
VARIANCE ANALYSIS

May 13, 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
May 13, 2015

CONTINUED CASES

- V-40** **GLOBAL ATM SERVICES, LLC** (Due to numerous owners, a complete list of titleholders is available in the Zoning Office) requesting a variance to allow an accessory structure (proposed ATM) to be located to the front of the principal building in Land Lots 189 and 190 of the 18th District. Located on the northwest corner of Factory Shoals Road and Mableton Parkway (6200 Mableton Parkway). *(Previously continued by the Board of Zoning Appeals from their March 11, 2015 and April 1, 2015 hearings)*
- V-52** **MARK WILLIAM AND SALLY STEWART MOHNEY** (Mark William Mohney and Sally Stewart Mohney, owners) requesting a variance to: 1) waive the side setback from the required 12 feet to 5 feet adjacent to the western property line (existing); and 2) waive the setbacks for an accessory structure over 650 square feet (proposed approximately 992 square foot carriage house) from the required 100 feet to 22 feet adjacent to the western property line and from the required 100 feet to 30 feet to the rear property line in Land Lots 972 and 973 of the 17th District. Located on the south side of Fairfax Court, north of Brandy Station (3892 Fairfax Court). *(Continued by the Board of Zoning Appeals from their April 1, 2015 hearing and continued by Staff until the June 10, 2015 Board of Zoning Appeals hearing; therefore will not be considered at this hearing)*
- V-56** **E. E. PENNINGTON** (E. Earl Pennington, M.D. and Patricia M. Pennington, owners) requesting a variance to: 1) waive the minimum public road frontage from the required 75 feet to 60 feet for proposed lot; and 2) waive the minimum lot width at front setback line from the required 75 feet to 59 feet for proposed lot in Land Lot 1262 of the 16th District. Located at the northern terminus of Thunderbird Trace, north of Thunderbird Drive (290 Thunderbird Trace). *(Previously continued by the Board of Zoning Appeals from their April 1, 2015 hearing)*

REGULAR CASES – NEW BUSINESS

- V-70** **HOOTERS – FRED SIGMUND** (US41 & I 285 Company, owner) requesting a variance to waive the front setback from the required 50 feet to 45 feet in Land Lot 979 of the 17th District. Located on the north side of Cobb Parkway, west of Riverwood Parkway (2977 Cobb Parkway).
- V-71** **BP – CLIPPER PETROLEUM** (S.N.S. Corporation, owner) requesting a variance to: 1) allow an electronic sign on a property with less than 200 feet of frontage on a road; and 2) allow more than 2 electronic sign areas per sign (3 on each sign face) in Land Lots 602 and 603 of the 18th District. Located on the east side of Six Flags Parkway, bounded on the north by Lee Industrial Boulevard and on the south by the I-285 On Ramp (124 Six Flags Parkway).
- V-72** **FONG HUANG** (Brian Huang and Fong Huang, owners) requesting a variance to waive the front setback from the required 35 feet to 28 feet in Land Lot 180 of the 20th District. Located on the west side of Chippewa Run, north of Hackmatack Drive (3220 Chippewa Run).
- V-73** **THOMAS K. RANDALL** (Thomas Kell Randall, owner) requesting a variance to allow an attached garage to be more than 25 feet from the primary structure (34.2 feet) in Land Lots 244 and 245 of the 20th District. Located at the northern terminus of Mossy Rock Road, north of Patriots Way (1314 Mossy Rock Road).
- V-74** **SKYGROUP INVESTMENTS, LLC** (Colony Yacht Corporation, owner) requesting a variance to: 1) increase the maximum building height from 50 feet to 58 feet; 2) reduce the landscape enhancement strip on the south side adjacent to I-285 On Ramp from the required eight feet to zero feet; 3) reduce the depth of a 90 degree angle parking stall from the required 19 feet to 18 feet; and 4) increase the maximum allowable sign area for a wall sign from 240 square feet to 295.58 square feet on the front elevation and from 68 square feet to 89.44 square feet on the south side elevation in Land Lot 880 of the 17th District. Located at the southwest corner of Cobb Parkway and I-285 On Ramp (2778 Cobb Parkway).

