



**APPLICANT:** Ron Ruiter and Kathy Ruiter      **PETITION NO.:** V-26  
**PHONE:** 404-242-7270      **DATE OF HEARING:** 04-09-08  
**REPRESENTATIVE:** Mark Steeves      **PRESENT ZONING:** R-20  
**PHONE:** 770-263-6440      **LAND LOT(S):** 98  
**PROPERTY LOCATION:** Located on the north side of      **DISTRICT:** 20  
Club Drive, easterly of Bozeman Lake Road      **SIZE OF TRACT:** .71 acre  
(3549 Club Drive).      **COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Allow an accessory structure (proposed swimming pool) to the side of the primary structure.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** If the variance is granted, this project will require a land disturbance permit (including compliance with the tree ordinance), a pool permit and retaining wall permits.

**STORMWATER MANAGEMENT:** No objection to location of pool due to site topographic constraints.

**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:** No conflict.

**SEWER:** No conflict.

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

**BOARD OF APPEALS DECISION**

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

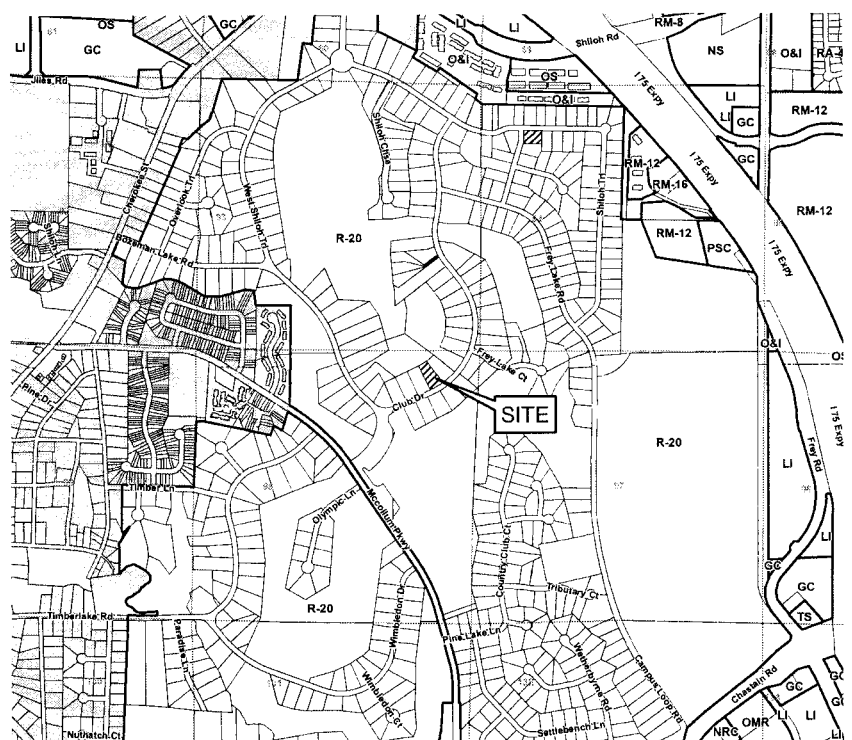
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

