
VARIANCE ANALYSIS

September 13, 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
September 13, 2017

CONTINUED AND HELD CASE

- 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). *(Previously held by the Board of Zoning Appeals from the August 9, 2017 hearing until their September 13, 2017 hearing)*

REGULAR CASES – NEW BUSINESS

- V-86** **LAUREN CANNATELLA** (Lauren Cannatella, owner) requesting a variance to 1) waive the setbacks for an accessory structure under 650 square feet (approximately 323 square foot one story frame workshop) from the required 10 feet adjacent to the northern property line to 0.8 feet and from the required 30 feet from the rear to 4.9 feet; and 2) waive the setbacks for an accessory structure under 650 square feet (play fort) from the required 10 feet adjacent to the southern property line to 3 feet and from the required 30 feet from the rear to 1 foot in Land Lot 463 of the 16th District. Located on the west side of North Hembree Road, north of Hembree Lane (3177 North Hembree Road).
- V-87** **STANLEY HILL** (Wilson & Adama LLC, owner) requesting a variance to 1) allow an accessory structure (proposed drive thru ATM) to the front of the principal building; and 2) waive the front setback from the required 50 feet to 15 feet in Land Lot 225 of the 20th District. Located on the west side of Mars Hill Road, south of Stilesboro Road (1685 Mars Hill Road).

- V-88** **TIMOTHY DYKSTRA** (Timothy Dykstra and Melinda Dykstra, owners) requesting a variance to 1) allow an accessory structure (1,303 square foot barn) to be located closer to the side street-right-of-way line than the principal building; and 2) waive the side setback for an accessory structure over 1,000 square feet (1,303 square foot barn) from the required 100 feet to 22 feet adjacent to the southern property line in Land Lot 151 of the 20th District. Located at the southwest intersection of Cheatham Road and Old Stilesboro Road (6101 Old Stilesboro Road).
- V-89** **JIMMY FREEMAN** (James Freeman Investments, LLLP, owner) requesting a variance to allow parking of vehicles on a gravel surface (non-hardened and treated) in Land Lots 1125, 1126, 1127, and 1169 of the 19th District. Located on the northeast side of C H James Parkway, and at the terminus of Burrow Trail (0 Burrow Trail).
- V-90** **PATRICIA RUIZ** (Patricia Ruiz-Jaime, owner) requesting a variance to 1) allow an accessory structure (metal carport) to the front of the principal building; 2) waive the setbacks for an accessory structure under 650 square feet (metal carport) from the required 35 feet from the front to 17 feet from the required 10 feet from the side to zero feet adjacent to the southern property line; 3) waive the setbacks for an accessory structure under 650 square feet (wood shed) from the required 35 feet from the rear to 7 feet and from the required 10 feet from the side to 4 feet adjacent to the southern property line; and 4) waive the side setback from the required 10 feet to 6 feet adjacent to the southern property line in Land Lot 277 of the 17th District. Located on the east side of Mills Lane, north of Pat Mell Road (2075 Mills Lane).

- V-91** **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; 2) waive the front setback from the required 35 feet to 10 feet and the rear setback from the required 35 feet to 10 feet (with concurrent increases in side setbacks as shown) for proposed tract 1; 3) waive the minimum public road frontage from the required 75 feet to zero feet for proposed tract 2; and 4) waive the minimum lot size for a lot with no public road frontage from the required 80,000 square feet to 40,010 square feet for for proposed tract 2 in Land Lots 623 and 674 of the 16th District. Located at the southern terminus of Prince Howard Lane, south of Prince Howard Drive (2401 Prince Howard Drive).
- V-92** **AXIS INFRASTRUCTURE LLC** (McDonald's Corporation, owner) requesting a variance to waive the minimum number of parking spaces from the required 47 to 38 (existing) in Land Lot 645 of the 16th District. Located at the southwest intersection of I-575 and Ernest Barrett Parkway (305 Ernest Barrett Parkway). – **Withdrawn Without Prejudice**
- V-93** **PHILIP I. LEWIS AND MEREDITH K. LEWIS** (Philip I. Lewis and Meredith K. Lewis, owners) requesting a variance to waive the rear setback from the required 40 feet to 26 feet in Land Lot 264 of the 20th District. Located at the southeastern terminus of Adams Haven Bend, east of Mars Hill Road (1054 Adams Haven Bend).
- V-94** **THE WRIGLEY GROUP** (Elizabeth H. Massie and Alexander J. Massie, owners) requesting a variance to waive the minimum lot size from the required 20,000 square feet to 18, 495 square feet (proposed lot 1) and 18,654 square feet (proposed lot 2) in Land Lot 696 of the 17th District. Located on the west side of Pineridge Road, north of Cooper Lake Road (4010 Pineridge Road).
- V-95** **EMILY SULLIVAN AND ANDREW SULLIVAN** (Andrew K. Sullivan and Emily Sullivan, owners) requesting a variance to 1) waive the side setback from the required 10 feet to 8 feet (existing) adjacent to the northern property line; and 2) allow a retaining wall up to 10 feet in height within 5 feet of the property line (southern property line) in Land Lots 1042 and 1047 of the 17th District. Located on the east side of Denard's Mill, south of Sibley Forest (745 Denard's Mill).

- V-96** **MICHAEL A. MATTHEWS** (Michael A. Matthews and Vicki L. Matthews, owners) requesting a variance to 1) waive the minimum public road frontage from the required 75 feet to 40 feet for proposed tract B; 2) waive the setback for an accessory structure over 650 square feet (existing 895 square foot shed) from the required 100 feet to 17 feet adjacent to the eastern property line and to 36 feet adjacent to the rear property line; and 3) waive the rear setback for an accessory structure under 650 square feet (existing 300 square foot shed) from the required 35 feet to 20 feet in Land Lot 704 of the 16th District. Located on the south side of Whitlock Road, across from Wilderness Way, west of Sandy Plains Road (1600 Whitlock Road).
- V-97** **NVH HOMES LLC** (NVH Homes LLC, owner) requesting a variance to waive the maximum building height for lots 17 and 18 from the required 35 feet to 38 feet 5.25 inches in Land Lot 696 of the 17th District. Located on the northwest side of Central Garden Court, south of Westwood Road (3948 Central Garden Court and 3954 Central Garden Court).
- V-98** **JAMES B. NANNEN AND SANDY W. NANNEN** (James B. Nannen and Sandy W. Nannen, owners) requesting a variance to waive the setback for an accessory structure over 650 square feet (approximately 825 square foot one story frame garage) from the required 100 feet to 13 feet adjacent to the western property line on lot 1 in Land Lot 219 of the 20th District. Located on the southeast corner of Brittany Chase and Stilesboro Road (3455 Stilesboro Road).
- V-99** **JAMES G. CHENEY AND LORI B. CHENEY** (James G. Cheney and Lori B. Cheney, owners) requesting a variance to waive the side setbacks from the required 15 feet to 7 feet adjacent to the western property line and to 10 feet adjacent to the eastern property line in Land Lot 1189 of the 16th District. Located on the south side of Blackland Drive, east of Woodlawn Drive (4428 Blackland Drive).

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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.