
VARIANCE ANALYSIS

September 11, 2015

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
September 11, 2015

CONTINUED CASES

- V-82** **PHILLIP WALLACE** (owner) requesting a variance to: 1) allow an accessory structure (approximately 340 square foot portable carport) to the side of the principal building; 2) allow parking and/or access to parking areas in a residential district on a non-hardened surface; 3) reduce the required amount of public road frontage from 75 feet to 34 feet; and 4) reduce the rear setback for the carport from 35 feet to 18 feet in Land Lot 76 of the 18th District. Located on the north side of Francis Circle, west of Garner Road (414 Francis Circle). *(Held by the Board of Zoning Appeals from their May 13, 2015 hearing and continued by the Board of Zoning Appeals from their August 12, 2015 hearing until the December 9, 2015 variance hearing)*
- V-109** **ELIZABETH MONTOYA** (Elizabeth Montoya and Guillermina Onofre, owners) requesting a variance to: 1) waive the front setback from the required 35 feet to 33 feet (existing); 2) waive the rear setback for an accessory structure over 144 square feet (280 square foot frame building) from the required 30 feet to 3 feet; and 3) waive the side setback for an accessory structure over 144 square feet (280 square foot frame building) from the required 10 feet to 6 feet adjacent to the south property line in Land Lot 853 of the 19th District. Located on the west side of Durrell Street, west of Yates Avenue (1118 Durrell Street). *(Previously continued by Staff until the September 11, 2015 Board of Zoning Appeals hearing)*
- V-110** **ANGEL OAK HOMES, LLC** (Subodh Lal and Chhavi Lal, owners) requesting a variance to waive the minimum lot size from the required 20,000 square feet to 19,000 square feet for two proposed lots in Land Lot 769 of the 17th District. Located at the northeast intersection of Orchard Road and Hillcrest Drive (3856 Hillcrest Drive). *(Previously continued by Staff until the September 11, 2015 Board of Zoning Appeals hearing)*

REGULAR CASES – NEW BUSINESS

- V-112** **KENNETH AND TRACY L. BENNETT** (Tracy Luttrell Bennett and Kenneth E. Bennett, owners) requesting a variance to waive the setbacks for an accessory structure over 650 square feet (proposed 1,728 square foot storage building) from the required 100 feet to 13 feet adjacent to the northwestern side and to 43 feet adjacent to the rear property line in Land Lot 365 of the 19th District. Located on the west side of Wright Road, west of Corner Road (5577 Wright Road).
- V-113** **DOUGLAS M. AND LISA J. JACOBS** (Doug M. Jacobs and Lisa Jacobs, owners) requesting a variance to: 1) waive the maximum allowable impervious surface from the required 35% to 40%; 2) waive the side setback for an accessory structure over 144 square feet (existing 576 square foot garage) from the required 10 feet to 9 feet adjacent to the northern property line; and 3) waive the rear setback for an accessory structure over 144 square feet (existing 576 square foot garage) from the required 35 feet to 30 feet in Land Lot 102 of the 19th District. Located at the southern terminus of Nob Ridge Drive, south of Glenpark Court (844 Nob Ridge Drive).
- V-114** **RICHARD SCHUSTER PhD PC** (Richard J. Schuster, PHD Psychologist PC, owner) requesting a variance to waive the minimum road frontage from the required 75 feet to 50 feet for proposed Tract B and to zero feet for proposed Tract A in Land Lot 693 of the 19th District. Located at the northern terminus of Applewood Drive, north of Horseshoe Bend Road, and on the north side of Cider Mill Court (3040 Applewood Drive).
- V-115** **JERRE BARNES** (Robert M. Barnes and Jerre F. Barnes, owners) requesting a variance to waive the setbacks for an accessory structure over 650 square feet (approximately 840 square foot garage) from the required 100 feet to 1 foot adjacent to the southern property line and 93 feet from the rear property line in Land Lot 312 of the 20th District. Located on the east side of Bristlecone Drive, west of Midway Road (4290 Bristlecone Drive).

