



**APPLICANT:** Dwayne Samples **PETITION NO.:** V-98  
**PHONE:** 404-391-7523 **DATE OF HEARING:** 10-08-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 611  
**PROPERTY LOCATION:** Located on the west side of Hopkins Road, north of Ridgecrest Drive (2800 Hopkins Road). **DISTRICT:** 19  
**SIZE OF TRACT:** 1.06 acres  
**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the side setback for an accessory structure over 144 square feet (existing shed) from the required 10 feet to 2 feet adjacent to the south property line; 2) waive the setback for an accessory structure over 650 square feet (existing 858 square foot garage) from the required 100 feet to 9 feet adjacent to the southern property line, 70 feet adjacent to the northern property line and 90 feet adjacent to the eastern property line; and 3) allow existing accessory structure to the side of the primary structure on lot 1.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**STORMWATER MANAGEMENT:** No significant stormwater management impacts are anticipated. Relocation of structure to rear of house would significantly elevate garage above existing house and adjacent homes to the south due to slope of lot.

**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:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**WATER:** No conflict.

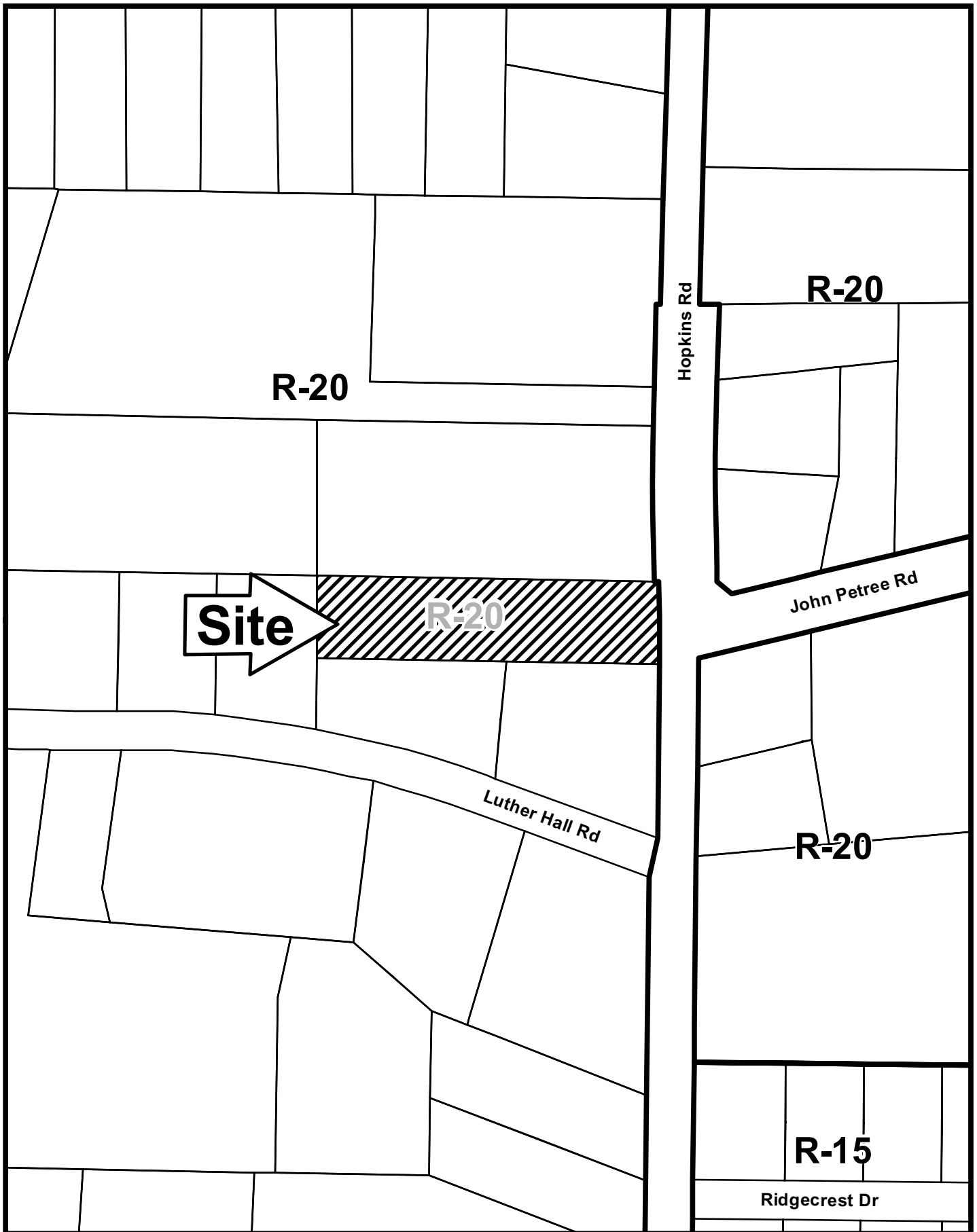
**SEWER:** Not available to property.

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

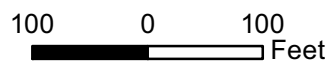
**BOARD OF APPEALS DECISION**  
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



# V-98



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-98

Hearing Date: 10-8-08

Applicant Dwayne Samples Business Phone 41391-7523 Home Phone \_\_\_\_\_

Address 2800 Hopkins Rd Powder Springs  
(representative's name, printed) (street, city, state and zip code) 30127

f Business Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_  
(representative's signature)

My commission expires: Notary Public, Cobb County, Georgia  
My Commission Expires January 2, 2009

Signed, sealed and delivered in presence of:  
[Signature] Notary Public

Titleholder + William T. Smith Business Phone 678-231-1247 Home Phone 770-943-4998

Signature + William T. Smith Address: 2466 Old East Mt Rd, RS, GA.  
(attach additional signatures, if needed) (street, city, state and zip code) 30127

My commission expires: Notary Public, Cobb County, Georgia  
My Commission Expires January 2, 2009

Signed, sealed and delivered in presence of:  
[Signature] Notary Public

Present Zoning of Property R-20

Location 2800 HOPKINS ROAD  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) P1 611 District 19 Size of Tract 1.0681 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.

+ Garage standing I only added a roof.

List type of variance requested: WAIVE THE SETBACK FOR ACCESSORY.