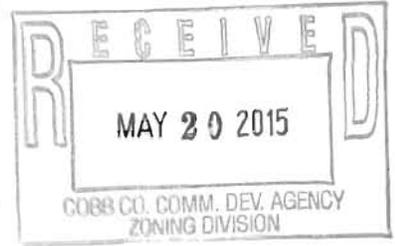


V-102
(2015)

913 Indian Hills Parkway Proposal

V-102 (2015)



Indian Hills Golf Course

N 18°00'00"E 122.94'

(412.1) 250'

(412.1) 250'

10' SANITARY SEWER EASEMENT

REVISED

2' Setback with Hold Harmless Agreement as proposed by Cobb County Water System.

The agreement was offered to further assist with the hardship of placing the pool in exchange for removing the old pool/patio which do not have such agreement.

N 74°16'56"W 173.01'

10' B.L.

Proposed 4-Side Brick House

S 68°23'48"E 179.30'

10' B.L.

~45' from Street
(this is identical to the majority of Indian Hills)

Estimated Impervious:
Primary Structure w/Patio: 5616 SqFt
Pool Coping: <110 SqFt
Driveway: 645 SqFt (with 60% permeable paver allowance)

Proposed: 6371 SqFt (31.9%)
Allowed: 6981 SqFt

SIDEWALK

SIDEWALK

INDIAN HILLS PARKWAY (60' R/W)

~15' Easement to back of Millstone (Neighborhood)

APPLICANT: Amelia Flury

PETITION No.: V-102

PHONE: 404-242-0395

DATE OF HEARING: 07-15-2015

REPRESENTATIVE: Brett Flury

PRESENT ZONING: R-20

PHONE: 770-656-6609

LAND LOT(S): 977

TITLEHOLDER: Clayton F. Bunyard and Sharon M. Bunyard

DISTRICT: 16

PROPERTY LOCATION: On the west side of Indian Hills Parkway, north of High Green Drive (913 Indian Hills Parkway).

SIZE OF TRACT: 0.46 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the front setback from the required 40 feet to 30 feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

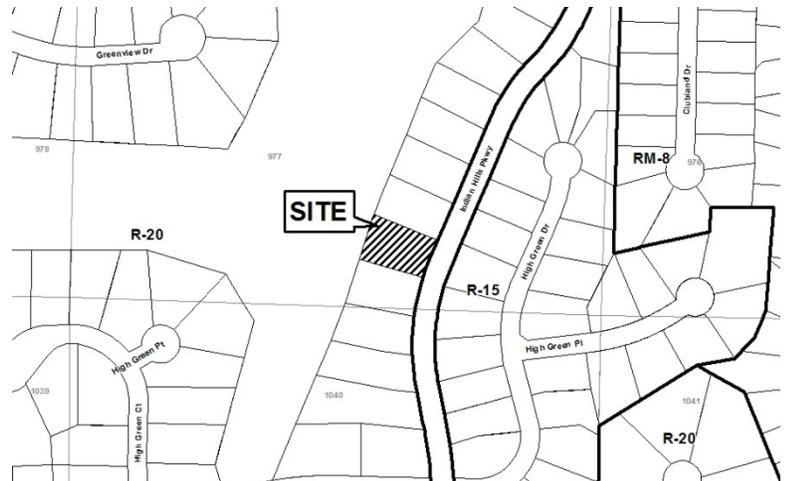
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Amelia Flury **PETITION No.:** V-102

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: 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.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