- V-116** **SUSAN R. HAMPTON** (owner) requesting a variance to: 1) waive the side setback from the required 10 feet to 8 feet adjacent to the northern property line; and 2) waive the rear setback from the required 35 feet to 17 feet in Land Lots 1051 and 1110 of the 16th District. Located on the east side of Greenfield Drive, east of Creekwood Drive (3442 Greenfield Drive).
- V-117** **ROBERT E. HITE, JR.** (Robert E. Hite, Jr. and Mary Lou Hite, owners) requesting a variance to: 1) waive the rear setback from the required 35 feet to 34 feet; 2) waive the rear setback for an accessory structure over 144 square feet (proposed 520 square foot garage) from the required 35 feet to 7 feet; and 3) increase the maximum impervious surface from 35% to 39 % in Land Lots 165 and 178 of the 20th District. Located on the south side of Elmhurst Boulevard, west of Pine Mountain Road (2375 Elmhurst Boulevard).
- V-118** **JACQUELINE MERCER-HOLLIE** (owner) requesting a variance to waive the rear setback from the required 20 feet to 9 feet in Land Lot 377 the 16th District. Located at the southern terminus of Hampton Oaks Bend, north of Ebenezer Road (1689 Hampton Oaks Bend).
- V-119** **JUAN MUNOZ** (The GMC Concrete Company, owner) requesting a variance to: 1) waive the rear setback from the required 30 feet to 29 feet; 2) waive the minimum lot size from the required 20,000 square feet to 17,719 square feet; and 3) increase the allowable floor area ratio from the required .25 to .28 in Land Lot 225 the 17th District. Located on the south side of Barber Road, east of Austell Road (66 Barber Road).
- V-120** **ROBERT J. SAND** (Atlanta Chinese Christian Church Northwest, Inc., owner) requesting a variance to waive the required 35 foot landscape screening buffer to zero feet adjacent to the southwest corner in Land Lots 762 and 823 of the 16th District. Located on the northwest corner of Sewell Mill Road and Bill Murdock Road (1837 Bill Murdock Road).

- V-121** **LANCE COOPER** (Lance Cooper and Sonja Cooper, owners) requesting a variance to: 1) waive the setback for an accessory structure over 650 square feet (1,344 square foot barn) from the required 100 feet to 11.5 feet from the rear; and 2) allow an accessory structure (1,344 square foot barn) to be located in front of the principal building in Land Lots 280 and 281 of the 19th District. Located on the south side of Bullard Road, west of Villa Rica Road (1401 Bullard Road).
- V-122** **MANZOOR HAQUE** (Sean Enterprise, LLC, owner) requesting a variance to: 1) waive the major side setback from the required 25 feet to zero feet adjacent to Beech Haven Trail for the proposed dumpster enclosure; 2) waive the maximum allowable impervious surface from the required 70% to 76%; 3) waive the front setback from 40 feet to 10 feet adjacent to Brownwood Lane; 4) waive the major side setback from the required 25 feet to 5 feet adjacent to Atlanta Road for the car care center; 5) waive the landscape enhancement strip along areas adjacent to right-of-way and parking areas from the required 8 feet to 3 inches; 6) allow an accessory structure (dumpster enclosure) to be in front of the primary structure; and 7) increase the maximum size of a convenience store with fuel sales from 3,000 square feet to 3,600 square feet in Land Lots 763, 764 and 821 of the 17th District. Located on the north side of Brownwood Lane, between Beech Haven Trail and Atlanta Road (4641 South Atlanta Road).
- V-123** **GLENDON E. AND RENEE S. ALLEN** (Glendon E. Allen and Renee S. Allen, owners) requesting a variance to waive the front setback from the required 35 feet to 28 feet in Land Lot 818 of the 16th District. Located on the east side of Canton Chase Drive, southwest of Old Canton Road (2948 Canton Chase Drive).
- V-124** **TRATON HOMES, LLC** (owner) requesting a variance to waive the front setback from the required 50 feet to 40 feet in Land Lot 622 of the 17th District. Located on the south side of Cooper Lake Drive, north of Carbretta Drive (1766, 1774 and 1780 Cooper Lake Drive).

- V-125** **JUAN A. MARTINEZ** (Juan Arcadia Martinez, owner) requesting a variance to: 1) waive the rear setback for an accessory structure under 650 square feet (approximately 600 square foot covered outdoor kitchen) from the required 35 feet to zero feet; and 2) waive the rear setback from the required 35 feet to 30 feet in Land Lot 1153 the 19th District. Located on the east side of Linda Vista Drive, south of Clay Road (5025 Linda Vista Drive).
- V-126** **JENNIFER ROOT** (Jennifer P. Root, owner) requesting a variance to: 1) waive the setbacks for an accessory structure over 650 square feet (864 square foot detached garage) from the required 100 feet to 10 feet adjacent to the western property line and to 32 feet from the rear; and 2) allow an accessory structure (400 square foot carport) to be located to the side of the principal building in Land Lots 1222 and 1223 of the 19th District. Located on the northwest corner of Daniel Street and Center Street (1064 Center Street).