
VARIANCE ANALYSIS

February 15, 2017

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
FEBRUARY 15, 2017**

CONTINUED AND HELD CASES

- V-7** **SHADY VENT CONSTRUCTION** (Mehdi Jannat-Khah, owner) requesting a variance to 1) waive the rear setback from the required 30 feet to 17 feet; 2) waive the minimum road frontage for an electronic sign from the required 200 feet to 136 feet; 3) allow more than two (2) electronic sign areas per sign [allowance of three (3)]; and 4) waive the maximum allowable impervious surface from 70% to 95% (existing) in Land Lot 27 of the 19th District. Located at the southeast intersection of Ernest Barrett Parkway and Dallas Highway (2489 Dallas Highway).

REGULAR CASES – NEW BUSINESS

- V-12** **LARRY L. CARR** (Edna B. Carr and Larry L. Carr, owners) requesting a variance to 1) allow an accessory structure (approximately 400 square foot carport awning) to be located to the front side of the principal building; and 2) waive the front setback for an accessory structure under 650 square feet (approximately 400 square foot carport awning) from the required 35 feet to 7 feet in Land Lot 149 of the 18th District. Located on the north side of Thunderwood Lane, west of James Road (1522 Thunderwood Lane).
- V-13** **THE GC NET LEAST (ATLANTA WILDWOOD I) INVESTORS, LLC** (The GC Net Lease (Atlanta Wildwood I)Investors, LLC, owner) requesting a variance to 1) waive the front setback of the 4100 building from the required 50 feet to 40 feet; 2) waive the side setback of the 4100 building from the required 40 feet to 15 feet; 3) waive the rear setback along the new property line between the 4100 and 4300 buildings from the required 30 feet to 25 feet; and 4) waive the side setback along the new property line between the two (2) two-level parking decks, buildings 4100 and 4300 and the three-level parking deck from the required 15 feet to 4 feet in Land Lot 988 of the 17th District. Bounded on the north and south sides by Wildwood Parkway, east of Windy Hill Road (4100 & 4300 Wildwood Parkway). **WITHDRAWN WITHOUT PREJUDICE**

- V-14** **ERIC MOON** (Eric Moon and Tanya Tilgner, owners) requesting a variance to waive the maximum allowable height for a fence adjacent to a public road right-of-way or to the front or side of a house in a residential district from 6 to 7 feet in Land Lot 868 of the 17th District. Located on the southwest side of Bobcat Court, on the northeast corner of Powers Ferry Road and Black Bear Drive (940 Bobcat Court).
- V-15** **ROSEANN B. NICHOLS** (Roseann B. Nichols, owner) requesting a variance to waive the setbacks for an accessory structure over 650 square feet (approximately 900 square foot metal building) from the required 100 feet to 15 feet from the rear, 25 feet adjacent to the eastern side, and 42 feet adjacent to the western side in Land Lot 1271 of the 19th District. Located on the north side of Lindsey Drive, west of Jamestowne Drive (4560 Lindsey Drive).
- V-16** **LINH TRAN** (Linh Tran and Heather Tran, owners) requesting a variance to 1) waive the maximum allowable impervious surface from the required 35% to 37%; 2) allow an accessory structure (proposed pool and patio) to the side of the principal building; and 3) waive the setback for a pool from the required 5 feet to 2 feet adjacent to the eastern property line in Land Lots 65 and 89 of the 1st District. Located on the southeast corner of Lexham Drive and Hatton Walk, north of Broxbourne Drive (1300 Hatton Walk).
- V-17** **BEB INVESTMENTS, LLC** (6M Properties, LLC, owner) requesting a variance to 1) waive the minimum road frontage from the required 75 feet to 5 feet for lot 2; 2) Allow three lots to have no public road frontage to access off a private easement for lots 3-5; 3) Reduce the required lot size for a lot off a private easement from 80,000 square feet to 75,358 square feet for lot 3 and 4) waive the front setback for lots 2-5 from the required 50 feet to 45 feet in Land Lot 259 of the 20th District. Located on the west side of Acworth Due West Road, north of Brigade Trail (1049 Acworth Due West Road).

- V-18** **ERIC LARSON** (Eric Larson, owner) requesting a variance to waive the setback for an accessory structure over 650 square feet (approximately 1,200 square foot proposed storage building) from the required 100 feet to 30 feet adjacent to the eastern property line and to 83 feet adjacent to the western property line in Land Lot 104 of the 20th District. Located on the north side of Old Highway 41, southeast of Nowlin Road (3230 Old Highway 41).
- V-19** **STERLING LYONS, LLC** (Sterling Lyons, LLC, owner) requesting a variance to waive the front setback from the required 35 feet (previous variance case V-93 of 2016) to 25 feet in Land Lot 1094 of the 17th District. Located on the north side of Columns Drive, east of Riverlook Parkway (4333 Columns Drive).
- V-20** **TOWN CENTER ASSOCIATES** (Town Center Associates, owner) requesting a variance to 1) allow a wall sign to project above the roofline; 2) waive the maximum sign area of a wall sign from the allowable 160 square feet to 326 square feet (Ippolitos); and 3) waive the maximum sign area of a wall sign from the allowable 120 square feet to 135 square feet (Rockler) in Land Lot 645 of the 16th District. Located on the southeast side of Ernest Barrett Parkway, on the east side of Roberts Court, and on the west side of Interstate 75 (425 Ernest Barrett Parkway).
- V-21** **PETER WAGNER** (Peter Wagner and Trine Wagner, owners) requesting a variance to waive the maximum allowable height for a fence adjacent to a public road right-of-way or to the front or side of a house in a residential district from 6 feet to eight and one-half (8.5) feet in Land Lot 1042 of the 16th District. Located on the southwest corner of Hillwood Drive and Hillwood Point, north of Summit Drive (4080 Hillwood Point).
- V-22** **IGOR GENUT** (Natalya Shimunova, owner) requesting a variance to waive the rear setback from the required 35 feet to 6 feet in Land Lots 633, 634, 663 and 664 of the 16th District. Located on the east side of Morgan Road, directly across from Liberty Hill Road (2400 Morgan Road).

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.