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# VARIANCE ANALYSIS

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December 9, 2015
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Prepared by:  
**COBB COUNTY**  
**PLANNING AND ZONING DIVISIONS**

***COBB COUNTY BOARD OF COMMISSIONERS***

**Tim Lee, Chairman  
Bob Weatherford, District 1  
Bob Ott, District 2  
JoAnn Birrell, District 3  
Lisa Cupid, District 4**

***COUNTY MANAGER***

**David Hankerson**

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**Murray Homan  
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Kim Swanson  
Christi Trombetti  
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***COBB COUNTY ZONING DIVISION  
COMMUNITY DEVELOPMENT DEPARTMENT***

**Dana Johnson, Director, Community Development  
John Pederson, Manager, Zoning Division**



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**COBB COUNTY BOARD OF ZONING APPEALS**  
**VARIANCE HEARING AGENDA**  
**December 9, 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 18<sup>th</sup> 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 their December 9, 2015 variance hearing)*
- V-140**      **EZ 69 RH WINDY HILL, LLC** (owner) requesting a variance to: 1) waive the side setbacks for a sign; and 2) allow a sign closer to the centerline of the roadway than the code permits in Land Lots 851 and 852 of the 17<sup>th</sup> District. Located on the north side of Windy Hill Road and on the east side of South Park Place, west of Interstate 75 (2055 South Park Place). *(Continued by Staff from the November 11, 2015 Board of Zoning Appeals Variance hearing)*
- V-160**      **FC WINDER, LLC**, owner requesting a variance to: 1) waive the front setback from the required 50 feet to 49 feet; 2) waive the rear setback from the required 30 feet to 3 feet; 3) waive the maximum allowable compact vehicle parking spaces from 20% to 36%; 4) waive the minimum depth for a 90 degree parking stall from the required 19 feet to 18 feet; and 5) waive the minimum depth for a parallel parking stall from the required 24 feet to 19 feet in Land Lots 596 and 629 of the 16<sup>th</sup> District. Located on the north side of East Piedmont Road, east of Sandy Plains Road (2520 East Piedmont Road). *(Continued by Staff from the November 11, 2015 Board of Zoning Appeals hearing)*

**REGULAR CASES – NEW BUSINESS**

- V-163**      **DEREK MURRAY** (Manish Puri, (owner) requesting a variance to:  
1) increase the maximum allowable impervious surface from 35% to 40%; and 2) allow an accessory structure (new pool, spa and patio) to be closer to the side street right-of-way line than the principal building in Land Lot 958 of the 16<sup>th</sup> District. Located on the west corner of Sewell Mill Road and Monte Drive (1151 Monte Drive).
- V-164**      **DANA AND LISA PELLERIN** (Dana A. Pellerin and Lisa M. Pellerin, owners) requesting a variance to waive the rear setback from the required 30 feet to 20 feet in Land Lot 160 of the 19<sup>th</sup> District. Located at the western terminus of Manatee Court, west of Magnolia Springs Trace (4875 Manatee Court).
- V-165**      **VININGS OVERLOOK, LLC**, (owner) requesting a variance to amend the approved site plan of V-58 of 2015 in Land Lots 885 and 909 of the 17<sup>th</sup> District. Located on the west side of Overlook Parkway, and on the north side of Paces Ferry Road.
- V-166**      **DWAYNE EDDE** (W. Mitchell Morris and Kimberly Edde, owners) requesting a variance to waive the minimum public road frontage to zero in Land Lots 617 and 618 of the 19<sup>th</sup> District. Located on the north and south sides beyond the western terminus of Caleb James Road, west of Phillips Road (2695 and 2696 Caleb James Road).
- V-167**      **KARIN M. PUCKETT**, (owner) requesting a variance to: 1) waive the rear setback from the required 40 feet to 15 feet adjacent to the eastern property line; and 2) increase the maximum allowable fence height in front of or to the side of the house in a residential district from 6 feet to 10 feet in Land Lot 756 of the 16<sup>th</sup> District. Located on the east side of Spring Circle, east of Bishop Lake Road (4464 Spring Circle).
- V-168**      **JANE K. DINNEN AND JAMES DINNEN**, (owners) requesting a variance to: 1) waive the front setback from the required 45 feet to 40 feet; and 2) waive the rear setback from the required 40 feet to 25 feet in Land Lot 756 of the 16<sup>th</sup> District. Located on the west side of Eastside Drive, south of Bishop Lake Road (2090 Eastside Road).

