
VARIANCE ANALYSIS

July 13, 2016

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 13, 2016

REGULAR CASES – NEW BUSINESS

- V-86** **CECIL L. BENTLEY** (Cecil L. Bentley[SR.], owner) requesting a variance to: waive the setbacks for an accessory structure over 650 square feet (proposed 1,200 square foot garage) from the required 100 feet to 33 feet adjacent to the southeast property line and to 30 feet adjacent to the northeast property line; and 2) allow a second electrical meter on a residential lot in Land Lot 920 of the 16th District. Located on the northeast corner of Blackjack Court and Blackjack Drive (1521 Blackjack Drive).
- V-87** **CAROL SMITH** (Carol C. Johnson, owner) requesting a variance to: 1) allow parking on a surface that is not treated and hardened with concrete, asphalt, tar and gravel mix, or the like in Land Lot 162 of the 1st District. Located on the east side of Little Willeo Road at the eastern terminus of Odins Way (1658 Little Willeo Road).
- V-88** **BERNICE K. SCHMITZ** (Jerry E. Schmitz and Bernice K. Schmitz, owners) requesting a variance to: waive the rear setback from the required 35 feet to 15 feet in Land Lot 141 of the 1st District. Located on the west side of Colony Drive, south of Lake Colony Drive (1183 Colony Drive).
- V-89** **MARIETTA DRAPERY CO., LLP** (Marietta Drapery Co., LLP, owner) requesting a variance to: waive the maximum impervious surface from 70% to 80% and 2) waive the landscape screening buffer adjacent to residential property from the required 40 feet to zero feet adjacent to the northern property line in Land Lots 781, 782, 847 and 848 of the 19th District. Located on the north side of Reed Drive, west of Austell Road, and at the eastern terminus of Rockingway Drive (3640 Reed Drive).
- V-90** **WILLIAM E. FLYNN, III AND CATHERINE E. FLYNN** (William E. Flynn III and Catherine E. Flynn, owners) requesting a variance to: waive the front setback from the required 35 feet to 31 feet in Land Lot 142 of the 1st District located on the northeast corner of Lakeland Drive and Hampton Circle (4971 Hampton Circle).

- V-91 THOMAS S. ROGERS** (Thomas S. Rogers and Susan L. Rogers, owners) requesting a variance to: waive the side setback from the required 10 feet to one (1) foot adjacent to the northern property line in Land Lot 1185 of the 16th District. Located on the western side of Dickerson Road, south of Lower Roswell Road (275 Dickerson Road).
- V-92 SHAAN HOSPITALITY, LLC** (Shaan Hospitality, LLC, owner) requesting a variance to: 1) waive the maximum building height from four stories to six stories; 2) waive the front setback from the required 50 feet to 47 feet; 3) waive the rear setback from the required 30 feet to 10 feet; 4) waive the setback for a dumpster from the required five (5) feet to two (2) feet adjacent to the northern property line; (5) waive the maximum floor area ratio for retail uses from 0.25 to 0.33; and (6) increase the maximum allowable impervious surface from 80% to 92.3% in Land Lot 880 of the 17th District. Located on an easement off of Spring Road (2771 Spring Road).
- V-93 PAUL GIRARDEAU**(Joseph R. Cottone and Mary Ellen Cottone, owners) requesting a variance to: waive the front setback from the required 45 feet to 35 feet in Land Lot 1094 of the 17th District located on the north side of Columns Drive, east of Riverlook Parkway (no assigned address).
- V-94 TERRY FRANK** (Deborah Kay Hurbert, owner) requesting a variance to: 1) waive the rear setback for an accessory structure under 650 square feet (existing approximately 160 square foot shed) from the required 35 feet to five (5) feet; 2) waive the rear setback from the required 35 feet to one (1) foot; (3) waive the side setback from the required 10 feet to one (1) foot adjacent to the western property line; and 4) allow parking on a non-hardened surface in Land Lot 859 of the 16th District. Located on the north side of Turner Road, west of Bells Ferry Road and east of Price Lane (130 Turner Road).
- V-95 RACETRAC PETROLEUM, INC.** (Mountainprize Inc., owner) requesting a variance to: 1) allow the electronic sign to be 45 square feet in lieu of 32 square feet; 2) allow a 41 square foot RaceTrac logo and 28 square foot Swirl World on building; and 3)allow two (2) 55 square foot RaceTrac logos on the canopy in Land Lot 34 of the 17th District. Located on the west side of Floyd Road, on the south side of Clay Road, and on the east side of Old Floyd Road (5323 Old Floyd Road).

- V-96** **MT. OLIVET BAPTIST CHURCH** (Mt. Olivet Baptist Church, owner) requesting a variance to: 1) waive the setbacks for a church from the required 50 to 10 feet adjacent to the northern property line, 40 feet adjacent to the western property line, and 20 feet adjacent to the southern property line; and 2) waive the required 35 foot landscaped screening buffer abutting residential property to zero feet adjacent to the northern and southern property lines in Land Lot 160 of the 20th District. Located on the west side of Acworth Due West Road, north of Old Stilesboro Road (2385 Acworth Due West Road).
- V-97** **CRYSTAL CUBES ICE** (Wayne Matthews, owner) requesting a variance to: Allow parking on a non-hardened surface in Land Lots 498,503 and 504 of the 18th District. Located on the south side of Mableton Parkway, west of Lee Industrial Boulevard (7040 Mableton Parkway).

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.