
VARIANCE ANALYSIS

April 14, 2010

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA
APRIL 14, 2010**

CONTINUED CASE

V-15 **GREG S. CONNER** (Clara R. Conner, owner) requesting a variance to: 1) waive the setback for an accessory structure over 650 square feet (existing 1,500 square foot garage) from the required 100 feet to 5 feet adjacent to the western property line and 36 feet adjacent to the east property line; and 2) waive the side setback for the primary structure adjacent to the east property line from the required 10 feet to 5 feet (existing) in Land Lot 262 of the 20th District. Located on the north side of Hadaway Road, east of Lenora Drive (4930 Hadaway Road). *(Previously continued by The Board of Zoning Appeals from their March 10, 2010 hearing)*

V-17 **MFM, LLC** (MFS Properties, LLC, A Georgia Limited Liability Company, owner) requesting a variance to: 1) waive the height of a freestanding sign from the maximum allowable of 20 feet to 26.5 feet; 2) waive the square footage of a freestanding sign from the maximum allowable of 120 square feet to 324 square feet; 3) waive the setback for a freestanding sign from the required 62 feet from the center of the road to 55 feet from the center of the road; and 4) waive the front setback from the required 50 feet to 39 feet (existing) in Land Lot 444 of the 16th District. Located on the west side of Canton Highway, south of Worley Road (3185 Canton Highway). *(Previously continued by The Board of Zoning Appeals from their March 10, 2010 hearing)*

REGULAR CASES – NEW BUSINESS

V-23 **C. EDWARD WELLHAM** (owner) requesting a variance to: 1) allow two accessory structures to the front of the primary structure; and 2) waive the minimum house size from the required 1,350 square feet to 1,160 square feet in Land Lots 10 and 11 of the 18th District. Located off of a private easement on the west side of Holloman Road, north of Sullivan Road (5850 Holloman Road).

- V-24** **DANIEL HAMMOND** (Daniel F. Hammond and Susan J. Hammond, owners) requesting a variance to: 1) allow an accessory structure (proposed building #1, hen house) to be closer to the side street than the primary structure; and 2) waive the side setback for an accessory structure (proposed building #2, baby chick shelter) from the required 25 feet to 10 feet in Land Lot 469 of the 19th District. Located at the southwest intersection of Velma Drive and Mary L. Trail (3698 Velma Drive).
- V-25** **KATHY COTRONEO** (owner) requesting a variance to allow an accessory structure (existing shed) to be closer to the side street than the primary structure on lot 59 in Land Lot 307 of the 16th District. Located at the southwest intersection of Brasher Drive and Tanbark Drive (4129 Brasher Drive).
- V-26** **JOHN SCOTT HOUGH AND JENNIFER PAGE HOUGH** (owners) requesting a variance to: 1) waive the setback for an accessory structure over 800 square feet (proposed 2,234 square foot garage) from the required 100 feet to 98 feet adjacent to the western property line and 95 feet adjacent to the eastern property line; and 2) allow aforementioned accessory structure to be to the side of the primary structure in Land Lot 274 of the 20th District. Located off of a private easement on the south side of Burnt Hickory Road (4221 Burnt Hickory Road).
- V-27** **PERCY VAUGHN** (Percy D. Vaughn and Audree G. Vaughn, owners) requesting a variance to waive the side setback for an existing accessory structure over 144 square feet from the required 12 feet to 6 feet adjacent to the northern property line on lot 6 in Land Lot 908 of the 17th District. Located on the east side of Wallace Circle, west of Paces Ferry Road (3042 Wallace Circle).
- V-28** **DANIEL FRANKE** (Paul J. Damico and Laura J. Damico, owners) requesting a variance to: 1) Allow an accessory structure (proposed swimming pool) to the side of the house on lot 6; and 2) waive the maximum impervious surface from the required 35% to 47% in Land Lot 889 of the 16th District. Located on the south side of Wooded Hills Walk, north of Sewell Mill Road (2770 Wooded Hills Walk).

- V-29** **ACR ENGINEERING** (Queen's Gates, LLC, owner) requesting a variance to: 1) waive the lot size of lots 17 through 29, 53, 57 through 64, 70 through 72 and 72b from the required 20,000 square feet to 15,000 square feet; and 2) waive the front setback from the required 35 feet to 25 feet for lots 17 through 29 and 53 through 72g in Land Lots 245 and 246 of the 20th District. Located on the south side of Old Highway 41, east of Barrett Parkway.
- V-30** **RAVELLA CONRAD** (owner) requesting a variance to waive the number of parking spaces from the required 20 spaces to 8 spaces in Land Lot 109 of the 17th District. Located on the south side of Veterans Memorial Highway, west of Garner Road (367 Veterans Memorial Highway). **WITHDRAWN WITHOUT PREJUDICE**
- V-31** **J.D. WHITENER, JR. AND SHELLEY L. WHITENER** (owners) requesting a variance to waive the public road frontage to allow a second home off of a private easement in Land Lot 271 of the 20th District. Located off of a private easement on the west side of Lost Mountain Road (5100 Lost Mountain Trail).
- V-32** **WILLIAM MADISON** (Barbara Madison and William Madison, owners) requesting a variance to: 1) remove stipulations from V-56 of 2006 for no additional structures and improvements only shown on submitted plan on May 10, 2006 variance. Allow additional impervious surface of 150 square feet (kitchen and walk) more than approved deck/walks as issued on certificate of occupancy dated 8/17/06; and 2) waive the rear setback from 26 feet to 8 feet (previously approved by V-56 of 2006) in Land Lot 1004 of the 17th District. Located on the west side of Gatestone Way, east of Wildwood Parkway (1420 Gatestone Way).

HELD CASE

- V-85^{'09}** **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)*
- V-18** **RANDAL LOWE PLUMBING, LLC** (Randal Lowe and Gayle A. Lowe, owners) requesting a variance to waive the lot size from the required 20,000 square feet to 19,630 square feet to allow applicant to apply for rezoning to GC in Land Lot 939 of the 16th District. Located on the south side of Hames Road, east of Kennesaw Avenue (575 Hames Road). *(Previously held by the Board of Zoning Appeals from their March 10, 2010 hearing)*