
VARIANCE ANALYSIS

August 14, 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
AUGUST 14, 2013**

REGULAR CASES – NEW BUSINESS

- V-93** **SHIRLEY J. BATCHELOR** (A’Zoe Enterprises, Inc., owner) requesting a variance to waive the minimum required road frontage for an electronic sign located on non-residentially zoned property from 200 feet of public road frontage on one road to 165.5 feet (Factory Shoals Road) in Land Lot 413 of the 18th District. Located at the southeast intersection of South Gordon Road and Factory Shoals Road (705 South Gordon Road).
- V-94** **BRUCE E. SMITH** (Bruce Smith, owner) requesting a variance to allow one home on a property lacking the minimum public road frontage and access by a private easement in Land Lot 66 of the 20th District. Located on easements north of Nowlin Road or south of Forest Grove Road (3295 McEvers Road). **WITHDRAWN WITHOUT PREJUDICE**
- V-95** **CALVIN W. GRUBBS** (Calvin W. Grubbs and Lillian D. Grubbs, owners) requesting a variance to: 1) allow an accessory structure (existing 96 square foot shed) to be located to the side of the principal building; 2) waive the side setback for an accessory structure under 144 square feet (existing 96 square foot shed) from the required 5 feet to 0.7 feet; 3) waive the rear setback for an accessory structure under 650 square feet (existing 150 square foot pavilion) from the required 30 feet to 25 feet; and 4) increase the maximum allowable impervious surface from 40% to 41.6% in Land Lot 15 of the 20th District. Located on the south side of October Court, west of November Glen Drive (2305 October Court).
- V-96** **JONATHAN HUNT** (Jonathan J. Hunt and Ashanti T. Hunt, owners) requesting a variance to appeal related to the minimum lot size of two acres required to maintain poultry as pets or food source in Land Lot 185 of the 17th District. Located at the southern terminus of Collins Lake Way (5018 Collins Lake Way).

- V-97** **BROWN BUILDING, INC.** (owner) requesting a variance to waive the rear setback from the required 30 feet to 29 feet on the western side in Land Lots 191 and 228 of the 20th District. Located at the western terminus of Farmview Trace (1711 Farmview Trace).
- V-98** **VIVIAN F. SNYDER** (owner) requesting a variance to: 1) allow a second electrical meter on a single family residential lot; and 2) waive the setbacks for an accessory building over 650 square feet (existing 1,379 square foot “2-Story Wood Frame” building) from the required 100 feet to 70.5 feet adjacent to the west property line and 52 feet adjacent to the eastern property line in Land Lot 1031 of the 19th District. Located on the south side of Hill Road (5585 Hill Road).
- V-99** **SIGNART, INC.** (Fifth Third Bank, owner) requesting a variance to allow a wall sign to project above the vertical wall to which it is attached (amending previous variance case V-61 of 2012 to allow additional wall sign on west elevation tower) in Land Lot 941 of the 17th District. Located on the west side of Powers Ferry Road, north of Windy Hill Road (1920 Powers Ferry Road).
- V-100** **JOEL HOLSINGER** (Joel Allen Holsinger, owner) requesting a variance to: 1) allow an accessory structure (proposed approximately 700 square foot pavilion) in front of the principal building, and 2) allow a second electrical meter on a single family residential lot in Land Lot 52 of the 18th District. Located off of a private easement on the east side of Buckner Road (1255 Buckner Road).
- V-101** **MATTHEW P. GRANT AND LILIANA P. NICHOLLS GRANT** (owners) requesting a variance to waive the front setback from the required 45 feet to 30 feet in Land Lot 1077 of the 17th District. Located at the western terminus of Streamside Drive (3862 and 3866 Streamside Drive).

- V-102** **DH LINDLEY ENT.** (DH Lindley Enterprises, LLC, owner) requesting a variance to waive the minimum required road frontage for an electronic sign located on non-residentially zoned property from 200 feet of public road frontage on one road to 180 feet in Land Lot 122 of the 20th District. Located on the south side of Cobb Parkway (3197 Cobb Parkway).

HELD CASES

- V-78** **JOHN AND JENNIFER RISER** (John W. Riser, Jr. and Jennifer G. Riser, owners) requesting a variance to appeal related to the minimum lot size of two acres required to maintain poultry as pets or food source in Land Lot 392 of the 16th District. Located on the northwest terminus of Old Sutton's Way, north of Dexter Way (3523 Old Sutton's Way). *(Previously held by the Board of Zoning Appeals from their July 10, 2013 hearing)*