
VARIANCE ANALYSIS

July 9, 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
JULY 9, 2014

REGULAR CASES – NEW BUSINESS

- V-51** **GEORGE GARCIA** (owner) requesting a variance to: 1) waive the minimum lot size from the required 20,000 square feet to 17,042 square feet; 2) waive the front setback from the required 35 feet to 10 feet adjacent to the northern property line and the rear setback from the required 35 feet to 10 feet adjacent to the southern property line (with proposed increases of side setbacks from the required 10 feet to 40 feet adjacent to the western property line and from the required 10 feet to 30 feet adjacent to the eastern property line); and 3) waive the minimum public road frontage from the required 50 feet to 26 feet in Land Lot 746 of the 17th District. Located at the southern terminus of Whitehall Court, east of Gilmore Road (4129 Whitehall Court).
- V-52** **JENNIFER A. KELLY** (Jennifer Ann Kelly, owner) requesting a variance for an authorization upon appeal related to the minimum lot size of two acres required to maintain poultry as pets or food source in Land Lot 122 of the 17th District. Located on the northwest corner of Herren Drive and Terrace Drive (418 Terrace Drive).
- V-53** **TCB & ASSOCIATES, INC.** (TCB Homes, Inc., owner) requesting a variance to waive the front setback from the required 20 feet to 17.8 feet adjacent to the northern property line, and the side setback from the required 5 feet to 4.9 feet adjacent to the eastern property line in Land Lot 184 of the 18th District. Located on the south side of Vinings Vintage Way, west of Vintage Points Run (5929 Vinings Vintage Way).
- V-54** **JWC PACES WALK, LLC** (owner) requesting a variance to waive the setback from the required 46 feet to 43 feet adjacent to the western property line in Land Lot 695 of the 17th District. Located at the southwest intersection of Cooper Lake Drive and Atlanta Road (4070 and 4072 Thorndale Lane).
- V-55** **RADHA AND PRASANNA KATTA** (Prasanna and Radha M. Katta, owners) requesting a variance to waive the minimum lot size from the required 20,000 square feet to 18,607 square feet for proposed lot 2 in Land Lots 61 and 62 of the 1st District. Located on the south side of Roswell Road, north of Shady Hill Road (4674 Roswell Road).

- V-56** **CHRIS HAYDEN** (Chris A. and Elvia M. Hayden, owners) requesting a variance to: 1) waive the rear setback from the required 35 feet to 23 feet adjacent to the southern property line; and 2) waive the front setback from the required 25 feet to 24 feet in Land Lot 164 of the 20th District. Located on the south side of Kaley Drive, east of Mack Dobbs Road (3015 Kaley Drive).
- V-57** **PAULA TANASA** (owner) requesting a variance to: 1) waive the rear setback for an accessory structure over 144 square feet (approximately 484 square foot proposed pavilion) from the required 35 feet to 15 feet; 2) increase the maximum allowable impervious surface from 35% to 40%; and 3) waive the minimum lot size from the required 20,000 square feet to 19,707 square feet (existing) in Land Lot 820 of the 17th District. Located on the east side of Orchard Valley Drive, south of Brookview Drive (4323 Orchard Valley Drive).
- V-58** **THOMAS A. RAMSEY** (Elizabeth D. and Thomas A. Ramsey, owners) requesting a variance to waive the major side setback from the required 20 feet to 18 feet adjacent to the northern property line and the rear setback from the required 30 feet to 11 feet adjacent to the southern property line in Land Lot 893 of the 17th District. Located on the southeast corner of Rosebrook Place and Rosebrook Crossing (2350 Rosebrook Crossing).
- V-59** **WATERS EDGE GROUP** (Karl V. and Cynthia L. Seifert, owners) requesting a variance to waive the minimum lot size from the required 30,000 square feet to 26,827 square feet in Land Lot 902 of the 17th District. Located on the northeastern corner of South Elizabeth Lane and Springview Court (2893 Springview Court).
- V-60** **DELINDA UMBERGER** (Gary M. Deppe, Inc., owner) requesting a variance to increase the maximum allowable impervious surface from 35% to 38% in Land Lot 484 of the 16th District. Located on the south side of Bryant Pointe Drive, west of Bryant Lane (2171 Bryant Pointe Drive). **WITHDRAWN WITHOUT PREJUDICE**

HELD CASE

- V-48** **JOANNE CARABILLO** (Joanne M. and Philip J. Carabillo, owners) requesting a variance to waive the rear setback for an accessory structure over 144 square feet (proposed 480 square foot cabana) from the required 40 feet to 12 feet in Land Lot 890 of the 17th District. Located on the northeasterly side of North Elizabeth Lane, north of Rebel Valley View (4321 North Elizabeth Lane).