
VARIANCE ANALYSIS

September 14, 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
SEPTEMBER 14, 2011**

CONTINUED CASE

- 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). *(Previously continued by the Board of Zoning Appeals from their July 13, 2011 and August 10, 2011 hearings)*
- V-56** **GARY YOUNG** (Gary W. Young and Donna M. Young, owners) requesting a variance to: 1) waive the impervious coverage from a maximum of 27% (per previous variance) to 43.23%; and 2) reduce the rear building setback from 40 feet to 12 feet (existing) in Land Lot 1090 of the 17th District. Located on the east side of Cherry Hill Drive, east of Pine Valley Drive (150 Cherry Hill Drive). *(Previously continued by the Board of Zoning Appeals from their August 10, 2011 hearing)*

REGULAR CASES – NEW BUSINESS

- V-61** **SCOTT R. PIERCE AND GABRIELE S. PIERCE** (owners) requesting a variance to waive the impervious surface from the required maximum of 35% to 43% in Land Lot 963 of the 16th District. Located at the southwest intersection of Brown Point Place and Old Canton Road (3070 Brown Point Place).
- V-62** **THOMAS D. PAPELIAN AND LAURIE J. PAPELIAN** (owners) requesting a variance to waive the height of a fence from the maximum allowable of 8 feet to 11 feet in Land Lot 754 of the 16th District. Located on the east side of Charrwood Trace, east of Johnson Ferry Road (4056 Charrwood Trace).

- V-63** **DOUGLAS EDWARD STEPHENS** (owner) requesting a variance to waive the setback for an accessory structure over 650 square feet (existing 680 square-foot shed) from the required 100 feet to 60 feet adjacent to the northern property line, 11 feet adjacent to the western property line and 14 feet adjacent to the southern property line in Land Lot 151 of the 16th District. Located on the east side of Twin Creek Drive, north of Simpson Road (4427 Twin Creek Drive).
- V-64** **PHILLIP L. RUTLEDGE** (owner) 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 (proposed 500 square-foot garage) from the required 25 feet to 10 feet adjacent to the northern property line on lot 19 in Land Lot 181 of the 20th District. Located on the west side of Cloud Land Drive, north of Valley Hill Road (2203 Cloud Land Drive).
- V-65** **JOSEPH POND** (Joseph T. Pond and Elizabeth J. Pond, owners) requesting a variance to: 1) allow livestock (chickens) to be on a lot with less than 2 acres; 2) waive the setback for a building associated with the animals from the required 100 feet to 10 feet adjacent to the southern property line, 65 feet adjacent to the western property line and 75 feet adjacent to the northern property line; and 3) allow animals to be maintained up to the property line in Land Lot 472 of the 16th District. Located on the west side of Plantation Drive, north of Lassiter Road (4112 Plantation Drive).
- V-66** **JOHN M. MATTINGLY** (owner) requesting a variance to waive the rear setback on lot 153 from the required 30 feet to 10 feet in Land Lot 687 of the 19th District. Located on the east side of Westview Drive, east of Westview Cove (3011 Westview Drive).
- V-67** **PATRICK GAHAN AND MADELYN GAHAN** (owners) requesting a variance to allow a second meter on this lot in Land Lots 19 and 20 of the 19th District. Located off of a private easement, east of Somerset Drive (3660 Somerset Drive).

- V-68** **CLYDE LOWELL BALL AND SUZANN D. BALL** (owners) requesting a variance to waive the side setback on lot 84 from the required 10 feet to 6 feet adjacent to the western property line in Land Lots 1041, 1048 and 1049 of the 17th District. Located on the south side of Birds Mill, west of Sharp Mountain Creek (878 Birds Mill).
- V-69** **MARIE LOUIS-JEUNE** (Sherley Louis-Jeune, owner) requesting a variance to waive the setback on lot 11 for an accessory structure over 650 square feet (existing 774.8 square-foot shed) from the required 100 feet to 10 feet adjacent to the western property line, 9 feet adjacent to the southern property line and 45 feet adjacent to the northern property line in Land Lot 130 of the 17th District. Located on the west side of Osborne Court, south of Windy Hill Road (2430 Osborne Court).
- V-70** **DAHESH PATEL** (Dahesh Patel and Archana Patel, owners) requesting a variance to waive the rear setback on lot 12 from the required 30 feet to 19 feet in Land Lot 967 of the 16th District. Located on the west side of Sadlers Walk, north of Robinson Road (3608 Sadlers Walk).
- V-71** **DEMTRIC ROWE** (Barry Glustoff and Robin Zelizer, owners) requesting a variance to waive the rear setback on lot 18 from the required 30 feet to 21 feet in Land Lot 597 of the 16th District. Located at the northwest intersection of Baramore Oaks Court and Baramore Oaks Lane (2625 Baramore Oaks Lane).