
VARIANCE ANALYSIS

December 11, 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
DECEMBER 11, 2013**

CONTINUED CASE

- V-130** **ROBERT RAMALEY** (Robert E. Ramaley, owner) requesting a variance to: 1) waive the setbacks for an accessory structure over 650 square feet (864 square foot “carport”) from the required 100 feet to 7 feet adjacent to the side property line to the north and to 25 feet adjacent to the rear property line to the west; 2) waive the setbacks for an accessory structure over 650 square feet (approximately 1,000 square foot “2 story brick and frame with basement”) from the required 100 feet to 38 feet adjacent to the side property line to the south, to 90 feet adjacent to the rear property line to the west, and to 51 feet adjacent to the front property line to the east; and 3) allow an accessory structure (approximately 1,000 square foot “2 story brick and frame with basement”) to the front and side of the principal building in Land Lots 911 and 962 of the 16th District. Located on the south side of Octavia Circle, west of Vester Drive (2930 Octavia Circle). *(Previously continued by Staff)*

REGULAR CASES – NEW BUSINESS

- V-134** **M & R AUTO PARTS** (Selma, LLC, owner) requesting a variance to waive the requirement of parking on a “treated and hardened” surface to allow for parking on a gravel mix with unmarked spaces in Land Lots 806, 823 and 824 of the 19th District. Located on the south and west sides of Huddleston Drive, south of Powder Springs Dallas Road (4995 Powder Springs Dallas Road).
- V-135** **JOHN RIFE** (John Rife, Jr. and Ree Rife, owners) requesting a variance to increase the maximum allowable impervious surface from 35% to 38.95% in Land Lot 538 of the 16th District. Located on the west side of Windstone Circle, north of Lassiter Road (2966 Windstone Circle).

- V-136** **STANLEY HILL** (Holbrook Heritage Hills, L.P., owner) requesting a variance to: 1) allow an accessory structure (proposed ATM) to be located to the front of the principal building; 2) waive the front setback for the proposed ATM from the required 100 feet to 88 feet; 3) waive the side setback from the required 50 feet to zero feet (adjacent to the Hobby Lobby); and 4) increase the maximum allowable impervious surface from 70% to 85.2% in Land Lots 922 and 923 of the 19th District. Located on the north side of East-West Connector, east of Brookwood Drive (1355 East-West Connector).
- V-137** **JULIA MARTIN** (Julia N. Martin, owner) requesting a variance to waive the rear setback from the required 16.7 feet (previous variance V-146 of 1993) to 8 feet in Land Lot 988 of the 16th District. Located on the north side of Collinworth Drive, west of Bradford Lane (2297 Collinworth Drive).
- V-138** **C. V. NALLEY IV** (PLH Real Estate, LLC, owner) requesting a variance to: 1) increase the maximum allowable impervious surface from 80% to 85%; 2) waive the requirement of parking on a “treated and hardened” surface to allow a commercially available reinforced pervious gravel pavement alternative; and 3) waive the minimum depth of a parking stall from the required 19 feet to 17 and 18 feet in Land Lots 648 and 649 of the 16th District and Land Lot 172 of the 20th District. Located on the west side of Barrett Lakes Boulevard, south of Cobb Place Boulevard (2321 Barrett Lakes Boulevard).
- V-139** **JWC INTERESTS, LLC** (owner) requesting a variance to waive the front setback from the required 45 feet to 30 feet in Land Lots 889 and 905 of the 17th District. Located on the north side of Orchard Knob Drive, west of Knob Hill Drive (2855 Orchard Knob Drive).
- V-140** **MICHELLE KOLTUNOVSKY** (Michelle K. Koltunovsky and John D. Dixon, owners) requesting a variance to increase the maximum allowable impervious surface from 35% to 43.13% in Land Lot 175 of the 16th District. Located on the west side of Leesburg Road, south of Mountain Road (4459 Leesburg Road).

- V-141** **FRANK POLOGRUTTO** (Marvin E. Flewellen and Caren L. Flewellen, owners) requesting a variance to increase the maximum allowable impervious surface from 35% to 39.12% in Land Lot 982 of the 16th District. Located on the western side of Canton View Walk, west of Canton View Way (3004 Canton View Walk).
- V-142** **LEONARD VAUGHAN** (Leonard T. Vaughan, owner) requesting a variance to: 1) waive the side setback from the required 10 feet to 5 feet on the northwestern side; and 2) waive the rear setback for an accessory structure under 144 square feet (existing “shed”) from the required 5 feet to 4 feet in Land Lot 187 of the 17th District. Located at the eastern terminus of O’Connor Way, east of Shane Way (4667 O’Connor Way).
- V-143** **JOHN LEWIS SAPP AND ANNE C. SAPP** (John L. Sapp and Anne C. Sapp, owners) requesting a variance to: 1) waive the front setback from the required 45 feet to 24.8 feet (existing); 2) waive the side setback from the required 12 feet to 3.6 feet on the southern side (existing); and 3) waive the rear setback from the required 40 feet to 29 feet (proposed) in Land Lot 954 of the 17th District. Located at the eastern terminus of Yale Court, east of Courtyard Drive (2908 Yale Court).
- V-144** **RACETRAC PETROLEUM, INC.** (Mountainprize, Inc., owner) requesting a variance to waive Cobb Code Section 134-313(o)(2) to allow four electronic signs and to increase the allowed size from 32 square feet to 38 square feet in Land Lot 212 of the 16th District. Located on the southwest corner of Bells Ferry Road and Bramford Way (4335 and 4329 Bells Ferry Road). **WITHDRAWN WITHOUT PREJUDICE**
- V-145** **RIVERWOOD APARTMENTS MASTER, LLC** (owner) requesting a variance to: 1) waive the required portion of the sign ordinance requiring ground-based monument signage for commercial developments and allowing for placement of a “blade” sign; and 2) waive the distance a sign can protrude from a building from 2 feet to 4 feet 6 inches in Land Lots 977, 978, 1015 and 1016 of the 17th District. Located on the northwest corner of Cobb Parkway and Cumberland Boulevard (3270 Walton Riverwood Lane).
WITHDRAWN WITHOUT PREJUDICE

- V-146** **STEPHEN AND JAYNE E. GUBELMAN** (Stephen Gubelman and Jayne Gubelman, owners) requesting a variance to increase the maximum allowable impervious surface from 35% to 47% in Land Lot 909 of the 16th District. Located on the south side of Billingsly Drive, east of Langdale Trail (3530 Billingsly Drive).
- V-147** **KELLY ROWLEY** (Kelly C. Rowley, owner) requesting a variance to: 1) waive the front setback from the required 35 feet to 26 feet; and 2) waive the side setback from the required 10 feet to 9 feet (existing) on the southern side and 8 feet on the northern side in Land Lot 1111 of the 16th District. Located on the west side of Ridgewater Drive, south of Indian Hills Drive (535 Ridgewater Drive)

HELD CASES

- V-131** **WINDSORBROOKE, LLC** (owner) requesting a variance to: 1) waive the front setback from the required 25 feet (previous variance V-115 of 1988) to 15 feet; and 2) waive the 12,500 square foot requirement of land 18 inches above the base flood elevation to 10,096 square feet (per Cobb County Code Section 58-53) in Land Lot 819 of the 16th District. Located on the west side of Windsorbrooke Drive, west of Murdock Road (1749 Windsorbrooke Drive). *(Previously held by the Board of Zoning Appeals from their November 13, 2013 hearing)*

OTHER BUSINESS

Adoption of Resolution for establishment of dates, time and place of the Board of Zoning Appeals Regular Meetings for 2014.