
VARIANCE ANALYSIS

September 11, 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
SEPTEMBER 11, 2013**

CONTINUED CASE

- V-99** **SIGNART, INC.** (Fifth Third Bank, owner) requesting a variance to: 1) 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); 2) increase the amount of signage from 1 square foot of sign area per linear foot to 2 square feet of sign area per linear foot 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). *(Previously continued by the Board of Zoning Appeals from their August 14, 2013 hearing)*

REGULAR CASES – NEW BUSINESS

- V-103** **JOHN AND SUE SCHENDL** (John J. Schendl and Susan M. Schendl, owners) requesting a variance to waive the side setback from the required 10 feet to 8 feet adjacent to the southern property line in Land Lot 413 of the 16th District. Located on the west side of Allegheny Drive, east of Sweet Buckeye Drive (3304 Allegheny Drive).
- V-104** **JAMES T. AND BRENDA L. BEASLEY** (J. T. Beasley and B. L. Beasley, owners) requesting a variance to: 1) allow an accessory structure (728 square foot “proposed garage”) to the side of the principal building; and 2) waive the setbacks for an accessory structure over 650 square feet (728 square foot “proposed garage”) from the required 100 feet to 73.2 feet adjacent to the front property line and to 29 feet adjacent to the side property line to the north in Land Lot 762 of the 16th District. Located on the west side of Bill Murdock Road, north of Sewell Mill Road (1917 Bill Murdock Road).

- V-105** **LOWELL C. HOVEN** (Lowell Craig Hoven, owner) requesting a variance to: 1) allow accessory buildings (918 square foot “barn” and 911 square foot “garage”) to be constructed upon a lot before construction of the principal building has commenced; 2) allow accessory buildings (918 square foot “barn” and 911 square foot “garage”) to the side or in front of the principal building; 4) waive the setbacks for an accessory structure over 650 square feet (911 square foot “garage”) from the required 100 feet to 90 feet adjacent to the southern property line; 5) waive the setbacks for an accessory structure over 650 square feet (918 square foot “barn”) from the required 100 feet to 85 feet adjacent to the southern property line and 55 feet adjacent to the eastern property line; and 6) allow more than one gas and electrical meter on the property in Land Lot 151 of the 20th District. Located on the south side of Old Stilesboro Road, east of Cheatham Road (6000 Old Stilesboro Road).
- V-106** **ANDY O’KELLEY** (owner) requesting a variance to allow a second electrical meter on a single family residential lot in Land Lots 183 and 184 of the 20th District. Located on the west side of Acworth Due West Road at the terminus of Old Stileboro Road (2345 Acworth Due West Road). **WITHDRAWN BY STAFF**
- V-107** **MICHAEL EMANUELO** (Estate of Stanley Carvice Kilby, owner) requesting a variance to: 1) allow two accessory buildings (existing 864 square foot “frame building” and existing 2,501 square foot “metal building”) on a lot without a principal building; 2) waive the setbacks for an accessory structure over 650 square feet (existing 864 square foot “frame building”) from the required 100 feet to 90 feet adjacent to the northern property line and 17 feet adjacent to the western property line; and 3) waive the setbacks for an accessory structure over 650 square feet (existing 2,501 square foot “metal building”) from the required 100 feet to 50 feet adjacent to the eastern property line, 19 feet adjacent to the northern property line, and 10 feet adjacent to the western property line in Land Lot 277 of the 20th District. Located on the north side of Kennesaw Due West Road, east of Hamilton Road (875 Kennesaw Due West Road).

- V-108** **FRANK MASON ELDRIDGE, JR.** (owner) requesting a variance to waive the side setback from the required 12 feet to 11 feet adjacent to the eastern property line in Land Lot 82 of the 1st District. Located on the south side of Hampton Farms Drive, east of Johnson Ferry Road (4830 Hampton Farms Drive).
- V-109** **DAVID B. BLACKMORE AND DIANNE E. BLACKMORE** (owners) requesting a variance to waive the maximum allowable impervious surface from 35% to 37.25% in Land Lot 330 of the 16th District. Located at the terminus of Mere Lane, east of Tarn Court (3625 Mere Lane).
- V-110** **MICHAEL R. DRAA** (owner) requesting a variance to: 1) waive the front setback from the required 35 feet to 34.6 feet (existing); and 2) waive the rear setback from the required 35 feet to 25 feet adjacent to the western property line in Land Lot 290 of the 20th District. Located at the southwest corner of Townside Lane, east of New Salem Road (525 Townside Lane).
- V-115** **MARIETTA CAMPGROUND PERPETUAL CARE
CEMETERY** (Marietta Campground Methodist Church, owner) requesting a variance to waive the height of a free standing sign for a nonresidential use in a residential zone from 8 feet to 12 feet in Land Lot 987 of the 16th District. Located on the northeast corner of Roswell Road and Cemetery Road (2325 Roswell Road).

HELD CASES

- 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). *(Previously held by the Board of Zoning Appeals from their August 14, 2013 hearing)*
- 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). *(Previously held by the Board of Zoning Appeals from their August 14, 2013 hearing)*