



CITY OF MABLETON, GEORGIA
5656 Mableton Parkway , Mableton , GA 30126
May 14, 2026 at 6:00 PM

Chijioke Ebbis - Board of Zoning Appeals Member - Mayor Appointment
Conrad A. Woods - Board of Zoning Appeals Member - District 1
Gerri Aldridge - Board of zoning Appeals Member - District 2
Helen Butler-Simmons - Board of Zoning Appeals Member - District 3
Christopher S. Semler - Board of Zoning Appeals Member - District 4
Wendy Brown-Sanders - Board of Zoning Appeals Member - District 5
Yolanda Bennett - Board of Zoning Appeals Member - District 6

BOARD OF ZONING APPEALS

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
- 4. UNFINISHED BUSINESS**
- 5. NEW BUSINESS**
 - a. VAR-2026-004- 976 Tyrell Rd - Reduce the required rear setback from 30 feet to 6 feet 4 Inches to permit the installation of a Shed**
- 6. ADJOURNMENT**

Persons with special needs relating to handicapped accessibility, disability, or foreign language may contact the City Clerk at (404) 927-9502 or susan.hiott@mableton.gov at least three days prior to the meeting. The clerk can be located at the City of Mableton Offices, Riverside EpiCenter, 135 Riverside Pkwy, Austell, Georgia 30168 during regular office hours.



CITY OF MABLETON BOARD OF ZONING

APPEAL SUMMARY REPORT

The applicant is requesting a Variance VAR-2026-004 for a property located in Mableton, Georgia.

Application & Property Information

- **Application Number:** VAR-2026-2024
- **Property Owner/Applicant:** Kimberly Jackson
- **Property Address:** 976 Tyrell Dr, Austell, GA 30106
- **Tax Parcel ID:** 19092600180
- **Acreage:** 0.36 Acres (*approximate based on standard R-15 parcel dimensions*)
- **Land Lot / District:** Land Lot 926, 19th District
- **Current Zoning:** R-15 (Single-Family Residential District)

Request Details

The applicant is requesting a **variance** from the City of Mableton Zoning Ordinance to reduce the required rear yard setback to accommodate the installation of a new accessory structure.

- **Required Rear Yard Setback (R-15 standard):** 30 feet
- **Proposed Rear Yard Setback:** 6 feet and 4 inches
- **Variance Requested:** A variance reduction of **23 feet and 8 inches**
- **Proposed Site Improvements:** Installation of a **320 square foot accessory shed** within the rear yard setback.

Status & Hearings

- **Active Code Enforcement:** No
- **Board of Zoning Appeals (BZA) Hearing Date:** May 14, 2026

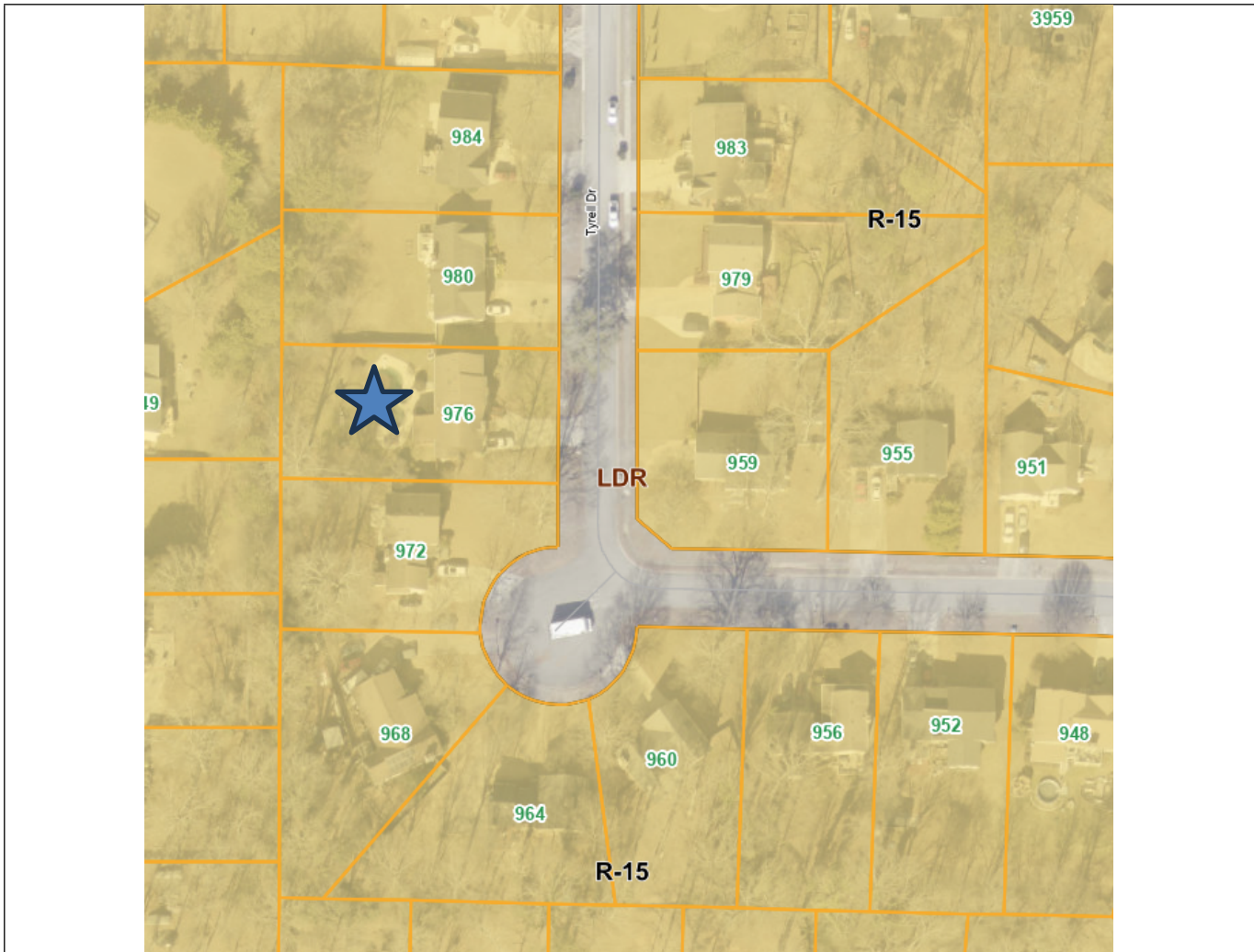


ZONING MAP





FUTURE LAND USE MAP





AERIAL MAP



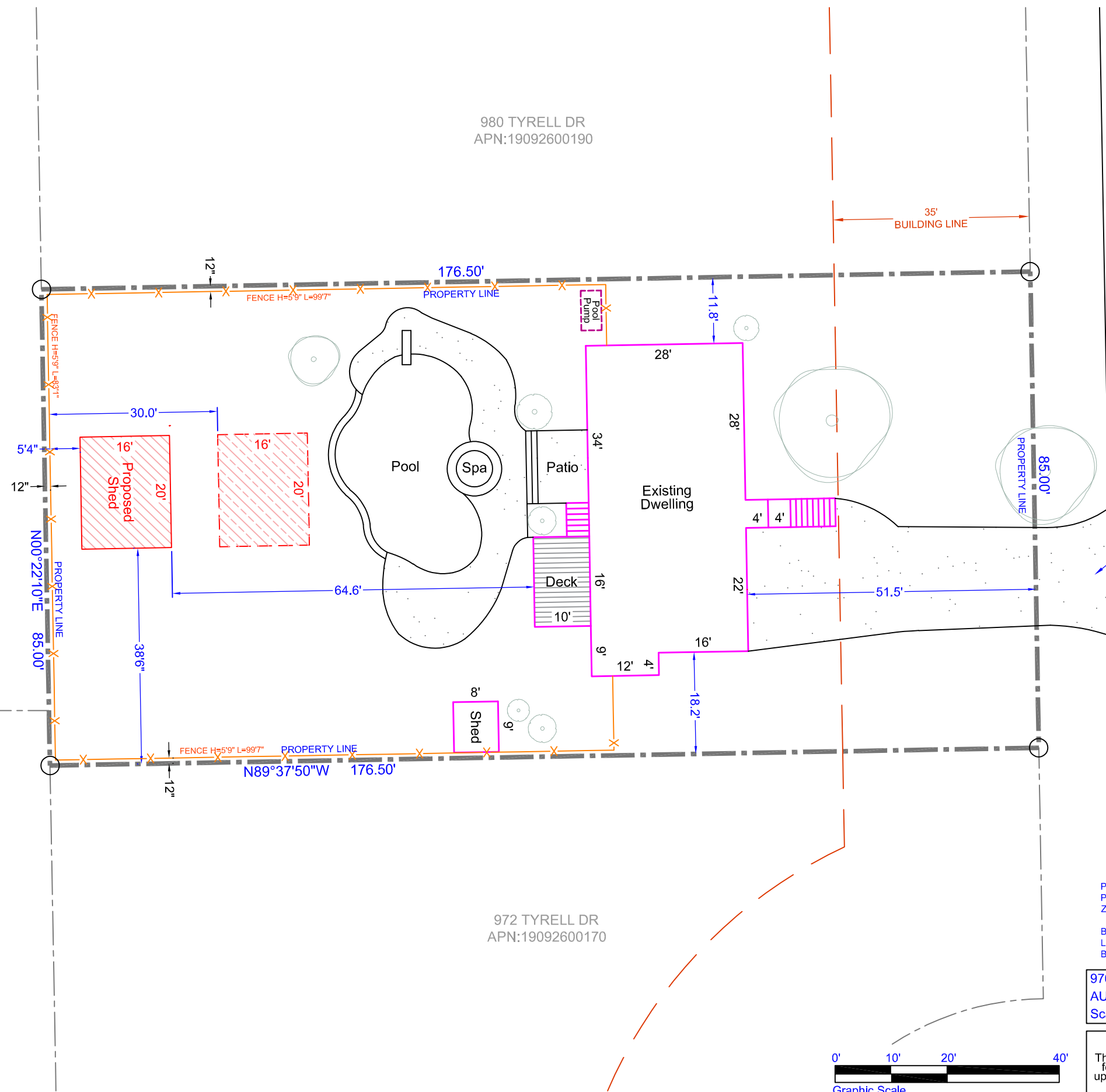


980 TYRELL DR
APN:19092600190

1049 TRESTLE DR
APN:19092700400

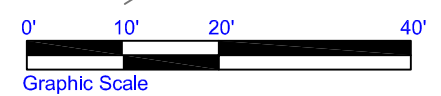
1045 TRESTLE DR
APN:19092700410

972 TYRELL DR
APN:19092600170



Parcel No. (APN) 19092600180
Parcel Use R3
Zoning R-15
SINGLE FAMILY RESIDENTIAL
Building Area 1650 SF
Lot Area 15019 SF (0.34 ACRES)
Building/Lot Area 0.11

976 TYRELL DR
AUSTELL, GA 30106
Scale: 1" = 20'

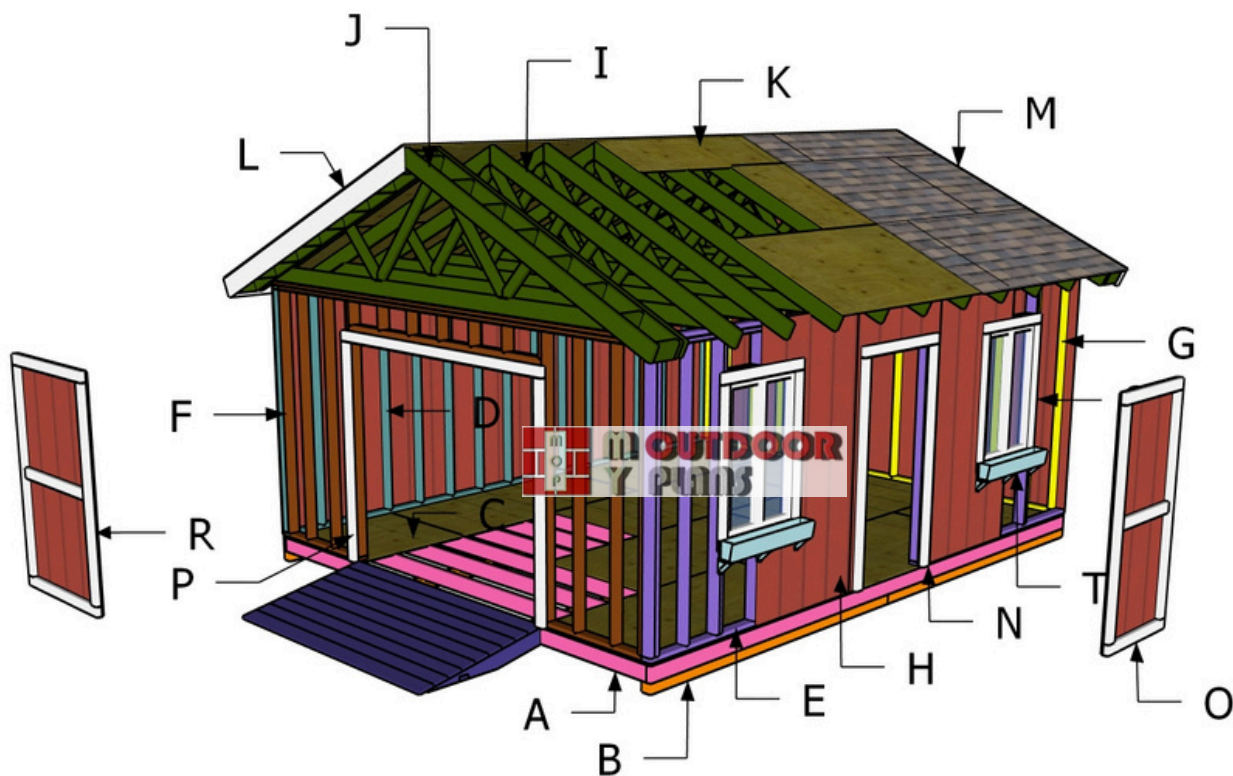


**THIS IS NOT A LEGAL SURVEY.
NOR IS IT INTENDED TO BE OR REPLACE ONE**
This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise locations of any feature, object or boundary.

16 X 20 GARDEN SHED

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MATERIALS LIST

PIECES

4x4 PT lumber - 10 ft	8 pieces
2x6 PT lumber - 20 ft	2 pieces
2x6 PT lumber - 20 ft	16 pieces
2x6 PT lumber - 12 ft	1 piece
2x4 lumber - 20 ft	5 pieces
2x4 lumber - 16 ft	5 pieces
2x4 lumber - 8 ft	90 pieces
2x4 lumber - 10 ft	15 pieces
2x6 lumber 16 ft	11 pieces
2x6 lumber - 10 ft	34 pieces
2x6 lumber - 8 ft	1 piece
1x6 lumber 10 ft	2 pieces
1x2 lumber 8 ft	1 piece
1x4 lumber 8 ft	4 pieces
1x6 PT lumber 8 ft	9 pieces
1x8 lumber 12 ft	8 pieces
5/8" T1-11 siding	21 pieces
1/2" plywood	3 pieces
3/4" plywood PT 4'x8' (floor)	10 pieces
3/4" plywood PT 4'x8'	15 pieces
1 5/8" screws	2000 pieces
2 1/2" screws	500 pieces
3 1/2" screws	1000 pieces
8d nails	1000 pieces
tar paper, asphalt shingles	500 sq ft
Roofing screws	to be determined
ridge cap	24 ft
drip edges	100 ft
Shed windows 32"x48	2 pieces
Shed door kit	1 piece
Shed double door kit	1 piece
Rafter ties	40 pieces
Joist Hangers	4 pieces
1 1/2" structural screws / nails	3 boxes
16"x16"x1 3/4" concrete pad block	4 pieces
Outdoor adhesive	4 bottles
Wood putty	
Paint / Stain	

