
VARIANCE ANALYSIS

October 13, 2010

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA
OCTOBER 13, 2010**

REGULAR CASES – NEW BUSINESS

- V-69** **ARTHUR L. JUSTUS** (Arthur L. Justus and Beth A. Justus, owners) requesting a variance to waive the setback for an accessory structure over 650 square feet (existing 725 square foot garage) from the required 100 feet to 35 feet adjacent to the northern property line, 27 feet adjacent to the southern property line and 20 feet adjacent to the western property line on lot 32 in Land Lot 222 of the 20th District. Located on the west side of Windchime Court, south of Maya Court (1740 Windchime Court).
- V-70** **FRANK A. GONZALES** (Scott K. Kubes and Lauren D. Kubes, owners) requesting a variance to: 1) allow an accessory structure (proposed swimming pool) to the side of the primary structure on lot 2; 2) waive the front setback from the required 35 feet to 34 feet (existing); and 3) waive the rear setback from the required 35 feet to 32 feet (existing) in Land Lot 349 of the 19th District. Located on the east side of Dew Place, south of Friendship Church Road (1675 Dew Place).
- V-71** **CYNTHIA A. THOMPSON** (owner) requesting a variance to: 1) waive the rear setback for an accessory structure over 144 square feet (proposed 288 square foot barn) from the required 35 feet to 11 feet; and 2) waive the front setback from the required 35 feet to 34 feet (existing) in Land Lot 529 of the 19th District. Located on the east side of China Berry Lane, south of Gaydon Road (2465 China Berry Lane).
- V-72** **JAY PAUL B. GAPUZAN** (Jay Paul B. Gapuzan and Victoria P. Gapuzan, owners) requesting a variance to: 1) allow an accessory structure to the side of the primary structure; and 2) waive the rear setback for an accessory structure from the required 35 feet to 10 feet on lot 16 in Land Lot 661 of the 16th District. Located at the southeast intersection of Lessie Maude Drive and Lessie Court (1201 Lessie Court).

- V-73** **CYNTHIA J. PRYOR AND MICHAEL A. PRYOR** (owners) requesting a variance to waive the rear setback on lot 41 from the required 10 feet to 4 feet in Land Lot 693 of the 17th District. Located on the west side of Oakdale Vinings Landing, west of Oakdale Road (4452 Oakdale Vinings Landing).
- V-74** **GREGORY E. USZENSKI** (Gregory E. Uszenski and Joan A. Uszenski, owners) requesting a variance to waive the side setback for an accessory structure over 144 square feet (proposed 576 square foot garage) from the required 10 feet to 5.5 feet adjacent to the eastern property line on lot 10 in Land Lot 553 of the 16th District. Located on the north side of Alberta Lane, west of Timberland Road (2575 Alberta Lane).
- V-75** **JONATHAN KHOSHNOOD** (ELUL, LLC, owner) requesting a variance to: 1) allow a dumpster/dumpster enclosure to the side of the primary structure; 2) allow an accessory structure to the side of the primary structure (proposed kiosk on the east side of the building); and 3) allow an accessory structure to the front of the primary structure (proposed DVD vending machine) in Land Lot 467 of the 16th District. Located at the southwest intersection of Shallowford Road and Johnson Ferry Road (4324 Shallowford 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 and September 8, 2010 hearings)*
- 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. *(Previously held by the Board of Zoning Appeals from their September 8, 2010 hearing)*

- 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 of Trickum Road, south of Tremont Drive (4790 Trickum Road). *(Previously held by the Board of Zoning Appeals from their September 8, 2010 hearing)*