
VARIANCE ANALYSIS

September 8, 2010

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA
SEPTEMBER 8, 2010**

CONTINUED CASES

- 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). (*Previously continued by the Board of Zoning Appeals from their August 11, 2010 hearing*)

REGULAR CASES – NEW BUSINESS

- V-63** **DEBORAH VANSANT AND DONALD VANSANT** (Deborah Vansant, owner) requesting a variance to waive the front setback from the required 45 feet to 40 feet on lot 23 in Land Lot 128 of the 19th District. Located on the south side of Emerald Chase, east of Friendship Church Road (804 Emerald Chase Lane).
- V-64** **HABITAT FOR HUMANITY OF NORTHWEST METRO ATLANTA, INC.** (John Kerwood, owner) requesting a variance to waive the public road frontage from the required 75 feet to 31 feet for tracts 1 and 2 in Land Lots 82, 83, 150, and 151 of the 18th District. Located on the south side of Old Alabama Road, east of Thunderwood Road.
- V-65** **SOUTH COBB EMA, LLC** (White Oak South Cobb, LLC, owner) requesting a variance to: 1) waive the front setback from the required 50 feet to 40 feet; and 2) waive the side setback adjacent to the western property line from the required 20 feet to 15 feet in Land Lots 678 and 691 of the 17th District. Located on the south side of South Cobb Industrial Boulevard, west of South Cobb Drive (1890 South Cobb Industrial Boulevard).
- V-66** **NANCY SAVAGE LYNAH** (owner) requesting a variance to waive the lot size from the required 20,000 square feet to 18,683 square feet to allow applicant to apply for rezoning to LRO in Land Lot 745 of the 17th District. Located on the west side of Atlanta Road, north of Lee Road (3932 Atlanta Road).

- V-67** **SERAH ENTERPRISES, INC.** (owner) requesting a variance to: 1) waive the rear setback from the required 30 feet to 17 feet; 2) waive the lot size from the required 20,000 square feet to 15,694 square feet; 3) waive the setback for a gasoline pump canopy from the required 15 feet to zero feet; 4) waive the required 40 foot landscape buffer adjacent to the north and west property lines; and 5) waive the maximum impervious surface from 70% to 75% in Land Lot 34 of the 17th District. Located on the north side of Clay Road, west of Floyd Road (832 Clay Road).
- V-68** **DUSTIN KIRCHNER** (Richard R. Kirchner and Mary Jo Kirchner, owners) requesting a variance to waive the setback for an accessory structure (proposed 1,800 square foot detached garage) from the required 100 feet to 17 feet adjacent to the north property line, 41 feet adjacent to the east property line and 52 feet adjacent to the south property line in Land Lot 51 of the 16th District. Located on the east side Trickum Road, south of Tremont Drive (4790 Trickum Road).

HELD CASES

- 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). *(Previously held by the Board of Zoning Appeals from their August 11, 2010 hearing)*