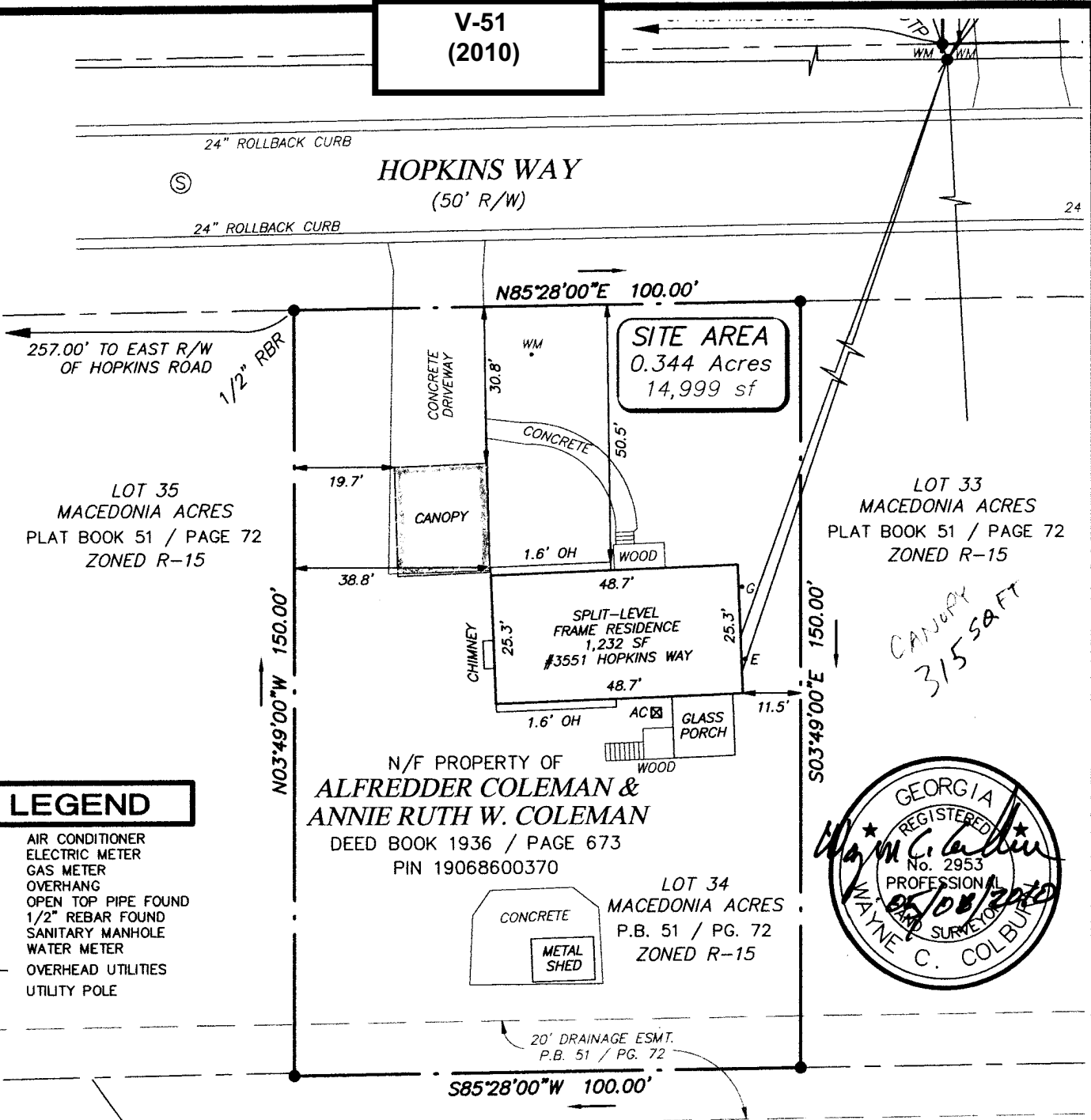


V-51  
(2010)

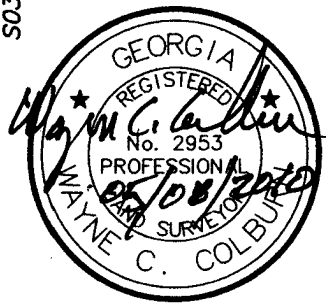
PLAT NORTH  
(PLAT BOOK 51 / PAGE 72)



