
VARIANCE ANALYSIS

July 12, 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
July 12, 2017

REGULAR CASES – NEW BUSINESS

- V-62** **DARYL DUREN** (Daryl Duren and Jennifer Duren, owners) requesting a variance to 1) allow an accessory structure (proposed approximately 441 square foot carport) to the side of the principal building; and 2) waive the setbacks for an accessory structure under 650 square feet (carport) from the required 10 feet to 3 feet adjacent to the east property line and from the required 35 feet to 8 feet from the rear in Land Lot 462 of the 16th District. Located on the north side of Dry Creek Road, west of Creek Drive (3471 Dry Creek Road).
- V-63** **HEATHER BAUER** (Nicholas John Bauer and Heather Michelle Bauer, owners) requesting a variance to 1) waive the front setback from the required 35 feet to 30 feet; 2) allow an accessory structure (existing approximately 72 square foot shed) to the side of the principal building; and 3) waive the side setback for an accessory structure under 144 square feet (existing approximately 72 square foot shed) from the required 5 feet to zero feet adjacent to the east property line in Land Lots 157 and 158 of the 1st District. Located on the southern terminus of Charlsie Drive, east of Bedford Oaks Drive (5120 Charlise Drive).
- V-64** **ROBERT KNIGHT** (Robert Knight, owner) requesting a variance to 1) allow an accessory structure (existing approximately 640 square foot carport) to the side of the principal building; 2) allow an accessory structure (carport) to be located closer to the side street right-of-way line than the principal building; 3) waive the major side setback for an accessory structure under 650 square feet (carport) from the required 25 feet to 5 feet; and 4) waive the side setback for an accessory structure under 144 square feet (existing approximately 80 square foot dilapidated metal shed) from the required 5 feet to 3 feet adjacent to the north property line in Land Lots 511 and 512 of the 16th District. Located on the northeast corner of Rockbridge Road and Hunt Cliff Drive (2888 Hunt Cliff Drive).

- V-65** **SANTOS L. GUARDADO** (Santos Lucrecia Guardado, owner) requesting a variance to 1) waive the rear setback for an accessory structure under 650 square feet (320 square foot wood floor and frame building) from the required 35 feet to 27 feet; and 2) waive the minimum lot size from the required 20,000 square feet to 19,999 square feet in Land Lot 150 of the 18th District. Located on the south side of Thunderwood Lane, west of Thunderwood Road (1435 Thunderwood Lane).
- V-66** **ERIC WALLACE** (Eric Wallace, owner) requesting a variance to 1) waive the minimum public road frontage from the required 75 feet to zero feet; and 2) allow parking and/or access to parking areas in a residential district on a non-hardened surface in Land Lots 469 and 470 of the 19th District. Accessed by a gravel drive off the east side of West Sandtown Road, north of Macland Road, and west of Ernest Barrett Parkway (2640 Macland Road).
- V-67** **RUSSEL ALION, JR.** (Russell G. Alion, Jr. and Sarah S. Alion, owners) requesting a variance to waive the rear setback for an accessory structure under 650 square feet (proposed 216 square foot two-story playhouse) from the required 35 feet to 5 feet in Land Lot 1041 of the 17th District. Located on the southern terminus of Inman Hill, west of Denards Mill (3480 Inman Hill).
- V-68** **NARDEN KALDANI** (Leona Badalian and Narden Kaldani, owners) requesting a variance to 1) waive the minimum lot size from the required 20,000 square feet to 16,401 square feet for Lot 2 and; 2) waive the rear setback from the required 35 feet to 25 feet for Lot 2 in Land Lot 985 of the 16th District. Located on the south side of Roswell Road, east of Hood Road, across from Sterling Ridge Chase (2650 Roswell Road).
- V-69** **2045 ANDERSON, LLC** (Raymond K. Davis and Carolyn F. Davis, owners) requesting a variance to 1) waive the minimum lot size from the required 20,000 square feet to 16,988 square feet for proposed lots 1 and 2; and 2) waive the front setback from the required 35 feet to 15 feet for proposed lots 1 and 2 in Land Lots 697 and 698 of the 17th District. Located on the north side of Anderson Drive, west of Atlanta Road (2045 Anderson Drive).

- V-70** **INTEGRATED DESIGNS INTL INC** (Lawrence P. Kay, owner) Land Lot 162 of the 18th District. Located on the east side of Highview Drive, north of Clydesdale Lane, across from Laureen Lane. - **WITHDRAWN BY APPLICANT**
- V-71** **GARY WERT** (Town Center Associates, owner) requesting a variance to waive the allowable size of a wall sign from 851.6 square feet to 20,433 square feet in Land Lot 645 of the 16th District. Located on the south side of Ernest Barrett Parkway, east of Roberts Court, west of Interstate 575 (425 Ernest Barrett Parkway).
- V-72** **ARBOR RIDGE PROPERTIES, LLC** (Arbor Ridge Properties, LLC, owner) requesting a variance to waive the minimum separation between buildings from the required 15 feet to 12 feet in Land Lots 694, 695 and 713 of the 19th District. Located on the east side of Powder Springs Road, south of Pair Road (2375 Powder Springs Road).
- V-73** **YANETH MEDINA-DIAZ** (Yaneth Medina-Diaz, owner) requesting a variance to waive the minimum public road frontage from the required 75 feet to 18 feet in Land Lot 686 of the 19th District. Located on the east side of Macedonia Drive, north of Hopkins Way (No Assigned Address).
- V-74** **RACETRAC PETROLEUM INC** (Shares Holding, LLC, owner) requesting a variance to 1) allow an accessory structure (proposed dumpster enclosure) to the side of the principal building; 2) allow the main RaceTrac parallelogram logo sign to protrude from the building face to 6'5 5/8"; and 3) increase the maximum allowable electronic sign area from the 32 square feet to 80 square feet per side in Land Lots 499 and 503 of the 18th District. Located on the northwest corner of Discovery Boulevard and Mableton Parkway (7035 Mableton Parkway).
- V-75** **ONE JOHNSON FERRY LLC** (One Johnson Ferry LLC, owner) requesting a variance to waive the maximum allowable impervious surface for 6 of the proposed 9 lots as follows; from the required 35% to 47% for lot 1, 36% for lot 2, 39% for lot 3, 36% for lot 4, 36% for lot 5, and 45% for lot 6 in Land Lot 827 of the 16th District. Located on the east side of Johnson Ferry Road, south of Bishop Lake Road (1668 Johnson Ferry Road).

*Cobb County Board of Zoning Appeals
Variance Hearing Agenda
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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.