
VARIANCE ANALYSIS

August 13, 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
AUGUST 13, 2014**

CONTINUED CASE

- V-54** **JWC PACES WALK, LLC** (owner) requesting a variance to waive the setback from the required 46 feet to 30 feet adjacent to the western property line in Land Lot 695 of the 17th District. Located at the southwest intersection of Cooper Lake Drive and Atlanta Road (4070 and 4072 Thorndale Lane). *(Previously continued by Staff from the July 9, 2014 Board of Zoning Appeals hearing)*

REGULAR CASES – NEW BUSINESS

- V-61** **JOHN WEBB** (John A. Webb, owner) requesting a variance to: 1) waive the setback for an accessory structure over 650 square feet (approximate 1,575 square foot proposed workshop) from the required 100 feet from any property line to 20 feet adjacent to the north property line; and 2) waive the setback for an accessory structure over 650 square feet (approximately 11,800 square foot existing chicken house) from the required 100 feet from any property line to 15 feet adjacent to the north property line and 45 feet adjacent to the south property line in Land Lots 304 and 305 of the 19th District. Located on the eastern side of Corner Road, across from Ember Oaks Circle (1570 Corner Road).
- V-62** **MICHAEL AND SUSAN FARRAH** (Michael Patrick Farrah and Susan Michelle Farrah, owners) requesting a variance to allow an accessory structure to the front of the primary structure (approximate 177 square foot shed) in Land Lot 1044 of the 17th District. Located on the south side of Shadowlawn Road, across from Somerset Trace (439 Shadowlawn Road).
- V-63** **DANNY LANKFORD** (P&L Barrett LP, owner) requesting a variance in Land Lot 792 of the 16th District. Located on the west side of Barrett Lakes Boulevard (1825 Barrett Lakes Boulevard).
WITHDRAWN WITHOUT PREJUDICE

- V-64** **ALTAMESE H. FINCH AND THEODORE R. FINCH, JR.** (owners) requesting a variance to: 1) waive the setback for an accessory structure over 144 square feet (approximately 264 square foot 1-story building) from the required 30 feet from the rear property line to 6 feet, and 2) waive the setback for an accessory structure over 144 square feet (approximately 500 square foot carport) from the required 30 feet from the rear property line to 3 feet and from the required 10 feet from the side property line to zero feet adjacent to the east property line in Land Lot 276 of the 18th District. Located on the north side of Ivey Chase, west of Ivey Chase Drive (6438 Ivey Chase).
- V-65** **JOSE MENDOZA** (owner) requesting a variance to: 1) waive the front setback from the required 35 feet to 31.5 feet, and 2) waive the side setback from the required 10 feet to 0.7 feet adjacent to the easterly property line in Land Lot 305 of the 17th District. Located on the south side of Hall Drive, across from Glenn Street (2938 Hall Drive).
- V-66** **DAN AND ROSE ANN POLLEY** (Rose Ann and Dan L. Polley, owners) requesting a variance to: 1) waive the rear setback from the required 35 feet to 25 feet adjacent to the north property line; and 2) waive the setbacks for an accessory structure under 144 square feet (approximately 100 square foot shed) from the required 5 feet to zero feet adjacent to the north and west property lines in Land Lot 522 of the 16th District. Located on the northwest corner of Macby Drive and Foothill Trail (2805 Foothill Trail).
- V-67** **ROBERT AND JUDY BENOWITZ** (Robert A. and Judy M. Benowitz, owners) requesting a variance to waive the major side setback from the required 25 feet to 5 feet adjacent to the south property line in Land Lot 35 of the 20th District. Located at the eastern terminus of Old Acworth Dallas Road (4758 Old Acworth Dallas Road).
- V-68** **ADAM FRALEY** (Adam M. and Erin J. Fraley, owners) requesting a variance to waive the side setback from the required 10 feet to 4.9 feet adjacent to the north property line in Land Lot 211 of the 1st District. Located on the south side of Beechwood Court, west of Talley Green Drive (5274 Beechwood Court).

