
VARIANCE ANALYSIS

August 9, 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
August 9, 2017

CONTINUED AND HELD CASE

- 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). *(Continued by Staff from the July 12, 2017 hearing)*

REGULAR CASES – NEW BUSINESS

- V-76** **BRIAN AND TRACY PECONE** (Brian Andrew Pecone and Tracy Lynn Pecone, owners) requesting a variance to 1) allow an accessory structure (185 square foot wooden storage shed) to be located in front of the principal building; 2) waive the front setback for an accessory structure under 650 square feet (185 square foot wooden storage shed) from the required 35 feet to 6 feet; and 3) waive the side setback for an accessory structure under 650 square feet (185 square foot wooden storage shed) from the required 10 feet to 5 feet adjacent to the south property line in Land Lots 511 and 512 of the 16th District. Located on the south side of Rockbridge Road, east of Bells Ferry Road (2810 Rockbridge Road).
- V-77** **IBMSECU** (Wildwood Owner, LLC, owner) – **WITHDRAWN BY APPLICANT**
- V-78** **STADIUM WALK** (Stadium Walk Apartments, LLC, owner) requesting a variance to allow a blade sign to project more than the allowable 48 inches from the building (58.5") in Land Lots 850, 851, 876 and 877 of the 17th District. Located on the west side of Circle 75 Parkway, south of Windy Hill Road (4501 Circle 75 Parkway).

- V-79** **RUSSELL A. MULLINS** (Russell A. Mullins, owner) requesting a variance to 1) waive the minimum public road frontage from the required 75 feet to 35 feet for proposed Tract 1 and to zero feet for proposed Tract 2; 2) waive the minimum lot size for a parcel that has no public road frontage from the required 80,000 square feet to 40,012 square feet; and 3) waive the rear setback on proposed Tract 1 from the required 35 feet to 29 feet (existing) in Land Lot 603 of the 16th District. Located on the east side of Weeping Oak Trace, north of Post Oak Tritt Road (2564 Weeping Oak Trace).
- V-80** **JOY V. SMITH** (Joy Vaughan Smith, owner) requesting a variance to waive the side setback from the required 10 feet to 5 feet adjacent to the east property line in Land Lot 696 of the 17th District. Located on the north side of Lee Road, west of Central Garden Drive (2049 Lee Road).
- V-81** **DANNY G. WALLS** (Danny G. Walls and Alice P. Walls, owners) requesting a variance to 1) allow an accessory structure (existing more than 1,000 square foot detached garage) to the side of the principal building; 2) waive the side setback for an accessory structure over 1,000 square feet (existing more than 1,000 square foot detached garage) from the required 100 feet to 10 feet adjacent to the west property line; 3) allow parking and/or access to parking areas in a residential district on a non-hardened surface; and 4) allow a second electrical meter on a residential lot in Land Lot 158 of the 20th District. Located on the south side of Old Stilesboro Road, east of Galloways Farm Drive (4815 Old Stilesboro Road).
- V-82** **ADRIAN PROST AND LILY PROST** (Adrian J. Prost, Jr. and Lily C. Prost, owners) requesting a variance to waive the rear setback from the required 35 feet to 15 feet in Land Lot 134 of the 1st District. Located at the southwestern terminus of Carlisle Croft Court, on the east side of Willeo Rill Road (2145 Carlisle Croft Court).

- V-83** **JOE LAIN** (Joe Lain and Marcia Lain, owners) requesting a variance to 1) waive the side setback for an accessory structure over 650 square feet (proposed approximately 828 square foot detached garage) from the required 100 feet to 3 feet adjacent to the west property line; and 2) waive the side setback from the required 10 feet to 7.5 feet (existing) adjacent to the east property line in Land Lot 157 of the 1st District. Located on the north side of Rebel Road, west of River Mill Circle (5221 Rebel Road).
- V-84** **COLUMBIA PROPERTIES, INC** (Columbia Parkside I, LLC, owner) requesting a variance to waive the front setback from the required 40 feet to 38 feet in Land Lot 334 of the 20th District. Located at the southwest intersection of Casteel Road and Dallas Highway (3805 Dallas Highway). - **WITHDRAWN WITHOUT PREJUDICE**
- V-85** **RACETRAC PETROLEUM, INC** (Larry E. Wilensky, owner) requesting a variance to 1) allow the main RaceTrac parallelogram logo sign to protrude from the building face to 6'5 5/8"; 2) increase the maximum allowable electronic sign area from 32 square feet to 80 square feet per side; and 3) reduce the length of a parking stall from 19 feet to 18 feet deep in Land Lot 144 of the 19th District. Located on the north side of Dallas Highway at the County line bordering Paulding County (No Assigned Address).

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.