

**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING SUMMARY AGENDA
November 14, 2018**

WITHDRAWN CASE

V-113 CHASTAIN MEADOWS 2014, LLC (*WITHDRAWN WITHOUT PREJUDICE BY STAFF*)

CONTINUED AND HELD CASE

V-77 BENJAMIN DAVIS (*Held by the Board of Zoning Appeals from their September 12, 2018 hearing; Continued by the Board of Zoning Appeals from their October 10, 2018 hearing until the November 14, 2018 Board of Zoning hearing*)

CONSENT CASES

V-34 VININGS JUBILEE PARTNERS, LTD (*Continued by Staff from the May 9, 2018 through October 10, 2018 hearings until the November 14, 2018 Board of Zoning hearing*)

V-102 JUANA ZARCO-RAMIREZ

V-103 PERLA HERNADEZ

V-104 LEONEL NUNEZ

V-106 BILLY L. CAIN

V-107 ESTATE OF JERE FURR

V-108 SREEKANTH POTNURU AND SUNEETHA POTNURU

V-109 DAVID JEWELL

V-110 CHARLES E. JACKSON

V-111 SPEEDEE

V-112 RICHARD R. MITACEK

V-114 DAVID C. AUSTIN

REGULAR CASES

V-99 ROSHAN PATEL AND MANIJ PATEL

V-100 RASHIDA MOHAMMADI

V-101 MATTHEW REDDINGTON

V-105 VININGS STATION

COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING *CONSENT* AGENDA
November 14, 2018

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).

1. Traffic comments.
2. Water comments.
3. Sewer comments.
4. Subject to the revised sign package dated October 15, 2018.

V-102 **JUANA ZARCO-RAMIREZ** (Juana Zarco-Ramirez, owner) requesting a variance to: 1) Waive the front setback from the required 35 feet to 18 feet; 2) waive the side setback from the required 10 feet to seven (7) feet adjacent to the east property line; 3) waive the side setback for an accessory structure under 144 square feet (approximately 80 square foot shed) from the required five (5) feet to two (2) feet adjacent to the east property line; and 4) waive the rear setback for an accessory structure under 144 square feet (approximately 80 square foot shed) from the required five (5) feet to two (2) feet in Land Lot 422 of the 16th District. Located on the north side of Joel Drive, west of Embry Lane (643 Joel Drive). Staff recommends approval subject to:

1. Applicant to get a building permit for the new construction.
2. Sewer comments.

V-103 **PERLA HERNADEZ** (Perla V. Hernandez, owner) requesting a variance to 1) Allow an accessory structure (proposed pool) to the side of the principal building; and 2) allow an accessory structure (proposed approximately 456 square foot pool house) to the side of the principal building in Land Lot 184 of the 20th District. Located on the northwest corner of Old Stilesboro Road and Acworth Due West Road (2211 Acworth Due West Road). Staff recommends approval.

V-104 **LEONEL NUNEZ** (Leonnell F. Nunez, owner) requesting a variance to: 1) Allow an accessory structure (approximately 396 square foot carport) to the side of the principal building; 2) allow an accessory structure (approximately 396 square foot carport) to be located closer to the side street right-of-way line than the principal building; and 3) allow parking and maneuvering of vehicles on a non- hardened and treated surface (gravel) in Land Lots 221 and 284 of the 17th District. Located on the southeast corner of Carruth Drive and Eastside Drive (961 Eastside Drive). Staff recommends approval subject to:

1. Traffic comments.
2. Development & Inspections comments.
3. Stormwater Management comments.
4. 25-foot paved apron to be approved by DOT.

V-106 **BILLY L. CAIN** (Billy L. Cain, owner) requesting a variance to: 1) Waive the major side setback on Tract 1 from the required 25 feet to 23 feet (existing); 2) waive the side setback for an accessory structure under 650 square feet (214 square foot portable building) from the required 10 feet to one (1) foot adjacent to the east property line on Tract 1; 3) allow parking and/or maneuvering of vehicles on a non-hardened or treated surface (gravel, existing) on Tract 1; 4) waive the rear setback on Tract 2 from the required 35 feet to 32 feet (existing); and 5) waive the side setback for an accessory structure under 650 square feet (165 square foot portable building) from the required 10 feet to seven (7) feet adjacent to the west property line on Tract 2 in Land Lots 859 and 870 of the 16th District. Located on the east corner of Bells Ferry Road and Dickson Road (11 Dickson Road). Staff recommends approval subject to:

1. Traffic comments.
2. Development & Inspections comments.

V-107 **ESTATE OF JERE FURR** (Estate of Jere Furr, owner) requesting a variance to 1) Waive the front setback from the required 50 feet to 42 feet; 2) waive the side setback from the required 20 feet to 19 feet adjacent to the north property line; and 3) waive the rear setback from the required 30 feet to 29 feet in Land Lot 35 of the 17th District. Located on the east side of Old Floyd Road, south of Center Street (5439 Old Floyd Road). Staff recommends approval.

