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# VARIANCE ANALYSIS

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July 9, 2008

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

***COBB COUNTY BOARD OF COMMISSIONERS***

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*Cobb County... Expect the Best!*

**COBB COUNTY BOARD OF ZONING APPEALS  
VARIANCE HEARING AGENDA  
JULY 9, 2008**

**CONTINUED CASES**

- 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 1<sup>st</sup> District. Located on the south side of Paper Mill Road, west of Johnson Ferry Road (4682 Paper Mill Road). *(Previously continued by the Board of Zoning Appeals from their June 11, 2008 hearing)*

**REGULAR CASES – NEW BUSINESS**

- V-61**      **EDWIN I. ADUDELLE, JR.** (Kathie A. Aduddell and Edwin I. Aduddell, Jr., owners) requesting a variance to waive the height of a fence to 9 feet from the maximum allowable of 8 feet on lot 6 in Land Lot 142 of the 16<sup>th</sup> District. Located on the south side of Gaillardia Way, west of Bells Ferry Road (465 Gaillardia Way).
- V-62**      **MICKEY R. WHITEHEAD AND SHARON B. WHITEHEAD** (owners) requesting a variance to: 1) allow an accessory structure on a lot without a primary structure on tract 1; 2) allow an accessory structure to the front of the primary structure on tract 2; 3) waive the setback for an existing accessory structure over 800 square feet (existing 2,479 square foot structure) from the required 100 feet to 15 feet adjacent to the front property line and 80 feet adjacent to the eastern property line on tract 2; 4) waive the setback for an accessory structure over 800 square feet (existing 1,521 square foot pole barn) from the required 100 feet to 50 feet adjacent to the northern property line; and 5) waive the front setback for the house on tract 2 from 50 feet to 40 feet (existing) in Land Lots 77 and 114 of the 20<sup>th</sup> District. Located on the west side of Georgia Highway 92 (a/k/a Acworth Dallas Highway), west of Autumn View Drive (3565 Acworth Dallas Highway).

- V-63**      **VLADIMIR KOVALYUK** (owner) requesting a variance to allow an accessory structure (proposed gazebo) to the front of the primary structure on lot 10 in Land Lot 316 of the 16<sup>th</sup> District. Located on the west side of Sandy Plains Road, south of Trade Wind Court (3859 Sandy Plains Road).
- V-64**      **KEYSTONE CONSTRUCTION AND DESIGN, LLC** (owner) requesting a variance to waive the rear setback from the required 20 feet to 19 feet on lot 2 in Land Lot 694 of the 17<sup>th</sup> District. Located on the west side of Weaver Street, north of Cooper Lake Road (4286 Weaver Street).
- V-65**      **JEFF KENDRICK** (Jeffrey Edward Kendrick, owner) requesting a variance to: 1) waive the front setback from the required 50 feet to 12 feet; 2) waive the side setback from the required 10 feet 6 feet adjacent to the north property line (existing); and 3) waive the major side setback from the required 25 feet to 20 feet (existing) in Land Lot 699 of the 17<sup>th</sup> District. Located at the northwest intersection of Atlanta Road and Carson Lane (3548 Atlanta Road).
- V-66**      **DAVID A. LONDON** (David A. London and Virginia H. London, owners) requesting a variance to waive the side setback from the required 10 feet to zero feet adjacent to the southern property line on lot 14 in Land Lot 831 of the 16<sup>th</sup> District. Located on the east side of Penhurst Drive, south of Bradbury Drive (4060 Penhurst Drive).
- V-67**      **TONI MARIE DENOME BARNES** (T. M. DeNome a/k/a Toni Marie Barnes and Timothy Ray Barnes, owners) requesting a variance to: 1) waive the setback for an accessory structure over 650 square feet (proposed 14,800 square foot covered riding arena) from the required 100 feet to 77 feet adjacent to the northern property line; 2) waive the setback for a fence to maintain livestock from 10 feet to zero feet adjacent to all property lines (existing); 3) waive the setback for an accessory structure over 650 square feet (existing 750 square foot detached garage) from 100 feet to 6 feet adjacent to the north property line; and 4) waive the setback for an accessory structure over 650 square feet (existing 1,000 square foot shed) from 100 feet to 3 feet adjacent to the north property line in Land Lot 304 of the 16<sup>th</sup> District. Located on the east side of Ebenezer Road, south of Maybreeze Road and at the western terminus of Cedar Ridge Road (3862 Ebenezer Road).

