

**OCTOBER 1, 2015 VARIANCE HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM OB-03

PURPOSE

To consider amending the house elevation plan for variance application V-45 of 2013 (Anna Maria Kuik) for property located on the south side of Orchard Lake Court, north of Brookview Drive in Land Lot 889 of the 17th District.

BACKGROUND

The subject property was approved for a zoning variance in order to renovate the existing house during the April 10, 2013 Variance Hearing. One of the variance stipulations approved the request to the house elevation plan that was dated April 10, 2013. The applicant needs to amend the house elevation plan in order to proceed with permitting. The approved elevation has a shake facade, and the applicant would like to change this to a brick facade (attached). The height of the house will not exceed the height requirements in the zoning code. If approved, all variance stipulations not in conflict will remain in effect.

FUNDING

N/A

RECOMMENDATION

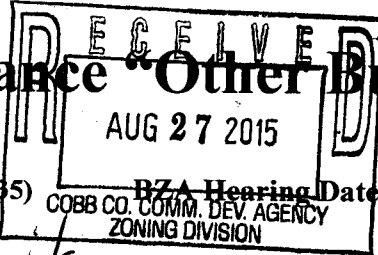
The Board of Zoning Appeals consider amending the house elevation plan for V-45 of 2013 to the house elevation plan received August 27, 2015 (attached).

ATTACHMENTS

Variance analysis, minutes, and proposed house elevation plan received August 27, 2015.

Application for Variance "Other Business"
Cobb County, Georgia

BZA
OB-003-2015



(Cobb County Zoning Division - 770-528-2035) BZA Hearing Date Requested: 10-1-15

Applicant: Anna Maria Kuik (applicant's name printed) Phone #: 404-285-3057

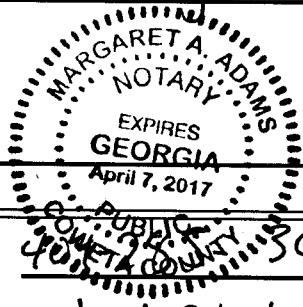
Address: 3268 Teton Dr. Atlanta, GA E-Mail: amplkuik@bellsouth.net

Ben F. Easterlin, Jr. (representative's name, printed) Address: 55 Peachtree Park Dr. NE Atlanta, GA 30309

[Signature] (representative's signature) Phone #: 404-293-9332 E-Mail: ben@ansleyatlanta.com

Signed, sealed and delivered in presence of:

[Signature] My commission expires: _____
Notary Public



Titleholder(s): Anna Maria Petronella Kuik Wijsman (property owner's name printed) Phone #: 404-285-3057

Address: 3268 Teton Dr. Atlanta, GA E-Mail: amplkuik@bellsouth.net

[Signature]
(Property owner's signature)

Signed, sealed and delivered in presence of:

[Signature] My commission expires: _____
Notary Public



Commission District: 2 Variance Case: _____

Date of Original Variance Hearing: 4/10/13

Location: 4109 Orchard Lake Ct.
(street address, if applicable; nearest intersection, etc.)

