
VARIANCE ANALYSIS

October 10, 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
OCTOBER 10, 2012

CONTINUED CASE

- 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). *(Previously continued by the Board of Zoning Appeals from their September 12, 2012 hearing)*
- 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). *(Previously continued by the Board of Zoning Appeals from their September 12, 2012 hearing)*

REGULAR CASES – NEW BUSINESS

- V-76** **CLAUDIA P. RIVERO** (owner) requesting a variance to: 1) waive the rear setback for an accessory structure over 650 square feet (approximately 810 square foot above ground swimming pool and deck) from the required 100 feet to 30 feet; 2) waive the side setback for an accessory structure over 650 square feet (pool and deck) from the required 100 feet to 40 feet on the eastern side; 3) waive the side setback for an accessory structure over 650 square feet (pool and deck) from the required 100 feet to 80 feet on the western side; and 4) waive the rear setback for an accessory structure over 144 square feet (existing approximately 220 square foot shed) from the required 35 feet to 22.9 feet in Land Lot 382 of the 18th District. Located on the north side of South Gordon Road, east of Pisgah Road (1094 South Gordon Road).
- V-77** **RANDY VERMA** (Randy and Pamela Verma, owners) requesting a variance to waive the rear setback from the required 30 feet to 12 feet for existing house footprint and proposed addition in Land Lot 98 of the 1st District. Located at the southwest corner of Stonebrook Place and Stonebrook Court (2671 Stonebrook Court).

- V-78** **RJM LANDSCAPING SERVICES, INC.** (owner) requesting a variance to: 1) waive the front setback from the required 40 feet to 30 feet for existing building footprint; 2) waive the side setback from the required 10 feet to 5 feet on the eastern side for existing building footprint; 3) waive the minimum number of required parking spaces from 5 to zero to allow proposed gravel parking; and 4) waive the minimum lot area from the required 20,000 square feet to 10,861 square feet in Land Lot 1242 of the 16th District. Located on the north side of Hazelwood Drive, between Scott Drive and Hamby Road (1765 Hazelwood Drive).
- V-79** **RANDALL RIEMERSMA** (Randall H. and Jennifer J. Riemersma, owners) requesting a variance to: 1) waive the maximum allowable impervious surface percentage from the required 35% to 43%; and 2) waive the side setback for an accessory structure (103 square foot frame storage building) from the required 5 feet to 2 feet in Land Lot 982 of the 16th District. Located on the north side of Tuscany Park Drive, east of Old Canton Road (3019 Tuscany Park Drive).
- V-80** **GAIL RIESENBERG** (Gail B. Riesenber, owner) requesting a variance to: 1) allow a second electrical meter on a single-family residential lot; 2) waive the required side setback for an accessory structure over 800 square feet (existing guest house) from 100 feet to 45 feet; 3) waive the required side setback for an accessory structure over 800 square feet (existing one story garage) from 100 feet to 40 feet; 4) waive the required side setback for an accessory structure over 800 square feet (existing barn) from 100 feet to 12 feet; and 5) waive the required rear setback for an accessory structure over 800 square feet (existing barn) from 100 feet to 12 feet in Land Lot 1 of the 1st District and Land Lots 1097 and 1098 of the 17th District. Located on the north side of Columns Drive, east of Atlanta Country Club Drive (4571 Columns Drive).
- V-81** **WILLIAM HACKETT** (owner) requesting a variance to waive the side setback from the required 10 feet to 9 feet on the northern side in Land Lot 242 of the 20th District. Located on the west side of Falkirk Lane, north of Tayside Crossing (1427 Falkirk Lane).

- V-82** **STEVEN M. VESS, SR.** (owner) requesting a variance to: 1) allow an accessory structure (700 square foot metal awning) to be located in front of the principal building; and 2) waive the required setback for an accessory structure over 650 square feet (metal awning) from the required 100 feet to 7 feet in Land Lot 231 of the 17th District. Located on the west side of Charles Rogers Road, south of Windy Hill Road (2448 Charles Rogers Road).
- V-83** **TOM EPPERSON** (Thomas and Natalie Epperson, owners) requesting a variance to allow a second electrical meter on a single-family residential lot in Land Lots 1078 and 1088 of the 17th District. Located on the south side of Cherry Hill Drive, west of Pine Valley Road (380 Cherry Hill Drive).
- V-84** **MICHELLE AKERS** (Steven S. Eichenblatt and Michelle Akers, owners) requesting a variance to: 1) allow a second electrical meter on a single-family residential lot; 2) allow an accessory structure under 1,000 square feet (proposed 80 square foot building with 140 square foot awning) to be located in front of the principal building; 3) waive the required front setback for an accessory structure under 1,000 square feet (proposed building and awning) from 60 feet to 45 feet; 4) allow an accessory structure under 1,000 square feet (proposed 200 square foot deck) to be located in front of the principal building; 5) allow an accessory structure over 1,000 square feet (existing approximately 4,500 square foot barn) to be located in front of the principal building; 6) waive the required side setback for an accessory structure over 1,000 square feet (barn) from 100 feet to 47.5 feet; 7) allow an accessory structure under 1,000 square feet (existing 200 square foot hay stall) to be located in front of the principal building; 8) allow an accessory structure under 1,000 square feet (existing chicken coop) to be located to the side of the principal building; 9) allow an accessory structure under 1,000 square feet (existing 400 square foot awning) to be located to the side of the principal building; 10) allow an accessory structure over 1,000 square feet (existing 1,500 square foot garage and awning) to be located to the side of the principal building; 11) waive the required side setback for an accessory structure over 1,000 square feet (garage and awning) from 100 feet to 5 feet; and 12) waive the required rear setback for existing house from 50 feet to 40 feet in Land Lots 279 and 280 of the 19th District. Located on the south side of Bullard Road, west of Villa Rica Road (1335 Bullard Road).

HELD CASES

- 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 and previously held by the Board of Zoning Appeals from their September 12, 2012 hearing)*
- 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). *(Previously held by the Board of Zoning Appeals from their September 12, 2012 hearing)*
- 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). *(Previously held by the Board of Zoning Appeals from their September 12, 2012 hearing)*