
VARIANCE ANALYSIS

September 12, 2018

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 12, 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 17th 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; continued to the October 10, 2018 Board of Zoning hearing)*
- 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 16th 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 to the August 15, 2018 hearing; continued by the Board of Zoning Appeals until their September 12, 2018 hearing)*

REGULAR CASES – NEW BUSINESS

- V-74** **JUAN CARLOS HUIZAR** (Juan Carlos Huizar, owner) requesting a variance to waive the rear setback for an accessory structure under 650 square feet (approximately 375 square foot storage building) from the required 35 feet to 17 feet in Land Lot 1138 of the 19th District. Located on the north of Clay Road, east of Flint Hill Road (2262 Clay Road).

- V-75** **STEPHEN DAILY AND GRALYN DAILY** (Stephen Daily and Gralyn Daily, owners) requesting a variance to waive the rear setback from the required 30 feet to eight (8) feet in Land Lot 843 of the 16th District. Located on the southeast corner of Chicadee Court and Wood Thrush Way (1486 Wood Thrush Way).
- V-76** **PERCY ZACHARY** (Georgia Professional Rental Properties, Inc., owner) requesting a variance to 1) waive the minimum number of parking spaces for a daycare center from the required 20 to 11; 2) waive the front setback from the required 50 feet to 29 feet (existing); and 3) waive the rear setback from the required 30 feet to 11 feet (existing) in Land Lot 224 of the 17th District. Located on the west side of South Cobb Drive, north of Barber Road (1456 South Cobb Drive).
- V-77** **BENJAMIN DAVIS** (Benjamin A. Davis, owner) requesting a variance to waive the setbacks for an accessory structure over 650 square feet (existing approximately 720 square foot metal garage) from the required 100 feet to seven (7) feet adjacent to the west property line and to 40 feet from the rear in Land Lot 730 of the 16th District. Located on the south side of Kingswood Drive, east of Arnold Avenue (2528 Kingswood Drive).
- V-78** **CHERYL AMPEL AND PHILLIP AMPEL** (Cheryl L. Zimmerman, owner) requesting a variance to 1) increase the maximum allowable impervious coverage from 35% to 45.6%; and 2) waive the side setback from the required 10 feet to eight (8) feet (existing) adjacent to the east property line in Land Lots 458 and 459 of the 16th District. Located on the north side of Hudson Place Lane, south of Davis Road (3149 Hudson Pond Lane).

- V-79** **KEITH JENKINS** (Keith Edward Jenkins, owner) requesting a variance to 1) waive the rear setback for an accessory structure under 650 square feet (existing approximately 400 square foot canopy) from the required 35 feet to one (1) foot; and 2) waive the rear setback for an accessory structure under 144 square feet (existing approximately 96 foot shed) from the required five (5) feet to three (3) feet in Land Lot 160 of the 18th District. Located on the east side of Allen Road, south of Heritage Way (6077 Allen Road).
- V-80** **TIMOTHY A. HEILIG** (Pamela J. Otto and Albert J. Otto, owners) requesting a variance to allow an accessory structure (proposed pool) to the side of the principal structure in Land Lot 291 of the 20th District. Located on the north side of New Salem Trace, west of New Salem Road (2374 New Salem Trace).
- V-81** **BRANDON THOMAS** (Brandon L. Thomas and Gerri B. Thomas, owners) requesting a variance to 1) waive the front setback from the required 35 feet to 33 feet (existing); 2) waive the side setback from the required 10 feet to nine (9) feet adjacent to the north property line (existing); and 3) waive the required setbacks for an accessory structure over 1,000 square feet (proposed approximately 1,102 square foot garage) from the required 100 feet to 30 feet from the rear, to 15 feet adjacent to the south property line, to 60 feet from the front, and to 75 feet adjacent to the north property line in Land Lot 816 of the 16th District. Located on the east side of Holly Creek Drive, east of Holly Springs Road (2562 Holly Creek Drive).
- V-82** **LUCK WATFORD** (Georgia-Alabama Commercial Investments, LLC, owner) requesting a variance to 1) waive the side setback from the required 10 feet to five (5) feet adjacent to the northwest property line; and 2) increase the maximum impervious surface from 80% to a maximum of 95% in Land Lot 650 of the 16th District. Located on the northeast corner of Cobb Place Boulevard and Ernest Barrett Parkway (550 Ernest Barrett Parkway).

- V-83** **MEK BUSINESS PARK, LLC** (MEK Business Park, LLC, owner) requesting a variance to 1) waive the front setback from the required 50 feet to 37 feet (existing); and 2) waive the side setback from the required 20 feet to ten feet (existing) in Land Lot 690 of the 17th District. Located at the southern terminus of Wright Drive, south of South Cobb Industrial Boulevard (4806 Wright Drive).
- V-84** **MARY CLAIRE RINOSKI AND TY RINOSKI** (Ty W. Rinoski and Mary-Claire Rinoski, owners) requesting a variance to increase the maximum allowable impervious surface from 40% to 45% in Land Lot 227 of the 20th District. Located on the east side of Brookstone Walk, south of Burnt Hickory Road (5866 Brookstone Walk).
- V-85** **BLOMQUIST BUILDERS GROUP** (Blomquist Builders Group, Inc., owner) requesting a variance to waive the front setback from 45 feet to 25 feet for lots 16-23 in Land Lot 340 of the 20th District. Located on the east and west sides of Nuttail Lane, north of Catesby Road (22, 12, 3, 13, 23, 33, 43, 53, 63 Nuttail Lane).
- V-86** **FISCHER HOMES, ATL, LLLP** (Fischer Homes, ATL, L.L.L.P, owner) requesting a variance to waive the major side setback from the required 20 feet to 17 feet in Land Lot 195 of the 20th District. Located on the southwest corner of Edgehill Way and Clovercroft Road (1995 Clovercroft Road).
- V-87** **CHUCK SPOONER** (Plateau Excavation, Inc., owner) requesting a variance to 1) waive the front setback for proposed Tract 2 from the required 50 feet to 27 feet (existing); and 2) waive the minor side setback for proposed Tract 2 from the required 20 feet to 13 feet (existing) in Land Lots 596 and 601 of the 18th District. Located at the northwest intersection of Lee Industrial Boulevard and Delta Circle (7330 Delta Circle).

NOTICE OF APPEAL HEARING

September 12, 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, September 12, 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 16th 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 WAS CONTINUED FROM THE AUGUST 15, 2018 HEARING DATE AT THE REQUEST OF JASON METTEER)**

NOTICE OF APPEAL HEARING

September 12, 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 a previously scheduled Appeal Hearing (Jason Metteer – A-05-2018) of the BZA on Wednesday, September 12, 2018, at 2:30 p.m., or if the previously scheduled Appeal Hearing (Jason Metteer – A-05-2018) is still ongoing, then immediately following that Appeal Hearing. The BZA shall consider the Appeal of Fred Hanna (A-06-2018) pertaining to the decision by Brent Farrell, Community Development Code Enforcement Officer, to issue a Notice of Violation for grass and weeds exceeding 12 inches in height located in Land Lot 470 of the 16th District (3088 Waterfront Drive). 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.

NOTICE OF APPEAL HEARING

October 8, 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 on Monday, October 8, 2018, at 2:15 p.m., or if the BZA Work Session is still ongoing, then immediately following the BZA Work Session. 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 19 sign permit applications and the refusal of the County to issue permits for three signs deemed approved by operation of law. 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 OCTOBER 8, 2018 BZA WORK SESSION).**

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