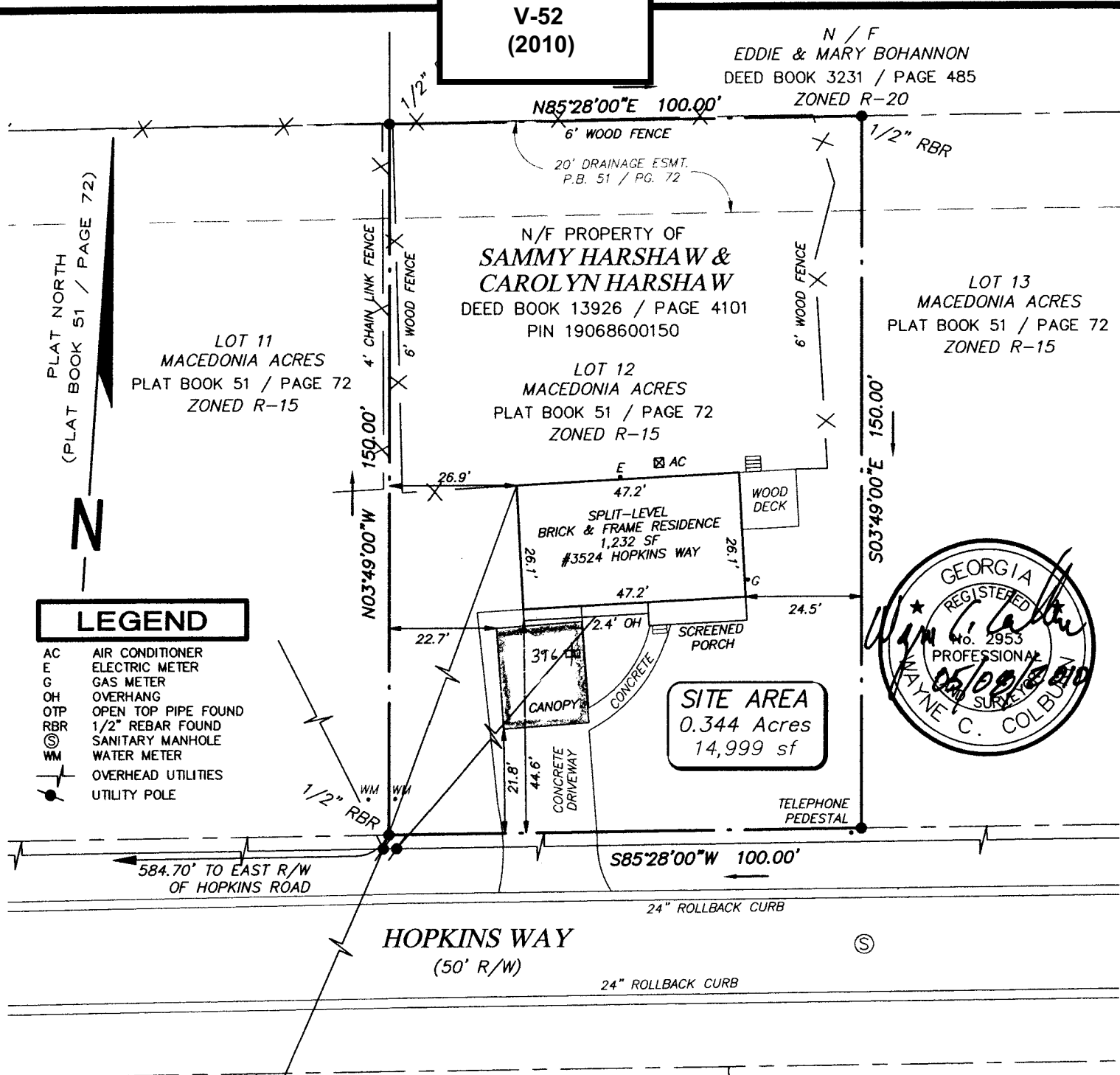


V-52  
(2010)

N / F  
EDDIE & MARY BOHANNON  
DEED BOOK 3231 / PAGE 485  
ZONED R-20



**LEGEND**

- AC AIR CONDITIONER
- E ELECTRIC METER
- G GAS METER
- OH OVERHANG
- OTP OPEN TOP PIPE FOUND
- RBR 1/2" REBAR FOUND
- ⊙ SANITARY MANHOLE
- WM WATER METER
- OVERHEAD UTILITIES
- UTILITY POLE

**SITE AREA**  
0.344 Acres  
14,999 sf

**NOTES**

1. THIS PROPERTY IS ZONED R-15.  
FRONT SETBACK - 35' OR 40'.  
SIDE SETBACK - 10'.  
REAR SETBACK - 30'.
2. THE FROTHE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF GREATER THAN ONE FOOT IN 50,000, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE TOTAL STATION AND TRIMBLE DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 80,000 FEET.

