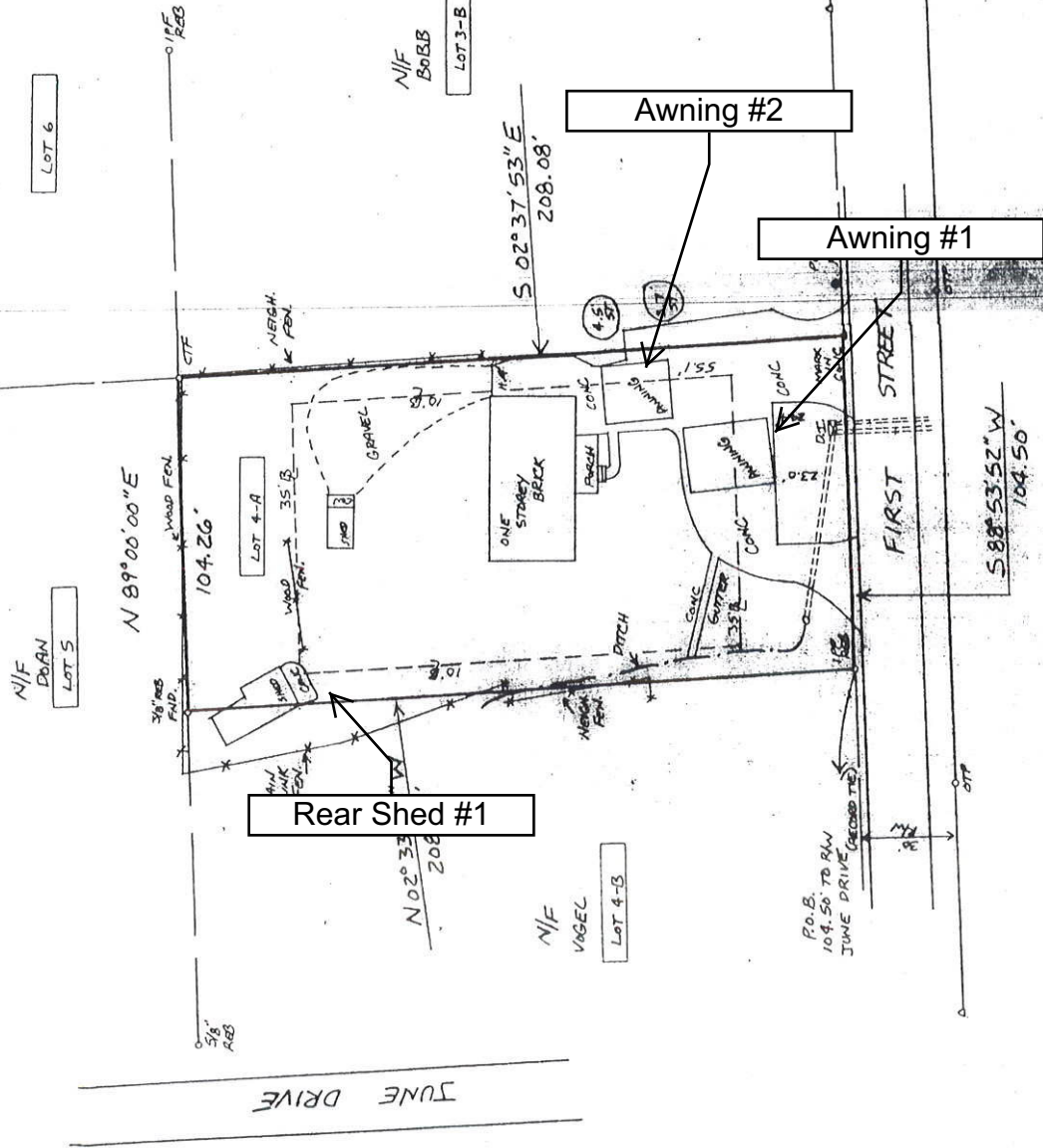


MAGNETIC

V-34
(2016)



