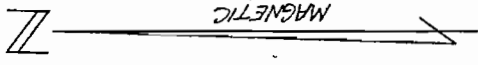


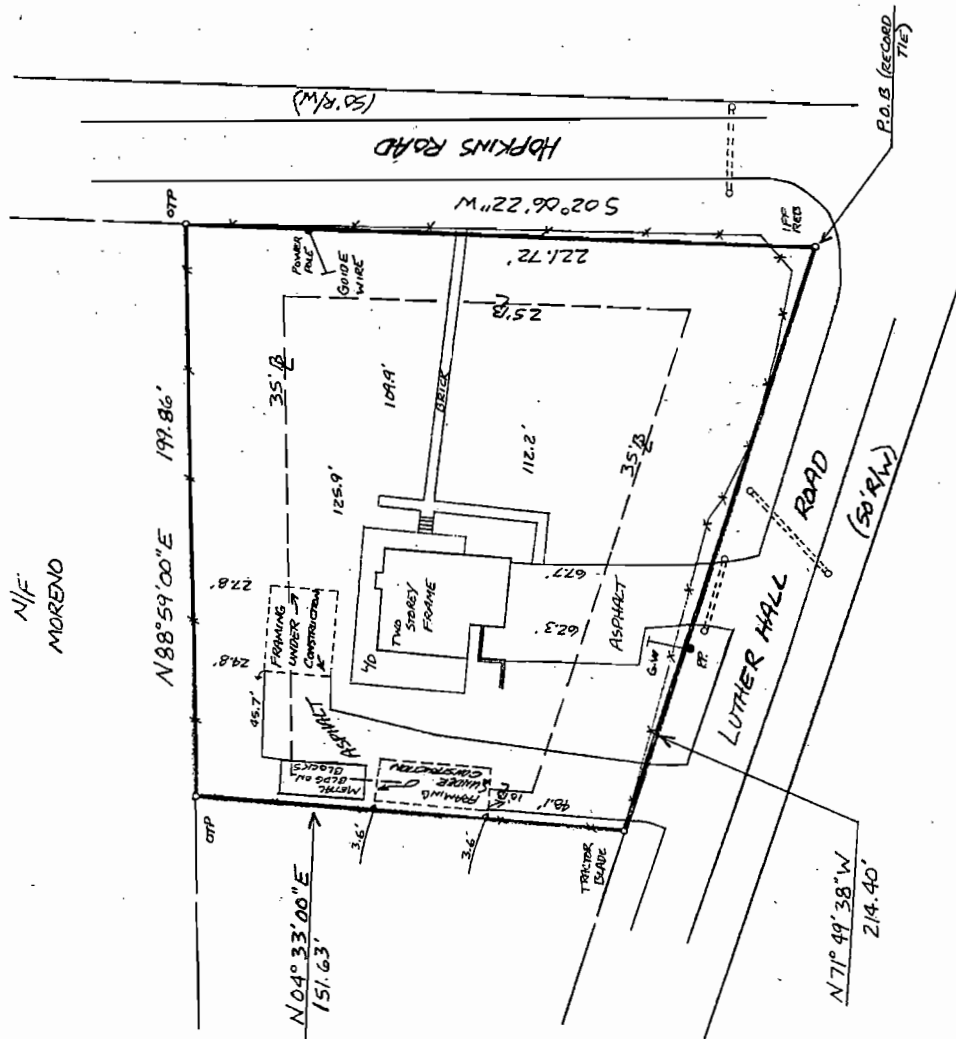
V-45
(2018)



RECEIVED
APR 11 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

AREA = 0.8705 ACRE
2810 HOPKINS ROAD



PLAT NO. 130672009314
LOCATION COBB
TOWN 1577

SURVEY FOR:
STONNY A. REEVES

LOT	BLK.	UNIT	REVISIONS
0.B.	14231		
LAND LOT	61	PS. 4474	
DISTRICT	19TH	SECTION 2ND	
PLAT BOOK	2013	COUNTY, GEORGIA	
DATE	3-27-78	PAGE	2077
		SCALE: 1" = 30'	70-18-3

PLEASE TAKE NOTE: EXAMINE THE ORIGINAL PLAT AND RECORD THE ORIGINAL PLAT NUMBER AND RECORD NUMBER IN THE PUBLIC RECORDS OFFICE OF THE COUNTY AND STATE OF GEORGIA. THIS SURVEY IS SUBJECT TO ANY REVISIONS MADE TO THE ORIGINAL PLAT AND RECORD NUMBER. THE ORIGINAL PLAT AND RECORD NUMBER ARE 130672009314 AND 1577, RESPECTIVELY.