**REGULAR CASES – NEW BUSINESS (CONTINUED)**

- V-169**      **JOHNSON FERRY BAPTIST CHURCH, INC.,** (owner) requesting a variance to: 1) waive the setback for a church use from the required 50 feet to 30 feet along the southerly property line; and 2) allow an accessory structure to the side of the primary structure in Land Lot 67 in the 1<sup>st</sup> District. Located on the west side of Johnson Ferry Road, east side of Woodlawn Drive (955 Johnson Ferry Road).
- V-170**      **SPECIALTY POOL AND SPA** (Robert J. Slimp and Martha M. Slimp, owners) requesting a variance to increase the maximum allowable impervious surface from 35% to 40% in Land Lot 23 of the 16<sup>th</sup> District. Located at the northern terminus of Canopy Drive, north of Jamerson Road, south of Cherokee Avenue (5037 Canopy Drive).

**HELD CASES**

- V-142**      **MICHELE TAYLOR** (Michele K. Sparks, owner) requesting a variance to: 1) waive the exterior rear setback from the required 40 feet to 24 feet (existing); 2) waive the side setback for an accessory structure under 144 square feet (approximately 12 square foot block shed #1) from the required five feet to 0.8 feet adjacent to the west property line; 3) waive the side setback for an accessory structure under 650 square feet (82 square foot block shed #2) from the required five feet to zero feet adjacent to the west property line; 4) waive the front setback for an accessory structure under 650 square feet (82 square foot block shed #2) from the required 20 feet to 8 feet; and 5) allow an accessory structure (approximately 12 square foot block shed #1 and 82 square foot block shed #2) to the side/in front of the primary structure in Land Lot 868 of the 17<sup>th</sup> District. Located at the northern terminus of Hawk Court, east of Black Bear Drive (2969 Hawk Court). *(Continued by Staff until November 11, 2015 Board of Zoning Appeals hearing and held by the Board of Zoning Appeals until their December 9, 2015 hearing.)*



- V-153**      **REX D. HOWTON**, owner requesting a variance to: 1) waive the maximum allowable impervious surface from the 35% to 56.14%; 2) waive the setback for an accessory structure over 650 square feet (existing approximately 960 square foot frame bath house with overhang) from the required 100 feet to 18 feet adjacent to the southern property line; and to 50 feet from the rear; and 3) waive the setback for an accessory structure over 650 square feet (proposed approximately 1,400 square foot garage with overhang) from the required 100 feet to 6 feet adjacent to the northern property line; and to 65 feet from the rear in Land Lot 245 of the 20<sup>th</sup> District. Located on the east side of Valley Reserve, south of Mountain Reserve (1381 Valley Reserve). (*Held by the Board of Zoning Appeals until their December 9, 2015 hearing.*)

### **OTHER BUSINESS**

#### **ITEM OB-04**

Adoption of Resolution for establishment of dates, time, and place of the Board of Zoning Appeals Variance Hearings for 2016.

The exact description of the property requiring a variance is on file in the office of the Cobb County Zoning Division of the Community Development Department, 1150 Powder Springs Street, Marietta, Georgia 30064 and available for inspection by interested citizens between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

Hearing on said petitions will be heard by the Cobb County Board of Zoning Appeals at 1:00 p.m. on the prescribed hearing date in the Board of Commissioners' Meeting Room, Cobb County Building, 100 Cherokee Street, Marietta, Georgia 30090.

Additionally, if you believe you need any special accommodations in order to attend these public hearings, please contact the County Clerk's Office at 770-528-3307 no later than 48 hours before the date of the above meeting.

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