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# VARIANCE ANALYSIS

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August 15, 2018

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

***COBB COUNTY BOARD OF COMMISSIONERS***

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***COBB COUNTY BOARD OF ZONING APPEALS***

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***COBB COUNTY ZONING DIVISION***  
***COMMUNITY DEVELOPMENT DEPARTMENT***

**Dana Johnson, Director, Community Development**  
**John Pederson, Manager, Zoning Division**



*Cobb County... Expect the Best!*

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**COBB COUNTY BOARD OF ZONING APPEALS**  
**VARIANCE HEARING AGENDA**  
**August 15, 2018**

**CONTINUED CASES**

- V-34**      **VININGS JUBILEE PARTNERS, LTD** (Vinings Jubilee Partners, LTD, owner) requesting a variance to 1) waive the minimum sign setback requirement of 62 feet from the center of an arterial road right-of-way; 2) waive the minimum sign setback requirement of 42 feet from the center of any other road right-of-way; 3) waive the requirement that all ground-based monument-style signage must be located a minimum of 1 foot from the existing public right-of-way; and 4) waive the requirement for ground based monument style signage to allow the signs depicted in the attached renderings in Land Lots 908, 909, 952 and 953 of the 17<sup>th</sup> District. Located on south and west side of Paces Ferry Road, east of CSX rail line, bisected by New Paces Ferry Road (4300 Paces Ferry Road, 2850 Paces Ferry Road, 2950 New Paces Ferry Road). *(Previously continued by Staff from the May 9, June 13, and the July 11, 2018 hearings)*
- V-65**      **HOOVER FOODS, INC** (2016 Hoover Revocable Trust, owner) requesting a variance to waive the front setback from the required 50 feet to 48 feet in Land Lot 902 of the 16<sup>th</sup> District. Located on the northwest corner of East Cobb Drive and Johnson Ferry Road, east of Merchants Walk Drive (1312 Johnson Ferry Road). *(Previously continued by the Board of Zoning Appeals from the July 11, 2018 hearing)*

**REGULAR CASES – NEW BUSINESS**

- V-66**      **GLENN A. MELSON** (Glenn Melson and Shelly R. Melson, owners) requesting a variance to allow parking and/or maneuvering of vehicles on a nonhardened or treated surface (existing gravel drive) in Land Lot 340 of the 20<sup>th</sup> District. Located on the north side of Cook Road, west of Holland Road (5760 Cook Road).

- V-67**      **LYNDA W. KENNEY** (Robert N. Kenney and Lynda Womack Kenney, owners) requesting a variance to waive the side setback from the required 10 feet to six (6) feet adjacent to the western property line in Land Lots 1187 and 1188 of the 16<sup>th</sup> District. Located on the north side of Kings Way, west of Kings Chase (4359 Kings Way).
- V-68**      **MARCUS CORLEY** (The Estates of Donna J. Corley and George P. Corley, owners) requesting a variance to 1) waive the rear setback for an accessory structure under 650 square feet (438 square foot 1 story metal building) from the required 35 feet to three (3) feet; 2) waive the required setbacks for an accessory structure over 650 feet (834 square foot metal garage) from the required 100 feet to 60 feet from the rear property line and to 43 feet adjacent to the eastern property line; and 3) allow an accessory structure (834 square foot metal garage) to the side of the principal building in Land Lot 415 of the 19<sup>th</sup> District. Located at the southern terminus of Bond Road, south of Macland Road (2056 Bond Road).
- V-69**      **ANNE E. LEWIN** (Lance A. Lewin and Anne E. Lewin, owners) requesting a variance to waive the major side setback from the required 35 feet to 28 feet in Land Lot 260 of the 20<sup>th</sup> District. Located on the southeast corner of Bud Court and Peace Drive (1026 Peace Drive).
- V-70**      **RICHARD HARRIS** (Richard Lee Harris and Delores C. Harris, owners) requesting a variance to allow a second electrical meter on a residential property in Land Lots 307 and 340 of the 20<sup>th</sup> District. Located on the east side of Holland Road, south of Nichols Road (783 Holland Road).
- V-71**      **JEFF WOODWARD** (Jeffery A. Woodward and Lori A. Woodward, owners) requesting a variance to waive the rear setback for an accessory structure under 650 square feet (proposed 624 square foot storage building) from the required 40 feet to 15 feet in Land Lot 230 of the 20<sup>th</sup> District. Located on the west side of Red Rock Road, north of Fords Road (1255 Red Rock Road).