CUT LIST

PIECES

A - FLOOR FRAME - 2x6 lumber 20 ft	2 pieces
A - FLOOR FRAME - 2x6 lumber 20 ft	2 pieces
B - SKIDS - 4x4 lumber 10 ft	8 pieces
C - FLOOR - 3/4" plywood 4'x8'	8 pieces
C - FLOOR - 3/4" plywood 4'x8'	4 pieces
D - SIDE WALL - 2x4 lumber 20 ft	2 pieces
D - SIDE WALL - 2x4 lumber 233"	1 piece
D - SIDE WALL - 2x4 lumber 92 3/4"	18 pieces
E - SIDE WALL with WINDOWS - 2x4 lumber 20 ft	1 piece
E - SIDE WALL with WINDOWS - 2x4 lumber 233"	1 piece
E - SIDE WALL with WINDOWS - 2x4 lumber 102"	2 pieces
E - SIDE WALL with WINDOWS - 2x4 lumber 92 3/4"	16 pieces
E - SIDE WALL with WINDOWS - 2x4 lumber 27"	6 pieces
E - SIDE WALL with WINDOWS - 2x4 lumber 48"	4 pieces
E - SIDE WALL with WINDOWS - 2x4 lumber 78 1/2"	2 pieces
E - SIDE WALL with WINDOWS - 2x4 lumber 10 3/4"	10 pieces
E - SIDE WALL with WINDOWS - 2x4 lumber 35"	8 pieces
E - SIDE WALL with WINDOWS - 2x4 lumber 39"	2 pieces
F - FRONT WALL - 2x4 lumber 192"	1 piece
F - FRONT WALL - 2x4 lumber 185"	1 piece
F - FRONT WALL - 2x4 lumber 44 1/2"	2 pieces
F - FRONT WALL - 2x4 lumber 92 3/4"	4 pieces
F - FRONT WALL - 2x4 lumber 78 1/2"	2 pieces
F - FRONT WALL - 2x4 lumber 8 3/4"	7 pieces
F - FRONT WALL - 2x6 lumber 99"	2 pieces
G - BACK WALL - 2x4 lumber 185"	2 pieces
G - BACK WALL - 2x4 lumber 192"	1 piece
G - BACK WALL - 2x4 lumber 92 3/4"	13 pieces
I - TRUSSES - 2x6 lumber 192"	11 pieces
I - TRUSSES - 2x6 lumber 119 1/4"	22 pieces
I - TRUSSES - 2x4 lumber 23 7/8"	22 pieces
I - TRUSSES - 2x4 lumber 50 5/8"	22 pieces

CUT LIST

PIECES

H - SIDING - 5/8" T1-11 siding 4'x8'	16 pieces
H - SIDING - 5/8" T1-11 siding 4'x16"	2 pieces
H - SIDING - 5/8" T1-11 siding 4'x29 1/2"	4 pieces
H - SIDING - 5/8" T1-11 siding 4'x52"	4 pieces
J - OVERHANGS - 2x6 lumber 119 1/8"	8 pieces
J - OVERHANGS - 2x6 lumber 8 1/2"	36 pieces
K - ROOF SHEET - 3/4" plywood 4'x8'	6 pieces
K - ROOF SHEET - 3/4" plywood 4'x7'	4 pieces
K - ROOF SHEET - 3/4" plywood 4'x3'	4 pieces
K - ROOF SHEET - 3/4" plywood 23 1/4'x7'	4 pieces
K - ROOF SHEET - 3/4" plywood 23 1/4'x8'	2 pieces
L - ROOF TRIMS - 1x8 lumber 120 1/4"	4 pieces
L - ROOF TRIMS - 1x8 lumber 132"	4 pieces
M - ROOFING - tar paper & asphalt shingles	500 sq ft
N - JAMBS - 2x4 lumber 80"	2 pieces
N - JAMBS - 2x4 lumber 43"	1 piece
O - DOOR FRAME - 2x4 lumber 36"	2 pieces
O - DOOR FRAME - 2x4 lumber 29"	1 piece
O - DOOR FRAME - 2x4 lumber 73"	2 pieces
P - JAMBS - 2x4 lumber 80"	2 pieces
P - JAMBS - 2x4 lumber 103"	1 piece
R - DOOR - 2x4 lumber 73"	4 pieces
R - DOOR - 2x4 lumber 48"	4 pieces
R - DOOR - 2x4 lumber 41"	2 pieces
S - RAMP JOISTS - 2x6 lumber - 47"	4 pieces
S - RAMP SUPPORT - 2x4 lumber - 8 ft	1 piece
S - RAMP - 1x6 lumber - 8 ft	9 pieces
R - PLANTER - 1x6 lumber - 31"	4 pieces
R - PLANTER - 1x6 lumber - 4 1/2"	4 pieces
R - PLANTER - 1x6 lumber - 3 1/2"x29 1/2"	2 pieces
R - PLANTER - 1x2 lumber - 5"	12 pieces
R - PLANTER - 1x2 lumber - 4 1/4"	12 pieces
R - PLANTER - 1x2 lumber - 5 1/4"	6 pieces

Tools

- Miter Saw
- Drill, Nail gun
- Orbital Sander
- Tape Measure, Pencil, Square, Brush
- Safety Glasses, Hearing Protection
- Hammer, Shovel, Wheelbarrow

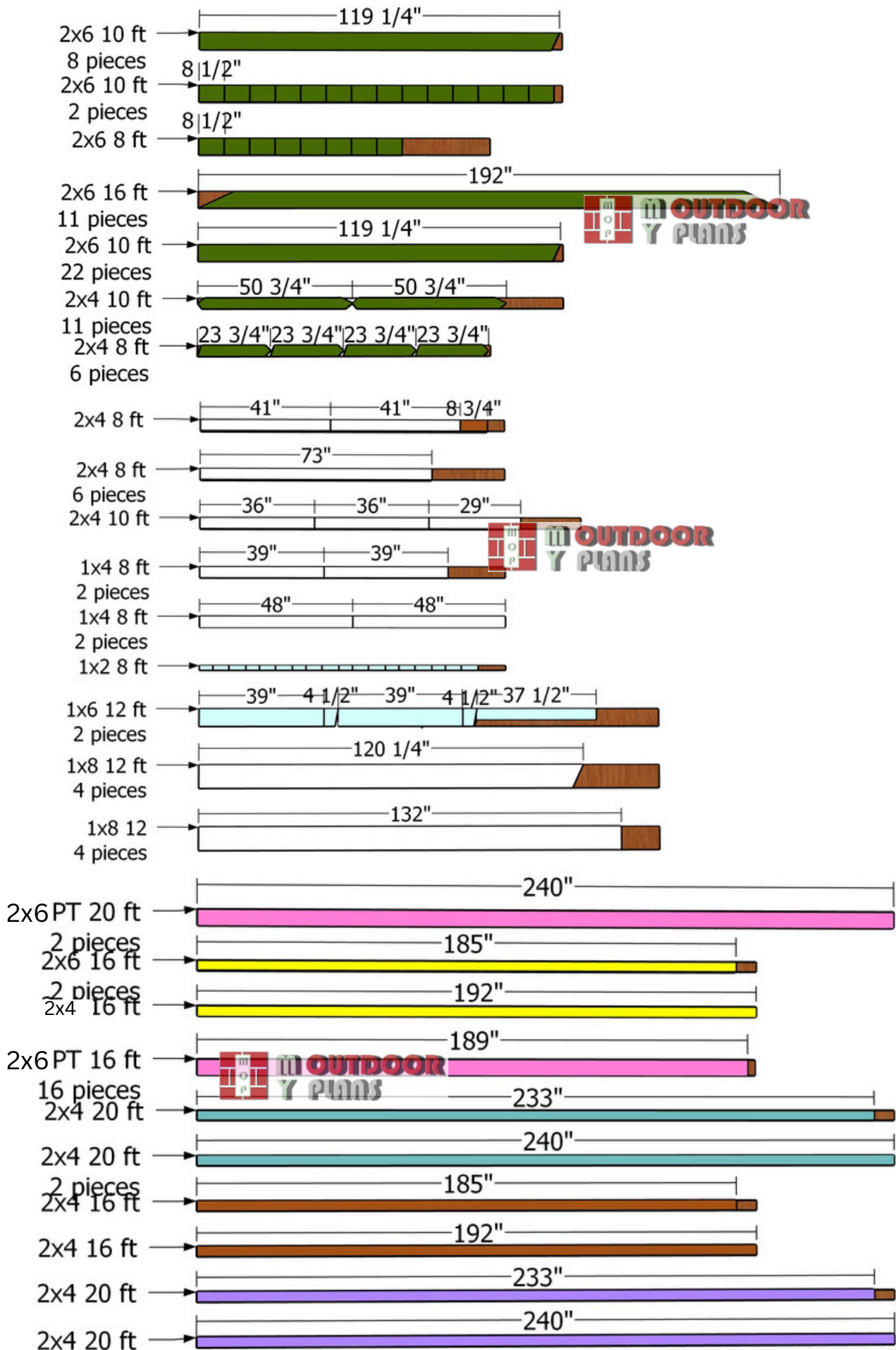
Time

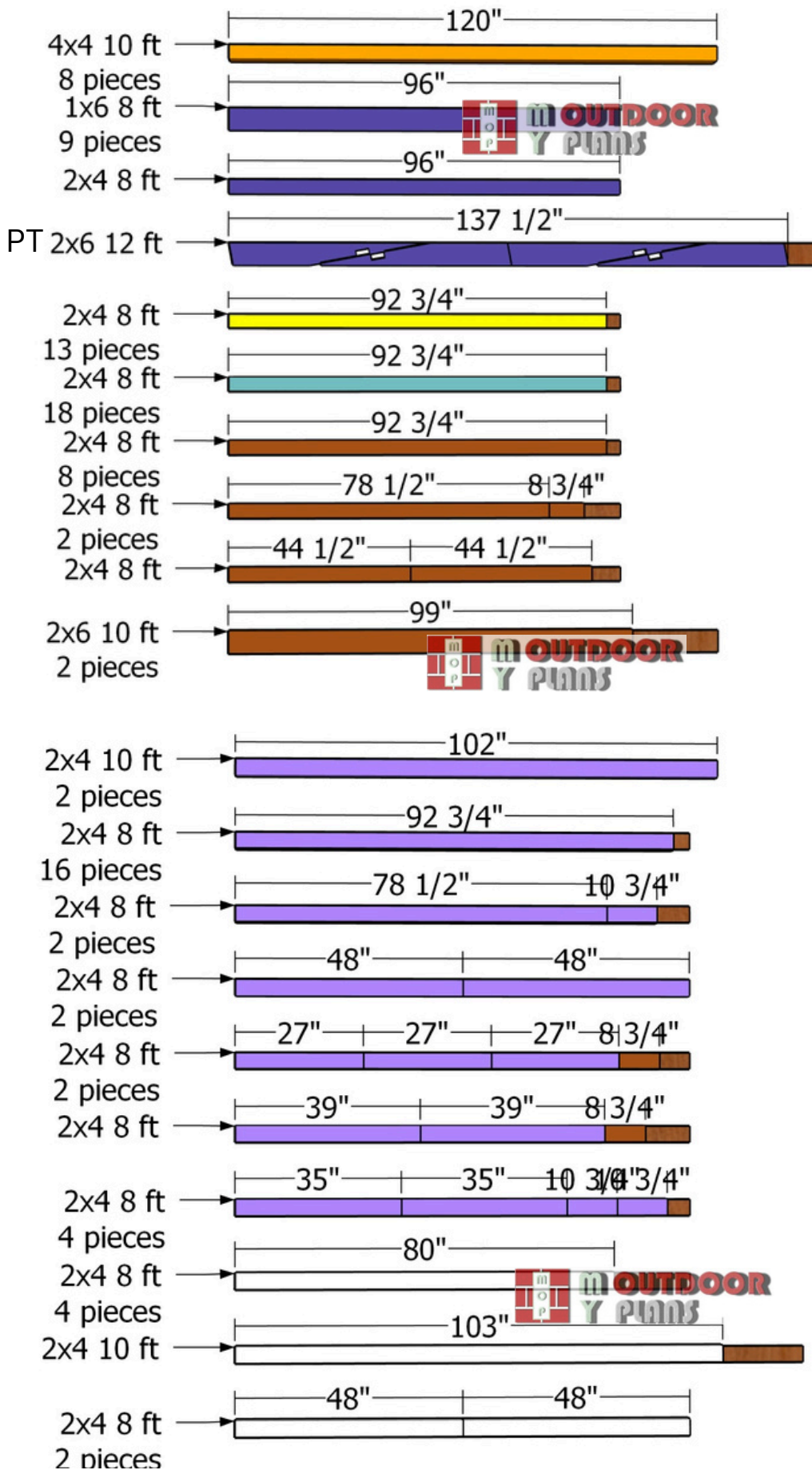
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Cost Estimate

