
VARIANCE ANALYSIS

June 13, 2012

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
JUNE 13, 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 and May 9, 2012 hearings)*

REGULAR CASES – NEW BUSINESS

- V-39** **ANDREW E. BRAY** (Frances Y. Keener, owner) requesting a variance to allow a second electrical meter on a residential lot in Land Lot 1051 of the 19th District. Located on the north side of Oglesby Road (4348 Oglesby Road).
- V-40** **EVA BELL** (M. Jack Bell and Eva M. Bell, owners) requesting a variance to: 1) allow an accessory structure to be located closer to the side street right-of-way line than the principal building on a corner lot; and 2) waive the side setback for an accessory structure over 144 square feet (existing 240 square foot two story shed) from the required 10 feet to 5 feet in Land Lot 169 of the 19th District. Located at the northeastern corner of Friendship Church Road and Conley Downs Drive (3449 Conley Downs Drive).
- V-41** **ROBBIN B. SOTIR** (owner) requesting a variance to: 1) waive the rear setback for an accessory structure over 144 square feet (detached 460 square foot deck and pergola) from the required 35 feet to 25 feet; 2) waive the side setback for an accessory structure over 144 square feet (existing 240 square foot shed) from the required 10 feet to 5 feet; 3) waive the rear setback for an accessory structure over 144 square feet (existing 240 square foot shed) from the required 35 feet to zero feet; and 4) increase the maximum allowable impervious surface from 35% to 35.5% in Land Lot 278 of the 20th District. Located on the south side of Stoney Acres Drive (3221 Stoney Acres Drive).

- V-42** **ACADIA HOMES & NEIGHBORHOODS, LLC** (owner) requesting a variance to increase the maximum allowable impervious surface from 40% to 44.7% on lot 6 and to 45.3% on lot 7 in Land Lot 694 of the 17th District. Located on the northeastern corner of Maner Street and Cooper Lake Road (1955 Cooper Lake Road and 1965 Cooper Lake Road).
- V-43** **JON MICHAEL STOPS** (owner) requesting a variance to waive the front setback from the required 35 feet to 27 feet to allow a covered porch addition on the western side of the house in Land Lot 1172 of the 16th District. Located at the northeastern corner of Hunting Creek Drive and Indian Trail (226 Indian Trail).
- V-44** **METROGROUP DEVELOPMENT II, LLC** (Bill Jones Holdings, LLC, owner) requesting a variance to waive the required 50 foot undisturbed buffer adjacent to a cemetery to 22 feet in Land Lot 429 of the 19th District. Located at the northeastern corner of Macland Road and Lost Mountain Road.
- V-45** **ATLAS POOLS** (Joseph Esper, owner) requesting a variance to increase the maximum allowable impervious surface from 35% to 36.68% in Land Lot 461 of the 16th District. Located on the north side of Stillbrook Way immediately south of Davis Road (3407 Stillbrook Way).
- V-46** **ATLANTA POOLS** (Stuart Myrick, owner) requesting a variance to increase the maximum allowable impervious surface from 35% to 38.56% in Land Lots 28 and 29 of the 1st District. Located on the north side of Monet Drive between Childers Road and Monceau Way (4537 Monet Drive).
- V-47** **JEFFREY CHARPENTIER** (owner) requesting a variance to allow an accessory structure (proposed 785 square foot pool and surrounding decking) to the side of the principal building in Land Lot 100 of the 19th District. Located on the south side of Bolton Abbey Drive, west of Ernest Barrett Parkway (2675 Bolton Abbey Drive).

HELD CASES

- 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). *(Previously held by the Board of Zoning Appeals from their May 9, 2012 hearing)*
- 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. *(Previously held by the Board of Zoning Appeals from their May 9, 2012 hearing)*