
VARIANCE ANALYSIS

December 12, 2012

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

COBB COUNTY BOARD OF COMMISSIONERS

Tim Lee, Chairman
Helen Goreham, District 1
Bob Ott, District 2
JoAnn Birrell, District 3
Woody Thompson, District 4

COUNTY MANAGER

David Hankerson

COBB COUNTY BOARD OF ZONING APPEALS

Murray Homan, Chairman
Bob Hovey
Kim Swanson
David Poteet
Judy Williams

COBB COUNTY ZONING DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

Robert Hosack, Director, Community Development
John Pederson, Manager, Zoning Division



Cobb County... Expect the Best!

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

A G E N D A

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA
DECEMBER 12, 2012**

REGULAR CASES – NEW BUSINESS

- V-93** **DANIEL BONNEY** (Daniel Bonney and Vickie Lynn Bonney, owners) requesting a variance to waive the front setback from the required 35 feet to 30.5 feet in Land Lots 145 and 146 of the 20th District. Located at the northeast terminus of Whitt Mill Court, north of Whitt Station Run (2974 Whitt Mill Court).
- V-94** **JUDY BROCK** (Jeff Brock, owner) requesting a variance to allow a second electrical meter on a single-family residential lot in Land Lot 158 of the 20th District. Located on the north side of Old Stilesboro Road, east of Mars Hill Road (4880 Old Stilesboro Road).
- V-95** **JUNE C. RUSH** (June Colleen Rush, owner) requesting a variance to waive rear setback for an accessory structure under 800 square feet (existing 361 square foot barn) from the required 40 feet to 14.5 feet in Land Lots 6 and 7 of the 18th District and Land Lot 1326 of the 19th District. Located on the north side of Stout Parkway, east of Burnt Hickory Road (5550 Stout Parkway).
- V-96** **JIMMY L. WALKER** (owner) requesting a variance to: 1) waive the public road frontage requirement to allow one lot off a private easement; 2) waive the required lot size for a house off an easement from 80,000 square feet to 43,560 square feet; and 3) waive the side setback for an accessory structure under 800 square feet (existing 204 square foot shed) from the required 12 feet to 8 feet in Land Lot 449 of the 19th District. Located on the south side of Macland Road, west of Corner Road (5727 Macland Road).
- V-97** **HAMB PROPERTIES, LLC** (owner) requesting a variance to: 1) waive the major side setback from the required 25 feet to 22.5 feet; and 2) reduce the minimum number of parking spaces from the required 47 to 43 in Land Lot 720 of the 16th District. Located at the northeast corner of Barrett Lakes Boulevard and Home Center Drive (702 Home Center Drive).

- V-98** **MICHAEL COCHRAN** (Jose Gary and Carla Sue Jameson Ocampo, owners). Located at the western terminus of Concord Close Circle, west of Concord Road (152 Concord Close Circle). **WITHDRAWN – CITY LIMITS OF SMYRNA**
- V-99** **MICHAEL COCHRAN** (Christopher M. and Julie L. Smith, owners) requesting a variance to: 1) allow an accessory structure (proposed 16 foot X 32 foot pool, spa and pavers) to be to the side of the primary structure; and 2) waive the side setback from the required 8 feet to 7.6 feet for existing building footprint in Land Lot 183 of the 16th District. Located on the eastern side of Chapel Grove Drive, west of Wesley Chapel Road (4030 Chapel Grove Drive).
- V-100** **CUMBERLAND MALL, LLC** (owner) requesting a variance to: 1) increase the allowable message portion of a sign from 32 square feet to 377.5 square feet; 2) increase the height of a free standing sign within 660 feet of an interstate from 35 feet to 54.5 feet; 3) allow a pole mounted sign within 660 feet of an interstate highway; and 4) increase the copy area for freestanding signs from 968.25 square feet (per V-162 of 1995) to 1,540.14 square feet in Land Lots 881, 882, 912, 913, 948 and 949 of the 17th District. Located in the boundary of Cobb Parkway, Akers Mill Road, Cumberland Boulevard and Interstate 285.
- V-101** **CUMBERLAND MALL, LLC** (owner) requesting a variance to increase the maximum allowable signage for a monument based sign for sign B1 in Land Lots 881, 882, 912, 913, 948 and 949 of the 17th District. Located in the boundry of Cobb Parkway, Akers Mill Road, Cumberland Boulevard and Interstate 285. **WITHDRAWN BY STAFF**
- V-102** **CUMBERLAND MALL, LLC** (owner) requesting a variance to increase the maximum allowable signage for a monument based sign for sign A1 in Land Lots 881, 882, 912, 913, 948 and 949 of the 17th District. Located in the boundary of Cobb Parkway, Akers Mill Road, Cumberland Boulevard and Interstate 285. **WITHDRAWN BY STAFF**

- V-103** **JEFFREY E. JENSON** (William C. McCart, owner) requesting a variance to: 1) waive the public road frontage requirement to allow one house off a private easement; and 2) waive the width of an easement from 25 feet to 20 feet in Land Lots 351 and 352 of the 19th District. Located south of North Cook Road and east of Casteel Road.
- V-104** **COMMERCIAL SIGNS** (Jeffrey Edward Kendrick, owner) requesting a variance to: 1) allow a non-monument based sign; and 2) waive the minimum road frontage for an electronic sign from the required 200 feet to 80.65 feet in Land Lot 699 of the 17th District. Located at the northwest intersection of Atlanta Road and Carson Lane (3548 Atlanta Road).

HELD CASES

- V-86** **RONALD G. LOWE** (Ronald Gary Lowe and Shirley E. Lowe, owners) requesting a variance to: 1) waive the front setback from the required 50 feet to 34 feet; and 2) waive the side setback from the required 10 feet to 3 feet in Land Lot 53 of the 17th District. Located on the west side of Village Lane Drive (676 Village Lane Drive). *(Held by the Board of Zoning Appeals from their November 14, 2012 hearing until their January 9, 2013 hearing; therefore will not be considered at this hearing)*