
VARIANCE ANALYSIS

February 11, 2015

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
February 11, 2015

CONTINUED CASE

- V-3** **TOTAL IMAGING** (Desh Enterprises, Inc., owner) requesting a variance to allow an electronic sign on a property with less than 200 feet of road frontage on one road (171.64 feet on Roswell Road) in Land Lot 899 of the 16th District. Located on the southwest corner of East Cobb Drive and Roswell Road (4360 Roswell Road). *(Continued by Staff until the March 11, 2015 Board of Zoning Appeal hearing; therefore will not be considered at this hearing)*

REGULAR CASES – NEW BUSINESS

- V-20** **RICHARD AND ANN OLSON** (Richard C. Olson and Cleo A. Olson, owners) requesting a variance to waive the impervious surface from a maximum of 40% to 50% in Land Lot 848 of the 16th District. Located on the south side of Lake Holcomb Lane, south of Holcomb Lake Road (1561 Lake Holcomb Lane).
- V-21** **MOE ESFAHANI** (Mohammad Reza Maghzian Esfahani, owner) requesting a variance to amend stipulations of previous case V-79 of 2014 including: 1) to allow 21 chickens including 2 roosters; 2) the current size and height of the coop to be accepted; 3) installation of 6 foot wooden privacy fence around the chicken run but not the chicken coop; and 4) the roosters to be allowed out of the coop after 10:00 a.m. until sunset in Land Lots 669 and 670 of the 16th District. Located on the south side of Piedmont Forest Drive, east of East Piedmont Road (2321 Piedmont Forest Drive).
- V-22** **FRANKLIN L. MILLINES** (owner) requesting a variance to: 1) waive the side setback from the required 10 feet to 6 feet adjacent to the western property line; 2) waive the front setback from the required 40 feet to 39 feet; 3) waive the minimum number of parking spaces from the required 16 spaces to 6 spaces; and 4) waive the required 8 foot landscape enhancement strip along the entire road frontage in Land Lot 37 of the 17th District. Located on the north side of Puckett Drive, west of Veterans Memorial Highway (632 Puckett Drive).

- V-23** **JESSE MARINKO** (Jesse J. Marinko and Heather Marinko, owners) requesting a variance to waive the maximum height of a fence adjacent to a public road right-of-way and within the required setback in a residential district from the required 6 feet to 6 feet 6 inches in Land Lot 402 of 16th District. Located on the southwest corner of Shallowford Road and North Hembree Road (3425 North Hembree Road).
- V-24** **JONATHAN SMITH** (Soleil P. Smith, owner) requesting a variance to: 1) waive the side setback from the required 10 feet to 4.7 feet adjacent to the southern property line, and 2) 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 996 of the 19th District. Located on the west side of Brookwood Drive, north of Citizen Circle (4208 Brookwood Drive).
- V-25** **HABITAT FOR HUMANITY OF NORTHWEST METRO ATLANTA, INC.** (Sajid Choudhary, Habitat for Humanity of Northwest Metro Atlanta, Inc. owners) requesting a variance to: 1) waive the minimum lot width at right-of-way for R-20 area from the required 75 feet to 73 feet; 2) waive the minimum lot width at the front setback line for the R-20 area from the required 75 feet to 72 feet; 3) waive the minimum lot width at right-of-way for RM-12 area from the required 75 feet to 69 feet; 4) waive the minimum lot width at the front setback line for the RM-12 area from the required 75 feet to 69 feet; 5) waive the exterior side setback adjacent to the east property line from the required 20 feet to 10 feet; and 6) waive the minimum lot area for the RM-12 area from the required 80,000 square feet to 79,279 square feet in Land Lot 41 of the 18th District. Located on the south side of Lee Road, west of Garner Road (381, 411, and 431 Lee Road).
- V-26** **THE PROVIDENCE GROUP OF GA CUSTOM HOMES, LLC** (TI Brooke Falls, LLC, owner) requesting a variance to: 1) waive the front setbacks for lots 3, 4, 5, 16, 17 and 18 from the required 35 feet to 26 feet; 2) waive the front setback for lot 11 from the required 35 feet to 31 feet; and 3) waive the rear setbacks for lots 11 and 16 from the required 35 feet to 15 feet in Land Lots 318 and 319 of the 16th District. Located on both sides of Cochran Lake Drive, north of Cochran Lake Road, east of Stone Drive (3820, 3826, 3829, 3835, 3841, 3874, and 3840 Cochran Lake Drive).

- V-27** **AG-MGP, LLC** (owner) requesting a variance to waive the minimum number of parking spaces from the required 206 spaces to 168 spaces in Land Lot 864 of the 16th District and Land Lot 210 of the 20th District. Located on the northwest corner of White Circle and Cobb Parkway (1600 North Cobb Parkway).
- V-28** **DEREK MURRAY** (Bruce S. Mallett and Rebecca J. Mallett, owners) requesting a variance to waive the impervious surface from a maximum of 40% to 51% in Land Lot 225 of the 20th District. Located on the west side of Tipton Way, south of Tipton Circle (1695 Tipton Way). **WITHDRAWN BY STAFF**
- V-29** **LBS GROUP, INC.** (owner) requesting a variance to waive the maximum allowable sign area from the required 42 square feet to 76.24 square feet on the south elevation (front) of the building in Land Lot 333 of the 20th District. Located on the north side of Dallas Highway, west of Largent Way (3721 Largent Way).
- V-30** **ROBERT AND LOIS JACKSON** (Robert E. Jackson and Lois W. Jackson, owners) requesting a variance to waive the side setback from the required 10 feet to 6 feet adjacent to the eastern property line in Land Lot 314 of the 20th District. Located on the south side of Carlyn Court, west of Westwood Drive (3543 Carlyn Court).
- V-31** **HOOVER FOODS** (Rick Champion, owner) requesting a variance to waive the landscape enhancement strip from the required 8 feet to 4.4 feet along Roswell Road and 2.3 feet along Lecroy Drive in Land Lot 1029 of the 16th District. Located on the south corner of Lecroy Drive and Roswell Road (2244 Roswell Road).