



ALR ARCHITECTS
 A. LEE BYEJUN, JR.
 PO BOX 6123
 MARIETTA, GA 30065
 TEL: 678.273.0500
 FAX: 770.971.3832

TITLE
 A. Name
 B. Address
 C. The Highway
 135 Kenley Court
 Marietta, GA 30068

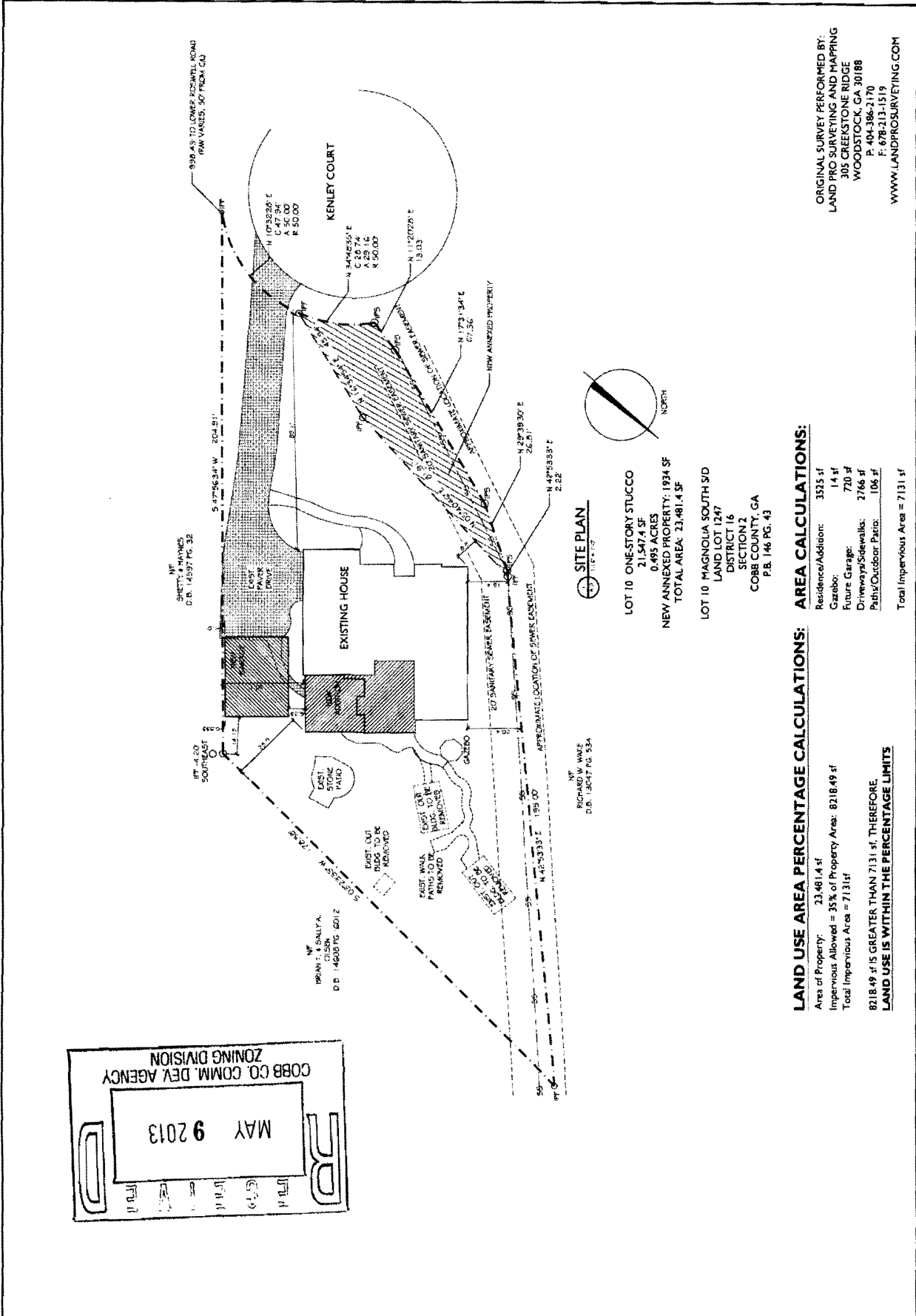
V-81 (2013)



RELEASED FOR
 CONSTRUCTION
 R.E.V.I.S.I.O.N.S.
 description

DATE	BY	DESCRIPTION
1/4/13	ALR	REVISED
1/11/13	ALR	REVISED
1/11/13	ALR	REVISED
1/11/13	ALR	REVISED
1/11/13	ALR	REVISED

A0



SITE PLAN
 1/11/13

LOT 10 ONE-STORY STUCCO
 0.495 ACRES
 21,547.4 SF
 NEW ANNEXED PROPERTY: 1934 SF
 TOTAL AREA: 23,481.4 SF

LOT 10 MAGNOLIA SOUTH S/D
 LAND LOT 1247
 DISTRICT 16
 SECTION 2
 COBB COUNTY, GA
 P.B. 146 PG. 43

LAND USE AREA PERCENTAGE CALCULATIONS:

