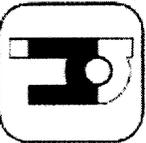
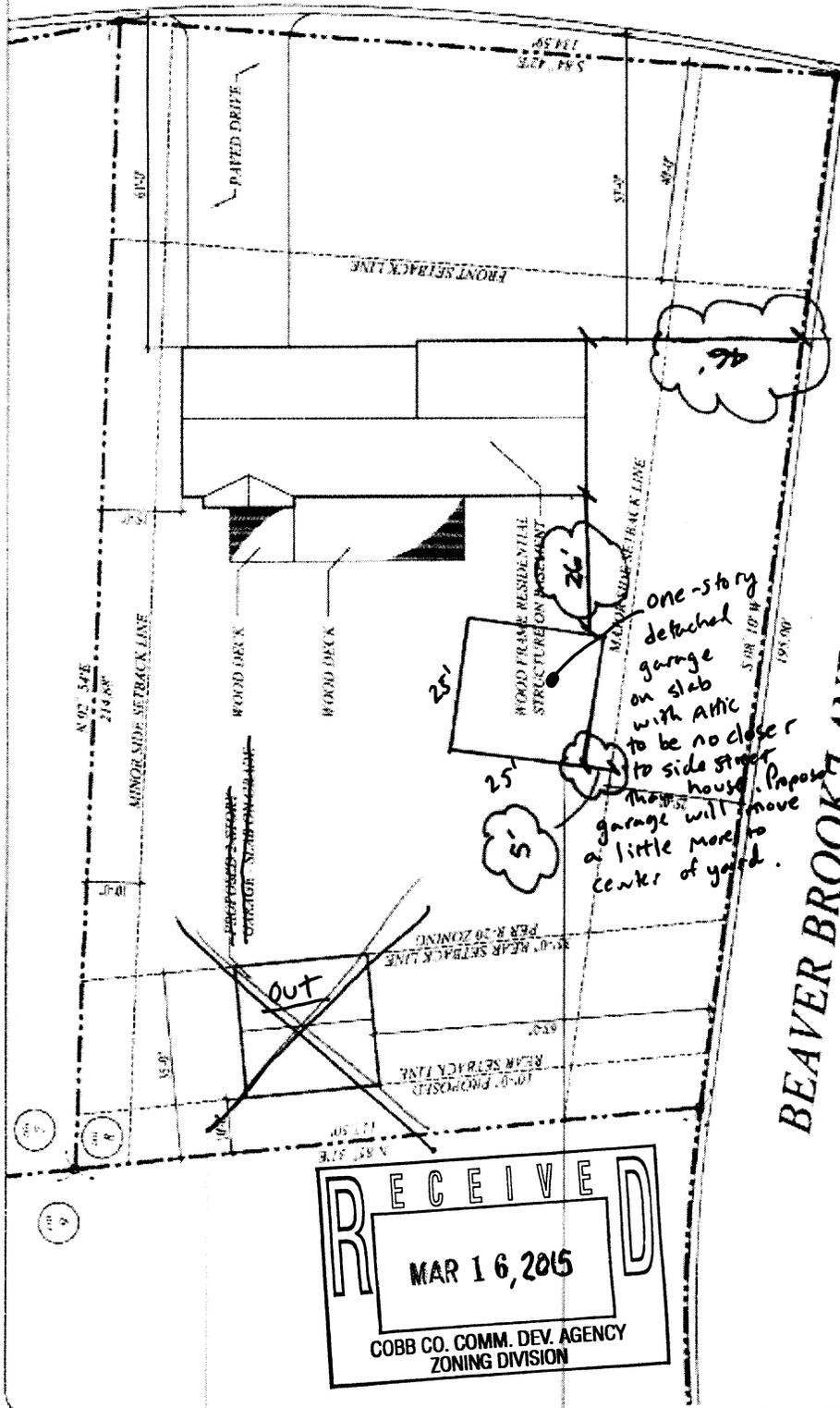


