
VARIANCE ANALYSIS

November 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
NOVEMBER 12, 2014**

CONTINUED CASE

V-92 **KENNETH HESTER** (Kenneth J. Hester, Betty Hester and Robbin Hester, owners) requesting a variance to: 1) waive the front setback on tract I from the required 35 feet to 5 feet; 2) allow an accessory structure to the side of the primary structure on tract I; 3) waive the minimum amount of public road frontage from the required 75 feet to 5 feet for tract I; 4) waive the minimum house size from the required 1,200 square feet to 725 square feet on tract I; 5) waive the front setback from the required 35 feet to 10 feet on tract II; 6) waive the rear setback from the required 35 feet to 5 feet on tract II; 7) allow two accessory structures to the front and side of the primary structure on tract II; 8) waive the rear setback for an accessory structure over 144 square feet (existing 264 square foot storage building) from the required 35 feet to 20 feet (existing); 9) waive the minimum amount of public road frontage from the required 75 feet to 55 feet on tract II; 10) waive the minimum house size from the required 1,200 square feet to 1,081 square feet on tract III; and 11) waive the rear setback from the required 35 feet to 10 feet on tract III in Land Lot 683 of the 19th District. Located on the west side of Old Villa Rica Road, across from Bagley Forest Drive (3060 Old Villa Rica Road). *(Previously continued by Staff)*

V-95 **CHRISTIE B. CRUTCHER** (owner) requesting a variance to waive the minimum lot size from the required 15,000 square feet to 14,075.6 square feet for proposed tract 1 and to 12,877.4 square feet for proposed tract 2 in Land Lot 718 of the 17th District. Located on the east side of Oriole Lane, south of Powers Ferry Road, and on the northern side of I-75 (1051 Oriole Lane). *(Previously continued by Staff)*

REGULAR CASES – NEW BUSINESS

V-110 **CECILIA DIAZ** (Cecilia Diaz-Molina, owner) requesting a variance to waive the side setback from the required 10 feet to 1.6 feet adjacent to the north property line in Land Lot 154 of the 17th District. Located on the west side of Oak Haven Drive, south of Privette Road (1696 Oak Haven Drive).

- V-111** **ROBERT DAWKINS** (Robert D. Dawkins, Jr., and Roseanne E. Dawkins, owners) requesting a variance to: 1) waive the rear setback for an accessory structure over 144 square feet (approximately 160 square foot existing shed) from the required 35 feet to 10 feet adjacent to the south property line; 2) waive the requirement of parking on a treated and hardened surface to allow a commercially available reinforced concrete pervious pavement alternative “Grasscrete” in order to achieve effective impervious coverage of 34.8%; and 3) allow an accessory structure (proposed one car garage) to the side of the primary structure in Land Lot 747 of the 16th District. Located on the south side of Bunker Hill Road, east of Bunker Hill Circle (3096 Bunker Hill Road).
- V-112** **CHERYL L. MARTIN** (owner) requesting a variance to: 1) waive the setbacks for an accessory structure under 144 square feet (128 square foot shed) from the required 5 feet from the side property line to 3 feet adjacent to the west property line and from the required 5 feet from the rear property line to 3 feet adjacent to the north property line; and 2) waive the rear setback from the required 30 feet to 27 feet adjacent to the north property line in Land Lot 270 of the 18th District. Located on the northwest side of Twain Circle, east of Mableton Parkway (291 Twain Circle).
- V-113** **ROCCO’S EUROPEAN GARAGE** (2245 Roswell Road, LLC, owner) requesting a variance to: 1) waive the front setback from the required 50 feet to zero feet adjacent to the east property line; 2) waive the minimum number of parking spaces from the required 28 spaces to 20 spaces, 3) waive the landscape enhancement strip along the vehicular access areas as required by Sec. 134-285; 4) waive the maximum impervious surface from the required 70% to 73.1%; and 5) waive the required 35 foot landscape buffer to zero feet along the western property line in Land Lot 988 of 16th District. Located on the west side of Roswell Road, and on the north side of Cheryl Elaine Place (2245 Roswell Road).

- V-114** **MONICA MALDONADO** (Monica Maldonado and Eleazar Ortega, owners) requesting a variance to: 1) waive the minimum lot size from the required 20,000 square feet to 16,018.5 square feet; 2) waive the front setback from the required 50 feet to 2.3 feet; 3) waive the rear setback from the required 30 feet to 16.8 feet; and 4) waive the side setback from the required 10 feet to 9 feet adjacent to the north property line in Land Lot 207 of the 17th District. Located on the east side of Austell Road, across from Privette Road (1711 Austell Road).
- V-115** **WILLIAM STEWART BRUCE** (William Stewart and Mary Lou Bruce, owners) requesting a variance to: 1) waive the maximum impervious surface from the required 40% to 54%; 2) waive the front setback from the required 20 feet to 7 feet adjacent to the north property line; 3) waive the rear setback from the required 30 feet to 3 feet adjacent to the south property line; and 4) waive the side setback from the required 5 feet to 4 feet adjacent to the east property line in Land Lot 907 of the 17th District. Located on the south side of Yale Court, east of Courtyard Drive, and south of Tanglewood Drive (2901 Yale Court).