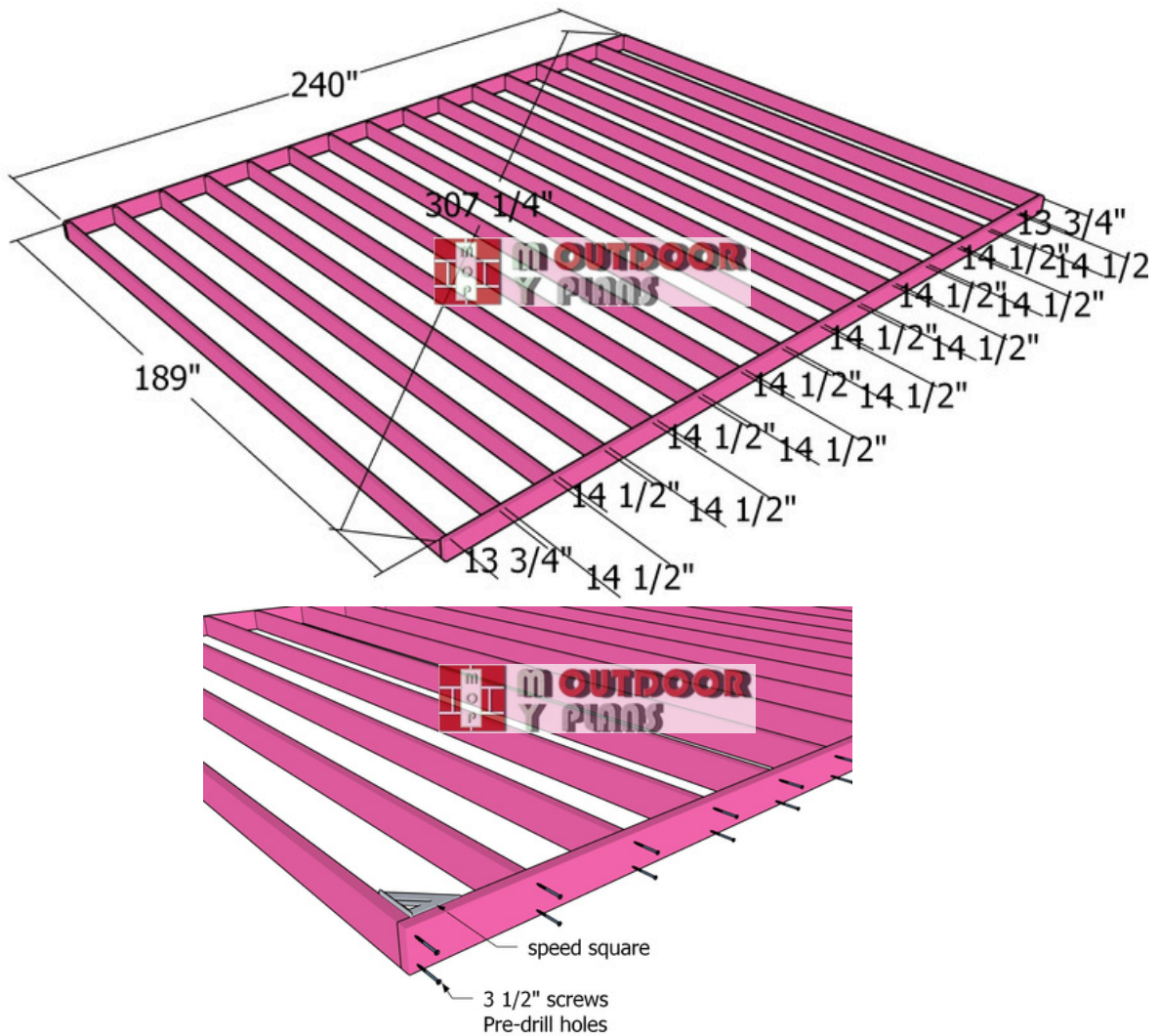
- \$4000

Cut Layout Diagram





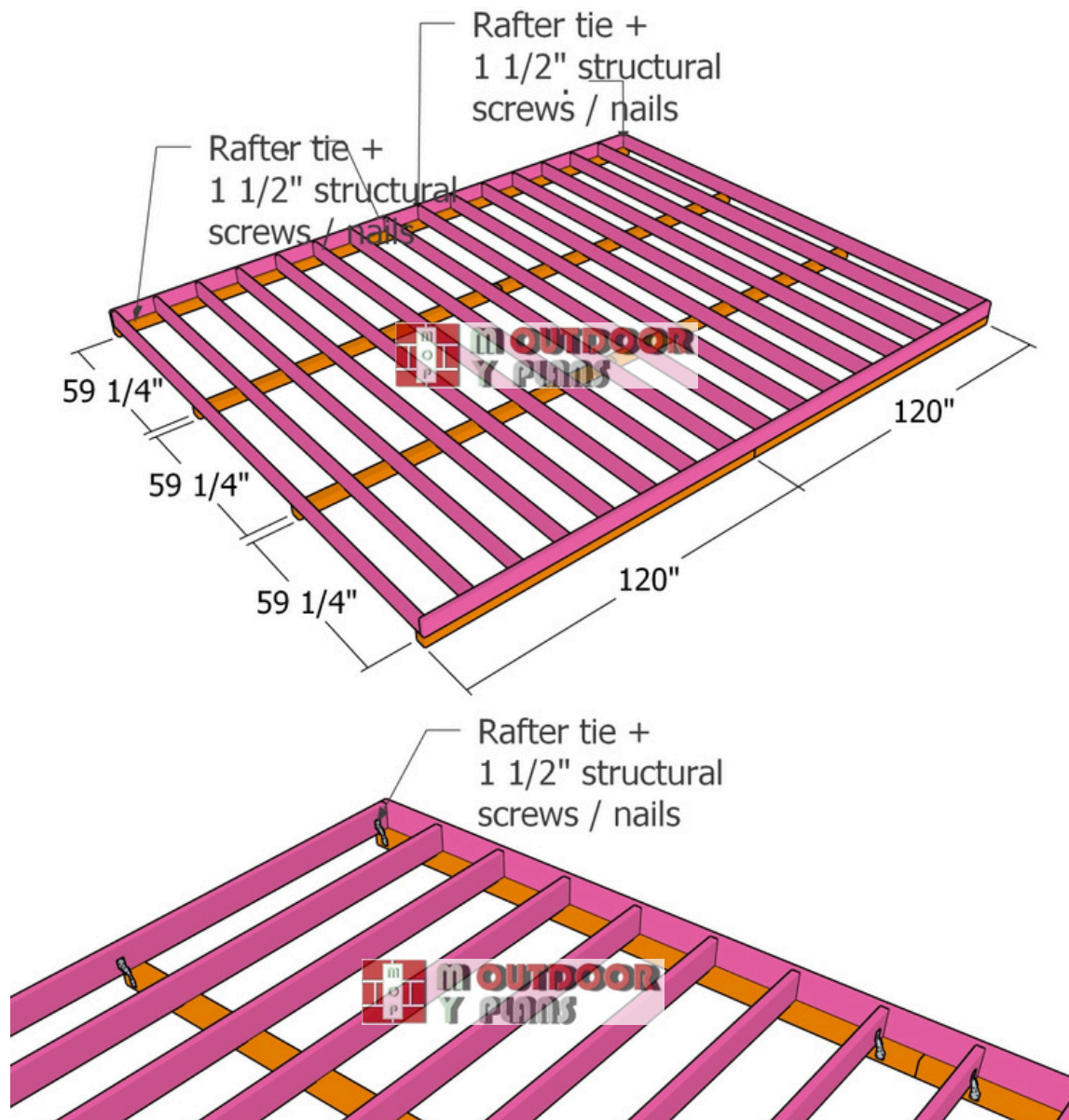
1



The first step of the project is to build the floor frame. Before you dive into building your shed, take the time to properly prepare the site—it's the foundation (literally!) for a sturdy and long-lasting project. Start by picking a level spot with good drainage to avoid water pooling around your shed. Clear the area of any rocks, roots, or debris, then measure and mark the perimeter based on your shed plans. For added stability, consider laying gravel or compacting the soil to create a solid base. If you're going all out, a concrete slab or blocks will take your project to pro level, ensuring your shed can withstand the elements and the test of time.

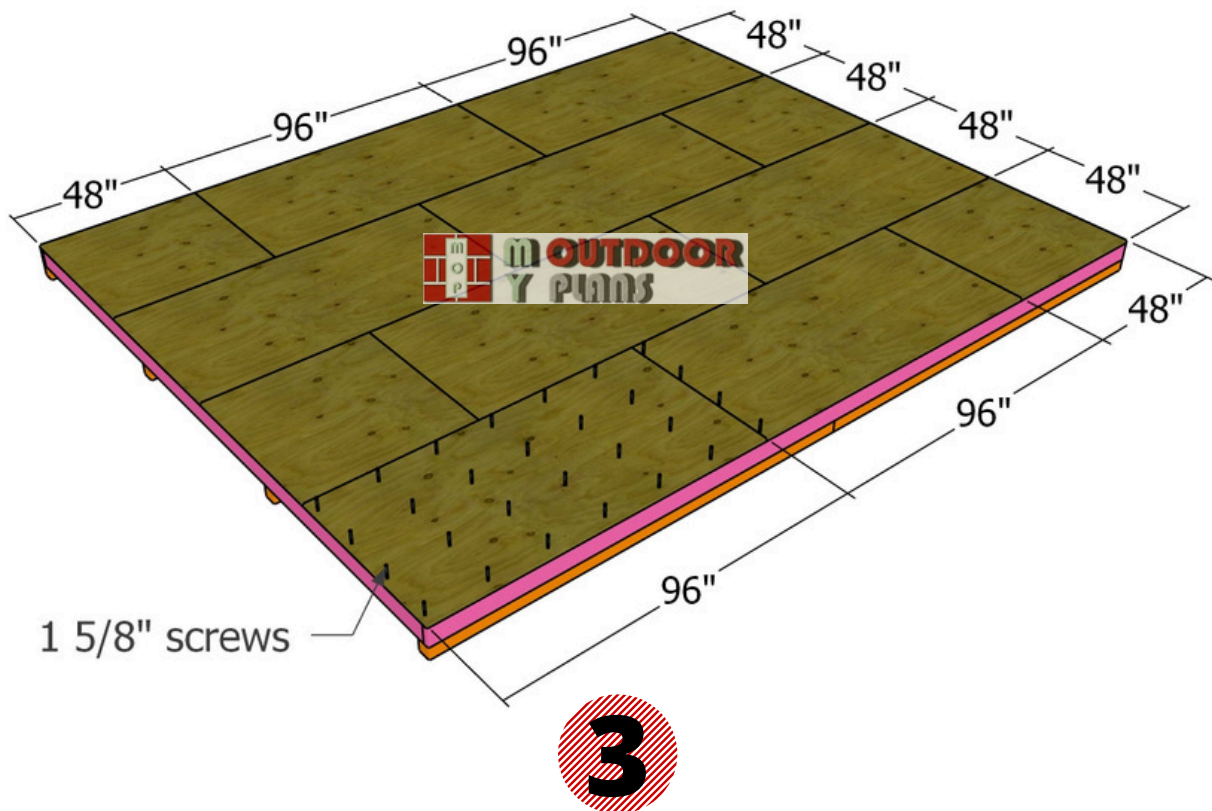
Lay the 2x6 joists on a flat, level surface, ensuring proper alignment before assembly. Drill pilot holes through the rim joists at the ends of the floor frame to prevent splitting and to guide the screws accurately. Secure each joist using 3 1/2" screws, ensuring the connections are tight and the frame is sturdy.

Check that the corners are square by measuring the diagonals—if they're not equal, adjust the frame until they match. For added precision, use a speed square at all four corners, as demonstrated in the diagram, to confirm perfect 90-degree angles before moving on.



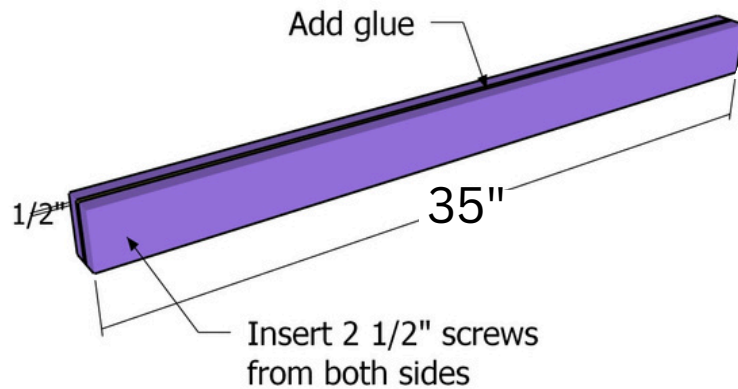
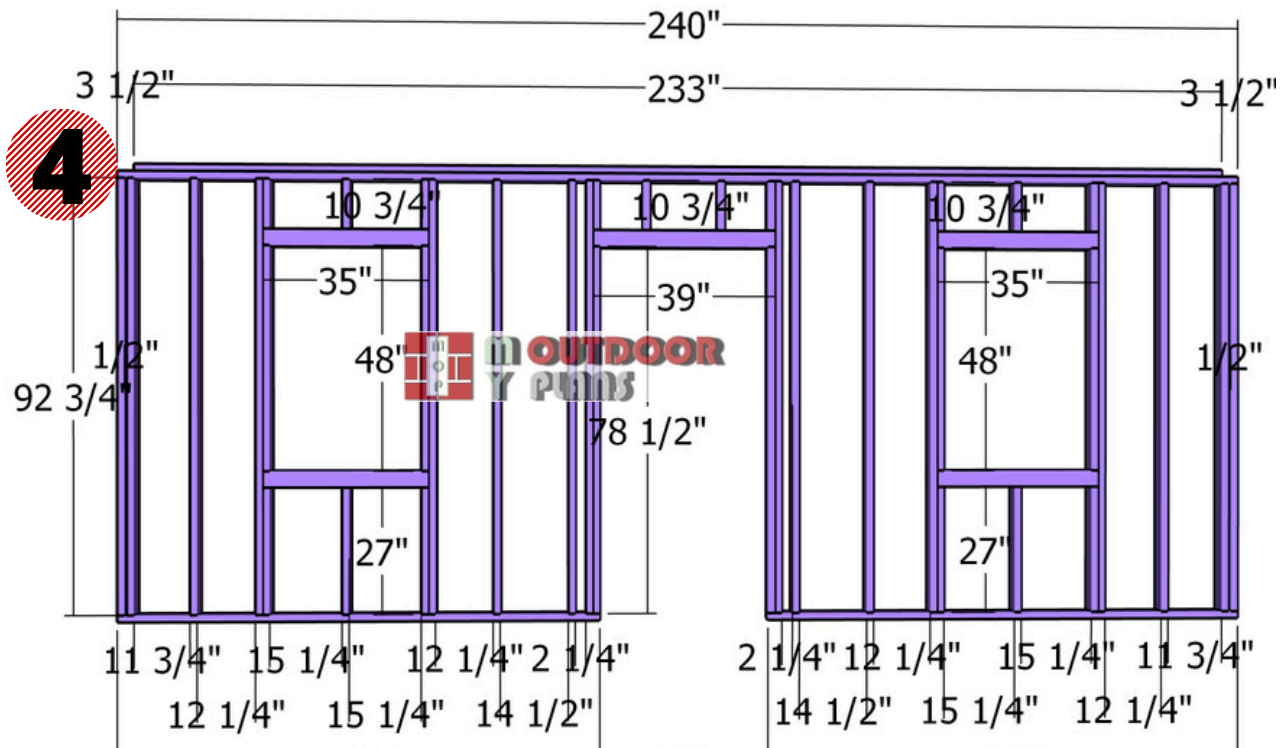
To protect the floor frame from moisture and decay, position 4x4 skids evenly beneath the frame to elevate it off the ground. The skids not only provide essential clearance to prevent water damage but also distribute the weight of the shed evenly. Space the skids according to the plans, ensuring they align with the joists for maximum support. Double-check that the skids are level and properly positioned before attaching the floor frame, as this foundation is key to the shed's durability and stability.

Secure the floor frame to the skids using rafter ties for added stability and resistance to shifting. Position a rafter tie at each end of the skids, ensuring they are aligned properly with the floor frame. Fasten the rafter ties to the skids using 1 1/2" structural screws, driving them tightly to create a strong connection. This step will anchor the floor frame firmly to the skids, ensuring the shed remains stable even in harsh weather conditions.



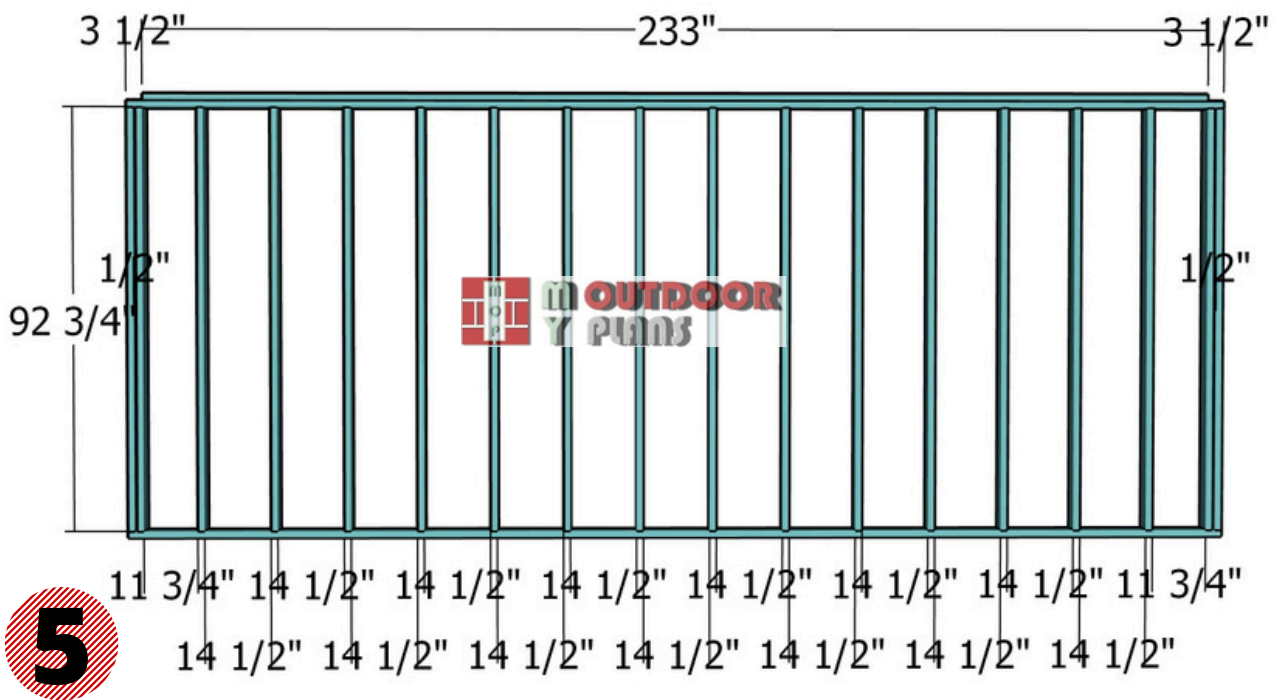
Lay the 3/4" plywood sheets onto the floor frame, ensuring the edges are flush with the frame for a clean, precise fit. Use a tape measure to double-check that the sheets are properly aligned and that any seams between sheets land on the center of a floor joist for maximum support. Secure the sheets with 1 5/8" screws, spacing them every 8 inches along the edges and across the joists. Drill pilot holes first to prevent splitting and ensure a tight fit.

If needed, use a chalk line to mark the joists on the plywood surface for accurate screw placement. For added durability and protection against moisture, consider applying wood glue along the joists before fastening the plywood. This step will reduce creaking and improve the overall strength of the floor.



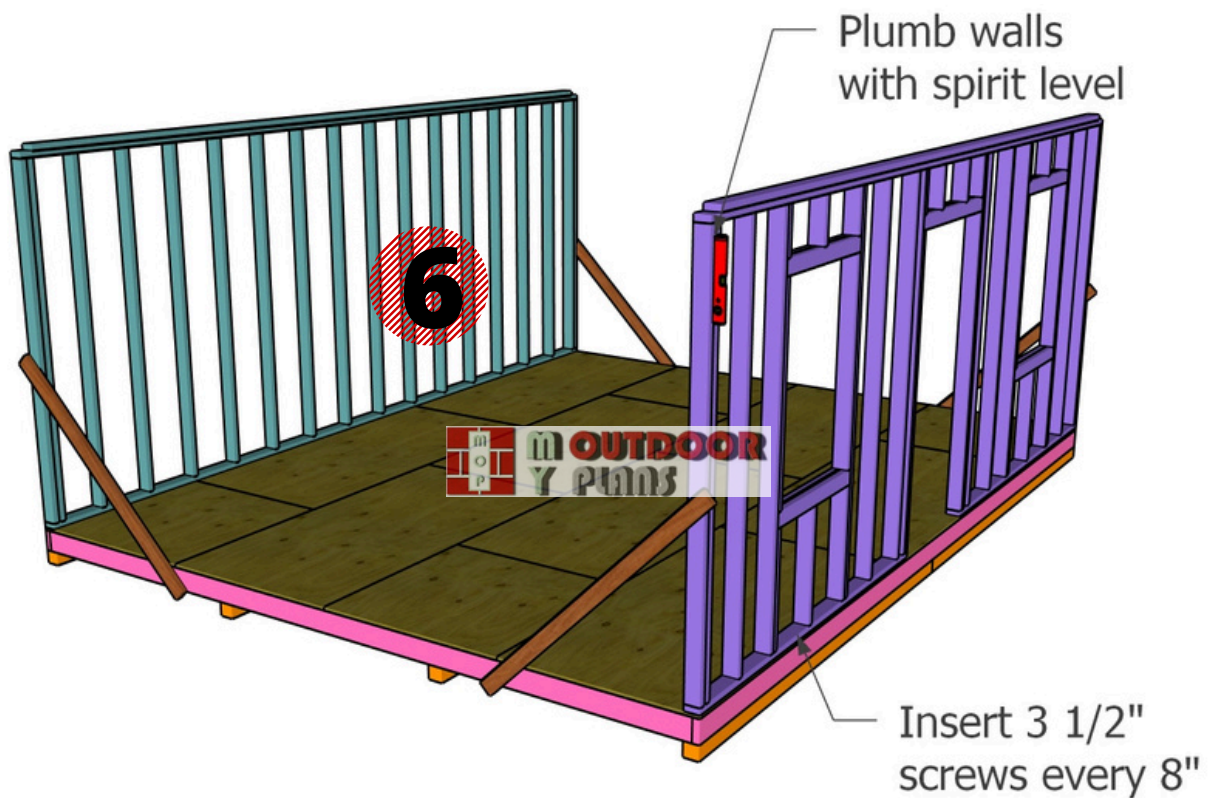
To assemble the side wall, use 2x4 lumber to build the frame, accommodating openings for two windows and a man door, as specified in the plans. Adjust the size and placement of the openings to suit your needs. Construct double headers for the windows using 2x4 lumber and a 1/2" plywood spacer sandwiched between them.

