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# VARIANCE ANALYSIS

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June 12, 2013

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**  
**JUNE 12, 2013**

**REGULAR CASES – NEW BUSINESS**

- V-63**      **APG VININGS, LLC** (owner) requesting a variance to waive the setback for a sign from the required 62 feet from the center line of an arterial road right-of-way to 54.65 feet from the center line of an arterial road right-of-way in Land Lots 841, 842, 885 and 886 of the 17<sup>th</sup> District. Located on the southeast corner of Cumberland Parkway and Bert Adams Road and on the north side of Paces Ferry Road (2675 Paces Ferry Road).
- V-64**      **WILLIAM G. DE MONYE** (William G. de Monye, Pamela G. de Monye, William A. Cominos and Barbara Comnos, owners) requesting a variance to: 1) waive the minimum lot size for lot 6 from the required 30,000 square feet to 27,442 square feet; 2) waive the setback for an accessory structure over 650 square feet (proposed 680 square foot “garage”) from the required 100 feet to 13 feet from the southern property line and 49 feet from the eastern property line; and 3) waive the side setback from the required 12 feet to 5 feet on the southern side of lot 6 in Land Lot 200 of the 20<sup>th</sup> District. Located at the terminus of Beckford Oaks Place, north of Old Stilesboro Road (1850 and 1856 Beckford Oaks Place).
- V-65**      **JERRY NOLES** (Jerry F. Noles, owner) requesting a variance to waive the rear setback for an accessory structure less than 650 square feet (existing “carport”) from the required 35 feet to 6 feet from the western property line in Land Lot 168 of the 19<sup>th</sup> District. Located on the southwest corner of Parsons Greene Drive and Parsons Greene Trail (1051 Parsons Greene Drive).
- V-66**      **MALIAN CORBRIDGE** (Michael Corbridge and Malian T. Corbridge, owners) requesting a variance to increase the maximum allowable impervious surface from 35% to 39.8% in Land Lot 160 of the 19<sup>th</sup> District. Located on the north side of Scarlet Oak Walk, west of Magnolia Springs Trace (4810 Scarlet Oak Walk).

- V-67**      **DONNA L. HARDING** (Donna Lynn Harding, owner) requesting a variance to: 1) allow an accessory structure (existing shed) to be located to the side of the principal building; and 2) waive the side setback for an accessory structure under 650 square feet (existing shed) from the required 10 feet to 7 feet in Land Lot 85 of the 20<sup>th</sup> District. Located on the northeast side of Lakeview Way, south of Nance Road (3849 Lakeview Way).
- V-68**      **EUGENE AND MARTHA WILLIAMS** (Eugene J. Williams and Martha D. Williams, owners) requesting a variance to allow an accessory structure (existing “canvas roof carport”) to be located to the side of the principal building in Land Lot 810 of the 16<sup>th</sup> District. Located on the south side of a private access easement, west of the dead end of Donald Drive (1750 Donald Drive).
- V-69**      **JEFFREY K. KNAUER** (Dr. Jeffery K. Knauer, owner) requesting a variance to waive the setback for a sign from the required 62 feet from the center line of an arterial road right-of-way to 53 feet from the center line of an arterial road right-of-way in Land Lots 595 and 596 of the 16<sup>th</sup> District. Located on the northwest corner of Sandy Plains Road and Kinjac Drive (2663 Sandy Plains Road).
- V-70**      **WILLIAM CLEARY** (Ryan J. Cleary, owner) requesting a variance to: 1) waive the setbacks for an accessory structure over 800 square feet (proposed 1,728 square foot garage) from the required 100 feet to 46 feet on the eastern side, 20 feet on the southern side, and 26 feet on the western side; 2) allow an accessory building (proposed 1,728 square foot garage) to be located closer to the side street right-of-way line than the principal building; and 3) allow an accessory building (proposed 1,728 square foot garage) to be located to the side of the principal building in Land Lots 90, 126 and 127 of the 16<sup>th</sup> District. Located on the northwest corner of Kemp Road and Breakwater Way (1920 Kemp Road).
- V-71**      **JOHNATHAN ROBINSON** (Vinod K. Singh, owner) requesting a variance to increase the maximum allowable impervious surface from 35% to 38% in Land Lot 1037 of the 17<sup>th</sup> District. Located on the east side of Rivers Call Boulevard, north of Wildwood Parkway (3615 Rivers Call Boulevard). **WITHDRAWN WITHOUT PREJUDICE**

- V-72**      **ANIBAL RIVAS** (Nell Williams, owner) requesting a variance to: 1) allow primary access to a church facility from a minor collector roadway; and 2) waive the minimum setback for structures associated with a church use from the required 50 feet to 31 feet on the northern side, 45 feet on the western side, and 9 feet on the southern side in Land Lots 299 and 300 of the 17<sup>th</sup> District. Located on the west side of Old Concord Road, north of Pat Mell Road (1950 Old Concord Road).
- V-73**      **SUMMER BROWN** (Thomas L. Brown and Summer Marie Brown, owners) requesting a variance for appeal related to the minimum lot size of two acres required to maintain poultry as pets or food source in Land Lot 143 of the 20<sup>th</sup> District. Located on the south side of Memorial Parkway, east of Loring Road (3699 Memorial Parkway).

### **HELD CASES**

- V-52**      **DENNIS KEY** (Dennis L. Key and Lynn D. Key, owners) requesting a variance to: 1) waive the setback for an accessory structure over 650 square feet (existing approximately 1,940 square foot “one story frame garage/barn”) from the required 100 feet to 60 feet from the western property line and 20 feet from the southern property line; 2) waive the setback for an accessory structure over 650 square feet (existing approximately 1,456 square foot “tin carport/overhang”) from the required 100 feet to 67 feet from the southern property line and 74 feet from the eastern property line; 3) allow an accessory structure (existing approximately 1,940 square foot “one story frame garage/barn”) to the side of the principal building; and 4) allow an accessory structure (approximately 1,456 square foot “tin carport/overhang”) to the side of the principal building in Land Lot 701 of the 16<sup>th</sup> District. Located on the east side of Tourney Drive, east of Trophy Drive (2082 Tourney Drive). *(Previously held by the Board of Zoning Appeals from their May 8, 2013 hearing)*