

**COBB COUNTY BOARD OF ZONING APPEALS  
VARIANCE HEARING SUMMARY AGENDA  
NOVEMBER 11, 2015**

**CONSENT CASES**

- V-136 MICHAEL AND LORIANN THIBODEAUX**  
**V-149 EHUD AND SUSAN SANDALON**  
**V-150 AJAY NORTH AMERICA, LLC**  
**V-151 HENRY R. VITALI, JR. AND ANITA M. VITALI**  
**V-152 SOUTHLAND HOMES**  
**V-154 IBERIABANK**  
**V-155 MATT KIGER**  
**V-156 SECURITY VAULT WORKS LLC/MATTHEW KIGER**  
**V-157 MEADOWS AND OHLY, LLC**  
**V-158 SHERRI S. HOLDER**  
**V-159 J.D.H. DEVELOPERS**  
**V-161 DON PETRY**  
**V-162 APPOLLO SIGN AND LIGHT**

**CONTINUED CASES**

- V-142 MICHELE TAYLOR** *(Previously continued by Staff from the October 1, 2015 Board of Zoning Appeals hearing.)*

**REGULAR CASES**

- V-153 REX D. HOWTON**

**CONTINUED OR HELD CASES BY BOARD OF ZONING APPEALS OR STAFF**

- V-82 PHILLIP WALLACE** *(Held by the Board of Zoning Appeals from their May 13, 2015 hearing and continued by the Board of Zoning Appeals from their August 12, 2015 hearing until their December 9, 2015 variance hearing; therefore, will not be considered at this hearing.)*
- V-140 EZ 69 RH WINDY HILL, LLC** *(Continued by Staff until the December 9, 2015 Board of Zoning Appeals Variance hearing; therefore, will not be considered at this hearing.)*
- V-160 FC WINDER, LLC** *(Continued by Staff until the December 9, 2015 Board of Zoning Appeals Variance hearing; therefore, will not be considered at this hearing.)*

**COBB COUNTY BOARD OF ZONING APPEALS**  
**VARIANCE HEARING *CONSENT* AGENDA**  
**NOVEMBER 11, 2015**

- V-136**      **MICHAEL AND LORIANN THIBODEAUX** (Michael E. Thibodeaux and Loriann Thibodeaux, owners) requesting a variance to: 1) waive the lot frontage from the required 75 feet to 50 feet; 2) waive the minimum lot width at the front setback line from the required 75 feet to 50 feet; and 3) waive the front setback from the required 40 feet to 35 feet in Land Lot 279 of the 20<sup>th</sup> District. Located on the east side of Gordon Combs Road, north of Burnt Hickory Road (650 Gordon Combs Road). *(Continued by Board of Zoning Appeals from their October 1, 2015 hearing until their November 11, 2015 variance hearing.)*  
Staff recommends **approval** of the variance subject to:
- Sewer Department comments;
  - Fire Department comments;
- V-149**      **EHUD AND SUSAN SANDALON** (Susan B. Sandalon and Ehud Sandalon, owners) requesting a variance to waive the maximum allowable impervious surface from 35% to 40% in Land Lot 7 of the 1<sup>st</sup> District. Located on the north side of Connemara Drive, across from Exmoor Drive (236 Connemara Drive). Staff recommends **approval** of the variance subject to:
- Stormwater Management Division comments;
- V-150**      **AJAY NORTH AMERICA, LLC**, owner requesting a variance to: 1) waive the rear setback from the required 30/40 feet to zero feet adjacent to the western property line; 2) reduce the minimum number of required parking spaces from 21 to 14 spaces for proposed administration building; and 3) waive the minimum public road frontage from the required 50 feet to zero feet in Land Lots 909, 910, 941, and 942 of the 19<sup>th</sup> District. Located on the west side of Industry Road, south of Flint Hill Road (1400, 4000 Industry Road). Staff recommends **approval** of the variance subject to:
- Site Plan Review comments;
- V-151**      **HENRY R. VITALI, JR. AND ANITA M. VITALI** (Henry Ross Vitali, Jr. and Anita M. Vitali, owners) requesting a variance to waive side setback for an accessory structure over 650 square feet (approximately 2,288 square foot garage/shop) from the required 100 feet to 18 feet adjacent to the southern property line in Land Lot 339

**V-151 HENRY R. VITALI, JR. AND ANITA M. VITALI (CONTINUED)**

of the 20<sup>th</sup> District. Located at the western terminus of Breckenridge Point, west of Mars Hill Road (171 Mars Hill Road). Staff recommends **approval** of the variance subject to:

- Stormwater Management Division comments;
- Sewer comments;
- No commercial or residential use of the accessory building;

**V-152 SOUTHLAND HOMES** (Norris R. Brace and Lenora H. Brace, owners) requesting a variance to waive the front setback from required 35 feet to 30 feet in Land Lot 50 of the 19<sup>th</sup> District. Located on the south side of Greycoat Bluff, south of Old Dallas Road (374 Greycoat Bluff). Staff recommends **approval** of the variance subject to:

- Site Plan Review comments;
- For encroachment as shown on the Site Plan received by the Zoning Division on September 8, 2015;

**V-154 IBERIABANK** (Georgia Commerce Bank, owner) requesting a variance to allow a sign to be placed more than 24 inches from the building surface on which it is attached in Land Lot 1013 of the 17<sup>th</sup> District. Located on the west side of Cumberland Boulevard, south of Akers Mill Road, east of Interstate 75 (3625 Cumberland Boulevard).

