
VARIANCE ANALYSIS

December 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
December 13, 2017

CONTINUED AND HELD CASE

- 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).
(Previously held by the Board of Zoning Appeals from their September 13, 2017 and October 11, 2017 hearings until the November 15, 2017 hearing; Continued by the Board of Zoning Appeals until their December 13, 2017 hearing)

REGULAR CASES – NEW BUSINESS

- V-124** **RANDALE KEASLER** (Randale G. Keasler and Carla B. Keasler, owners) requesting a variance to 1) waive the setbacks for an accessory structure under 650 square feet (existing approximately 600 square foot awning “building 1”) from the required 35 feet from the rear to 6 feet; and 2) waive the setbacks for an accessory structure under 650 square feet (proposed approximately 384 square foot “building 2”) from the required 35 feet from the rear to 15 feet in Land Lot 75 of the 20th District. Located at the northern intersection of Silver Lace Lane and Heartleaf Drive, west of Dallas Acworth Highway (3841 Heartleaf Drive).
- V-125** **DAVID SOTTO** (Sotto Design & Development, LLC, owner) requesting a variance to 1) waive the front setback from the required 35 feet to 32 feet; and 2) waive the minimum lot size from the required 20,000 square feet to 17,686 square feet in Land Lot 769 of the 17th District. Located on the west side of Orchard Road, south of Paces Ferry Road (3808 Orchard Road).

- V-126** **STEVEN PULLEN** (Steven D. Pullen and Sally N. Ramadan, owners) requesting a variance to 1) increase the maximum impervious surface from the required 35% to 39%; and 2) allow the proposed pool equipment to the side of the house in Land Lot 186 of the 16th District. Located on the east side of Shamans Drive, south of Shamans Walk (4210 Shamans Drive).
- V-127** **ARAUJO RICHARDO** (Ricardo A. Araujo, owner) requesting a variance to waive the minimum lot size from the required 15,000 square feet to 12,353 square feet in Land Lot 425 of the 16th District. Located on the west side of Lowe Drive, north of Kathryn Drive (3303 Lowe Drive).
- V-128** **CHIP GROOME** (Julianna Gilreath, owner) requesting a variance to 1) waive the front setback from the required 50 feet to 40 feet; and 2) waive the side setbacks from the required 12 feet to 10 feet; and 3) waive the rear setback from the required 40 feet to 30 feet in Land Lot 973 of the 17th District. Located on the south side of Paces Ferry Road, south of New Paces Ferry Road (4240 Paces Ferry Road).
- V-129** **WILLIAM S. WOLCOTT AND ANA G. WOLCOTT** (William S. Wolcott and Ana G. Wolcott, owners) requesting a variance to waive the rear setback from the required 35 feet to 30 feet in Land Lot 1174 of the 16th District. Located on the northwest side of Old Orchard Drive, south of Willow Glenn Drive (2305 Old Orchard Drive).
- V-130** **ASHLEY HOMESTORE** (G&I VIII RCG Cobb Place LLC, owner) requesting a variance to increase the maximum allowable wall sign from 122 square feet to 282.37 in Land Lots 649 and 720 of the 16th District. Located at the northeast intersection of Barrett Lakes Boulevard and Ernest Barrett Parkway (840 Ernest Barrett Parkway).
- V-131** **DONNON BUILDERS INC** (Donnon Builders, Inc., owner) requesting a variance to increase the maximum allowable impervious surface from the required 35% to 41% in Land Lot 1046 of the 16th District. Located on the east side of Summit Drive, south of Hillwood Drive (4270 Summit Drive).

- V-132** **MICHAEL RIDDLE** (Michael Riddle and Andrea Berry Riddle, owners) requesting a variance to 1) allow an accessory structure to the front of the principal building (proposed 858 square foot building and approximately 456 square foot existing shed); and 2) waive the required side setback for an accessory structure over 650 square feet (proposed 858 square-foot building) from the required 100 feet to 15 feet adjacent to the western property line in Land Lot 104 of the 20th District. Located on the south side of Old 41 Highway, south of Liberty Commons Drive (3387 Old 41 Highway).
- V-133** **HUSSEIN ABAZA** (Hussein Abaza, owner) requesting a variance to increase the maximum height of a residential structure from the required 35 feet to 46.5 feet in Land Lot 1057 of the 16th District. Located on the west side of Creekwood Trail, north of Raintree Way (669 Creekwood Trail). - **WITHDRAWN WITHOUT PREJUDICE**
- V-134** **MARIETTA ALLIANCE CHURCH** (Marietta Alliance Church, owner) requesting a variance to allow a face replacement without conversion to monument based sign in Land Lot 813 of the 16th District. Located on the west side of East Piedmont Road, north of Chestnut Springs Boulevard (1787 East 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.