
VARIANCE ANALYSIS

May 12, 2010

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA
MAY 12, 2010**

CONTINUED CASES

- 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 and April 14, 2010 hearings)*
- 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 and April 14, 2010 hearings)*
- 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. *(Previously continued by The Board of Zoning Appeals from their April 14, 2010 hearing)*

- 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). *(Previously continued by The Board of Zoning Appeals from their April 14, 2010 hearing)*

REGULAR CASES – NEW BUSINESS

- V-33** **FRED WAGNER AND RUTH A. WAGNER** (owners) requesting a variance to: 1) waive the required lot size for livestock from the required two acres to one acre; and 2) waive the setback for a building that contains livestock from the required 100 feet to 35 feet adjacent to the southern property line on lot 46 in Land Lot 224 of the 16th District. Located on the east side of Heck Road, east of I-575 (170 Heck Road).
- V-34** **ANITA L. ZINGER** (Les Zinger and Anita L. Zinger, owners) requesting a variance to allow an accessory structure (existing) to the front of the primary structure on lot 18 in Land Lot 238 of the 16th District. Located on the east side of Sparrow Ridge Drive, east of Trickum Road (2273 Sparrow Ridge Drive).
- V-35** **EDWARD HARRIS** (Edward W. Harris and Geraldine D. Harris, owners) requesting a variance to waive the side setback for an accessory structure over 144 square feet (317 square foot existing shed) from the required 10 feet to 6 feet adjacent to the eastern property line and the rear setback from the required 35 feet to 6 feet on lot 17 in Land Lot 362 of the 19th District. Located on the south side of Lockwood Lane, east of Corner Road (5246 Lockwood Lane).

- V-36** **DAVID L. JONES AND KELLI J. JONES** (owners) requesting a variance to waive the setback for an accessory structure over 1,000 square feet (1,200 square foot proposed barn) from the required 100 feet to 25 feet adjacent to the western property line and 50 feet adjacent to the southern property line in Land Lot 310 of the 19th District. Located on the south side of Bullard Road, east of Lost Mountain Road (1561 Bullard Road).
- V-37** **MIKE SISKEY** (Michael Siskey Sr., owner) requesting a variance to waive the rear setback for an accessory structure over 144 square feet (600 square foot existing garage) from the required 35 feet to 4 feet on lot 26 in Land Lot 1073 of the 19th District. Located at the northwest intersection of Glore Road and Briarcliff Drive (4614 Glore Road).
- V-38** **LATONIA Y. BATCHELOR** (Shirley J. Batchelor, owner) requesting a variance to: 1) waive the side setback from the required 10 feet to 9 feet adjacent to the northern property line; 2) waive the rear setback from the required 40 feet to 15 feet; and 3) waive the impervious surface from a maximum allowable of 40 percent to 49 percent in Land Lot 52 of the 18th District. Located on the west side of Glandor Drive, east of Buckner Road (5702 Glandor Drive).
- V-39** **METRO BANK** (owner) requesting a variance to allow an accessory structure (proposed ATM) to the front of the primary structure in Land Lot 26 of the 19th District and Land Lot 330 of the 20th District. Located on the south side of Dallas Highway, west of Barrett Parkway (2615 Dallas Highway).
- V-40** **DARREL MILES MCGOWAN AND KATHLEEN PEASE MCGOWAN** (owners) requesting a variance to: 1) waive the front setback from the required 45 feet to 6 feet; and 2) waive the lot size from the required 30,000 square feet to 22,465 square feet in Land Lot 19 of the 1st District. Located on the west side of Eastside Drive, south of Bishop Lake Road (2092 Eastside Drive).

- V-41** **STEPHEN H. ROWLAND** (Stephen H. Rowland and Monica L. Rowland, owners) requesting a variance to: 1) waive the impervious surface from a maximum of 35 percent to 37.6 percent; and 2) waive the front setback from 35 feet to 34 feet (existing) in Land Lot 79 of the 16th District. Located on the east side of Lake Latimer Drive, south of Crystal Lake Court (66 Lake Latimer Drive).
- V-42** **VALUE FINANCIAL SERVICES, INC.** (1906 South Cobb, LLC, owner) requesting a variance to waive the front setback from the required 50 feet to 12 feet (existing) in Land Lot 299 of the 17th District. Located on the west side of South Cobb Drive, north of Dink Lane (1906 South Cobb Drive).
- V-43** **HABITAT FOR HUMANITY OF NORTHWEST METRO ATLANTA, INC.** (Melanie DeFrances, owner) requesting a variance to: 1) waive the public road frontage from the required 75 feet to 12 feet for tracts 1 and 2; 2) waive the lot size from the required 20,000 square feet to 15,372 square feet on tract 1; and 3) waive the lot size from the required 20,000 square feet to 15,366 square feet on tract 2 in Land Lots 370 and 371 of the 17th District. Located on the south side of Martin Place, south of Taylor Drive.
- V-44** **DEEPAK SHARMA** (Marc Alexander and Haynes Park Investments, LLC, owners) requesting a variance to waive the front setback on lot 10 from the required 35 feet to 29 feet in Land Lot 72 of the 1st District. Located on the west side of Johnson Ferry Road, south of Powers Road (4806 Hynes Circle).

HELD CASES

- V-85⁰⁹** **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)* **WITHDRAWN WITHOUT PREJUDICE**

- 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). *(Previously held by The Board of Zoning Appeals from their April 14, 2010 hearing)*
- 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). *(Previously held by The Board of Zoning Appeals from their April 14, 2010 hearing)*