RECEIVED
JAN - 7 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



Page No. 1367-203H

Surveyed by
Checked by
Date

SURVEY FOR

JA. EVANS
SURVEYING CO. INC.
PO BOX 203H
DUNWOODY, GA 30328
PHONE 770-400-0000

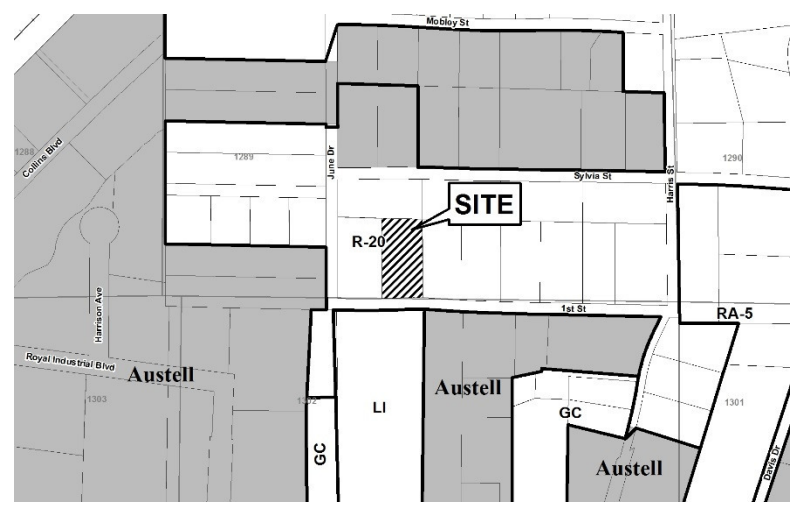
APPLICANT: Mark Thibeaux
PHONE: 678-725-4089
REPRESENTATIVE: Kathleen Thibeaux
PHONE: 678-725-4089
TITLEHOLDER: Mark Anthony Thibeaux and Kathleen M. Thibeaux
PROPERTY LOCATION: On the north side of First Street, east of June Drive (1876 First Street).

PETITION No.: V-34
DATE OF HEARING: 03-09-16
PRESENT ZONING: R-20
LAND LOT(S): 1289
DISTRICT: 19
SIZE OF TRACT: 0.46 acre
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure under 650 square feet (rear shed #1) from the required 35 feet from the rear to 10 feet and from the required 10 feet adjacent to the western side to zero feet; 2) waive the setback for an accessory structure under 650 square feet (500 square foot awning #1) from the required 35 feet from the front to 23 feet; 3) waive the setback for an accessory structure under 650 square feet (400 square foot awning #2) from the required 10 feet to three feet adjacent to the east property line; and 4) allow an accessory structure (both awnings) to be located in front of the principal structure.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION
APPROVED MOTION BY
REJECTED SECONDED
HELD CARRIED
STIPULATIONS:



APPLICANT: Mark Thibeaux

PETITION No.: V-34

COMMENTS

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

DEVELOPMENT & INSPECTIONS: GIS aerial records reflect that Shed 1 and Awning 1 were constructed sometime between 2003 and 2006 and that Awning 2 was constructed sometime between 2000 and 2003. Records indicate that no building permits were obtained for the three structures. All structures greater than 200 square feet require permits and inspections. Walls closer than 5 feet to an adjacent property line are required to be one hour fire rated.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No apparent adverse stormwater management issues were observed or 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: Staff has determined that the subject sites are not within the boundaries of approved design guidelines study areas; therefore do not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment.

