

**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING *SUMMARY* AGENDA
JUNE 15, 2016**

CONSENT CASES

- V-70** **THOMAS M. WILLETT***(Held by the Board of Zoning Appeals until the June 15, 2016 hearing)*
- V-72** **JOHANNA ELIZABETH LANE**
- V-73** **MARK COYNE**
- V-74** **PATSY DOBSON AND DOGAN BORA**
- V-76** **McDONALD'S REAL ESTATE COMPANY**
- V-78** **JANET CASWELL AND JERRY CASWELL**
- V-79** **JOSEPH A. PERGOLA AND SUSAN J. PERGOLA**
- V-80** **VERTICAL REALTY, LLC**
- V-81** **MYRTLE WATTS**
- V-82** **STONEHAVEN CAPITAL, LLC**
- V-83** **RODNEY R. McCOLLOCH**
- V-84** **BRANDON FLANAGAN**

REGULAR CASES

- V-75** **FAMILY HOUSES, LLC**
- V-77** **CLARENCE WAYNE MERRITT AND SANDRA MERRITT**
- V-85** **ARCP MT AUSTELL GA, LLC**

**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING *CONSENT* AGENDA
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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). *(Previously held by the Board of Zoning Appeals from their May 11, 2016 Board of Zoning Appeals hearing until the June 15, 2016 Board of Zoning Appeals Hearing.* Staff recommends approval subject to:

- 1. Building rendering dated June 4, 2016;**
- 2. Landscape and site plan submitted to the Zoning Division on June 13, 2016; and**
- 3. County Landscape Architect to approve the final landscaping plan for the property.**

V-72 **JOHANNA ELIZABETH LANE** (Johanna Elizabeth Lane, as Trustee of the Johanna Elizabeth Lane Personal Resident Trust, owner) requesting a variance to: 1) waive the setback for an accessory structure over 650 square feet (existing approximately 1,508 square foot garage) from required 100 feet to 12 feet adjacent to the northeastern side and 25 feet adjacent to the rear in Land Lot 271 of the 20th District. Located at the terminus of Lost Mountain Trace, west of Lost Mountain Lane (4987 Lost Mountain Trace). Staff recommends approval subject to:

- 1. Site plan received by the Zoning Division on March 12, 2016 for the shown encroachments only**

V-73 **MARK COYNE** (Mark John Coyne, owner) requesting a variance to:
1) allow an accessory structure (approximately 69 square foot shed) to the side of the principal building; and 2) waive the front setback for an accessory structure (approximately 69 square foot shed) from the required 35 feet to 15 feet in Land Lot 128 of the 1st District. Located on the west side of Mountain Laurel Street, south of Shallowford Road (3131 Mountain Laurel Street). Staff recommends approval subject to:

- 1. No permanent foundation;**
- 2. Stormwater Management comments;**
- 3. Zoning Division Manager and Stormwater Management to approve the final location of the accessory structure; and**
- 4. Accessory structure be no larger than 69 square feet.**

V-74 **PATSY DOBSON AND DOGAN BORA** (Patsy S. Dobson, owner) requesting a variance to: 1) allow an accessory structure (approximately 152 square foot carport and 60 square foot shed) to the side of the principal building in Land Lot 992 of the 17th District. located on the north side of Old Mill Trace, east of Terrell Mill Road (3203 Old Mill Trace). Staff recommends approval subject to:

- 1. Site plan received by the Zoning Division on March 28, 2016 for the shown encroachments only**

V-76 **McDONALD'S REAL ESTATE COMPANY** (McDonald's Real Estate Company of Columbia, Maryland, owner) requesting a variance to: 1) waive the minimum allowable freestanding sign area from 120 square feet to 606.4 square feet in Land Lots 851 and 876 of the 17th District located at the southeast corner of Circle 75 Parkway and Windy Hill Road, west of Interstate 75 (2700 Windy Hill Road). Staff recommends approval subject to:

