

V-53
(2010)

LOT 4
EVANSTON
PLAT BOOK 177 / PAGE 41
ZONED R-15

PLAT NORTH
(PLAT BOOK 51 / PAGE 72)

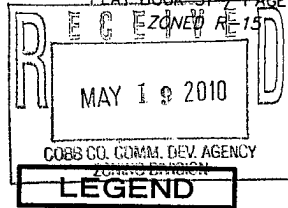
N / F
JOSEPH & ANITA WOODS
DEED BOOK 2653 / PAGE 518
ZONED R-20

N / F
BENJAMIN TURNER, JR.
& JACQUELINE TURNER
D.B. 2711 / PG. 413
ZONED R-20

SITE AREA
0.626 Acres
27,273 sf

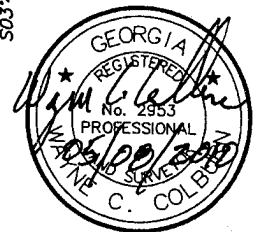
LOT 9
MACEDONIA ACRES
PLAT BOOK 51 / PAGE 72
ZONED R-15

LOT 11
MACEDONIA ACRES
PLAT BOOK 51 / PAGE 72
ZONED R-15



LEGEND

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



WOOD DECK
AC
E
SPLIT-LEVEL BRICK & FRAME RESIDENCE
1,726 SF
#3544 HOPKINS WAY
COVERED PORCH
CONCRETE DRIVEWAY
CONCRETE
CHIMNEY
CANOPY 400 SF
LOT 10
MACEDONIA ACRES
P.B. 51 / PG. 72
ZONED R-15
N/F PROPERTY OF
FLOYD MARTIN, SR.
DEED BOOK 1663 / PAGE 436
DEED BOOK 2653 / PAGE 519
PIN 19068600130

384.70' TO EAST R/W
OF HOPKINS ROAD

24" ROLLBACK CURB
HOPKINS WAY
(50' R/W)

- NOTES**
- THIS PROPERTY IS ZONED R-15 AND R-20.
FRONT SETBACK - 35' OR 40'.
SIDE SETBACK - 10'.
REAR SETBACK - 30' (R-15) AND 35' (R-20).
 - 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.
 - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 80,000 FEET.

BOUNDARY SURVEY OF

Lot 10
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 - 10		

APPLICANT: Floyd Martin, Sr.
PHONE: 770-943-1524
REPRESENTATIVE: same
PHONE: same
PROPERTY LOCATION: Located on the north side of Hopkins Way, east of Hopkins Road (3544 Hopkins Way).

PETITION NO.: V-53
DATE OF HEARING: 08-11-10
PRESENT ZONING: R-15, R-20
LAND LOT(S): 686
DISTRICT: 19
SIZE OF TRACT: 0.626 acre
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow an accessory structure to the side of the primary structure; and 2) waive the side setback for an accessory structure over 144 square feet from the required 10 feet to 2 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

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

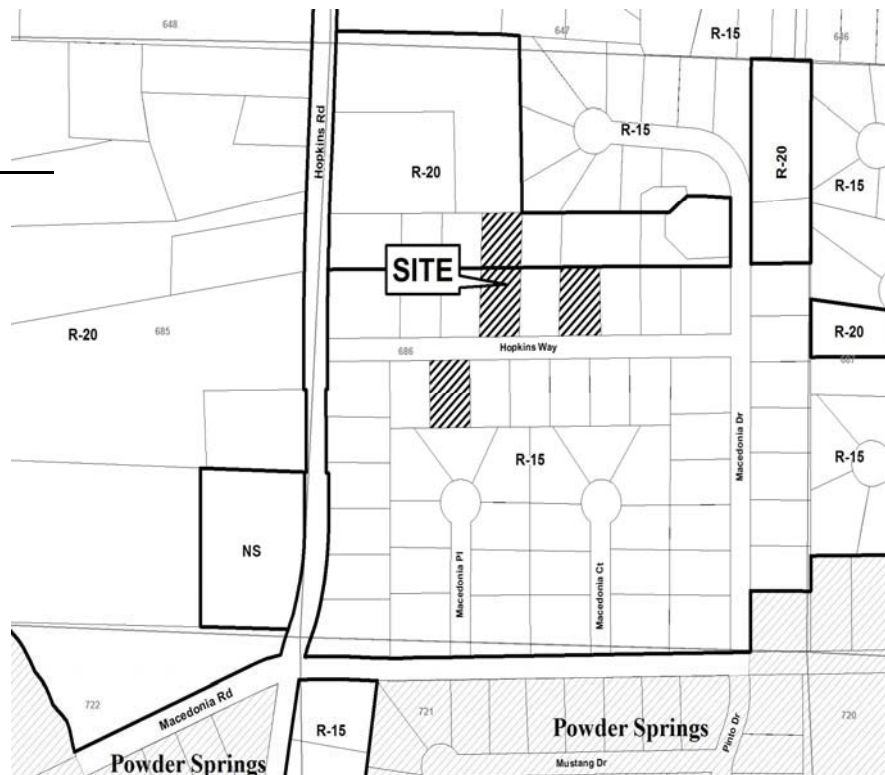
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

