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# VARIANCE ANALYSIS

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June 9, 2010

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

***COBB COUNTY BOARD OF COMMISSIONERS***

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Bob Ott, District 2  
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***COUNTY MANAGER***

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***COBB COUNTY ZONING DIVISION  
COMMUNITY DEVELOPMENT DEPARTMENT***

**Robert Hosack, Director, Community Development  
John Pederson, Manager, Zoning Division**



*Cobb County... Expect the Best!*

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**COBB COUNTY BOARD OF ZONING APPEALS**  
**VARIANCE HEARING AGENDA**  
**JUNE 9, 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 20<sup>th</sup> 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, April 14, 2010 and May 12, 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 20<sup>th</sup> 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 and May 12, 2010 hearings)*

**REGULAR CASES – NEW BUSINESS**

**V-45**        **KRISTI A. TRAYLOR** (owner) requesting a variance to waive the minimum lot size for a stable from the required 10 acres to 8.2 acres in Land Lot 308 of the 20<sup>th</sup> District. Located at the southwest intersection of Nichols Road and Mars Hill Road (285 Mars Hill Road).

**V-46**        **TIMOTHY F. PILGRIM** (IB Property Holdings, LLC, owner) requesting a variance to waive the minimum lot size from the required 20,000 square feet to 16,377 square feet to allow applicant to file for rezoning to NRC in Land Lot 743 of the 17<sup>th</sup> District. Located on the east side of Atlanta Road, south of Paces Ferry Road (3689 Atlanta Road).

**HELD CASES**

- V-37**      **MIKE SISKEY** (Michael Siskey Sr., owner) requesting a variance to waive the setback for an accessory structure over 650 square feet (proposed 930 square foot garage) from the required 100 feet adjacent to any property line to 4 feet adjacent to the north property line, 25 feet adjacent to the west property line and 72 feet adjacent to the east property line in Land Lot 1073 of the 19<sup>th</sup> District. Located at the northwest intersection of Glore Road and Briarcliff Drive (4614 Glore Road). *(Previously held by the Board of Zoning Appeals from their May 12, 2010 hearing)*