
VARIANCE ANALYSIS

September 10, 2008

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA
SEPTEMBER 10, 2008**

CONTINUED CASES

- 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). *(Previously continued by the Board of Zoning Appeals from their August 13, 2008 hearing)*
- V-86** **KASANDAS PROPERTIES KENNESAW, LLC** (owner) requesting a variance to: 1) waive the number of parking spaces from the required 90 spaces to 68 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. *(Continued by Staff from the August 13, 2008 and September 10, 2008 Board of Zoning Appeals hearings; therefore will not be considered at this hearing)*

REGULAR CASES – NEW BUSINESS

- V-91** **RAYMOND CREPEAU** (Raymond Crepeau and Marlene Crepeau, owners) requesting a variance to: 1) waive the rear setback on lot 12 from the required 20 feet to 12 feet; 2) waive the side setback from 5 feet to 4.6 feet (existing); and 3) waive the front setback from 15 feet to 14 feet (existing) in Land Lot 848 of the 16th District. Located on the south side of Lake Holcomb Lane, south of Holcomb Lake Road (1573 Lake Holcomb Lane).
- V-92** **JOHN ALLGAIER** (Nancy A. Williams, owner) requesting a variance to waive the rear setback for an accessory structure over 144 square feet (proposed 288 square foot shed) from the required 35 feet to 5 feet on lot 31 in Land Lot 584 of the 16th District. Located at the northwest intersection of Edgewood Drive and Cottonwood Drive (2671 Cottonwood Drive).

- V-93** **CHRIS W. MAXWELL AND MERCEDES MAXWELL** (owners) requesting a variance to waive the setback for an accessory structure over 650 square feet (660 square foot storage shed) from the required 100 feet to 3 feet adjacent to the western property line and 6 feet adjacent to the southern property line on lot 27 in Land Lot 512 of the 19th District. Located on the south side of Cross Creek Drive, north of Hiram Road (2313 Cross Creek Drive).
- V-94** **JAMES LEWANDOWSKI** (James D. Lewandowski and Rhonda G. Lewandowski, owners) requesting a variance to: 1) allow an accessory structure to the side of the primary structure; and 2) waive the setback for an accessory structure over 800 square feet (proposed 1,292 square foot detached garage) from 100 feet to 25 feet adjacent to the north property line and 30 feet adjacent to the west property line in Land Lot 277 of the 19th District. Located on the north side of Uncle Ben Drive, north of North Cook Road (1451 Uncle Ben Drive).
- V-95** **MIKE ROGERS** (Michael D. Rogers, owner) requesting a variance to waive the rear setback on lot 6 from the required 40 feet to 33 feet in Land Lot 984 of the 16th District. Located on the south side of Bridgegate Trace, east of Bridgegate Drive (2752 Bridgegate Trace).
- V-96** **ROBYN ULMAN GELLER** (Robyn Ulman a/k/a Robyn Ulman Geller, owner) requesting a variance to: 1) waive the rear setback from 35 feet to 17 feet; and 2) allow the impervious coverage to be 47% in lieu of the maximum of 35% in Land Lot 994 of the 17th District. Located on the northwestern side of Brightwood Lane, west of Straton Chase (3045 Brightwood Lane).

OTHER BUSINESS:

Adoption of resolution for the establishment of dates, time and place of the Board of Zoning Appeals meetings for 2009.