VARIANCE ANALYSIS

May 8, 2013

Prepared by: COBB COUNTY PLANNING AND ZONING DIVISIONS

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COBB COUNTY BOARD OF ZONING APPEALS VARIANCE HEARING AGENDA MAY 8, 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 hearings*)
- **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). (Previously continued by the Board of Zoning Appeals from their April 10, 2013 hearing)

<u>REGULAR CASES – NEW BUSINESS</u>

- **V-49** LINDA BELANGER AND PAUL BELANGER (Paul Belanger, owner) requesting a variance to: 1) waive the side setback from the required 10 feet to 9.5 feet; 2) waive the rear setback from the required 30 feet to 29.6 feet; 3) waive the rear setback for an accessory structure over 144 square feet (201 square foot "metal storage building") from the required 30 feet to 5.3 feet; 4) waive the rear setback for an accessory structure over 144 square feet (248 square foot "vinyl storage tent") from the required 30 feet to 2.3 feet; 5) waive the side setback for an accessory structure over 144 square feet (248 square foot "vinyl storage tent") from the required 10 feet to 5 feet; 6) waive the setback for an accessory structure over 650 square feet (existing approximately 864 square foot "metal carport") from the required 100 feet to 30 feet from the southern property line, 55 feet from the eastern property line, and 80 feet from the western property line; and 7) allow an accessory structure (existing approximately 864 square foot "metal carport") to the side of the principal building in Land Lot 1016 of the 19th District. Located on the south side of Wesley Way, west of Wesley Drive (4495 Wesley Way).
- V-50 TRACY HOLBROOK DYE (owner) requesting a variance to waive the rear setback for an accessory structure over 144 square feet (existing 384 square foot "metal storage building") from the required 35 feet to 10 feet in Land Lot 986 of the 19th District. Located on the west side of Crabapple Trail, south of Plum Tree Way (4236 Crabapple Trail).
- V-51 JEREMY RZENTKOWSKI (Jeremy Rzentkowski and Florenda Rzentkowski, owners) requesting a variance for appeal related to the minimum lot size of two acres required to maintain poultry as pets or food source in Land Lot 495 of the 18th District. Located on the west side of Satterlee Woods Lane, east of Hillcrest Drive (6963 Satterlee Woods Lane).

- **V-52 DENNIS KEY** (Dennis L. Key and Lynn D. Key, owners) requesting a variance to: 1) waive the setback for an accessory structure over 650 square feet (existing approximately 1,940 square foot "one story frame garage/barn") from the required 100 feet to 60 feet from the western property line and 20 feet from the southern property line; 2) waive the setback for an accessory structure over 650 square feet (existing approximately 1,456 square foot "tin carport/overhang") from the required 100 feet to 67 feet from the southern property line and 74 feet from the eastern property line; 3) allow an accessory structure (existing approximately 1,940 square foot "one story frame garage/barn") to the side of the principal building; and 4) allow an (approximately 1,456 accessory structure square foot "tin carport/overhang") to the side of the principal building in Land Lot 701 of the 16th District. Located on the east side of Tourney Drive, east of Trophy Drive (2082 Tourney Drive).
- V-53 CHRIS GIBSON (Christopher Gibson, owner) requesting a variance to waive the setback for an accessory structure over 650 square feet (proposed 920 square foot detached garage) from the required 100 feet to 34 feet from the southern property line in Land Lots 265 and 266 of the 20th District. Located on the east side of Eagles Creek Court, north of Eagles Crest Drive (1210 Eagles Creek Court).
- V-54 VERTICAL REALTY, LLC (owner) requesting a variance to increase the maximum allowable building height from 50 feet to 65 feet in Land Lots 506, 507, 574 and 575 of the 16th District. Located on the west side of George Busbee Parkway, west of Town Center Drive, and on the east side of I-75 (2801 George Busbee Parkway).
- V-55 RHONDA AND KEVIN FICCO (Kevin S. Ficco and Rhonda L. Ficco, owners) requesting a variance to: 1) waive the side setback from the required 10 feet to 8.8 feet; and 2) increase the maximum allowable impervious surface from 35% to 40% in Land Lot 1032 of the 16th District. Located on the north side of Weddington Ridge, north of Weddington Place (2579 Weddington Ridge).

- V-56 JORGE A. OCAMPO AND ASHLEY N. OCAMPO (owners) requesting a variance to: 1) waive the rear setback from the required 40 feet to 23 feet; and 2) allow an accessory structure (proposed pool) to the side of the principal building in Land Lot 1087 of the 17th District. Located on the north side of Tam Oshanter Drive, south of Brook Hollow Circle (480 Tam Oshanter Drive).
- V-57 JOSEPH POND (Joseph T. Pond and Elizabeth J. Pond, owners) requesting a variance for appeal related to the minimum lot size of two acres required to maintain poultry as pets or food source in Land Lots 472 and 537 of the 16th District. Located on the west side of Plantation Drive, south of Manor House Drive, and on the north side of Lassiter Road (4112 Plantation Drive).
- V-58 ANIL C. JASTI (Anil C. Jasti and Padmaja Ravipati Jasti, owners) requesting a variance to waive the rear setback from the required 30 feet to 25 feet in Land Lot 226 of the 1st District. Located on the southeast side of Heyward Square Place, and on the west side of Lower Roswell Road (5422 Heyward Square Place).
- V-59 HAVOLINE XPRESS LUBE (Lovinggood Investment Holdings LLLP, owner) requesting a variance to: 1) waive the setback for a sign from the required 62 feet from the center line of an arterial road right-of-way to 52 feet from the center line of an arterial road right-ofway; 2) waive the minimum lot size from the required 200,000 square feet to 14,408 square feet; 3) waive the front setback from the required 100 feet to 35 feet; 4) waive the rear setback from the required 50 feet to 15 feet; and 5) waive the side setbacks from the required 50 feet to 25 feet from the western property line and 45 feet from the eastern property line in Land Lot 557 of the 16th District. Located on the west side of Sandy Plains Road, south of Post Oak Tritt Road (2755 Sandy Plains Road).

- V-60 MERCHANTS EXCHANGE, LLC (owner) requesting a variance to: 1) waive the minimum number of parking spaces (entire retail center) from the required 892 to 547; 2) waive the front setback from the required 50 feet to 29 feet; and 3) increase the maximum allowable impervious surface from 70% to 72% in Land Lots 829, 899 and 900 of the 16th District. Located on the southeast corner of Roswell Road and East Cobb Drive (4400 Roswell Road).
- **V-61 HUGH AND ELIZABETH MOONEY** (Hugh Lee Mooney, owner) requesting a variance to: 1) waive the front setback from the required 50 feet to 45 feet; 2) waive the rear setback from the required 35 feet to 20 feet; 3) waive the setback for an accessory structure less than 144 square feet (existing "shed") from the required 5 feet to 3 feet from the western property line; and 4) waive the setback for an accessory structure less than 144 square feet (existing "club house") from the required 5 feet to 3 feet from the required 5 feet to 3 feet from the western property line; Located on the northwest side of Riverhill Court, east of Riverhill Road (5131 Riverhill Court).
- **V-62 BROCK BUILT HOMES, LLC** (Newco Services, LLC, owner) requesting a variance to waive the front setback from the required 35 feet to 25 feet in Land Lot 238 of the 16th District. Located on the north side of Cougar Point, north of Rocky Mountain Road (4115 Cougar Point).