

**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA SUMMARY
AUGUST 11, 2010**

CONSENT

- V-51 ALFREDDER COLEMAN AND ANNIE RUTH W. COLEMAN
V-52 SAMMY HARSHAW
V-53 FLOYD MARTIN, SR.
V-56 BRIAN DAVISON
V-57 PATRICK GAFFNEY
V-58 WAFFLE HOUSE, INC.
V-59 WILLIAM AND KARLA MCLENDON
V-61 CHARLES B. ZIRKLE, JR. AND MARY LYNN ZIRKLE

CONTINUED CASE

- V-50 BAY BREEZE SEAFOOD *(Previously continued by the Board of Zoning Appeals from their July 14, 2010 hearing)*

REGULAR CASES

- V-55 MORNING VIEW BAPTIST CHURCH, INC.
V-60 NANCY ELLEN JOHNSTON
V-62 HOMES OF ELEGANCE, LLC

WITHDRAWN CASES

- V-54 TRATON HOMES, LLC-- *WITHDRAWN WITHOUT PREJUDICE*

**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING *CONSENT* AGENDA
AUGUST 11, 2010**

V-51 **ALFREDDER COLEMAN AND ANNIE RUTH W. COLEMAN** (owners) requesting a variance to: 1) allow an accessory structure to the front of the primary structure; and 2) waive the front setback for an accessory structure from the required 35 feet to 30 feet in Land Lot 686 of the 19th District. Located on the south side of Hopkins Way, east of Hopkins Road (3551 Hopkins Way). Staff recommends **approval** subject to:

- **For this structure only;**
- **For this property owner only.**

V-52 **SAMMY HARSHAW** (Sammy Harshaw and Carolyn Harshaw, owners) requesting a variance to: 1) allow an accessory structure to the front of the primary structure; and 2) waive the front setback for an accessory structure from the required 35 feet to 21 feet in Land Lot 686 of the 19th District. Located on the north side of Hopkins Way, east of Hopkins Road (3524 Hopkins Way). Staff recommends **approval** subject to:

- **For this structure only;**
- **For this property owner only.**

V-53 **FLOYD MARTIN, SR.** (Floyd Martin, Sr. and Ethelyn Martin, owners) requesting a variance to: 1) allow an accessory structure to the side of the primary structure; and 2) waive the side setback for an accessory structure over 144 square feet from the required 10 feet to 2 feet in Land Lot 686 of the 19th District. Located on the north side of Hopkins Way, east of Hopkins Road (3544 Hopkins Way). Staff recommends **approval** subject to:

- **For this structure only;**
- **For this property owner only;**
- **No commercial or dwelling use in the two metal sheds behind the house.**

- V-56** **BRIAN DAVISON** (Residential Recovery Fund, LLC, owner) requesting a variance to waive the rear setback on lots 76 and 77 from the required 35 feet to 20 feet in Land Lot 796 of the 16th District. Located on the west side of Morgans Creek Court, north of Bells Ferry Road (430 and 445 Morgans Creek Court). Staff recommends **approval** of the variance request subject to **Development and Inspections comments and Due to the reduced setback and close proximity to the steep slope on the adjacent Georgia Power property all downspouts must be discharged to the ground at the structure to maximize overland flow of roof runoff.**
- V-57** **PATRICK GAFFNEY** (Julie Gaffney and Patrick Gaffney, owners) requesting a variance to allow a retaining wall to be 10 feet in height and within 1 foot of the property line in Land Lots 7 and 8 of the 16th District. Located at the northwest intersection of Shallow Ridge Court and Shallow Ridge Road, north of Shallowford Road (4973 Shallow Ridge Road). Staff recommends **approval** of the variance request subject to **Development and Inspections and Stormwater Management comments.**
- V-58** **WAFFLE HOUSE, INC.** (WH Capital, LLC, owner) requesting a variance to: 1) waive the maximum impervious surface in a Regional Activity Center from 80% to 84.19%; 2) waive the landscape enhancement strip from 8 feet to zero feet; 3) waive the side setback from the required 10 feet to 5 feet adjacent to the northern property line; 4) waive the rear setback from 30 feet to 29 feet; 5) waive the minimum lot size from 20,000 square feet to 16,681 square feet (existing); and 6) waive the depth of a parking space from 19 feet to 18 feet in Land Lot 880 of the 17th District. Located on the southwesterly side of U.S. Highway 41, south of Spring Road (2754 Cobb Parkway). Staff recommends **approval** of the variance request subject to **Traffic and Stormwater Management comments.**

- V-59** **WILLIAM AND KARLA MCLENDON** (Karla A. McLendon, owner) requesting a variance to allow an accessory structure to the side of the primary structure in Land Lot 338 of the 20th District. Located on the westerly side of Old Mountain Road, northeasterly of Mars Hill Road (61 Old Mountain Road). Staff recommends **approval** of the variance request subject to **Development and Inspections and Stormwater Management comments.**
- V-61** **CHARLES B. ZIRKLE, JR. AND MARY LYNN ZIRKLE** (owners) requesting a variance to waive the rear setback from the required 40 feet to 9 feet on lot 18 in Land Lot 970 of the 17th District. Located at the southwest intersection of Farmington Drive and Farmington Place (4340 Farmington Place). Staff recommends **approval** of the variance request subject to **Stormwater Management comments and for the proposed improvements only shown on the submitted site plan dated May 3, 2010.**