
VARIANCE ANALYSIS

November 11, 2009

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA
NOVEMBER 11, 2009**

CONTINUED CASE

- V-69** **VIRGINIA A. BROWN** (Virginia A. Brown, Jerry W. Cofield and Paula A. Cofield, owners) requesting a variance to: 1) waive the public road frontage to allow two homes off of a private easement; and 2) waive the lot size on tract 1 from the required 80,000 square feet to 46,739 square feet in Land Lot 131 of the 20th District. Located off of a private easement on the north side of Ben King Road (1540 Ben King Road). *(Previously continued by Staff from the September 10, 2009 and October 14, 2009 Variance hearings)*
- 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 17th District. Located on the west side of Gatestone Way, south of Rivers Call Boulevard (1430 Gatestone Way). *(Previously continued by the Board of Zoning Appeals from their October 14, 2009 hearing)*

REGULAR CASES – NEW BUSINESS

- V-83** **KENNETH M. VAUGHN** (owner) requesting a variance to waive the setback for an accessory structure over 650 square feet (proposed 864 square foot garage) from the required 100 feet to 10 feet adjacent to the southern property line, 35 feet adjacent to the eastern property line and 50 feet adjacent to the northern property line in Land Lot 24 of the 19th District. Located on the east side of Breezy Drive, south of Old Dallas Road (432 Breezy Drive).
- V-84** **MARIA E. LANDESTOY** (Adelfo Landestoy and Maria E. Landestoy, owners) requesting a variance to allow two accessory structures over 144 square feet (proposed 210 square foot outdoor kitchen and 255 square foot gazebo) to be 17 feet from the rear property line and 7 feet from the eastern property line in Land Lot 21 of the 1st District. Located on the south side of Hunting Hound Lane, west of Fox Hound Parkway (4585 Hunting Hound Lane).

- V-85** **PLATINUM AUTO SPA, INC.** (Kanbur Properties, LLC, owner) requesting a variance to waive the front setback from the required 50 feet to 18 feet in Land Lot 67 of the 1st District. Located on the west side of Johnson Ferry Road, north of Lower Roswell Road (1075 Johnson Ferry Road).
- V-86** **GREG FORNASIERO** (Greg Fornasiero and Christina Fornasiero, owners) requesting a variance to waive the rear setback on lot 170 from the required 20 feet to 15 feet in Land Lot 98 of the 17th District. Located on the north side of Twilley Ridge Road, west of South Hurt Road (516 Twilley Ridge Road).
- V-87** **JAIME CAMARENA** (owner) requesting a variance to waive the rear setback from the required 35 feet to 10 feet in Land Lot 79 of the 18th District. Located on the south side of Old Powder Springs Road, west of Pisgah Road (857 Old Powder Springs Road).

HELD CASE

- 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 17th District. Located on the north side of Atlanta Road, west of North Church Lane (4695 Atlanta Road). *(Previously held by the Board of Zoning Appeals from their October 14, 2009 hearing)*