IN WITNESS WHEREOF, THE SURVEYOR HAS HEREUNTO SET HIS HAND AND SEAL AT POWDER SPRINGS, GEORGIA, THIS 11TH DAY OF APRIL, 2018.

James L. Evans
J.A. EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-0000
LSFD000248

SETBACKS PER R-20 ZONING

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 185-7 of the Board Rules of the State Board of Professional Registration for the Professional Surveyors of Georgia, and the Georgia Professional Surveyors Act, O.C.G.A. 15-5-67.

APPLICANT: Stonny Reeves

PETITION No.: V-45

PHONE: 404-663-1678

DATE OF HEARING: 06-13-2018

REPRESENTATIVE: Stonny Reeves

PRESENT ZONING: R-20

PHONE: 404-663-1678

LAND LOT(S): 611

TITLEHOLDER: Stonny A. Reeves and Maxine D. Reeves

DISTRICT: 19

PROPERTY LOCATION: On the northwest corner of Luther Hall Road and Hopkins Road (2810 Hopkins Road).

SIZE OF TRACT: 0.87 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow accessory structures (existing approximately 360 square foot metal building and approximately 600 square foot framing under construction #1) to the side of the principal building; 2) waive the side setback for accessory structures under 650 square feet (metal building and framing under construction #1) from the required 10 feet to two (2) feet adjacent to the western property line; 3) waive the rear setback for an accessory structure under 650 square feet (existing approximately 360 square foot metal building) from the required 35 feet to 28 feet; and 4) waive the setbacks for an accessory structure over 650 square feet (approximately 720 square foot framing under construction #2) from the required 100 feet to 24 feet from the rear and to 45 feet adjacent to the western property line.

OPPOSITION: No. OPPOSED _____ PETITION No. _____ SPOKESMAN _____

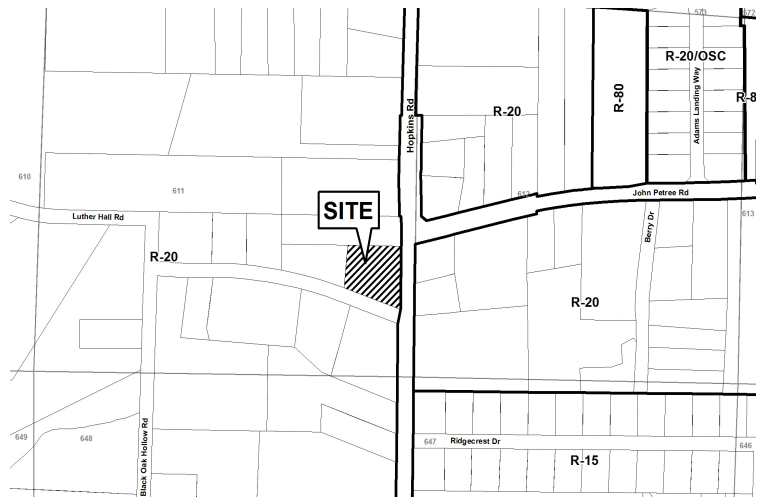
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Stonny Reeves **PETITION No.:** V-45

COMMENTS

TRAFFIC: Recommend moving the fence and pedestrian bridge on Hopkins Road out of the right-of-way.

DEVELOPMENT & INSPECTIONS: Building Inspector issued notice of violation for building without a permit on 2-6-18. Walls closer than 5 feet to property line require 1 hour fire rating.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No adverse stormwater management impacts are anticipated.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

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.