V-108 **SREEKANTH POTNURU AND SUNEETHA POTNURU** (Sreekanth Potnuru and Suneetha Potnuru, owners) requesting a variance to 1) Waive the rear setback for an accessory structure under 650 square feet (approximately 264 square foot building) from the required 30 feet to one (1) foot; 2) waive the side setback for an accessory structure under 650 square feet (approximately 264 square foot building) from the required 10 feet to six (6) feet; 3) waive the front setback for an accessory structure under 650 square feet (approximately 180 square foot tree hut) from the required 35 feet to zero feet; and 4) allow an accessory structure (approximately 180 square foot tree hut) to be in front of the principal building in Land Lot 817 of the 16th District. Located on the southeast corner of Kakki Court and Craig Court (2791 Craig Court). Staff recommends approval subject to:

1. Stormwater Management comments.
2. Stairs to be relocated off the right-of-way.

V-109 **DAVID JEWELL** (David Jewell, owner) requesting a variance to waive the side setback from the required 10 feet to five (5) feet adjacent to the north property line in Land Lot 619 of the 16th District. Located at the northeast intersection of Post Oak Tritt Road and Tritt Springs Trace (2524 Tritt Springs Trace). Staff recommends approval subject to:

1. Development & Inspections comments.
2. Stormwater Management comments.

V-110 **CHARLES E. JACKSON** (Charles E. Jackson and C. Sese Estrada Jackson as Trustess under the Jackson Living Trust, owners) requesting a variance to 1) Waive the rear setback from the required 30 feet (previous V-60 of 2011) to 20 feet; and 2) waive the setbacks for an accessory structure under 144 square feet (approximately 120 square foot shed on blocks) from the required five (5) feet to four (4) feet adjacent to the east property line and to zero feet to the rear property line in Land Lot 559 of the 19th District. Located on the northwest side of Windage Way, west of Windage Drive (1410 Windage Way). Staff recommends approval.

1. Applicant to permit the addition with final approval by Development & Inspections.

V-111 **SPEEDEE** (Spirit Master Funding VI, LLC, owner) requesting a variance to 1) waive the setback for a freestanding sign from the required 62 feet from the center line of an arterial road right-of-way to 50 feet; and 2) allow an electronic message sign on a lot with less than 200 feet of public road frontage on one road in Land Lot 195 of the 20th District. Located on the northeast corner of Dennis Kemp Lane and Mars Hill Road (1830 Mars Hill Road). Staff recommends approval subject to:

1. Traffic comments.
2. Site Plan Review comments.

V-112 **RICHARD R. MITACEK** (Richard Mitacek and Jenifer Camery, owners) requesting a variance to 1) Allow an accessory structure (proposed 1,500 square foot garage) to the front of the principal building; and 2) waive the setbacks for an accessory structure over 1,000 square feet (proposed 1,500 square foot garage) from the required 100 feet to 32 feet from the front property line and 15 feet from the west property line in Land Lot 106 of the 18th District. Located on the west side of Holloman Road, north of Stout Parkway (5920 Holoman Road). Staff recommends approval subject to:

1. Stormwater Management comments.
2. Color of accessory structure to be consistent with the existing house.

- V-114** **DAVID C. AUSTIN** (Joanna Austin, owner) requesting a variance to
- 1) Waive the rear setback for a 400 square foot shed (eastern structure) from the required 35 feet to 20 feet;
 - 2) Waive the setback for a 950 square foot shed & gazebo (western accessory structure) from 100 feet to 15 feet adjacent to the north property line and to 20 feet adjacent to the western property line in Land Lot 250 of the 20th District. Located on the north side of Gilbert Road, west of Old Mountain Road (1450 Gilbert Road). Staff recommends approval subject to:
1. Development & Inspections comments.
 2. Improvements as shown on the Exhibit contained in the Variance Analysis.

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.