

**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA SUMMARY
FEBRUARY 13, 2013**

CONSENT CASES

- V-15 ERINN AND GENE KESERICA**
- V-16 SAMMY LUKE WARE**
- V-17 JAMES F. MCDONALD**
- V-18 ARTISTIC POOLS, INC.**
- V-19 JAMES E. GIULIANI**
- V-20 THOMAS FERBRACHE**
- V-21 WINDEE L. COLBERT**
- V-24 OUTSIDE LANDSCAPE GROUP, LLC**
- V-25 KERLEY FAMILY HOMES**
- V-26 MATTHIAS LIEBICH**

REGULAR CASES

- V-22 TIM DAVIS**
- V-23 PRESTON AND LIZ SMITH**

HELD CASES

- V-2 DANA H. WOODALL** *(Previously held by the Board of Zoning Appeals from their January 9, 2013 hearings)*

CONTINUED OR HELD CASES BY BOARD OF ZONING APPEALS OR STAFF

- V-1 LARRY JOEL EPSTEIN & BONNIE IRLYN EPSTEIN**
(Continued by the Board of Zoning Appeals from their January 9, 2013 hearing until their April 10, 2013 hearing; therefore will not be considered at this hearing)

OTHER BUSINESS:

ITEM #1

To consider amending the site plan for William and Barbara Madison regarding V-56 (Barbara Madison) of 2006, for property located in Land Lots 1004 of the 17th District, on the west side of Gatestone Way, south of River's Call Boulevard (1420 Gatestone Way).

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V-15 **ERINN AND GENE KESERICA** (Eugene Keserica, Jr. and Erinn L. Keserica, owners) requesting a variance to: 1) allow an accessory structure to the side of the principal building; and 2) waive the side and rear setbacks for an accessory structure over 650 square feet (existing 984 square foot garage including proposed addition) from the required 100 feet to 4 feet on the western side, 35 feet on the southern side, 95 feet on the eastern side and 86 feet on the northern side in Land Lot 680 of the 16th District. Located on the south side of Vinyard Way, west of Johnson Ferry Road (3814 Vinyard Way). Staff recommends **approval** of variance request subject to:

- **Development and Inspections comments**
- **Stormwater Management comments**
- **Encroachments only for the improvements shown on the site plan received by the Zoning Division on December 11, 2012**

V-16 **SAMMY LUKE WARE** (Sanford Luke Ware, owner) requesting a variance to: 1) waive the minimum frontage of a residential lot from the required 75 feet to zero feet to allow two homes off a private easement; 2) waive the required side setback for an accessory structure over 650 square feet (existing 1,110 square foot “outbuilding”) from the required 100 feet to 20 feet on the southern side; and 3) allow an accessory structure (existing 1,110 square foot “out building”) to the side of the principal building in Land Lots 488 and 549 of the 19th District. Located on the east side of Powder Springs Road, north of Milford Church Road (1857 Powder Springs Road). Staff recommends **approval** of variance request subject to:

- **Site Plan Review comments**
- **Fire Department comments**
- **No commercial or residential use of accessory structures**

V-17 **JAMES F. MCDONALD** (Jim McDonald, owner) requesting a variance to: 1) waive the minimum lot area from the required 20,000 square feet to 10,957 square feet; 2) waive the front setback from the required 40 feet to 34.2 feet; and 3) waive the maximum allowable impervious surface from 70% to 78% in Land Lot 1242 of the 16th District. Located on the north side of Hazelwood Drive, west of Hamby Road (1757 Hazelwood Drive). Staff recommends **approval** of variance request subject to:

- **Site Plan Review comments**
- **Stormwater Management comments**
- **Ratification of the lot size reduction at the Board of Commissioners' Zoning Hearing on March 19, 2013**

V-18 **ARTISTIC POOLS, INC.** (Sriram Paramesh and Deepa Bala Paramesh, owners) requesting a variance to: 1) waive the maximum allowable impervious surface from 35% to 39.94%; and 2) allow the pool equipment (proposed filter pad) to the side of the principal building in Land Lot 1036 of the 16th District. Located on the west side of Club Moss Court, west of Barn Owl Road (863 Club Moss Court). Staff recommends **approval** of variance request subject to:

- **Site Plan received by the Zoning Division on December 10, 2012**
- **Stormwater Management comments**

V-19 **JAMES E. GIULIANI** (James E. Giuliani and Patricia R. Giuliani, owners) requesting a variance to waive the rear setback from 24 feet (previous variance case #296 of 1986) to 21.64 feet in Land Lot 984 of the 16th District. Located on the east side of Asheton Court, south of Ashebrooke Court (911 Asheton Court). Staff recommends **approval** of variance request subject to:

- **Site Plan Review comments**
- **Sewer comments to be done within 90 days**
- **Encroachments only for the improvements shown on the site plan received by the Zoning Division on December 11, 2012**

V-20 **THOMAS FERBRACHE** (Thomas Ferbrache and Deborah Ferbrache, owners) requesting a variance to waive the minimum frontage of a residential lot from the required 75 feet along a public street to 19 feet in Land Lot 324 of the 17th District. Located on the east side of North Allen Road, north of Veterans Memorial Highway (5675 North Allen Road). Staff recommends **approval** of variance request.

V-21 **WINDEE L. COLBERT** (owner) requesting a variance to: 1) waive the front setback from the required 50 feet to 40.3 feet (existing); and 2) waive the side setback from the required 15 feet to 8.6 feet (existing) at the northern property line in Land Lot 2 of the 16th District. Located on the east side of Bells Ferry Road, north of Wentworth Drive (5080 Bells Ferry Road). Staff recommends **approval** of variance request.

- **Encroachments only for the improvements shown on the site plan received by the Zoning Division on December 12, 2012**

V-24 **OUTSIDE LANDSCAPE GROUP, LLC** (Robert A. Anderson and Terry J. Anderson, owners) requesting a variance to waive the setback for an accessory structure over 144 square feet (gazebo) from the required 45 feet to 35 feet in Land Lots 906 and 955 of the 17th District. Located on the west side of Randall Farm Road, north of Paces Lake Drive (3007 Paces Lake Drive). Staff recommends **approval** of variance request subject to:

- **Stormwater Management comments**
- **Letter of Completion to be held until the Atlanta Regional Commission reviews and approves the proposal for compliance with the Metropolitan River Protection Act**
- **Encroachments only for the improvements shown on the site plan received by the Zoning Division on December 13, 2012**

V-25 **KERLEY FAMILY HOMES** (Kerley Family Homes at HR, LLC, owner) requesting a variance to waive the front setback from the required 35 feet to 25 feet in Land Lot 621 of the 19th District. Located at the southwest corner of Hartridge Drive and Powder Springs Road (2700 Hartridge Drive). Staff recommends **approval** of variance request subject to:

- **Site Plan Review comments**
- **Stormwater Management comments**
- **Encroachments only for the improvements shown on the site plan received by the Zoning Division on December 26, 2012**

V-26 **MATTHIAS LIEBICH** (Matthias Liebich and Jennifer Ann Liebich, owners) requesting a variance to waive the major side setback from the required 20 feet to 11.5 feet in Land Lot 744 of the 16th District. Located at the northeast corner of Gablewood Drive and Paramore Place (2413 Gablewood Drive). Staff recommends **approval** of variance request subject to:

- **Site Plan Review comments**
- **Stormwater Management comments**
- **Encroachments only for the improvements shown on the site plan received by the Zoning Division on January 7, 2013**