
VARIANCE ANALYSIS

May 9, 2012

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
MAY 9, 2012**

CONTINUED CASE

- V-28** **M. MARIE FURMANSKI** (owner) requesting a variance to: 1) waive the public road frontage from the required 75 feet to 47 feet; 2) waive the front setback from the required 45 feet to 20 feet; 3) waive the rear setback from the required 40 feet to 20 feet; 4) waive the side setbacks from the required 12 feet to 5 feet; and 5) waive the impervious surface from the maximum allowable of 35% to 53% in Land Lot 756 of the 16th District. Located on the south side of Bishop Lake Road, east of Johnson Ferry Road (4550 Bishop Lake Road). *(Previously continued by the Board of Zoning Appeals from their April 11, 2012 hearing)*

REGULAR CASES – NEW BUSINESS

- V-30** **STAN FITZGERALD** (Josephine Fitzgerald, Donna Fitzgerald and Stanley Fitzgerald, owners) requesting a variance to: 1) waive the front setback for an accessory structure over 650 square feet (existing 1,444 square foot garage) from the required 100 feet to 75 feet; 2) waive the side setback for an accessory structure over 650 square feet from the required 100 feet to 25 feet; 3) waive the side setback for an accessory structure over 650 square feet from the required 100 feet to 95 feet; and 4) allow two accessory structures (garage and shed) to be located closer to the side street right-of-way line than the principal building in Land Lots 152 and 153 of the 20th District. Located at the northwestern corner of Cheatham Road and Cheatham Court (2701 Cheatham Court).
- V-31** **TIMOTHY BRYCE BENNETT** (T. Bryce Bennett and Deidre Dawn Bennett, owners) requesting a variance to: 1) waive the side setback from the required 10 feet to 5 feet on the western side of the existing house; and 2) waive the side setback for an accessory structure over 144 square feet from the required 10 feet to 2 feet (existing shed) in Land Lots 974 and 975 of the 16th District. Located on the eastern side of Fairfield Drive (1014 Fairfield Drive).
WITHDRAWN WITHOUT PREJUDICE

- V-32** **BRYAN GAYLOR** (3205 Tyson's Corner, LLC, owner) requesting a variance to waive the minimum distance of a billboard sign from a residence from the required 500 feet to 478 feet in Land Lot 444 of the 16th District. Located on the western side of Canton Road (Highway 5) south of New Chastain/Blackwell Road (3205 Canton Road). **WITHDRAWN BY STAFF**
- V-33** **BRYAN GAYLOR** (Win Chuan Chang, owner) requesting a variance to waive the minimum distance of a billboard sign from a residence from the required 500 feet to 408 feet in Land Lot 444 of the 16th District. Located on the eastern side of Canton Road (Highway 5) south of New Chastain/Blackwell Road (3284 Canton Road). **WITHDRAWN BY STAFF**
- V-34** **RACHAEL E. FOGLIO** [Rachel E. Foglio (a/k/a Rachael E. Foglio) and Anthony P. Foglio, as Co-Trustees of the Rachel E. Foglio Trust, owners] requesting a variance to waive the rear setback from previously granted 23 feet (V-5 of 2012) to 20 feet in Land Lot 13 of the 1st District. Located on the northeastern side of Dobbs Crossing (4477 Dobbs Crossing).
- V-35** **LAI ENGINEERING** (Leon Reeves and Herchel E. Cook, owners) requesting a variance to: 1) waive the minimum number of required parking spaces from 28 to 16; 2) allow the dumpster enclosure to be in front of the building and within the front setback; and 3) waive the front setback from the required 50 feet to a step-down of as little as 5 feet in Land Lot 28 of the 19th District. Located on the southeastern corner of Dallas Highway and Villa Rica Way.
- V-36** **JAMES HARBUCK** (James E. Harbuck, owner) requesting a variance to: 1) allow an accessory structure (existing approximately 257 square foot garage) to the side of the principal building; and 2) waive the side setback for an accessory structure from the required 10 feet to zero feet in Land Lots 721, 722 and 760 of the 19th District. Located on the western side of Hopkins Road (3288 Hopkins Road).

- V-37** **AQUA DESIGN POOLS & SPAS** (Scott R. Jacobs and Katherine A. Jacobs, owners) requesting a variance to increase the maximum allowable impervious surface from 35% to 45% in Land Lot 226 of the 1st District. Located on the southwestern corner of Lower Roswell Road and Heyward Square Place (5485 Heyward Square Place).
- V-38** **TRATON HOMES** (Traton Homes, LLC, owner) requesting a variance to waive the side setback from the required 10 feet to 7.5 feet adjacent to the west property line in Land Lot 684 of the 16th District. Located on the northernmost end of Marston Park Drive (2297 Marston Park Drive).

OTHER BUSINESS

ITEM #1

To consider amending the stipulations for Javier Gonzalez Zuniga regarding V-109 (Anne Taylor) of 2007, for property located in Land Lot 224 of the 17th District, at the northeast intersection of Austell Road and Barber Road (1491 Austell Road). *(Previously held by the Board of Zoning Appeals from their April 11, 2012 hearings)*