
VARIANCE ANALYSIS

October 8, 2008

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

COBB COUNTY BOARD OF COMMISSIONERS

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A G E N D A

**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA
OCTOBER 8, 2008**

CONTINUED CASES

- V-86 KASANDAS PROPERTIES KENNESAW, LLC** (owner) requesting a variance to: 1) waive the number of parking spaces from the required 90 spaces to 68 spaces; and 2) waive the requirement of public road frontage from 50 feet to zero feet to allow commercial development off of a private easement in Land Lots 431, 432, 433 and 434 of the 16th District. Located at the southeast intersection of Busbee Drive and Chastain Road. *(Previously continued by Staff from the August 13, 2008 and September 10, 2008 Board of Zoning Appeals hearings)*

REGULAR CASES – NEW BUSINESS

- V-97 KIM LANDMON** (John M. Landmon, owner) requesting a variance to: 1) waive the setback for an accessory structure (existing 342 square foot carport) from the required 40 feet to 35 feet; and 2) allow an accessory structure to the front of the primary structure on lot 5 in Land Lot 1221 of the 19th District. Located on the south side of Clay Road, east of White Boulevard (999 Clay Road).
- V-98 DWAYNE SAMPLES** (owner) requesting a variance to: 1) waive the side setback for an accessory structure over 144 square feet (existing shed) from the required 10 feet to 2 feet adjacent to the south property line; 2) waive the setback for an accessory structure over 650 square feet (existing 858 square foot garage) from the required 100 feet to 9 feet adjacent to the southern property line, 70 feet adjacent to the northern property line and 90 feet adjacent to the eastern property line; and 3) allow existing accessory structure to the side of the primary structure on lot 1 in Land Lot 611 of the 19th District. Located on the west side of Hopkins Road, north of Ridgcrest Drive (2800 Hopkins Road).
- V-99 CHARLES A. AND VELDA M. BUSH** (owners) requesting a variance to waive the setback on lot 178 from the required 45 feet to 35 feet in Land Lot 88 of the 19th District. Located on the south side of Crimsonwood Court, south of Broadlands Lane (607 Crimsonwood Court).

- V-100** **ADELMO RABANALES** (Adelmo N. Rabanales and Idalia Maldonado Rabanales, owners) requesting a variance to: 1) allow an accessory structure to the side of the primary structure; and 2) waive the setback for an accessory structure over 650 square feet (proposed 1,757 square foot garage) from the required 100 feet to 7 feet adjacent to the northern property line, 78 feet adjacent to the western property line and 18 feet adjacent to the eastern property line in Land Lot 234 of the 17th District. Located on the east side of Ben Daniel Road, southwesterly of Gray Road (2907 Ben Daniel Road).
- V-101** **ROBERT WEST HARRIS** (owner) requesting a variance to: 1) allow an accessory structure to the front of the primary structure; and 2) waive the setback for an accessory structure over 650 square feet (proposed 780 square foot detached garage) from the required 100 feet to 30 feet adjacent to the east property line and 46 feet adjacent to the south property line in Land Lots 118 and 119 of the 20th District. Located on the west side of Hill Road, south of Hobson's Ridge Trail (3220 Hobson Glen Lane).
- V-102** **INSOON KIM** (Jen Partners LLC, owner) requesting a variance to: 1) allow an accessory structure to be closer to the side street than the principal building; 2) waive the rear setback from the required 30 feet to 28 feet (existing); and 3) waive the side set back from the required 15 feet to 13 feet (existing) in Land Lot 901 of the 16th District. Located on the northwest intersection of Johnson Ferry Place and Johnson Ferry Road (1232 Johnson Ferry Road).
- V-103** **MICHAEL H. GILBERT** (Michael Herschel Gilbert and Jennifer Linn Secrest, owners) requesting a variance to waive the rear setback for an accessory structure over 144 square feet (proposed 252 square foot shed) from the required 35 feet to 10 feet on lot 7 in Land Lot 382 of the 16th District. Located on the south side of Kilkenny Way, west of Trickum Road (2302 Kilkenny Way).