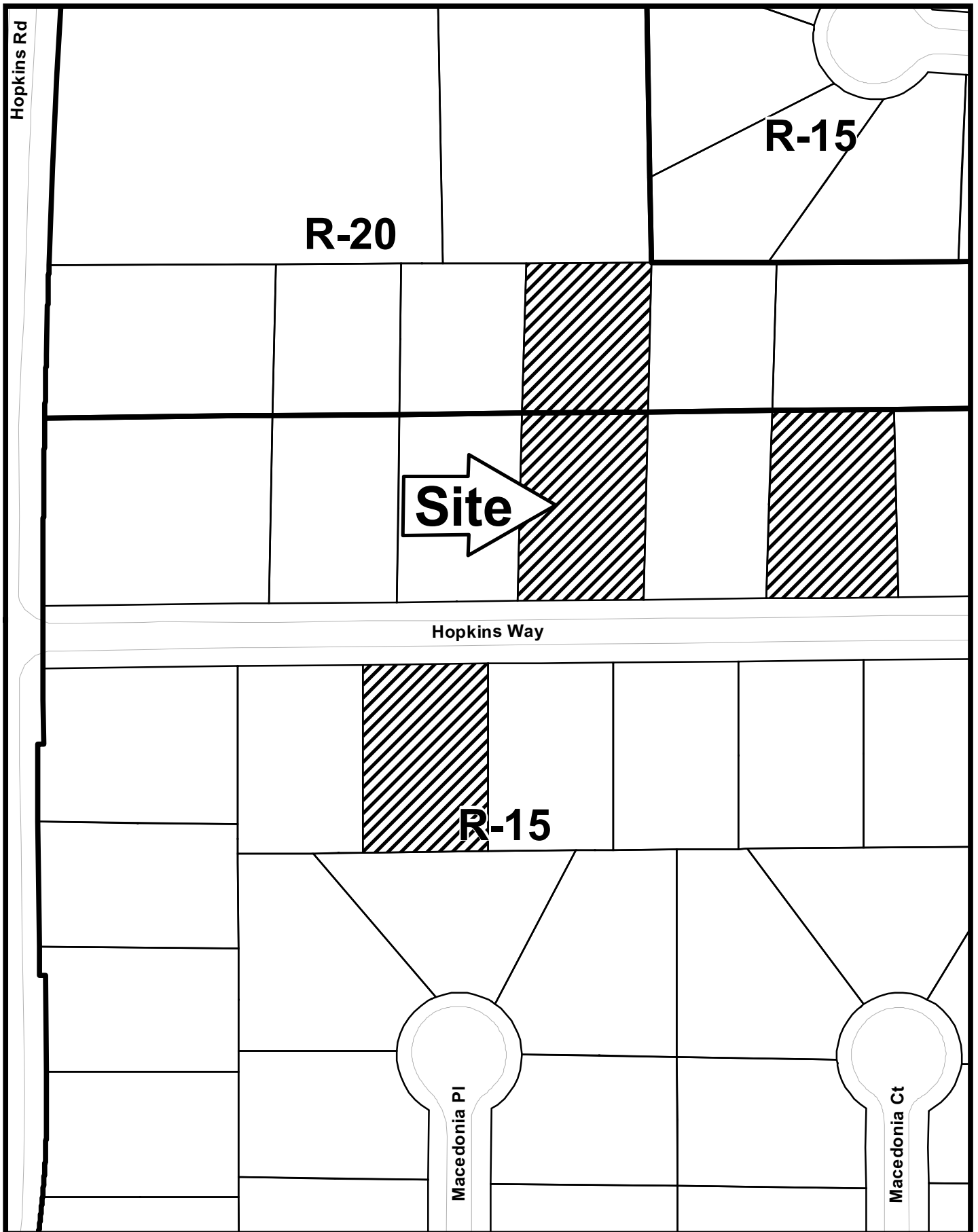
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