Apply wood glue to the joints, align the edges flush, and secure the headers with 3 1/2" screws driven in from both sides for a strong connection. Position the headers at the top and bottom of the window openings and secure them to the wall frame with 3 1/2" screws. Drill the screws at an angle or use pocket holes at the ends of the headers to ensure a tight fit. This detailed construction ensures the wall frame is sturdy and ready for installation.



Build the plain side wall of the garden shed using 2x4 lumber, following the dimensions in the diagram. Start by cutting all the components to size, then lay them out on a level surface to ensure proper alignment. Drill pilot holes through the top and bottom plates, and secure the studs with 3 1/2" screws, spacing them 16" on center. The diagram will guide you with precise measurements for the spacing.

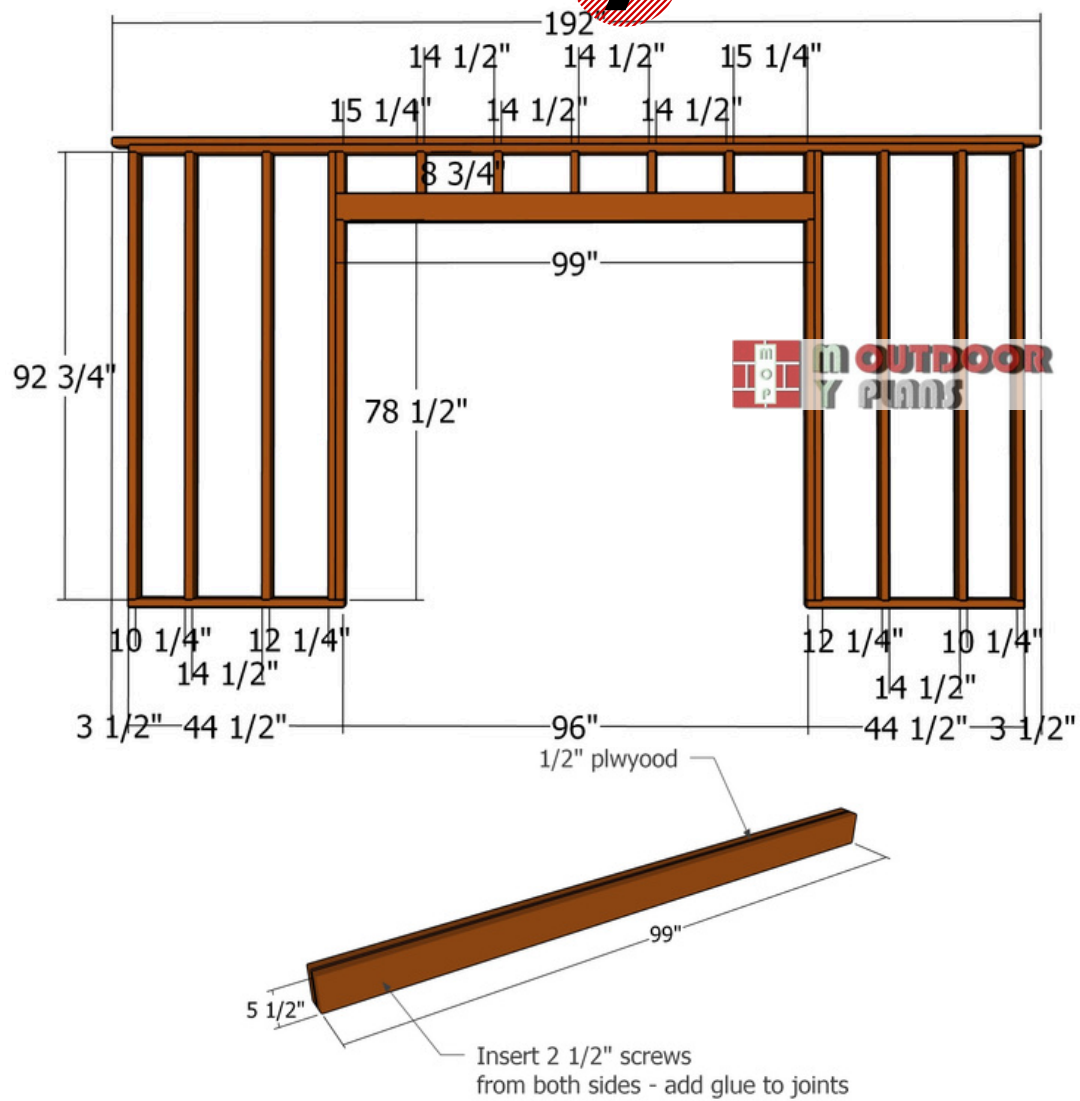
At each end of the wall frame, install double studs for added strength, and fit 1/2" plywood spacers between them for structural stability. Attach a double top plate to the wall frame, centering it so that it insets 3 1/2" on both ends, and secure it in place with 2 1/2" screws. This design ensures the wall is sturdy and ready for assembly into the larger shed structure.



Position the side wall frames onto the floor of the shed, ensuring they are flush with the edges for a precise fit. Use a spirit level to check and adjust the frames until they are perfectly plumb. Secure the frames temporarily with braces to hold them in place while fastening.

Drill pilot holes through the bottom plates of the wall frames to prevent splitting, then drive 3 1/2" screws through the plates and into the floor, spacing the screws every 8 inches for a strong and stable connection. This method ensures the walls are firmly anchored to the floor, ready for the next steps in your build.

7

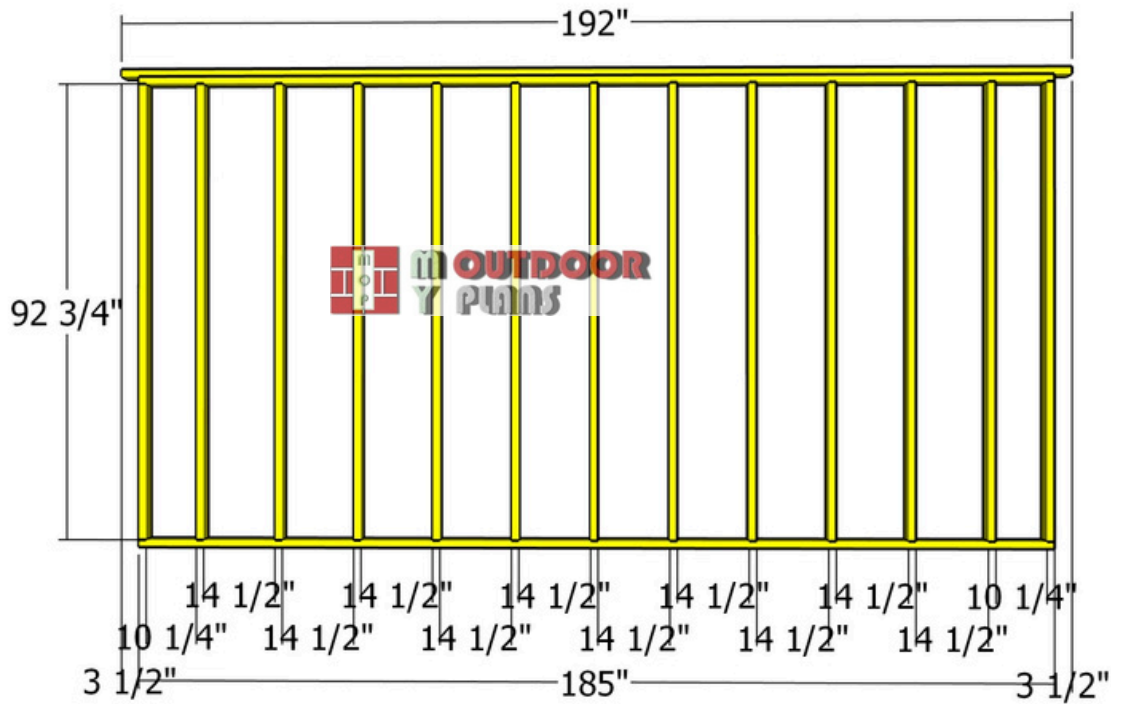


Construct the front wall of the shed using 2x4 lumber for the frame and 2x6 lumber for the double header above the door opening. Assemble the frame by drilling pilot holes and fastening the studs and plates together with 3 1/2" screws, ensuring proper alignment and spacing as per the plans.

Cut and build the double 2x6 header, sandwiching a 1/2" plywood spacer between the boards for added strength, and secure them with screws or nails. Position the header above the door opening, ensuring it rests firmly on the trimmer studs for optimal load support. Attach the header to the wall frame using 3 1/2" screws or 16d nails, driving them through the king studs and into the ends of the header for a sturdy and durable connection.

To assemble a double 2x6 header for your shed wall frame, start by cutting two 2x6 boards to 99". Sandwich a piece of 1/2" plywood of the same length between the boards to create a sturdy, insulated header. Apply construction adhesive between the layers for added strength, then clamp them tightly together to prevent shifting. Drill pilot holes through the 2x6s and into the plywood spacer, spacing the holes every 12 inches along the length. Secure the assembly with 3 1/2" screws or 16d nails, ensuring everything is flush and square. This solid header will distribute the load above doors or windows efficiently, ensuring the structural integrity of your shed.

8

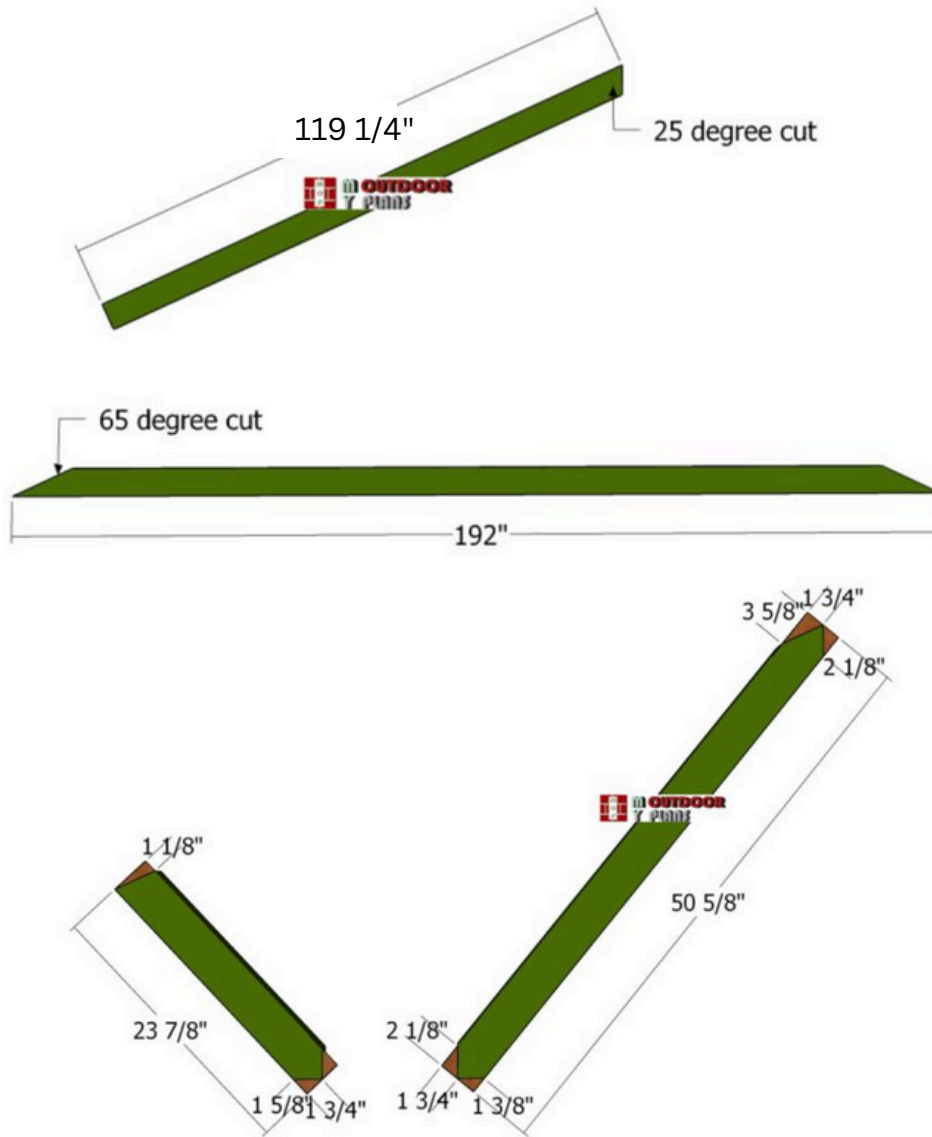


Assemble the back wall, as well.



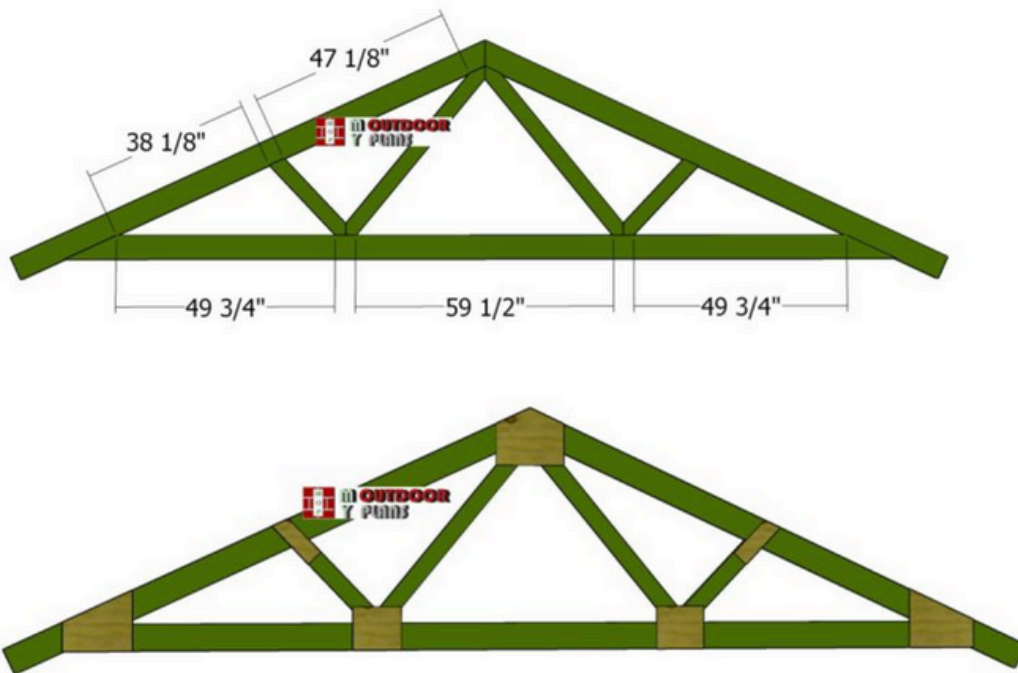
9

Place the wall frames onto the shed structure, aligning their edges flush with the floor and ensuring they are plumb. Secure the bottom plates of the frames to the shed floor by drilling pilot holes and driving 3 1/2" screws every 8 inches. Join the adjacent wall frames at the corners by aligning them tightly and fastening them together with 3 1/2" screws driven through the studs. Double-check that all walls are square and securely locked in place to create a stable and rigid structure.



10

Use a miter saw to make a 25 degree cut to one end of the rafters. Use 2x6 lumber for the rafters. Next, we need to build the webs for the trusses. Use a saw to make the cuts to both ends of the webs, as shown in the diagram. Use 2x4 lumber for these components.

