
VARIANCE ANALYSIS

April 13, 2011

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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Cobb County... Expect the Best!

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COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA
APRIL 13, 2011

REGULAR CASES – NEW BUSINESS

- V-21** **JIM PAYNE** (David E. Loveless and Bobbie W. Loveless, owners) requesting a variance to allow an accessory structure to the front of the primary structure in Land Lot 16 of the 17th District. Located on the north side of Austell Road, west of Hicks Road (2554 Austell Road).
- V-22** **AMANDA FARD** (owner) requesting a variance to: 1) waive the side setback adjacent to the eastern property line from the required 10 feet to 8 feet on lot 22; and 2) waive the rear setback from the required 35 feet to 29 feet in Land Lot 238 of the 17th District. Located on the south side of Lucia Drive, west of Hurt Road (98 Lucia Drive).
- V-23** **BOOS DEVELOPMENT GROUP** (Suntrust Bank, Atlanta Georgia, as Trustee of The James L. Dickey Trusts A, C and D; and Raymond James Trust Company, as Trustee of the James L. Dickey Trust B, owners) requesting a variance to: 1) reduce drive queue requirements from 5 cars to 4 cars per line; and 2) waive the rear setback from the required 30 feet to 5 feet in Land Lot 55 of the 20th District. Located on the east side of Wade Green Road, east of Hickory Grove Place.
- V-24** **PETER ANDRESON** (U.S. 41 & I 285 Company, owner) requesting a variance to waive the depth of a parking space from the required 19 feet deep to 18.7 feet deep in Land Lot 979 of the 17th District. Located on the east side of Akers Mill Road, and southwest side of Cobb Galleria Parkway (2955 Cobb Parkway). **WITHDRAWN WITHOUT PREJUDICE**
- V-25** **KEVIN T. BYRNE** (owner) requesting a variance to: 1) waive the rear setback for an accessory structure (proposed 250 square-foot trellis) from the required 40 feet to 5 feet; and 2) allow a retaining wall 12 feet high to be closer than 15 feet to the property line in Land Lot 890 of the 17th District. Located on the north side of North Elizabeth Lane, east of I 285 (4291 North Elizabeth Lane).

- V-26** **WILLIAM C. HONIKER** (William C. Honiker and Mary H. Honiker, owners) requesting a variance to: 1) waive the rear setback on lot 7 from the required 30 feet to 16 feet; 2) waive the side setback from the required 10 feet to 6 feet adjacent to the west property line; 3) waive the rear setback for an accessory structure over 144 square-feet (existing 240 square-foot shed #1) from 35 feet to 20 feet; 4) waive the rear setback for an accessory structure over 144 square-feet (existing 308 square-foot shed #2) from 35 feet to 5 feet; and 5) allow an accessory structure closer to the side street than the primary structure for shed #2 in Land Lot 561 of the 19th District. Located at the southwest intersection of Rustic Drive and Oxbow Way (1677 Rustic Drive).
- V-27** **ROBINSON ROAD DEVELOPMENT, LLC** (owner) requesting a variance to waive the lot size of lots 14 and 15 from the required 20,000 square-feet to 15,000 square-feet, and lot 16 from the required 20,000 square-feet to 18,000 square-feet in Land Lot 1054 of the 16th District. Located at the southeast intersection of Old Canton Road and Robinson Road.
- V-28** **SCOTT LEAVELL** (R. Scott Leavell and Kelly M. Leavell, owners) requesting a variance to: 1) waive the setback for an accessory structure over 800 square-feet (8,228 square-foot existing barn) from the required 100 feet to 68 feet adjacent to the northern property line and 35 feet adjacent to the eastern property line; and 2) waive the side setback for the primary structure adjacent to the south property line from the required 12 feet to zero feet in Land Lot 256 of the 20th District. Located on the east side of Hamilton Road, north of Kennesaw Due West Road.

HELD CASES

- V-18** **FRANK P. POLOGRUTO** (Ronald Purcell and Carole Purcell, owners) requesting a variance to: 1) waive the front setback from the required 35 feet to 30 feet; and 2) waive the side setback adjacent to the northern property line from the required 10 feet to 4 feet in Land Lot 770 of the 17th District. Located at the northwest intersection of Simpson Road and Spring Hill Road (3684 Spring Hill Road). *(Previously held by the Board of Zoning Appeals from their March 9, 2011 hearing)*