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# VARIANCE ANALYSIS

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March 10, 2010

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

***COBB COUNTY BOARD OF COMMISSIONERS***

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COMMUNITY DEVELOPMENT DEPARTMENT***

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Mark A. Danneman, Manager, Zoning Division**



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

**REGULAR CASES – NEW BUSINESS**

- V-14**      **RIVERWALK HOMES, LLC** (Riverwalk Homes, LLC, a Georgia Limited Liability Company, owner) requesting a variance to waive the front setback on lot 33 from the required 35 feet to 34 feet in Land Lot 911 of the 16<sup>th</sup> District. Located on the east side of Adams Oaks Landing, north of Sewell Mill Road (1280 Adams Oaks Landing).
- V-15**      **GREG S. CONNER** (Clara R. Conner, owner) requesting a variance to: 1) waive the setback for an accessory structure over 650 square feet (existing 1,500 square foot garage) from the required 100 feet to 5 feet adjacent to the western property line and 36 feet adjacent to the east property line; and 2) waive the side setback for the primary structure adjacent to the east property line from the required 10 feet to 5 feet (existing) in Land Lot 262 of the 20<sup>th</sup> District. Located on the north side of Hadaway Road, east of Lenora Drive (4930 Hadaway Road).
- V-16**      **MICHAEL TODD ROSEMAN** (Michael T. Roseman and Evelina A. Roseman, owners) requesting a variance to waive the setback for an accessory structure over 144 square feet (proposed 600 square foot garage) from the required 35 feet to 15 feet on lot 42 in Land Lot 90 of the 1st District. Located on the north side of Vanderbilt Way, northeasterly of Karls Gate (1497 Vanderbilt Way).
- V-17**      **MFM, LLC** (MFS Properties, LLC, A Georgia Limited Liability Company, owner) requesting a variance to: 1) waive the height of a freestanding sign from the maximum allowable of 20 feet to 26.5 feet; 2) waive the square footage of a freestanding sign from the maximum allowable of 120 square feet to 324 square feet; 3) waive the setback for a freestanding sign from the required 62 feet from the center of the road to 55 feet from the center of the road; and 4) waive the front setback from the required 50 feet to 39 feet (existing) in Land Lot 444 of the 16<sup>th</sup> District. Located on the west side of Canton Highway, south of Worley Road (3185 Canton Highway).

- V-18**      **RANDAL LOWE PLUMBING, LLC** (Randal Lowe and Gayle A. Lowe, owners) requesting a variance to waive the lot size from the required 20,000 square feet to 19,630 square feet to allow applicant to apply for rezoning to GC in Land Lot 939 of the 16<sup>th</sup> District. Located on the south side of Hames Road, east of Kennesaw Avenue (575 Hames Road).
- V-19**      **WILLIAM O. MICHAUD** (owner) requesting a variance to: 1) allow an accessory structure (existing 196 square foot gazebo) to the side and front of the primary structure; 2) waive the setback for said structure from the required 10 feet to 7 feet adjacent to the western property line; and 3) waive the setback for an accessory structure under 144 square feet (existing 72 square foot shed) from the required 5 feet to zero feet adjacent to the south property line and 1 foot adjacent to the east property line in Land Lot 231 of the 16<sup>th</sup> District. Located on the south side of Meadow Trace, west of Meadow Way (1256 Meadow Trace).
- V-20**      **KEVIN D. RHEINSCHMIDT AND TEENA L. RHEINSCHMIDT** (owners) requesting a variance to: 1) waive the rear setback for two accessory structures over 144 square feet (one gazebo and one shed) from the required 30 feet to 16 feet; 2) allow an accessory structure (aforementioned gazebo) to the side of the primary structure on lot 13; and 3) waive the front setback from the required 35 feet to 33 feet (existing) in Land Lot 440 of the 16<sup>th</sup> District. Located at the southeast corner of Lowe Way and Lowe Trail, east of Bells Ferry Road (2995 Lowe Trail).
- V-21**      **L. FRANK SHIRLEY** (Frank Shirley, owner) requesting a variance to: 1) allow an accessory structure (proposed 364 square foot garage) on a lot without a primary structure; and 2) waive the rear setback for aforementioned accessory structure from the required 35 feet to 9 feet on lot 161 in Land Lot 22 of the 20<sup>th</sup> District. Located on the northwesterly side of Abelia Court, south of Boxwood Trace (4641 Abelia Court).

- V-22**      **JAMES CAMPBELL** (Charles D. Lischer and Julie S. Lischer, owners) requesting a variance to: 1) waive the rear setback on lot 11 from the required 40 feet to 15 feet; and 2) waive the front setback from the required 15 feet (per V-236 of 1987) to 13.5 feet (existing) in Land Lot 4 of the 1<sup>st</sup> District. Located at the northeast intersection of Pointe Vedra Drive and Willow Knoll Drive (540 Willow Knoll Drive).

**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)*