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# VARIANCE ANALYSIS

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March 11, 2015

Prepared by:  
COBB COUNTY  
PLANNING AND ZONING DIVISIONS

***COBB COUNTY BOARD OF COMMISSIONERS***

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***COMMUNITY DEVELOPMENT DEPARTMENT***

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*Cobb County... Expect the Best!*

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**COBB COUNTY BOARD OF ZONING APPEALS**  
**VARIANCE HEARING AGENDA**  
**March 11, 2015**

**CONTINUED CASE**

- V-3**        **TOTAL IMAGING** (Desh Enterprises, Inc., owner) requesting a variance to: 1) allow an electronic sign on a property with less than 200 feet of road frontage on one road (171.64 feet on Roswell Road); and 2) increase the maximum allowable impervious surface from 70% to 80% in Land Lot 899 of the 16<sup>th</sup> District. Located on the southwest corner of East Cobb Drive and Roswell Road (4360 Roswell Road). *(Previously continued by Staff)*

**REGULAR CASES – NEW BUSINESS**

- V-32**        **BETTY L. DYE** (owner) requesting a variance to: 1) waive the rear setback from the required 30 feet to 3.6 feet adjacent to the southern property line; 2) waive the side setback for an accessory structure over 144 square feet (192 square foot frame shed) from the required 10 feet to 8 feet adjacent to the eastern property line; and 3) allow an accessory structure to be located closer to the side street right-of-way line than the principal building on a corner lot in Land Lots 637 and 696 of the 19<sup>th</sup> District. Located on the southeast corner of Sasanqua Lane and Bay Berry Drive (2989 Bay Berry Drive).
- V-33**        **STEVEN H. STROUD, SR.** (Ronald G. Stroud, Steven H. Stroud, and Linda J. Stroud, owners) requesting a variance to: 1) waive the front setback for an accessory structure over 650 square feet (800 square foot open end metal awning) from the required 100 feet to 24.8 feet; and 2) allow an accessory structure (800 square foot open end metal awning) to be located to the front of the principal building in Land Lot 296 of the 18<sup>th</sup> District. Located on the north side of Stroud Drive, east of Dodgen Road (31 and 41 Stroud Drive).
- V-34**        **CARLOS MACEDO** (Carlos M. Salgado, owner) requesting a variance to: 1) waive the side setback for an accessory structure over 144 square feet (approximately 360 square foot metal carport) from the required 10 feet to 4.7 feet; and 2) allow an accessory structure (approximately 360 square foot metal carport) to be located to the side of the principal building in Land Lots 622 and 623 of the 19<sup>th</sup> District. Located on the east side of Devore Drive, south of Burfordi Drive (1935 Devore Drive).

- V-35**      **PRESTON AND ELIZABETH SMITH** (Preston W. Smith and Elizabeth J. Smith, owners) requesting a variance to: 1) waive the rear setback from the required 40 feet to 17 feet; and 2) waive the maximum impervious surface from the required 35% to 39% in Land Lots 952, 953, and 975 of the 17<sup>th</sup> District. Located on the northeast corner of Cochise Drive and Circle Oaks Drive (3271 Circle Oaks Drive).
- V-36**      **ROBERT D. LUTTRELL** (Robert D. Luttrell and Christy P. Luttrell, owners) requesting a variance to: 1) waive the front setback from the required 45 feet to 6 feet; 2) waive the side setback from the required 10 feet to zero feet adjacent to the southern property line; and 3) waive the rear setback from the required 40 feet to 10 feet in Land Lot 756 of the 16<sup>th</sup> District. Located on the east side of Country Squire Lane, north of Bishop Lake Road (2030 Country Squire Lane).
- V-37**      **CHARLES CARITHERS** (Charles Carithers and Maureen B. Carithers, owners) in Land Lot 1046 of the 17<sup>th</sup> District. Located on the north side of Paper Mill Road, east of Langley Oaks Drive (3639 Paper Mill Road). **WITHDRAWN BY STAFF**
- V-38**      **LATASHA BOND** (owner) requesting a variance to waive the side setbacks from the required 10 feet to 6 feet adjacent to the northern property line and to 8 feet adjacent to the southern property line in Land Lot 605 of the 17<sup>th</sup> District. Located on the east side of Gaylor Circle, south of Gaylor Drive (1517 Gaylor Circle).
- V-39**      **ISAAC BAREL** (Tzachi Barel, owner) requesting a variance to waive the maximum impervious surface from the required 35% to 37.57% in Land Lots 2 and 3 of the 1<sup>st</sup> District. Located on the west side of Rivercliff Trace, west of Columns Drive (513 Rivercliff Trace). **WITHDRAWN WITHOUT PREJUDICE**
- V-40**      **GLOBAL ATM SERVICES, LLC** (Due to numerous owners, a complete list of titleholders is available in the Zoning Office) requesting a variance to allow an accessory structure (proposed ATM) to be located to the front of the principal building in Land Lots 189 and 190 of the 18<sup>th</sup> District. Located on the northwest corner of Factory Shoals Road and Mableton Parkway (6200 Mableton Parkway).

- V-41**      **LEIGH COURTNEY** (owner) requesting a variance to: 1) waive the rear setback from the required 30 feet to 20 feet; and 2) waive the maximum impervious surface from the required 35% to 42.8% in Land Lot 94 of the 1<sup>st</sup> District. Located on the north side of Bellingham Drive, west of Roswell Road (4809 Bellingham Drive).
- V-42**      **MICHAEL AQLEH** (Camelot Properties, LLC, owner) requesting a variance to: 1) allow an accessory structure (existing 897 square foot detached garage) to be located to the side of the principal building; and 2) waive the side setback for an accessory structure over 650 square feet (existing 897 square foot detached garage) from the required 100 feet to 4 feet adjacent to the southern property line in Land Lot 894 of the 19<sup>th</sup> District. Located on the west side of Hiram Lithia Springs Road, south of Morris Road (3962 Hiram Lithia Springs Road).
- V-43**      **AHMAD KHATIB** (Khader Khatib, owner) requesting a variance to: 1) waive the minimum public road frontage from the required 75 feet to zero feet for tract II; 2) waive the minimum lot size for a house off an easement from the required 80,000 square feet to 48,088 square feet; and 3) waive the width of an easement from the required 25 feet to 20 feet in Land Lots 584 and 585 of the 19<sup>th</sup> District. Located on the east side of Florence Road, north of Moon Road (2605 Florence Road).
- V-44**      **A SHORE THING ONE, LLC** (owner) requesting a variance to waive the rear setback from the required 40 feet to 20 feet in Land Lot 453 of the 19<sup>th</sup> District. Located on the southwest corner of Macland Road and Bullard Road (2250 Bullard Road).
- V-45**      **ABDUL REHMAN IQBAL TAHEL** (owner) requesting a variance to waive the setback from the required 20 feet to 8 feet from the major side property line (previous case V-99 of October 1, 2014 approved 9.5 feet from the major side property line for then shown encroachments only) in Land Lot 868 of the 17<sup>th</sup> District. Located on the northeast corner of Black Bear Drive and Hawk Court (2979 Black Bear Drive).