Area of Property: 23,481.4 sf
 Impervious Allowed = 35% of Property Area: 8218.49 sf
 Total Impervious Area = 7131 sf

8218.49 sf IS GREATER THAN 7131 sf, THEREFORE
LAND USE IS WITHIN THE PERCENTAGE LIMITS

AREA CALCULATIONS:

Residence/Addition: 3325 sf
 Garage: 14 sf
 Future Garage: 770 sf
 Driveway/Sidewalk: 2766 sf
 Path/Outdoor Patio: 106 sf
 Total Impervious Area = 7131 sf

COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION
 MAY 9 2013

ORIGINAL SURVEY PERFORMED BY:
 LAND PRO SURVEYING AND MAPPING
 305 CREEKSTONE RIDGE
 WOODSTOCK, GA 30188
 P. 404-386-2170
 F. 678-213-1519
 WWW.LANDPROSURVEYING.COM

APPLICANT: Stephen R. Hughes

PETITION No.: V-81

PHONE: 770-241-6625

DATE OF HEARING: 07-10-13

REPRESENTATIVE: Donald Hagemeister

PRESENT ZONING: R-15

PHONE: 404-558-5364

LAND LOT(S): 1247

TITLEHOLDER: Stephen R. Hughes and Karen Hughes

DISTRICT: 16

PROPERTY LOCATION: On the northeast terminus of Kenley Court, north of Lower Roswell Road

SIZE OF TRACT: 0.50 acre
COMMISSION DISTRICT: 2

(155 Kenley Court).

TYPE OF VARIANCE: 1) Allow an accessory structure (720 square foot "new garage") to the side of the principal building; 2) waive the setbacks for an accessory structure over 650 square feet (720 square foot "new garage") from the required 100 feet to zero feet on the southeastern property line, and 14 feet on the northeastern property line; and 3) waive the rear setback from the required 30 feet to 28 feet.

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

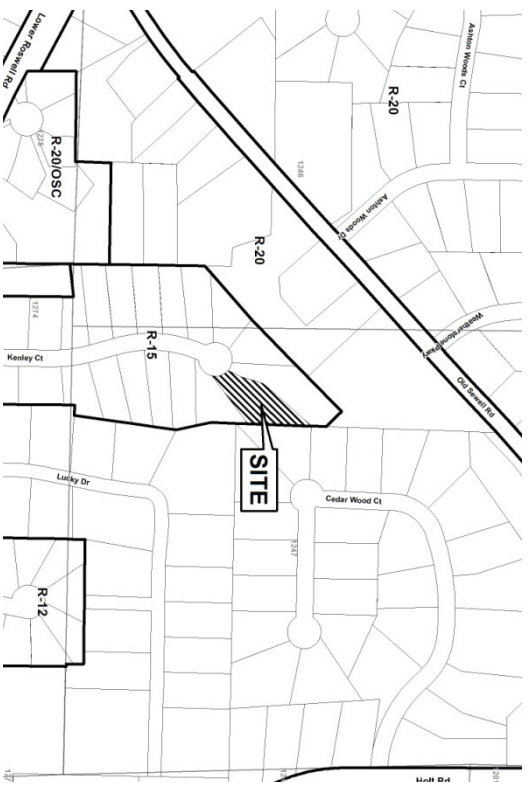
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Stephen R. Hughes

PETITION No.:

V-81

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Walls closer than 5 feet to the property line must be 1-hour fire rated.

SITE PLAN REVIEW: There is no recorded plat showing the “annexed” portion of the property; therefore, the impervious area calculation should be based on the area of the lot as shown on the subdivision plat recorded in plat book 146 page 43 (21,548 square feet). 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. Whether or not the variance is approved, a plat revision must be recorded to show the annexed area. Documentation must be provided showing that the owner of lot 11 is agreeable to the annexation. 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: The proposed garage is located over an existing private drainage conveyance. If this variance is approved, a grading and drainage plan must be approved by the Stormwater Management Division prior to permitting that provides adequate stormwater conveyance around the structure.

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 (Marietta service area).

