
VARIANCE ANALYSIS

October 12, 2016

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
OCTOBER 12, 2016**

CONTINUED AND HELD CASES

- V-133** **SATYEM PATEL** (Satyem Patel and Bindi Shah, owners) requesting a variance to increase the maximum allowable impervious surface from 35% to 42% in Land Lot 242 of the 20th District. Located on the east side of Tayside Crossing, northeast of Stilesboro Road (2198 Tayside Crossing). *(Continued by the Board of Zoning Appeals from their September 14, 2016 hearing)*

REGULAR CASES – NEW BUSINESS

- V-134** **ELIZABETH J. STUDENIC** (Elizabeth J. Studenic Living Trust, owner) requesting a variance to waive the maximum height of a fence adjacent to a public road right-of-way and within the required setback in a residential district from the required six feet to eight (8) feet in Land Lots 750, 751, and 763 of the 16th District. Located on the west side of Bill Murdock Road, south of Casteel Road (2101 Bill Murdock Road).
- V-135** **CHARLES GILBERT** (Charles S. Gilbert and Herlene E. Gilbert, owners) requesting a variance to waive the side setback from the required 10 feet to nine feet adjacent to the western property line in Land Lots 1049 and 1112 of the 16th District. Located on the south side of Valley Green Drive, northwest of Valley Green Terrace (3820 Valley Green Drive).
- V-136** **ZACHARY KROHNE** (Zachary Krohne and Roscoe L. Googe, owners) requesting a variance to waive the side setback from the required 10 feet to four feet adjacent to the southern property line in Land Lot 201 of the 17th District. Located at the western terminus of Mountain View Court, west of Vangaurd Circle (60 Mountain View Court).
- V-137** **SAN FRANCISCO B.H. AND RESTAURANT** (RE & GE Property Management, LLC owner) requesting a variance to waive the minimum number of parking spaces from the required 89 spaces to 62 spaces in Land Lot 299 of the 17th District. Located on the west side of South Cobb Drive, south of Waldrep Circle (1906 South Cobb Drive).

- V-138** **CAROLYN KINNEY** (Carolyn M. Kinney, owner) requesting a variance to allow an accessory use (pool) to the side of the principal building and closer to the side street right-of-way line than the principal building in Land Lot 186 of the 20th District. Located on the southwest corner of Mars Hill Road and Waterloo Drive (5101 Waterloo Drive).
- V-139** **SOUTHTECH HOMES, LLC** (Leland H. Chait as Executor of the Estate of Donald C. Chait, owner) requesting a variance to waive the front setback from the required 45 feet to 30 feet in Land Lot 1018 of the 17th District. Located on the south side of Cochise Drive, north of Laramie Drive (3446 Cochise Drive).
- V-140** **BJ MANN AND KALLOL NANDI** (Kallol Nandi and Banhi Nandi, owners) requesting a variance to 1) waive the front setback from the required 25 feet to 22 feet; and 2) waive the side setback from the required 10 feet to eight feet adjacent to the southern property line in Land Lots 979 and 1038 of the 16th District. Located at the western terminus of Highbury Lane, north of Robinson Road (913 Highbury Lane).
- V-141** **SCOTT MERLIN** (Scott Merlin, owner) requesting a variance to waive the side setback from the required 10 feet to eight feet adjacent to the northern property line in Land Lot 211 of the 1st District. Located on the east side of Sagewood Drive, across from Curry Court (1230 Sagewood Drive).
- V-142** **OSKAR JUAREZ** (Oskar Juarez, owner) requesting a variance to allow an accessory use (pool) to the side of the principal building in Land Lot 180 of the 16th District. Located at the western terminus of Mystique Way, south of Mystique Landing and on the east side of Mabry Road (4503 Mystique Way).
- V-143** **ELBERT GRIFFIN AND HEIDI GRIFFIN** (Elbert N. Griffin, III and Heidi L. Griffin, owners) requesting a variance to waive the minimum lot size from the required 20,000 square feet to 18,144 square feet for proposed lot in Land Lots 769 and 816 of the 17th District. Located on the west side of Hillcrest Drive, south of Paces Ferry Road (3820 Hillcrest Drive).

- V-144** **SAM'S MART** (Sams Real Estate Holdings GA LLC, owner) requesting a variance to increase the maximum allowable freestanding sign area from 206.5 square feet (previous variance V-208 of 1983) to 395.5 square feet in Land Lots 645 and 646 of the 16th District. Located on the south side of Ernest Barrett Parkway, east of Interstate 75 and on the west side of Roberts Court (465 Ernest Barrett Parkway).
- V-145** **SAM'S MART** (Sams Real Estate Holdings GA LLC, owner) requesting a variance to increase the maximum allowable freestanding sign area from 206.5 square feet (previous variance V-207 of 1983) to 452.5 square feet in Land Lots 96 and 133 of the 20th District. Located on the northeast corner of Chastain Road and Frey Road (3300 Frey Road).
- V-146** **SAM'S MART** (Sams Real Estate Holdings GA LLC, owner) requesting a variance to 1) Increase the maximum allowable freestanding sign area from 65 square feet to 440.5 square feet; and 2) waive the height of a freestanding sign from 35 feet to 75 feet in Land Lot 851 of the 17th District. Located on the south side of Windy Hill Road, east of Corporate Plaza and west of Circle 75 Parkway (2678 Windy Hill Road).

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.