
VARIANCE ANALYSIS

November 14, 2012

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
NOVEMBER 14, 2012**

CONTINUED CASE

- V-70** **JP MORGAN CHASE BANK** (East Cobb Crossing, LLC, owner) requesting a variance to allow an accessory structure (proposed approximately 1,288 square foot drive up ATM) to be located in front of the primary structure and within the front setback in Land Lots 829, 830, 899 and 900 of the 16th District. Located on the north side of Roswell Road, east of Johnson Ferry Road (4281 Roswell Road). *(Previously continued by the Board of Zoning Appeals from their September 12, 2012 hearing and previously continued by Staff from the October 10, 2012 Variance hearing)*

REGULAR CASES – NEW BUSINESS

- V-85** **ROGER W. SAMPLES** (owner) requesting a variance to waive the maximum height of a fence adjacent to a public road right-of-way, or in front of, or to the side of, the house in a residential district from 6 feet to 8 feet in Land Lot 69 of the 16th District. Located on the south side of Hicks Farm Road, east of John Tate Road (451 Hicks Farm Road).
- V-86** **RONALD G. LOWE** (Ronald Gary Lowe and Shirley E. Lowe, owners) requesting a variance to: 1) waive the front setback from the required 50 feet to 34 feet; and 2) waive the side setback from the required 10 feet to 3 feet in Land Lot 53 of the 17th District. Located on the west side of Village Lane Drive (676 Village Lane Drive).
- V-87** **KEVIN S. DANIELL** (David Royce Daniell, Alan Curtis Daniell, Sue Marlene Daniell, Peggy Dale Martin, Kimberly Ann Daniell-White, and Kevin Scott Daniell, owners) requesting a variance to: 1) allow an accessory building on a lot without a principal building; and 2) allow a second electrical meter on a residential lot in Land Lots 1225 and 1292 of the 19th District. Located at the end of Iris Drive, south of Southern Railway right-of-way, and at the end of Brookwood Drive.

- V-88** **REBECCA B. PHALEN** (owner) requesting a variance to: 1) waive the side setback (existing footprint on western side) from the required 10 feet to 9 feet; and 2) waive the side setback (proposed rear addition to the eastern side) from the required 10 feet to 8 feet in Land Lot 83 of the 1st District. Located on the north side of Riverhill Road, east of Johnson Ferry Road (4833 Riverhill Road).
- V-89** **RON & SUZY DEERING** (Suzette M. Deering and Ronald H. Deering, owners) requesting a variance to increase the maximum allowable impervious surface from 35% to 38% in Land Lots 1120 and 1185 of the 16th District. Located on the west side of Greyhaven Lane, north of Lower Roswell Road (307 Greyhaven Lane).
- V-90** **S R M L, INC., D/B/A WEST COBB PINE STRAW** (Walter L. Chastain Revocable Trust, owner) requesting a variance to waive the rear setback for a proposed two story building from the required 30 feet to 14 feet in Land Lots 27 and 28 of the 19th District. Located on the west side of Villa Rica Way, south of Dallas Highway (2325 Dallas Highway).
- V-91** **NOBUKO MACKAY** (owner) requesting a variance to: 1) waive the minimum lot width at front setback line from the required 75 feet to 20 feet for Tract 1; 2) waive the minimum lot width at front setback line from the required 75 feet to 55 feet for Tract 2; 3) waive the minimum public road frontage from the required 75 feet to 38.54 feet for Tracts 1 and 2; 4) allow accessory structures (existing sheds 1, 2, and 3) on a lot with no principal building; 5) waive the rear setback for an accessory structure over 144 square feet (existing 240 square foot shed #1) from the required 40 feet to 37 feet; 6) waive the side setback for an accessory structure over 144 square feet (existing 456 square foot shed #2) from the required 12 feet to 8 feet; and 7) waive the front setback for an accessory structure over 144 square feet (existing 300 square foot shed #3) from the required 50 feet to 10 feet in Land Lot 164 of the 1st District. Located on the north side of Timber Ridge Road.

- V-92** **TOWNE VIEW BAPTIST CHURCH** (Towne View Baptist Church, Inc., owner) requesting a variance to: 1) waive the required 50 foot setback for church buildings to 30 feet (existing footprint on the western side); 2) waive the required 50 foot setback for church buildings to 25 feet (proposed addition on the eastern side); and 3) waive the required 35 foot landscaped screening buffer abutting residential property lines to zero feet (existing) in Land Lot 58 of the 20th District. Located on the north side of Shiloh Road, west of Wooten Lake Road (950 Shiloh Road).

HELD CASES

- V-59** **JOHN COMPTON** (Joseph S. Ollis, owner) requesting a variance to: 1) waive the side setback from the required 10 feet to 8.9 feet for existing house footprint on western side; and 2) waive the rear setback for an accessory structure over 144 square feet (built, detached 320 square foot storage building) from the required 35 feet to 8.3 feet in Land Lot 995 of the 16th District. Located on the west side of Azalea Circle, south of Dogwood Place (1085 Azalea Circle). *(Previously continued by the Board of Zoning Appeals from their August 8, 2012 hearing and previously held by the Board of Zoning Appeals from their September 12, 2012 and October 10, 2012 hearings)*
- V-64** **YOGENDRA PATEL** (Ganeshji, Inc., owner) requesting a variance to allow accessory structures (8 x 12 foot “shed,” approximately 9 x 29 foot “metal storage building,” 20 x 30 foot “metal building,” and an approximately 10 x 30 foot “wood storage building”) to the side of the primary structure in Land Lot 596 of the 16th District. Located on the east side of Sandy Plains Road, north of Kinjac Drive (2690 Sandy Plains Road). *(Previously held by the Board of Zoning Appeals from their September 12, 2012 and October 10, 2012 hearings)*