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# VARIANCE ANALYSIS

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February 10, 2010

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

***COBB COUNTY BOARD OF COMMISSIONERS***

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COMMUNITY DEVELOPMENT DEPARTMENT***

**Robert Hosack, Director, Community Development  
Mark A. Danneman, Manager, Zoning Division**



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**COBB COUNTY BOARD OF ZONING APPEALS  
VARIANCE HEARING AGENDA  
FEBRUARY 10, 2010**

**REGULAR CASES – NEW BUSINESS**

- V-8**      **GALE S. KOVEN AND ROBERT P. KOVEN** (Gale Smothers Koven, owner) requesting a variance to: 1) waive the rear setback on lot 11 from the required 50 feet to 35 feet; and 2) waive the side setback from the required 25 feet to 22 feet in Land Lot 1260 of the 16<sup>th</sup> District. Located on the south side of Paper Mill Road, west of Atlanta Country Club Drive (4398 Paper Mill Road).
- V-9**      **MADISON HILLS, LLC** (owner) requesting a variance to waive the size of this site from the required 50 acres to 37.57 acres to allow applicant to file for rezoning to PVC in Land Lots 799, 800, 856 and 857 of the 17<sup>th</sup> District. Located on the south side of Delk Road, west of Powers Ferry Road (2560 Delk Road).
- V-10**     **TINA G. LYONS** (Tina G. Lyons f/k/a Tina L. Guest, owner) requesting a variance to: 1) waive the front setback from the required 35 feet to 28 feet; 2) waive the public road frontage from the required 75 feet to 62 feet; 3) waive the maximum length of a breezeway from the required 25 feet to 36 feet; and 4) allow an accessory structure (existing carport) to be to the side of the primary structure in Land Lots 859 and 860 of the 16<sup>th</sup> District. Located on the east side of Huntington Drive, north of Turner Road (1612 Huntington Drive).
- V-11**     **BENCHMARK HOMES, INC.** (Gerald W. Poynter, Jr. and Angeline D. Poynter, owners) requesting a variance to waive the setback for an accessory structure over 650 square feet (proposed 912 square foot garage) from the required 100 feet to 10 feet adjacent to the southern property line and 35 feet from the rear property line in Land Lot 395 of the 17<sup>th</sup> District. Located on the west side of Burdette Road, west of Pebblebrook Road (5454 Burdette Road).
- V-12**     **MATTHEW QUINLAN** (Matthew W. Quinlan and Suzanne A. Quinlan, owners) requesting a variance to waive the rear setback on lot 24 from the required 35 feet to 26 feet in Land Lot 142 of the 1st District. Located on the south side of Hampton Lake Drive, west of Charlsie Drive (5002 Hampton Lake Drive).

- V-13 TYLER AND ELIZABETH SPRATLIN** (Elizabeth K. Spratlin and Robert Tyler Spratlin, owners) requesting a variance to waive the rear setback for two accessory structures over 144 square feet on lot 7 from the required 35 feet to 4 feet in Land Lot 955 of the 17<sup>th</sup> District. Located on the west side of Darbytown Court, west of Brandy Station (3148 Darbytown Court).

**HELD CASE**

- V-85<sup>09</sup> PLATINUM AUTO SPA, INC.** (Kanbur Properties, LLC, owner) requesting a variance to waive the front setback from the required 50 feet to 18 feet in Land Lot 67 of the 1<sup>st</sup> District. Located on the west side of Johnson Ferry Road, north of Lower Roswell Road (1075 Johnson Ferry Road). *(Held by the Board of Zoning Appeals from their November 11, 2009 hearing until their May 12, 2010 hearing; therefore will not be considered at this hearing)*
- V-3 J. W. THOMPSON** (Jerry Wayne Thompson and Joan V. Thompson, owners) requesting a variance to: 1) allow an accessory structure to the side and front of the primary structure and waive the side setback for said structure from the required 12 feet to 5 feet adjacent to the southern property line and the front setback from the required 45 feet to 35 feet; and 2) waive the side setback for an existing shed from the required 12 feet to 1 foot adjacent to the southern property line and the rear setback from the required 40 feet to 36 feet on lot 20 in Land Lots 776 and 809 of the 16<sup>th</sup> District. Located on the west side of Wingard Drive, north of Meadowview Drive (1787 Wingard Drive). *(Previously held by the Board of Zoning Appeals from their January 13, 2010 hearing).*