BOUNDARY SURVEY OF

**Lot 12**  
**Macedonia Acres**  
PLAT BOOK 51 / PAGE 72

SITE INFORMATION

CITY: POWDER SPRINGS	COUNTY: COBB	STATE: GEORGIA
LAND LOT: 686	DISTRICT: 19TH	SECTION: 2ND
FIELD WORK: RSC	PROJ MGR: WCC	REVIEWED: KLC
DATE: MAY 8, 2010	SCALE: 1" = 30'	
Job No.: MACEDONIA - 12		

**APPLICANT:** Sammy Harshaw **PETITION NO.:** V-52  
**PHONE:** 770-866-9349 **DATE OF HEARING:** 08-11-10  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-15  
**PHONE:** same **LAND LOT(S):** 686  
**PROPERTY LOCATION:** Located on the north side **DISTRICT:** 19  
of Hopkins Way, east of Hopkins Road **SIZE OF TRACT:** 0.34 acre  
(3524 Hopkins Way). **COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Allow an accessory structure to the front of the primary structure; and 2) waive the front setback for an accessory structure from the required 35 feet to 21 feet.

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on traffic.

**DEVELOPMENT & INSPECTIONS:** If this variance request is approved, a plat revision must be recorded prior to the issuance of the certificate of occupancy or letter of completion showing all improvements and/or new setback limits. The plat must show in a standard Cobb County plat revision note that states that the new lot plat supersedes the most recently recorded subdivision plat and shows the variance case number and date of approval. The plat must be submitted to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** This carport canopy is located on the existing driveway. 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.