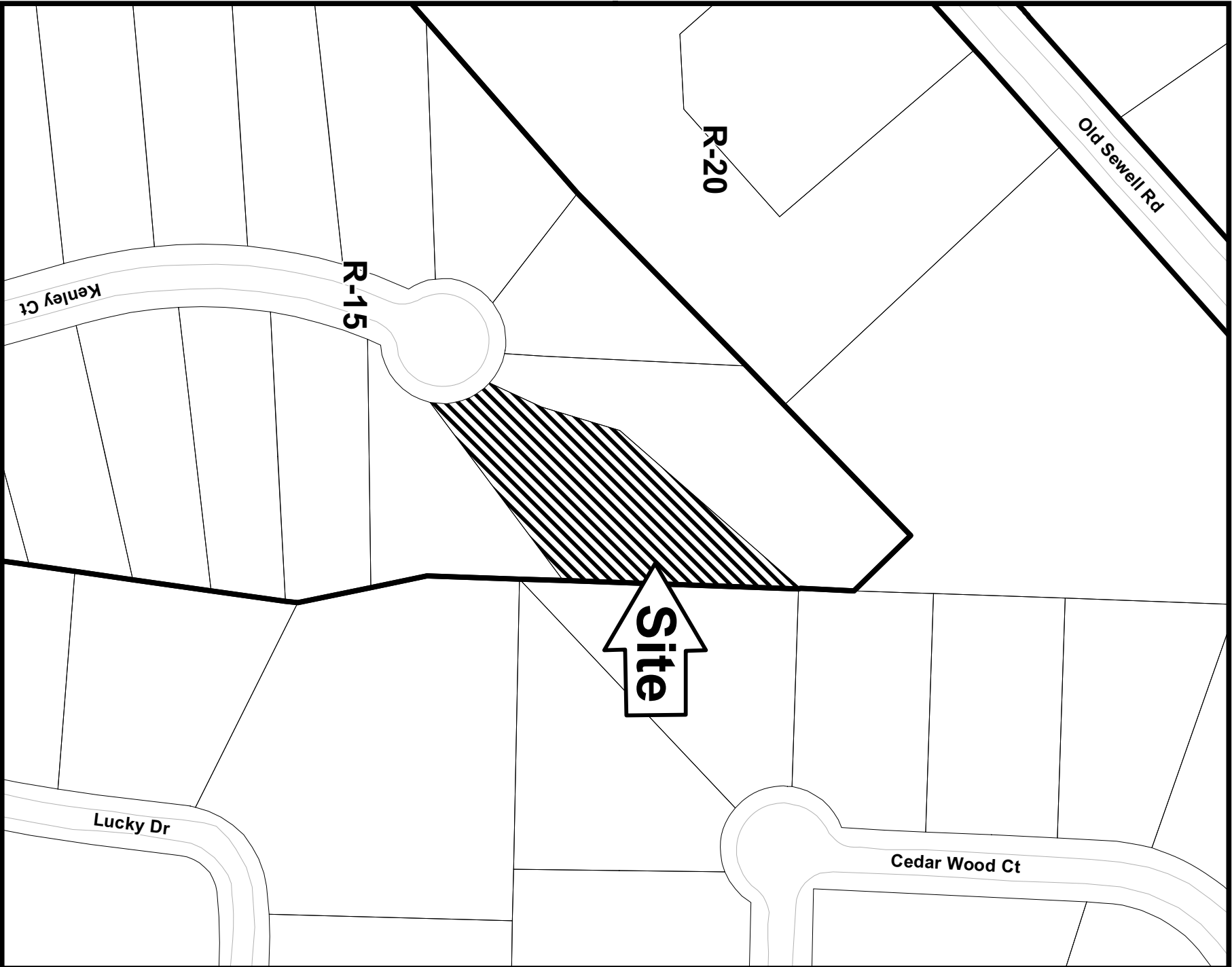
SEWER: No conflict (Marietta service area).

APPLICANT: Stephen R. Hughes

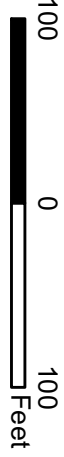
PETITION No.:

V-81

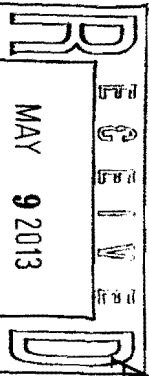
FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.



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-81
Hearing Date: 7/10/13

COBB CO. COMM. DEV. AGENCY
COMMUNICATIONS DIVISION

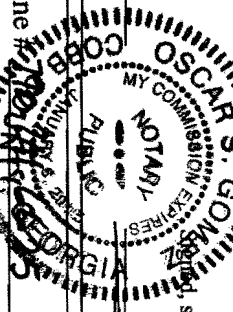
Applicant: STEPHEN R. WUCHES Phone # 770-241-6625 E-mail: SRH155@COMCAST.NET

Donald H. Searles Sr. Address: 155 KEULEY COURT, MARIETTA, GA 30068
(representative's name, printed) (street, city, state and zip code)

[Signature]
(representative's signature)

Phone # 404-555-5324 E-mail: don1407@bellsouth.com

My commission expires: 01-06-2015



[Signature] sealed and delivered in presence of:
Notary Public

Titleholder: STEPHEN R. & KAREN WUCHES Phone # 770-241-6625 E-mail: SRH155@COMCAST.NET

Signature: Stephen R. Wuches Address: 155 KEULEY COURT, MARIETTA, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

Notary Public, DeKalb County, Georgia
My commission expires: MY Commission Expires Aug. 13, 2016
[Signature] Signed, sealed and delivered in presence of:
Notary Public

Present Zoning of Property: R-15

Location: 155 KEULEY COURT, MARIETTA, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 1247 District: 16th Size of Tract: 0.495 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).

LOT IS TOO SMALL TO ACCESS GARAGE OTHER THAN AT END OF DRIVE.

List type of variance requested: SETBACK FOR CONSTRUCTION OF A GARAGE AT THE END OF DRIVEWAY AND LEAVE CORNER OF NEW ADDITION