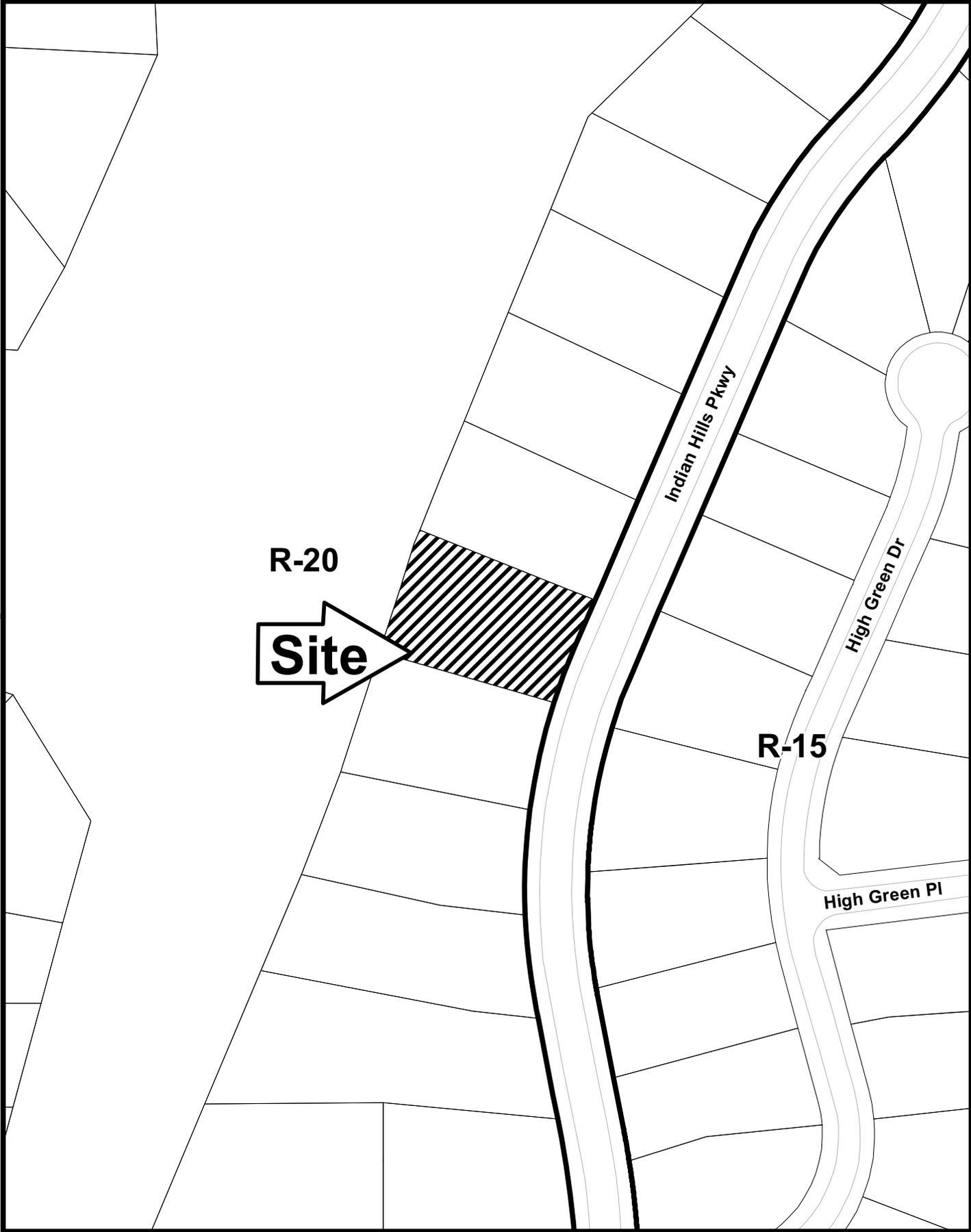
WATER: No conflict.

SEWER: CCWS will allow the proposed pool location (not less than 2 feet from the edge of the sanitary sewer easement) with an approved Hold Harmless agreement signed by the property owner.

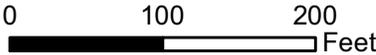
APPLICANT: Amelia Flury **PETITION No.:** V-102

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.

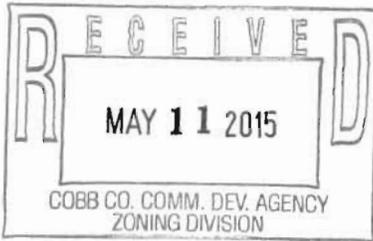
V-102



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-102
Hearing Date: 07/15/2015

Applicant Amelia Flury Phone # 404-242-0395 E-mail amy@fluryconsulting.com

Brett Flury Address 5412 Saint Lyonn Place, Marietta, GA, 30068

(representative's name, printed)

(street, city, state and zip code)

[Signature]
(representative's signature)

Phone # 770-656-6609 E-mail brett@fluryconsulting.com

Neki Shah
NOTARY PUBLIC
Cobb County, GEORGIA

Signed, sealed and delivered in presence of:

My commission expires: 10/6/2018

My Comm. Expires
10/06/2018

[Signature]
Notary Public

Notary Public

Titleholder Clayton Bunyard Phone # 678-612-9825 E-mail clayton@bunyards.com

Signature *[Signature]* Address: 913 Indian Hills Parkway, Marietta, GA, 30068

(attach additional signatures, if needed)
(see attachment)

(street, city, state and zip code)

My commission expires: July 20, 2018

Neki Shah
NOTARY PUBLIC
Cobb County, GEORGIA
My Comm. Expires
10/06/2018

Signed, sealed and delivered in presence of:



Present Zoning of Property R-20 (Existing home to be demolished)

Location 913 Indian Hills Parkway, Marietta, GA, 30068

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 977 District 16th Size of Tract 0.46 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 X Shape of Property _____ Topography of Property _____ Other Sewer Easement

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).

The property has a sewer line running through the middle of the backyard which makes it difficult to properly fit a pool. By shifting the front setback a few feet a new home may be positioned as to allow additional room for a pool between the sewer easement and back of the home. Effectively, the placement of the sewer severely limits the back half (30') of the backyard that would otherwise be a perfect space for the pool. Please note as part of this request we will be correcting code violations by previous owners with regards to the construction of the existing pool and patio, which are scheduled, along with the existing home, to be demolished.

List type of variance requested: We are requesting that the front setback be reduced to 30' due to the hardship presented by the sewer easement running through the middle of the backyard which placement restricts the ability to build a pool.

It is our intention that this encroachment is limited to the courtyard style garage doors, with the front door of the house sitting 55'+ from the front property line. Landscaping will be used to mitigate any impact to side views. There are no neighbors directly across the street (it's a ~15' neighborhood easement) and a golf course sits behind the property.