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# VARIANCE ANALYSIS

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October 14, 2009

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

***COBB COUNTY BOARD OF COMMISSIONERS***

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COMMUNITY DEVELOPMENT DEPARTMENT***

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Mark A. Danneman, Manager, Zoning Division**



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

**CONTINUED CASE**

- V-69**      **VIRGINIA A. BROWN** (owner) requesting a variance to waive the public road frontage to allow one home off of a private easement for lot 2 in Land Lot 131 of the 20<sup>th</sup> District. Located off of a private easement on the north side of Ben King Road (1540 Ben King Road). *(Continued by Staff from the September 10, 2009 and October 14, 2009 Variance hearings; therefore will not be considered at this hearing)*

**REGULAR CASES – NEW BUSINESS**

- V-74**      **BEN G. BOWEN, III** (A-Alpha Storage of Cobb, LLC, f/k/a Alpha Storage, Ltd., owner) requesting a variance to: 1) waive the landscape screening buffer adjacent to the northern property line from the required 50 feet to 10 feet; and 2) waive the side setback from the required 20 feet to 10 feet in Land Lots 691 and 692 of the 17<sup>th</sup> District. Located on the east side of South Cobb Drive and Lois Street, south of the East West Connector and on the west side of Oakdale Road, north of Wright Road (4757 South Cobb Drive).
- V-75**      **JOSAFAT DIAZ** (owner) requesting a variance to: 1) waive the front setback on lot 31 from the required 35 feet to 33 feet; and 2) waive the setback for an accessory structure under 144 square feet (existing 81 square foot shed) from the required 5 feet to 2 feet in Land Lot 205 of the 17<sup>th</sup> District. Located on the west side of Panstone Court, north of Pat Mell Road (2077 Panstone Court).
- V-76**      **BENNING CONSTRUCTION COMPANY** (owner) requesting a variance to waive the rear setback for tracts 1 and 2 from the required 30 feet to 10 feet in Land Lot 822 of the 17<sup>th</sup> District. Located on the north side of Atlanta Road, west of North Church Lane (4695 Atlanta Road).

- V-77**      **ANN C. MCCARVER** (Terry W. McCarver and Ann C. McCarver, owners) requesting a variance to: 1) waive the rear setback on lot 2 from the required 30 feet to 20 feet; and 2) waive the side setback for an accessory structure from the required 5 feet to 4 feet and the rear setback from the required 5 feet to 1 foot in Land Lot 557 of the 19<sup>th</sup> District. Located on the west side of Woodleigh Road, north of Callaway Road (1105 Woodleigh Road).
- V-78**      **DR. RAHUL SARAF** (owner) requesting a variance to waive the maximum allowable of 2 feet for a sign to protrude from the surface of a wall to 5 feet in Land Lots 934 and 935 of the 16<sup>th</sup> District. Located on the north side of Old Highway 41, east of Kennesaw Avenue (1718 Old Highway 41).
- V-79**      **DAN BROUSSARD AND KATHY BROUSSARD** (owners) requesting a variance to: 1) waive the rear setback on lot 16 for an accessory structure over 144 square feet (proposed 192 square foot garage) from the required 30 feet to 6 feet; and 2) waive the side setback adjacent to the north property line from the required 10 feet to 9 feet (existing) in Land Lot 526 of the 16<sup>th</sup> District. Located on the west side of Sloans Way, north of Carol Drive (2990 Sloans Way).
- V-80**      **WILLIAM G. WEST** (William Geoffrey West a/k/a William G. West, owner) requesting a variance to waive the impervious surface on lot 49 from the maximum allowable of 35% to 65% in Land Lots 1004 and 1037 of the 17<sup>th</sup> District. Located on the west side of Gatestone Way, south of Rivers Call Boulevard (1430 Gatestone Way).
- V-81**      **A & S HOSPITALITY, LLC** (owner) requesting a variance to: 1) waive the rear setback from the required 30 feet to 15 feet; 2) waive the minimum number of required parking spaces from 80 parking spaces to 39 parking spaces; 3) waive the impervious surface from the maximum allowable of 70% to 79%; 4) waive the public road frontage from the required 50 feet to zero feet; and 5) waive the maximum Floor Area Ratio from .75 to 1.24 in Land Lot 765 of the 17<sup>th</sup> District. Located on the east side of Winchester Parkway, east of Atlanta Road (1200 Winchester Parkway).

- V-82**      **STAFFORD TRANSPORT, INC.** (C. Stafford, LLC, owner) requesting a variance to: 1) waive the front setback from the required 75 feet to 50 feet for the proposed accessory structure; and 2) allow an accessory structure to the front of the primary structure in Land Lots 281, 282, 286, and 287 of the 18<sup>th</sup> District. Located on the eastern side of Discovery Boulevard, south of Veterans Memorial Highway (6375 Discovery Boulevard).

**HELD CASE**

- V-71**      **MARILYN EBERHART** (Harold J. Eberhart and Marilyn J. Eberhart, owners) requesting a variance to: 1) waive the setback for an accessory structure over 144 square feet (existing 228 square foot metal awning) from the required 10 feet to zero feet adjacent to the north property line; 2) allow an accessory structure to the side of the primary structure (existing metal awning south of the house); and 3) allow an accessory structure to the front and side of the primary structure (existing 650 square foot out building) in Land Lot 246 of the 17<sup>th</sup> District. Located on the west side of Gambrell Road, south of Nickajack Road (4730 Gambrell Road). *(Previously held by the Board of Zoning Appeals from their September 10, 2009 hearing)*