V-59  
(2015)

BEAVER DAM LANE  
50'-0" ROW  
PAVED PUBLIC ACCESS



wood dimensions, llc  
architecture · planning · design  
info@wooddimensionsllc.com  
678.591.8760

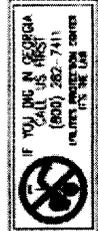


SITE PLAN  
1908 BEAVER DAM LANE, NE  
MARIETTA, GA 30062

NBHD: BEAVER BROOK FARMS  
PARCEL ID: 16077000350  
LOT#: 8 (-.59 ACRES)  
ZONING: R-20

SCALE: 1"=20'  
DATE: 11.15.2014  
DRAWN BY: DJW  
PROJECT #: 142801

RECEIVED  
MAR 16, 2015  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



**APPLICANT:** Matthew T. Kuhn

**PETITION No.:** V-59

**PHONE:** 404-510-0269

**DATE OF HEARING:** 04-01-2015

**REPRESENTATIVE:** Matthew T. Kuhn

**PRESENT ZONING:** R-20

**PHONE:** 404-510-0269

**LAND LOT(S):** 770

**TITLEHOLDER:** Sherry L. Kuhn and Steven P. Kuhn

**DISTRICT:** 16

**PROPERTY LOCATION:** On the southwestern corner of Beaver Brook Lane and Beaver Dam Lane (1908 Beaver Dam Lane).

**SIZE OF TRACT:** 0.59 acre

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the setback for an accessory structure over 650 square feet (proposed approximately 1,250 square foot two story garage) from the required 100 feet to 28 feet adjacent to the western property line and from the required 100 feet to 10 feet adjacent to the rear property line; and 2) allow an additional electric meter on a residential lot.

**OPPOSITION:** No. OPPOSED **PETITION No.**        **SPOKESMAN**       

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Matthew T. Kuhn **PETITION No.:** V-59

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** No access is shown on the plan from the Beaver Brook Lane Right-of-Way which will likely be required. However, the proposed building pad drains to a recorded drainage easement and the overall impervious coverage should still be within the 35% allowable.

