

**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING *SUMMARY* AGENDA
SEPTEMBER 14, 2016**

CONSENT CASES

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V-115 **JOHN C. GREENE**
V-116 **ALVIN G. RAINS**
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REGULAR CASES

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V-114 **BLAKE BLOMQUIST** (Blake Blomquist and Daniel Orton, owners) requesting a variance to allow a second electrical meter on a single-family residential lot in Land Lot 113 of the 20th district. Located on the south side of Rabbit Run, east of Cheatham Road (3478 Rabbit Run). Staff recommends approval of the requested variance.

V-115 **JOHN C. GREENE** (John C. Greene, Annie Mae Greene and Gwendolyn Sowder, owners) requesting a variance to waive the side setback for an accessory structure over 650 square feet (existing 859 square foot detached garage) from the required 100 feet to 64 feet adjacent to the southern property line and to 90 feet adjacent to the east property line in Land Lot 327 of the 19th District. Located on the southeast corner of John Ward and Old John Ward Road (1641 John Ward Road). Staff recommends approval subject to:

1. Traffic comments

V-116 **ALVIN G. RAINS** (Alvin G. Rains and Kimberly L. Rains, owners) requesting a variance to 1) allow an accessory structure (proposed 1,200 square foot garage) to the front of the principal building; 2) waive the side setback for an accessory structure over 650 square feet (proposed 1,200 square foot garage) from the required 100 feet to 11 feet adjacent to the eastern property line; and 3) waive the minimum public road frontage from the required 75 feet to 29 feet in Land Lots 357 and 384 of the 19th District. Located on the north side of Lost Mountain Road, north of Macland Woods Drive (1849 Lost Mountain Road). Staff recommends approval subject to:

1. Accessory structure not to be used for commercial or dwelling uses.

V-117 **PEDRO A. HERNANDEZ** (Pedro Antonio Hernandez and Sonia M. Hernandez Campos, owners) requesting a variance to waive the side setback for an accessory structure under 650 square feet (approximately 500 square foot awning and metal shed) from the required 10 feet to one (1) foot adjacent to the western property line in Land Lot 980 of the 19th District. Located on the south side of Stanley Drive, east of Austell Powder Springs Road (4309 Stanley Drive). Staff recommends approval subject to:

- 1. Accessory structure not to be used for commercial or dwelling uses.**

V-119 **R. LEE SAAR** (R. Lee Saar and Christy L. Saar, owners) requesting a variance to 1) Waive the rear setback for an accessory structure under 650 square feet (approximately 504 square foot garage) from the required 35 feet to 28 feet; 2) waive the major side setback for an accessory structure under 650 square feet (approximately 342 square foot carport) from the required 25 feet to seven feet; 3) allow an accessory structure (approximately 342 square foot carport) to the side of the principal building and closer to the side street right-of-way; 4) waive the side setback for an accessory structure under 144 square feet (approximately 120 square foot shed) from the required five feet to three (3) feet adjacent to the eastern property line; 5) allow an accessory structure (approximately 120 square foot shed) to the side of the principal building; and 6) allow parking and/or access to parking areas on a non-hardened or treated surface (gravel); and 7) waive the front setback from the required 35 feet to 25 feet (existing) in Land Lot 792 of the 17th District. Located at the southeast intersection of Robin Land and Clearwater Drive (2274 Clearwater Drive). Staff recommends approval subject to:

- 1. Site plan received by the Zoning Division on July 11, 2016 for the shown encroachments only.**
- 2. Stormwater Management comments**

V-120 **ROCSHANNA CREESE** (Rocshanna Creese, owner) requesting a variance to waive the rear setback from the required 30 feet to 18 feet in Land Lot 929 of the 19th District. Located on the northwest corner of Citizen Circle and Brookwood Drive (4086 Brookwood Drive). Staff recommends approval subject to:

- 1. Site plan received by the Zoning Division on July 12, 2016 for the shown encroachments only.**
- 2. Stormwater Management comments**

V-121 **KIM HOLMES** (Kim V. Holmes and Charlene B. Holmes, owners) requesting a variance to 1) allow an accessory structure (proposed approximately 33 square foot grill area and proposed approximately 196 square foot bar area with covering) to the side of the principal building and closer to the side street right-of-way, and 2) waive the rear setback for an accessory structure under 650 square feet (proposed approximately 196 square foot bar area with covering) from the required 35 feet to 14 feet in Land Lot 57 of the 16th District. Located on the north side of Jamerson Road, on the south side of Olde Mill Court and on the east side of Olde Mill Drive (4804 Olde Mill Drive). Staff recommends approval subject to:

- 1. Site plan received by the Zoning Division on July 12, 2016 for the shown encroachments only.**
- 2. Applicant to permit the proposed construction.**

V-122 **MICHAEL SEAN REYNOLDS** (Michael S. Reynolds and Elizabeth Reynolds, owners) requesting a variance to waive the major side setback from the required 20 feet to 13 feet in Land Lot 224 of the 20th District. Located on the northeast corner of Rosehedge Way and Climbing Rose Court (1600 Climbing Rose Court). Staff recommends approval subject to:

- 1. Site plan received by the Zoning Division on July 12, 2016 for the shown encroachments only.**
- 2. County Arborist approve landscaping along Modular Block Wall.**