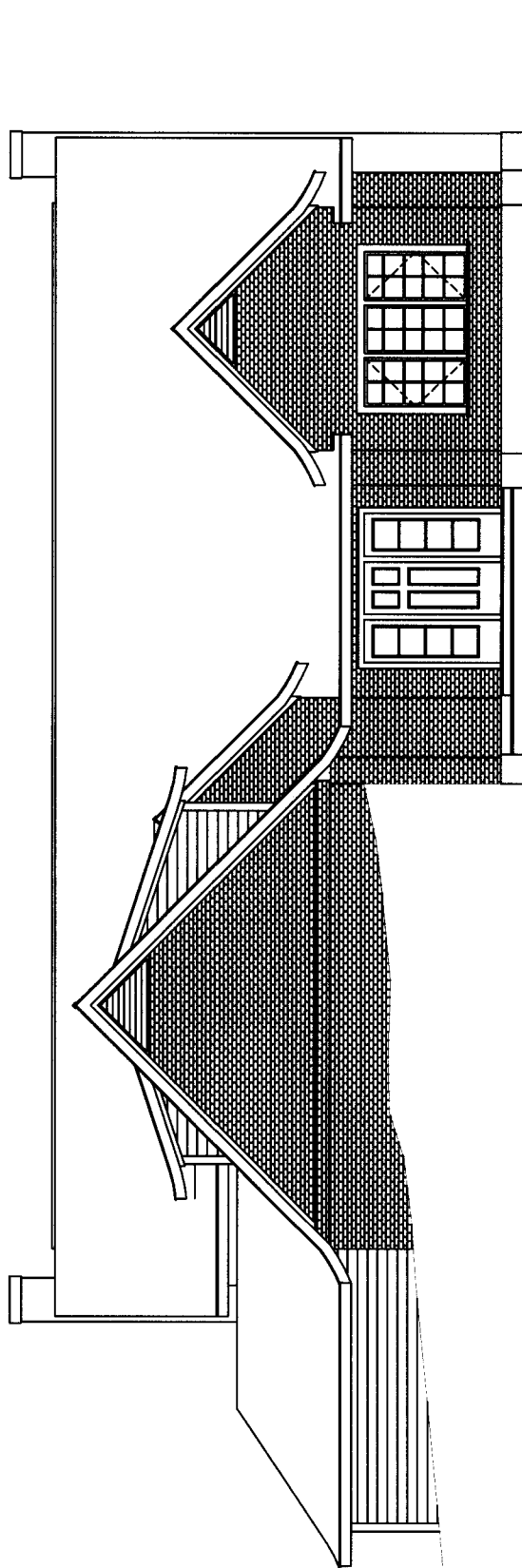
Land Lot(s): 489 District(s): 17

State specifically the need or reason(s) for Other Business: substitution of facade as specified in original variance hearing in April 2013. See Exhibit A

(List or attach additional information if needed)

EXHIBIT "A"

RECEIVED
AUG 27 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



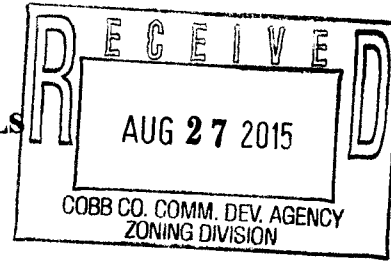
front elevation

4109 ORCHARD LAKE COURT
ATLANTA, GEORGIA 30339

Scale 1/8" = 1'-0"

BZA
OB-003-2015

Proposed



REGULAR CASES (CONT.)

~~V-39 JIM ARMES (Gregory Jon Sullivan and Laura Aileen Sullivan, owners) requesting a variance to waive the maximum allowable impervious surface from 35% to 38.71% in Land Lot 309 of the 16th District. Located on the south side of Rockhaven Court, south of Shallowford Road (3823 Rockhaven Court).~~

~~The public hearing was opened and Mr. Jim Armes addressed the Board. Following presentation and discussion, the following motion was made:~~

~~MOTION: Motion by Poteet, second by Swanson, to **approve** variance request subject to:~~

- ~~• Site Plan Review Division comments and recommendations~~
- ~~• Stormwater Management Division comments and recommendations~~

~~VOTE: **ADOPTED** unanimously~~

Following the vote on V-39, a recess was taken from 1:54 p.m. until 2:03 p.m.

V-45 ANNA MARIA KUIK (Anna Maria Petronella Kuik Wijsman, owner) requesting a variance to: 1) waive the rear setback from the required 15 feet (previous variance case #110 of 1983) to 14 feet; and 2) waive the front setback from the required 30 feet (previous variance case #110 of 1983) to 20 feet in Land Lot 889 of the 17th District. Located on the south side of Orchard Lake Court, north of Brookview Drive (4109 Orchard Lake Court).

The public hearing was opened and Mr. Richard Sibly and Mr. Doug Lacy addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Swanson, second by Williams, to **approve** variance request subject to:

- 1 • Request no. 1 amended and approved to waive the rear setback to 13 feet
- 2 • Request no. 2 approved to waive the front setback to 20 feet

MINUTES OF VARIANCE HEARING
COBB COUNTY BOARD OF ZONING APPEALS
APRIL 10, 2013
PAGE 10

REGULAR CASES (CONT.)

V-45 ANNA MARIA KUIK (CONT.)

