

**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA SUMMARY**

June 10, 2015

(Last revised June 10, 2015)

CONSENT CASES

- V-86 ANGELLE HAMMOND**
- V-87 LAURA HUBSCH**
- V-88 CROY ENGINEERING, LLC**
- V-89 SHANNON D. BROWN**
- V-90 ANAND SHAH**
- V-92 VICTOR J. FERLAINO**
- V-93 JONATHAN ADAMS-JLA SERVICES**
- V-94 DENYSE COMPANIES**
- V-95 EFRAIN ARAYA**

CONTINUED CASES

- V-71 BP – CLIPPER PETROLEUM** *(Previously continued by the Board of Zoning Appeals from their May 13, 2015 hearing)*
- V-74 SKYGROUP INVESTMENTS, LLC** *(Previously continued by Staff until the June 10, 2015 Board of Zoning Appeals hearing)*
- V-80 JUBILEE CHRISTIAN CHURCH INTERNATIONAL, INC.** *(Previously continued by Staff until the June 10, 2015 Board of Zoning Appeals hearing)*

REGULAR CASES

- V-91 CHRIS AND DENISE COUNTRYMAN**

HELD CASES

- V-40 GLOBAL ATM SERVICES, LLC** *(Previously continued by the Board of Zoning Appeals from their March 11, 2015 and April 1, 2015 hearings and previously held by the Board of Zoning Appeals from their May 13, 2015 hearing)*
- V-82 PHILLIP WALLACE** *(Previously held by the Board of Zoning Appeals from their May 13, 2015 hearing)*

CONTINUED OR HELD CASES BY BOARD OF ZONING APPEALS OR STAFF

V-52 **MARK WILLIAM AND SALLY STEWART MOHNEY**
(Continued by the Board of Zoning Appeals from their April 1, 2015 hearing and continued by Staff until the July 15, 2015 Board of Zoning Appeals hearing; therefore will not be considered at this hearing)

V-77 **HUGH STITH** *(Previously held by the Board of Zoning Appeals from their May 13, 2015 hearing and continued by Staff until the July 15, 2015 Board of Zoning Appeals hearing; therefore will not be considered at this hearing)*

COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING *CONSENT* AGENDA
June 10, 2015

V-86 **ANGELLE HAMMOND** (Anthony Peoples and Angelle Hammond, owners) requesting a variance to: 1) waive the rear setback from the required 20 feet to zero feet; 2) waive the front setback from the required 15 feet to 14 feet; and 3) increase allowable impervious surface from 40% to 52% (existing) in Land Lot 744 of the 17th District. Located on the west side of Wakefield Hall Square, east of Atlanta Road (3848 Wakefield Hall Square). Staff recommends **approval** of the variance request subject to:

- Stormwater Management Comments

V-87 **LAURA HUBSCH** (Laura I. Hubsch, and her successors, as the Trustee of The Laura I Husbch Revocable Trust, owner) requesting a variance to increase the maximum allowable impervious surface from 40% to 53% in Land Lot 229 of the 20th District. Located on the west side of Benbrooke Lane, north of Benbrooke Overlook (1383 Benbrooke Lane). Staff recommends **approval** of the variance request subject to:

- Stormwater Management Comments

V-88 **CROY ENGINEERING, LLC** (James K. Warren, owner) requesting a variance to allow a second electrical meter on a single family residential lot in Land Lots 956, 957, and 970 of the 17th District. Located on the south side of Woodland Brook Drive, north of Farmington Drive (4135 Woodland Brook Drive). Staff recommends **approval** of the variance request subject to:

- Sewer comments

V-89 **SHANNON D. BROWN** (Betty Sue Meadows, owner) requesting a variance to: 1) waive the road frontage for proposed lot 1 from the required 75 feet to 50 feet; and 2) waive the road frontage for proposed lot 2 from the required 75 feet to zero feet in Land lot 1099 of the 19th District. Located at the eastern terminus of Alcan Road, east of Hiram Lithia Springs Road (4790 Alcan Drive). Staff recommends **approval** of the variance request subject to:

- Traffic comments

V-90 **ANAND SHAH** (Anand Shah and Nimisha A Shah, owners) requesting a variance to increase the maximum allowable impervious surface from 35% to 40% in Land Lot 958 of the 16th District. Located on the east side of Valla Parc Court, west of Sewell Mill Road (2290 Villa Parc Court). Staff recommends **approval** of the variance request subject to:

- Stormwater Management Comments

V-92 **VICTOR J. FERLAINO** (Victor Ferlaino and Valarie Ann Ferlaino, owners) requesting to variance to: 1) increase the maximum allowable impervious surface from 35% to 75.67%; 2) waive the setback for an accessory structure under 650 square feet (432 square foot 1-story stone building) from the required 10 feet to 3 feet adjacent to the eastern property line, and 3) allow an accessory structure intended to be habitable (432 square foot 1 story building) to be detached from the principal structure, and be to the side of the principal building in Land Lot 751 of the 16th District. Located on the south side of Blakeford Way, east of Bill Murdock Road (3646 Blakeford Way). Staff recommends **approval** of the variance request subject to:

- Development and Inspections comments
- Stormwater Management Comments
- Letter from Mr. Parks F. Huff dated June 8, 2015

V-93 **JONATHAN ADAMS - JLA SERVICES** (Bostwick HP, LLC, owner) requesting a variance to: 1) waive the minimum public road frontage from the required 75 feet to zero feet; 2) allow a third home off a private easement; and 3) reduce the lot size for a house off a private easement from 80,000 square feet to 23,086 square feet in Land Lot 459 of the 16th District. Located north of the terminus of Notty Pine Trail, north of Wendy Lane (3260 Notty Pine Trail). Staff recommends **approval** of the variance request subject to:

- Stormwater Management Comments
- Sewer Comments

V-94 **DENYSE COMPANIES** (Circle 75 Venture Partners, LLC, owner) requesting a variance to allow a wall sign to project more than 24 inches from the building surface on which it is attached (62”) in Land Lots 916 and 917 of the 17th District. Located on the northerly side of Crescent Parkway, on the southwesterly side of Circle 75 Parkway, north of Windy Ridge Parkway (2875 Crescent Parkway). Staff recommends **approval** of the variance request subject to:

- Sign rendering last revised March 25, 2015
- Water Comments

V-95 **EFRAIN ARAYA** (Pablo Alvarez, owner) requesting a variance to: 1) waive the side setback from the required 10 feet to 8 feet adjacent to the southern property line; 2) waive the setback for an accessory structure under 144 square feet (approximately 25 square foot shed) from the required 5 feet to 3 feet adjacent to the southern property line and to zero feet adjacent to the rear; 3) waive the setback for an accessory structure under 650 square feet (approximately 250 square foot shed on skids) from the required 30 feet from the rear to 9 feet and from the required 10 feet from the side to 4 feet adjacent to the northern property line; 4) waive the setback for an accessory structure under 650 square feet (approximately 375 square foot carport) from the required 10 feet from the side to 1 foot adjacent to the northern property line; and 5) allow an accessory structure (approximately 375 square foot carport) to be to the side of the principal structure in Land Lot 341 of the 17th District. Located on the west side of Old Concord Road, south of Church Road (3238 Old Concord Road). Staff recommends **approval** of the variance request subject to:

- Development and Inspections Comments