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# VARIANCE ANALYSIS

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June 14, 2017

Prepared by:  
**COBB COUNTY**  
**PLANNING AND ZONING DIVISIONS**

***COBB COUNTY BOARD OF COMMISSIONERS***

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***COBB COUNTY ZONING DIVISION***  
***COMMUNITY DEVELOPMENT DEPARTMENT***

**Dana Johnson, Director, Community Development**  
**John Pederson, Manager, Zoning Division**



*Cobb County... Expect the Best!*

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**COBB COUNTY BOARD OF ZONING APPEALS**  
**VARIANCE HEARING AGENDA**  
**June 14, 2017**

**CONTINUED AND HELD CASES**

- V-38**      **GEORGE E. ELLIOT** (George E. Elliott, Sr., owner) requesting a variance to waive the minimum lot size from the required 20,000 square feet to 16, 210 square feet in Land Lot 915 of the 16<sup>th</sup> District. Located on the east side of East Piedmont Road, west of Bertha Way (1310 East Piedmont Road). *(Previously continued by staff from the April 12, 2017 and May 10, 2017 Variance hearings until the June 14, 2017 hearing)*
- V-41**      **ROBERT GAILITIS** (Robert Gailitis and Beverly Gailitis, owners) requesting a variance to 1) waive the front setback from the required 35 feet to 21 feet; 2) waive the minor side setback from the required 10 feet to 8 feet; 3) waive the rear setback from the required 35 feet to 22 feet; and 4) increase the maximum allowable impervious surface from 35% to 44.3% in Land Lot 1186 of the 16<sup>th</sup> District. Located on the southeast corner of Lakeshore Way and Lakeshore Court, east of Dickerson Road (254 Lakeshore Court). *(Previously continued by Staff from the May 10, 2017 Variance hearing until the June 14, 2017 hearing)*
- V-43**      **LINDA FANCELLAS** (Linda C. Fancellas, owner) requesting a variance to waive the rear setback from the required 30 feet to 26 feet in Land Lot 516 of the 16<sup>th</sup> District. Located at the southwestern terminus of Colleton Drive, north of Old Piedmont Drive (2869 Colleton Drive). *(Previously held by the Board of Zoning Appeals from the May 10, 2017 hearing until their June 14, 2017 hearing)*
- V-48**      **AIYING WANG** (Aiyong Wang, owner) requesting a variance to waive the rear setback from the required 40 feet to 25 feet in Land Lot 314 of the 16<sup>th</sup> District. Located on the north side of Upland Drive, west of Upland Court (3775 Upland Drive). *(Previously held by the Board of Zoning Appeals from the May 10, 2017 hearing until their June 14, 2017 hearing)*

**CONTINUED AND HELD CASES (cont)**

- V-49**      **SCOTT MOORE** (Scott Moore and Amanda Moore, owners) requesting a variance to 1) allow an accessory structure (proposed 2,560 square foot garage) to the side of the principal structure; and 2) waive the setbacks for an accessory structure over 650 square feet (proposed 2,560 square foot garage) from the required 100 feet to 15 feet adjacent to the north property line, 18 feet adjacent to the southeast property line, and 54 feet adjacent to the east property line in Land Lot 158 of the 20<sup>th</sup> District. Located on the north side of Old Stilesboro Road, west of Stilesboro Lane (4730 Old Stilesboro Road). *(Previously continued by the Board of Zoning Appeals from the May 10, 2017 hearing until their June 14, 2017 hearing)*

**REGULAR CASES – NEW BUSINESS**

- V-55**      **CHRIS MILBY** (Christopher B. Milby, owner) requesting a variance to 1) allow an accessory structure (existing approximately 96 square foot shed) to the side of the principal building; 2) waive the side setback for an accessory structure (existing approximately 96 square foot shed) from the required 5 feet to 2 feet adjacent to the south property line; and 3) waive the rear setback for an accessory structure under 650 square feet (approximately 375 square foot pool house) from the required 35 feet to 16 feet in Land Lot 237 of the 19<sup>th</sup> District. Located on the east side of Shiloh Trail, east of Jordan Road (4308 Shiloh Trail).
- V-56**      **EMILY DAVIS** (Emily D. Gray, owner) requesting a variance to 1) waive the setback for a retaining wall 15 feet tall from the required 15 feet to 12 feet adjacent to the west property line; and 2) waive the rear setback from the required 40 feet to 12 feet in Land Lot 974 of the 17<sup>th</sup> District. Located on the southwest corner of Laramie Drive and Cochise Drive (3588 Cochise Drive).
- V-57**      **MICHAEL LUSK** (Michael G. Lusk, owner) requesting a variance to waive the front setback from the required 35 feet to 30 feet in Land Lot 197 of the 17<sup>th</sup> District. Located on the north side of Radford Circle, south of Church Road and directly across from Ivory Trail (112 Radford Circle).

- V-58**      **CHICK-FIL-A, INC.** (Chick-fil-A, Inc., owner) requesting a variance to 1) waive the landscaped screening buffer adjacent to residentially zoned property from the required 40 feet to zero feet on the south property line; 2) waive the depth of a 90 degree parking stall from the required 19 feet to 18.7 feet (existing) and the drive aisle width from the required 24 feet to 21.25 feet (existing); 3) waive the depth of a 60 degree parking stall from the required 20.66 feet to 17.84 feet (existing) and the drive aisle width from the required 18.5 feet to 12.95 feet (existing); and 4) increase the maximum allowable impervious surface from 70% to 78% in Land Lot 1061 of the 16<sup>th</sup> District. Located on the northwest corner of Summit Village Drive and Roswell Road, north of Greenbriar Parkway (2105 Roswell Road).
- V-59**      **DELORES BROCK** (Delores Brock, owner) requesting a variance to waive the rear setback from the required 35 feet to 19 feet in Land Lot 179 of the 20<sup>th</sup> District. Located on the south side of Honeydew Lane, north of Crestwicke Drive, directly across from Skyhawk Court (2056 Honeydew Lane).
- V-60**      **JASON ADAMS AND LORI ADAMS** (Jason S. Adams and Lori B. Adams, owners) requesting a variance to waive the side setback from the required 10 feet to 3 feet adjacent to the east property line in Land Lot 836 of the 16<sup>th</sup> District. Located on the south side of Old Wagon Road, east of Sewell Mill Road (3411 Old Wagon Road).
- V-61**      **RDC DEVELOPMENT GROUP, LLC** (Duncan Land Investments, LLC, owner) requesting a variance to waive the front setbacks for proposed lots 1-7 from the required 35 feet to 25 feet in Land Lots 585 and 586 of the 16<sup>th</sup> District. Located on the northwest corner of Haven Lane and Piedmont Road, north of Cajun Drive (445 and 481 Piedmont 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.