

**COBB COUNTY BOARD OF ZONING APPEALS  
VARIANCE HEARING AGENDA *SUMMARY*  
APRIL 9, 2014**

**CONSENT CASES**

- V-24 HOPE WURDACK AND DAVID RILEY  
V-25 TIMOTHY C. HUFFMAN AND JESSICA A. HUFFMAN  
V-26 J. D. WESTBROOK  
V-27 SAMUEL T. DEKINDER AND CYNTHIA S. DEKINDER  
V-28 A & W SIGN COMPANY  
V-30 ADOLFO DIAZ  
V-32 JOHN KINGSTON AND CHRISTYE KINGSTON  
V-33 CALEB MOSLEY**

**REGULAR CASES**

- V-29 NAVKAR BUILDERS, LLC  
V-31 NAVKAR BUILDERS, LLC**

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**VARIANCE HEARING *CONSENT* AGENDA**  
**APRIL 9, 2014**

**V-24**      **HOPE WURDACK AND DAVID RILEY** (David M. Riley and Hope E. Wurdack, owners) requesting a variance to waive the side setback from the required 10 feet to 2 feet adjacent to the northern property line in Land Lot 254 of the 16<sup>th</sup> District. Located on the southeast corner of Loch Highland Pass and Dumbarton Way (3902 Loch Highland Pass). Staff recommends **approval** of the variance request subject to:

- Development and Inspections comments
- Approval is only for the encroachment shown on the site plan received by the Zoning Division January 17, 2014

**V-25**      **TIMOTHY C. HUFFMAN AND JESSICA A. HUFFMAN** (owners) requesting a variance to: 1) waive the rear setback for an accessory structure (300 square foot freestanding patio shelter) from the required 40 feet to 20 feet; and 2) waive the maximum allowable impervious surface from 40% to 45% in Land Lot 893 of the 17<sup>th</sup> District. Located on the northwestern side of Vinings Orchard Circle, north of Log Cabin Drive (2717 Vinings Orchard Circle). Staff recommends **approval** of the variance request subject to:

- Roof stormwater to be directed into gutters that drain to the street drainage system
- Approval is only for the encroachment shown on the site plan dated January 14, 2014
- Structure be permitted within 30 days

**V-26**      **J. D. WESTBROOK** (Elon Bldg., LLC, owner) requesting a variance to waive the public road frontage from the required 200 feet to 151 feet to allow an electronic sign in Land Lot 566 of the 16<sup>th</sup> District. Located on the north side of Piedmont Road, west of Canton Road (695 Piedmont Road). Staff recommends **approval** of the variance request subject to:

- Sewer comments
- Electronic sign to meet all other criteria of the sign code

**V-27**      **SAMUEL T. AND CYNTHIA S. DEKINDER** (Samuel T. Dekinder and Cynthia S. Dekinder, owners) requesting a variance to: 1) waive the rear setback from the required 45 feet to 35 feet; and 2) waive the maximum impervious surface from 35% to 39% in Land Lot 1032 of the 16<sup>th</sup> District. Located on the south side of Weddington Place, south of Robinson Road (2630 Weddington Place). Staff recommends **approval** of the variance request subject to:

- Approval is only for the encroachment shown on the site plan received by the Zoning Division February 4, 2014

**V-28**      **A & W SIGN COMPANY** (Kennesaw Auto Investments, LLC, owner) requesting a variance to allow placement of a sign approximately 60” above the original roof line in Land Lots 172, 173, 208 and 209 of the 20<sup>th</sup> District. Located on the north side of Ernest Barrett Parkway, and on the south side of Auto Park Drive, east of Roberts Boulevard (974 Ernest Barrett Parkway). Staff recommends **approval** of the variance request subject to:

- Attachment 1
- Sign renderings contained in the Variance Analysis

**V-30**      **ADOLFO DIAZ** (Nor-D, LLC, owner) requesting a variance to waive the setbacks from the required 20 feet to 19.5 feet from the front property line, from the required 5 feet to 4.1 feet from the minor side property line, from the required 20 feet to 17.6 feet from the major side property line, and from the required 30 feet to 28 feet from the rear property line in Land Lot 868 of the 17<sup>th</sup> District. Located on the northeast corner of Black Bear Drive and Hawk Court (2979 Black Bear Drive). Staff recommends **approval** of the variance request subject to:

- Development and Inspections comments
- Approval is only for the encroachment shown on the site plan received by the Zoning Division February 14, 2014
- All construction related debris to be removed by April 23, 2014

**V-32**      **JOHN AND CHRISTYE KINGSTON** (John Kingston and Christye Kingston, owners) requesting a variance to: 1) waive side setback for an accessory structure over 650 square feet (One Story Metal Shop) from the required 100 feet to 54 feet adjacent to the eastern property line; and 2) allow a second electrical meter on a single family residential lot in Land Lot 93 of the 19<sup>th</sup> District. Located on the south side of Friendship Church Road, east of Casteel Road (630 Friendship Church Road). Staff recommends **approval** of the variance request subject to:

- Development and Inspections comments
- Approval is only for the encroachment shown on the site plan received by the Zoning Division February 17, 2014

**V-33**      **CALEB MOSLEY** (Z M Corporation, Inc., owner) requesting a variance to: 1) waive the public road frontage from the required 200 feet to 165 feet for an electronic sign (Sign #1 on Cobb Parkway); 2) waive the distance between electronic signs on the same lot from the required 200 feet to 185 feet; and 3) allow 32 square feet more sign area and 4.16 square feet more sign structure area in Land Lot 781 of the 17<sup>th</sup> District. Located at the northeastern intersection of Cobb Parkway and Windy Hill Road (2041 Cobb Parkway). Staff recommends **approval** of the variance request subject to:

- Traffic comments
- Sewer comments
- Cobb DOT and the Cobb County Water System approve the final location of sign 1 and sign 2
- The new sign installations to be delayed and not installed until Cobb DOT has completed the final plans for the road widening project (note: Cobb DOT and the property owner have not settled yet regarding the right-of-way and easements)