
VARIANCE ANALYSIS

November 13, 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
NOVEMBER 13, 2013**

REGULAR CASES – NEW BUSINESS

- V-120** **SR HOMES** (SR Homes, LLC, owner) requesting a variance to waive the front setback from the required 20 feet to 19 feet in Land Lot 1037 of the 17th District. Located on the west side of Rivers Call Boulevard, east of Gatestone Way (3620 Rivers Call Boulevard). **WITHDRAWN WITHOUT PREJUDICE**
- V-122** **ERIC B. PALOSKI AND CHRISTINA L. PALOSKI** (owners) requesting a variance to waive the rear setback from the required 30 feet to 22 feet in Land Lot 814 of the 16th District. Located at the northern terminus of Winter Wren Way, north of Pine Warbler Way (1785 Winter Wren Way).
- V-124** **KERLEY FAMILY HOMES** (Kerley Family Homes at HR, LLC, owner) requesting a variance to waive the front setback from the required 20 feet to 17 feet in Land Lot 290 of the 20th District. Located at the northern terminus of Wallis Farm Lane, north of Wallis Farm Way (522 Wallis Farm Lane). **WITHDRAWN WITHOUT PREJUDICE**
- V-125** **ADAM BECKERMAN** (Adam Beckerman and Kathy Lynn Beckerman, owners) requesting a variance to: 1) waive the setback for an accessory structure under 144 square feet (outside stone fireplace) from the required 5 feet to 0.52 feet adjacent to the northern property line; and 2) increase the maximum allowable impervious surface from 35% to 38.93% in Land Lot 265 of the 16th District. Located on the west side of Hazelhurst Lake Drive, north of Pete Shaw Road (3955 Hazelhurst Lake Drive).
- V-126** **D'LYNN PRINS** (D'Lynn Damron Prins, owner) requesting a variance to waive the rear setback from the required 30 feet to 21 feet in Land Lot 936 of the 17th District. Located at the southern terminus of Della Street, south of Terrell Mill Road (1065 Della Street).

- V-127** **JAMES AND JANEANNE WOODIN** (Janeanne T. Woodin, owner) requesting a variance to waive the front setback from the required 60 feet to 52 feet in Land Lot 1267 of the 15th District and Land Lot 30 of the 16th District. Located at the corner of Township Ridge Point and Township Ridge Trace (3463 Township Ridge Point).
- V-128** **MICHAEL AND LARISSA DAUGHERTY** (Michael Daugherty and Larissa Daugherty, owners) requesting a variance to allow an accessory structure (384 square foot “proposed garage”) to the side of the principal building in Land Lot 763 of the 16th District. Located at the eastern terminus of Wicks Valley Drive, east of Wicks Lane, on the southern end of Kramer Way (1883 Wicks Valley Drive).
- V-129** **AMEET S. AND HOLLY M. SHETTY** (Ameet S. Shetty and Holly Shetty, owners) requesting a variance to waive the side setback from the required 10 feet to 5 feet from the southern property line in Land Lot 1198 of the 16th District. Located on the west side of Timberloch Drive, north of Webney Drive (3275 Timberloch Drive).
- V-130** **ROBERT RAMALEY** (Robert E. Ramaley, owner) requesting a variance to: 1) waive the setbacks for an accessory structure over 650 square feet (864 square foot “carport”) from the required 100 feet to 7 feet adjacent to the side property line to the north and to 25 feet adjacent to the rear property line to the west; 2) waive the setbacks for an accessory structure over 650 square feet (approximately 1,000 square foot “2 story brick and frame with basement”) from the required 100 feet to 38 feet adjacent to the side property line to the south, to 90 feet adjacent to the rear property line to the west, and to 51 feet adjacent to the front property line to the east; and 3) allow an accessory structure (approximately 1,000 square foot “2 story brick and frame with basement”) to the front and side of the principal building in Land Lots 911 and 962 of the 16th District. Located on the south side of Octavia Circle, west of Vester Drive (2930 Octavia Circle).

- V-131 WINDSORBROOKE, LLC** (owner) requesting a variance to: 1) waive the front setback from the required 25 feet (previous variance V-115 of 1988) to 15 feet; and 2) waive the 12,500 square foot requirement of land 18 inches above the base flood elevation to 10,096 square feet (per Cobb County Code Section 58-53) in Land Lot 819 of the 16th District. Located on the west side of Windsorbrooke Drive, west of Murdock Road (1749 Windsorbrooke Drive).
- V-132 CLINTON D. BRADY, III** (Laura S. Brady and Clinton D. Brady, III, owners) requesting a variance to waive the side setback for an uncovered deck from the required 5 feet to zero feet in Land Lot 204 of the 1st District. Located on the north side of Ozark Lane, east of Rushmore Drive (5192 Ozark Lane).
- V-133 W & H PROPERTIES, LLC** (owner) requesting a variance to: 1) waive the rear setback from the required 30 feet to 24.5 feet; and 2) waive the rear landscape buffer from the required 30 feet to 24.5 feet in Land Lot 1073 of the 19th District. Located on the west side of Floyd Road, west of Hicks Road (1043 Verlander Trail).

HELD CASES

- 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 16th District. Located on the northeast corner of Roswell Road and Cemetery Road (2325 Roswell Road). *(Previously continued by Staff and previously held by the Board of Zoning Appeals from their October 9, 2013 hearing)*