
VARIANCE ANALYSIS

October 12, 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
OCTOBER 12, 2011**

CONTINUED CASE

V-62 **THOMAS D. PAPELIAN AND LAURIE J. PAPELIAN** (owners) requesting a variance to waive the height of a fence from the maximum allowable of 8 feet to 11 feet in Land Lot 754 of the 16th District. Located on the east side of Charrwood Trace, east of Johnson Ferry Road (4056 Charrwood Trace). *(Previously continued by the Board of Zoning Appeals from their September 14, 2011 hearing)*

V-63 **DOUGLAS EDWARD STEPHENS** (owner) requesting a variance to waive the setback for an accessory structure over 650 square feet (existing 680 square-foot shed) from the required 100 feet to 60 feet adjacent to the northern property line, 11 feet adjacent to the western property line and 14 feet adjacent to the southern property line in Land Lot 151 of the 16th District. Located on the east side of Twin Creek Drive, north of Simpson Road (4427 Twin Creek Drive). *(Previously continued by the Board of Zoning Appeals from their September 14, 2011 hearing)*

V-69 **MARIE LOUIS-JEUNE** (Sherley Louis-Jeune, owner) requesting a variance to waive the setback on lot 11 for an accessory structure over 650 square feet (existing 774.8 square-foot shed) from the required 100 feet to 10 feet adjacent to the western property line, 9 feet adjacent to the southern property line and 45 feet adjacent to the northern property line in Land Lot 130 of the 17th District. Located on the west side of Osborne Court, south of Windy Hill Road (2430 Osborne Court). *(Previously continued by the Board of Zoning Appeals from their September 14, 2011 hearing)*

REGULAR CASES – NEW BUSINESS

V-72 **DANESH ROSHAN AND SAHAR ROSHAN** (owners) requesting a variance to: 1) waive the side setback adjacent to the western property line from the required 25 feet to 19 feet; and 2) waive the side setback adjacent to the eastern property line from the required 10 feet to 1 foot on lot 9 in Land Lots 1245 and 1276 of the 16th District. Located at the southeast intersection of Pawnee Drive and Ithica Drive (2126 Pawnee Drive).

- V-73** **GERARD F. DREILING** (Gerard F. Dreiling and Mary Kathryn Dreiling, owners) requesting a variance to: 1) waive the rear setback from the required 40 feet to 26 feet on lot 21; and 2) waive the side setbacks from the required 5 feet to 4.9 feet adjacent to the east and west property lines in Land Lots 8 and 71 of the 1st District. Located on the south side of Declaire Way, east of Woodlawn Drive (318 Declaire Way).
- V-74** **WOODLAWN ROSWELL, LLC** (owner) requesting a variance to allow one additional monument sign of 30 square feet in Land Lot 10 of the 1st District. Located at the northwest intersection of Lower Roswell Road and Woodlawn Drive.
- V-75** **FIONA HARRIS** (owner) requesting a variance to waive the setback for an accessory structure over 650 square feet (659 square-foot pool house) from the required 100 feet adjacent to any property line to 5 feet adjacent to the eastern property line, 36 feet adjacent to the north property line, and 69 feet adjacent to the west property line in Land Lot 928 of the 17th District. Located on the north side of Pine Grove Court, east of Grove Parkway (2895 Pine Grove Court).
- V-76** **MARK BEEBE** (Rosanna L. Beebe and Mark Douglas Beebe, owners) requesting a variance to waive the setback for an accessory structure over 144 square feet (192 square-foot shed) from the required 35 feet to 10 feet on lot 11 in Land Lot 277 of the 17th District. Located on the east side of Mills Lane, north of Pat Mell Road (2069 Mills Lane).
- V-77** **TOM EPPERSON** (Thomas Epperson and Natalie Epperson, owners) requesting a variance to: 1) allow an accessory structure to the front of the primary structure; and 2) waive the setback for an accessory structure over 800 square feet (proposed 1,910 square-foot garage) from the required 100 feet to 35 feet adjacent to the western property line, and 69 feet adjacent to the eastern property line in Land Lots 1078 and 1088 of the 17th District. Located on the south side of Cherry Hill Drive, west of Pine Valley Road (380 Cherry Hill Drive).

- V-78** **JULIAN H. FALGONS** (U.S. 41 & I 285 Company, a New York general partnership, owner) requesting a variance to waive the front setback from the required 100 feet to 50 feet in Land Lots 947, 948, 978, 979 and 980 of the 17th District. Located on the north side of Highway 41, east of Akers Mill Road (2955 Cobb Parkway).
- V-79** **CESAR EGOAVIL** (Cesar A. Egoavil and Sara Egoavil, owners) requesting a variance to: 1) waive the side setback adjacent to the eastern property line from the required 12 feet to 6 feet for an accessory structure over 144 square feet (proposed 525 square-foot pavilion); and 2) waive the rear setback from the required 40 feet to 12 feet for an accessory structure over 144 square feet in Land Lot 889 of the 17th District. Located at the southeast intersection of Lansdowne Lane and Lansdowne Drive (2727 Lansdowne Lane).
- V-80** **HABITAT FOR HUMANITY OF NORTHWEST METRO ATLANTA, INC.** (owner) requesting a variance to waive the rear setback from the required 35 feet to 30 feet in Land Lot 632 of the 17th District. Located on the north side of Madison Street, east of Donna Lynn Drive (2765 Madison Street).
- V-81** **TACO BELL AMERICA, INC.** (GE Capital Franchise Finance Corporation, owner) requesting a variance to: 1) waive the depth of parking spaces from the required 19 feet to 18 feet; and 2) waive the parking isle depth from the required 24 feet to 22 feet in Land Lot 133 of the 20th District. Located on the east side of Barrett Lakes Boulevard, east of I-75, south of Chastian Road (3420 Barrett Lakes Boulevard).