
VARIANCE ANALYSIS

January 8, 2014

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
JANUARY 8, 2014**

CONTINUED CASE

- V-130**¹³ **ROBERT RAMALEY** (Robert E. Ramaley, owner) requesting a variance to: 1) waive the rear setback for the existing house from the required 35 feet to 16.7 feet; 2) waive the setbacks for an accessory structure over 650 square feet (approximately 1,100 square foot “2 story brick and frame with basement”) from the required 100 feet to 80 feet adjacent to the rear property line to the west, to 22 feet adjacent to the side property line to the south, and to 93 feet adjacent to the front property line to the east; 3) waive the setbacks for an accessory structure over 650 square feet (approximately 960 square foot “metal building”) from the required 100 feet to 44.9 feet adjacent to the side property line to the south and to 50.4 feet adjacent to the front property line to the east; and 4) allow an accessory structure (approximately 1,100 square foot “2 story brick and frame with basement” and approximately 960 square foot “metal building”) 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). *(Previously continued by Staff)*
- V-135**¹³ **JOHN RIFE** (John Rife, Jr. and Ree Rife, owners) requesting a variance to increase the maximum allowable impervious surface from 35% to 39.5% in Land Lot 538 of the 16th District. Located on the west side of Windstone Circle, north of Lassiter Road (2966 Windstone Circle). *(Previously continued by the Board of Zoning Appeals from their December 11, 2012 hearing)*
- V-139**¹³ **JWC INTERESTS, LLC** (owner) requesting a variance to waive the front setback from the required 45 feet to 18 feet in Land Lots 889 and 905 of the 17th District. Located on the north side of Orchard Knob Drive, west of Knob Hill Drive (2855 Orchard Knob Drive). *(Previously continued by Staff)*

V-142¹³ **LEONARD VAUGHAN** (Leonard T. Vaughan, owner) requesting a variance to: 1) waive the side setback from the required 10 feet to 5 feet on the northwestern side; and 2) waive the rear setback for an accessory structure under 144 square feet (existing “shed”) from the required 5 feet to 4 feet in Land Lot 187 of the 17th District. Located at the eastern terminus of O’Connor Way, east of Shane Way (4667 O’Connor Way). *(Previously continued by Staff)*

REGULAR CASES – NEW BUSINESS

V-1 **MAMATHA HIRANNAIAH** (Dilip K. Sivanna and Mamatha Hirannaiah, owners) requesting a variance to waive the rear setback for an open, uncovered deck from the required 5 feet to zero feet in Land Lot 3 of the 1st District and Land Lots 1099 and 1100 of the 17th District. Located at the southern terminus of Chattahoochee Way, south of Chattahoochee Plantation Drive (4511 Chattahoochee Way).

V-2 **LOUIS FAJARDO** (owner) requesting a variance to waive the rear setback for an accessory structure under 650 square feet (proposed 16 foot by 31 foot storage room on existing concrete pad) from the required 35 feet to 14 feet in Land Lot 530 of the 16th District. Located on the south side of St. Andrews Way, east of Holly Springs Road (2864 St. Andrews Way).

V-3 **CYNTHIA D. ALVARADO** (David Alvarado and Cynthia D. Roan, owners) requesting a variance to waive the major side setback from the required 25 feet to 13.5 feet in Land Lot 234 of the 17th District. Located on the corner of Mark Lane and Barry Avenue (146 Mark Lane).

V-4 **CHARLES N. D’HUYVETTER** (Charles N. D’Huyvetter and Lynne K. D’Huyvetter, owners) requesting a variance to: 1) waive the front setback from the required 45 feet to zero feet; 2) waive the rear setback from the required 40 feet to zero feet; and 3) increase the maximum allowable impervious surface from 35% to 45.1% in Land Lot 756 of the 16th District. Located on the east side of Country Squire Road, north of Bishop Lake Road (2050 Country Squire Road).

- V-5** **ANDY CHAN** (owner) requesting a variance to waive the setback for an accessory structure over 144 square feet (approximately 150 square foot shed) from the required 10 feet to 5 feet adjacent to the western property line in Land Lot 768 of the 17th District. Located on the corner of Orchard Road and Valley View Drive (3966 Orchard Road).
- V-6** **MATTHEW HARRIS** (Matthew C. Harris and Rachel L. Harris, owners) requesting a variance to waive the front setback from the required 35 feet to 30 feet in Land Lot 605 of the 17th District. Located on the north side of Gaylor Circle, west of Gaylor Street (1559 Gaylor Circle).
- V-7** **TRACY DIPRIMA** (Philip L. Pleska, owner) requesting a variance to waive the required spacing between houses from 15 feet to 10 feet in Land Lot 694 of the 17th District. Located on the west side of Weaver Street, north of Cooper Lake Road (4252 Weaver Street).