- 3. Elevation plan "B" dated April 10, 2013 (attached and made a part of these minutes)
4. Agreeable conditions contained in email from Mr. Richard Sibley dated April 9, 2013 (attached and made a part of these minutes)
5. Site Plan Review Division comments and recommendations
6. Stormwater Management Division comments and recommendations
7. Sewer Division comments and recommendations

VOTE: ADOPTED unanimously

~~V-47 ST. BENEDICT'S EPISCOPAL CHURCH, LLC (Irving C. Hoffman and Haynes Grading, Inc., owners) requesting a variance to waive the minimum lot size for a private school of general and special education from the required 5 acres to 2.09 acres in Land Lot 694 of the 17th District. Located on the northeast corner of Cooper Lake Road and Weaver Street (2025 and 2105 Cooper Lake Road).~~

~~The public hearing was opened and Mr. John Moore, Ms. Mary Rose Barnes and Ms. Sandra Hembree addressed the Board. Following presentation and discussion, the following motion was made:~~

~~MOTION: Motion by Swanson, second by Williams, to approve variance request subject to:~~

- ~~• Variance approval for this use and this user *only*~~
- ~~• Final ratification of lot size reduction by the Board of Commissioners as required by code at their April 16, 2013 Zoning Hearing~~

~~VOTE: ADOPTED unanimously~~

Kim Swanson

From: <rmsibly@aol.com>
To: <gswan4@men.com>
Sent: Tuesday, April 09, 2013 1:55 PM
Subject: Fwd: 4109 Orchard Lake Court
Oops, I left out not in item 5

Min. Bk. 18 Petition No. K-45
Doc. Type Sibly Email
Meeting Date April 10, 2013

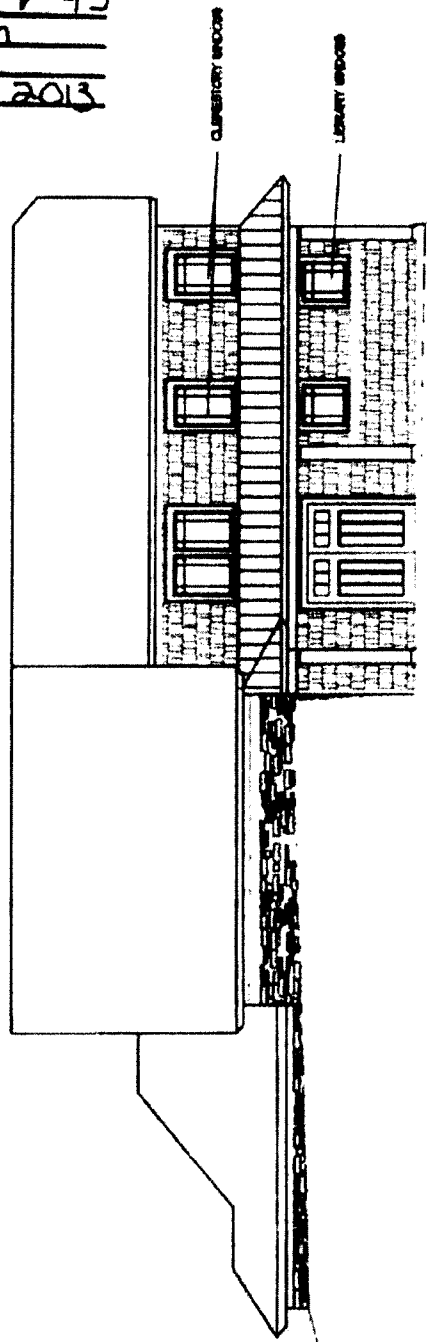
These are the only stipulations agreed upon:

- 1 No floodlights on front or sides of house.
- 2 Only lighting on exterior on front to be Carriage Lights by front entrance and downward pointing can lights over garage doors recessed into soffit for security lighting.
- 3 The street side elevation with windows above entry door (second floor) and two windows providing into the library and two clerestory windows into the living room as in this drawing A-2 .
- 4 No tree removal in front of house except in the area located within the proposed new foundation.
- 5 The main house will not exceed in height the County Zoning and building Codes.
- 6 Low Landscape lighting on the drive on the street side.

Rick

Min. Bk. 18 Petition No. V-45
 Doc. Type Elevation
 Meeting Date April 10, 2013

4/10/2013



○ ELEVATION PLAN B
 SCALE: 1/8" = 1'-0"