V-69 **MARSHA AND RICHARD WADSWORTH** (Marsha R. and Richard B. Wadsworth, owners) requesting a variance to: 1) allow an accessory structure to the front of the primary structure (approximately 400 square foot metal awning), 2) waive the setback for an accessory structure over 144 square feet (400 square foot frame workshop) from the required 30 feet from the rear property line to 3.8 feet adjacent to the south property line and from the required 10 feet from the side property line to 4.3 feet adjacent to the east property line, 3) waive the setback for an accessory structure under 144 square feet (approximately 30 square foot canvas covered bbq) from the required 5 feet from the rear property line to 2.5 feet adjacent to the south property line, 4) waive the setback for an accessory structure under 144 square feet (approximately 100 square foot canvas canopy) from the require 5 feet from the rear property line to 2.8 feet adjacent the south property line, and 5) waive the setbacks for an accessory structure under 144 square feet (approximately 60 square foot aluminum shed) from the required 5 feet from the rear property line to 1.2 feet adjacent to the south property line and from the required 5 feet from the side property line to 1.5 feet adjacent to the west property line in Land Lot 646 of the 19th District. Located on the south side of Ridgecrest Drive, west of Valley View Drive (3357 Ridgecrest Drive).

V-70 **BUDDY L. AND SYLVIA H. REECE** (owner) requesting a variance to: 1) allow an accessory structure to the side of the primary structure (approximately 240 square foot metal awning), 2) waive the setback for an accessory structure over 144 square feet (approximately 240 square foot metal awning) from the required 10 feet from the side property line to 3.85 feet adjacent to the west property line, 3) waive the setback for an accessory structure over 144 square feet (approximately 176 square foot aluminum shed) from the required 10 feet from the side property line to 2.7 feet adjacent to the west property line, 4) waive the setback for an accessory structure under 144 square feet (approximately 120 square foot vinyl shed #1) from the require 5 feet from the rear property line to 2.2 feet adjacent to the south property line, and 5) waive the setbacks for an accessory structure under 144 square feet (approximately 120 square foot vinyl shed #2) from the required 5 feet from the rear property line to 1.7 feet adjacent to the south property line in Land Lot 646 of the 19th District. Located on the south side of Ridgecrest Drive, west of Valley View Drive (3369 Ridgecrest Drive).

- V-71** **TERRI DRABECK** (Steven J. and Terri L. Drabeck, owners) requesting a variance to waive the side setback from the required 10 feet to 4.8 feet in Land Lots 146 and 154 of the 1st District. Located on the south side of Riverhill Road, west of Green Oak Ridge (5197 Riverhill Road).
- V-72** **CIRCLE W CONSTRUCTION CO., INC.** (owner) requesting a variance to waive the rear setback from the required 35 feet to 15 feet in Land Lot 83 of the 1st District. Located on the corner of Johnson Ferry Road and River Farm Road (4800 River Farm Road).
- V-73** **EASTWOOD BAPTIST CHURCH** (Eastwood Baptist Church Trust, owner) requesting a variance to: 1) waive the maximum height of a sign for nonresidential uses in residential zones from the required 8 feet to 13.5 feet, 2) waive the 50 foot building setback to 5 feet adjacent to the east property line, and 3) reduce the 35 foot landscape buffer to zero feet adjacent to the east property line and to 10 feet adjacent to the west property line in Land Lots 949 and 950 of the 16th District. Located on the east side of Allgood Road, south of Sawyer Road (1150 Allgood Road).
- V-74** **AQUA DESIGN POOLS AND SPAS, LLC** (Janelle Blaylock Woods, owner) requesting a variance to increase the maximum allowable impervious surface from 35% to 47.5% in Land Lot 226 of the 1st District. Located on the north side of Heyward Square Place, west of Lower Roswell Road (5474 Heyward Square Place).
- V-75** **ELLIOTT HOMES, LTD** (Paragon Partners, LLC owner) requesting a variance to: 1) allow three homes off a private easement for lots 1-3, 2) allow two homes off a private easement for lots 4 and 5, 3) reduce the width of a private easement from 25 feet to 15 feet for lots 1-3, and 4) reduce the width of a private easement from 25 feet to 15 feet for lots 4 and 5 in Land Lot 251 of the 20th District. Located on the west side of Gilbert Road, south of Stilesboro Road (1651 Gilbert Road).

HELD CASE

V-53 **TCB & ASSOCIATES, INC.** (TCB Homes, Inc., owner) requesting a variance to waive the front setback from the required 20 feet to 17.8 feet adjacent to the northern property line, and the side setback from the required 5 feet to 4.9 feet adjacent to the eastern property line in Land Lot 184 of the 18th District. Located on the south side of Vinings Vintage Way, west of Vintage Points Run (5929 Vinings Vintage Way). *(Previously held by the Board of Zoning Appeals from their July 9, 2014 hearing)*