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# VARIANCE ANALYSIS

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December 8, 2010

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

***COBB COUNTY BOARD OF COMMISSIONERS***

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***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  
DECEMBER 8, 2010**

**REGULAR CASES – NEW BUSINESS**

- V-84**      **RALPH PRADO** (owner) requesting a variance to: 1) waive the setback for an accessory structure over 650 square feet (proposed 720 square-foot garage) from the required 100 feet to 11 feet from the eastern property line, 11 feet from the northern property line, 90 feet from the western property line, and 90 feet from the southern property line; and 2) allow an accessory structure to the side of the primary structure in Land Lots 5 and 6 of the 20<sup>th</sup> District. Located on the north side of Robinson Road, east of Highway 293 (4970 Robinson Road).
- V-85**      **ALEXANDRIA JEAN HADERS** (owner) requesting a variance to: 1) waive the side setback for an accessory structure from the required 5 feet to 3 feet; and 2) waive the rear setback for an accessory structure from the required 30 feet to 7 feet on lot 31 in Land Lot 59 of the 20<sup>th</sup> District. Located on the west side of Lake Vista Court, south of Lake Mist Drive (4307 Lake Vista Court).
- V-86**      **MONICA AND RIC ROBINSON** (Richard K. Robinson, Jr. and Monica E. Robinson, owners) requesting a variance to: 1) allow an accessory structure to the side of the primary structure; 2) waive the side setback for said structure from the required 10 feet to 2 feet adjacent to the northern property line; and 3) waive the side setback adjacent to the south property line from 10 feet to 9 feet in Land Lot 122 of the 16<sup>th</sup> District. Located on the west side of Ruger Drive, west of Mossburg Court (2480 Ruger Drive).
- V-87**      **HEATHER REAMS** (Charles L. Elrod, owner) requesting a variance to: 1) waive the requirement that animals be maintained at least 10 feet from the property line; 2) waive the side setback for a shed from the required 10 feet to zero feet adjacent to the eastern property line; and 3) waive the setback for a barn from 100 feet to 24 feet adjacent to the east property line in Land Lots 167, 168, 193, and 194 of the 17<sup>th</sup> District. Located on the south side of Lakeshore Drive, south of Hurt Road (3603 Lakeshore Drive).

- V-88**      **JOHN AND SUE JASKOT** (John Jaskot and A. Sue Jaskot, owners) requesting a variance to: 1) waive the rear setback from the required 30 feet to 25 feet on lot 64; and 2) waive the impervious surface from a maximum of 45% to 49% in Land Lot 675 of the 17<sup>th</sup> District. Located on the south side of Tristan Drive, north of Cooper Lake Road (1935 Tristan Drive).
- V-89**      **DANIEL W. TITUS** (owner) requesting a variance to: 1) waive the setback for an accessory structure over 650 square-feet (1,344 square-foot detached garage) from the required 100 feet to 4 feet adjacent to the south property line, 72 feet adjacent to the east property line, and 56 feet adjacent to the north property line; and 2) waive the setback for an accessory structure over 144 square-feet (504 square-foot concrete block building) from the required 35 feet to 6 feet adjacent to the east property line and from 10 feet to 5 feet adjacent to the south property line in Land Lot 141 of the 20<sup>th</sup> District. Located on the east side of Bent Creek Drive, south of Bent Creek Run (2772 Bent Creek Drive).
- V-90**      **ATLANTA POOLS** (Gregor Morela and Stephanie H. Morela, owners) requesting a variance to waive the lot coverage from a maximum of 35% to 44% in Land Lot 29 of the 1<sup>st</sup> District. Located on the south side of Vendome Place, north of Monet Drive (4550 Vendome Place).
- V-91**      **RYAN B. WILHELM AND KRISTINA M. WILHELM** (owners) requesting a variance to waive the rear setback on lot 24 from the required 30 feet to 22 feet in Land Lots 893 and 901 of the 17<sup>th</sup> District. Located on the southerly side of Vinings Oak Drive and on the easterly side of Log Cabin Road (2749 Vinings Oak Drive).
- V-92**      **JAMES W. STEVENS AND MELANIE O. STEVENS** (owners) requesting a variance to waive the rear setback on lot 9 from the required 30 feet to 20 feet in Land Lot 694 of the 17<sup>th</sup> District. Located on the east side of Maner Street, north of Cooper Lake Road (4261 Maner Street).

**HELD CASES**

- V-80**      **JOSE MEDINA** (Medina Classic Curb, Inc., owner) requesting a variance to: 1) waive the lot size from the required 40,000 square-feet to 17,000 square-feet; 2) waive the side setback on either side from the required 20 feet to 5 feet; and 3) waive the rear setback from the required 40 feet to 5 feet in Land Lot 292 of the 17<sup>th</sup> District. Located on the north side of Pearl Street, east of Atlanta Road (108 Pearl Street). *(Previously held by the Board of Zoning Appeals from their November 10, 2010 hearing)*