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# VARIANCE ANALYSIS

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December 10, 2014
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Prepared by:  
**COBB COUNTY**  
**PLANNING AND ZONING DIVISIONS**

***COBB COUNTY BOARD OF COMMISSIONERS***

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***COMMUNITY DEVELOPMENT DEPARTMENT***

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



***Cobb County...Expect the Best!***

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**COBB COUNTY BOARD OF ZONING APPEALS  
VARIANCE HEARING AGENDA  
DECEMBER 10, 2014**

**REGULAR CASES – NEW BUSINESS**

- V-116      CHERYL R. EAVES** (Kyle L. Pickett Special Needs Trust, owner) requesting a variance to: 1) waive the rear setback from the required 35 feet to 24 feet; and 2) waive the impervious surface from a maximum of 35% to 39.2% in Land Lot 698 of the 17<sup>th</sup> District. Located on the north side of Anderson Drive, west of Atlanta Road (2075 Anderson Drive).
- V-117      BRETT AND NICOLE WILLIAMS** (Nicole M. Williams, owner) requesting a variance to waive the impervious surface from a maximum of 35% to 38% in Land Lot 911 of the 16<sup>th</sup> District. Located at the northern terminus of Adams Oak Court, north of Adams Oak Lane (1295 Adams Oak Court).
- V-118      CURTIS J. DASHIELL** (Curtis J. Dashiell Revocable Trust, owner) requesting a variance to waive the front setback from the required 10 feet to 5 feet in Land Lot 746 of the 17<sup>th</sup> District. Located on the north side of Lucerne Lane, west of Gilmore Road, and south of Cantrell Road (2133 Lucerne Lane).
- V-119      DAVID AND KATRINA BLAUVELT** (David M. Blauvelt and Katrina D. Blauvelt, owners) requesting a variance to 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 809 of 16<sup>th</sup> District. Located on the north side of Holcomb Lake Road, east of Scufflegrit Road (1545 Holcomb Lake Road).
- V-120      SHANNON C. SMITH** (Grant J. Smith and Shannon C. Smith, owners) requesting a variance to waive the major side setback from the required 25 feet to 21.4 feet adjacent to the north property line in Land Lot 194 of the 20<sup>th</sup> District. Located at the southwest corner of Haydenbrook Drive and Haydenbrook Trail (1971 Haydenbrook Trail).

- V-121**      **GERALD J. KRESKE** (Gerald John Kreske and Janet C. Kreske, owners) requesting a variance to: 1) waive the side setback from the required 5 feet to 3 feet adjacent to the north property line; and 2) waive the rear setback from the required 30 feet to 28.5 feet in Land Lot 774 of the 19<sup>th</sup> District. Located at the northwest corner of Velvet Creek Way and Velvet Creek Drive (3412 Velvet Creek Drive).
- V-122**      **TP-KENNESAW, LLC** (Danny Kapro Yun, owner) requesting a variance to waive the maximum total sign area from the required 120 square feet to 153.21 square feet in Land Lot 646 of the 16<sup>th</sup> District. Located on the north side of Ernest Barrett Parkway, west of George Busbee Parkway, east of Interstate 75 (2475 George Busbee Parkway).
- V-123**      **WILLIAM A SHEARIN, JR.** (owner) requesting a variance to waive the front setback from the required 35 feet to 30 feet in Land Lot 831 of the 16<sup>th</sup> District. Located on the north side of Penhurst Drive, east of Bradbury Drive (4048 Penhurst Drive).
- V-124**      **RETAIL PLANNING CORPORATION** (Sun Life Assurance Company of Canada, owner) requesting a variance to: 1) waive the maximum total sign area from the approved 686.6 square feet to 764.6 square feet; and 2) waive the maximum allowable sign structure area from the approved 1,548 square feet to 1,470 square feet to correct previous approval from V-39 of 2014 relative to “Proposed – Sign 5” in Land Lot 85 of the 1<sup>st</sup> District. Located on the south side of Lower Roswell Road, on the east side of Johnson Ferry Road, and on the southwestern side of Davidson Road.
- V-125**      **RAMIN S. BAYANI** (Ramin S. Bayani and Laura L. Bayani, owners) requesting a variance to allow an accessory use (proposed swimming pool) to be located closer to the side street right-of-way line than the principal building in Land Lot 7 of the 1<sup>st</sup> District. Located on the southwest corner of Connemara Drive and Exmoor Drive (4513 Exmoor Drive).

**HELD CASE**

- V-110**      **CECILIA DIAZ** (Cecilia Diaz-Molina, owner) requesting a variance to waive the side setback from the required 10 feet to 1.6 feet adjacent to the north property line in Land Lot 154 of the 17<sup>th</sup> District. Located on the west side of Oak Haven Drive, south of Privette Road (1696 Oak Haven Drive). *(Previously held by the Board of Zoning Appeals from their November 1, 2014 hearing)*

**OTHER BUSINESS**

Adoption of Resolution for establishment of dates, time and place of the Board of Zoning Appeals Regular Meetings for 2015.