
VARIANCE ANALYSIS

August 8, 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
AUGUST 8, 2012**

REGULAR CASES – NEW BUSINESS

- V-57** **TRATON HOMES** (Traton Homes, LLC, owner) requesting a variance to waive the front setback from the required 20 feet to 16 feet to allow construction of single family residence in Land Lot 697 of the 17th District. Located north of the intersection of Westwood Circle and Anderson Drive (2020 Anderson Drive).
- V-58** **TRATON HOMES** (Traton Homes, LLC, owner) requesting a variance to waive the front setback from the required 20 feet to 16 feet to allow construction of single family residence in Land Lot 697 of the 17th District. Located on the south side of Anderson Drive, north of Westwood Circle (2030 Anderson Drive).
- V-59** **JOHN COMPTON** (Joseph S. Ollis, owner) requesting a variance to: 1) waive the side setback from the required 10 feet to 8.9 feet for existing house footprint on western side; and 2) waive the rear setback for an accessory structure over 144 square feet (built, detached 320 square foot storage building) from the required 35 feet to 8.3 feet in Land Lot 995 of the 16th District. Located on the west side of Azalea Circle, south of Dogwood Place (1085 Azalea Circle).
- V-60** **CRAIG CLINE** (Craig C. Cline, owner) requesting a variance to allow an accessory structure (12 x 39 foot lap pool and concrete deck) to the side of the primary structure in Land Lots 710 and 731 of the 16th District. Located on the south side of Kurtz Road, west of Sylvan Drive (630 Kurtz Road).
- V-61** **CORE STATES GROUP** (Fifth Third Bank, owner) requesting a variance to allow a wall sign to project above the vertical wall to which it is attached (main existing building) in Land Lot 941 of the 17th District. Located on the west side of Powers Ferry Road, north of Windy Hill Road (1920 Powers Ferry Road).

V-62 **WILLIAM PEEK** (Janice M. Peek and William Wayne Peek, Jr., owners) requesting a variance to: 1) allow an accessory structure (proposed 18 x 43 foot pool) to be located to the side of the primary structure; 2) waive the rear setback for an accessory structure over 144 square feet (existing 240 square foot metal building #1) from the required 35 feet to 5 feet; 3) waive the side setback for an accessory structure over 144 square feet (existing 240 square foot metal building #1) from the required 10 feet to 5 feet; and 4) waive the rear setback for an accessory structure over 144 square feet (existing 240 square foot metal building #2) from the required 35 feet to 20 feet in Land Lot 1021 of the 19th District. Located on the north side of Frank Aiken Road, west of Smith Drive (4485 Frank Aiken Road).

V-63 **LAND INVESTMENT PARTNERS, L.L.C., 10** (owner) requesting a variance to: 1) waive the minimum lot sizes not more than 25% of the required minimum for lots 1, 2, 5, 7, 8, 12, 13, 16, 18, 26, and 27 as shown on submitted plan; 2) waive the front setback from the required 45 feet to 35 feet for all lots (1-30); and 3) waive the required 40 foot perimeter construction buffer as needed and depending on a demonstrated need of the encroachment in Land Lot 235 of the 20th District. Located on the west side of Hadaway Road, west of Acworth Due West Road (4539 Hadaway Road).

HELD CASES

V-53 **SAHRA AHMED** (owner) requesting a variance to waive the rear setback for an accessory structure over 144 square feet (existing approximately 192 square foot shed) from the required 35 feet to 15 feet in Land Lot 351 of the 17th District. Located on the west side of Darwin Road, north of Taylor Drive (1766 Darwin Road). *(Previously held by the Board of Zoning Appeals from their July 11, 2012 hearing)*