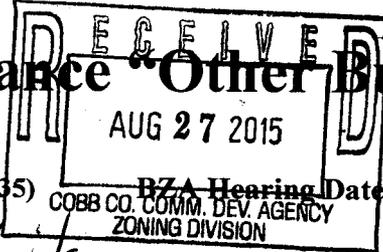


Application for Variance "Other Business"  
Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)



BZA  
OB-003-2015

BZA Hearing Date Requested: 10-1-15  
COBB CO. COMM. DEV. AGENCY ZONING DIVISION

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

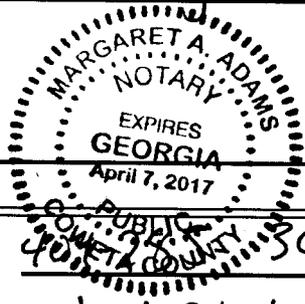
Address: 3268 Teton Dr. Atlanta, GA E-Mail: amkuik@bellsouth.net

Ben F. Easterling, 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: amkuik@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.)

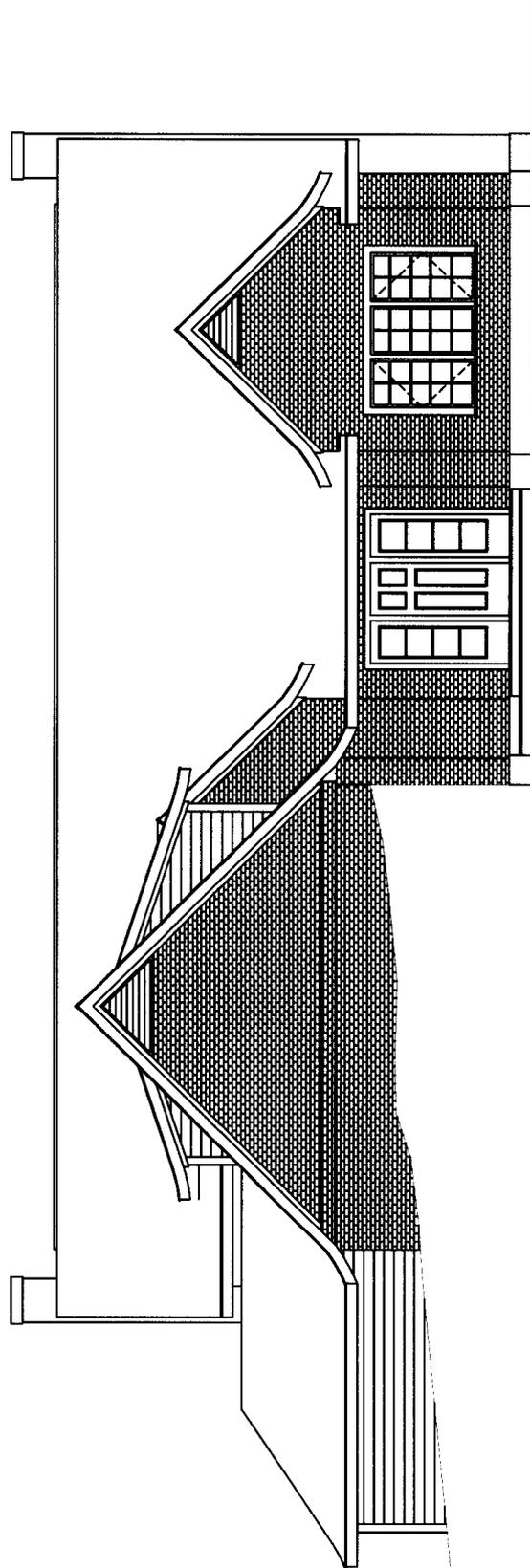
Land Lot(s): 489 District(s): 17

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



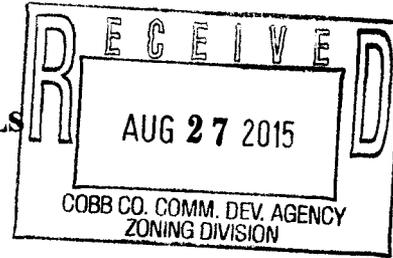
front elevation

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 16<sup>th</sup> 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 17<sup>th</sup> 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 17<sup>th</sup> 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**

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**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

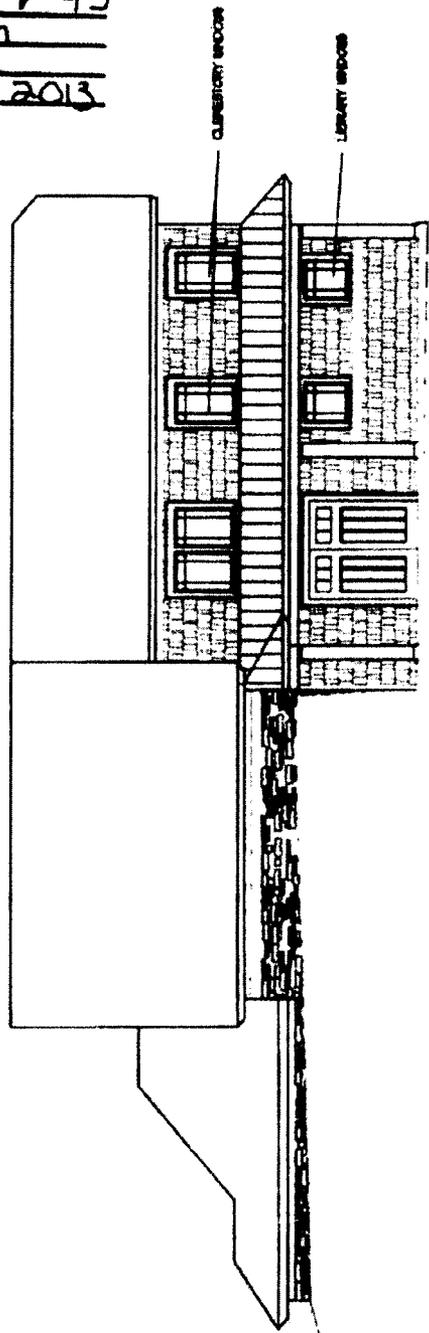
These are the only stipulations agreed upon:

- 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"