**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.

**DESIGN GUIDELINES:** No comment.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

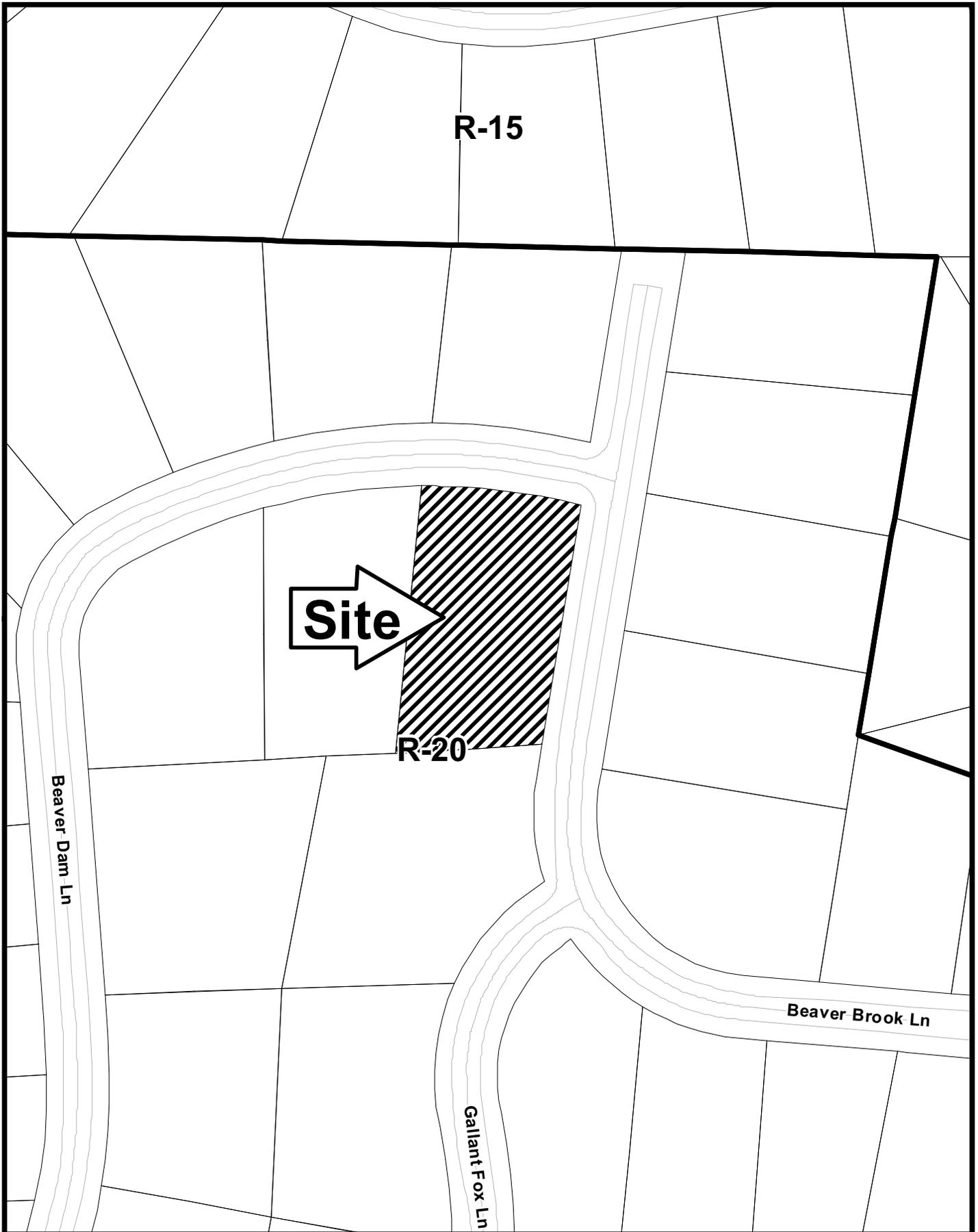
**SEWER:** There is a Cobb County sanitary sewer main in the vicinity of the proposed garage. County Code requires permanent structures to be located 10 feet from edge of easement when in the rear of a property.

**APPLICANT:** Matthew T. Kuhn **PETITION No.:** V-59

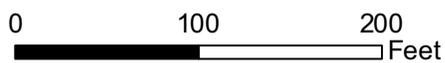
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

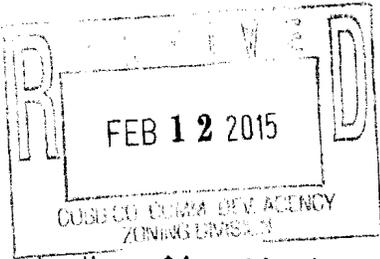
# V-59



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-59  
Hearing Date: 4-1-15

Applicant MATTHEW T. KUHN Phone # 404.510.0269 E-mail mkuhn1230@gmail.com

(representative's name, printed) Address 1908 BEAVER DAM LANE MARIETTA, GA  
(street, city, state and zip code) 30062

(representative's signature) Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

My commission expires: 3-4-16 Signed, sealed and delivered in presence of:  
[Signature] Notary Public

Titleholder SHERRY L. KUHN Phone # 404.819.1363 E-mail slkuhn13@yahoo.com

Signature [Signature] Address: 1908 BEAVER DAM LANE MARIETTA, GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30062

My commission expires: 3-4-16 Signed, sealed and delivered in presence of:  
[Signature] Notary Public

Present Zoning of Property R-20

Location 1908 BEAVER DAM LANE MARIETTA, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 770 District 16 Size of Tract .59 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

List type of variance requested: CONSTRUCTION OF A DETACHED GARAGE (25)

- ① SET BACK VARIANCE
- ② INSTALLATION OF A SEPARATE ELECTRIC METER