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# VARIANCE ANALYSIS

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June 11, 2014

Prepared by:  
**COBB COUNTY**  
**PLANNING AND ZONING DIVISIONS**

***COBB COUNTY BOARD OF COMMISSIONERS***

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***COMMUNITY DEVELOPMENT DEPARTMENT***

**Robert Hosack, Director, Community Development**  
**John Pederson, Manager, Zoning Division**



*Cobb County... Expect the Best!*

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**COBB COUNTY BOARD OF ZONING APPEALS  
VARIANCE HEARING AGENDA  
JUNE 11, 2014**

**CONTINUED CASE**

- V-39**      **RETAIL PLANNING CORPORATION** (Sun Life Assurance Company of Canada, owner) requesting a variance to: 1) allow seven freestanding signs along Johnson Ferry Road in lieu of the code maximum of four freestanding signs along Johnson Ferry Road; 2) allow a freestanding sign to be less than 150 feet from any other freestanding sign on the same lot (as close as 50 feet); 3) waive the maximum height of a freestanding sign from the required 20 feet to 28 feet (proposed sign 5 and existing secondary ID sign); 4) waive the maximum total sign area from the required 300 square feet to 686.6 square feet; and 5) waive the maximum allowable sign structure area from 750 square feet to 1,548 square feet in Land Lot 85 of the 1<sup>st</sup> District. Located on the south side of Lower Roswell Road, on the east side of Johnson Ferry Road, and on the southwestern side of Davidson Road. *(Previously continued by Staff)*

**REGULAR CASES – NEW BUSINESS**

- V-41**      **PAUL R. OSTERHOLT** (Paul R. and Shelia W. Osterholt, owners) requesting a variance to: 1) allow an accessory structure to the front of the primary structure (729 square foot detached garage); and 2) waive the setback for an accessory structure over 650 square feet (729 square foot detached garage) from the required 100 feet off any property line to 13 feet adjacent to the south property line and 85 feet adjacent to the east property line in Land Lot 1053 of the 19<sup>th</sup> District. Located on the west side of Doss Circle, north of Oglesby Road (4550 Doss Circle).

- V-42**      **RAYMOND KERR** (Raymond and Dorothy E. Kerr, owners) requesting a variance to: 1) waive the major side setback on lot 21 from the required 25 feet to 22 feet; 2) allow two accessory structures on a lot without a primary structure (lot 20); 3) waive the setback for an accessory structure over 144 square feet (existing 380 square foot shed #1) from the required 35 feet to 3 feet adjacent to the west property line, and from the required 10 feet to 7 feet adjacent to the north property line; and 4) waive the rear setback for an accessory structure over 144 square feet (existing 250 square foot shed #2) from the required 35 feet to 10 feet in Land Lot 806 of the 16<sup>th</sup> District. Located at the southwestern intersection of Sandy Plains Road and Garden Circle (1760 Sandy Plains Road and 1755 Garden Circle).
- V-43**      **SUSAN M. MADISON** (B. T. and Susan M. Madison, owners) requesting a variance to: 1) waive the rear setback from the required 40 feet to 20 feet on lot 1; 2) waive the front setback from the required 45 feet to 35 feet on lot 1; and 3) waive the minimum lot size from the required 30,000 square feet to 26,703 square feet on lot 2 in Land Lot 193 of the 20<sup>th</sup> District. Located at the southwestern intersection of Pitner Road and McLane Road (1821 McLane Road).
- V-44**      **PROVINCE HOMES, LLC** (owner) requesting a variance to waive the front setback from the required 35 feet to 25 feet in Land Lot 242 of the 20<sup>th</sup> District. Located on the southwesterly side of Kilmarnock Point and on the northeasterly side of Stilesboro Road (1345 Kilmarnock Point).
- V-45**      **JOAN DICKENS** (owner) requesting a variance to waive the rear setback from the required 40 feet to 14 feet in Land Lot 312 of the 20<sup>th</sup> District. Located at the southeast intersection of Bristlecone Drive and Midway Road (4301 Bristlecone Drive).

- V-46**      **ISIAH BATTLE** (Thomas B. Prandato, owner) requesting a variance to allow an accessory structure (proposed ATM machine) to the front of the primary structure in Land Lots 37, 38, 107 and 108 of the 16<sup>th</sup> District. Located on the easterly side of State Route 92, and on the southerly side of Old Mountain Park Road (4750 Alabama Road).
- V-47**      **JAY D. THOMAS** (owner) requesting a variance to allow an accessory structure (proposed in ground spa) to the side of the primary structure in Land Lot 799 of the 19<sup>th</sup> District. Located on the east side of Biscayne Circle, north of Bonneville Lane.    **WITHDRAWN WITHOUT PREJUDICE**
- V-48**      **JOANNE CARABILLO** (Joanne M. and Philip J. Carabillo, owners) requesting a variance to waive the rear setback for an accessory structure over 144 square feet (proposed 480 square foot cabana) from the required 40 feet to 12 feet in Land Lot 890 of the 17<sup>th</sup> District. Located on the northeasterly side of North Elizabeth Lane, north of Rebel Valley View (4321 North Elizabeth Lane).
- V-49**      **ATLAS POOLS** (Joel and Elaine Bress, owners) requesting a variance to increase the maximum allowable impervious surface from 35% to 40% in Land Lot 684 of the 16<sup>th</sup> District. Located on the west side of Marston Park Drive, north of Oak Lane (2273 Marston Park Drive).
- V-50**      **JENNIFER D. AND KEVIN B. LINDY** (owners) requesting a variance to: 1) waive the rear setback for an accessory structure over 144 square feet (existing 576 square foot detached garage) from the required 35 feet to 14 feet; 2) waive the setback for a structure over 144 square feet (existing 195 square foot block storage building and 195 square foot storage building) from the required 35 feet to zero feet adjacent to the east property line, and from the required 10 feet to zero feet adjacent to the north property line for the block storage building; and 3) waive the maximum allowable impervious surface from 35% to 54% in Land Lot 669 of the 16<sup>th</sup> District. Located on the east side of Pinkney Drive, north of Mozelle Drive (2356 Pinkney Drive).