

“REVISED”
COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA SUMMARY
JULY 10, 2013

CONSENT CASES

V-74 ROBERT E. HEMBREE
V-75 TIM TONEY
V-76 ADAM HECK
V-77 KRYSTAL MCCALL
V-79 PAUL F. AND BETTY C. RUSH
V-83 MARK A. NELKIN
V-85 BRAD CARROLL
V-86 TERENCE H. WHITE

REGULAR CASES

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V-80 JENNIFER AND JONATHAN TUCKER
V-81 STEPHEN R. HUGHES
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WITHDRAWN CASES

V-90 THE PROVIDENCE GROUP OF GEORGIA CUSTOM
 HOMES, LLC - *WITHDRAWN WITHOUT PREJUDICE*
V-91 PATRICK MALLOY COMPANIES, LLC - *WITHDRAWN*
 WITHOUT PREJUDICE

COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING *CONSENT* AGENDA
JULY 10, 2013

V-74 **ROBERT E. HEMBREE** (owner) requesting a variance to: 1) waive the rear setback from the required 30 feet to 24 feet; 2) waive the rear setback for an accessory structure over 144 square feet (existing 358 square foot “storage building”) from the required 30 feet to zero feet; 3) allow an accessory structure (262 square foot “awning over slab”) to the side of the principal building; and 4) waive the rear setback for an accessory structure over 144 square feet (262 square foot “awning over slab”) from the required 30 feet to 2 feet in Land Lot 1016 of the 19th District. Located at the northern intersection of Wesley Way and Wesley Place (4474 Wesley Place). Staff recommends **approval** of variance request subject to:

- **Development and Inspections comments**
- **Site Plan Review comments**
- **Variance request is only for the encroachments shown on the site plan in the variance analysis**

V-75 **TIM TONEY** (Timothy Scott Toney and Kenny Vidrine Toney, owners) requesting a variance to waive the front setback from the required 35 feet to 30 feet in Land Lots 839, 840, 889, and 890 of the 16th District. Located on the west side of Brookcliff Circle, west of Brookcliff Lane (1499 Brookcliff Circle). Staff recommends **approval** of variance request subject to:

- **Site Plan Review comments**
- **Variance request is only for the encroachments shown on the site plan in the variance analysis**

V-76 **ADAM HECK** (Adam C. Heck, owner) requesting a variance to: 1) waive the rear setback from the required 30 feet to 28.5 feet; and 2) waive the setbacks for an accessory structure under 144 square feet (existing 120 square foot “wood shed”) from the required 5 feet to 1 foot from the northern property line and 3 feet from the eastern property line in Land Lot 232 of the 16th District. Located on the eastern terminus of Rosebay Court, east of Silver Fir Court (1469 Rosebay Court). Staff recommends **approval** of variance request subject to:

- **Site Plan Review comments**
- **Variance request is only for the encroachments shown on the site plan in the variance analysis**

V-77 **KRYSTAL MCCALL** (Krystal L. Velazquez, owner) requesting a variance to: 1) waive the front setback from the required 35 feet to 30 feet; and 2) waive the major side setback from the required 25 feet to 18 feet in Land Lot 721 of the 17th District. Located at the southwest intersection of Freydale Road and Clearwater Drive (2182 Freydale Road). Staff recommends **approval** of variance request subject to:

- **Site Plan Review comments**
- **Stormwater Management comments**
- **Variance request is only for the encroachments shown on the site plan in the variance analysis**

V-79 **PAUL F. AND BETTY C. RUSH** (Paul F. Rush and Betty C. Rush, owners) requesting a variance to waive the setbacks for an accessory structure over 650 square feet (780 square foot “garage under construction”) from the required 100 feet to 10 feet from the southeast property line and 11 feet from the northeast property line in Land Lot 269 of the 20th District. Located on the east side of Mars Hill Road, north of Hadaway Road (834 Mars Hill Road). Staff recommends **approval** of variance request subject to:

V-79 PAUL F. AND BETTY C. RUSH (Continued)

- **Site Plan Review comments**
- **No business or living use of accessory building**
- **Variance request is only for the encroachments shown on the site plan in the variance analysis**
- **Applicant obtain a building permit and certificate of occupancy for the accessory building**

V-83 MARK A. NELKIN (Majestic Lantern Ridge, LLC, owner) requesting a variance to waive the side setback from the required 35 feet to 10 feet from the western property line for the existing “Club House” in Land Lots 1134 and 1171 of the 16th District. Located on the southeast side of Roswell Road, west of North Marietta Parkway (1810 Roswell Road). Staff recommends **approval** of variance request subject to:

- **Variance request is only for the encroachments shown on the site plan in the variance analysis**

V-85 BRAD CARROLL (Bradley Carroll and Betty Carroll, owners) requesting a variance to: 1) allow an accessory structure (proposed 3,322 square foot detached garage) in front of the principal building; and 2) waive the side setback for an accessory structure over 650 square feet (proposed 3,322 square foot detached garage) from the required 100 feet to 15 feet from the northern property line in Land Lots 278 and 279 of the 20th District. Located on the west side of Gordon Combs Road, north of Burnt Hickory Road (675 Gordon Combs Road). Staff recommends **approval** of variance request subject to:

- **Stormwater Management comments**
- **No business or living use of accessory building**
- **Building to be four sides brick**
- **Accessory building may have a half-bath only**

V-86 **TERENCE H. WHITE** (Terrence H. White and Janet B. White, owners) requesting a variance to waive the rear setback from the required 30 feet to 24 feet in Land Lot 767 of the 17th District. Located on the northwest side of Gateswalk Way, south of Gateswalk Drive (4208 Gateswalk Way). Staff recommends **approval** of variance request subject to:

- **Site Plan Review comments**
- **Variance request is only for the encroachments shown on the site plan in the variance analysis**
- **Sewer comments**
- **Applicant receive a Hold Harmless agreement from the Cobb County Water System for sewer easement encroachments prior to building permits within 60 days**