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# VARIANCE ANALYSIS

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October 9, 2013

Prepared by:  
**COBB COUNTY**  
**PLANNING AND ZONING DIVISIONS**

***COBB COUNTY BOARD OF COMMISSIONERS***

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***COMMUNITY DEVELOPMENT DEPARTMENT***

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***Cobb County...Expect the Best!***

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**COBB COUNTY BOARD OF ZONING APPEALS  
VARIANCE HEARING AGENDA  
OCTOBER 9, 2013**

**CONTINUED CASE**

- V-115**      **MARIETTA CAMPGROUND PERPETUAL CARE CEMETERY** (Marietta Campground Methodist Church, owner) requesting a variance to: 1) Waive the height of a free standing sign for a nonresidential use in a residential zone from 8 feet to 12 feet; and 2) waive the size of a free standing sign from 32 square feet to 136 square feet in Land Lot 987 of the 16<sup>th</sup> District. Located on the northeast corner of Roswell Road and Cemetery Road (2325 Roswell Road). *(Previously continued by Staff until the October 9, 2013 Board of Zoning Appeals hearing)*

**REGULAR CASES – NEW BUSINESS**

- V-111**      **CHRIS E. DALE** (owner) requesting a variance to waive the side setback from the required 12 feet to 5.9 feet at the southern property line in Land Lot 809 of the 16<sup>th</sup> District. Located on the east side of Wingard Drive, north of Holcomb Lake Road (1670 Wingard Drive).
- V-112**      **JEFFERY M. JONES** (owner) requesting a variance to waive the rear setback for an accessory structure under 650 square feet (proposed 320 square foot shed) from the required 30 feet to 12 feet in Land Lot 1052 of the 16<sup>th</sup> District. Located on the southeast terminus of Robinson Farms Trace, east of Robinson Farms Drive (3396 Robinson Farms Trace).
- V-113**      **ROBERT R. ELLIOTT, JR.** (Robert R. Elliott, Jr. and Glenda L. Elliott, owners) requesting a variance to waive the rear and side setbacks for an accessory structure over 650 square feet (proposed 1,024 square foot garage) from the required 100 feet to 45.5 feet from the northern property line, 92 feet from the eastern property line, and 20.5 feet from the western property line in Land Lot 989 of the 17<sup>th</sup> District. Located on the north side of Beechwood Drive, west of Peeble Creek Road (3080 Beechwood Drive).

- V-114 ANTHONY J. GIURATO** (Anthony J. Giurato and Susan G. Giurato, owners) requesting a variance to waive the rear setback from the required 35 feet to 19 feet in Land Lot 1121 of the 16<sup>th</sup> District. Located on the southwest corner of Winding Creek Place and Creekview Drive (410 Winding Creek Place).
- V-116 KURT AND JILL MERTENSMEYER** (Kurt Mertensmeyer and Jill Mertensmeyer, owners) requesting a variance to: 1) waive the front setback for an accessory structure (proposed 144 square foot arbor) from the required 45 feet to 31 feet; and 2) allow an accessory structure (proposed 144 square foot arbor) to be located in front of the principal building in Land Lot 147 of the 1<sup>st</sup> District. Located on the south side of Club Ridge Drive, south of Hampton Farms Drive (215 Club Ridge Drive).
- V-117 GRETA GORMAN** (Greta M. Gorman, owner) requesting a variance to waive the side setback from the required 10 feet to 2 feet from the eastern property line in Land Lot 267 of the 17<sup>th</sup> District. Located on the north side of Melinda Way, west of Drucilla Way (153 Melinda Way).
- V-118 SARAH AND JOHN ALDER** (John Alder and Sarah Alder, owners) requesting a variance to increase the maximum allowable impervious surface from 35% to 44.43% in Land Lot 230 of the 20<sup>th</sup> District. Located on the east side of Brookstone Drive, at the eastern terminus of Downington Place (5731 Brookstone Drive).
- V-119 ALAN H. BURGESS** (Alan H. Burgess and Marguerite Mary Burgess, owners) requesting a variance to allow the exposed portion of a retaining wall on a residential lot to be 9.15 feet tall within 5 feet of the property line and 10.3 feet tall within 10 feet of the property line in Land Lot 125 of the 1<sup>st</sup> District. Located on the eastern side of Fairhaven Way, east of Treeline Pass (4963 Fairhaven Way).

- V-121**      **JEFF G. COLE** (Jeffrey G. Cole and Marjory R. Cole, owners) requesting a variance to: 1) waive the front setback from the required 45 feet to 0 feet from the western property line; 2) waive the side setback from the required 12 feet to 0 feet from the northern property line; and 3) waive the rear setback from the required 40 feet to 0 feet from the eastern property line in Land Lot 756 of the 16<sup>th</sup> District. Located on the east side of the northern terminus of Country Squire Road (2060 Country Squire Road).
- V-123**      **GEORGE L. SUTTLER** (George L. Suttler and Bobbie K. Suttler, owners) requesting a variance to allow a second electrical meter on a single family residential lot in Land Lots 1189 and 1190 of the 16<sup>th</sup> District. Located on the south side of Woodlawn Drive, south of Blackland Drive (60 Woodlawn Drive).

### **HELD CASES**

- V-105**      **LOWELL C. HOVEN** (Lowell Craig Hoven, owner) requesting a variance to: 1) allow accessory buildings (1,728 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 (1,728 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 (1,728 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 20<sup>th</sup> District. Located on the south side of Old Stilesboro Road, east of Cheatham Road (6000 Old Stilesboro Road). *(Previously held by the Board of Zoning Appeals from their September 11, 2013 hearing)*