
VARIANCE ANALYSIS

September 12, 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
SEPTEMBER 12, 2012**

CONTINUED CASE

- 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). *(Previously continued by the Board of Zoning Appeals from their August 8, 2012 hearing)*

REGULAR CASES – NEW BUSINESS

- V-64** **YOGENDRA PATEL** (Ganeshji, Inc., owner) requesting a variance to allow accessory structures (8 x 12 foot “shed,” approximately 9 x 29 foot “metal storage building,” 20 x 30 foot “metal building,” and an approximately 10 x 30 foot “wood storage building”) to the side of the primary structure in Land Lot 596 of the 16th District. Located on the east side of Sandy Plains Road, north of Kinjac Drive (2690 Sandy Plains Road).
- V-65** **LILY ESTATES, LLC** (owner) requesting a variance to: 1) waive the minimum lot width at front setback from the required 75 feet to 26 feet in order to allow for subdivision of property to create second lot; and 2) waive the minimum public road frontage from the required 75 feet to 26 feet in order to allow for subdivision of property to create second lot in Land Lot 982 of the 16th District. Located on the east side of Old Canton Road, south of Roswell Road (1060 Old Canton Road).

- V-66** **PARAG OR SMITA DOSHI** (Parag and Smita Doshi, owners) requesting a variance to: 1) waive the rear setback for a pool, hot tub and associated patio/steps from the required 5 feet to 2 feet; 2) waive the side setback for a pool, hot tub and associated patio/steps from the required 5 feet to 1 foot; and 3) waive the maximum impervious surface limit of 35% to allow 56% in Land Lot 214 of the 1st District. Located on the east side of Saints Drive, south of Lower Roswell Road (852 Saints Drive).
- V-67** **ATLAS POOLS** (Eric N. and Jocelyn J. Sundby, owners) requesting a variance to: 1) waive the maximum impervious surface limit of 35% to allow 40%; 2) waive the front setback (Old Canton Road) from the required 40 feet to 33 feet (existing); and 3) waive the major side setback (Nirmal Court) from the required 25 feet to 15 feet (existing) in Land Lot 982 of the 16th District. Located at the northwest corner of Nirmal Court and Old Canton Road (3415 Nirmal Court).
- V-68** **ATLANTA POOLS** (Andra L. Norton-Hall, owner) requesting a variance to: 1) allow an accessory structure (proposed 12 x 22 foot pool and decking) to be located to the side of the primary structure; and 2) waive the maximum impervious surface limit of 35% to allow 36.19% in Land Lot 771 of the 17th District. Located at the end of Gatehurst Court, west of Spring Hill Road (3654 Gatehurst Court).
- V-69** **ALTERMAN TOWN CENTER, LLC** (owner) requesting a variance to: 1) waive the front setback from the required 50 feet to 35 feet (existing); 2) waive the required 8 foot landscape enhancement strip adjacent to a public street; and 3) waive the depth of a 90 degree angle parking space from the required 19 feet to 16.5 feet in Land Lot 580 of the 16th District. Located on the north side of Ernest Barrett Parkway between Mall Boulevard and I-575 off ramp (390 Ernest Barrett Parkway).

- V-70** **JP MORGAN CHASE BANK** (East Cobb Crossing, LLC, owner) requesting a variance to allow an accessory structure (proposed approximately 1,288 square foot drive up ATM) to be located in front of the primary structure and within the front setback in Land Lots 829, 830, 899 and 900 of the 16th District. Located on the north side of Roswell Road, east of Johnson Ferry Road (4281 Roswell Road).
- V-71** **JAMES T. AND ELAINE F. ALLEN** (owners) requesting a variance to: 1) allow an accessory structure (proposed 576 square foot garage) to be located closer to the side street right-of-way line than the principal building; and 2) waive the front setback from the required 35 feet to 25 feet in Land Lot 280 of the 20th District. Located at the southwest corner of Kirk Lane and Kirk Pointe Cove (2505 Kirk Pointe Cove).
- V-72** **GLENN AND KRISTIN SHAW** (owners) requesting a variance to: 1) waive the rear setback for an accessory structure over 144 square feet (proposed 512 square foot pergola) from the required 35 feet to 25 feet; and 2) waive the maximum impervious surface limit of 35% to allow 43% in Land Lot 1043 of the 17th District. Located on the west side of Reston Mill Lane, north of Paper Mill Road (512 Reston Mill Lane).
- V-73** **CARRIE BROWN** (Carrie A. Brown, owner) requesting a variance to: 1) waive the front setback from the required 35 feet to 24.8 feet for existing house footprint (recent addition) on southern side; and 2) waive the side setback from the required 10 feet to 5 feet for same in Land Lot 133 of the 18th District. Located on the east side of Windchase Court, south of Humphries Hill Road (6003 Windchase Court).
- V-74** **WENDY'S INTERNATIONAL, INC.** (owner) requesting a variance to: 1) waive the maximum impervious surface limit of 70% to allow 88.4%; and 2) waive the rear setback from the required 30 feet to 28 feet for existing building footprint in Land Lot 1029 of the 16th District. Located between Roswell Road and Lecroy Drive, east of Barnes Mill Road (2238 Roswell Road).

- V-75** **DAVID AND NATHALIE BERNSTEIN** (owners) requesting a variance to waive the rear setback from the required 30 feet to 27 feet to allow encroachment of recently added screened rear porch and fireplace in Land Lot 52 of the 1st District. Located on the south side of Corina Place, north of Shallowford Road (4734 Corina Place).

HELD CASES

- V-63** **LAND INVESTMENT PARTNERS, L.L.C., 10** (owner) requesting a variance to: 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). (*Item Nos. 1 and 2 were approved and Item No. 3 was held by the Planning Commission at their August 8, 2012 hearing*)

CONDUCT OF PUBLIC HEARING – A-01-11

To consider **Appeal of Administrative Decision A-01-2012** filed by Carol Brown, et al. pertaining to a decision made by Mr. John Pederson, Zoning Administrator, for property located in Land Lots 708 and 709 of the 16th District.