
VARIANCE ANALYSIS

July 15, 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
July 15, 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 17th 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 July 15, 2015 Board of Zoning Appeals 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 20th District. Located on the west side of East New Salem Common, north of Burnt Hickory Road (Tract B). *(Previously held by the Board of Zoning Appeals from their May 13, 2015 hearing and previously continued by Staff until the July 15, 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 18th District. Located on the north side of Francis Circle, west of Garner Road (414 Francis Circle). *(Held by the Board of Zoning Appeals from their May 13, 2015 hearing and continued by the Board of Zoning Appeals until their August 12, 2015 hearing; therefore will not be considered at this hearing)*

REGULAR CASES – NEW BUSINESS

- V-96** **LEN PAGANO, JR.** (Leonard A. Pagano, Jr. and Mary Lou S. Pagano, owners) requesting a variance to allow an accessory structure (approximately 200 square foot shed) to the side of the principal building in Land Lot 627 of the 16th District. Located on the west side of Marneil Drive, north of Marneil Court (2322 Marneil Drive).
- V-97** **SAMUEL ROTH** (Samuel S. Roth and Bonnie S. Roth, owners) requesting a variance to waive the rear setback from the required 35 feet to 27 feet (existing) in Land Lot 20 of the 1st District. Located on the southeast corner of Chimney Springs Drive and Stone Hollow Way (4570 Stone Hollow Way).
- V-98** **WAM DOUGLAS, LLC** (Elizabeth H. Thornton, owner) requesting a variance to: 1) waive the front setback from the required 45 feet to 25 feet for proposed development; and 2) waive the side setbacks from the required 12 feet to 5 feet with 25 feet between homes for proposed development in Land Lots 118 and 119 of the 20th District. Located on the southwest side of Hill Road, north of Mars Hill Road.
- V-99** **KAREN LEE SHEARER AND BENNETT J. FRYE, SR.** (Karen L. Shearer and Bennett J. Frye, Sr., owners) requesting a variance to: 1) waive the front setback for proposed lot 1 from the required 50 feet to 12 feet; 2) waive the rear setback for proposed lot 2 from the required 40 feet to 12 feet; and 3) allow an accessory structure (existing 360 square foot shed #1 and existing 240 square foot shed #2) to the side of the principal building in Land Lots of 57 and 58 of the 19th District. Located on the north side of Friendship Church Road, west of Casteel Road (575 Friendship Church Road).
- V-100** **JOSE R. MEDINA** (Marietta M.D. Mobile Home Park Lot, LLC, owner) requesting a variance to allow an accessory structure on proposed lot 2 without a primary structure in Land Lot 131 of the 17th District. Located on the southwest corner of Schaffer Road and Favor Road (2306 Favor Road).

- V-101** **FRANK AND MARY MOSELEY** (Frank Quillian Moseley and Mary T. Moseley, owners) requesting a variance to waive the rear setback from the required 40 feet to 20 feet in Land Lot 184 of 20th District. Located at the northern terminus of Fulton Circle, north of Meadow Green Lane (2360 Fulton Circle). **WITHDRAWN WITHOUT PREJUDICE**
- V-102** **AMELIA FLURY** (Clayton F. Bunyard and Sharon M. Bunyard, owners) requesting a variance to waive the front setback from the required 40 feet to 30 feet in Land Lot 977 of the 16th District. Located on the west side of Indian Hills Parkway, north of High Green Drive (913 Indian Hills Parkway).
- V-103** **JERAD JOHNSON** (Jerad G. Johnson, owner) requesting a variance to: 1) waive the side setback from the required 10 feet to 3 feet adjacent to the southern property line; and 2) waive the side setback for an accessory structure under 144 square feet (approximately 100 square foot metal building) from the required 5 feet to 4 feet in Land Lot 202 of the 16th District. Located on the east side of Meadow Way, south of Shallowford Road (4240 Meadow Way).
- V-104** **R & R DEVELOPERS/ D & G PROPERTIES** (D & G Properties, L.L.C., A Georgia Limited Liability Company, owner) requesting a variance to waive the side setback from the required 20 feet to 0.5 feet adjacent to the western property line in Land Lot 174 of 20th District. Located on the southwest side of Barrett Park Drive and the north side of Roberts Boulevard (1680 Roberts Boulevard).
- V-105** **DEL TACO LLC** (East Cobb Crossing, LLC, owner) requesting a variance to waive the specific provisions of Cobb County Sign Ordinance 134-313 which would allow for the replacement of the existing signage in Land Lot 899 of 16th District. Located on the north side of Roswell Road, east of Johnson Ferry Road (4305 Roswell Road). **WITHDRAWN BY STAFF**
- V-106** **JEFFREY AND BETTINA OESCHGER** (Jeffrey R. Oeschger and Bettina J. Oeschger, owners) requesting a variance to waive the minimum public road frontage from the required 75 feet to 20 feet for proposed lot 2 in Land Lot 292 of the 20th District. Located on the south side of Creekview Point (2721 Creekview Point).

- V-107** **FRANK WARD** (Franklin B. Ward and Brenda K. Ward, owners) requesting a variance to allow for an additional residence along the easement, which is close to ¼ mile long in Land Lot 365 and 376 of the 19th District. Located 772 feet south of Wright Road, off of a 50 foot private road (5555 Wright Road). **WITHDRAWN BY STAFF**
- V-108** **J.D. WILLIAMS** (Jeffrey D. Williams and Stacie M. Williams, owners) requesting a variance to: 1) waive the front setback for an accessory structure over 650 square feet (approximately 1,500 square foot detached garage) from the required 100 feet to zero feet; 2) allow an accessory structure (approximately 1,500 square foot detached garage) to be located in front of the primary structure; and 3) allow an accessory structure to be closer to the side street than the primary structure in Land Lot 146 of the 20th District. Located on the southwest corner of Stilesboro Lane and Mars Hill Church Road, and on the north side of Giles Road (2755 Mars Hill Church Road).

NOTICE OF APPEAL HEARING

Notice is hereby given that an appeal hearing will be held on Wednesday, July 15, 2015 at 3:30 p.m. (and if needed, Thursday July 16, 2015 at 1:30 p.m.) to hear the appeal (A-01-2015) filed by Evelyn Dinkins II, William E. Proctor, Vita Galinac, and Jerry D. Kelley pertaining to a decision made by staff from Cobb County Community Development and the Zoning Division Manager, for property located in Land Lots 427 and 462 of the 19th District, 2nd Section, Cobb County, Georgia, being approximately 45 acres addressed as 3731 Macland Road and 1975 Villa Rica Road. This appeal hearing will be conducted in the Commissioners Meeting Room, 2nd floor of the Cobb County Building located at 100 Cherokee Street, Marietta, Georgia 30090.