
VARIANCE ANALYSIS

March 12, 2014

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
MARCH 12, 2014**

CONTINUED CASE

- V-142^{'13}** **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). *(Previously continued by Staff)*

REGULAR CASES – NEW BUSINESS

- V-8** **RAJIN PERSAUD** (Zoila Duran Persaud and Jhaneshwar Rajin Persaud, owners) requesting a variance to waive the rear setback for an accessory structure under 650 square feet (proposed 360 square foot storage building) from the required 50 feet to 16.5 feet in Land Lots 1252, 1253, 1268, and 1269 of the 16th District. Located on the north side of Turtle Lake Drive, north of Turtle Lake Court (3309 Turtle Lake Drive).
- V-9** **JEFFREY B. AND CHRISTINE T. CASHMAN** (Jeffrey B. Cashman and Christine T. Cashman, owners) requesting a variance to: 1) waive the rear setback from the required 40 feet to 20 feet; and 2) waive the maximum allowable impervious surface from 35% to 47% in Land Lot 1088 of the 17th District. Located at the northwest terminus of Oak Hill Circle, west of Tam O’Shanter Drive (521 Oak Hill Circle).
- V-10** **JAVIER JAIME** (Javier Jaime-Pineda, owner) requesting a variance to waive the rear setback from the required 30 feet to 21.6 feet in Land Lot 545 of the 19th District. Located on the northwest corner of Luther Terrace and Letha Lane (2315 Luther Terrace).
- V-11** **JARED HAAS** (Jared Haas and Kelly Haas, owners) requesting a variance to waive the rear setback from the required 35 feet to 14 feet in Land Lot 83 of the 1st District. Located on the southeast corner of River Farm Road and Johnson Ferry Road (4800 River Farm Road).

- V-12** **BIJOY JOSE** (Roshni Clare Abraham, owner) requesting a variance to: 1) waive the front setback from the required 35 feet to 25.8 feet; 2) waive the side setback for an accessory structure under 650 square feet (316 square foot metal carport) from the required 10 feet to 7.2 feet; and 3) allow an accessory structure (316 square foot metal carport) to the side of the principal structure in Land Lot 42 of the 18th District. Located on the north side of Lee Road, west of Veterans Memorial Highway (256 Lee Road).
- V-13** **STANLEY HILL** (Nova Equity LLC, owner) requesting a variance to allow an accessory structure (proposed drive up ATM) to the front of the principal building in Land Lot 924 of the 17th District. Located on the east side of Powers Ferry Road, north of Terrell Mill Road (1311 Powers Ferry Road).
- V-14** **RICHARD S. ALLEN** (Richard F. Allen and Richard S. Allen, owners) requesting a variance to waive the setbacks for an accessory structure over 650 square feet (proposed 1,250 square foot building) from the required 100 feet to 11 feet on the western side and 41.3 feet on the northern side in Land Lot 182 of the 17th District. Located on the west side of Cooper Lake Road, bounded by Bobs Drive and Strickland Drive (32 Strickland Drive).
- V-15** **SEVEN STAR VENTURES, LLC** (owner) requesting a variance to: 1) waive the front setback from the required 50 feet to 20 feet adjacent to Frey Road; 2) waive the major side setback from the required 25 feet to 20 feet adjacent to George Busbee Parkway, and 3) waive the major side setback from the required 25 feet to 20 feet adjacent to Interstate 75 in Land Lot 94 of the 20th District. Located at the southwest intersection of George Busbee Parkway and Frey Road.
WITHDRAWN WITHOUT PREJUDICE
- V-16** **MELISSA BONNER** (owner) requesting a variance to waive the side setbacks from the required 10 feet to 8 feet in Land Lot 318 of the 16th District. Located on the north side of Stone Drive, west of Cochran Lake Road (3605 Stone Drive).

- V-17** **MATTHEW KIGER** (HPC Wade Green, LLC, owner) requesting a variance to allow an accessory structure (proposed freestanding ATM) to the front of the principal structure in Land Lot 55 of the 20th District. Located on the east side of Wade Green Road, north of George Busbee Parkway (4200 Wade Green Road).
- V-18** **LYNN WALKER** (owner) requesting a variance to waive the side setback for the primary structure from the required 10 feet to 7.5 feet adjacent to the north property line in Land Lot 160 of the 20th District. Located on the west side of Tamarack Drive, east of Tamarack Court (3955 Tamarack Drive).
- V-19** **DANIEL S. BERLETCHICK** (Daniel S. Berletchick and Nancy Berletchick, owners) requesting a variance to: 1) allow an accessory structure to the front of the primary structure; and 2) waive the setback for an accessory structure over 650 square feet (proposed two story 1,300 square foot detached garage) from the required 100 feet off any property line to 59 feet adjacent to the north property line in Land Lot 48 of the 16th District. Located on the north side of Jamerson Road, north of Forest Way (2687 Jamerson Road).
- V-20** **TIM CANTRELL** (Timothy W. Cantrell and Barbara A. Cantrell, owners) requesting a variance to waive the setback for an accessory structure over 650 square feet (proposed 896 square foot detached garage) from the required 100 feet adjacent to any property line to 10 feet adjacent to the west property line, 24 feet adjacent to the south property line, and 97 feet adjacent to the east property line in Land Lot 161 of the 20th District. Located at the southwesterly intersection of Loring Road and Mill Creek Road (2657 Loring Road).
- V-21** **HALLIE J. NEWTON** (Julius H. Newton and Hallie J. Newton, owners) requesting a variance to: 1) waive the setback for an accessory structure (504 square foot canopy) from the required 12 feet to 2 feet adjacent to the north property line, and from the required 40 feet to 31 feet adjacent to the west property line; and 2) waive the setback for an accessory structure (144 square foot shed) from the required 5 feet to 3 feet in Land Lot 172 of the 19th District. Located on the west side of West Sandtown Road, north of Lawson Drive (1050 West Sandtown Road).

V-22 **RALPH R. JOINER, JR.** (HPS Investments, owner) requesting a variance to: 1) allow an accessory structure (882 square foot wood framed accessory building) to the side of the primary structure; 2) waive the required setback for the 882 square foot accessory structure from 100 feet off any property line to 80 feet adjacent to the east property line; 3) allow one house off a private easement; 4) allow three accessory structures (pool area, shed #1 and shed #2) to the front and side of the primary structure; and 5) allow vehicles to park on an untreated hardened surface in Land Lot 66 of the 20th District. Located off a private easement on the southeastern side of Forest Grove Pass (4005 Forest Grove Pass).

V-23 **WILMER PROPERTIES** (Fitzwil Properties (Cumberland), LLC, owner) requesting a variance to: 1) waive the maximum height of a ground based monument sign from the required 20 feet to 28 feet; 2) waive the sign area for a ground based monument sign from the required 120 feet to 204 square feet; and 3) waive the maximum sign structure area from the required 300 square feet to 350 square feet in Land Lots 948 and 979 of the 17th District. Located on the south side of Cobb Parkway, east of Akers Mill Road (2980 Cobb Parkway).
WITHDRAWN WITHOUT PREJUDICE