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# VARIANCE ANALYSIS

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February 9, 2011

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**  
**John Pederson, Manager, Zoning Division**



*Cobb County... Expect the Best!*

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**COBB COUNTY BOARD OF ZONING APPEALS  
VARIANCE HEARING AGENDA  
FEBRUARY 9, 2011**

**REGULAR CASES – NEW BUSINESS**

- V-10**      **LARRY D. NEESE** (Maurice F. Briley, II, owner) requesting a variance to waive the setback for a freestanding sign from the required 62 feet from the centerline of the road to 40 feet from the centerline of the road in Land Lot 175 of the 20<sup>th</sup> District. Located on the west side of Old 41 Highway, east of Cobb Parkway (2255 Old 41 Highway).
- V-11**      **WAFFLE HOUSE, INC.** (WH Capital, L.L.C., owner) requesting a variance to: 1) waive the maximum impervious surface in a Regional Activity Center from 80% to 82.19%; and 2) waive the side setback from the required 5 feet to zero feet adjacent to the northern property line in Land Lot 880 of the 17<sup>th</sup> District. Located on the west side of Cobb Parkway, south of Spring Road (2754 Cobb Parkway).
- V-12**      **JAMES E. LORD** (James E. Lord and Nancy H. Lord, owners) requesting a variance to waive the rear setback for an accessory structure over 144 square-feet from the required 35 feet to 10 feet on lot 11 in Land Lot 836 of the 16<sup>th</sup> District. Located on the west side of Meadow Chase Drive, south of Sewell Mill Road (3450 Meadow Chase Drive).
- V-13**      **KEVIN C. HUFF AND RUTH C. HUFF** (owners) requesting a variance to waive the rear setback from the required 35 feet to 19 feet on lot 1 in Land Lot 89 of the 16<sup>th</sup> District. Located at the southwest intersection of Jamerson Forest Circle, south of Jamerson Road (4791 Jamerson Forest Circle).
- V-14**      **NANCY EDENS** (Joseph E. Edens and Nancy Y. Edens, owners) requesting a variance to waive the impervious surface from a maximum of 40% to 45% in Land Lot 694 of the 17<sup>th</sup> District. Located on the west side of Weaver Street, north of Cooper Lake Road (4248 Weaver Street).      **WITHDRAWN WITHOUT PREJUDICE**

- V-15**      **BONNIE K. SHAVER** (Bonnie K. Shaver F/K/A Bonnie Kirchner F/K/A Bonnie K. Scarbrough, owner) requesting a variance to waive the front setback on lot 61 from the required 35 feet to 22 feet in Land Lot 329 of the 20<sup>th</sup> District. Located at the northeast intersection of Battle Forest Drive and Johnston Court (2384 Johnston Court).
- V-16**      **JAVAD SALMASI** (Caspian Enterprises, Inc., owner) requesting a variance to: 1) waive the rear setback from the required 30 feet to 5 feet; and 2) waive the major side setback from the required 25 feet to 7 feet in Land Lot 852 of the 17<sup>th</sup> District. Located at the northwesterly intersection of Windy Hill Road and Interstate 75 (2561 Windy Hill Road).

**HELD CASES**

- 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). *(Previously held by the Board of Zoning Appeals from their November 10, 2010, December 8, 2010 and January 19, 2011 hearings)*