
VARIANCE ANALYSIS

March 12, 2012

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
MARCH 14, 2012

REGULAR CASES – NEW BUSINESS

- V-18** **BOUCHRA SAYEDZADA** (Bouchra Sayedzada and Mashid Sayedzada, owners) requesting a variance to: 1) waive the rear setback for an accessory structure over 144 square feet (proposed 330 square foot pavilion) from the required 30 feet to 11 feet; and 2) waive the side setback from the required 10 feet to 9 feet adjacent to the west property line (existing) in Land Lot 482 of the 16th District. Located on the north side of Sandy Plains Road, east of Trickum Road (3079 Sandy Plains Road).
- V-19** **ROBERT CARR** (Robert Lee Carr, owner) requesting a variance to: 1) allow a second meter on a residential lot; and 2) waive the rear setback for an accessory structure over 650 square feet (existing 1,200 square foot garage) from the required 100 feet to 45 feet adjacent to the western property line, 15 feet adjacent to the southern property line on lot 16, and 68 feet adjacent to the north property line in Land Lot 609 of the 19th District. Located on the west side of Old Villa Rica Road, north of Glenn Road (2810 Old Villa Rica Road).
- V-20** **FRED H. GANTT AND CHERYL GANTT** (owners) requesting a variance to: 1) waive the side setback for an accessory structure (existing) from the required 12 feet to zero feet adjacent to the eastern property line; and 2) waive the rear setback for an accessory structure (existing) from the required 40 feet to zero feet in Land Lots 468 and 469 of the 19th District. Located on the south side of Alan Drive, west of West Sandtown Road (2841 Alan Drive).
- V-21** **ATLANTA POOLS** (Walter Brian Kirkley and Stephanie K. Kirkley, owners) requesting a variance to waive the impervious surface on lot 2 from the maximum allowable of 35% to 39.6% in Land Lot 249 of the 16th District. Located on the west side of Springmill Drive, and on the east side of Wesley Chapel Road (4271 Springmill Drive).
- V-22** **CORNERSTONE CRAFTSMEN, INC.** (Michael Caplovitz and Jennifer Caplovitz, owners) requesting a variance to waive the setback for a retaining wall (13 feet) from the required 15 feet to zero feet in Land Lots 74 and 80 of the 1st District. Located on the east side of Sherwood Lane, and on the west side of Johnson Ferry Road (43 Sherwood Lane).

- V-23** **MICHAEL DYCUS** (Michael W. Dycus and Shannon Marie Dycus, owners) requesting a variance to allow a second meter on a residential lot, and waive the setback for a building for animals (chicken coop) from the required 100 feet to 40 feet in Land Lot 2 of the 20th District. Located on the north side of McCoy Road, east of Third Army Road (5892 McCoy Road).
- V-24** **DANE R. GAZAWAY** (Estate of Tulon D. Gazaway, owner) requesting a variance to: 1) allow a second electrical meter on this lot; 2) waive the setbacks for an accessory structure (existing 1,110 square foot barn/storage building) from the required 100 feet adjacent to any property line to 75 feet adjacent to the west property line and 70 feet adjacent to the south property line; and 3) allow an accessory structure (existing barn/storage building) to be to the side of the primary structure in Land Lot 490 of the 19th District. Located at the western end of Green Drive, west of Powder Springs Road (2111 Green Drive).
- V-25** **TPP 19 AUSTELL, LLC** (owner) requesting a variance to waive the rear setback from the required 30 feet to zero feet in Land Lot 924 of the 19th District. Located at the southeast intersection of East West Connector and Floyd Road.

OTHER BUSINESS

CONDUCT OF PUBLIC HEARING – A-01-11

To consider **Appeal of Administrative Decision A-01-11** filed by Seven Springs Homeowners Association, Inc. regarding the appeal of administrative decisions made by Community Development Staff pertaining to permits 2010-004102 and 2010-004103 and compliance of zoning stipulations, for property located in Land Lots 901, 902, 903 and 971 of the 16th District.