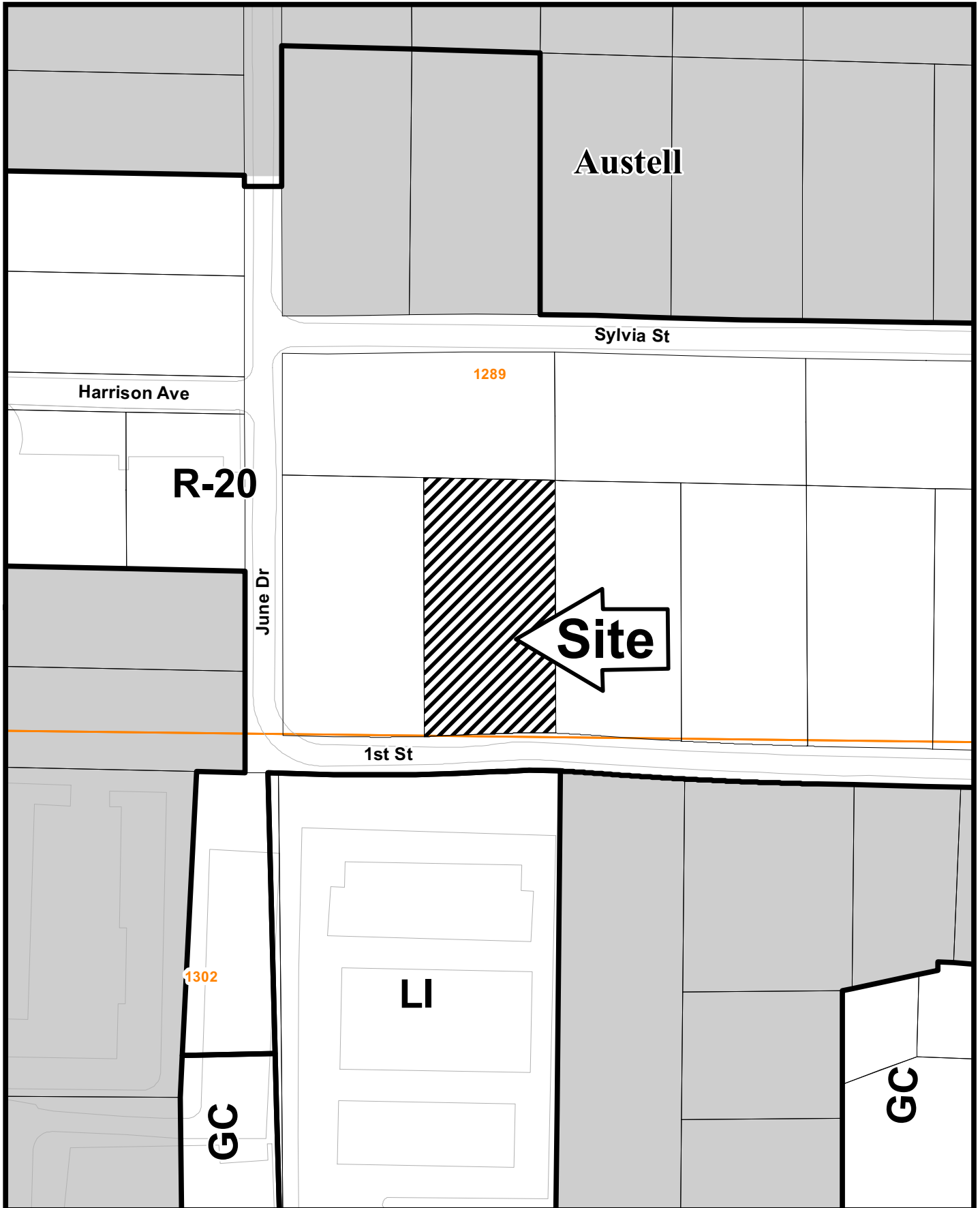
WATER: No conflict.

SEWER: No conflict.

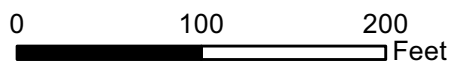
APPLICANT: Mark Thibeaux **PETITION No.:** V-34



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.

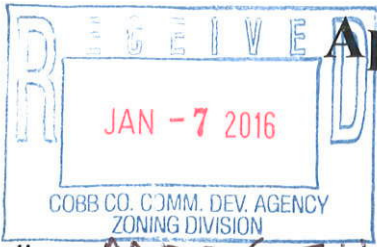
V-34



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-34
Hearing Date: 3-9-16

Applicant MARK THIBEAU Phone # 678-7254089 E-mail MT CONCRETE 47 ACH

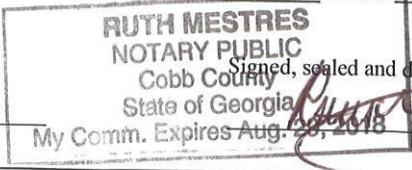
Mark Thibeau
(representative's name, printed)

Address 1876 FIRST ST. AUSTELL GA 30106
(street, city, state and zip code)

Kathleen Thibeau
(representative's signature)

Phone # 678-7254089 E-mail _____

My commission expires: August 29, 2018



Signed, sealed and delivered in presence of:

Notary Public

Titleholder MARK THIBEAU Phone # 6787254089 E-mail MTCONCRETE47 ACH

Signature Mark Thibeau
(attach additional signatures, if needed)

Address: 1876 FIRST ST. AUSTELL GA 30106
(street, city, state and zip code)

My commission expires: August 29, 2018



Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property _____

Location 1876 FIRST ST AUSTELL GA 30106
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1289 District 1974 Size of Tract 1/3 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).

I HAVE A SEPTIC TANK AND FEILD LIVES IN THE BACK YARD.

List type of variance requested: TWO METAL CAR PORT TO PROTECT MY GAS MACHINERY I USE TO WORK WITH AND MY CARS I PAID A LOT OF MONEY FOR IN COBB COUNTY.