
VARIANCE ANALYSIS

September 10, 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
SEPTEMBER 10, 2014**

CONTINUED CASE

- V-65** **JOSE MENDOZA** (owner) requesting a variance to: 1) waive the front setback from the required 35 feet to 31.5 feet, and 2) waive the side setback from the required 10 feet to 0.7 feet adjacent to the easterly property line in Land Lot 305 of the 17th District. Located on the south side of Hall Drive, across from Glenn Street (2938 Hall Drive). *(Previously continued by the Board of Zoning Appeals from their August 13, 2014 hearing)*

REGULAR CASES – NEW BUSINESS

- V-76** **CHRIS CAPPELMANN** (owner) requesting a variance to: 1) waive the rear setback from the required 30 feet to 20.3 feet adjacent to the north property line; and 2) waive the front setback from the required 35 feet to 34.5 feet adjacent to the south property line in Land Lot 224 of the 16th District. Located on the northwest corner of Heck Road and Lynette Court (4100 Lynette Court).
- V-77** **JUSTIN LANE** (Justin Price Lane and Marianna Lane, owners) requesting a variance to: 1) waive the minimum public road frontage from the required 75 feet to zero feet for proposed tract 2, and allow the lot to access off a private easement; and 2) reduce the lot size for a lot off a private easement from 80,000 square feet to 43,500 square feet in Land Lot 336 of the 20th District. Located on the west side of Trail Road, west of Midway Road (35 Trail Road).
- V-78** **SCOTT D. WHALEN** (owner) requesting a variance to waive the setback for an accessory structure over 144 square feet (384 square foot “Frame Storage” building) from the required 10 feet from the side property line to 7 feet adjacent to the east property line and from the required 35 feet from the rear property line to 25 feet adjacent to the south property line in Land Lot 161 of the 20th District. Located on the south side of Mill Creek Road, east of Johnston Road (3939 Mill Creek Road).

- V-79** **MOHAMMAD ESFAHANI** (Mohammad Reza Maghzian Esfahani, owner) requesting a variance to: 1) waive the setback for a chicken coop from the required 100 feet off any property line to 10 feet adjacent to the south property line, 2) waive the front setback from the required 35 feet to 33 feet (existing), and 3) allow an accessory structure closer to the side road than the primary structure (for chicken coop) in Land Lot 669 of the 16th District. Located on the south side of Piedmont Forest Drive, east of East Piedmont Road (2321 Piedmont Forest Drive).
- V-80** **THOMAS C. BASKIN** (Thomas C. and Carolyn J. Baskin, owners) requesting a variance to: 1) waive the side setback from the required 10 feet to 5 feet adjacent to the west property line, and 2) waive the setback for an accessory structure up to 144 square feet (approximately 144 square foot “Shed”) from the required 5 feet to 4 feet adjacent to the west property line in Land Lot 1112 of the 16th District. Located on the south side of Clubland Drive, east of Clubwood Trail (3848 Clubland Drive).
- V-81** **RACHEL M. AND HILARY M. THORNTON** (owners) requesting a variance to: 1) waive the side setback from the required 10 feet to 9 feet adjacent to the northeast property line; and 2) waive the impervious surface from a maximum of 35% to 37.2% in Land Lot 1039 of the 16th District. Located on the east side of Clubland Drive, south of Clubland Way (3507 Clubland Drive).
- V-82** **EAST LAKE RESIDENTIAL, LLC** (Judy Humphreys, owner) requesting a variance to: 1) waive the minimum public road frontage from the required 75 feet to 41.5 feet for each of proposed lots 7 and 8; and 2) waive the minimum lot width at front setback line from the required 75 feet to 65 feet in Land Lot 911 of the 16th District. Located on the north side of Octavia Circle, north of Vester Drive (2996 Octavia Circle).