
VARIANCE ANALYSIS

February 13, 2013

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
Lisa Cupid, District 4

COUNTY MANAGER

David Hankerson

COBB COUNTY BOARD OF ZONING APPEALS

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
FEBRUARY 13, 2013**

CONTINUED CASE

- V-1** **LARRY JOEL EPSTEIN AND BONNIE IRLYN EPSTEIN** (owners) requesting a variance to permit poultry (ducks) on a lot containing less than two acres in Land Lots 687 and 754 of the 16th District. Located on the northern end of Wellington Lane, east of Johnson Ferry Road (1963 Wellington Lane). *(Previously 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)*

REGULAR CASES – NEW BUSINESS

- 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).
- 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).

- 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).
- 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).
- 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).
- 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).
- 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).

- V-22** **TIM DAVIS** (Timothy E. Davis, owner) requesting a variance to allow an accessory structure (proposed pool) to the side of the principal building in Land Lot 1037 of the 17th District. Located on the east side of River's Call Boulevard, northeast of Windwood Parkway (3595 River's Call Boulevard).
- V-23** **PRESTON AND LIZ SMITH** (Preston W. Smith, owner) requesting a variance to: 1) waive the side setback for an accessory structure under 800 square feet (proposed 38 foot x 12 foot open, detached deck to cover existing pool equipment) from the required 12 feet to 2 feet; and 2) waive the rear setback for an accessory structure under 800 square feet (proposed 38 foot x 12 foot open, detached deck to cover existing pool equipment) from the required 40 feet to 2 feet in Land Lots 952, 953 and 975 of the 17th District. Located at the northeast corner of Circle Oaks Drive and Cochise Drive (3271 Circle Oaks Drive).
- 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).
- 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).
- 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).

HELD CASES

- V-2** **DANA H. WOODALL** (owner) requesting a variance to: 1) waive the side setback (existing footprint on southern side) from the required 10 feet to 9 feet; 2) waive the rear setback for an accessory structure over 650 square feet (existing 1,620 square foot wooden storage building) from the required 100 feet to 15 feet; 3) waive the side setback for an accessory structure over 650 square feet (existing 1,620 square foot wooden storage building) from the required 100 feet to zero feet; 4) waive the setback for an accessory structure (1,620 square foot storage building) from the required 100 feet to 80 feet from the western property line; 5) allow parking and/or access to parking areas in a residential district on a non-hardened surface; and 6) increase the maximum allowable impervious surface from 35% to 64.6% in Land Lot 719 of the 17th District. Located on the east side of Oriole Drive, west of Powers Ferry Road (411 Oriole Drive). (*Held by the Board of Zoning Appeals from their January 9, 2013 hearings*)

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).