
VARIANCE ANALYSIS

July 14, 2010

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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

CONTINUED CASES

- V-29** **ACR ENGINEERING** (Queen's Gates, LLC, owner) requesting a variance to: 1) waive the lot size of lots 23 through 30 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 30 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 and at the eastern end of Valley Reserve Court. *(Previously continued by the Board of Zoning Appeals from their April 14, 2010 and May 12, 2010 hearings and previously continued by Staff from the June 9, 2010 Variance hearing)*
- V-45** **KRISTI A. TRAYLOR** (owner) requesting a variance to waive the minimum lot size for a stable from the required 10 acres to 6.5 acres in Land Lot 308 of the 20th District. Located at the southwest intersection of Nichols Road and Mars Hill Road (285 Mars Hill Road). *(Previously continued by Staff from the June 9, 2010 Variance hearing)*

REGULAR CASES – NEW BUSINESS

- V-47** **JOHN HJELMBERG** (John Hjelmberg and Teresa A. Hjelmberg, owners) requesting a variance to: 1) allow one home off of a private easement; 2) waive the setback for an accessory structure over 800 square feet (1,792 square foot proposed garage) from the required 100 feet to 50 feet adjacent to the eastern property line; and 3) allow said structure to be to the side of the primary structure in Land Lot 1326 of the 19th District. Located off of a private easement on the north side of Stout Parkway (5510 Stout Parkway).
- V-48** **ALLAN GROVE** (Allan T. Grove and Barbara A. Grove, owners) requesting a variance to waive the side setback adjacent to the southern property line from the required 10 feet to zero feet in Land Lot 722 of the 17th District. Located on the southwesterly side of Powers Ferry Road, north of Castlewood Drive (550 Powers Ferry Road).

V-49 **RICHARD P. MCREA** (owner) requesting a variance to allow an accessory structure (proposed pool) to the side and front of the primary structure in Land Lot 112 of the 18th District. Located on the east side of Burnt Hickory Road, south of Stout Parkway (5955 Burnt Hickory Road).

V-50 **BAY BREEZE SEAFOOD** (owner) requesting a variance to: 1) waive the maximum height of a freestanding sign from 20 feet to 21 feet; and 2) waive the maximum sign area from 300 square feet to 328 square feet in Land Lot 637 of the 16th District. Located on the east side of Canton Road, north of Hiawasse Drive (2418 Canton Road).

OTHER BUSINESS CASE

To consider an amendment of something previously adopted regarding V-15 of 2010 (Greg S. Conner) to include as a stipulation of approval the following:

- The fence to be natural wood color or earth tone