**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

N/F PROPERTY OF  
**ALFREDDER COLEMAN &  
ANNIE RUTH W. COLEMAN**  
DEED BOOK 1936 / PAGE 673  
PIN 19068600370



CANOPY  
315 SQ FT

**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 34**  
**Macedonias 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 - 34

**APPLICANT:** Alfredder Coleman and Annie Ruth W. Coleman      **PETITION NO.:** V-51  
**PHONE:** 770-943-1502      **DATE OF HEARING:** 08-11-10  
**REPRESENTATIVE:** Annie R. Coleman      **PRESENT ZONING:** R-15  
**PHONE:** same      **LAND LOT(S):** 686  
**PROPERTY LOCATION:** Located on the south side      **DISTRICT:** 19  
of Hopkins Way, east of Hopkins Road      **SIZE OF TRACT:** 0.34 acre  
(3551 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 30 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 showing all improvements and 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**

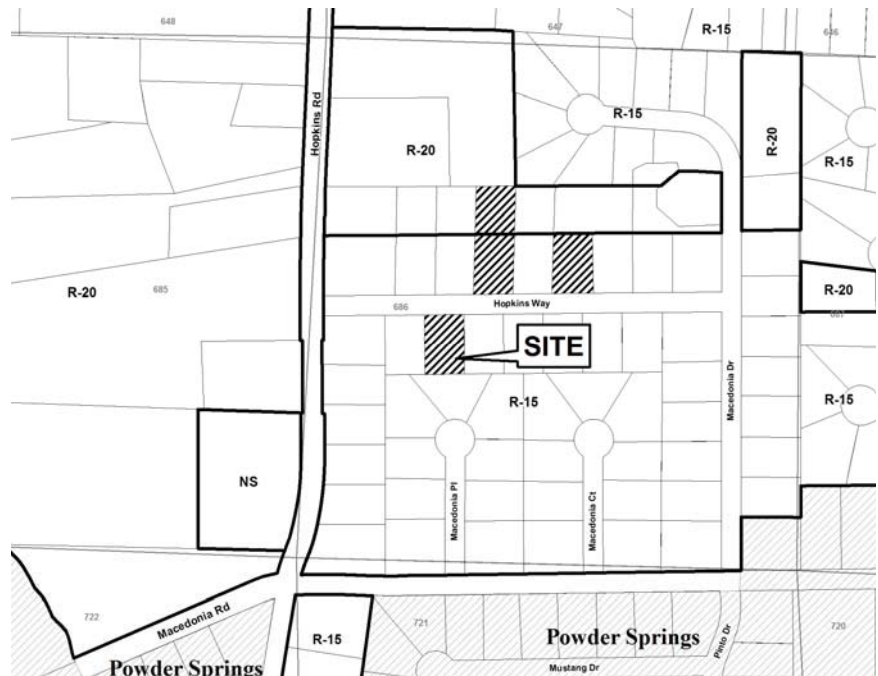
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

