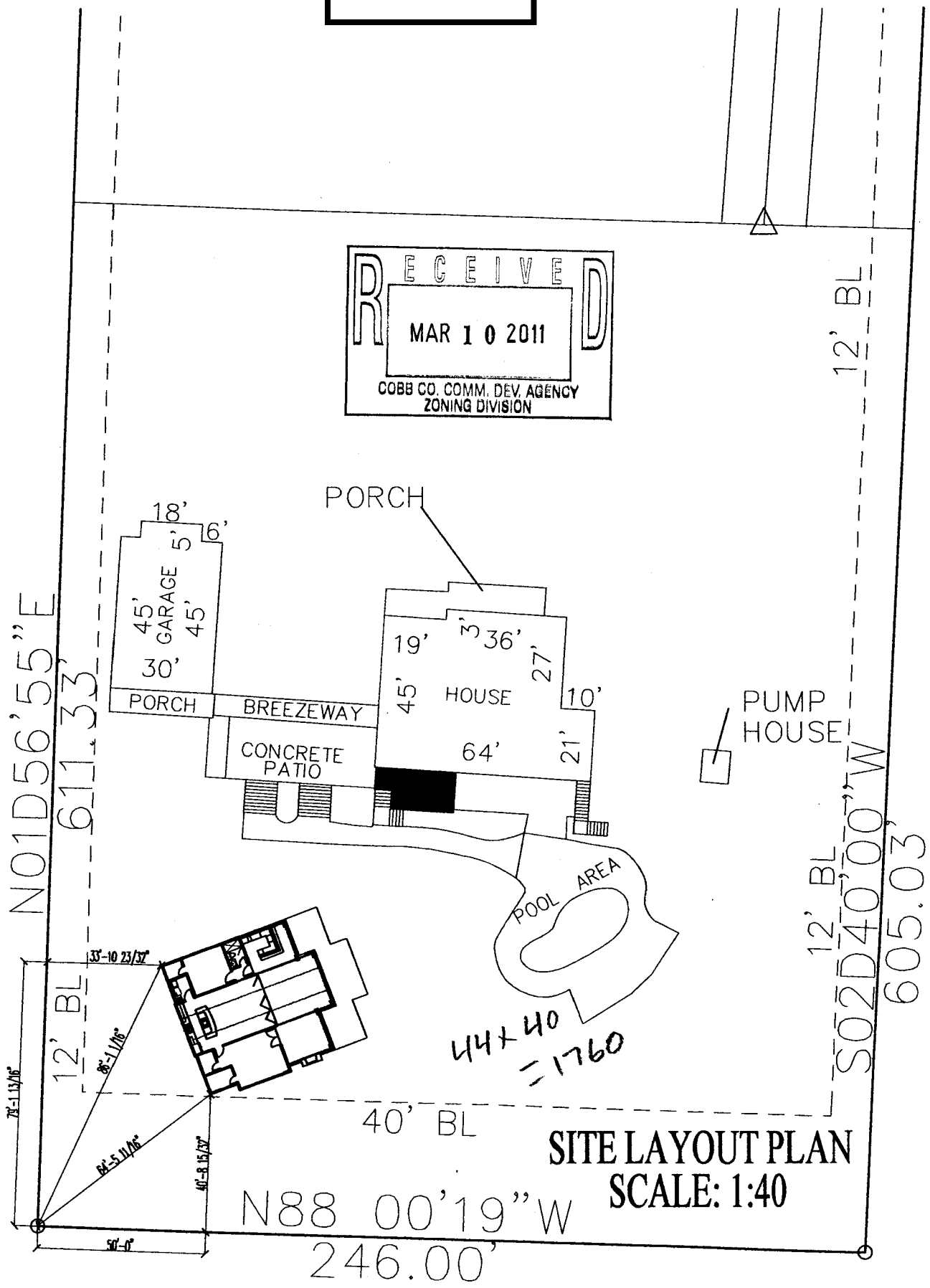
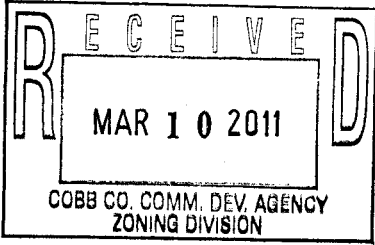


V-29
(2011)



N01D56'55" E

611.33'

