
VARIANCE ANALYSIS

May 11, 2011

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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Cobb County... Expect the Best!

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COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA
MAY 11, 2011

CONTINUED CASE

- V-25** **KEVIN T. BYRNE** (owner) requesting a variance to: 1) waive the rear setback for an accessory structure (proposed 250 square-foot trellis) from the required 40 feet to 2 feet adjacent to the north property line; 2) allow a retaining wall 12 feet high to be 10 feet from the property line in lieu of the required 15 feet to the property line adjacent to the north property line; 3) allow a retaining wall 11.7 feet high to be 6 feet from the property line in lieu of the required 15 feet to the property line adjacent to the northeast property line; 4) allow a retaining wall 6.2 feet high to be 3 feet from the property line in lieu of the required 10 feet to the property line adjacent to the west property line; 5) allow a proposed fence on the side of the primary structure to be 6.5 feet in height in lieu of maximum 6 feet in height in Land Lot 890 of the 17th District. Located on the north side of North Elizabeth Lane, east of I 285 (4291 North Elizabeth Lane). *(Previously continued by the Board of Zoning Appeals from their April 13, 2011 Variance hearing)*

REGULAR CASES – NEW BUSINESS

- V-29** **CHAD G. KUHLMAN** (owner) requesting a variance to: 1) waive the setback for an accessory structure over 800 square-feet (proposed 1,760 square-foot pool house) from the required 100 feet to 33 feet adjacent to the western property line and 40 feet adjacent to the southern property line; and 2) allow an accessory structure to the side of the primary structure (existing pump house) in Land Lot 222 of the 20th District. Located on the south side of Stilesboro Road, west of Allatoona Lane (4525 Stilesboro Road).
- V-30** **HESHAM RABAH** (owner) requesting a variance to: 1) waive the side setback on lot 67 from the required 10 feet to 3 feet adjacent to the eastern property line; and 2) waive the side setback for an accessory structure (existing 225 square-foot building) from the required 10 feet to 1 foot in Land Lot 18 of the 20th District. Located on the north side of Meadow Oaks Drive, east of Meadow Creek Way (1156 Meadow Oaks Drive).

- V-31** **BENNETT A. HUTCHINSON, III AND GAYLE H. HUTCHINSON** (owners) requesting a variance to: 1) allow an accessory structure (generator support) to the side of the primary structure and waive the setback for said structure from the required 5 feet to zero feet adjacent to the eastern property line; 2) waive the setback for an accessory structure (outdoor fireplace) from the required 5 feet to zero feet adjacent to the western property line; and 3) waive the setback for an accessory structure (uncovered deck) from the required 5 feet to zero feet adjacent to the southwestern and south property line in Land Lot 972 of the 17th District. Located on the south side of Paces Ferry Drive, south of Paces Ferry Road (3999 Paces Ferry Drive).
- V-32** **MERITEX ATLANTA INDUSTRIAL I, LLC** (owner) requesting a variance to: 1) waive the number of parking spaces from the required 116 parking spaces to 82 parking spaces; and 2) waive the landscape buffer from the required fifty feet to as little as three feet adjacent to the south property line in Land Lot 823 of the 17th District. Located on the west side of North Church Lane, south of Atlanta Road (4850 North Church Lane).
- V-33** **DAVID G. CROSBY** (Sherron Crosby and David Gehard Crosby, owners) requesting a variance to waive the setback for an accessory structure over 650 square feet (existing 1,152 square-foot garage with attic) from the required 100 feet to 12 feet adjacent to the western property line and 89 feet adjacent to the southern property line in Land Lot 495 of the 16th District. Located on the south side of Scott Road, south of Shannon Drive (3021 Scott Road).
- V-34** **WELL DONE WATER SOLUTIONS** (Geoffrey P. Hall and Betty B. Hall, owners) requesting a variance to allow a second utility meter in Land Lots 901, 902, 959 and 960 of the 17th District. Located on the west side of Polo Lane, east of Woodland Brook Drive (4630 Polo Lane).

- V-35** **WILLIAM PAGE** (Wayne W. Page, owner) requesting a variance to allow a second utility meter in Land Lot 75 of the 20th District. Located on the north and south sides of Bridgemont Place, west of Dallas Acworth Highway (5865 Bridgemont Place).
- V-36** **REALM REALTY** (American National Insurance Company, owner) requesting a variance to: 1) waive the front setback from the required 100 feet to 28 feet for the existing building, and from 100 feet to 50 feet for the future building; 2) waive the side setback adjacent to the south property from the required 50 feet to 25 feet (existing); 3) waive the 40 foot buffer to 10 feet at the southwest corner of the property; 4) waive the required number of parking spaces from the required 434 spaces to 409 spaces; and 5) waive the maximum allowable impervious surface in a Community Activity Center from 70% to 86% in Land Lot 923 of the 17th District. Located at the southwest intersection of Powers Ferry Road and Terrell Mill Road.