

**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA SUMMARY
JULY 11, 2012**

CONSENT CASES

- V-30** **STAN FITZGERALD** *(Previously held by the Board of Zoning Appeals
from their May 9, 2012 and June 13, 2012 hearings)*
- V-48** **LOWELL J. ORR**
- V-51** **KATHRYN STEWART**
- V-52** **JOE N. GUY**
- OB #1** **GARY YOUNG**

REGULAR CASES

- V-49** **WILLIAM T. CAMP**
- V-50** **JOHN J. WILES**
- V-53** **SAHRA AHMED**
- V-55** **NANCY LYNNAH**
- V-56** **WASH GROUP, LLC**

WITHDRAWN CASES

- V-54** **SECURITY EXCHANGE BANK AND THE PIEDMONT BANK**
– *WITHDRAWN WITHOUT PREJUDICE*

COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING *CONSENT* AGENDA
JULY 11, 2012

V-30 **STAN FITZGERALD** (Josephine Fitzgerald, Donna Fitzgerald and Stanley Fitzgerald, owners) requesting a variance to: 1) waive the front setback for an accessory structure over 650 square feet (existing 1,444 square foot garage) from the required 100 feet to 75 feet; 2) waive the side setback for an accessory structure over 650 square feet from the required 100 feet to 25 feet; 3) waive the side setback for an accessory structure over 650 square feet from the required 100 feet to 95 feet; and 4) allow two accessory structures (garage and shed) to be located closer to the side street right-of-way line than the principal building in Land Lots 152 and 153 of the 20th District. Located at the northwestern corner of Cheatham Road and Cheatham Court (2701 Cheatham Court). *(Previously held by the Board of Zoning Appeals from their May 9, 2012 and June 13, 2012 hearings)* Staff recommends **approval** of variance request subject to:

- **Approval of the variance is for the detached garage only, as shown on the site plan last revised on June 14, 2012**

V-48 **LOWELL J. ORR** (O'Neal G. Orr and Lowell Jay Orr, owners) requesting a variance to: 1) waive the rear setback for an accessory structure over 144 square feet (proposed 624 square foot garage) from the required 35 feet to 10 feet; and 2) waive the rear setback for an accessory structure over 144 square feet (existing 320 square foot building) from the required 35 feet to zero feet in Land Lot 1220 of the 19th District. Located on the west side of Deborah Drive, south of Clay Road (1177 Deborah Drive). Staff recommends **approval** of variance request subject to:

- **No living or commercial use of the building**
- **No outdoor storage**

V-51 **KATHRYN STEWART** (Kathryn E. Stewart, owner) requesting a variance to: 1) waive the rear setback from the required 40 feet to 31.5 feet, and 2) waive the side setback adjacent to the west property line from the required 10 feet to 9.96 feet in Land Lot 1032 of the 16th District. Located on the north side of Weddington Ridge, north of Robinson Road (2567 Weddington Ridge). Staff recommends **approval** of variance request subject to:

- **Site plan dated May 8, 2012**

V-52 **JOE N. GUY** (Powers Ferry Woods Office Park Limited Partnership, owner) requesting a variance to: 1) waive the side setback (north side of existing office building 2028 Powers Ferry Road) from the required 15 feet to 10 feet; 2) waive the side setback (south side of existing office building 2026 Powers Ferry Road) from the required 15 feet to 10 feet; and 3) waive the rear setback (west side of existing office building 2026 Powers Ferry Road) from the required 30 feet to 18 feet in Land Lots 1008 and 1009 of the 17th District. Located on the west side of Shadowood Parkway, south of Powers Ferry Road (2026 and 2028 Powers Ferry Road). Staff recommends **approval** of variance request subject to:

- **Approval of the variance is for the existing structures shown on the site plan last revised on May 7, 2012**

OTHER BUSINESS

ITEM #1

To consider amending the site plan for Gary Young regarding V-56 (Gary Young) of 2011, for property located in Land Lots 1090 and 1100 of the 17th District, on the east side of Cherry Hill Drive, east of Pine Valley Drive (150 Cherry Hill Drive). Staff recommends **approval** of variance request subject to:

- **Approval of outdoor kitchen as shown on the submitted site plan, with any other changes to the site plan to come back to the Board of Zoning Appeals as a new variance application**