
VARIANCE ANALYSIS

January 9, 2013

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
JANUARY 9, 2013**

CONTINUED CASE

- V-100^{'12}** **CUMBERLAND MALL, LLC** (owner) requesting a variance to: 1) increase the allowable message portion of a sign from 32 square feet to 377.5 square feet; 2) increase the height of a free standing sign within 660 feet of an interstate from 35 feet to 54.5 feet; 3) allow a pole mounted sign within 660 feet of an interstate highway; and 4) increase the copy area for freestanding signs from 968.25 square feet (per V-162 of 1995) to 1,540.14 square feet in Land Lots 881, 882, 912, 913, 948 and 949 of the 17th District. Located in the boundary of Cobb Parkway, Akers Mill Road, Cumberland Boulevard and Interstate 285. *(Previously continued by the Board of Zoning Appeals from their December 12, 2012 hearing)*

REGULAR CASES – NEW BUSINESS

- V-1** **LARRY JOEL EPSTEIN AND BONNIE IRLYN EPSTEIN** (owners) requesting a variance to permit poultry (ducks) on a lot containing less than two acres in Land Lots 687 and 754 of the 16th District. Located on the northern end of Wellington Lane, east of Johnson Ferry Road (1963 Wellington Lane).
- V-2** **DANA H. WOODALL** (owner) requesting a variance to: 1) waive the side setback (existing footprint on southern side) from the required 10 feet to 9 feet; 2) waive the rear setback for an accessory structure over 650 square feet (existing 1,620 square foot wooden storage building) from the required 100 feet to 15 feet; 3) waive the side setback for an accessory structure over 650 square feet (existing 1,620 square foot wooden storage building) from the required 100 feet to zero feet; 4) waive the setback for an accessory structure (1,620 square foot storage building) from the required 100 feet to 80 feet from the western property line; 5) allow parking and/or access to parking areas in a residential district on a non-hardened surface; and 6) increase the maximum allowable impervious surface from 35% to 64.6% in Land Lot 719 of the 17th District. Located on the east side of Oriole Drive, west of Powers Ferry Road (411 Oriole Drive).

- V-3** **RICK COLLETT** (Kristi A. Traylor, owner) requesting a variance to allow a second electrical meter on a single-family residential lot in Land Lot 308 of the 20th District. Located at the southwest corner of Mars Hill Road and Nichols Road (285 Mars Hill Road).
- V-4** **ROB GOLDEN** (Robert Warren Golden and Rena S. Golden, owners) requesting a variance to waive the rear setback from the required 50 feet to 46 feet in Land Lot 102 of the 1st District. Located on the northeast side of Chartley Lane, north of Shallowford Road (3442 Chartley Lane).
- V-5** **ACADIA HOMES & NEIGHBORHOODS, LLC** (owner) requesting a variance to: 1) waive the rear setback from the required 30 feet to 18.5 feet on the southern side; and 2) waive the landscape buffer from the required 20 feet to 18.5 feet on the southern side in Land Lot 216 of the 20th District. Located on the south side of Arbor Green Court, south of Stilesboro Road (1535, 1539, 1543 and 1547 Arbor Green Court).
- V-6** **MOTEK, LLC** (owner) requesting a variance to: 1) waive the minimum lot size from the required 20,000 square feet to 10,248.6 square feet (existing); 2) waive the side setback from the required 15 feet to 2.1 feet on the western side (existing); 3) waive the side setback from the required 15 feet to 7.8 feet on the eastern side (existing); 4) waive the rear setback from the required 30 feet to 27.5 feet on the southern side (existing); and 5) allow a sign to be located 30 feet from the centerline of a road right-of-way in lieu of the required 42 feet in Land Lot 898 of the 16th District. Located on the south side of Providence Road, west of Roswell Road (4200 Providence Road).
- V-7** **CBC RESTAURANT CORP.** (U.S. 41 & I 285 Company, owner) requesting a variance to: 1) waive the front setback from the required 100 feet to 70 feet on the southern side (proposed patio and covered seating area); and 2) waive the front setback from the required 100 feet to 49 feet on the southern side (existing building) in Land Lot 979 of the 17th District. Located on the north side of Cobb Parkway, between Akers Mill Road and Riverwood Parkway (2973 Cobb Parkway).