V-123 **JANE WILLIAMS** (Jane Williams, owner) requesting a variance to waive the rear setback from the required 40 feet to 25 feet in Land Lot 71 of the 1st District. Located on the east side of Declaire Way, east of Woodlawn Drive (336 Declaire Way). Staff recommends approval subject to:

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

V-124 **AMY HORSTMAN** (Amy S. Horstman, owner) requesting a variance to waive the rear setback from the required 30 feet to 26 feet in Land Lot 474 of the 16th District. Located on the east side of Charmouth Court, north of Cherbourg Way (3804 Charmouth Court). Staff recommends approval subject to:

- 1. Site plan received by the Zoning Division on July 13, 2016 for the shown encroachments only.**
- 2. Stormwater Management comments**

V-125 **KAMRUZ ZAMAN** (Royal Green Inc., owner) requesting a variance to 1) waive the rear setback from the required 30 feet to four feet; 2) waive the minimum number of parking spaces from the required 22 spaces to 10 spaces; and 3) waive the maximum allowable impervious surface from the required 70% to 95% in Land Lots 557 and 596 of the 16th District. Located on the west side of Sandy Plains Road, south of Post Oak Tritt Road (2715 Sandy Plains Road). Staff recommends approval subject to:

- 1. Site plan received by the Zoning Division on July 13, 2016 for the shown encroachments only.**
- 2. Stormwater Management comments**

V-126 **ANGELA MELONIE CONN HADERS** (Angela Melonie Conn and Joan Conn, owners) requesting a variance to 1) waive the minimum public road frontage from the required 75 feet to zero feet for tracts 1 and 2; and 2) waive the minimum lot size from the required 80,000 square feet to 58,464 square feet for tract 1 and to 65,328 square feet for tract 2 in Land Lot 126 of the 18th District. Accessed by private easement off Sullivan Road. Located off the south side of Sullivan Road, west of Stout Parkway (4969 Sullivan Road). Staff recommends approval subject to:

- 1. Fire Department comments**
- 2. Plat to be reviewed and approved by Cobb County prior to recording.**

V-127 **RYAN MONETTE** (Ryan C. Monette and Kathryn Monette ,owners) requesting a variance to 1) waive the minimum public road frontage from the required 75 feet to zero feet; 2) waive the front setback from the required 35 feet to five feet; 3) waive the minimum lot size from 80,000 square feet to 43,562 square feet for a home off of a private easement; and 4) allow an accessory structure (existing approximately 120 square foot wood shed) to the side and in front of the principal building in Land Lots 1185 and 1192 of the 16th District. Accessed by a private easement from the eastern terminus of Lindsey Place, east of Lindsey Road (4050 Lindsey Road). Staff recommends approval subject to:

- 1. Site plan received by the Zoning Division on July 14, 2016 for the shown encroachments only.**
- 2. Stormwater Management comments**
- 3. Fire Department comments**

V-128 **SARAH DEXTER** (Lataryn U. Dexter and Sarah L. Dexter, owners) requesting a variance to waive the rear setback from the required 30 feet to 17 feet in Land Lot 1070 of the 19th District. Located at the eastern terminus of Foxhall Place, east of Santee Trail (1350 Foxhall Place). Staff recommends approval subject to:

- 1. Site plan received by the Zoning Division on July 14, 2016 for the shown encroachments only.**

V-129 **MAC MCCALL** (Caliber Acworth, LLC, owner) requesting a variance to 1) waive the length of a parking stall from the required 19 feet to 17.4 feet; 2) increase the maximum allowable impervious surface from 70% to 88%; and 3) waive the side setback for an accessory structure under 650 square feet (proposed dumpster enclosure) from the required 10 feet to two feet adjacent to the southern side in Land Lot 122 of the 20th District. Located on the southwest corner of Acworth Due West Road and Cobb Parkway (3245 North Cobb Parkway). Staff recommends approval subject to:

- 1. Site plan received by the Zoning Division on July 14, 2016 for the shown encroachments only.**

V-130 **ROBERT RULE** (James C. Pike and Deborah K. Pike, owners) requesting a variance to 1) allow an accessory structure (proposed 1,296 square foot barn) to the front of the principal building, and 2) waive the setback for a building used for livestock from the required 100 feet to 50 feet in Land Lots 254 and 279 of the 20th District. Located on the south side of Tanner Lake Trail, east of Gordon Combs Road (2826 Tanner Lake Trail). Staff recommends approval subject to:

- 1. Sewer comments**
- 2. Accessory structure not to be used for commercial or dwelling uses.**

V-131 **SAM SAKHAOUI** (Houssam Sakhaoui, owner) requesting a variance to 1) waive the side setbacks from the required 20 feet to 10 feet adjacent to the western property line and to five feet adjacent to the eastern property line in Land Lot 158 of the 16th District. Located on the south side of Shallowford Industrial Parkway, north of Shallowford Road (4369 Shallowford Industrial Parkway). Staff recommends approval subject to:

- 1. Sewer comments**

V-132 **IA LODGING ATLANTA WAVERLY, LLC** (IA Lodging Atlanta Waverly, LLC, owner) requesting a variance to waive the minimum number of parking spaces from the required 653 to 603 in Land Lot 947 of the 17th District. Located on the north side of Galleria Parkway and Galleria Drive east of Cobb Parkway and north of Akers Mill Road (2450 Galleria Parkway). Staff recommends approval subject to:

1. Letter from John Moore dated September 8, 2016.

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.