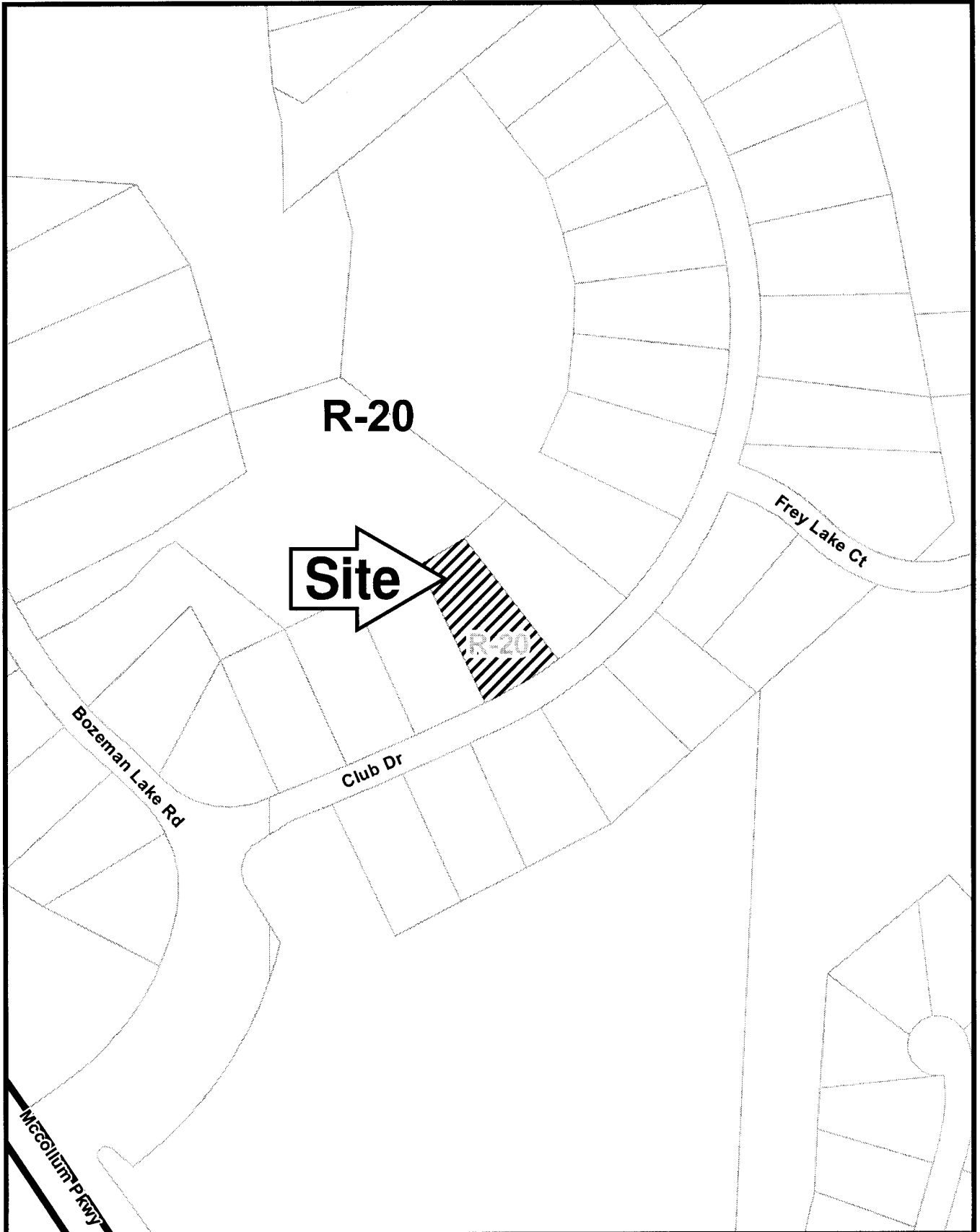
**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_

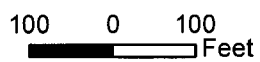
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# V-26



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-26

Hearing Date: 4-9-08

Applicant RON RUITER Business Phone 4/242-7270 Home Phone \_\_\_\_\_

MARK STEEVES Address 6475 JIMMY CARTER BLVD NORCROSS 30071  
(representative's name, printed) (street, city, state and zip code)

Mark Steeves Business Phone 770-263-6440 Cell Phone 770-352-4937  
(representative's signature)

My commission expires: 3/4/2008  
Mark Steeves  
COBB COUNTY GEORGIA  
NOTARY PUBLIC  
MARCH 4 2008

Signed, sealed and delivered in presence of:

Michelle  
Notary Public

Titleholder Ronald Ruit Business Phone 4/242-7270 Home Phone \_\_\_\_\_

X Signature Ronald Ruit Address: 3549 Club Dr. Kennesaw 30144  
(street, city, state and zip code)

Attach additional signatures, if needed

My commission expires: 4/2008  
Michelle  
COBB COUNTY GEORGIA  
NOTARY PUBLIC  
MARCH 4 2008

Signed, sealed and delivered in presence of:

Michelle  
Notary Public

Present Zoning of Property R-20

Location 3549 CLUB DRIVE KENNESAW 30144  
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 98 (P) 20 District ~~2ND~~ 20 Size of Tract .71 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.

DUE TO EXTREME CHANGE IN TOPOGRAPHY THE ONLY FEASIBLE LOCATION FOR THE POOL IS TO THE SIDE OF THE HOUSE IN THE LOCATION SHOWN ON THE BOUNDARY SURVEY

List type of variance requested: SIDE YARD POOL ALLOW AN ACCESSORY STRUCTURE (PROPOSED SWIMMING POOL) TO THE SIDE OF THE PRIMARY STRUCTURE