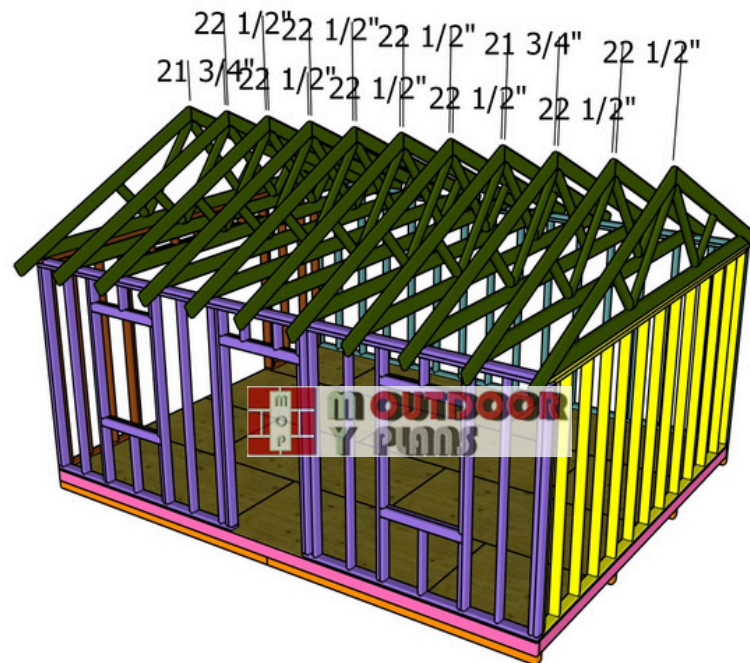


11

Lay all components on a level surface. You can even set a jig, so you can assemble all trusses in a similar manner and get consistent results.

Use 1/2" plywood to create gussets for the trusses. Begin by marking the cut lines for the gussets on the plywood based on the dimensions specified in the plans, then cut them out with a saw for precision. Lay the gussets over the joints of the trusses, ensuring they cover the connections completely for maximum support.

Secure the gussets with 1 5/8" screws, spacing the screws evenly to lock them tightly in place. For optimal stability, attach gussets to both sides of each truss, except for the end trusses, where leaving one side clear allows for attaching the siding panels later. This ensures a strong and durable roof structure for your shed.

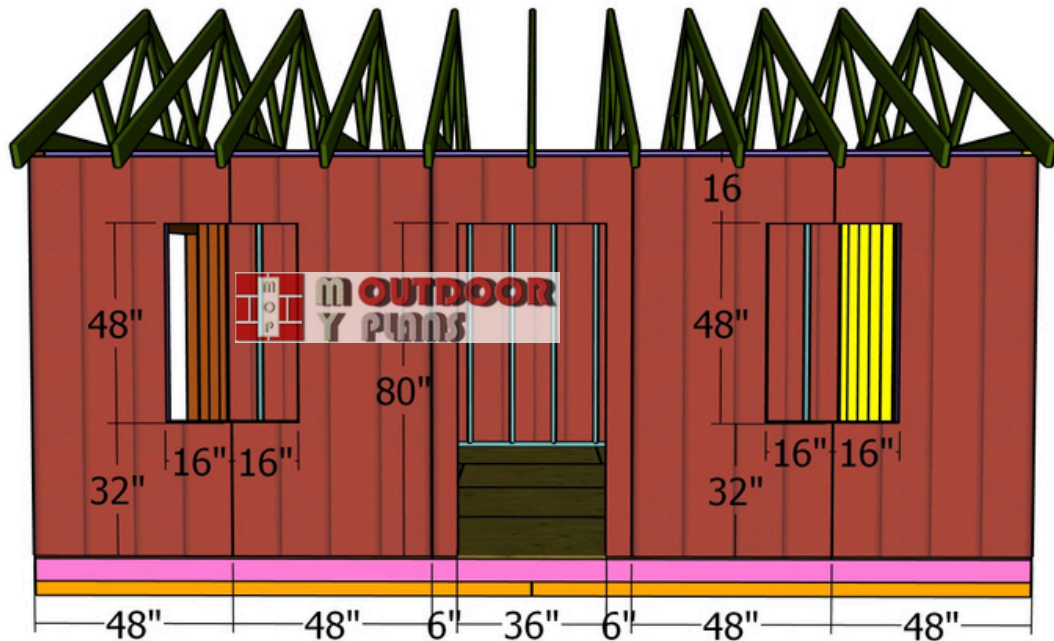


Start by lifting each truss onto the top plates of the shed wall frames and aligning them with the layout marks, ensuring the trusses are plumb and evenly spaced. Attach a rafter tie to each side of the truss where it meets the top plate, using 1 1/2" structural screws to secure the ties to both the truss and the top plate.

Drive the screws through the pre-drilled holes in the rafter ties for a snug fit, ensuring the connections are tight and stable. Repeat this process for all trusses, double-checking alignment and spacing as you go to maintain a uniform and sturdy roof frame.

Set the trusses every 24" OC. The number in the diagram show the distance between the trusses.

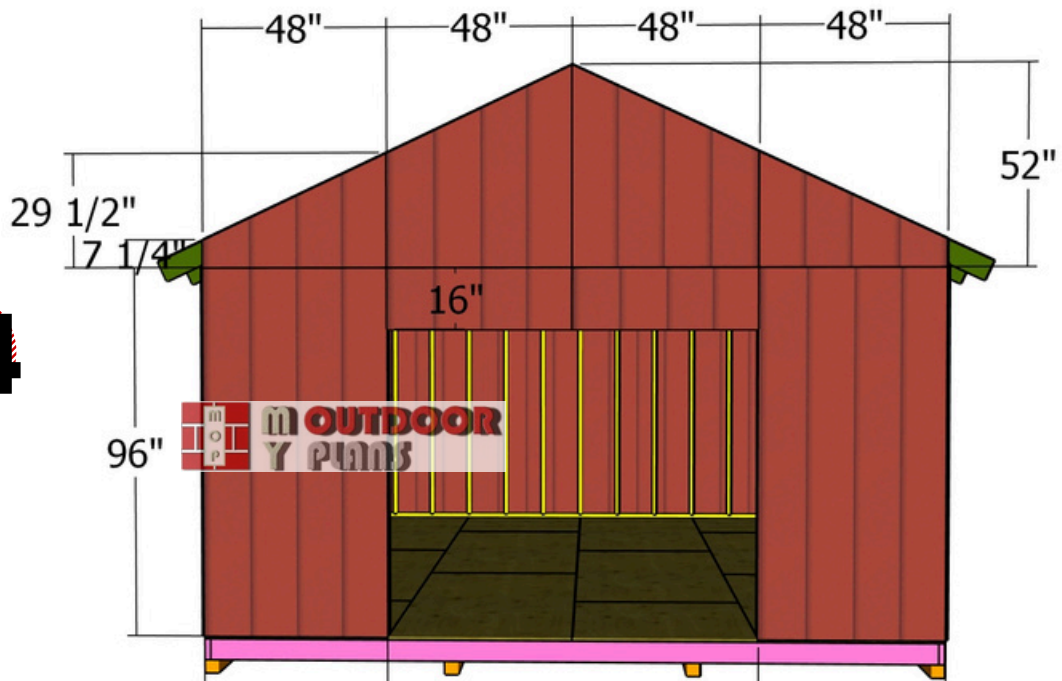
13



Attach the 5/8" T1-11 siding sheets to the side walls of the shed, starting at one corner and working your way across. For the side with window and door openings, carefully measure and mark the cutouts, ensuring accuracy, as the door cutout will double as the door panel.

Use a circular saw to make precise cuts, and remember to measure twice before cutting to avoid mistakes. Align the edges of the siding flush with the wall framing, leaving no gaps between the panels for a seamless look. Secure the siding with 8d nails, spacing them every 8 inches along the framing to ensure the panels are firmly attached and can withstand the elements. This step not only protects the shed but also gives it a polished, professional appearance.

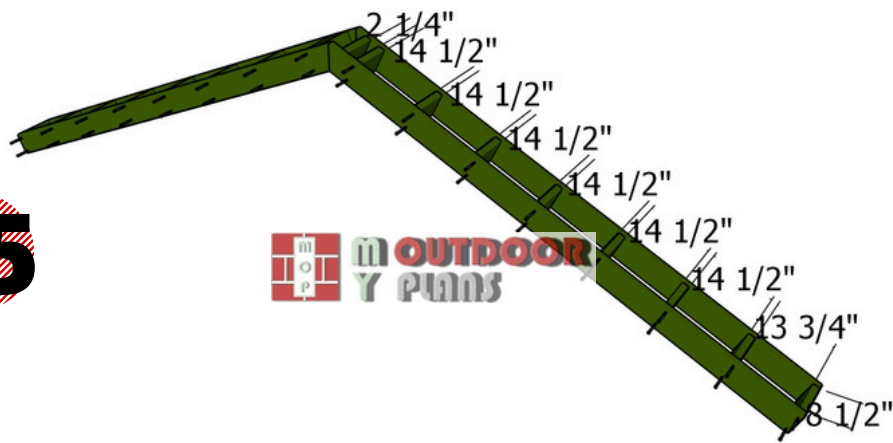
14



Attach the siding sheets to the front of the shed, aligning the edges flush with the wall frame for a clean, even fit. Carefully measure and mark the door opening on the siding, then use a circular saw to cut out the section. Take your time with the cuts, as precision is key for a professional finish.

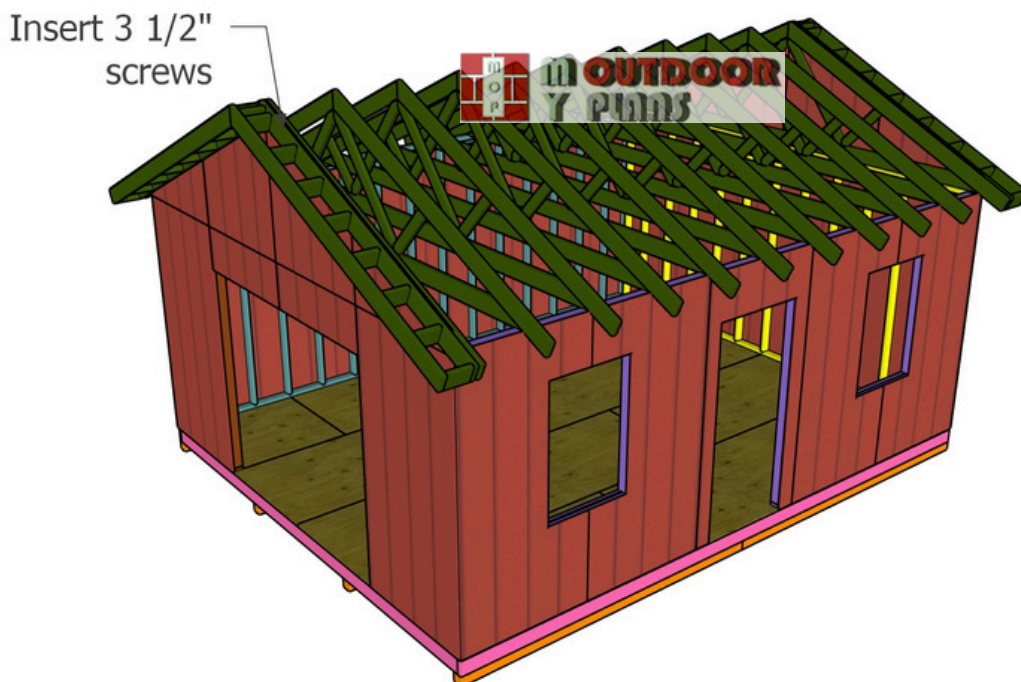
Once the panels are properly trimmed, position them on the wall and secure them using 8d nails, driving the nails every 8 inches along the framing. Ensure the panels are tightly fitted with no gaps, as this step will not only protect your shed from the elements but also prepare the surface for the final touches.

15



To assemble the overhangs for your gable shed, start by cutting the 2x6 rafters to size, adjusting the dimensions to suit your desired overhang depth. Use a miter saw to make 25-degree angled cuts on one end of each rafter, ensuring they align neatly with the roof's slope.

Next, cut and fit the 2x6 blocking pieces between the rafters to provide additional stability. Align the blockings evenly and secure them in place using 3 1/2" screws, creating a rigid structure. Once the rafters and blockings are assembled, attach the overhang structure to the roof frame, using 3 1/2" screws to lock everything tightly. This design not only adds functionality by protecting the shed walls but also enhances the aesthetic appeal of the shed.

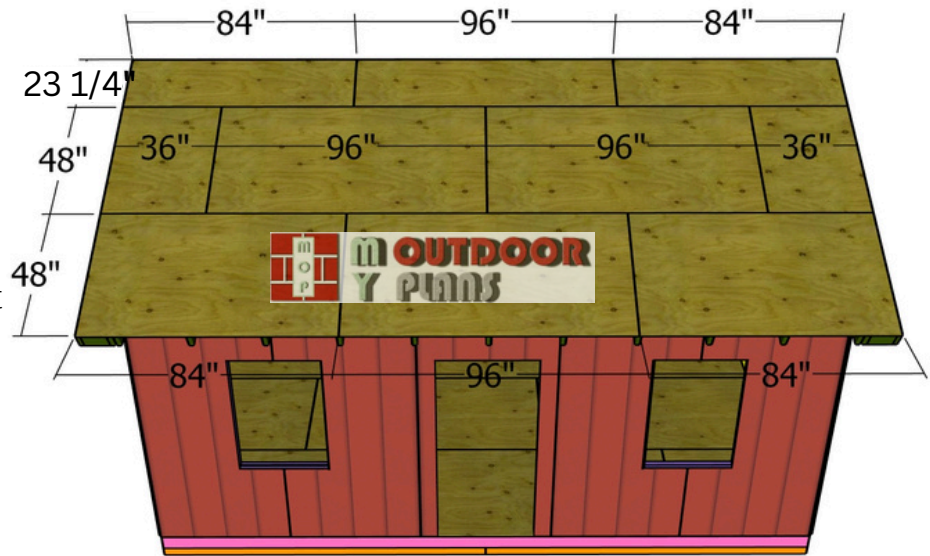


Attach the overhangs to the front and back of the shed, ensuring they are properly aligned and flush with the edges of the roof frame for a clean and uniform appearance.

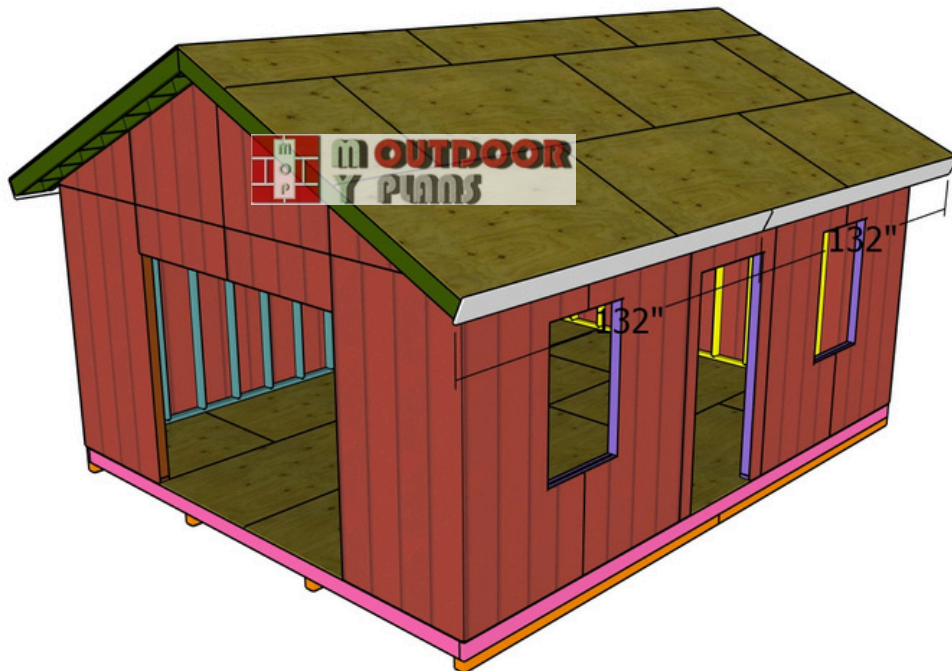
Position the overhangs carefully, checking that they are level and centered. Drill pilot holes through the overhangs and into the shed's framing to prevent splitting, then secure them in place using 3 1/2" screws. Fasten the screws evenly along the length of the overhangs to create a strong and stable connection. This step not only reinforces the roof structure but also adds a professional finish to your shed's design.

