

**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING *SUMMARY* AGENDA
JANUARY 11, 2017**

CONSENT CASES

- V-1 SCOTT SCHUMACHER AND IRIS SCHUMACHER**
- V-2 LINDA K. SEYL**
- V-3 CHRISTOPHER M. KOC**
- V-4 KELLY JENNINGS**
- V-5 AMANDA FARD**
- V-6 SHONA GRIFFIN AND JAMES HAYMAN**
- V-8 FOYER CUSTOM HOMES, LLC**
- V-9 RACETRAC PETROLEUM, INC**
- V-10 DEBRA GILLOK CASEY**
- V-11 JOHN A. WEBB**

REGULAR CASES

- V-7 SHADY VENT CONSTRUCTION**

COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING *CONSENT* AGENDA
JANUARY 11, 2017

V-1 **SCOTT SCHUMACHER AND IRIS SCHUMACHER** (Scott R. Schumacher and Iris C. Schumacher, owners) requesting a variance to waive the rear setback for an accessory structure under 650 square feet (approximately 320 square foot proposed garage) from the required 30 feet to 11 feet in Land Lot 607 of the 16th District. Located at the northwest terminus of Brisbane Drive, west of Bellegrove Ridge (3651 Brisbane Drive). Staff recommends approval subject to:

1. Site Plan received by the Zoning Division on October 28, 2016.

V-2 **LINDA K. SEYL** (Linda K. Seyl, owner) requesting a variance to 1) allow accessory structures to the side of the principal building (approximately 48 square foot shed and proposed 12 x 24 pool, decking and equipment); and 2) waive the side setback for an accessory structure under 144 square feet (approximately 48 square foot shed) from the required five (5) feet to four (4) feet in Land Lot 482 of the 16th District. Located at the northeast terminus of Camata Place, north of Camata Way (2429 Camata Place). Staff recommends approval subject to:

1. Site Plan received by the Zoning Division on November 4, 2016.

2. Letter for Kathleen M. Vandiver dated December 26, 2016

V-3 **CHRISTOPHER M. KOC** (Christopher M. Koc, owner) requesting a variance to waive the setbacks for an accessory structure over 650 square feet (approximately 950 square foot shed) from the required 100 to 13 feet adjacent to the eastern property line and 26 feet adjacent to the rear property line in Land Lot 17 of the 20th District. Located on the south side of Woolf Valley Court, south of Ridgeway Drive (1241 Woolf Valley Court). Staff recommends approval subject to:

1. Development and Inspections comments.

2. Site Plan received by the Zoning Division on November 9, 2016.

V-4 **KELLY JENNINGS** (Ralph Sohl and Diane Sohl, owners) requesting a variance to 1) waive the side setback from the required 10 feet to nine (9) feet adjacent to the western property line; and 2) increase the maximum allowable impervious surface from 40% to 48% in Land Lot 228 of the 20th District. Located on the south side of Fernstone Court, west of Fernstone Drive (6157 Fernstone Court). Staff recommends approval subject to:

1. Stormwater Management Comments.

V-5 **AMANDA FARD** (Shahab Fard and Amanda Fard, owners) requesting a variance to 1) waive the front setback from the required 35 feet to 28 feet; 2) waive the minimum lot size from the required 20,000 square feet to 15,213 square feet, and 3) waive the rear setback for an accessory structure under 144 square feet (approximately 87 square foot metal shed) from the required five (5) feet to four (4) feet in Land Lot 632 of the 17th District. Located on the east side of Mathews Street, south of Roswell Street (2711 Mathews Street). Staff recommends approval subject to:

1. Traffic Comments.

2. Development and Inspections Comments.

V-6 **SHONA GRIFFIN AND JAMES HAYMAN** (James Hayman, owner) requesting a variance to 1) waive the side setback from the required 10 feet to two (2) feet adjacent to the western property line; and 2) waive the minimum lot width from 75' to 70' (existing) in Land Lot 519 of the 17th District. Located on the south side of Belmont Avenue, east of Adams Drive (1278 Belmont Avenue). Staff recommends approval subject to:

1. Development and Inspections Comments.

2. Site Plan received by the Zoning Division on November 9, 2016.

V-8 **FOYER CUSTOM HOMES, LLC** (GC 4100 Thunderbird, LLC, owner) requesting a variance to waive the rear setback from the required 40 feet to 15 feet in Land Lot 1089 of the 17th District. Located on the southwest corner of Paper Mill Road and Thunderbird Drive (4100 Thunderbird Drive). Staff recommends approval subject to:

- 1. Traffic Comments.**
- 2. Stormwater Management Comments.**

V-9 **RACETRAC PETROLEUM, INC** (Piedmont 200 Galleria Owner, LLC, owner) requesting a variance to increase the maximum allowable building sign area from 380 square feet to 1,200 square feet in Land Lots 946 and 947 of the 17th District. Located on the northeast corner of North Galleria Parkway and Galleria Drive (200 Galleria Parkway). Staff recommends approval subject to:

- 1. Sign Renderings contained in the Variance Analysis.**

V-10 **DEBRA GILLOK CASEY** (Debra Gillock Casey, owner) requesting a variance to 1) waive the rear setback from the required 30 feet to 15 feet; and 2) increase the maximum allowable impervious surface from 40% to 53% (existing) in Land Lot 744 of the 17th District. Located on the south side of Cheyanne Drive, west of Atlanta Road (2140 Cheyanne Drive).

- 1. Stormwater Management Comments**
- 2. Site Plan Received by the Zoning Division November 10, 2016**

V-11 **JOHN A. WEBB** (John A. Webb, owner) requesting a variance to allow a second electrical meter on a residential lot in Land Lots 304 and 305 of the 19th District. Located on the west side of Corner Road, across from Ember Oaks Circle (1570 Corner Road). Staff recommends approval subject to:

- 1. No commercial or dwelling use for additional electrical meter.**

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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.