
VARIANCE ANALYSIS

April 10, 2013

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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Cobb County... Expect the Best!

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COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA
APRIL 10, 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 Staff until the May 8, 2013 Board of Zoning Appeals hearing; therefore will not be considered at this hearing)*

REGULAR CASES – NEW BUSINESS

- V-33** **SIMON TOUMA** (owner) requesting a variance to waive the maximum allowable impervious surface from 35% to 44% in Land Lot 253 of the 20th District. Located on the northern corner of Marietta Country Club Drive and Latimore Farm Drive (1330 Marietta Country Club Drive).
- V-34** **WILLIAM G. JOLLY** (William Gary Jolly, owner) requesting a variance to waive the side setbacks for an accessory structure over 800 square feet (proposed 1,296 square foot garage) from the required 100 feet to 61.1 feet on the southern side and 83.1 feet on the northern side in Land Lot 111 of the 20th District. Located on the east side of Hill Forest Trail, north of Hill Road (3320 Hill Forest Trail).
- V-35** **MACROBATIX** (Town Center at Cobb, LLC, owner) requesting a variance to increase the square footage of a wall sign above the maximum allowed in Land Lots 573, 574, 579 and 580 of the 16th District. Located north of Ernest Barrett Parkway, between George Busbee Parkway and Interstate 575 (400 Ernest Barrett Parkway).
- V-36** **RYAN SBARATTA** (Ryan K. Sbaratta, owner) requesting a variance to waive the side and rear setbacks for an accessory structure over 650 square feet (proposed 720 square foot garage) from the required 100 feet to 35 feet on the northern side and 10 feet on the southern and eastern sides in Land Lot 372 of the 17th District. Located on the east side of Gober Avenue, north of Pat Mell Road (1981 Gober Avenue).

- V-37** **MICHAEL W. SANDERS** (owner) requesting a variance to waive the side and rear setbacks for an accessory structure over 650 square feet (proposed 695 square foot garage) from the required 100 feet to 35 feet on the southern side, 0.8 feet on the eastern side and 80 feet on the western side in Land Lot 200 of the 18th District. Located on the south side of Old Alabama Road, west of South Gordon Road (2083 Old Alabama Road).
- V-38** **ATLANTIS POOLS** (Jerome A. and Cecile M. Bohacek, owners) requesting a variance to: 1) waive the maximum allowable impervious surface from 35% to 37.94%; and 2) allow the pool equipment to the side of the principal building in Land Lot 982 of the 16th District. Located on the north side of Canton View Walk, west of Old Canton Road (3017 Canton View Walk).
- V-39** **JIM ARMES** (Gregory Jon Sullivan and Laura Aileen Sullivan, owners) requesting a variance to waive the maximum allowable impervious surface from 35% to 38.71% in Land Lot 309 of the 16th District. Located on the south side of Rockhaven Court, south of Shallowford Road (3823 Rockhaven Court).
- V-40** **D. C. ENCLOSURES** (Yui-Chin Wang Tsao, Shih-Hui Tsao, and Chang Chuan Tsao, owners) requesting a variance to waive the rear setback from the required 35 feet to 24 feet in Land Lot 994 of the 17th District. Located on the south side of Mill Chase Circle, west of Belmont Glen Drive (3242 Mill Chase Circle).
- V-41** **LEE M. MAYWEATHER** (Ralph D. Armstrong and Judy S. Armstrong, owners) requesting a variance to: 1) waive the front setback from the required 35 feet to 28 feet; and 2) waive the rear setback from the required 25 feet to 10 feet in Land Lot 298 of the 18th District. Located on the east side of Gordon Hill Drive, south of Gordon Valley Lane (6561 Gordon Hill Drive).
- V-42** **JOHN WILSON** (John W. Wilson, owner) requesting a variance to waive the rear setback from the required 40 feet to 20 feet in Land Lots 973 and 974 of the 17th District. Located on the west side of Teton Drive, north of Paces Ferry Road (3209 Teton Drive).

- V-43** **STEVE BEARDEN** (Steve Bearden and Debbie Bearden, owners) requesting a variance to waive the maximum allowable impervious surface from 35% to 37.17% in Land Lot 279 of the 20th District. Located at the western terminus of Tarpley Place, west of Tarpley Road (2801 Tarpley Place).
- V-44** **CAROL LENK** (owner) requesting a variance to waive the rear setback from the required 35 feet to 33 feet in Land Lot 1118 of the 16th District. Located on the south side of Cove Way, west of Cove Island Way (4332 Cove Way).
- V-45** **ANNA MARIA KUIK** (Anna Maria Petronella Kuik Wijsman, owner) requesting a variance to: 1) waive the rear setback from the required 15 feet (previous variance case #110 of 1983) to 14 feet; and 2) waive the front setback from the required 30 feet (previous variance case #110 of 1983) to 20 feet in Land Lot 889 of the 17th District. Located on the south side of Orchard Lake Court, north of Brookview Drive (4109 Orchard Lake Court).
- V-46** **JAMES B. SUTFIN, II** (owner) requesting a variance to: 1) waive the maximum allowable impervious surface from 35% to 36.4%; 2) allow an accessory structure (proposed 4,000 square foot metal building) to the side of the principal building; 3) waive the required rear and side setbacks for an accessory structure over 650 square feet (proposed 4,000 square foot metal building) from the required 100 feet to 13 feet on the western side, 60 feet on the northern side, and 36 feet on the southern side; 4) waive the required side setback for an accessory structure over 144 square feet (existing approximately 570 square foot “garage”) from the required 10 feet to 2 feet; 5) waive the required rear and side setbacks for an accessory structure over 650 square feet (existing approximately 824 square foot “wood barn”) from the required 100 feet to zero feet on the western and northern sides; and 6) waive the front setback for the house from the required 35 feet to 33 feet (existing) in Land Lot 871 of the 16th District. Located at the northwest corner of Paris Lane and Helena Drive (51 Paris Lane).

- V-47** **ST. BENEDICT’S EPISCOPAL CHURCH, LLC** (Irving C. Hoffman and Haynes Grading, Inc., owners) requesting a variance to waive the minimum lot size for a private school of general and special education from the required 5 acres to 2.09 acres in Land Lot 694 of the 17th District. Located on the northeast corner of Cooper Lake Road and Weaver Street (2025 and 2105 Cooper Lake Road).
- V-48** **MARK SANDEFUR** (Mark J. Sandefur, owner) requesting a variance to: 1) allow a second electrical meter on a single family residential lot; 2) allow an accessory structure (existing greater than 1,000 square foot “carport”) to the side of the principal building; and 3) waive the required side setback for an accessory structure over 1,000 square feet (existing greater than 1,000 square foot “carport”) from the required 100 feet to 1 foot in Land Lot 301 of the 20th District. Located on the east side of Mars Hill Road, north of Nichols Road (330 Mars Hill Road).

HELD CASES

- 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). *(Previously held by the Board of Zoning Appeals from their February 13, 2013 and March 13, 2013 hearings)*