- V-68**      **TERRY W. BANKS** (owner) requesting a variance to waive the rear setback for an accessory structure over 144 square feet from the required 35 feet to 4 feet on lot 3 in Land Lot 128 of the 19<sup>th</sup> District. Located on the north side of Emerald Chase, east of Friendship Church Road (805 Emerald Chase).
- V-69**      **RONALD M. SNYDER AND MARIANNE D. SNYDER** (owners) requesting a variance to: 1) waive the public road frontage to allow one home off of a private easement; 2) waive the lot size on tract 1 from the required 80,000 square feet to 51,546 square feet; 3) waive the width of an easement from the required 25 feet to 20 feet; and 4) waive the public road frontage at the front setback on tract 2 from the required 75 feet to 25 feet in Land Lot 280 of the 1<sup>st</sup> District. Located on the north side of Aven Road, west of North River Forest Drive (5601 Aven Road).
- V-70**      **THOMAS AND GLORIA MINICK** (Thomas L. Minick, owner) requesting a variance to waive the rear setback on lot 20 from the required 40 feet to 30 feet in Land Lot 904 of the 16<sup>th</sup> District. Located on the north side of Nantahala Trail, north of Roswell Road (1335 Nantahala Trail).
- V-71**      **ELYSE GLASER** (Klaus C. Guenther and Elyse W. Glaser, owners) requesting a variance to waive the rear setback on parcel 17 from the required 40 feet to 26 feet in Land Lot 690 of the 16<sup>th</sup> District. Located on the north side of Blakeford Club Drive, east of Bill Murdock Road (3633 Blakeford Club Drive).
- V-72**      **TARGET CORPORATION** (owner) requesting a variance to: 1) waive the side setback from the required 10 feet to zero feet; and 2) waive the number of parking spaces from the required 602 spaces to 573 spaces in Land Lots 898 and 899 of the 16<sup>th</sup> District. Located at the northwesterly intersection of Johnson Ferry Road and Roswell Road and the north side of Providence Road (1401 Johnson Ferry Road).
- V-73**      **LEE P. GALL** (owner) requesting a variance to waive the front setback on lot 5 from the required 35 feet to 31 feet in Land Lot 1112 of the 16<sup>th</sup> District. Located at the northeastern intersection of Clubland Trail and Clubland Drive (3815 Clubland Trail).

- V-74**      **MARY G. DOBBS AND SUSAN D. BUTLER** (Mary G. Dobbs, owner) requesting a variance to: 1) waive the rear setback for the primary structure on lot 7 from the required 35 feet to 10 feet (existing); 2) waive the rear setback for an accessory structure (existing 478 square foot detached garage) from the required 35 feet to zero feet; and 3) waive the rear setback for an accessory structure (existing 150 square foot shed) from the required 35 feet to 25 feet in Land Lots 732 and 733 of the 16<sup>th</sup> District. Located on the south side of Sylvan Park Drive, west of Canton Road Connector (880 Sylvan Park 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). *(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, at their January 10, 2008 hearing, the Board of Zoning Appeals held this case until their June 11, 2008 hearing; and previously held by the Board of Zoning Appeals from their June 11, 2008 hearing)*
- 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 17<sup>th</sup> District. Located on the north side of Floyd Street, west of Hall Drive (403 Floyd Drive). *(Previously held by the Board of Zoning Appeals from their June 11, 2008 hearing)*