78'-11 1/8"
12' BL
33'-10 23/32"
86'-1 1/8"
84'-5 1/8"
40'-8 15/32"
50'-0"

PORCH
45' GARAGE
30'
18'
5'6"
45'
BREEZEWAY
CONCRETE PATIO
HOUSE
64'
19'
36'
27'
10'
21'45'

POOL AREA
44' x 40' = 1760

PUMP HOUSE

12' BL

12' BL
S02D40'00" W

605.03'

40' BL

N88 00'19" W
246.00'

SITE LAYOUT PLAN
SCALE: 1:40

APPLICANT: Chad G. Kuhlman **PETITION NO.:** V-29
PHONE: 770-424-6099 **DATE OF HEARING:** 05-11-11
REPRESENTATIVE: Greg Boedges **PRESENT ZONING:** R-30
PHONE: 678-409-7204 **LAND LOT(S):** 222
PROPERTY LOCATION: On the south side of **DISTRICT:** 20
Stilesboro Road, west of Allatoona Lane **SIZE OF TRACT:** 4.18 acres
(4525 Stilesboro Road). **COMMISSION DISTRICT:** 1

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure over 800 square-foot (proposed 1,760 square-foot pool house) from the required 100 feet to 33 feet adjacent to the western property line and 40 feet adjacent to the southern property line; and 2) allow an accessory structure to the side of the primary structure (existing pump house).

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If variance is approved all applicable permits and inspections will be required on the pool house.

STORMWATER MANAGEMENT: While this is a large estate-sized lot, the majority of the impervious coverage is located at the rear of the parcel and drains to the south towards existing residences located on Creekwood Circle. To minimize the impact of additional runoff from the proposed poolhouse, all downspouts should be discharged to the ground at the structure to maximize the overland flow path.

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.

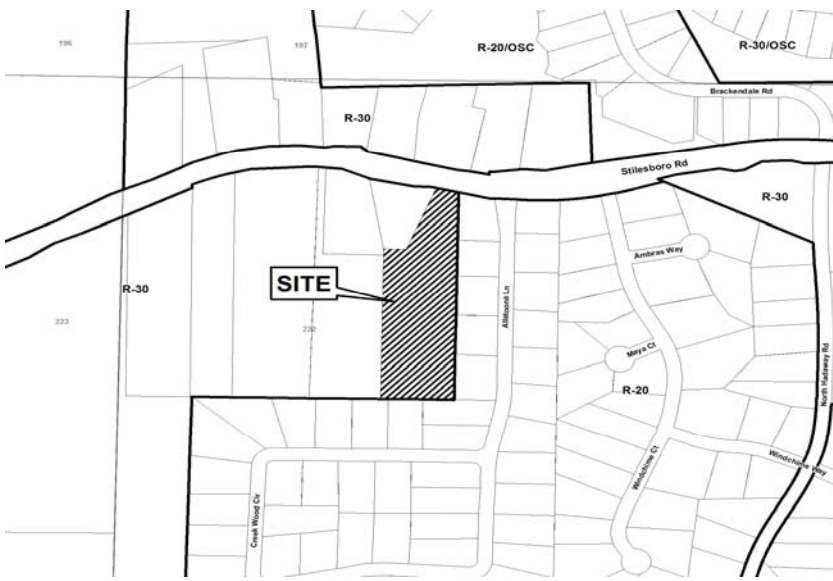
CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No Conflict.

SEWER: No Conflict.

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

BOARD OF APPEALS DECISION
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



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Cobb County Fire and Emergency Services

