
VARIANCE ANALYSIS

June 11, 2008

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA
JUNE 11, 2008

REGULAR CASES – NEW BUSINESS

- V-49** **RABAH MOUAS** (owner) requesting a variance to waive the front setback from the required 35 feet to 30 feet on lot 1 in Land Lot 792 of the 17th District. Located at the southeast intersection of Freydale Road and Robin Lane (447 Robin Lane).
- V-50** **IDALIA RABANALES** (Adelmo N. Rabanales and Idalia Maldonado Rabanales, owners) requesting a variance to: 1) waive the rear setback from the required 35 feet to 27 feet; and 2) waive the setback for an accessory structure over 650 square feet (proposed 1,585 square foot garage) from the required 100 feet to 3 feet adjacent to the northern property line, 84 feet adjacent to the western property line and 23 feet adjacent to the eastern property line in Land Lot 234 of the 17th District. Located on the east side of Ben Daniel Road, south of Gray Road (2907 Ben Daniel Road).
- V-51** **MANSOUR IMANIAN-ARABI** (owner) requesting a variance to waive the side setback from the required 10 feet to 6 feet adjacent to the western property line on lot 60 in Land Lot 518 of the 16th District. Located on the south side of Hacienda Court, south of Alameda Drive (3072 Hacienda Court).
- V-52** **OPUS SOUTH CORPORATION** (owner) requesting a variance to waive the number of parking spaces from the required 318 spaces to 225 spaces in Land Lots 685 and 701 of the 18th District. Located at the northeast intersection of Hartman Industrial Court and Hartman Industrial Way (7545 Hartman Industrial Way).
- V-53** **JOHN LABARBERA** (owner) requesting a variance to waive the rear setback on lot 30 from the required 40 feet to 33 feet in Land Lots 1086 and 1093 of the 17th District. Located on the south side of Pine Valley Drive, south of Glen Eagles Circle (571 Pine Valley Road).

- V-54** **PATRICIA J. HUNT** (owner) requesting a variance to: 1) waive the side setback on lot 13 from the required 10 feet to 5 feet adjacent to the western property line; 2) waive the side setback on lot 13 from the required 10 feet to 9.6 feet adjacent to the eastern property line; and 3) waive the front setback from the required 35 feet to 34 feet in Land Lots 305 and 306 of the 17th District. Located on the north side of Floyd Street, west of Hall Drive (403 Floyd Drive).
- V-55** **EDWARD W. KELLY** (Edward W. Kelly and Gertrude J. Kelly, owner) requesting a variance to waive the rear setback on lot 121 from the required 20 feet to 14 feet in Land Lot 98 of the 17th District. Located at the northeast intersection of Hill House Road and Shoal Mill Road (4055 Hill House Road).
- V-56** **CHARLES R. WATOLA** (owner) requesting a variance to: 1) allow an accessory structure on lot 29 to the side of the primary structure; 2) allow an accessory structure closer to the side street than the primary structure; and 3) waive the rear setback from the required 35 feet to 8 feet (existing) in Land Lot 418 of the 16th District. Located at the northwest intersection of Worley Drive and Key Street (3313 Key Street).
- V-57** **L. MYRON CANTRELL** (owner) requesting a variance to waive the public road frontage to allow one home off of a private easement in Land Lot 181 of the 20th District. Located off of a private easement on the south side of Valley Hill Road.
- V-58** **RHONDA GILBERT** (P. Jimmy Gilbert, Jr. and Rhonda M. Gilbert, owners) requesting a variance to waive the height of a fence/wall on lot 1 from the maximum allowable of 8 feet to 14 feet in Land Lots 73 and 74 of the 1st District. Located on the south side of Paper Mill Road, west of Johnson Ferry Road (4682 Paper Mill Road).
- V-59** **PERSAUD ENTERPRISES, INC.** (owner) requesting a variance to: 1) waive the side setback from the required 15 feet to 12.9 feet adjacent to the eastern property line; and 2) waive the rear setback from the required 30 feet to 23.2 feet in Land Lot 857 of the 19th District. Located on the east side of Mulkey Road, north of Medical Park Drive (1668 Mulkey Road).

- V-60** **PATRIA JUMELLES AND JOSE RAYMUNDO ALMONTE** (owners) requesting a variance to: 1) waive the side setback on parcel 25 from the required 10 feet to 4 feet adjacent to the eastern property line; 2) waive the setback for an accessory structure (shed) from the required 5 feet to zero feet; 3) allow an accessory structure (shed) to the side of the primary structure; and 4) waive the required public road frontage from 75 feet to 72 feet (existing) in Land Lot 293 of the 17th District. Located on the south side of Oakridge Drive, west of Highway 41 (350 Oakridge Drive).

HELD CASES

- V-136^{'07}** **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 1st District. Located on the west side of Johnson Ferry Road, north of Shetland Avenue (1075 Johnson Ferry Road). (*Previously continued by the Board of Zoning Appeals from their November 14, 2007 hearing, previously 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*)