
VARIANCE ANALYSIS

December 14, 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
DECEMBER 14, 2011**

REGULAR CASES – NEW BUSINESS

- V-88** **DENISE RUTLAND** (owner) requesting a variance to: 1) waive the rear setback for an accessory structure over 144 square-feet (proposed 168 square-foot shed) from the required 35 feet to 2 feet and the side setback adjacent to the northern property line from the required 10 feet to 5 feet; 2) allow a second accessory structure (existing) to the front of the primary structure; and 3) waive the side setback for an accessory structure from the required 5 feet to 1 foot in Land Lots 1142 and 1143 of the 19th District. Located on the east side of Seayes Road, north of Clay Road (1626 Seayes Road).
- V-89** **BARC HOLDINGS, LLC** (owner) requesting a variance to waive the rear setback on lot 6 from the required 40 feet to 35 feet in Land Lot 681 of the 16th District. Located on the south side of Chelsea Landing Way, east of Johnson Ferry Road (2370 Chelsea Landing Way).
- V-90** **RAINES HOMES, LLC** (owner) requesting a variance to waive the rear setback on lot 17 from the required 30 feet to 22 feet in Land Lot 737 of the 16th District. Located on the east side of Bungalow Park Drive, north of Kincaid Road (2106 Bungalow Park Drive).
- V-91** **TRUSTEES OF THE DONALD R. BARDILL AND NORMA JOYCE BARDILL REVOCABLE LIVING TRUST** (Donald R. Bardill and Norma Joyce Bardill, as Trustees of the Donald R. Bardill and Norma Joyce Bardill Revocable Living Trust, owners) requesting a variance to waive the rear setback on lot 37 from the required 20 feet to 13 feet in Land Lot 13 of the 1st District. Located on the south side of Dobbs Crossing, west of Woodlawn Road (4434 Dobbs Crossing).

- V-92** **FLAVIA H. MULLEN** (Kellie Mullen and Brian Mullen, owners) requesting a variance to: 1) waive the setback for an accessory structure over 650 square-feet (proposed 675 square-foot playhouse) from the required 100 feet adjacent to any property line to zero feet adjacent to the east property line and 45 feet adjacent to the south property line; 2) waive the setback for accessory structures from the required 5 feet to zero feet for sheds 1 - 4; 3) waive the rear setback for an accessory structure from the required 35 feet to 7 feet adjacent to the east property line and 10 feet adjacent to the south property line for shed 5; and 4) waive the setback for an accessory structure from the required 5 feet to 3 feet for shed 6 in Land Lot 416 of the 16th District. Located on the easterly side of Fawn Trail, southwesterly of Ebenezer Road (3380 Fawn Trail).
- V-93** **MELANIE HEMBREE TERRELL** (Martha Hayes, Melanie Hambree and Melissa Kingry, owners) requesting a variance to waive the public road frontage to allow one lot off of a private easement for lot 2 in Land Lot 61 of the 19th District. Located on the east side of Midway Road, south of Dallas Highway (561 Midway Road).
- V-94** **LAURA CUTTER AND DARREN CUTTER** (owners) requesting a variance to waive the rear setback on lot 143 from the required 35 feet to 29 feet in Land Lot 225 of the 1st District. Located on the east side of Waterford Green Lane, north of Waterford Green Drive (1137 Waterford Green Lane).
- V-95** **MARSHA FLOYD** (Marsha Floyd f/k/a Marsha Camp, owner) requesting a variance to allow a second meter on a residential lot in Land Lot 1043 of the 19th District. Located off of a private easement, on the south side of Hill Road (5505 Hill Road).

HELD CASES

- V-84** **MARY ANN SWOFFORD** (Robert M. Swofford and Mary Ann Swofford, owners) requesting a variance to: 1) waive the side setback adjacent to the northern property line from the required 10 feet to zero feet; 2) waive the front setback from the required 35 feet to 15 feet; 3) allow an accessory structure to the front of the primary structure; and 4) waive the public road frontage from the required 75 feet to 65 feet in Land Lots 219 and 286 of the 17th District. Located on the eastern side of Appleton Drive, south of Garrison Road (701 Appleton Drive). *(Previously held by the Board of Zoning Appeals from their November 9, 2011 hearing)*
- V-87** **CLARK S. ULLOM** (owner) requesting a variance to waive the rear setback for an accessory structure over 144 square-feet (proposed 320 square-foot pavilion) from the required 40 feet to 20 feet in Land Lot 1077 of the 17th District. Located on the west side of Streamside Drive, north of Paper Mill Road (3863 Streamside Drive). *(Previously held by the Board of Zoning Appeals from their November 9, 2011 hearing)*

OTHER BUSINESS:

To consider adoption of the Resolution for the establishment of dates, time and place of the Board of Zoning Appeals Regular Meetings for 2012.