
VARIANCE ANALYSIS

March 15, 2017

Judy Williams
Board of Zoning Appeals

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
MARCH 15, 2017

CONTINUED AND HELD CASES

- 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). *(Held by the Board of Zoning Appeals from their February 15, 2017 hearing)*
- 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). *(Continued by the Board of Zoning Appeals from their February 15, 2017 hearing)*

REGULAR CASES – NEW BUSINESS

- V-23** **JAMES B. GLOVER, V** (James B. Glover, owner) requesting a variance to 1) allow an accessory structure (proposed approximately 400 square foot carport) to the side of the principal building; 2) waive the rear setback for an accessory structure (proposed approximately 400 square foot carport) from the required 35 feet to 10 feet; and 3) allow parking and/or access to parking areas in a residential district on a non-hardened surface in Land Lot 290 of the 20th District. Located on the north side of Burnt Hickory Road, east of Wallis Farms Way (2070 Burnt Hickory Road).

- V-24** **MARIA E. GALVAN** (Maria E. Galvan, owner) requesting a variance to 1) allow an accessory structure (existing approximately 576 square foot carport) to the front of the principal building and (existing 120 square foot shed #1) to the side of the principal building; 2) waive the front setback for an accessory structure under 650 square feet (existing approximately 576 square foot carport) from the required 35 feet to 15 feet; and 3) waive the side and rear setbacks for an accessory structure under 650 square feet (existing approximately 238 square foot shed #2) from the required 10 feet to two feet adjacent to the eastern property line and from the required 35 feet to 32 feet adjacent to the rear property line in Land Lot 122 of the 17th District. Located on the north side of Terrace Drive, west of Plantation Road (356 Terrace Drive).
- V-25** **OLIVIA B. MILLER** (Olivia Stover Miller, owner) requesting a variance to 1) allow an accessory structure (existing approximately 216 square foot carport) to the front of the principal building and (existing approximately 96 square foot shed #1) to the side of the principal building; 2) waive the rear setback from the required 30 feet to 18 feet for the existing house; 3) waive the rear setback for an accessory structure under 144 square feet (approximately 42 square foot accessory building #1) from the required five feet to four feet; 4) waive the setbacks for an accessory structure under 650 square feet (approximately 192 square foot shed #2) from the required 35 feet to zero feet adjacent to the rear property line and from the required 10 feet to zero feet adjacent to the northern property line; and 5) waive the side setback for the house from 10 feet to five feet along the south property line in Land Lot 514 of the 16th District. Located on the western side of Woodgate Court, north of Woodgate Drive (2911 Woodgate Court).
- V-26** **BADGER FAMILY** (Stephen L. Badger and Tracey A. Badger, as Co-Trustees of the Badger Family Trust, Dated December 21, 2004, owners) requesting a variance to waive the setbacks for an accessory structure over 650 square feet (proposed 1,290 square foot sport-court) from the required 100 feet to 10 feet adjacent to the eastern property line, 47 feet adjacent to the western property line, and 59 feet adjacent to the northern property line in Land Lot 55 of the 1st District. Located on the north side of Andrea Pointe, and the south side of Post Oak Tritt Road, north of Walden Lane (4673 Andrea Pointe).

- V-27** **A.J. REHMANI** requesting a variance to 1) waive the minimum public road frontage for proposed Tract II from the required 50 feet to 38 feet; and 2) waive the required lot width at the front setback line for proposed Tract II from the required 60 feet to 55 feet in Land Lots 109 and 41 of the 17th and 18th Districts. Located on the south side of Veterans Memorial Highway on the north side of Lee Road, west of Garner Road and east of Glore Drive (373 Veterans Memorial Highway). **WITHDRAWN BY STAFF WITHOUT PREJUDICE**
- V-28** **IAN CARR** (Ian Carr and Rebekah Carr, owners) requesting a variance to waive the major side setback from the required 20 feet (previously granted V-67 of 2014) to 10 feet adjacent to the southern property line in Land Lot 35 of the 20th District. Located on the eastern side of Old Acworth Dallas Road and north of an unopened Cobb County Right-of-Way, east of Lake Drive (4758 Old Acworth Dallas Road).
- V-31** **BRIGHTWATER HOMES** (Charles T. Carlin and Alison E. Carlin, owners) requesting a variance to waive the maximum building height from the required 35 feet to 42 feet in Land Lot 1186 of the 16th District. Located on the eastern terminus of Dickerson Road, south of Lakeshore Way (101 Dickerson 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.