
VARIANCE ANALYSIS

July 11, 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
JULY 11, 2012**

REGULAR CASES – NEW BUSINESS

- 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).
- V-49** **WILLIAM T. CAMP** (W. T. Camp, owner) requesting a variance to waive the side setback from the required 10 feet to 1.7 feet in Land Lots 1083 and 1084 of the 19th District. Located on the south side of Pentry Road, east of Wales Drive (4667 Pentry Road).
- V-50** **JOHN J. WILES** (Town Center Associates, owner) requesting a variance to: 1) allow wall signs to project above the vertical walls to which they are attached; 2) increase the maximum allowable sign area from 484 square feet to 2,308 square feet (Marshalls); 3) increase the maximum allowable sign area from 325 square feet to 1,809 square feet (T.J. Maxx); and 4) increase the maximum allowable sign area from 282 square feet to 864 square feet (Off Broadway Shoe Warehouse) in Land Lot 645 of the 16th District. Located on the south side of Ernest Barrett Parkway, west of Interstate 575 (425 Ernest Barrett Parkway).
- 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).

- 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).
- V-53** **SAHRA AHMED** (owner) requesting a variance to waive the rear setback for an accessory structure over 144 square feet (existing approximately 192 square foot shed) from the required 35 feet to 15 feet in Land Lot 351 of the 17th District. Located on the west side of Darwin Road, north of Taylor Drive (1766 Darwin Road).
- V-54** **SECURITY EXCHANGE BANK AND THE PIEDMONT BANK** (owners) requesting a variance to allow four (4) lots off a private easement (tract 1, 2 and 5 with tract 6 for private detention only) in Land Lot 125 of the 20th District. Located on the north side of Cobb Parkway (3030 North Cobb Parkway). **WITHDRAWN WITHOUT PREJUDICE**
- V-55** **NANCY LYNNAH** (Nancy Savage Lynah, owner) requesting a variance to waive the minimum lot size requirement from the required 20,000 square feet to the existing 18,683 square feet for the purpose of rezoning to the LRO (low rise office) district in Land Lot 745 of the 17th District. Located on the west side of Atlanta Road (3932 Atlanta Road).

V-56 **WASH GROUP, LLC** (Zions First National Bank, owner) requesting a variance to: 1) waive the front setback from the required 50 feet to 44 feet; 2) waive the side setback from the required 10 feet to zero feet; 3) waive the rear setback for an accessory structure (proposed pay station) from the required 30 feet to 3 feet; 4) allow an accessory structure to be located closer to the side street right-of-way line than the principal building on a corner lot; 5) waive the required number of parking spaces from 22 to 17; and 6) waive the maximum impervious surface from 70% to 81% in Land Lot 493 of the 16th District. Located on the northeast corner of Canton Road and Chance Road (3028 Canton Road).

HELD CASES

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)*

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).