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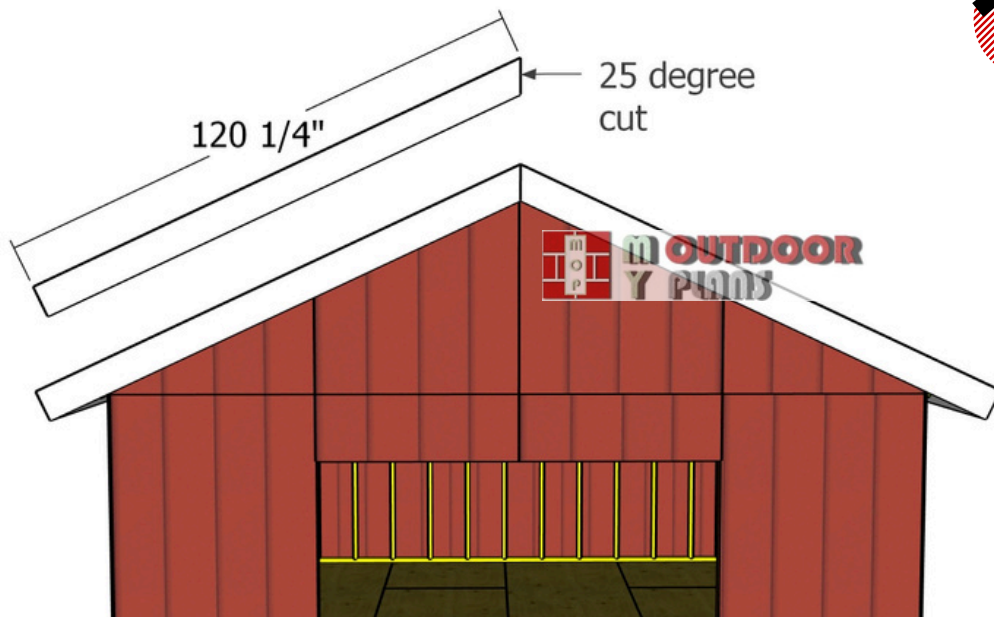
To attach 3/4" plywood sheets to the gable shed roof, start at one lower corner and work your way up, ensuring the first sheet aligns flush with the edge of the roof frame. Lay the plywood perpendicular to the trusses and fasten it using 1 5/8" screws or nails, spacing them every 8 inches along the edges and 12 inches along the trusses.



Stagger the joints between rows of plywood to increase strength and stability. Drill pilot holes if necessary to prevent splitting, and ensure all edges are supported by trusses for a secure fit. Check that the sheets are flush and properly aligned before moving on to the next row, creating a seamless, solid roof surface.

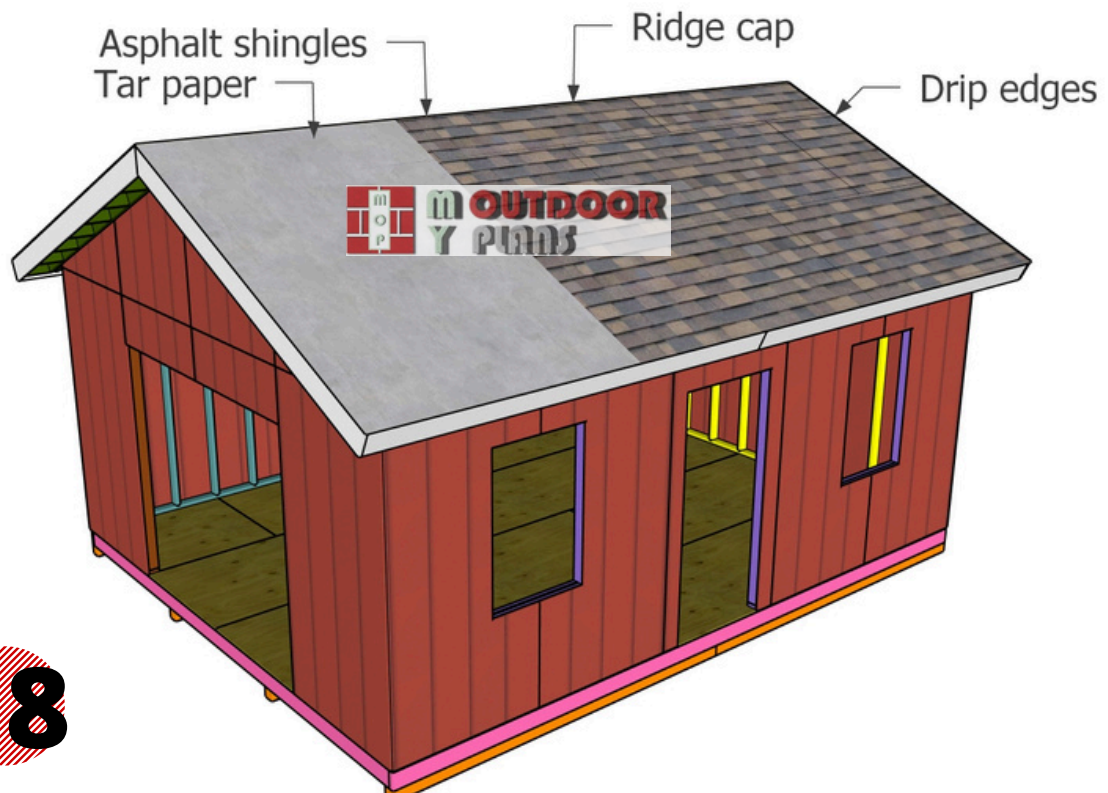


Attach the 1x8 trims to the sides of the shed roof to complete the finishing touches on the overhangs. Position the trims so their edges are flush with the rafters, ensuring a seamless and professional appearance. Drill pilot holes to prevent splitting, then secure the trims to the rafters using 8d nails, spacing the nails evenly for a neat finish. Double-check the alignment as you work to maintain a consistent look on both sides of the shed. These trims not only enhance the shed's aesthetic but also provide added protection to the roof edges.



Cut one end of the rafters at a 25-degree angle using a miter saw to match the slope of the roof. Position the rafters at the gable ends of the shed, aligning them flush with the top edge of the roof sheathing for a seamless fit.

Ensure there are no gaps between the rafters and the sheathing to maintain a clean and sturdy finish. Secure the rafters into place by driving 8d nails every 12 inches along their length, fastening them firmly to the roof structure. This step reinforces the roof's edges and provides a polished look to the shed's gable ends.



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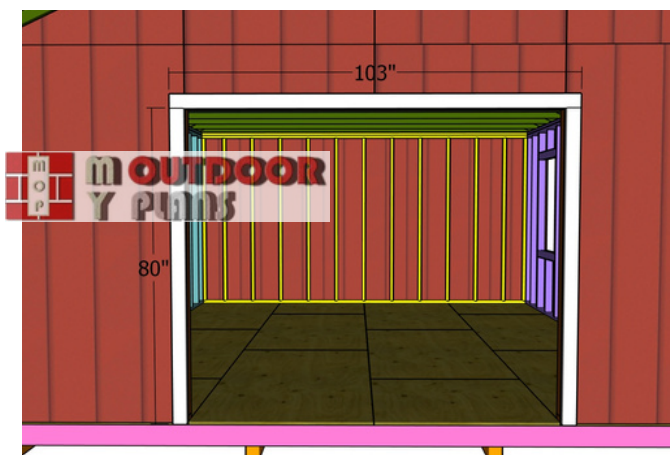
Covering your shed with asphalt shingles is a straightforward process that adds durability and a polished look to the roof. Start by installing a layer of tar paper (roofing underlayment) over the plywood sheathing. Begin at the bottom edge of the roof and work your way upward, overlapping each row by at least 2 inches to ensure water flows down and away from the shed.

Secure the tar paper with roofing staples or nails, spacing them evenly to hold it securely in place.

This underlayment acts as a moisture barrier, protecting your shed from leaks and prolonging the life of the roof. Once the tar paper is installed, attach drip edges along the eaves and rake edges of the roof. These metal strips protect the edges of the plywood from water damage, ensuring a clean finish and improving the overall durability of the roof.

With the tar paper and drip edges in place, you're ready to lay the asphalt shingles. Begin at the bottom of the roof, starting with a starter strip (a row of shingles with the tabs cut off) to create a base that prevents water infiltration. Lay the first row of shingles over the starter strip, aligning them with the drip edge, and secure them with roofing nails driven just above the tabs. Continue working your way up the roof, staggering the joints between rows to ensure a watertight seal. Use a chalk line to maintain straight rows and cut shingles as needed for the edges and peak.

Finally, install ridge shingles along the roof's peak to cap off the project and give it a finished look. With proper care and installation, your asphalt shingle roof will provide reliable protection for years to come.

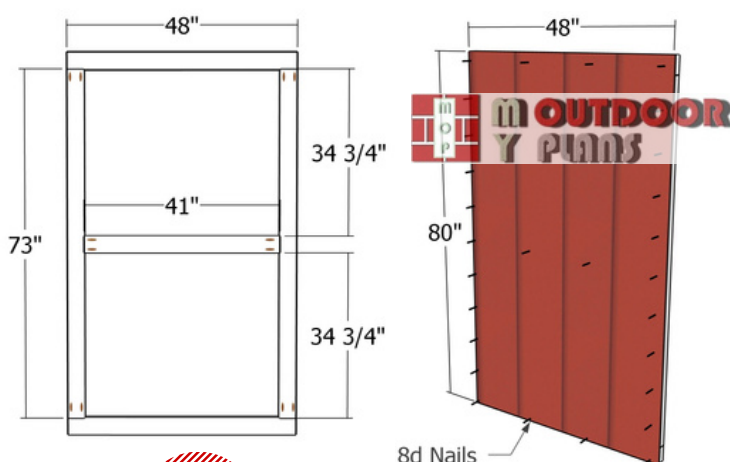


Let's get those door jambs installed! Grab your 2x4s and attach them around the door opening, aligning the edges so they're perfectly flush. Drill pilot holes to prevent splitting, then secure the jambs in place with 3 1/2" screws.

Space the screws every 8" along the framing for a strong, tight fit. This step not only ensures a secure door installation but also gives the opening a clean, finished appearance.

Let's build those door frames like a pro! Start by cutting 2x4 lumber to size for a sturdy, dependable structure. Drill pocket holes at both ends of the vertical and horizontal pieces to create strong, tight joints. Lay everything out on a flat surface, making sure the corners are perfectly square for a flawless fit.

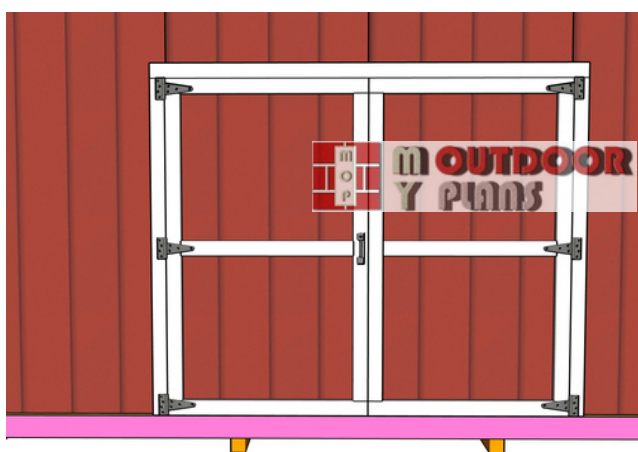
Once everything is aligned, secure the pieces together by driving 2 1/2" screws into the pocket holes. This technique ensures a rock-solid frame that's built to last, ready to support your shed doors and handle the demands of everyday use.



19

Remember those panels you cut out for the front wall siding? It's time to put them to work!

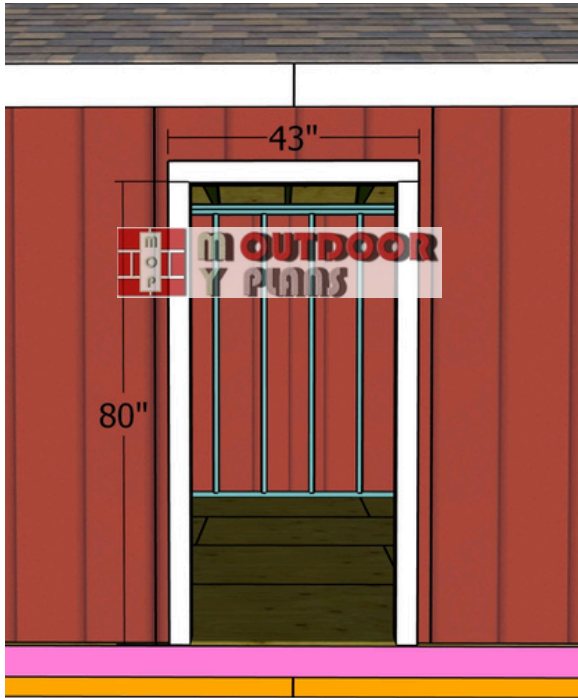
Attach the panels to the door frames, making sure they're aligned perfectly for a clean, professional look. Secure them in place by driving 8d nails evenly along the edges, locking everything together tightly.



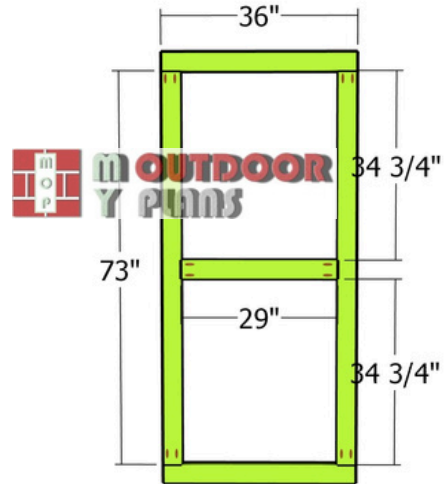
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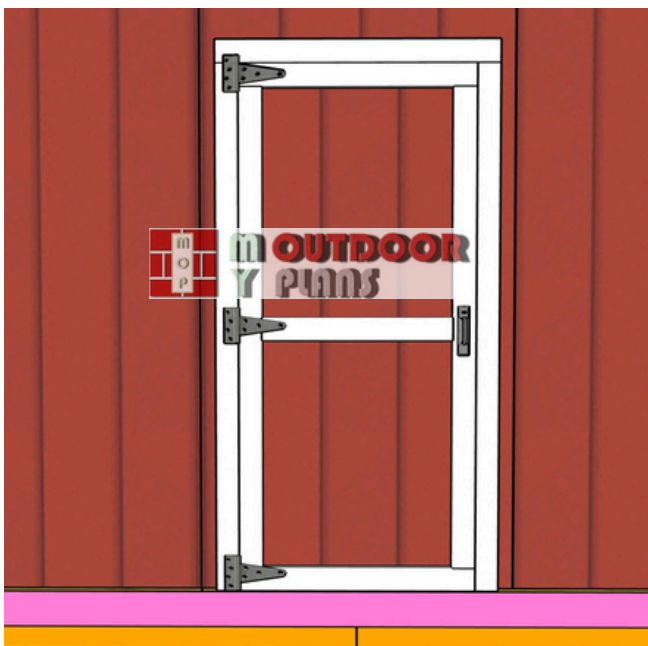
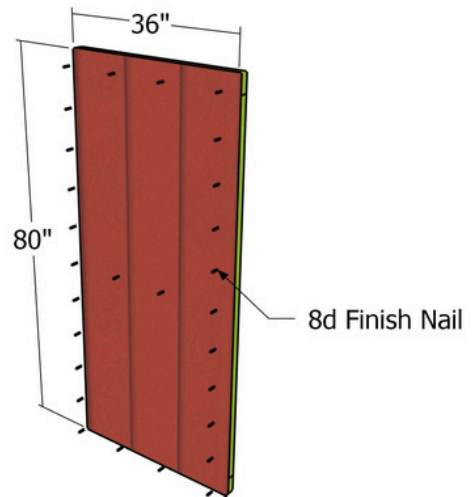
20



Fit the 2x4 jambs around the door opening with 3 1/2" screws.

