



**APPLICANT:** Steven Pullen

**PETITION No.:** V-126

**PHONE:** 678-395-7852

**DATE OF HEARING:** 12-13-2017

**REPRESENTATIVE:** Faye Colbert

**PRESENT ZONING:** R-20

**PHONE:** 770-517-1117

**LAND LOT(S):** 186

**TITLEHOLDER:** Steven D. Pullen and Sally N. Ramadan

**DISTRICT:** 16

**PROPERTY LOCATION:** On the east side of Shamans Drive, south of Shamans Walk (4210 Shamans Drive).

**SIZE OF TRACT:** 0.46 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Increase the maximum impervious surface from the required 35% to 39%; and 2) allow the proposed pool equipment to the side of the house.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comments.

**SITE PLAN REVIEW:** No comments.

**STORMWATER MANAGEMENT:** Approval should be subject to installation of a dry-well system to mitigate the impervious overage with a site plan to be approved by Stormwater Management Division. With the proposed pervious paver pool decking the impervious coverage variance required is only 36.4%.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No conflict.

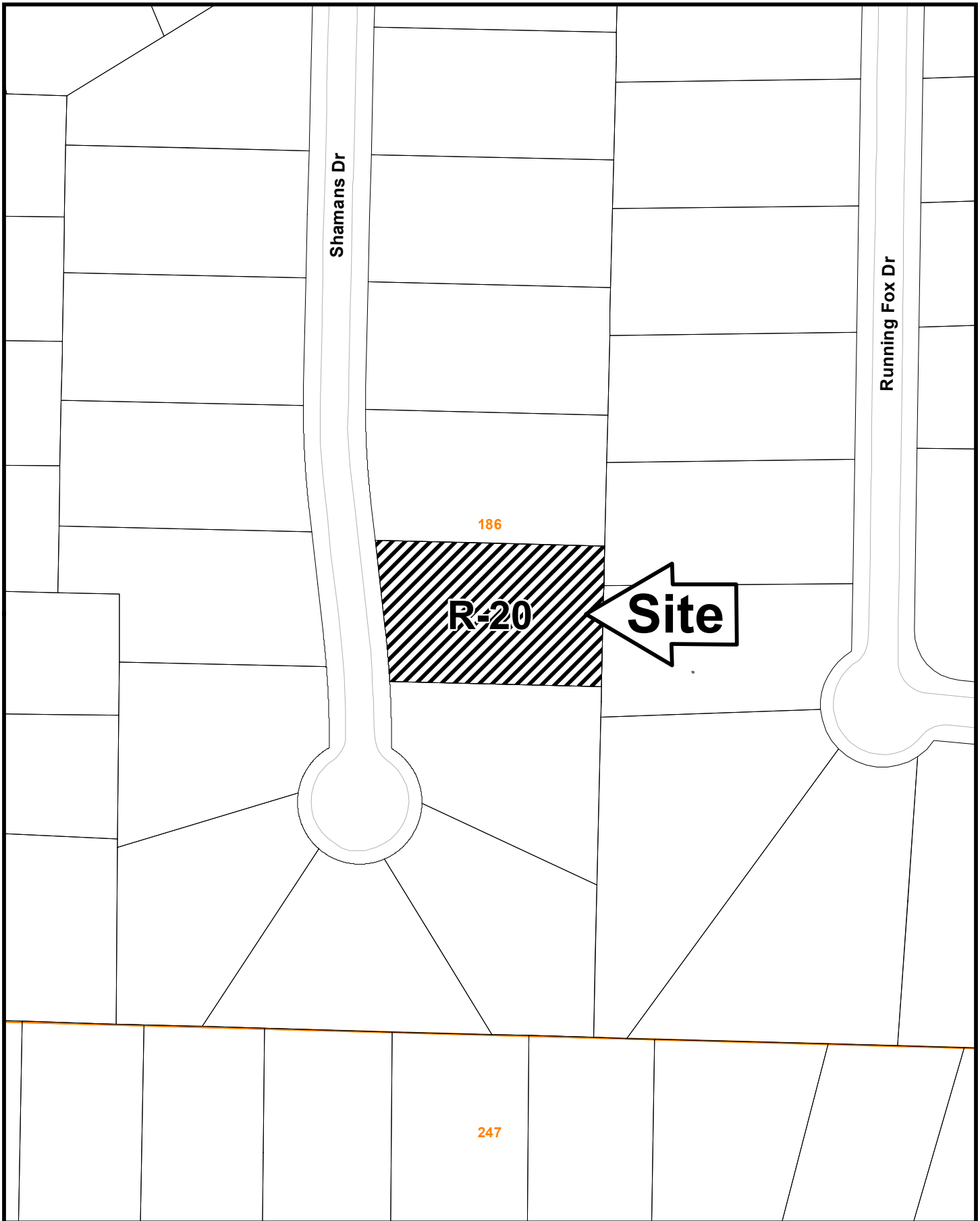
**SEWER:** No conflict.

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**FIRE DEPARTMENT:** No comments.

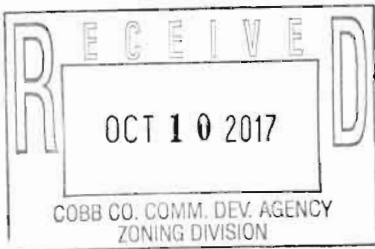
# V-126 2017-GIS



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

0 100 200  
Feet

City Boundary  
Zoning Boundary



# Application for Variance

## Cobb County

4210 Shamans Dr, Marietta, GA

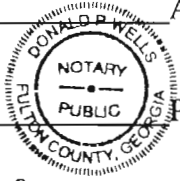
(type or print clearly)

Application No. V-126  
Hearing Date: 12-13-17

Applicant STEVEN PULLEN Phone # 678 395 7852 E-mail Steveand sally pullean@cgha.com

Faye Colbert  
(representative's name, printed) Address 6905 Alan Thomas Road, Cumming, GA 30028  
(street, city, state and zip code)

[Signature]  
(representative's signature)



Phone # 770-517-1117 E-mail Construction@agpadesign.com

Signed, sealed and delivered in presence of:

[Signature] Notary Public

My Commission Expires March 15, 2021

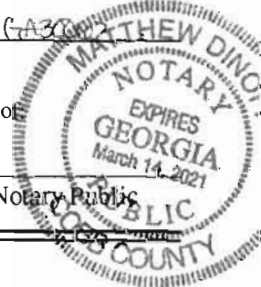
My commission expires: \_\_\_\_\_

Titleholder STEVEN PULLEN & SALLY RAMADAN Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

Signature [Signatures] Address: 4210 Shamans Dr, Marietta, GA 30062  
(attach additional signatures if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature] Notary Public



My commission expires: March 14, 2021

Present Zoning of Property R-20

Location 4210 Shamans Dr, Marietta, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 186 District 16 Size of Tract .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  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:

With out a variance, the home owner will not be able to install adequate decking around the swimming pool. The proposed decking would be pavers. The homeowners would not have the same peace and tranquility that his neighbors currently enjoy.

List type of variance requested: To increase the impervious surface allowed from 35.5' to 39.5'