- Sign rendering labeled as “Exhibit” contained in the Variance Analysis;

**V-155 MATT KIGER** (815 EBP, LLC, owner) requesting a variance to allow an accessory structure (proposed ATM) to the front of the primary structure in Land Lot 720 the 16<sup>th</sup> District. Located at the southeast corner of Home Center Drive and Ernest Barrett Parkway (815 Ernest Barrett Parkway). Staff recommends **approval** of the variance subject to:

- Site Plan received by the Zoning Division, September 1, 2015; district commissioner to approve the final ATM location;
- Sewer comments;
- Color and material to match the existing building;
- Insure proper lighting for night time use;

**V-156 SECURITY VAULT WORKS LLC/MATTHEW KIGER** (DF Windy Hill, LLC, owner) requesting a variance to allow an accessory structure (proposed ATM) in front of the primary structure in Land Lots 919, 920, 941 and 942 of the 17<sup>th</sup> District. Located on the south side of Windy Hill Road, on the east side of Interstate North Parkway, on the north side of Interstate North Parkway East, and west of Powers Ferry Road (3000 Windy Hill Road). Staff recommends **approval** of the variance subject to:

- Site Plan received by the Zoning Division, September 1, 2015; with district commissioner approving minor modifications;

**V-157 MEADOWS AND OHLY, LLC** (WellStar Health System, Inc., owner) requesting a variance to waive maximum building height from 52 feet to 66 feet in Land Lot 748 of the 17<sup>th</sup> District. Located on the east side of Atlanta Road, south of Cumberland Parkway and on the west side of Winchester Parkway (private) (4441 Atlanta Road). Staff recommends **approval** of the variance subject to:

- Sewer comments;
- Traffic comments;
- As shown on the rendering received by the Zoning Division on September 10, 2015;

**V-158 SHERRI S. HOLDER**, owner requesting a variance to waive the maximum impervious surface from 35% to 50% in Land Lot 604 of the 16<sup>th</sup> District. Located on the south side of Paige Heights Court, east of Hembree Road (3304 Paige Heights Court). Staff recommends **approval** of the variance subject to:

- Stormwater Management Division comments;

**V-159 J.D.H. DEVELOPERS** (AKASH Investment Group, Inc., owner) requesting a variance to: 1) waive the minimum public road frontage from the required 50 feet to 40 feet for Tract 1 and to 39 feet for Tract 3; 2) waive the minimum lot width at the front setback line from the required 75 feet to 55 feet for Tract 3; 3) waive the front setback for Tract 1 from the required 40 feet to 25 feet; 4) waive the rear setback for Tract 1 from the required 30 feet to 25 feet; and 5) waive the rear setback for Tract 2 from the required 30 feet to 25 feet in Land Lots 651 and 718 of the 16<sup>th</sup> District. Located at the southern terminus of Cobb Place Boulevard, at the northern terminus of Greers Chapel Drive, west of Interstate 75 (750 Cobb Place Boulevard).

Staff recommends **approval** of the variance subject to: (next page)

**V-159 J.D.H. DEVELOPERS (CONTINUED)**

Staff recommends **approval** of the variance subject to:

- Traffic comments;
- Stormwater Management Division comments;
- Site Plan Review comments;

**V-161 DON PETRY** (Donald Petry, III, owner) requesting a variance to: 1) waive the setbacks for an accessory structure over 650 square feet (proposed 1,040 square foot garage) from the required 100 feet to 55 feet to the rear, 29 feet adjacent to the eastern property line and 37 feet adjacent to the western property line; 2) waive the side setback for the house from 10 feet to 9 feet adjacent to the eastern property line; and 3) allow an additional electric meter on a resident lot in Land Lot 144 of the 20<sup>th</sup> District. Located on the north side of Stonewall Drive, south of Memorial Parkway (3772 Stonewall Drive).

Staff recommends **approval** of the variance subject to:

- No commercial or residential uses;

**V-162 APPOLLO SIGN AND LIGHT** (HOK Properties, LLC, owner) requesting a variance to waive the maximum allowable wall sign area of 115.83 square feet (1:1ratio) to 201.98 square feet in Land Lots 505 and 506 of the 16<sup>th</sup> District. Located on the east side of Barrett Lakes Boulevard, south of Big Shanty Road, west of Interstate 75 (2878 Barrett Lakes Boulevard). Staff recommends **approval** of the variance subject to:

- Sign rendering labeled as “Exhibit” contained in the Variance Analysis;