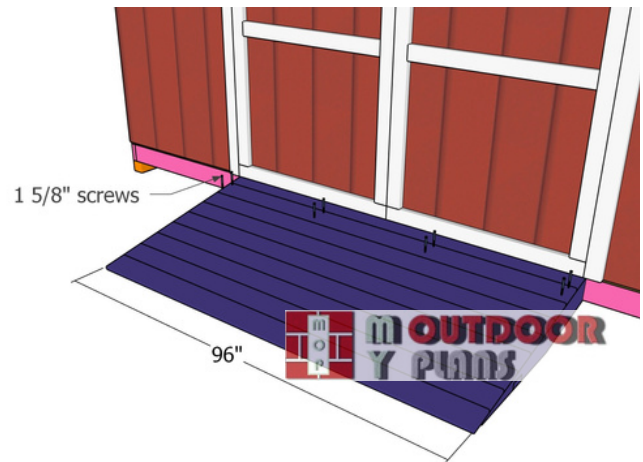
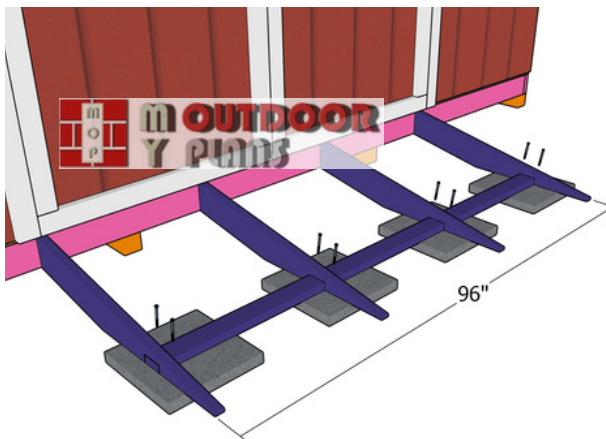
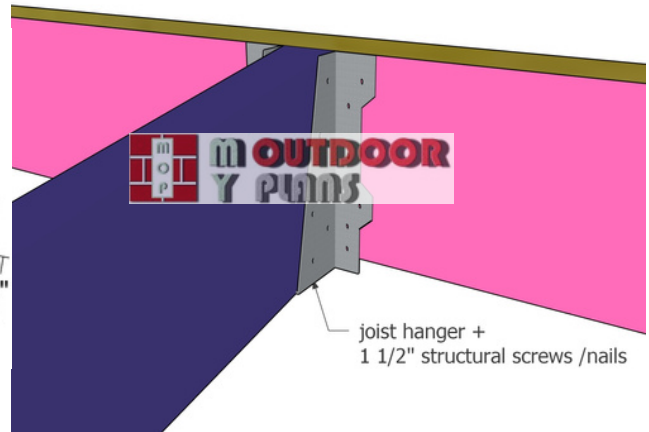
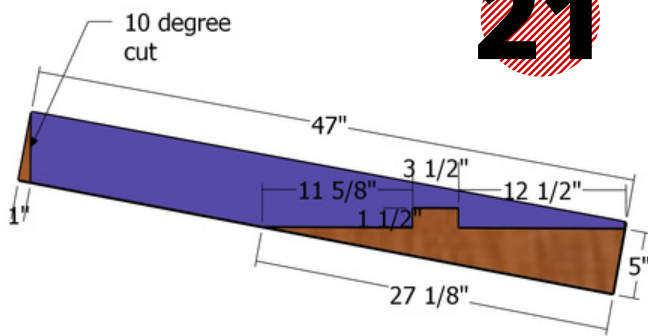


Assemble the side door from 2x4 lumber, using 2 1/2" screws and pocket holes. Use the instructions in the previous step. Attach the cutout panel to the door frame. Use 8d nails to secure the panel to the door frame.

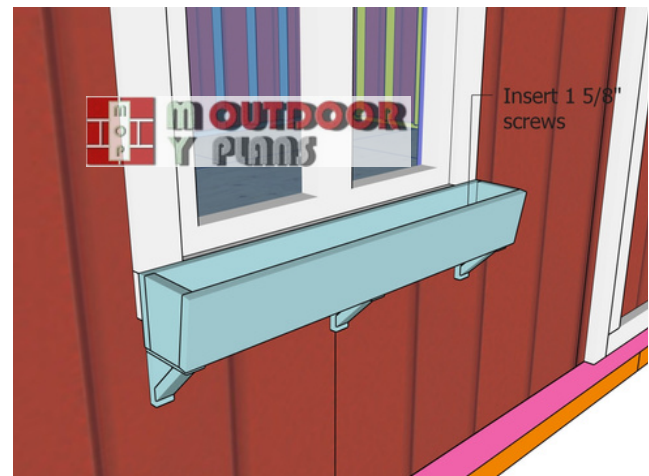
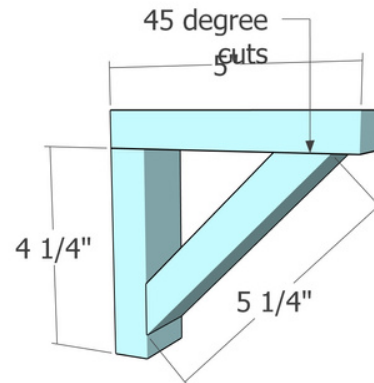
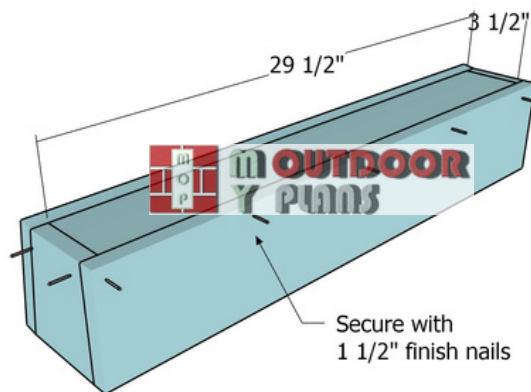
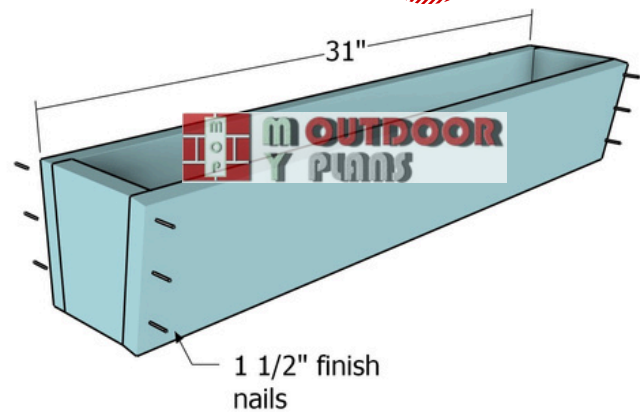
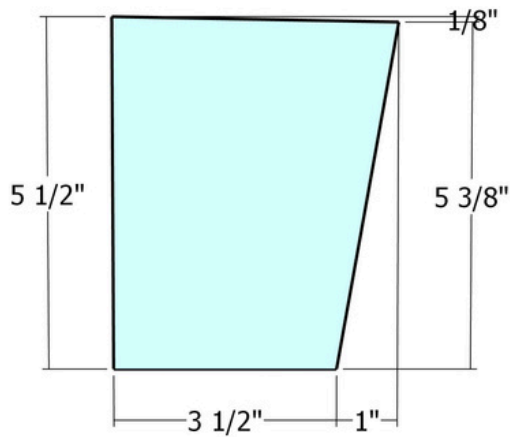


Attach the door into place with hinges and a latch.

21



You can fit 1x3 or 1x4 trims to the corners of the shed. Also, you can build a nice ramp for the front of the shed, which will help if you need to have an easy access for large objects. Last but not least, you need to take care of the finishing touches. Fill the holes with wood putty and smooth the surface with sandpaper. Apply a few coats of paint to protect the exterior of the shed from the elements.



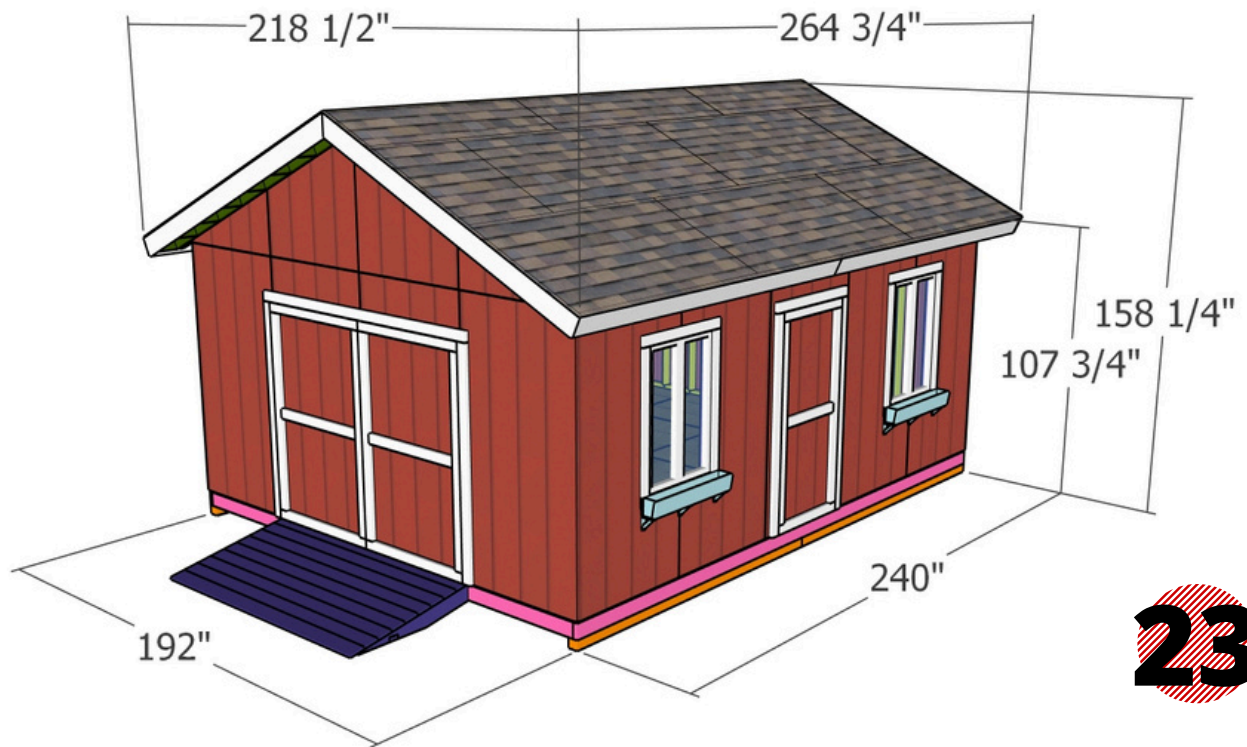
Next, we will build a simple but cute planter box for the shed. This will make the project stand out and add a touch of refinement to it. Cut the parts from 1x6 boards and assemble the frame of the planter with 1 1/2" finish nails and glue.

Align the edges and leave no gaps between the components. Use clamps to lock them together temporarily.

Cut the bottom slat and then fit into place, as show in the plans. Use 1 1/2' nails and glue to hold everything together. Fill the holes with wood putty and apply a few coats of stain / paint to make it pop.

Use 1x2 lumber for the supports. Cut the components and assemble the supports with 2 1/2" screws. Fit the supports under the window, making sure you locate the wall framing and insert the 2 1/2" screws into the studs.

Fit the planter box to the supports and center it into place. Insert 1 5/8" screws through the bottom of the planter box into the supports. Additionally, make a few holes to the bottom board for drainage.



The finishing touches are what truly bring your shed to life and ensure its functionality and charm. Start by painting or staining the exterior to protect the wood and enhance the shed's appearance, choosing a color that complements your home or garden. Install trim around doors and windows for a polished look, and add hardware like handles and hinges to complete the doors.

Seal any gaps with caulk to prevent drafts and water intrusion, and consider adding gutters to manage rainwater runoff. Inside, you can install shelves or hooks for storage and even add insulation or lighting if you plan to use the shed year-round. These final details transform your shed into a durable, attractive, and versatile space.





THANK YOU

I would love to see
your project.

To send a few pics
Click HERE

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Sold to
bernardmeyers68@gmail.com





WORKSPACE INFORMATION

Application number VAR-2026-002	Category Variance	Workspace state In review
Workspace created 03/11/2026, 7:21:57 PM EDT	Application submitted 03/13/2026, 10:46:06 AM EDT	
Assignee Sunday Odudu	Package generation date 05/11/2026, 3:06:04 PM EDT	

LOCATION INFORMATION

Address 976 TYRELL DR, City of Mableton	Property information 19092600180,
---	---

PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Baxter MOORE KIMBERLY V	976 TYRELL DR AUSTELL GA 30106 bernardmeyers68@gmail.com +1 6785085372	Payer, Property owner
Kimberly Jackson	976 Tyrell Drive Austell rakim819@yahoo.com +1 6105509202	Applicant, Property owner



Variance Application

1400 Veterans Memorial Highway SE

Suite 134-200, Mableton,

Georgia 30126

Signage Requirements

Table with 2 columns: Number of Road Frontages (1), Number of Signs Required (0)

Application for Variance

Location: 976 TYRELL DR

Present Zoning of Property: r-15

Table with 3 columns: Land Lot(s) (926), District (19), Size of Tract (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.

Form with checkboxes: Size of Property, Shape of Property, Topography of Property, Other

Does the property or this request need a second electrical meter? YES NO

How many stories is the proposed building? How many square feet?

Category Variance Falls under: Residential, Church, Livestock, Builder, Commercial

The City of Mableton Zoning Ordinance Section (insert) states that the City of Mableton 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.

Hardship statement: My home has an existing in-ground pool that occupies the central portion of the backyard. Because of this existing improvement, complying with the 30-foot setback leaves no practical location for an accessory structure. The proposed shed will remain behind the residence, screened from view, and will not impact neighboring properties. Adjacent neighbors (972, 980 Tyrell Dr., and rear 1049 Trestle Drive have reviewed the proposal and have no objection. Support letters are provided.

List type of variance requested: The variance request allows the structure to sit approximately six feet four inches from the rear property line. This is the minimum relief necessary to make the placement possible. The proposed accessory structure is modest in size and will be located behind the primary residence. The entire backyard is inclosed by a six foot fence. It will not affect drainage, visibility, or neighboring properties. The variance would allow reasonable use of the property while maintaining the character of the neighborhood. I reduced the structure size and positioned it to minimize encroachment into the setback also, where it won't be seen from the street with minimal visibility from the neighbors due to fencing and surrounding trees.

Financial Disclosure Report

PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT

(A separate form must be completed by each applicant* - please see definition below)

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property?
 Yes No

Does any member of the Mayor and Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of an entity which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?
 Yes No

Does any member of the Mayor and Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above?
 Yes No

Certification Day
03/11/2026

Applicant means any person who applies for a rezoning action and any attorney, or other person representing or acting on behalf of a person who applies for a rezoning action

Campaign Disclosure Report

CAMPAIGN DISCLOSURE REPORT BY APPLICANT

(A separate form must be completed by each applicant* - please see definition below)

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application?
 Yes No

Certification Day
03/11/2026

976 Tyrell Dr SW



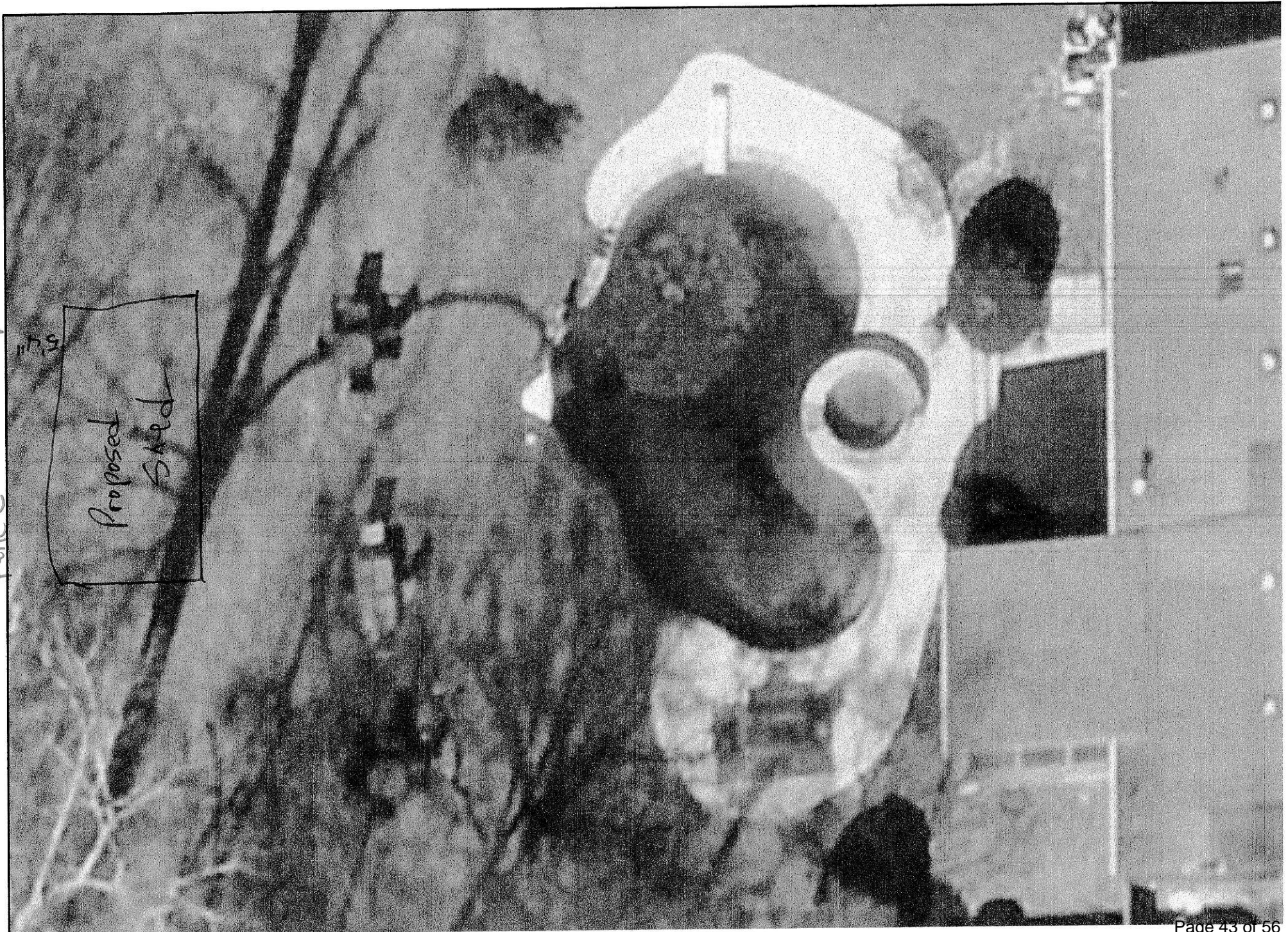
Show search results for 976 Tyrell Dr ...



