
VARIANCE ANALYSIS

August 12, 2009

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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Cobb County... Expect the Best!

**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA
AUGUST 12, 2009**

REGULAR CASES – NEW BUSINESS

- V-62** **ROYCE E. LEONARDSON** (Royce E. Leonardson and Deborah R. Leonardson, owners) requesting a variance to: 1) waive the maximum allowable coverage of 35% to 47%; and 2) waive the required setback for an accessory structure over 650 square feet (existing 1,392 square foot detached garage) from the required 100 feet to 71 feet adjacent to the north property line, 36 feet adjacent to the west property line and 38 feet adjacent to the south property line in Land Lots 889 and 912 of the 16th District. Located on the west side of Wooded Hills Drive, north of Sewell Mill Road (1349 Wooded Hills Drive).
- V-63** **CHRISTOPHER K. VON HOFFMANN** (owner) requesting a variance to: 1) waive the rear setback on lot 5 from the required 55 feet (per V-68 of 2000) to 46 feet; 2) waive the rear setback for an accessory structure over 144 square feet (proposed 256 square foot pergola) from the required 55 feet to 26 feet; and 3) waive the maximum allowable impervious surface from 35% to 45% in Land Lot 264 of the 16th District. Located on the west side of Hazelhurst Drive, north of Pete Shaw Road (3909 Hazelhurst Drive).
- V-64** **TOM WILLIAMS RESIDENTIAL** (Charles W. Wickliffe and Melody Wickliffe, owners) requesting a variance to: 1) waive the rear setback for an accessory structure over 144 square feet (proposed 625 square foot garage) from the required 40 feet to 7 feet; and 2) allow an accessory structure (proposed garage) to the front of the primary structure in Land Lots 891 and 903 of the 17th District. Located on the west side of Woodland Brook Drive, south of Bakers Farm Road (4438 Woodland Brook Drive).
- V-65** **MICHAEL R. BRAUN AND HEATHER B. BRAUN** (owners) requesting a variance to waive the rear setback on lot 64 from the required 30 feet to 23 feet in Land Lot 624 of the 16th District. Located on the west side of Arabian Drive, south of Post Oak Tritt Road (2311 Arabian Drive).

HELD CASE

- V-57** **JEAN MICHAELS** (Jean G. Michaels, A.K.A. Wilma Jean Gross, A.K.A. Jean Gross Blackwood, A.K.A. Jean Gross Buker, A.K.A. Jean Gross Santos to the Revocable Trust dated October 12, 2007, owner) requesting a variance to waive the maximum height of a wall adjacent to a public road from 6 feet to 9 feet in Land Lot 721 of the 17th District. Located at the southeasterly intersection of Freydale Road and Clearwater Drive (2181 Freydale Road). *(Previously held by the Board of Zoning Appeals from their July 8, 2009 hearing)*
- V-59** **ANGEL E. CARDENAS** (Lilliam Diaz, owner) requesting a variance to: 1) allow an accessory structure to the front of the primary structure (existing 504 square foot boat shed); 2) waive the front setback for an accessory structure over 144 square feet (existing 504 square foot boat shed) from the required 35 feet to 22 feet; 3) waive the rear setback for an accessory structure over 144 square feet (existing 192 square foot frame shed) from the required 35 feet to 3 feet; and 4) waive the setback for an accessory structure over 650 square feet (proposed 1,584 square foot detached garage) from the required 100 feet to 3 feet adjacent to the north property line and to 29 feet adjacent to the east property line in Land Lot 862 of the 17th District. Located on the north side of Princess Lane, east of Little Road (2647 Princess Lane). *(Previously held by the Board of Zoning Appeals from their July 8, 2009 hearing)*

OTHER BUSINESS

To consider amending the stipulations regarding V-12 (RICHARD A. DENNY, III) of February 11, 2009, for property located on the south side of Orchard Knob Road, west of Valley Creek Drive in Land Lot 889 of the 17th District (2792 Orchard Knob Drive).