
VARIANCE ANALYSIS

May 11, 2016

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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Cobb County... Expect the Best!

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REVISED
COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA
MAY 11, 2016

CONTINUED CASES

- V-82¹⁵** **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). *(Previously 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 and December 9, 2015 hearings until their May 11, 2016 hearing)*
- V-140¹⁵** **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). *(Previously continued by Staff from the November 11, 2015 Board of Zoning Appeals hearing, continued by the Board of Zoning Appeals from their December 9, 2015 hearing, and continued by Staff until the May 11, 2016 Board of Zoning Appeal hearing)*
- V-51** **TANGLEWOOD DRIVE LLC** (Tanglewood Drive LLC, owners) requesting a variance to: 1) waive the side setback from the required 12 feet to 10 feet adjacent to the northern property line; and 2) waive the setback for a deck from five feet to zero feet adjacent to the north property line in Land Lots 908 and 953 of the 17th District. Located on the east side of Tanglewood Drive, at the terminus of Wallace Road (3631 Tanglewood Drive). *(Continued by the Board of Zoning Appeals from their April 13, 2016 hearing until the May 11, 2016 Board of Zoning Appeals hearing)*

(Continued Cases Cont.)

- V-54** **TOWN CENTER ASSOCIATES LLC** (Town Center Associates, owners) requesting a variance to: 1) waive the maximum freestanding sign area from 300 square feet to 2,673.1 square feet; 2) increase the allowable wall signage from two square feet per linear foot to 48 square feet per linear foot; 3) allow wall signs to protrude above the roofline; 4) allow a freestanding sign to be one foot off of the right-of-way rather than 62 feet from centerline; 5) allow a sign to be more than 24 inches from the wall to which it is attached; 6) waive the required landscape buffer on the south property line from 40 feet to 10 feet (existing) and 7) to allow a freestanding sign within 660 feet of the nearest interstate to be 50 feet in height rather than the allowed 35 feet in Land Lot 645 of the 16th District. Located on the southeastern side of Ernest Barrett Parkway, on the east side of Roberts Court, and on the west side of I-575 (425 Ernest Barrett Parkway). *(Previously continued by Staff until the May 11, 2016 Board of Zoning Appeals hearing)*

REGULAR CASES – NEW BUSINESS

- V-55** **JAMES C. GRIBBLE** (James Christopher Gribble and Jean Ann Gribble, owners) requesting a variance to: 1) waive the setback for an accessory structure over 1,000 square feet (existing approximately 1,020 square foot metal building) from required 100 feet to six feet adjacent to the western property line in Land Lot 258 of the 18th District. Located on the west side of Cardell Road, and on the north side of Timothy Lane (2101 Cardell Road).
- V-56** **PAUL M. GOUIN** (Rachel A. Gouin, owner) requesting a variance to: 1) waive the side setback from the required 10 feet to seven feet adjacent to the western property line in Land Lot 103 of the 1st District. Located on the north side of Carriage Lakes Drive, east of Lantern Coach Lane (4981 Carriage Lakes Drive).
- V-57** **JAY C. PUGA** (J. Consepacion Puga, owner) requesting a variance to: 1) waive the side setback from the required 10 feet to seven feet adjacent to the southern property line in Land Lot 318 of the 20th District. Located on the west side of Stone Mill Lane, south of Rocky Ridge Road (203 Stone Mill Lane).