Fire Marshal Comments

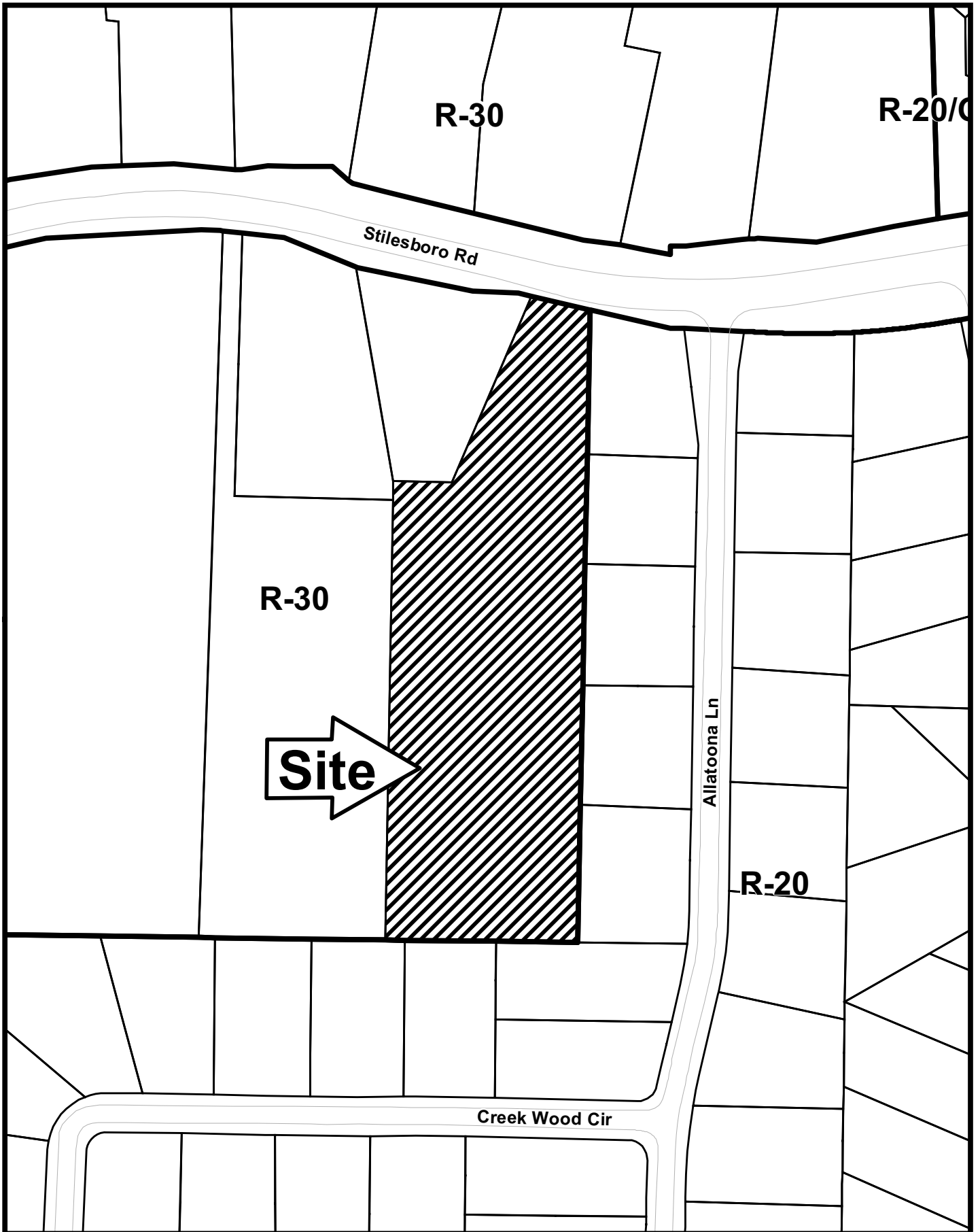
Applicant Name: **Dr. Chad Kuhlman**

Petition Number: V-29

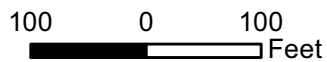
Date: 5/3/2011

NO COMMENTS: 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-29



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. U-29

Hearing Date: 5-11-11

Applicant Chad G Kuhlman Phone # 770-424-6055 E-mail cgkuhlman@hotmail.com

N/A Address _____
(representative's name, printed) (street, city, state and zip code)

N/A Phone # _____ E-mail _____
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder Chad G Kuhlman Phone # 770-424-6055 E-mail cgkuhlman@hotmail.com

Signature Chad G Kuhlman Address: 4525 Stilesboro Road NW Kennesaw, GA 30152
(attach additional signatures, if needed) (street, city, state and zip code)

MARCIA D. GOODWILL

Notary Public, Cobb County, Georgia

Signed, sealed and delivered in presence of:

My commission expires: 10/9/2014 Marcia D. Goodwill
My Commission Expires October 9, 2014 Notary Public

Present Zoning of Property R-30

Location 4525 STILESBORO ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 228 District 20 Size of Tract 4.18 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.

PROPOSED POOL HOUSE IS 1,600± SQUARE FEET WHICH EXCEEDS 800 SF ALLOWANCE TO BE 40' FROM PROPERTY LINE.

List type of variance requested: WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE (VER 800 SQ FT)