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# VARIANCE ANALYSIS

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April 11, 2018

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

***COBB COUNTY BOARD OF COMMISSIONERS***

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**John Pederson, Manager, Zoning Division**



*Cobb County... Expect the Best!*

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**COBB COUNTY BOARD OF ZONING APPEALS**  
**VARIANCE HEARING AGENDA**  
**April 11, 2018**

**CONTINUED AND HELD CASE**

- V-16**      **EDWARD KOZOL AND MAURINE KOZOL** (Edward M. Kozol and Maurine J. Kozol, owners) requesting a variance to 1) waive the rear setback and landscape buffer from the required 25 feet to 19 feet; and 2) waive the maximum allowable impervious surface from 40% to 50% in Land Lot 744 of the 17<sup>th</sup> District. Located on the east side of Trebourne Square, south of Spring Hill Road (3747 Trebourne Square). *(Previously continued by Staff from the March 13, 2018 hearing until the April 11, 2018 hearing)*

**REGULAR CASES – NEW BUSINESS**

- V-21**      **CHASTAIN MEADOWS 2014, LLC** (Chastain Meadows 2014, LLC, owner) requesting a variance to allow a monument sign less than 62 feet from the centerline in Land Lot 582 of the 16<sup>th</sup> District. Located on the southwest corner of Roberts Trail and Chastain Meadows Parkway (2465 Chastain Meadows Parkway). – **WITHDRAWN WITHOUT PREJUDICE BY STAFF**
- V-22**      **LUIZ GONCALVES** (Luiz Goncalves, owner) requesting a variance to 1) waive the rear setback from the required 30 feet to 17 feet; 2) increase the maximum allowable impervious surface from 40% to 48.19%; and 3) waive the rear setback for an accessory structure under 144 square feet (approximately 80 square foot shed) from the required 5 feet to 2 feet in Land Lot 516 of the 16<sup>th</sup> District. Located at the southern terminus of Stansbury Drive, west of Colleton Drive (828 Stansbury Drive).
- V-23**      **TAMMY S. CLARK** (Tammy S. Clark, owner) requesting a variance to waive the side setback from the required 10 feet to 6 feet adjacent to the northeast property line in Land Lot 769 of the 17<sup>th</sup> District. Located on the west side of Hills Lane Drive, east of West Lane Drive (2285 Hills Lane Drive).

***Cobb County Board of Zoning Appeals  
Variance Hearing Agenda  
April 11, 2018  
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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.