

---

---

# VARIANCE ANALYSIS

---

---

April 13, 2016

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**

***COBB COUNTY BOARD OF ZONING APPEALS***

**Murray Homan**  
**Skip Gunther**  
**Dee Gay**  
**Christi Trombetti**  
**Judy Williams**

***COBB COUNTY ZONING DIVISION***  
***COMMUNITY DEVELOPMENT DEPARTMENT***

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



*Cobb County... Expect the Best!*

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

**A  
G  
E  
N  
D  
A**

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

**COBB COUNTY BOARD OF ZONING APPEALS**  
**VARIANCE HEARING AGENDA**  
**April 13, 2016**

**CONTINUED CASES**

**V-82<sup>15</sup>**      **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 and December 9, 2015 hearings until their May 11, 2016 hearing; therefore will not be considered at this hearing)*

**V-140<sup>15</sup>**      **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 hearing, continued by the Board of Zoning Appeals from their December 9, 2015 hearing, and continued by Staff until the May 11, 2016 Board of Zoning Appeal hearing; therefore will not be considered at this hearing)*

**REGULAR CASES – NEW BUSINESS**

**V-45**      **JONATHAN MOORE** (Patricia Hames Hilderbrand, owner) requesting a variance to: 1) waive the required public road frontage in order to allow the construction of a home accessed via a private easement; 2) allow a third house off a private easement in Land Lot 20 of the 19<sup>th</sup> District. Located at the south end of Old Trace Road, west of Wilderness Drive.

- V-46**      **LINDSEY SPASOVA** (Lindsey A. Spasova, owner) requesting a variance to: 1) waive the rear setback from the required 30 feet to 10 feet; 2) increase the maximum allowable impervious surface from 35% to 35.9%; and 3) allow an accessory structure (existing 80 square foot deck) to the side of the principal building in Land Lot 848 of the 16<sup>th</sup> District. Located at the terminus of Blakeney Lane, on the east side of Scufflegrit Road (1760 Blakeney Lane).
- V-47**      **RANDY NEWTON** (Randall M. Newton and Tracey P. Newton owners) requesting a variance to: 1) waive the rear setback for an accessory structure under 650 square feet (proposed 240 square foot shed) from the required 40 feet to 18 feet; and 2) allow an accessory structure to the side of the primary structure in Land Lot 383 of the 19<sup>th</sup> District. Located at the terminus of Rainbow Lane, north of Placid Drive (1800 Rainbow Lane).
- V-48**      **GOLDEN SANDS GENERAL CONTRACTORS** (Petinos LLC, owner) requesting a variance to: 1) allow an accessory structure (proposed ATM) in front of the principal building; and 2) waive the front setback for an accessory structure (proposed ATM) from the required 50 feet to 30 feet in Land Lots 475 and 476 of the 19<sup>th</sup> District. Located on the west side of Powder Springs Road, and on the north side of Grove Valley Drive (1812 Powder Springs Road).
- V-49**      **CASEY BROWN** (Casey John Brown and Heather Angela Brown, owners) requesting a variance to: 1) allow an accessory structure (proposed 900 square foot basketball pad) to the front of the principal building; and 2) waive the 100 foot setback for an accessory structure (proposed 900 square foot basketball pad) to 65 feet for the east property line, 7 feet for the west property line and 35 feet for the north property line in Land Lot 1041 of the 16<sup>th</sup> District. Located on the east side of Sentry Walk, on the north side of Indian Hills Parkway (3942 Sentry Walk).
- V-50**      **MAXHAM FARM, LLC** (Drapac Group 3, LLC owners) requesting a variance to: 1) waive the front setback from the required 20 feet to 18 feet; and 2) waive the rear setback from the required 25 feet to 22 feet in Land Lot 145 of the 18<sup>th</sup> District. Located on the west side of Glade Court, south of Polder Way, and east of Maxham Road (6130 Glade Court).

- V-51**      **TANGLEWOOD DRIVE LLC** (Tanglewood Drive LLC, owners) requesting a variance to: 1) waive the side setback from the required 12 feet to 10 feet adjacent to the northern property line; and 2) waive the setback for a deck from five feet to zero feet adjacent to the north property line in Land Lots 908 and 953 of the 17<sup>th</sup> District. Located on the east side of Tanglewood Drive, at the terminus of Wallace Road (3631 Tanglewood Drive).
- V-52**      **SHIRLEY CARTER** (Bobby Carter and Shirley Carter, owners) requesting a variance to: 1) waive the minimum public road frontage from the required 75 feet to 50 feet; and 2) waive the front and rear setbacks from the required 35 feet to 10 feet in Land Lot 404 of the 16<sup>th</sup> District. Located on the west side of Williams Road, and the terminus of Beech Fern Drive (3443 Williams Road).
- V-53**      **MELISSA MALMBERG** (Kirk R. Malmberg and Melissa T. Malmberg, owners) requesting a variance to: 1) allow a detached accessory structure (proposed 576 square foot garage) to the side of the principal building; 2) waive the front setback from the required 45 feet to 35 feet; 3) waive the rear setback from the required 40 feet to 30 feet; and 4) waive the rear setback for the proposed detached garage from 40 feet to 26 feet in Land Lot 4 of the 1<sup>st</sup> District. Located on the south side of Ponte Vedra Drive, east of Atlanta Country Club Drive (4530 Ponte Vedra Drive).
- V-54**      **TOWN CENTER ASSOCIATES** (Town Center Associates, owners) requesting a variance to: 1) waive the maximum freestanding sign area from 300 square feet to more than 3,397.5 square feet; 2) increase the allowable wall signage from two square feet per linear foot to 48 square feet per linear foot; 3) allow wall signs to protrude above the roofline; 4) allow a freestanding sign to be one foot off of the right-of-way rather than 62 feet from centerline; 5) allow a sign to be more than 24 inches from the wall to which it is attached; and 6) waive the required landscape buffer on the south property line from 40 feet to 10 feet (existing) in Land Lot 645 of the 16<sup>th</sup> District. Located on the east side of Ernest Barrett Parkway on the east side of Roberts Court (425 Ernest Barrett Parkway).



***Cobb County Board of Zoning Appeals  
Variance Hearing Agenda  
April 13, 2016  
Page 4***

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.