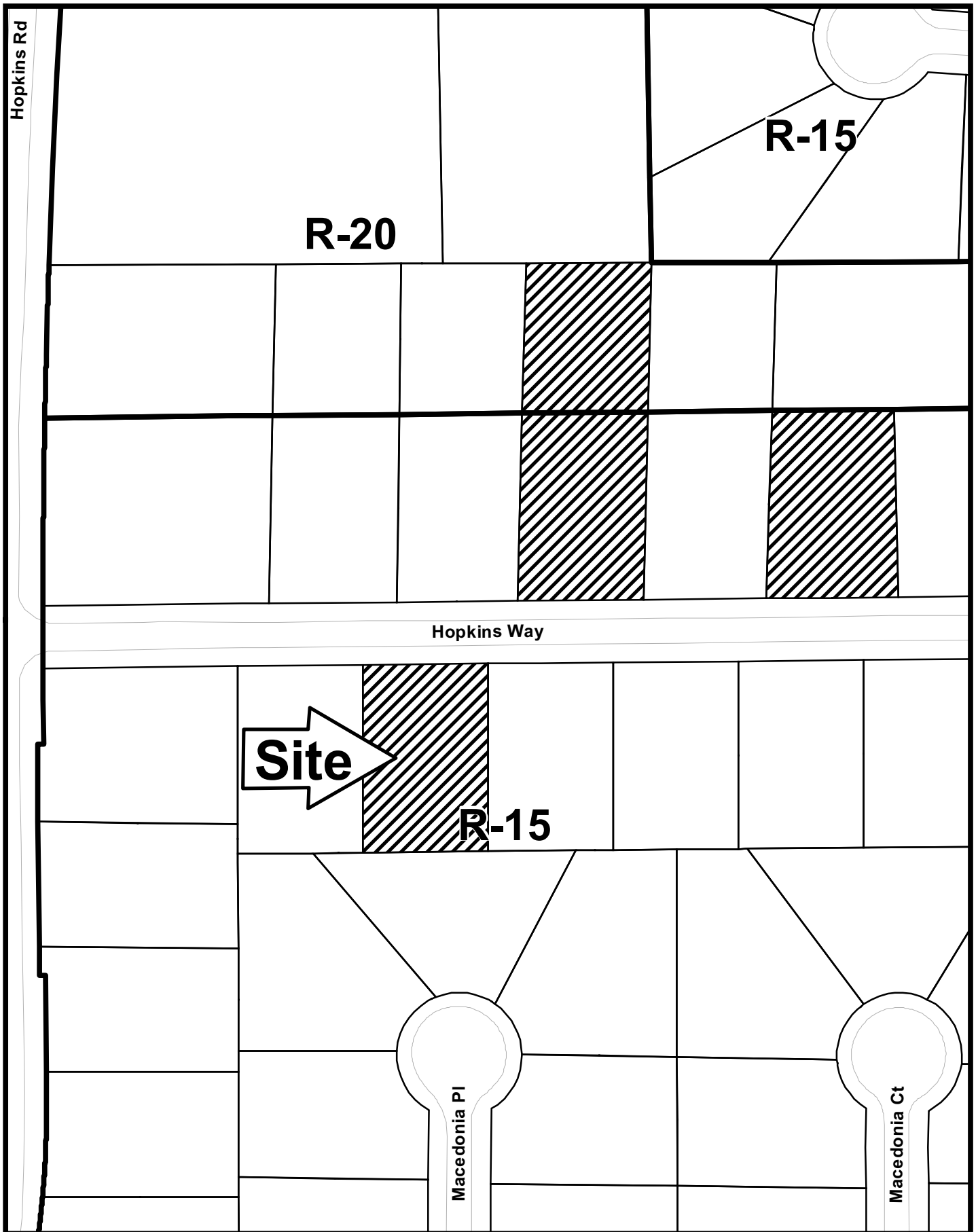
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

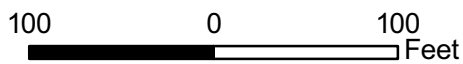
\_\_\_\_\_  
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# V-51



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

V-51

(type or print clearly)

Application No. \_\_\_\_\_  
Hearing Date: 8-11-10

Applicant Coleman, Alfreder Business Phone N/A Home Phone 770-943-1502  
Address 3551 Hopkins Way, Powder Springs, GA 30127  
(representative's name, printed) (street, city, state and zip code)

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

My commission expires: Oct. 29, 2011

Signed, sealed and delivered in presence of:  
Sandra A. Oliver  
Notary Public  
OCT 29 2011  
SANDRA A. OLIVER  
COMMISSION EXPIRES  
OCT 29 2011  
NOTARY PUBLIC  
COBB CO., GEORGIA

Titleholder Coleman Alfreder Business Phone N/A Home Phone 770-943-1502  
Signature Alfreder Coleman Address: 3551 Hopkins Way, P.S., GA 30127  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Oct 29, 2011

Signed, sealed and delivered in presence of:  
Sandra A. Oliver  
Notary Public  
OCT 29 2011  
SANDRA A. OLIVER  
COMMISSION EXPIRES  
OCT 29 2011  
NOTARY PUBLIC  
COBB CO., GEORGIA

Present Zoning of Property Residential, R-15  
Location 3551 Hopkins Way, P.S., - Hopkins Way and Hopkins Rd  
(street address, if applicable; nearest intersection, etc.)  
Land Lot(s) 0686 District 19 Size of Tract .34 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.

Because I AM A DISABLED YET, THE CARPORT COVERING GIVES ME A CHANCE TO REMAIN DRY IN UNPLEASANT WEATHER, AND IT GIVES ADDED PROTECTION TO VEHICLES FROM HAIL, I HAVE LIMITED USE OF MY LEGS DUE TO AGENT ORANGE. WIFE OUT LANE CARPORT LIGHT PROVIDES SECURITY AND PROTECTION  
List type of variance requested:  
Covering or Carport on side of house with additional lighting for security for vehicle and drive way.