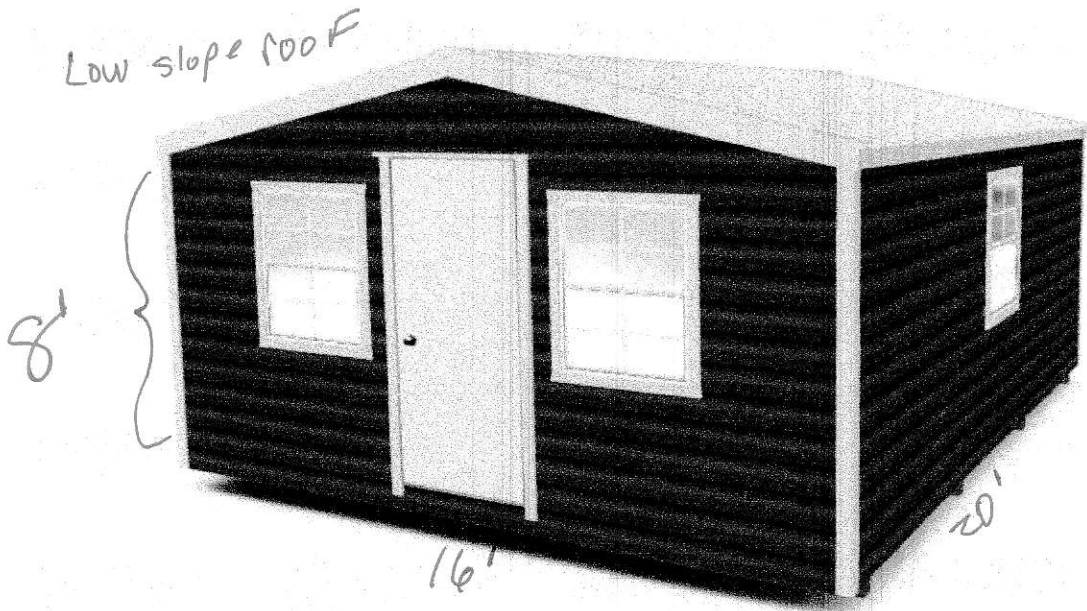
40ft

Fence
Property Line → 12"

5' 9"
Proposed
Shed







Current Size: 16x20x7

Neighbor Support Letter

Date: 3/5/26

To: Cobb County Board of Zoning Appeals

Subject: Support for Variance Request – [Your Address]

I am the owner/resident of the property located at:

Neighbor Address: 1049 TRBSTLE DR
AUSTELL GA 30106

I understand that my neighbor Kimberly Jackson at 976 Tyrell Drive (backyard neighbor) is requesting a zoning variance for the placement of a small accessory structure (shed) within the rear yard setback requirement.

After reviewing the proposed location of the structure, I have no objection to this request. I do not believe the proposed structure will negatively impact my property or the character of the neighborhood.

I support the approval of the requested variance by the Cobb County Board of Zoning Appeals.

Name: TIMOTHY R. SMITH

Signature: TIMOTHY R. SMITH

Address: 1049 TRBSTLE DR

Phone or Email (optional): _____

Neighbor Support Letter

Date: 3/6/2026

To: Cobb County Board of Zoning Appeals

Subject: Support for Variance Request – [Your Address]

I am the owner/resident of the property located at:

Neighbor Address: 972 TYRELL DR

I understand that my neighbor Kimberly Jackson at 976 Tyrell Drive (backyard neighbor) is requesting a zoning variance for the placement of a small accessory structure (shed) within the rear yard setback requirement.

After reviewing the proposed location of the structure, I have no objection to this request. I do not believe the proposed structure will negatively impact my property or the character of the neighborhood.

I support the approval of the requested variance by the Cobb County Board of Zoning Appeals.

Name: KEVIN BELTON

Signature: 

Address: 972 TYRELL DR.
HUSTELL GA 30106

Phone or Email (optional): NOTLEBK@gmail.com

Right Neighbor

Neighbor Support Letter

Date: 3/6/24

To: Cobb County Board of Zoning Appeals

Subject: Support for Variance Request – [Your Address]

I am the owner/resident of the property located at:

Neighbor Address: 980 Tyrell Dr.

I understand that my neighbor Kimberly Jackson at 976 Tyrell Drive (backyard neighbor) is requesting a zoning variance for the placement of a small accessory structure (shed) within the rear yard setback requirement.

After reviewing the proposed location of the structure, I have no objection to this request. I do not believe the proposed structure will negatively impact my property or the character of the neighborhood.

I support the approval of the requested variance by the Cobb County Board of Zoning Appeals.

Name: Yvonne Wilson

Signature: Yvonne Wilson

Address: 980 Tyrell Drive

Phone or Email (optional): Vonwilso@att.net



City of Mableton
Community Development | Planning and Zoning Division
6116 Mableton Parkway, Suite 144
Mableton, GA 30126
(470) 417-4220
www.mableton.gov

BOARD OF ZONING APPEAL STAFF REPORT – VARIANCE APPLICATION

Public Hearing Date: May 14th, 2026

Case Number: VAR-2026-004

Current Zoning: R-15 (Single Family Residential District)

Proposed Request: Reduce the required rear setback from 30 feet to 6 feet 4 inches to permit the installation of a shed

Staff Report Compiled By: Planning Staff

Staff Recommendation: **Denial**

APPLICANT & PROPERTY INFORMATION

Name: Kimberly Jackson

Property Address: 976 Tyrell Dr

City/State: Mableton, Georgia

Acreage: 0.34

District: 6, Council Member Debora Herndon

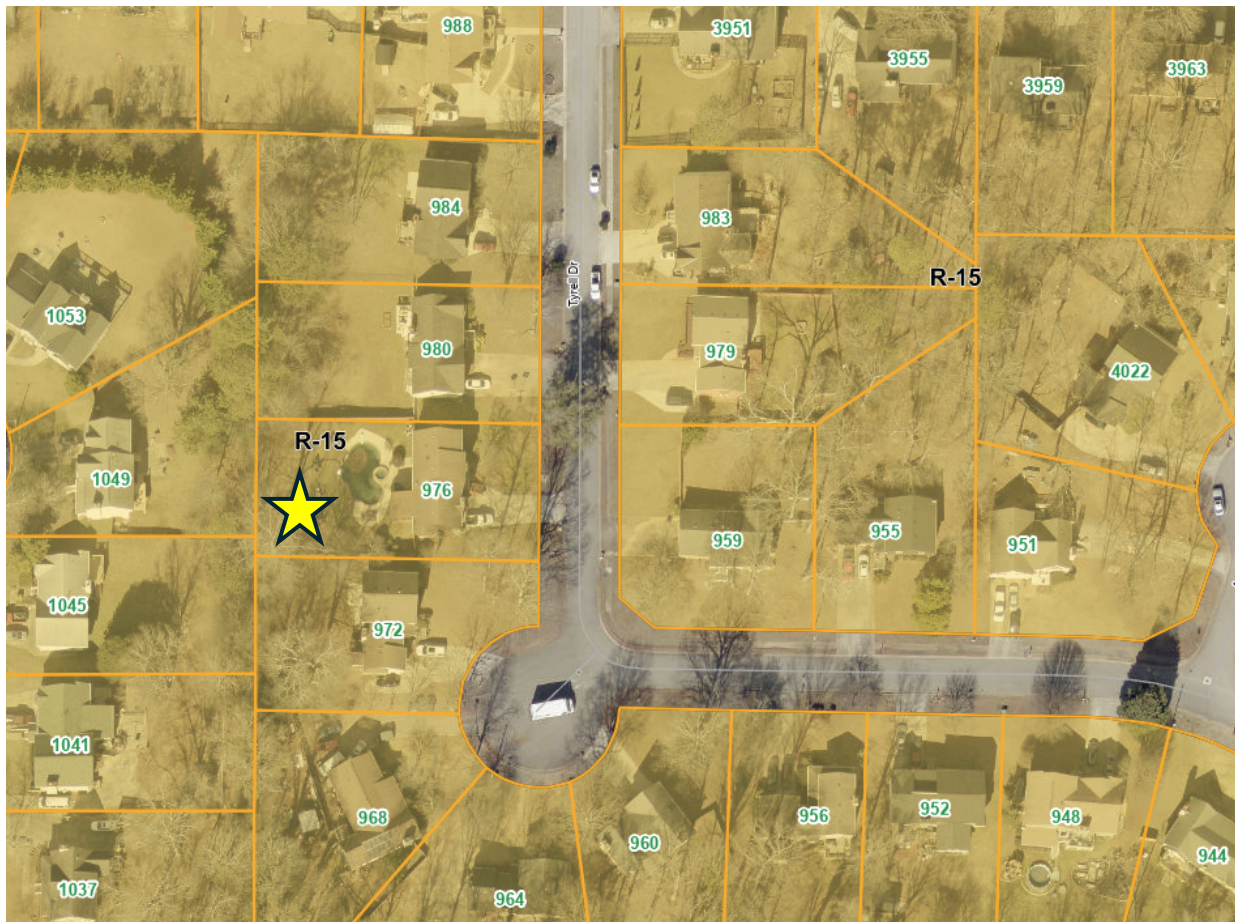
Parcel Identification: 19092600180

Future Land Use: Low Density Residential

PURPOSE OF REQUEST

The Applicant is requesting a 24 feet variance. This request allows the structure to sit approximately six feet four inches from the rear property line. This is the minimum relief necessary to make the placement possible. The proposed accessory structure is approximately 16 ft X 20 ft (320 square feet) and will be located behind the primary residence. Applicant is offering to build a simple gable-style roof shed with no utilities (electricity and plumbing) connected to the shed. The variance is intended by the applicant to allow reasonable use of the property while maintaining the character of the neighborhood.

SITE PLAN



Star = Location of Subject Property

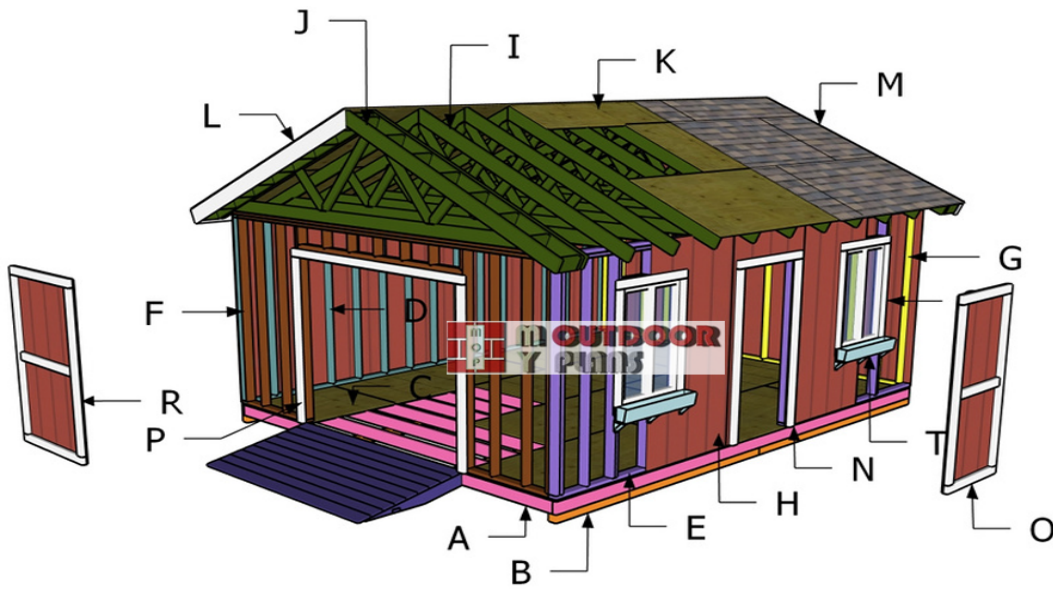
Listed lot size in Concord Station

LOT AREAS (IN SQ. FT.)					
LOT#	AREA	LOT#	AREA	LOT#	AREA
1	18691	45	16137	89	15003
2	15725	46	18920	90	15315
3	15725	47	15103	91	15579
4	15725	48	15002	92	15866
5	18975	49	15000	93	15832
6	19108	50	15002	94	16473
7	15002	51	15003	95	22051
8	15001	52	15001	96	16496
9	15002	53	15001	97	15986
10	29624	54	15000	98	15003
11	20054	55	15002	99	15058
12	19525	56	15002	100	15165
13	15002	57	15003	101	16368
14	15001	58	15003	102	15940
15	15001	59	15003	103	15001
16	16188	60	15003	104	19275
17	15994	61	15003	105	15009
18	21434	62	15003	106	16203
19	16019	63	15003	107	15485
20	16136	64	16614	108	15503
21	15003	65	15628	109	15411
22	15003	66	16394	110	15022
23	15003	67	15369	111	15862
24	15003	68	15792	112	15135
25	15003	69	15003	113	15003
26	15003	70	15003	114	15003
27	15003	71	15003	115	15003
28	15044	72	15003	116	15003
29	15003	73	15011	117	15003
30	15003	74	15001	118	15003
31	15157	75	22382	119	15099
32	15147	76	15019	120	15003
33	17478	77	15087	121	15003
34	15002	78	15826	122	15003
35	15003	79	17980	123	15001
36	15003	80	15002	124	15001
37	15807	81	15143	125	15001
38	15011	82	15003	126	17094
39	15002	83	16992	127	17656
40	15002	84	15191	128	15003
41	15001	85	15543	129	19922
42	15001	86	15998	130	15001
43	15002	87	15005	131	15010
44	17156	88	15003	132	16543

Applicant lot is 15,019 sq ft and avg lot size the subdivision is 15,866 sq ft.



PROPOSED ILLUSTRATIONS



Code Requirements: The Mableton Zoning Code allows accessory structures such as sheds ranging from 145 to 650 square feet. These structures must adhere to the standard setback requirements of the applicable zoning district, including a rear setback of 30 feet in the R-15 district, where applicable. The maximum allowable height is two stories or 35 feet. The applicant is proposing a shed measuring 320 square feet with a height of 15 feet.

i) Extraordinary and exceptional conditions pertaining to the particular piece of property due to size, shape, or topography:

The property is a standard, flat, rectangular residential lot with no natural, physical, or topographical limitations. The in-ground swimming pool is a man-made, artificial improvement. Under zoning standards, physical constraints introduced by a property owner's personal development choices constitute a self-created condition, not an inherent hardship of the land.

ii) Application of this chapter to this property would create unnecessary hardship:

Strict application of the 30-foot rear yard setback does not create an unnecessary hardship. A scaled analysis of the site plan demonstrates that placing the proposed 16 ft x 20 ft (320 sqft) shed at the compliant 30-foot line is physically possible. Doing so leaves a functional 3-to-5-foot walkable buffer between the front of the shed and the pool deck coping, which is more than sufficient for pedestrian circulation and routine pool maintenance.

iii) Such conditions are peculiar to the property involved:

The spatial limitations are not peculiar to the natural geography of 976 Tyrell Dr. Swimming pools are common residential backyard features across the R-15 district. The restriction is a direct consequence of the chosen placement and scale of this pool, combined with the desire to build an exceptionally large 16 ft x 20 ft accessory structure.

iv) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this chapter:

While the shed would be screened by a fence and has neighbor support, granting this variance significantly impairs the intent of the zoning code. Approving a **24-foot (80%) setback reduction** on a standard, flat lot—where compliant placement is mathematically achievable—sets a damaging precedent. It allows future applicants to overbuild their lots, install pools, and then claim a self-created "hardship" to bypass setback protections.

v) No variance may be granted for prohibited use or in conflict with stipulations:

The request is for a dimensional variance for a permitted accessory residential use, not a prohibited use variance. However, meeting this administrative baseline does not override or mitigate the applicant's failure to satisfy the legal standards of hardship and necessity detailed in criteria (i) through (iv).

STAFF RECOMMENDATION

Based on the analysis staff recommends **DENIAL** of the variance request. However if the board chooses to approve the variance staff recommends approved with the following stipulations;

Recommended Conditions

1. The variance is limited specifically to the 320 sq. ft. accessory structure as shown on the submitted site plan.
2. The shed must maintain a minimum setback of 10 ft. from the rear property line.
3. The architectural style of the shed must be complementary to the primary residence and is subject to final approval by the Community Development Director.
4. The structure shall not be used for a home occupation that involves customers coming to the site or for human habitation.
5. Maximum total impervious surface for the R-15 lot shall not exceed 35%

