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# VARIANCE ANALYSIS

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June 10, 2015

Prepared by:  
**COBB COUNTY**  
**PLANNING AND ZONING DIVISIONS**

***COBB COUNTY BOARD OF COMMISSIONERS***

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*Cobb County... Expect the Best!*

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

**CONTINUED CASES**

- 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 17<sup>th</sup> District. Located on the south side of Fairfax Court, north of Brandy Station (3892 Fairfax Court). *(Previously continued by the Board of Zoning Appeals from their April 1, 2015 hearing and previously continued by Staff until the June 10, 2015 Board of Zoning Appeals hearing)*
- 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 18<sup>th</sup> 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). *(Previously continued by the Board of Zoning Appeals from their May 13, 2015 hearing)*
- 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 17<sup>th</sup> District. Located at the southwest corner of Cobb Parkway and I-285 On Ramp (2778 Cobb Parkway). *(Previously continued by Staff until the June 10, 2015 Board of Zoning Appeals hearing)*

- 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 19<sup>th</sup> District. Located on the north side of Macedonia Road, west of Ernest Barrett Parkway (2884 Macedonia Road). *(Previously continued by Staff until the June 10, 2015 Board of Zoning Appeals hearing)*

**REGULAR CASES – NEW BUSINESS**

- 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 17<sup>th</sup> District. Located on the west side of Wakefield Hall Square, east of Atlanta Road (3848 Wakefield Hall Square).
- 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 20<sup>th</sup> District. Located on the west side of Benbrooke Lane, north of Benbrooke Overlook (1383 Benbrooke Lane).
- 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 17<sup>th</sup> District. Located on the south side of Woodland Brook Drive, north of Farmington Drive (4135 Woodland Brook Drive).
- 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 19<sup>th</sup> District. Located at the eastern terminus of Alcan Road, east of Hiram Lithia Springs Road (4790 Alcan Drive).

- 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 16<sup>th</sup> District. Located on the east side of Valla Parc Court, west of Sewell Mill Road (2290 Villa Parc Court).
- V-91**      **CHRIS AND DENISE COUNTRYMAN** (Denise Countryman and Christopher Countryman, owners) requesting a variance to allow a wrought iron fence in the rear 50 foot “natural maintained buffer” on lot 12 instituted by previous variance case V-29 of 2010 in Land lot 245 of the 20<sup>th</sup> District. Located on the north side of Kings Park Drive, west of Old 41 Highway (1434 Kings Park Drive).
- 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 16<sup>th</sup> District. Located on the south side of Blakeford Way, east of Bill Murdock Road (3646 Blakeford Way).
- 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 16<sup>th</sup> District. Located north of the terminus of Notty Pine Trail, north of Wendy Lane (3260 Notty Pine Trail).
- 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 17<sup>th</sup> 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).



- 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 17<sup>th</sup> District. Located on the west side of Old Concord Road, south of Church Road (3238 Old Concord Road).

### **HELD 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 18<sup>th</sup> 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 and previously held by the Board of Zoning Appeals from their May 13, 2015 hearing)*
- 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 20<sup>th</sup> District. Located on the west side of East New Salem Common, north of Burnt Hickory Road (Tract B) in Land Lot 288 of the 20<sup>th</sup> District. *(Previously held by the Board of Zoning Appeals from their May 13, 2015 hearing)*

- 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 18<sup>th</sup> District. Located on the north side of Francis Circle, west of Garner Road (414 Francis Circle). *(Previously held by the Board of Zoning Appeals from their May 13, 2015 hearing)*