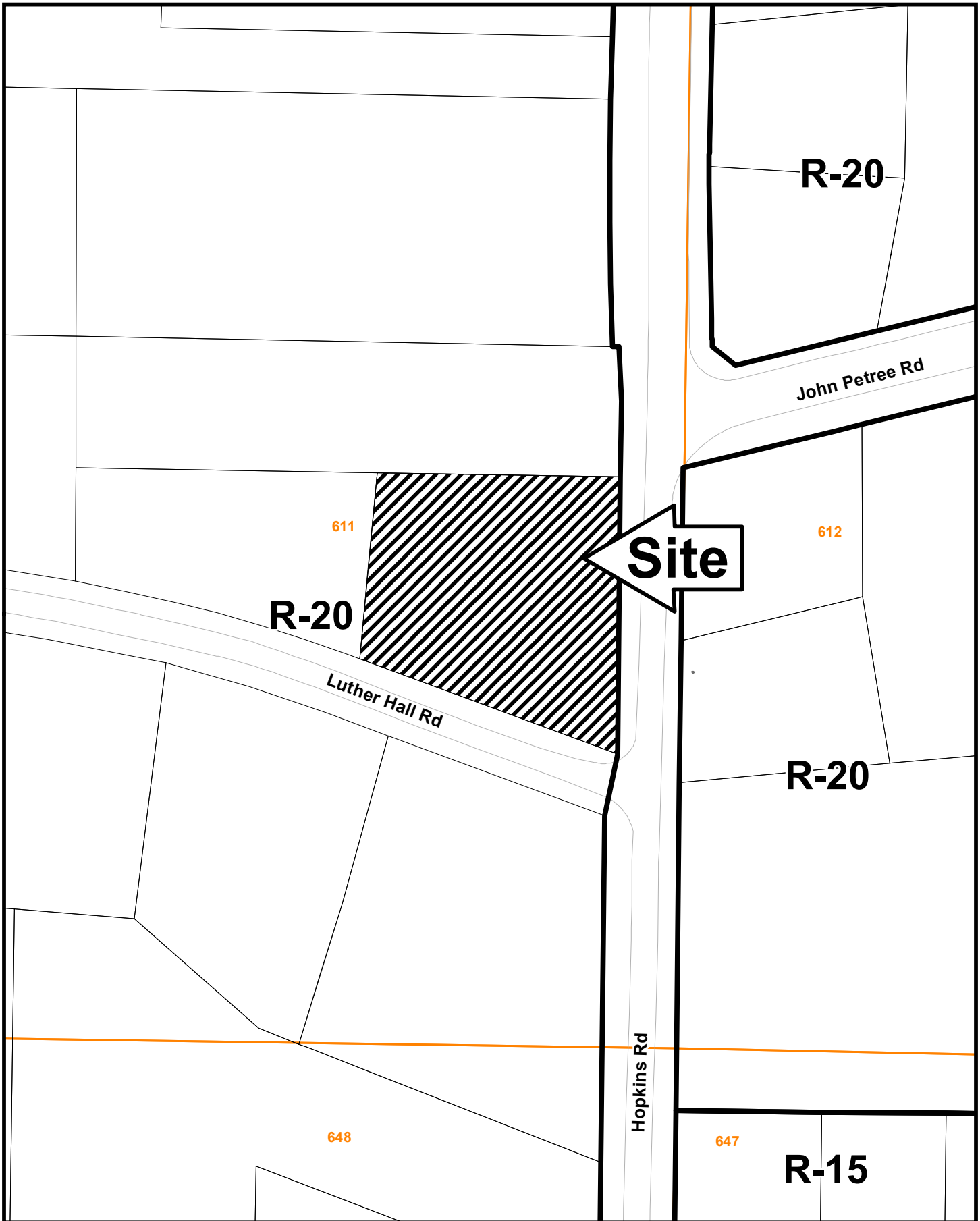
WATER: No comments.

SEWER: No comments.

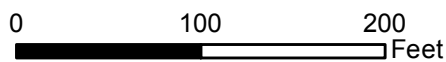
APPLICANT: Stonny Reeves **PETITION No.:** V-45



FIRE DEPARTMENT: No comments.

V-45 2018-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  Zoning Boundary
-  City Boundary

RECEIVED Application for Variance Cobb County

APR 11 2018

(type or print clearly)

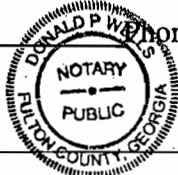
Application No. V-45
Hearing Date: 6-13-18

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Applicant Stonny Reeves Phone # 464-663-1678 E-mail Stonny.A.Reeves@Balsouth.net

Stonny Reeves Address 2810 Hopkins Rd Powder Springs GA 30127
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # Same E-mail same
(representative's signature)

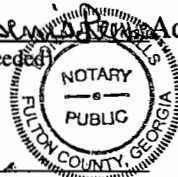


Signed, sealed and delivered in presence of:
[Signature] Notary Public

My commission expires: _____
My Commission Expires
March 15, 2021

Titleholder Stonny A. Reeves Phone # Same E-mail same

Signature Stonny A. Reeves Address: 2810 Hopkins Rd Powder Springs Ga 30127
(attach additional signatures, if needed) (street, city, state and zip code)



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

My commission expires: _____
My Commission Expires
March 15, 2021

Present Zoning of Property R-20

Location 2810 Hopkins Rd Powder Springs GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 611 District 19th 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.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

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

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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

To waive the setback, To keep the

List type of variance requested: Existing structures at side and rear of my property which is under the 650 sq ft. Allowed. The Allowed us to work around the septic tank area not knowing the setbacks from the adjacent property. This eliminate going up the steps with Grocery, this puts use on the main level.