- V-104 RLB FRIENDSHIP, LLC** (owner) requesting a variance to: 1) waive the public road frontage on tract A from the required 50 feet to 18 feet; 2) waive the public road frontage on tract B from the required 50 feet to 44 feet; and 3) waive the public road frontage on tract C from the required 50 feet to 42 feet in Land Lots 781, 785, 786, and 869 of the 18th District. Located on the south side of The Bluffs, south of Riverside Parkway (260 The Bluffs).
- V-105 PONNAMBALAM MUTHIAH** (owner) requesting a variance to: 1) allow an accessory structure (proposed bridge) to the front of the primary structure; 2) waive the setback for an accessory structure over 650 square feet (proposed 2,431 square foot garage) from the required 100 feet to 40 feet adjacent to the western property line; and allow said garage to be to the side of the primary structure and 3) waive the setback for an accessory structure (proposed tennis court) from the required 40 feet to 30 feet adjacent to the western property line in Land Lots 1077 and 1078 of the 17th District. Located on the west side of Paper Mill Road, south of Streamside Drive (3911 Paper Mill Road).
- V-106 NORTHWEST NEUROLOGY, P.C.** (James D. Rollins, owner) requesting a variance to: 1) waive the front setback from the required 50 feet to 25 feet; 2) waive the side setbacks from the required 15 feet to 10 feet; and 3) waive the lot size from the required 20,000 square feet to 16,900 square feet in Land Lot 1006 of the 19th District. Located on the east side of Austell Road, north of Fairview Drive (4439 Austell Road).
- V-107 JONATHAN BLAIR WALDRON AND KRISTINA WALDRON** (Christopher S. Lynch and Anne C. Lynch, owner) requesting a variance to allow a third home off of a private easement in Land Lot 981 of the 16th District. Located off of a private easement on the east side of Royal Oak Drive (3209 Royal Oak Drive).

- V-108 SHILOH HILLS BAPTIST CHURCH OF COBB COUNTY, INC.** (owner) requesting a variance to: 1) waive the maximum allowable total sign area from 64 square feet to 110 square feet; and 2) waive the distance between freestanding signs from the required 150 feet to 35 feet in Land Lots 210 and 211 of the 16th District. Located on the south side of Hawkins Store Road, east of Bells Ferry Road (75 Hawkins Store Road).
- V-109 LOCKHEED MARTIN COMMERCIAL PROPERTIES, LLC** (owner) requesting a variance to: 1) waive the side setback adjacent to the north property line from the required 20 feet to zero feet for building “L-31” (existing); 2) waive the front building setback from the required 75 feet to 33 feet for building “L-31” (existing); 3) waive the rear setback from the required 40 feet to 33 feet for building “L-45” (existing); and 4) waive the maximum building height from the required 50 feet to 62.85 feet for building “L-45” (existing) in Land Lots 444 and 493 of the 17th District. Located on the east side of Dixie Avenue, north of Pat Mell Road, and on the east and west sides of Morris Street (private road), the north and south sides of Park Street (private road) and the north side Broad Street (private road).
- V-110 JOHN BENKENDORF** (John B. Benkendorf and Kathleen B. Benkendorf, owners) requesting a variance to waive the maximum allowable impervious surface from 35% to 39% for lot 14 in Land Lot 94 of the 1st District. Located on the north side of Bellingham Drive, west of Roswell Road (4817 Bellingham Drive).
- V-111 DOROTHY WEAVER-IVANOV** (Dorothy Weaver-Ivanov f/k/a Dorothy A. Woods, owner) requesting a variance to: 1) waive the setback for an accessory structure over 144 square feet from the required 10 feet to 5 feet adjacent to the east property line and from 30 feet to 5 feet adjacent to the south property line; and 2) waive the side setback for the primary structure from the required 10 feet to 9 feet (existing) in Land Lot 33 of the 1st District. Located on the south side of Gilham Road, east of Mabry Road (4580 Gilham Road).

HELD CASES

- V-96** **ROBYN ULMAN GELLER** (Robyn Ulman a/k/a Robyn Ulman Geller, owner) requesting a variance to: 1) waive the rear setback from 35 feet to 17 feet; and 2) allow the impervious coverage to be 47% in lieu of the maximum of 35% in Land Lot 994 of the 17th District. Located on the northwestern side of Brightwood Lane, west of Straton Chase (3045 Brightwood Lane). *(Previously held by the Board of Zoning Appeals from their September 10, 2008 hearing)*