**CEMETERY PRESERVATION:** No comment.

**WATER:** City of Powder Springs Service Area.

**SEWER:** City of Powder Springs Service Area.

**OPPOSITION:** NO. OPPOSED **PETITION NO.**            **SPOKESMAN**           

**BOARD OF APPEALS DECISION**

**APPROVED**            **MOTION BY**           

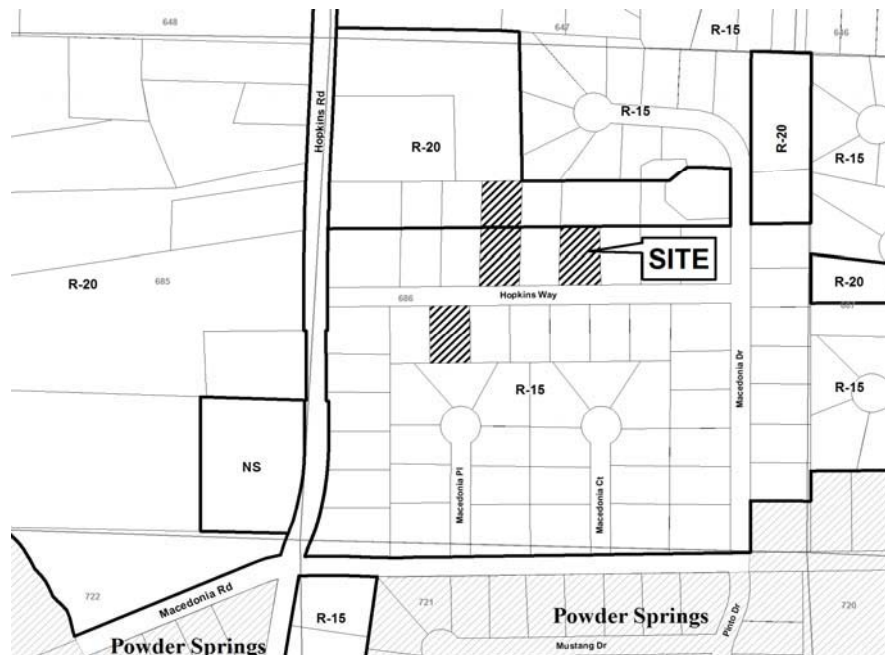
**REJECTED**            **SECONDED**           

**HELD**            **CARRIED**           

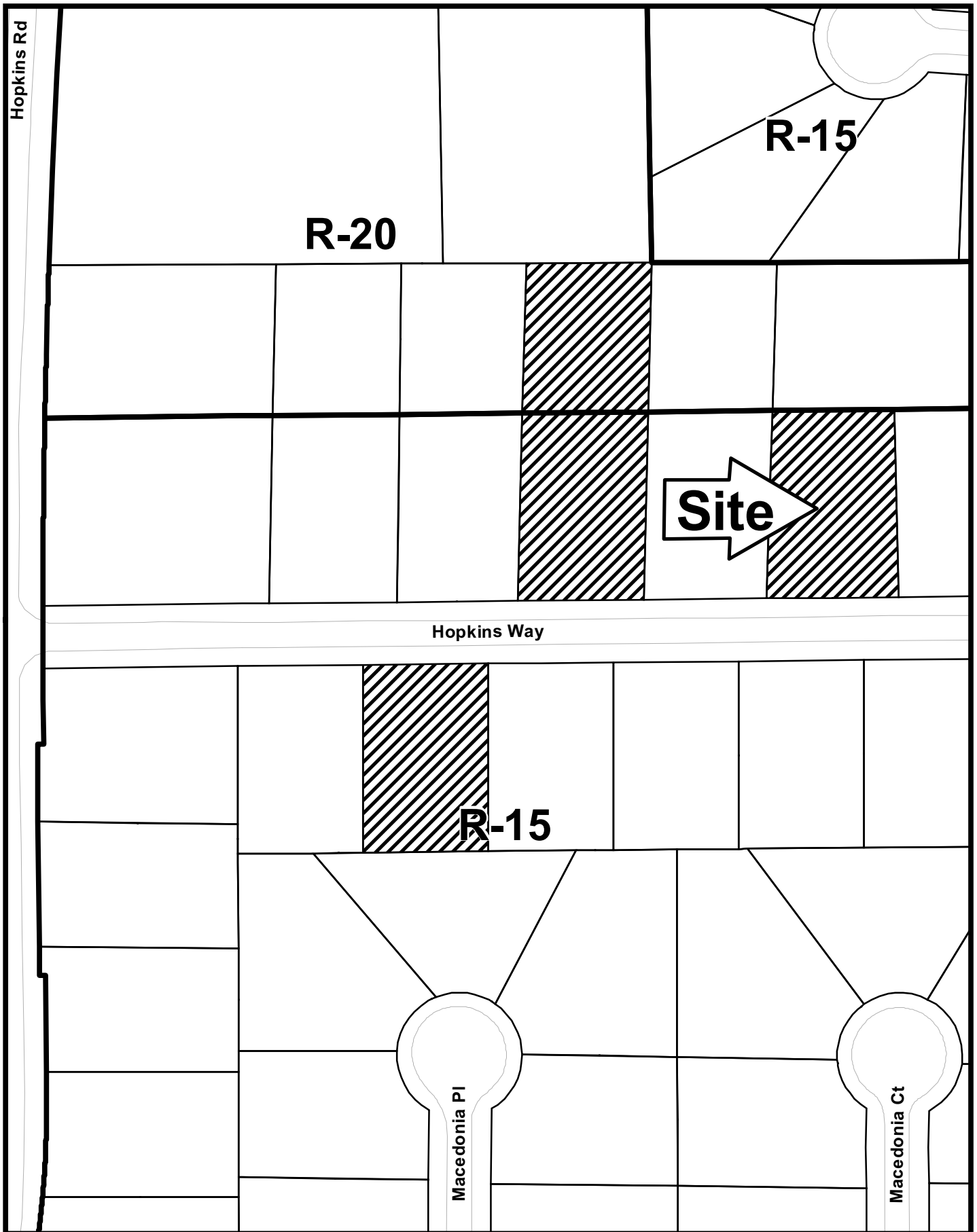
**STIPULATIONS:**           

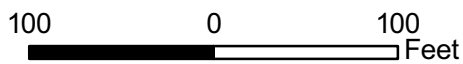
          





# V-52



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-52  
Hearing Date: 8-11-10

Applicant Amy Harshaw Business Phone \_\_\_\_\_ Home Phone 770) 866-9349

Address 3524 Hopkins Way  
(street, city, state and zip code)

Amy Harshaw Business Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_  
(representative's signature)

My commission expires: MAY 12, 2010 Signed, sealed and delivered in presence of: Edwin D. Shelton  
Notary Public

Titleholder Amy Harshaw Business Phone \_\_\_\_\_ Home Phone 770) 866-9349

Signature Amy Harshaw Address: 3524 Hopkins Way  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: MAY 12, 2010 Signed, sealed and delivered in presence of: Edwin D. Shelton  
Notary Public

Present Zoning of Property Residential R-15

Location 3524 Hopkins Way  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 686 District 19 Size of Tract 0.344 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.

Carport covering gives me protection from bad weather. Protects vehicles. Safe protection at night because of limited street lighting. Medical condition with Diabetic & High blood pressure helps with the Sun. Extra beautification for neighborhood

List type of variance requested: Carport covering in front of house with side panels.

ALLOW AN ACCESSORY STRUCTURE TO THE FRONT OF THE PRIMARY WAIVE THE FRONT SETBACK FROM 35FT TO 21FT