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# VARIANCE ANALYSIS

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March 12, 2008

Prepared by:  
**COBB COUNTY**  
**PLANNING AND ZONING DIVISIONS**

***COBB COUNTY BOARD OF COMMISSIONERS***

**Sam Olens, Chairman  
Helen Goreham, District 1  
Joe Thompson, District 2  
Tim Lee, District 3  
Annette Kesting, District 4**

***COUNTY MANAGER***

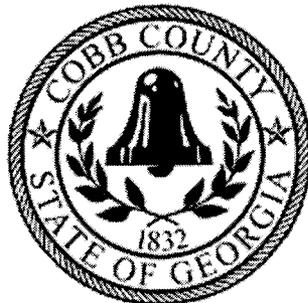
**David Hankerson**

***COBB COUNTY BOARD OF ZONING APPEALS***

**Murray Homan, Chairman  
Bob Hovey  
Tom McCleskey  
Christi Trombetti  
Judy Williams**

***COBB COUNTY ZONING DIVISION  
COMMUNITY DEVELOPMENT DEPARTMENT***

**Robert Hosack, Director, Community Development  
Mark A. Danneman, Manager, Zoning Division**



***Cobb County... Expect the Best!***

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**COBB COUNTY BOARD OF ZONING APPEALS**  
**VARIANCE HEARING AGENDA**  
**MARCH 12, 2008**

**REGULAR CASES – NEW BUSINESS**

- V-12**      **MARIA QUIROZ** (Maria Arredondo a/k/a Maria Quiroz, owner) requesting a variance to: 1) waive the setback for an accessory structure over 650 square feet (existing 860 square foot carport/garage) from the required 100 feet to 5 feet from the eastern property line, 6 feet from the southern property line and 70 feet from the western property line; 2) waive the rear setback for an accessory structure over 144 square feet (existing 223 square foot shed “B”) from the required 35 feet to 4 feet adjacent to the southern property line, and the side setback from the required 10 feet to 4 feet adjacent to the western property line; and 3) waive the setback for an accessory structure under 144 square feet (existing 96 square foot shed “A”) from 5 feet to 1.4 feet adjacent to the western property line in Land Lot 1094 of the 19<sup>th</sup> District. Located on the south side of Oglesby Road, east of Doss Circle (3989 Oglesby Road).
- V-13**      **ALLEN S. DUNN** (Allen S. Dunn and Jerri L. Dunn, owners) requesting a variance to waive the rear setback for an accessory structure from the required 40 feet to 24 feet on lot 130 in Land Lot 233 of the 20<sup>th</sup> District. Located on the south side of Catalpa Knoll, east of Thornapple Land (5194 Catalpa Knoll).
- V-14**      **COBY G. BROOKS** (Coby G. Brooks and Elizabeth A. Brooks, owners) requesting a variance to waive the height of a wall from the maximum allowable of 8 feet to 12 feet in Land Lot 1259 of the 16<sup>th</sup> District. Located on the north side of Paper Mill Road, west of Woodlawn Drive (4241 Paper Mill Road).
- V-15**      **DON HAGEMEISTER** (Don L. Hagemeister and Teresa A. Hagemeister, owners) requesting a variance to waive the lot size from the required 20,000 square feet to 19,730 square feet to allow applicant to apply for rezoning to OI in Land Lots 261 and 316 of the 16<sup>th</sup> District. Located on the west side of Sandy Plains Road, south of Pete Shaw Road (3885 Sandy Plains Road).

- V-16**      **MICHAEL F. DUGGAN** (Michael F. Duggan and Zoe W. Duggan, owners) requesting a variance to waive the rear setback on lot 22 from the required 30 feet to 18 feet in Land Lot 250 of the 16<sup>th</sup> District. Located on the east side of Loch Highland Parkway, north of Sterling Shire Court (4240 Loch Highland Parkway).
- V-17**      **SAMUEL JOHN TODD** (Samuel John Todd and Katherine Sollee Todd, owners) requesting a variance to waive the rear setback on lot 28 from the required 40 feet to 16 feet in Land Lot 1039 of the 17<sup>th</sup> District. Located on the south side of Woodruff Plantation Parkway, east of Woodruff Plantation Court (1084 Woodruff Plantation Parkway).
- V-18**      **CLAUDIO M. BURTIN AND JULIANNE BURTIN** (owners) requesting a variance to: 1) waive the height of a wall from the maximum allowable of 8 feet to 10.5 feet on lot 8 (existing); 2) waive the side setback from 25 feet to 24.5 feet adjacent to the east property line (existing); and 3) waive the setback for an accessory structure over 650 square feet (1,320 square foot pool house) from 100 feet to 45 feet to the east property line and 48 feet to the west property line in Land Lots 1259 and 1260 of the 16<sup>th</sup> District. Located on the south side of Paper Mill Road, west of Atlanta Country Club Drive (4348 Paper Mill Road).
- V-19**      **EDWARD F. MCLEROY AND LYNDIA W. MCLEROY** (owners) requesting a variance to waive the rear setback for an accessory structure over 144 square feet from the required 30 feet to 5 feet and the side setback from the required 10 feet to 5 feet adjacent to the northern property line on lot 1 in Land Lot 514 of the 16<sup>th</sup> District. Located at the northwest intersection of Wood Forest Road and Chapman Drive (2801 Wood Forest Road).
- V-20**      **FREDERICK T. RODDY** (owner) requesting a variance to: 1) waive the rear setback for an accessory structure over 144 square feet from the required 40 feet to 34 feet and the side setback from the required 12 feet to 6.8 feet on lot 26; 2) waive the side setback for the existing house from 12 feet to 6 feet adjacent to the northerly property line; and 3) waive the rear setback for the existing house from 40 feet to 34 feet in Land Lot 1092 of the 17<sup>th</sup> District. Located on the east side of Pine Valley Drive, south of Glen Eagles Circle (531 Pine Valley Road).

- V-21**      **LYNN G. RAINBOW AND GLENN D. RAINBOW** (owners) requesting a variance to waive the rear setback from the required 35 feet to 22 feet on lot 6 in Land Lot 1107 of the 16<sup>th</sup> District. Located on the northwest side of Greenfield Drive, northwesterly of Indian Hills Drive (3121 Greenfield Drive).

**HELD CASES**

- V-136<sup>'07</sup>**      **PLATINUM AUTO SPA** (Kanbur Properties, LLC, owner) requesting a variance to waive the front setback from the required 50 feet to 18 feet in Land Lot 67 of the 1<sup>st</sup> District. Located on the west side of Johnson Ferry Road, north of Shetland Avenue (1075 Johnson Ferry Road). *(Continued by the Board of Zoning Appeals from their November 14, 2007 hearing, held by the Board of Zoning Appeals from their December 12, 2007 hearing and at their January 10, 2008 hearing, the Board of Zoning Appeals held this case until their June 11, 2008 hearing; therefore it will not be considered at this hearing)*