
VARIANCE ANALYSIS

December 9, 2009

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA
DECEMBER 9, 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 and previously continued by the Board of Zoning Appeals from their November 11, 2009 hearing)*
- 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 and November 11, 2009 hearings)*

REGULAR CASES – NEW BUSINESS

- V-88** **NANCY LOPEZ** (Fernando Lopez, owner) requesting a variance to: 1) waive the rear setback on lot 31 from the required 40 feet to 30 feet; 2) waive the front setback from the required 25 feet to 17 feet; 3) waive the side setback adjacent to the west property line from the required 5 feet to 1.5 feet; and 4) waive the setback for an accessory structure (existing 120 square foot storage building) from the required 5 feet to 2 feet in Land Lot 404 of the 19th District. Located on the south side of Chapel Hill Lane, east of Callaway Road (1396 Chapel Hill Lane).
- V-89** **BOLIVAR HERNANDEZ** (owner) requesting a variance to: 1) waive the front setback from the required 35 feet to 22 feet; and 2) waive the side setback adjacent to the western property line from the required 10 feet to 9 feet on lot 17 in Land Lot 154 of the 17th District. Located on the south side of Privette Road, west of Austell Road (187 Privette Road).

- V-90** **LOYAL F. HARRIS** (owner) requesting a variance to waive the setback for an accessory structure over 650 square feet (proposed 1,800 square foot garage) from the required 100 feet to 12 feet from the western property line in Land Lot 375 of the 16th District. Located on the south side of Autumn Leaves Lane, south of Blackwell Road (3736 Autumn Leaves Lane).
- V-91** **FONTUS LAGUERRE** (Marie LaGuerre and Fontus LaGuerre, owners) requesting a variance to: 1) waive the rear setback from the required 35 feet to 30 feet; 2) waive the rear setback for an accessory structure over 144 square feet (existing 432 square foot garage) from the required 35 feet to 1 foot and the side setback adjacent to the eastern property line from the required 10 feet to 2 feet; 3) waive the rear setback for an accessory structure over 144 square feet (existing 200 square foot carport) from the required 35 feet to 1 foot; 4) waive the side setback for an accessory structure (existing 90 square foot shed) from the required 5 feet to 2 feet adjacent to the western property line; 5) waive the front setback from the required 35 feet to 5 feet (existing); 6) waive the side setback for the house adjacent to the north property line from the required 10 feet to 3 feet (existing); and 7) waive the maximum allowable impervious surface from the required 35% to 44% in Land Lot 351 of the 17th District. Located on the north side of Aircraft Drive, west of Atlanta Road (1698 Aircraft Drive).
- V-92** **THE MUNTZING SATTELE COMPANY** (Market Plaza Joint Venture and Camp Creek, LLC, owners) requesting a variance to waive the number of parking spaces from the required 384 spaces to 345 spaces in Land Lot 901 of the 16th District. Located on the south side of Johnson Ferry Road, south of Roswell Road (1255 Johnson Ferry Road).
- V-93** **ALAN WHITEHOUSE** (Alan B. Whitehouse and Tina S. Akly Whitehouse f/k/a Faten Saleh Akly, owners) requesting a variance to waive the side setback on lot 56 from the required 10 feet to 8 feet adjacent to the western property line in Land Lot 1052 of the 16th District. Located on the south side of Robinson Farms Drive, south of Robinson Road (747 Robinson Farms Drive).

- V-94** **RED OAK GROUP, LLC** (owner) requesting a variance to waive the front setback (rear of houses) on lots 12, 15, 16, 20, 21, and 22 from the required 45 feet to 42 feet in Land Lots 162 and 199 of the 17th District. Located on the east side of Smyrna Powder Springs Road, south of Trellis Oaks Drive.

HELD CASE

- 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). *(Previously held by the Board of Zoning Appeals from their November 11, 2009 hearing)*

- 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). *(Held by the Board of Zoning Appeals from their November 11, 2009 hearing until their May 12, 2010 hearing; therefore will not be considered at this hearing)*

OTHER BUSINESS:

Item #1

Approval/adoption of resolution for the establishment of dates, time and place of the Board of Zoning Appeals Regular Meetings for 2010.