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# VARIANCE ANALYSIS

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November 10, 2010

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

***COBB COUNTY BOARD OF COMMISSIONERS***

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***COBB COUNTY ZONING DIVISION  
COMMUNITY DEVELOPMENT DEPARTMENT***

**Robert Hosack, Director, Community Development  
John Pederson, Manager, Zoning Division**



*Cobb County... Expect the Best!*

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

**REGULAR CASES – NEW BUSINESS**

- V-76**        **TRATON HOMES, LLC** (owner) requesting a variance to waive the major side setback on lot 43 from the required 25 feet to 20 feet in Land Lot 254 of the 20<sup>th</sup> District. Located at the northwesterly intersection of Tarpley Court and Tarpley Road, north of Tarpley Place (2698 Tarpley Court).
- V-77**        **TONJA T. STEPPE A/K/A TONJA HUNTER** (owner) requesting a variance to waive the front setback on lot 4 from the required 25 feet to 23 feet (existing) in Land Lot 158 of the 19<sup>th</sup> District. Located on the west side of Dual Hall Court and on the east side of Lost Mountain Road (918 Dual Hall Court).
- V-78**        **JADON STEAVENS** (owner) requesting a variance to waive the side setback on lot 3 from the required 10 feet to 2.5 feet adjacent to the eastern property line in Land Lot 391 of the 18<sup>th</sup> District. Located on the north side of Hunnicut Road, east of Gordon Road (261 Hunnicut Road).
- V-79**        **MICHAEL MCMILLEN** (Michael McMillen and Justin McMillen, JTWROS, owners) requesting a variance to waive the lot size from the required 20,000 square-feet to 11,583 square-feet to allow the applicant to apply for a commercially usable zoning district in Land Lot 743 of the 17<sup>th</sup> District. Located on the east side of Atlanta Road, south of Paces Ferry Road (3691 Atlanta Road).
- V-80**        **JOSE MEDINA** (Medina Classic Curb, Inc., owner) requesting a variance to: 1) waive the lot size from the required 40,000 square-feet to 17,000 square-feet; 2) waive the side setback on either side from the required 20 feet to 5 feet; and 3) waive the rear setback from the required 40 feet to 5 feet in Land Lot 292 of the 17<sup>th</sup> District. Located on the north side of Pearl Street, east of Atlanta Road (108 Pearl Street).

- V-81**            **MERCHANTS WALK (E&A), LLC** (Merchants Walk (E&A), LLC and Kohl's Department Stores, Inc., owners) requesting a variance to: 1) allow electronic signage to be 120 square-feet per allowable sign area in lieu of 32 square-feet per allowable sign area; and 2) allow freestanding signage on road with less than 200 feet of road frontage in Land Lots 901, 902, 903 and 971 of the 16<sup>th</sup> District. Located near the southwest intersection of Johnson Ferry Road and Roswell Road.
- V-82**            **LEVID RAMIREZ** (owner) requesting a variance to waive the setback on lot 19 for an accessory structure over 650 square-feet (1,400 square-foot detached garage) from the required 100 feet to 11 feet adjacent to the eastern property line, 45 feet adjacent to the western property line and 7 feet adjacent to the southern property line in Land Lot 126 of the 17<sup>th</sup> District. Located on the south side of Woods Lane, south of Harris Court (3170 Woods Lane).
- V-83**            **DANNY LANKFORD (FOR PETSMART)** (East West Commons, LLC, owner) requesting a variance to waive the square footage of wall signs to allow a ratio of 2 square-feet per 1 linear foot of store frontage in Land Lots 930, 931, 994 and 995 of the 19<sup>th</sup> District. Located at the southeast intersection of Austell Road and East-West Connector (4155 Austell Road). **WITHDRAWN WITHOUT PREJUDICE**

**HELD CASES**

- V-62**            **HOMES OF ELEGANCE, LLC** (owner) requesting a variance to: 1) waive the rear setback from the required 35 feet to 29 feet on lot 13; and 2) waive the maximum allowable impervious surface from 35% to 49% in Land Lots 134 and 166 of the 1<sup>st</sup> District. Located at the northwest intersection of Heath Hollow Lane and Heathermoore Hill (5105 Heath Hollow Lane). *(Previously held by the Board of Zoning Appeals from their August 11, 2010, September 8, 2010 and October 13, 2010 hearings)*