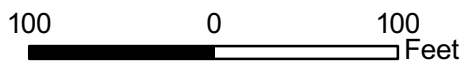
STIPULATIONS: _____





V-53



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

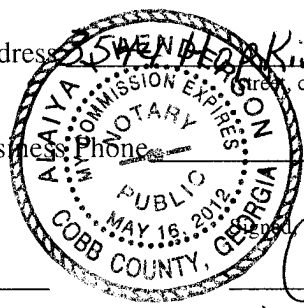
(type or print clearly)

Application No. V-53
 Hearing Date: 8-11-10
770

Applicant Floyd Martin Sr. Business Phone _____ Home Phone 943-1524

Ethelyn Martin Address 3544 Hopkins Wy, Powder Springs GA 30127
 (representative's name, printed) (street, city, state and zip code)

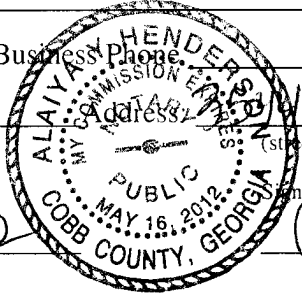
Ethelyn Martin Business Phone _____ Cell Phone _____
 (representative's signature)



My commission expires: May 16, 2012 sealed and delivered in presence of Alayia Swender Henders
 Notary Public

Titleholder FLOYD MARTIN Business Phone _____ Home Phone _____

Signature Floyd Martin Address Hopkins Way Powder Springs GA 30127
 (attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: May 16, 2012 sealed and delivered in presence of Alayia Swender Henders
 Notary Public

Present Zoning of Property R-15

Location 3544 Hopkins Wy. P Hopkins Rd, Powder Springs GA
 (street address, if applicable: nearest intersection, etc.)

Land Lot(s) 0686 District 19 Size of Tract 0.279 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.

TO COME INTO COMPLIANCE WITH
ORDINANCE + See ATTACHED Exhibit "A"

List type of variance requested: ALLOW AN ACCESSORY STRUCTURE
TO THE SIDE OF THE PRIMARY.

V-53/2010
Exhibit "A"

May 7, 2010

To Whom It May Concern:

We are Floyd and Ethelyn Martin of 3544 Hopkins Way, Powder Springs, GA and have lived at this address since 1975 (35 years). Our home was maybe the third house to be built on our street. Since our subdivision does not have a Homeowners Association we are considerate of our neighbors and we have always worked to keep our property and yard in order.

My wife and I are 86 years of age, we both now have some health issues. My wife is diabetic and has a problem walking. Our garage is used some storage and for therapy, her exercise equipment is in there. I purchased the carport for the intention of a covering for our automobile, and for a covering when there is bad weather, since it takes a few minutes for my wife to get in and out of the car, she has to have assistance. The carport looks nice and I thought it might also increase the value of my property. When I bought the carport, the company that installed it did not tell me it might be a code violation.

My wife and I would appreciate your consideration in allowing us to keep the carport as it has been very convenient especially when it rains and we have doctor appointments, we do not get as wet.

Respectfully

Floyd Martin & Ethelyn Martin