- 1. Subject to sign renderings in the Variance Analysis**

V-78 **JANET CASWELL AND JERRY CASWELL** (Janet G. Caswell and Jerry W. Caswell, owner) requesting a variance to: 1) waive the rear setback for an accessory structure under 650 square feet (approximately 196 square foot cabana) from the required 40 feet to 23 feet in Land Lots 162 and 209 of the 1st District located on the west side of Huntingford Drive, south of Stoneheath Mews (1535 Huntingford Drive) Staff recommends approval subject to:

- 1. Site plan dated April 11, 2016 for the shown encroachments only**

V-79 **JOSEPH A. PERGOLA AND SUSAN J. PERGOLA**(Joseph Anthony Pergola and Susan June pergola, as Trustees of the Joseph Anthony Pergola and Susan June Pergola Revocable Trust, owners) requesting a variance to: 1) waive the rear setback from the required 40 feet to 17 feet; 2) waive the rear setback for an accessory structure under 144 square feet (approximately 120 square foot one story frame shed) from the required five feet to 0.5 feet; and 3) allow an accessory structure (approximately 120 square foot one story frame shed) to the side of the principal building in Land Lot 953 of the 17th District located on the northwest corner of Laramie Drive and Paces Ferry Road (4289 Paces Ferry Road). Staff recommends approval subject to:

- 1. Site plan received by the Zoning Division on April 13, 2016 for the shown encroachments only**

V-80 **VERTICAL REALTY, LLC** (Vertical Realty, LLC, owner) requesting a variance to: 1) waive the maximum wall sign area from the allowable 366.94 square feet to 652.65 square feet in Land Lots 506, 507, 574 and 575 of the 16th District located on the west side of George Busbee Parkway, north of Town Center Drive and east of Interstate 75 (2801 George Busbee Parkway). Staff recommends approval subject to:

- 1. Subject to sign renderings in the Variance Analysis**

V-81 **MYRTLE WATTS** (Myrtle Mary Ann Watts, owner) requesting a variance to: 1) waive the setbacks for an accessory structure over 650 square feet (approximately 1,000 square foot frame shed) from the required 100 feet to 65 feet adjacent to the eastern side and to 80 feet to the rear in Land Lot 54 of the 16th District located on the south side of Jamerson Road, east of Jett Road (1932 Jamerson Road). Staff recommends approval subject to:

- 1. Site plan received by the Zoning Division on April 14, 2016 for the shown encroachments only**
- 2. Stormwater Management Comments**
- 3. No commercial or dwelling use of Accessory Structure**

V-82 **STONEHAVEN CAPITAL, LLC** (Stonehaven Capital, LLC, owner) requesting a variance to: 1) waive the front setback from the required 50 feet to 12 feet in Land Lots 109 and 120 of the 20th District located on the west side of Mars Hill Road, north of Mars Hill Church Road, and at the eastern terminus of Derry Road (3303 Mars Hill Road). Staff recommends approval subject to:

- 1. Fire Department comments; and**
- 2. Traffic comments.**

V-83 **RODNEY R. McCOLLOCH** (Rodney Rex McColloch and Amy Christine Moore McColloch, owners) requesting a variance to: 1) waive the setbacks for an accessory structure over 650 square feet (proposed 730 square foot pool house) from the required 100 feet to 20 feet adjacent to the eastern side and to 10 feet adjacent to the southern side; and 2) allow a second electrical meter on the lot in Land Lot 181 of the 20th District. Located at the southern terminus of Rocky Falls Court, south of Valley Hill Road (2102 Rocky Falls Court). Staff recommends approval subject to:

- 1. Site plan received by the Zoning Division on April 14, 2016**

V-84 **BRANDON FLANAGAN** (Brandon Flanagan, owner) requesting a variance to: 1) waive the front setback from the required 40 feet to 25 feet; and 2) waive the side setback for an accessory structure under 650 square feet (proposed 528 square foot two car garage) from the required 10 feet to one (1) foot adjacent to the eastern side in Land Lot 316 of the 20th District. Located on the southeast side of Bob Cox Road, north of Threechop Drive (3025 Bob Cox Road). Staff recommends approval subject to:

- 1. Site plan received by the Zoning Division on April 14, 2016;**
- 2. No commercial or dwelling use of the accessory structure; and**
- 3. No outdoor storage.**

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.