

---

---

# VARIANCE ANALYSIS

---

---

April 9, 2014

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

***COBB COUNTY BOARD OF COMMISSIONERS***

**Tim Lee, Chairman**  
**Helen Goreham, District 1**  
**Bob Ott, District 2**  
**JoAnn Birrell, District 3**  
**Lisa Cupid, District 4**

***COUNTY MANAGER***

**David Hankerson**

***COBB COUNTY BOARD OF ZONING APPEALS***

**Murray Homan**  
**Bob Hovey**  
**Kim Swanson**  
**David Poteet**  
**Judy Williams**

***COBB COUNTY ZONING DIVISION***  
***COMMUNITY DEVELOPMENT DEPARTMENT***

**Robert Hosack, Director, Community Development**  
**John Pederson, Manager, Zoning Division**



*Cobb County... Expect the Best!*

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

**A  
G  
E  
N  
D  
A**

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

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

**REGULAR CASES – NEW BUSINESS**

- 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).
- 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).
- 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).
- 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).
- 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).

- V-29**      **NAVKAR BUILDERS, LLC** (5458 Heyward Square, LLC, owner) requesting a variance to waive the maximum allowable impervious surface from 35% to 36.92% in Land Lots 211 and 226 of the 1<sup>st</sup> District. Located on the west side of Heyward Square Place, west of Lower Roswell Road (5458 Heyward Square Place).
- 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).
- V-31**      **NAVKAR BUILDERS, LLC** (owner) requesting a variance to waive the maximum allowable impervious surface from 35% to 40% in Land Lot 226 of the 1<sup>st</sup> District. Located on the north side of Heyward Square Place, west of Lower Roswell Road (5466 Heyward Square Place).
- 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).
- 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).