
VARIANCE ANALYSIS

June 8, 2011

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

COBB COUNTY BOARD OF COMMISSIONERS

Tim Lee, Chairman
Helen Goreham, District 1
Bob Ott, District 2
JoAnn Birrell, District 3
Woody Thompson, District 4

COUNTY MANAGER

David Hankerson

COBB COUNTY BOARD OF ZONING APPEALS

Murray Homan, Chairman
Bob Hovey
Kim Swanson
David Poteet
Judy Williams

COBB COUNTY ZONING DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

Robert Hosack, Director, Community Development
John Pederson, Manager, Zoning Division



Cobb County... Expect the Best!

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

**A
G
E
N
D
A**

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA
JUNE 8, 2011**

CONTINUED CASE

- 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). *(Previously continued by the Board of Zoning Appeals from their May 11, 2011 Variance hearing)*
- 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). *(Previously continued by the Board of Zoning Appeals from their May 11, 2011 Variance hearing)*

REGULAR CASES – NEW BUSINESS

- V-37** **LBS GROUP** (owner) requesting a variance to waive the requirement for a property with an electric sign from 200 feet of public road frontage to 152 feet of public road frontage in Land Lot 333 of the 20th District. Located on the north side of Dallas Highway, west of Acworth Due West Road (3721 Dallas Highway).
- V-38** **JAVIER RETO** (Javier A. Reto and Natalie Reto, owners) requesting a variance to: 1) allow a pool to the side of the house; and 2) waive the lot coverage from a maximum of 35 percent to 41 percent in Land Lot 963 of the 16th District. Located on the south side of Brown Point Place, west of Old Canton Road (3060 Brown Point Place).

- V-39** **TIM AYCOCK** (Marilyn K. Owen, owner) requesting a variance to waive the rear setback on lot 10 from the required 35 feet to 25 feet in Land Lot 330 of the 16th District. Located on the west side of Tarn Court, south of Mere Lane, and on the east side of Cochran Lake Road (3660 Tarn Court).
- V-40** **ACADIA HONEST NEIGHBORHOODS, LLC** (owner) requesting a variance to waive the front setback on lot 6 from the required 45 feet to 30 feet in Land Lot 260 of the 20th District. Located on the north side of Hickory Shoals Road, north of Burnt Hickory Road (880 Hickory Shoals Road).
- V-41** **RICHARD H. MACGEORGE AND CHERLY E. MACGEORGE** (owners) requesting a variance to: 1) waive the rear setback on lot 38 from the required 40 feet to 8 feet; 2) waive the setback for an accessory structure (existing arbor) under 144 square feet from 5 feet to zero feet; and 3) waive the maximum impervious surface from 35 percent to 44 percent in Land Lots 929 and 932 of the 17th District. Located on the east side of Timberlea Lake Drive, south of Old Paper Mill Road (469 Timberlea Lake Drive).
- V-42** **THOMAS E. STRACK** (owner) requesting a variance to waive the setback for an accessory structure over 650 square feet (existing 1,504 square-foot office) from the required 100 feet to 12 feet adjacent to the western property line and 17 feet adjacent to the northern property line in Land Lot 1070 of the 19th District. Located on the west side of Brookwood Drive, south of Bates Road (4524 Brookwood Drive).
- V-43** **CHARLES LARRY VAUGHTERS AND JAMES BOBBY VAUGHTERS** (owners) requesting a variance to: 1) waive the lot size from the required 20,000 square feet to 18,006 square feet for lot 152, to 18,179 square feet for lot 153, and to 17,507 square feet for lot 154; 2) waive the setback for an accessory structure over 650 square feet (existing 1,000 square foot shed) from the required 100 feet to 20 feet adjacent to the northern property line, 80 feet adjacent to the eastern property line, and 15 feet adjacent to the southern property line on lot 153; and 3) waive the side setback on lot 153 from 10 feet to 3 feet adjacent to the north property line in Land Lot 562 of the 17th District. Located on the east side of Reed Street, east of Belmont Avenue (2435 Reed Street).

- V-44** **ALCON HOLDINGS, L.L.C.** (owner) requesting a variance to: 1) waive the side setback for a freestanding sign from the required 10 feet to 2 feet; and 2) allow a freestanding sign with a reader board on a lot with less than 200 feet of public road frontage in Land Lot 70 of the 1st District. Located on the west side of Johnson Ferry Road, south of Lower Roswell Road (505 Johnson Ferry Road).
- V-45** **CHRISTOPHER R. GOMERSALL** (owner) requesting a variance to: 1) waive the side setback on lot 5 from the required 12 feet to 10 feet adjacent to the northern property line; and 2) allow an accessory structure (pool) to the side of the primary structure in Land Lot 908 of the 17th District. Located on the east side of Wallace Circle, south of New Paces Ferry Road (3040 Wallace Circle).
- V-46** **LINDA L. OSTROWSKI** (owner) requesting a variance to waive the side setbacks on lot 9 from the required 10 feet to 7 feet adjacent to the western property line, and 6 feet adjacent to the eastern property line in Land Lot 120 of the 16th District. Located on the west side of Jims Road, west of Wigley Road (2731 Jims Road).
- V-47** **BRIGHT MINDS LEARNING AND CHILDCARE CENTER** (Be-Attitudes Interprises, LLC, owner) requesting a variance to allow a freestanding sign to be 40 feet from the centerline of the road in lieu of the required 62 feet from the centerline of the road and allow said sign within one foot of the right-of-way in Land Lot 42 of the 18th District. Located on the north side of Veterans Memorial Highway at Harding Drive (200 Veterans Memorial Highway).

HELD CASES

- 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). *(Previously held by the Board of Zoning Appeals from their May 11, 2011 hearing)*