
VARIANCE ANALYSIS

August 11, 2010

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA
AUGUST 11, 2010**

CONTINUED CASES

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

REGULAR CASES – NEW BUSINESS

- V-51** **ALFREDDER COLEMAN AND ANNIE RUTH W. COLEMAN** (owners) requesting a variance to: 1) allow an accessory structure to the front of the primary structure; and 2) waive the front setback for an accessory structure from the required 35 feet to 30 feet in Land Lot 686 of the 19th District. Located on the south side of Hopkins Way, east of Hopkins Road (3551 Hopkins Way).
- V-52** **SAMMY HARSHAW** (Sammy Harshaw and Carolyn Harshaw, owners) requesting a variance to: 1) allow an accessory structure to the front of the primary structure; and 2) waive the front setback for an accessory structure from the required 35 feet to 21 feet in Land Lot 686 of the 19th District. Located on the north side of Hopkins Way, east of Hopkins Road (3524 Hopkins Way).
- V-53** **FLOYD MARTIN, SR.** (Floyd Martin, Sr. and Ethelyn Martin, owners) requesting a variance to: 1) allow an accessory structure to the side of the primary structure; and 2) waive the side setback for an accessory structure over 144 square feet from the required 10 feet to 2 feet in Land Lot 686 of the 19th District. Located on the north side of Hopkins Way, east of Hopkins Road (3544 Hopkins Way).
- V-54** **TRATON HOMES, LLC** (owner) requesting a variance to waive the rear setback on lot 38 from the required 20 feet to 14 feet in Land Lot 697 of the 17th District. Located on the east side of Westwood Circle, north of Westwood Road (2051 Westwood Circle). **WITHDRAWN WITHOUT PREJUDICE**

- V-55** **MORNING VIEW BAPTIST CHURCH, INC.** (owner) requesting a variance to waive the off street parking design standard that requires a parking lot to be paved in Land Lot 78 of the 20th District. Located on the east side of Dallas Acworth Highway, south of Highway 41 (3764 Dallas Acworth Highway).
- V-56** **BRIAN DAVISON** (Residential Recovery Fund, LLC, owner) requesting a variance to waive the rear setback on lots 76 and 77 from the required 35 feet to 20 feet in Land Lot 796 of the 16th District. Located on the west side of Morgans Creek Court, north of Bells Ferry Road (430 and 445 Morgans Creek Court).
- V-57** **PATRICK GAFFNEY** (Julie Gaffney and Patrick Gaffney, owners) requesting a variance to allow a retaining wall to be 10 feet in height and within 1 foot of the property line in Land Lots 7 and 8 of the 16th District. Located at the northwest intersection of Shallow Ridge Court and Shallow Ridge Road, north of Shallowford Road (4973 Shallow Ridge Road).
- V-58** **WAFFLE HOUSE, INC.** (WH Capital, LLC, owner) requesting a variance to: 1) waive the maximum impervious surface in a Regional Activity Center from 80% to 84.19%; 2) waive the landscape enhancement strip from 8 feet to zero feet; 3) waive the side setback from the required 10 feet to 5 feet adjacent to the northern property line; 4) waive the rear setback from 30 feet to 29 feet; 5) waive the minimum lot size from 20,000 square feet to 16,681 square feet (existing); and 6) waive the depth of a parking space from 19 feet to 18 feet in Land Lot 880 of the 17th District. Located on the southwesterly side of U.S. Highway 41, south of Spring Road (2754 Cobb Parkway).
- V-59** **WILLIAM AND KARLA MCLENDON** (Karla A. McLendon, owner) requesting a variance to allow an accessory structure to the side of the primary structure in Land Lot 338 of the 20th District. Located on the westerly side of Old Mountain Road, northeasterly of Mars Hill Road (61 Old Mountain Road).

- V-60** **NANCY ELLEN JOHNSTON** (owner) requesting a variance to: 1) allow an accessory structure to the side of the primary structure; and 2) waive the side setback from the required 10 feet to 5 feet adjacent to the southern property line in Land Lot 488 of the 16th District. Located on the west side of Wayward Drive, south of Resin Street (3085 Wayward Drive).
- V-61** **CHARLES B. ZIRKLE, JR. AND MARY LYNN ZIRKLE** (owners) requesting a variance to waive the rear setback from the required 40 feet to 9 feet on lot 18 in Land Lot 970 of the 17th District. Located at the southwest intersection of Farmington Drive and Farmington Place (4340 Farmington Place).
- V-62** **HOMES OF ELEGANCE, LLC** (owner) requesting a variance to: 1) waive the rear setback from the required 35 feet to 29 feet on lot 13; and 2) waive the maximum allowable impervious surface from 35% to 49% in Land Lots 134 and 166 of the 1st District. Located at the northwest intersection of Heath Hollow Lane and Heathermoore Hill (5105 Heath Hollow Lane).