
VARIANCE ANALYSIS

November 11, 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
November 11, 2015**

CONTINUED CASES

- 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 20th 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.)*
- V-140** **EZ 69 RH WINDY HILL, LLC** (owner) requesting a variance to: 1) waive the side setbacks for a sign; and 2) allow a sign closer to the centerline of the roadway than the code permits in Land Lots 851 and 852 of the 17th District. Located on the north side of Windy Hill Road and on the east side of South Park Place, west of Interstate 75 (2055 South Park Place). *(Continued by Staff until the November 11, 2015 Board of Zoning Appeals Variance hearing.)*
- V-142** **MICHELE TAYLOR** (Michele K. Sparks, owner) requesting a variance to: 1) waive the exterior rear setback from the required 40 feet to 24 feet (existing); 2) waive the side setback for an accessory structure under 144 square feet (approximately 12 square foot block shed #1) from the required five feet to 0.8 feet adjacent to the west property line; 3) waive the side setback for an accessory structure under 650 square feet (82 square foot block shed #2) from the required five feet to zero feet adjacent to the west property line; 4) waive the front setback for an accessory structure under 650 square feet (82 square foot block shed #2) from the required 20 feet to 8 feet; and 5) allow an accessory structure (approximately 12 square foot block shed #1 and 82 square foot block shed #2) to the side/in front of the primary structure in Land Lot 868 of the 17th District. Located at the northern terminus of Hawk Court, east of Black Bear Drive (2969 Hawk Court). *(Continued by Staff until November 11, 2015 Board of Zoning Appeals hearing.)*

REGULAR CASES – NEW BUSINESS

- 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 1st District. Located on the north side of Connemara Drive, across from Exmoor Drive (236 Connemara Drive).
- 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 19th District. Located on the west side of Industry Road, south of Flint Hill Road (1400, 4000 Industry Road).
- 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 of the 20th District. Located at the western terminus of Breckenridge Point, west of Mars Hill Road (171 Mars Hill Road).
- 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 19th District. Located on the south side of Greycoat Bluff, south of Old Dallas Road (374 Greycoat Bluff).
- V-153** **REX D. HOWTON**, owner requesting a variance to: 1) waive the maximum allowable impervious surface from the 35% to 56.14%; 2) waive the setback for an accessory structure over 650 square feet (existing approximately 960 square foot frame bath house with overhang) from the required 100 feet to 18 feet adjacent to the southern property line; and to 50 feet from the rear; and 3) waive the setback for an accessory structure over 650 square feet (proposed approximately 1,400 square foot garage with overhang) from the required 100 feet to 6 feet adjacent to the northern property line; and

REGULAR CASES – NEW BUSINESS (CONTINUED)

V-153 REX D. HOWTON (Continued)

to 65 feet from the rear in Land Lot 245 of the 20th District. Located on the east side of Valley Reserve, south of Mountain Reserve (1381 Valley Reserve).

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 17th District. Located on the west side of Cumberland Boulevard, south of Akers Mill Road, east of Interstate 75 (3625 Cumberland Boulevard).

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 16th District. Located at the southeast corner of Home Center Drive and Ernest Barrett Parkway (815 Ernest Barrett Parkway).

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 17th 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).

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 17th 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).

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 16th District. Located on the south side of Paige Heights Court, east of Hembree Road (3304 Paige Heights Court).

REGULAR CASES – NEW BUSINESS (Continued)

- 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 16th 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).
- V-160** **FC WINDER, LLC**, owner requesting a variance to: 1) waive the front setback from the required 50 feet to 49 feet; 2) waive the rear setback from the required 30 feet to 3 feet; 3) waive the maximum allowable compact vehicle parking spaces from 20% to 36%; 4) waive the minimum depth for a 90 degree parking stall from the required 19 feet to 18 feet; and 5) waive the minimum depth for a parallel parking stall from the required 24 feet to 19 feet in Land Lots 596 and 629 of the 16th District. Located on the north side of East Piedmont Road, east of Sandy Plains Road (2520 East Piedmont Road).
- 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 20th District. Located on the north side of Stonewall Drive, south of Memorial Parkway (3772 Stonewall Drive).
- 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 (1:1 ratio) to 201.98 square feet in Land Lots 505 and 506 of the 16th District. Located on the east side of Barrett Lakes Boulevard, south of Big Shanty Road, west of Interstate 75 (2878 Barrett Lakes Boulevard).

**CONTINUED OR HELD CASES BY PLANNING COMMISSION OR
STAFF**

- 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 from their August 12, 2015 hearing until their December 9, 2015 variance hearing; therefore, will not be considered.)*

The exact description of the property requiring a variance is on file in the office of the Cobb County Zoning Division of the Community Development Department, 1150 Powder Springs Street, Marietta, Georgia 30064 and available for inspection by interested citizens between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

Hearing on said petitions will be heard by the Cobb County Board of Zoning Appeals at 1:00 p.m. on the prescribed hearing date in the Board of Commissioners' Meeting Room, Cobb County Building, 100 Cherokee Street, Marietta, Georgia 30090.

Additionally, if you believe you need any special accommodations in order to attend these public hearings, please contact the County Clerk's Office at 770-528-3307 no later than 48 hours before the date of the above meeting.