
VARIANCE ANALYSIS

January 14, 2009

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA
JANUARY 14, 2009**

REGULAR CASES – NEW BUSINESS

- V-1** **CHARLES T. RAKESTRAW** (owner) requesting a variance to allow an accessory structure (proposed swimming pool) to the side of the primary structure in Land Lots 523 and 524 of the 19th District. Located on the north side of Hiram Road, east of Moon Road (5680 Hiram Road).
- V-2** **WILLIAM A. STILLWELL and PAULA M. STILLWELL** (owners) requesting a variance to waive the setback for an accessory structure over 650 square feet (proposed 960 square foot garage) from the required 100 feet to 11 feet adjacent to the northern property line and 12 feet adjacent to western property line in Land Lot 83 of the 20th District. Located on the north side of Acworth Due West Road, north of Cobb Parkway (3870 Acworth Due West Road).
- V-3** **AFFINITY FINE HOMES** (Swaran L. Manocha, Atul D. Manocha and Sonali Manocha, owners) requesting a variance to waive the height of a retaining wall on tracts A and B from a maximum height of 6 feet to 9 feet in Land Lot 744 of the 17th District. Located on the west side of West Lane Drive, west of Hills Lane Drive (3844 West Lane Drive).
- V-4** **MAUREEN A. O'SHEA** (owner) requesting a variance to waive the rear setback on lot 7 from the required 30 feet to 16 feet in Land Lot 60 of the 1st District. Located on the west side of Waterhaven Bend, west of Bishop Lake Road (4780 Waterhaven Bend).
- V-5** **THOMAS L. RAINEY** (owner) requesting a variance to waive the side setback on lot 8 from the required 10 feet to 4 feet adjacent to the western property line in Land Lot 480 of the 16th District. Located on the north side of Idlewood Drive, east of Princeton Lane (2775 Idlewood Drive).

- V-6** **DUE WEST GROUP, LLC** (owner) requesting a variance to: 1) waive the front setback on Tract 3 from the required 40 feet to 28 feet; 2) allow an accessory structure (existing shed #2) to the front of the primary structure on Tract 2; and 3) waive the setback for an accessory structure over 650 square feet (existing 750 square foot shed #2) from the required 100 feet to 17 feet adjacent to the southwestern property line on Tract 2 in Land Lot 70 of the 20th District. Located on the east side of Acworth Due West Road, north of Bridlecreek Drive (4060 Acworth Due West Road).
- V-7** **GARY CONRAD** (Gary L. Conrad and Linda D. Conrad owners) requesting a variance to waive the rear setback on lot 23 from the required 35 feet to 22 feet in Land Lot 984 of the 16th District. Located on the east side of Bridgegate Drive, south of Bridgegate Cove (929 Bridgegate Drive).
- V-8** **CHRISTOPHER FAIR and MARIA FAIR** (owners) requesting a variance to waive the rear setback for an accessory structure (proposed 640 square foot pool cabana) on lot 4 from the required 40 feet to 18 feet in Land Lot 1043 of the 17th District. Located on the west side of Westbury Park Trace, north of Paper Mill Road (460 Westbury Park Trace).
- V-9** **DEBRA LYNN PRUETT** (owner) requesting a variance to: 1) waive the side setback for the principal structure from the required 10 feet to 8 feet (existing); 2) waive the side setback for an accessory structure over 144 square feet from the required 10 feet to 5 feet adjacent to the southern property line and the rear setback from the required 35 feet to 8 feet on lot 4 in Land Lot 38 of the 16th District. Located on the west side of Bedell Road, east of Alabama Road (4895 Bedell Road).

- V-10** **EAST COBB BUILDING PARTNERSHIP** (Douglas Woodruff Bryant, Jonathan M. Bryant and Suzanne Bryant Calbreath f/d/b/a East Cobb Building Partnership, owners) requesting a variance to: 1) waive the rear setback from the required 30 feet to 19 feet (existing); 2) waive the floor area ratio from a maximum of .25 to .36; 3) waive the number of parking spaces from the required 60 spaces to 36 spaces; 4) waive the design standards for parking spaces to allow a depth of 16.5 feet from the required 19 feet; and 5) waive the setback for a sign from the centerline of a major collector road from 52 feet to 30 feet in Land Lot 1029 of the 16th District. Located at the southeasterly intersection of Roswell Road and Robinson Road (2156 Roswell Road).