- V-72**      **JACK HAMEL AND MICHELLE HAMEL** (John H. Hamel III and Michelle L. Hamel, owners) requesting a variance to 1) waive the rear setback for an accessory structure under 650 square feet (approximately 524 square foot shed) from the required 40 feet to 22 feet; 2) waive the setbacks for an accessory structure over 650 square feet (approximately 842 square foot brick workshop) from the required 100 feet to 26 feet adjacent to the western property line and to 45 feet adjacent to the rear property line; and 3) allow an accessory structure (brick workshop) to be located to the side of the principal building in Land Lots 112 and 117 of the 20<sup>th</sup> District. Located on the south side of Hill Road, west of Sundew Drive (5455 Hill Road).
- V-73**      **MR. AND MRS. JOSH MILLS** (Josh Mills and Jill Mills, owners) requesting a variance to 1) waive the required setback for an accessory structure over 650 square feet (proposed 1,940 square foot garage) from the required 100 feet to 30 feet adjacent to the eastern property line; and 2) allow an accessory structure (proposed garage) to be located in front of the principal building in Land Lots 315 and 316 of the 20<sup>th</sup> District. Located on the south side of Bob Cox Road, east of Lake Somerset Drive (3211 Bob Cox Road).

NOTICE OF APPEAL HEARING

August 15, 2018

Cobb County Board of Zoning Appeals

Notice is hereby given that a Special Called Meeting/Appeal Hearing of the Board of Zoning Appeals (“BZA”) will be held immediately following the regularly scheduled monthly Variance Hearing of the BZA on Wednesday, July 11, 2018, at 2:00 p.m., or if the BZA Variance Hearing is still ongoing, then immediately following the BZA Hearing. The BZA shall hear the Appeal of A-02-2018 and A-04-2018 filed by Vison Outdoor Media, LLC pertaining to the decision of Donald Wells and Tannessa Bates to deny 16 sign permits; refusal to issue permits for three signs deemed approved by operation of law; and denial of three sign permit applications. This appeal hearing will be conducted in the Commissioners’ Meeting Room located on the second floor in Cobb County Building A, 100 Cherokee Street, Marietta, Georgia. **(THIS CASE WAS CONTINUED FROM THE JULY 11, 2018 HEARING UNTIL THE AUGUST 15, 2018 HEARING AT THE REQUEST OF VISION OUTDOOR MEDIA, LLC)**

NOTICE OF APPEAL HEARING

August 15, 2018

Cobb County Board of Zoning Appeals

Notice is hereby given that a Special Called Meeting/Appeal Hearing of the Board of Zoning Appeals will be held immediately following the regularly scheduled monthly BZA Hearing on Wednesday, July 11, 2018, at 2:00 p.m., or if the BZA hearing is still ongoing, immediately following the BZA hearing. The BZA shall consider the Appeal to determine if a public nuisance exists due to tall grass and weeds (A-05-2018) filed by Jason Metteer pertaining to the decision of Community Development Code Enforcement Division, to issue a Notice of Violation for grass and weeds exceeding 12 inches in height located in Land Lot 825 of the 16<sup>th</sup> District (1710 Pine Road, Marietta GA, 30062). This appeal hearing will be conducted in the Commissioners’ Meeting Room located on the second floor in Cobb County Building A, 100 Cherokee Street, Marietta, Georgia. **(THIS CASE HAS BEEN CONTINUED UNTIL THE SEPTEMBER 12, 2018 HEARING DATE AT THE REQUEST OF JASON METTEER)**