
VARIANCE ANALYSIS

August 13, 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
AUGUST 13, 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 1st 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 and July 9, 2008 hearings)*

REGULAR CASES – NEW BUSINESS

- V-75** **IMTIAZ ALI** (owner) requesting a variance to: 1) waive the lot size from the required 20,000 square feet to 19,602 square feet to allow applicant to apply for rezoning; 2) waive the side setback adjacent to the west property line from 10 feet to 3 feet (existing); and 3) waive the setback for an accessory structure over 144 square feet (existing 320 square foot shed) from 10 feet to 4 feet adjacent to the west property line and from 35 feet to 27 feet adjacent to the south property line in Land Lot 493 of the 16th District. Located on the south side of Brackett Road, east of Canton Road (840 Brackett Road).
- V-76** **TRAVIS DALE** (Travis Dale and Melba Dale, owners) requesting a variance to waive the front setback on lot 77 from the required 35 feet to 25 feet and the rear setback from the required 30 feet to 27 feet in Land Lot 329 of the 20th District. Located at the southeast intersection of Battle Forest Drive and Winfield Terrace (53 Winfield Terrace).
- V-77** **DR. JOHN J. OWEN, III** (John J. Owen, III and Joene G. Owen, owners) requesting a variance to: 1) waive the height of a wall from the maximum allowable of 8 feet to 10 feet; and 2) waive the rear setback for an accessory structure over 144 square feet (existing 650 square foot detached garage) from 35 feet to 5 feet adjacent to the west property line in Land Lot 816 of the 17th District. Located at the southwest intersection of Crestview Drive and Ridgewood Drive (3820 Ridgewood Drive).

- V-78** **DAVID BLACK** (David Black and James Fuller, owners) requesting a variance to: 1) waive the required parking standards; 2) allow an accessory structure to the side of the primary structure; and 3) waive the side setback for an accessory structure from the required 10 feet to 8 feet in Land Lot 85 of the 17th District. Located on the southeasterly side of Austell Road, north of Lorene Drive (2143 Austell Road).
- V-79** **WILLIAM RYAN AND WENDY RYAN** (owners) requesting a variance to waive the side setback on lot 102 from the required 25 feet to 17 feet in Land Lots 30 and 43 of the 16th District. Located on the southeasterly side of Township Cove Road, east of Jefferson Township Parkway (4996 Township Cove Road).
- V-80** **JAMES R. ENLOE** (Teresa Enloe and James R. Enloe, owners) requesting a variance to: 1) waive the minimum side setback for an accessory structure over 650 square feet (proposed 1,152 square foot garage) from the required 10 feet to 6 feet and the minimum rear setback from the required 35 feet to 6 feet on lot 11; and 2) waive the setback for a shed (existing 60 square foot shed) from 5 feet to 1 foot adjacent to the western property line in Land Lot 1177 of the 16th District. Located on the north side of Beverly Hills Drive, east of Club Valley Drive (2816 Beverly Hills Drive).
- V-81** **JENNIFER MALLET AND BRADLEY MALLET** (owners) requesting a variance to: 1) allow an accessory structure (children's tree-house) to be closer to the side street than the primary structure on lot 28; and 2) allow an accessory structure (existing 80 square foot shed) closer to the side street than the primary structure in Land Lot 418 of the 16th District. Located at the southwest intersection of Windburn Drive and Key Street (1306 Windburn Drive).
- V-82** **DONALD M. HEARING AND PAMELA S. HEARING** (owners) requesting a variance to waive the front setback on parcel 1 from the required 50 feet to 5 feet and the side setback from the required 12 feet to 11 feet (existing) in Land Lots 231 and 232 of the 20th District. Located on the east side of Mars Hill Road, south of Burnt Hickory Road (1340 Mars Hill Road).

- V-83** **PAUL J. KOTRONIS** (Paul Kotronis and Sarah Gibson Kotronis, owners) requesting a variance to waive the rear setback for an accessory structure over 144 square feet (proposed 384 square foot shed) from the required 35 feet to 5 feet on lot 14 in Land Lots 95 and 122 of the 17th District. Located on the south side of Plantation Road, east of South Hurt Road (451 Plantation Road).
- V-84** **BARBARA L. FARRELL** (owner) requesting a variance to waive the front setback on lot 5 from the required 35 feet to 30 feet in Land Lot 818 of the 16th District. Located on the south side of Canton Chase Drive, west of Old Canton Road (2942 Canton Chase Drive).
- V-85** **CAM COFFEE** (owner) requesting a variance to waive the side setback from the required 20 feet to zero feet adjacent to the northern property line in Land Lot 158 of the 16th District. Located on the east side of Winfred Drive, north of Shallowford Road (4450 Winfred Drive).
- V-86** **KASANDAS PROPERTIES KENNESAW, LLC** (owner) requesting a variance to: 1) waive the number of parking spaces from the required 114 spaces to 93 spaces; and 2) waive the requirement of public road frontage from 50 feet to zero feet to allow commercial development off of a private easement in Land Lots 431, 432, 433 and 434 of the 16th District. Located at the southeast intersection of Busbee Drive and Chastain Road.
- V-87** **GREGORY N. CLARK** (owner) requesting a variance to: 1) waive the major side setback on lot 20 from the required 25 feet to 21 feet adjacent to the northern property line; 2) waive the rear setback from the required 35 feet to 24 feet; and 3) waive the side setback for an accessory structure (existing 96 square foot shed) from 5 feet to 3.5 feet adjacent to the south property line in Land Lots 1202 and 1203 of the 16th District. Located at the southeast intersection of Woodmere Drive and Weatherstone Parkway (92 Weatherstone Parkway).
- V-88** **TERRY CLARK** (Terry Clark and Becky Clark, owners) requesting a variance to waive the rear setback on lot 12 from the required 35 feet to 10 feet in Land Lot 279 of the 20th District. Located on the west side of Tarpley Place, west of Tarpley Road (2802 Tarpley Place).

V-89 **J. R. REYNOLDS** (Craig Bardell Reynolds and Jo Rierson Reynolds, owners) requesting a variance to waive the side setback on lot 15 from the required 15 feet to 2 feet adjacent to the northern property line in Land Lot 260 of the 20th District. Located on the east side of Middlebrook Way, south of Talleybrook Drive (1046 Middlebrook Way).

V-90 **RICHARD GREAVES** (owner) requesting a variance to: 1) Allow two accessory structures (existing 3,400 square foot barn and 1,400 square foot detached garage) to the front of the primary structure on tract 2; 2) waive the setback for an accessory structure over 800 square feet (existing 3,400 square foot barn) from the required 100 feet to 35 feet adjacent to the northern property line on tract 2; and 3) waive the setback for an accessory structure over 800 square feet (existing 1,400 square foot detached garage) from the required 100 feet to 50 feet adjacent to the north property line on tract 2 in Land Lot 113 of the 20th District. Located on the east side of Cheatham Road, south of Old Kemp Road (3350 Cheatham Road).

OTHER BUSINESS

To consider Appeal of Administrative Decision A-03-08 filed by Mr. Mark E. Burns on behalf of Town Center Community Church to appeal an administrative decision made by Mr. Robert L. Hosack, Director of the Community Development Agency and Mr. Bill Higgins, P. E., Division Manager, Cobb County Stormwater Management, regarding property located at 1040 Blackwell Road, Marietta, GA 30062, in Land Lot 419 of the 16th District.