- V-8** **DEBORAH A. HARVEY** (owner) requesting a variance to: 1) waive the rear setback from the required 45 feet to 30 feet; and 2) waive the major side setback from the required 45 feet to 35 feet in Land Lot 377 of the 16th District. Located at the southeast corner of Hampton Oaks Bend and Ebenezer Road (1602 Hampton Oaks Bend).
- V-9** **STEVEN ABRAMS AND JOHANNA ZAMBROTTA** (owners) requesting a variance to: 1) waive the major side setback from the required 35 feet to 31.5 feet on the southern side; 2) waive the rear setback from the required 30 feet to 19.3 feet on the eastern side; 3) waive the front setback for an accessory structure from the required 35 feet to 27.8 feet on the western side; and 4) allow an accessory structure on a corner lot to be located closer to the side street right-of-way line than the principal building in Land Lot 39 of the 16th District. Located on the northeast corner of Nashoba Drive and Taloza Court, west of Alabama Road (4187 Nashoba Drive).
- V-10** **RAYMOND TRACEY** (Stanley N. Menezes and Christine H. Chandler, owners) requesting a variance to waive the front setback from the required 35 feet to 25 feet in Land Lots 687 and 754 of the 16th District. Located on the north side of Wellington Lane, east of Johnson Ferry Road (1965 Wellington Lane).
- V-11** **LONA FLOOD** (owner) requesting a variance to: 1) waive the side setback for an accessory structure over 650 square feet (proposed 768 square foot building) from the required 100 feet to 5.7 feet; 2) waive the rear setback for an accessory structure over 650 square feet (proposed 768 square foot building) from the required 100 feet to 6 feet; 3) waive the setback for an accessory structure over 650 square feet from 100 feet to 85 feet adjacent to the west property line; and 4) waive the setback for an accessory structure over 144 square feet (existing 180 square foot shed) from the required 10 feet to 4.7 feet adjacent to the east property line and 35 feet adjacent to the south property line in Land Lot 774 of the 16th District. Located on the southeast corner of Dior Drive and Rugby Road (1860 Dior Drive).

- V-12** **SHANKI ITUM** (4035 Canton Road, LLC, owner) requesting a variance to: 1) waive the minimum lot size from the required 20,000 square feet to 18,332 square feet for the proposed north parcel; and 2) waive the front setback from the required 35 feet to 7.5 feet on the western side (existing) for the south parcel in Land Lot 709 of the 16th District. Located on the northeast corner of Sylvan Road and Hulsey Drive (775 Sylvan Drive).
- V-13** **CARLOS A. DOMATO & MICHELLE R. DOMATO** (owners) requesting a variance to waive the rear setback for an accessory structure over 144 square feet (proposed outdoor kitchen and cabana) from the required 30 feet to 18 feet in Land Lot 538 of the 16th District. Located on the southeast corner of Lassiter Manor Drive and Lassiter Road (2930 Lassiter Manor Drive).
- V-14** **GOLDEN ROSE OF POST OAK, LLC** (owner) requesting a variance to: 1) waive the rear setback from the required 30 feet to 23 feet on the northern side (existing); and 2) waive the side setback from the required 15 feet to 11 feet on the western side (existing) in Land Lot 556 of the 16th District. Located on the north side of Post Oak Tritt Road, east of Sandy Plains Road (2147 Post Oak Tritt Road).

HELD CASES

- V-86^{'12}** **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). *(Previously held by the Board of Zoning Appeals from their November 14, 2012 and December 12, 2012 hearings)*