
VARIANCE ANALYSIS

July 13, 2011

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

COBB COUNTY BOARD OF COMMISSIONERS

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Cobb County... Expect the Best!

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

REGULAR CASES – NEW BUSINESS

- V-48** **KIMBERLY GILES PEACOCK** (Kimberly C. Giles a/k/a Kimberly Giles Peacock, owner) requesting a variance to waive the rear setback on lot 44 from the required 30 feet to 27 feet in Land Lot 420 of the 16th District. Located at the northwest intersection of Alexis Court and Ballew Drive (3349 Alexis Court).
- V-49** **SCOTT ABERNATHY** (owner) requesting a variance to: 1) waive the rear setback from the required 35 feet to 31 feet adjacent to the south property line; 2) allow an accessory structure to the front of the primary structure; and 3) waive the setback for an accessory structure over 650 square feet (proposed 840 square-foot detached garage) from the required 100 feet adjacent to any property line to 75 feet adjacent to the north property line, 2 feet adjacent to the east property line, and 80 feet adjacent to the south property line in Land Lot 574 of the 19th District. Located on the south side of Reece Road, west of Hopkins Road (3721 Reece Road).
- V-50** **J. KENNETH BRANTLEY** (John Kenneth Brantley and Linda Katron Hendrick Brantley, owners) requesting a variance to: 1) allow an accessory structure on a lot without a primary structure; and 2) waive the setback for an accessory structure over 800 square feet (proposed 960 square-foot barn) from the required 100 feet to 40 feet adjacent to the western property line and 55 feet adjacent to the eastern property line in Land Lot 601 of the 19th District. Located on the south side of Moon Road, east of Florence Road (5241 Moon Road).
- V-51** **STEVEN FONTAINE** (Beverly J. Rhodes and Steven A. Fontaine, owners) requesting a variance to: 1) waive the side setback on lot 13 from the required 10 feet to 5 feet adjacent to the western property line; 2) waive the rear setback for a 144 square-foot accessory structure from the required 35 feet to 1 foot; and 3) waive the side setbacks for two accessory structures from 10 feet to zero feet in Land Lot 697 of the 19th District. Located on the west side of Sasanqua Lane, northeasterly of Pair Road (3118 Sasanqua Lane).

- V-52** **STEVE AND DEBBIE BEARDEN** (Steve Bearden a/k/a Steven Bearden and Debbie Bearden, owners) requesting a variance to: 1) waive the height of a retaining wall from the maximum of 6 feet to 12 feet within 5 feet of the property line; 2) waive the required landscape buffer for the retaining wall; and 3) waive the rear setback from the required 35 feet to 34.9 feet (existing) in Land Lot 279 of the 20th District. Located on the west side of Tarpley Place, west of Tarpley Lane (2801 Tarpley Place).
- V-53** **JEFFREY B. CASHMAN** (Janice J. Cress, owner) requesting a variance to: 1) waive the rear setback on lot 10 from the required 40 feet to 19 feet; and 2) waive the setback for an accessory structure (existing pool) from the required 5 feet to zero feet in Land Lot 1088 of the 17th District. Located on the northwesterly side of Oak Hill Circle, north of Tam Oshanter Drive (521 Oak Hill Circle).
- V-54** **MATTHEW A. CAREY AND AMBER D. CAREY** (owners) requesting a variance to: 1) waive the side setback on lot 9 from the required 12 feet to 7 feet adjacent to the western property line; and 2) waive the rear setback from the required 40 feet to 24 feet in Land Lot 3 of the 1st District and Land Lot 1099 of the 17th District. Located on the east side of Doral Circle, east of Atlanta Country Club Drive (4488 Doral Circle).
- V-55** **CHAD G. KUHLMAN** (owner) requesting a variance to allow a second utility meter on this lot in Land Lot 222 of the 20th District. Located on the south side of Stilesboro Road, west of Allatoona Lane (4525 Stilesboro Road).

HELD CASES

- V-32** **MERITEX ATLANTA INDUSTRIAL I, LLC** (owner) requesting a variance to: 1) waive the number of parking spaces from the required 116 parking spaces to 82 parking spaces; and 2) waive the landscape buffer from the required 50 feet to as little as 3 feet adjacent to the south property line in Land Lot 823 of the 17th District. Located on the west side of North Church Lane, south of Atlanta Road (4850 North Church Lane). *(Previously held by the Board of Zoning Appeals from their May 11, 2011 and June 8, 2011 hearings)*

- V-45** **CHRISTOPHER R. GOMERSALL** (owner) requesting a variance to: 1) waive the side setback on lot 5 from the required 12 feet to 10 feet adjacent to the northern property line; and 2) allow an accessory structure (pool) to the side of the primary structure in Land Lot 908 of the 17th District. Located on the east side of Wallace Circle, south of New Paces Ferry Road (3040 Wallace Circle). *(Previously held by the Board of Zoning Appeals from their June 8, 2011 hearing)*