- V-75** **TOWNE VIEW BAPTIST CHURCH** (Towne View Baptist Church, Inc., owner) requesting a variance to waive the setback for a freestanding sign from the required 62 feet from the centerline of an arterial roadway to 51 feet in Land Lot 58 of the 20th District. Located on the north side of Shiloh Road, south of Wooten Lake Road (950 Shiloh Road).
- V-76** **EDWIN ROGERS** (Edwin T. Rogers and Sandra Vess Rogers, owners) requesting to variance to: 1) waive the front setback from the required 45 feet to 36 feet; 2) waive the rear setback from the required 40 feet to 25 feet, 3) allow an accessory structure to the front of the principle structure (shed); and 4) allow an accessory structure (deck) a zero setback in Land Lot 756 of the 16th District. Located on the north side of Spring Court, east of Bishop Lake Road (4446 Spring Court).
- V-77** **HUGH STITH** (Hugh D. Stith, owner) requesting a variance to: 1) an authorization upon appeal related to the minimum lot size of two acres required to maintain poultry as pets or food source; and 2) allow an accessory structure on a lot without a primary structure (proposed chicken coup) in Land Lot 288 of the 20th District. Located on the west side of East New Salem Common, north of Burnt Hickory Road (Tract B) in Land Lot 288 of the 20th District.
- V-78** **BLAKE PROPERTIES, INC.** (Stephen Isaf, owner) requesting a variance to: 1) waive the minimum public road frontage from the required 75 feet to 23 feet for proposed lot 3; 2) waive the minimum lot size from the required 20,000 square feet to 15,494 square feet for proposed lot 3; 3) waive the front setback from the required 40 feet to 35 feet for proposed lot 3; and 4) waive the front setback from the required 40 feet to 10 feet for proposed lot 1 for that portion adjacent to proposed lot 2 in Land Lot 164 of the 1st District. Located on the south side of Timber Ridge Road, west of Greystone Court (5150 Timber Ridge Road).

- V-79** **JEFF ZOLLINGER** (Jeffrey Allen Zollinger, owner) requesting a variance to: 1) waive the minimum lot size from the required 20,000 square feet to 16,449 square feet for proposed lot 12A and to 18,799 square feet for proposed lot 12B; and 2) reduce the rear setback for lot 12B from 35 feet to 22 feet in Land Lot 164 of the 1st District. Located at the southwest intersection of Greystone Court and Timber Ridge Road (1790 Greystone Court).
- V-80** **JUBILEE CHRISTIAN CHURCH INTERNATIONAL, INC.** (Janice Watts and Frank Norman Watts, owners) requesting a variance to: 1) waive the minimum road frontage from the required 75 feet to zero feet for tract 2 accessed by a 35 foot ingress/egress easement; and 2) waive the minimum lot size for a lot off a private easement from 80,000 square feet to 51,837 square feet in Land Lot 717 of the 19th District. Located on the north side of Macedonia Road, west of Ernest Barrett Parkway (2884 Macedonia Road).
- V-81** **INTERCONTINENTAL EXCHANGE/HUMPHRIES** (Interstate North Office Park, L.P. a Delaware LLC, owner) requesting a variance to: 1) allow an accessory structure (generator within 20 foot by 16 feet dike) to the side of the principal building ; and 2) waive the rear setback from the required 30 feet to 4 feet in Land Lot 983 of the 17th District. Located on the northeast corner of Interstate North Circle and Cumberland Boulevard (294 Interstate North Circle).
- V-82** **PHILLIP WALLACE** (owner) requesting a variance to: 1) allow an accessory structure (approximately 340 square foot portable carport) to the side of the principal building; 2) allow parking and/or access to parking areas in a residential district on a non-hardened surface; 3) reduce the required amount of public road frontage from 75 feet to 34 feet; and 4) reduce the rear setback for the carport from 35 feet to 18 feet in Land Lot 76 of the 18th District. Located on the north side of Francis Circle, west of Garner Road (414 Francis Circle).

- V-83** **CHATTAHOOCHEE PLANTATION COMMUNITY ASSOCIATION** (Due to individuals parcels, a complete list of titleholders is available in the Zoning Office) requesting a variance to: 1) waive the maximum height of a residential subdivision sign from 8 feet to 22 feet; and 2) waive the maximum height of a fence or wall adjacent to a public road right-of-way from 6 feet to 22 feet in Land Lot 1260 of the 16th District, and Land Lot 1089 of the 17th District. Located on the south side of Paper Mill Road, on the east and west sides of Atlanta Country Club Drive, and on the east and west sides of Thunderbird Drive.
- V-84** **CALEB MOSLEY** (Bouldercrest Investments, LLC, owner) requesting a variance to: 1) increase the maximum allowable total sign area from 65 square feet to 117 square feet; and 2) increase the maximum allowable impervious surface from 70% to 85% (existing) in Land Lots 220 and 285 of the 17th District. Located on the east side of South Cobb Drive, north of Carruth Drive (855 South Cobb Drive).
- V-85** **BURNT HICKORY BAPTIST CHURCH** (Burnt Hickory Baptist Church, Inc. owner) requesting a variance to allow parking to be established in the required front yard of an R district for a non-residential use in Land Lot 300 of the 20th District. Located on the south side of Due West Road and the west side of Old Mountain Road (5145 Due west Road). **WITHDRAWN WITHOUT PREJUDICE**