- V-58** **GREYSTONE VILLAGE HOA, INC** (The Thomas Group-Greystone Village, LLC, owner) requesting a variance to: 1) increase the maximum height of a fence adjacent to a public road right-of-way and within the required setback in a residential district from six feet to eight feet in Land Lot 985 of the 16th District. Located on the south side of Roswell Road, on the east side of Hood Road (no address given).
- V-59** **EUSEBIO CAMARGO** (Eusebio Carmargo, owner) requesting a variance to: 1) waive the rear setback for an accessory structure under 650 square feet (existing approximately 416 square foot one story frame building) from the required 40 feet to two feet; 2) waive the side setback from the required five feet to zero feet adjacent to the eastern property line; 3) increase the maximum allowable impervious surface from 45% to 46.2%; 4) waive the front setback from the required 40 feet to 34 feet; and 5) waive the requirement of parking on a treated and hardened surface to allow for parking on a gravel drive in Land Lot 278 of the 17th District. Located on the south side of Waldrep Circle, east of South Cobb Drive. (1866 Waldrep Circle).
- V-60** **DECKSOUTH, INC** (Jeffery S. Robinson and Cinnamon K. Robinson, owners) requesting a variance to: 1) waive the rear setback from the required 30 feet to 14 feet in Land Lot 1044 of the 16th District. Located on the east side of Butler's Gate, south of Chestnut Lake Drive (746 Butler's Gate).
- V-61** **ARLENE L. CONNOR** (Arlene Lane Connor, owner) requesting a variance to: 1) waive the rear setback from the required 40 feet to 15 feet in Land Lot 1093 of the 17th District. Located on the west side of Atlanta Country Club Drive, on the south side of Burning Tree Drive (760 Atlanta Country Club Drive).
- V-62** **PRADERA GROUP, LLC**(Pradera Group, LLC, owners) requesting a variance to: 1) waive the rear setback from the required 35 feet to 20 feet in Land Lot 1125 of the 16th District. Located on the west side of Birchfield Drive, south of Indian Hills Drive (383 Birchfield Drive).
- V-63** **PULTE HOME CORPORATION** (Pulte Home Corporation, owner) requesting a variance to: 1) waive the side setback from the required 25 feet to 23 feet adjacent to the western property line(Unit 24) in Land Lots 747 and 748 of the 17th District. Located on the east side of Atlanta Road, south of Cumberland Parkway (Address Not Yet Assigned).

- V-64** **GERRY GETTINGER** (Gerald F. Gettinger, owner) requesting a variance to: 1) waive the front setback from the required 35 feet to 30 feet in Land Lot 72 of the 16th District. Located on the west side of Lupine Lane, north of Larkspur Boulevard (5194 Lupine Lane).
- V-65** **AARON AND MARGARETTA WENDEL** (Aaron M. Wendel and Margarett G. Wendel, owners) requesting a variance to: 1) waive the front setback from the required 35 feet to 30 feet in Land Lot 616 of the 16th District. Located on the south side of Willows Way, west of Johnson Ferry Road (4034 Willows Way).
- V-66** **ELIZABETH R. POWELL** (Barton M. Powell & Elizabeth R. Powell, owners) requesting a variance to: 1) waive the side setback from the required five feet to one foot adjacent to the northern property line in Land Lot 553 of the 19th District. Located on the east side of Fairridge Circle, south of Greenridge Drive (1241 Fairridge Circle).
- V-67** **DONALD PETRY, III** (Donald Petry III, owner) requesting a variance to: 1) waive the setbacks for an accessory structure over 650 square feet (proposed 2,340 square foot two story garage) from the required 100 feet to 55 feet from the rear, 29 feet from the eastern property line, and 36 feet from the western property line; 2) waive the side setback from 10 feet to nine feet adjacent to the eastern property line; and 3) allow an additional electric meter on a residential lot in Land Lot 144 of the 20th District. Located on the north side of Stonewall Drive, south of Memorial Parkway (3772 Stonewall Drive NW).
- V-68** **ARCP MT AUSTELL GA, LLC** (ARCP MT AUSTELL GA, LLC, owner) requesting a variance to: 1) waive the front setback from the required 50 feet to 22 feet in Land Lot 930 of the 19th District. Located on the south side of East West Connector, and west of Brookwood Drive (1605 East West Connector).
- V-69** **WILLIAM D. MEADOWS** (William D. Meadows, owner) requesting a variance to: 1) waive the setbacks for an accessory structure under 650 (existing 576 pool house) from required 35 feet from the rear to 3 feet and from required 10 feet from the side to one foot adjacent to the eastern property line in Land Lots 1132 and 1173 of the 16th District. Located on the northeasterly side of Old Orchard Drive, and Southeasterly of Weatherstone Lane (no address given).

(Regular Cases – New Business Cont.)

- V-70** **THOMAS M. WILLET** (Sovran Realty Company LP, Sovran Acquisitions, LP, and Mini Storage Partners, owners) requesting a variance to: 1) waive the front setback from the required 50 feet to 25 feet; 2) waive the maximum impervious surface in a Neighborhood Activity Center from 70% to 78% (Existing); and 3) waive the maximum building height from one story to three stories in Land Lot 733 of the 16th District. Located on the east side of the Canton Road Connector and on the west side of Canton Road (1987 Canton Road).
- V-71** **4230 BROOKVIEW DR, LLC** (4230 Brookview Drive, LLC owner) requesting a variance to: 1) Waive the front setback from the required 45 feet to 35 feet in Land Lots 818 and 819 of the 17th District. Located on the west side of Brookview Drive, north of Orchard Valley Drive. (4230 Brookview Drive)

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.