
VARIANCE ANALYSIS

March 9, 2011

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

COBB COUNTY BOARD OF COMMISSIONERS

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Cobb County... Expect the Best!

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**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA
MARCH 9, 2011**

CONTINUED CASE

- V-16** **JAVAD SALMASI** (Caspian Enterprises, Inc., owner) requesting a variance to: 1) waive the rear setback from the required 30 feet to 5 feet; 2) waive the major side setback from the required 25 feet to 7 feet; 3) reduce the required number of parking spaces from 40 parking spaces to 10 parking spaces; and 4) allow on-site automotive repairs on a property that has a convenience store with self-service fuel sales in Land Lot 852 of the 17th District. Located at the northwesterly intersection of Windy Hill Road and Interstate 75 (2561 Windy Hill Road). *(Previously continued by Staff from the February 9, 2011 Variance hearing)*

REGULAR CASES – NEW BUSINESS

- V-17** **JOEL ALLEN HOLSINGER** (owner) requesting a variance to allow two accessory structures over 650 square-feet (proposed indoor pool and proposed tennis court) from the required 100 feet to 25 feet adjacent to the northern and eastern property lines in Land Lot 52 of the 18th District. Located off of a private easement on the east side of Buckner Road (1255 Buckner Road). **WITHDRAWN WITHOUT PREJUDICE**
- V-18** **FRANK P. POLOGRUTO** (Ronald Purcell and Carole Purcell, owners) requesting a variance to: 1) waive the front setback from the required 35 feet to 30 feet; and 2) waive the side setback adjacent to the northern property line from the required 10 feet to 4 feet in Land Lot 770 of the 17th District. Located at the northwest intersection of Simpson Road and Spring Hill Road (3684 Spring Hill Road).
- V-19** **GEORGE C. WOOD AND PAMELA L. WOOD** (owners) requesting a variance to: 1) waive the rear setback from the required 35 feet to 5 feet for two accessory structures over 144 square-feet; and 2) waive the side setback for an accessory structure adjacent to the western and eastern property lines from the required 10 feet to 5 feet on lot 6 in Land Lot 702 of the 19th District. Located on the north side of Pair Road, east of Austell Road (1170 Pair Road).

- V-20** **CECIL G. MCLENDON, JR** (owner) requesting a variance to waive the minimum lot size for an R-15 lot from the required 15,000 square-feet to 14,000 square-feet to allow the applicant to file a rezoning application to R-15 in Land Lot 750 of the 17th District. Located on the north side of Park Avenue, east of Oakdale Road (2133 Park Avenue).

HELD CASES

- V-80**^{'10} **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 17th 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, December 8, 2010, January 19, 2011 and February 9, 2011 hearings)*