
VARIANCE ANALYSIS

April 12, 2017

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

COBB COUNTY BOARD OF COMMISSIONERS

Mike Boyce, 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
Bryant McDaniel
Judy Williams
Monique Sheffield

COBB COUNTY ZONING DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

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



Cobb County... Expect the Best!

COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA
APRIL 12, 2017

REGULAR CASES – NEW BUSINESS

- V-29** **CHARLES WRIGHT** (Charles Wright and Emily Wright, owners) requesting a variance to 1) waive the setbacks for an accessory structure over 650 square feet (existing approximately 1,500 square foot concrete pad) from the required 100 feet to 2 feet adjacent to the northern property line, 20 feet adjacent to the eastern property line, and 23 feet adjacent to the western property line; and 2) waive the maximum impervious surface from 35% (5,250 square feet) to 37% (5,551 square feet) in Land Lot 599 of the 16th District. Located at the northern terminus of Hampton Park Way, east of Hampton Park Drive (2461 Hampton Park Way).
- V-30** **KY PHANHSAVATH** (Ky Phanahsavath, owner) requesting a variance to 1) waive the maximum impervious surface from 35% to 38%; 2) waive the rear setback for an accessory structure over 144 feet (existing approximately 312 square foot shed #1) from the required 35 feet to 5 feet; and 3) waive the minor side setback from the required 10 feet to 9 feet adjacent to the western property line in Land Lot 770 of the 16th District. Located on the northwest corner of Beaver Dam Lane and Beaver Brook Lane (1907 Beaver Dam Lane).
- V-32** **STARVOS VACRATSAS** (Starvos Vacratsas, owner) requesting a variance to allow an accessory structure/use (proposed 1,606 square foot pool, decking, fire-pit, and equipment) to the side of the principal building in Land Lot 184 of the 16th District. Located on the western side of Wesley Chapel Road, south of Chapel Grove Drive (4283 Wesley Chapel Road).
- V-33** **PAUL D. HARRIS** (Paul D. Harris and Pamela J. Harris, owners) requesting a variance to waive the setbacks for an accessory structure over 650 square feet (proposed approximately 1,050 square foot barn) from the required 100 feet to 20 feet from the rear and 25 feet adjacent to the northwestern property line in Land Lot 587 of the 19th District. Located on the northeast side of Moon Road, south of Hiram Road (5696 Moon Road).

- V-34** **STEPHEN LANGFORD** (Stephen Langford, owner) requesting a variance to waive the minimum lot size from the required 20,000 square feet to 15,071 square feet for the proposed lot in Land Lot 1201 of the 16th District. Located on the northwest corner of Regina Drive and Rhodes Drive (9 Regina Drive).
- V-35** **VININGS HEALTH PARK, LP** (Cobb Hospital, Inc., owner) requesting a variance to 1) waive the maximum size of a directional sign from the required 3 square feet to 10 square feet for sign 106.3 and to 18 square feet for sign 106.15; 2) waive the minimum distance between freestanding signs from the required 150 feet to 71 feet; and 3) waive the maximum allowable sign area from 300 square feet to 419 square feet in Land Lot 748 of the 17th District. Located on the northeast side of Atlanta Road, north of Interstate 285, and on the west side of Winchester Parkway (Private Road) (4441 Atlanta Road).
- V-36** **JON R. SCHROEDER, JR AND KRISTINE A. SCHROEDER** (Jon R. Schroeder, Jr. and Kristine A. Schroeder, owners) requesting a variance to waive the rear setback from the required 35 feet to 19 feet in Land Lot 377 of the 16th District. Located on the easterly side of Shaw Road, south of Ebenezer Road (1513 Canfield Lane).
- V-37** **D.R. HORTON, INC.** (D.R. Horton, Inc., owner) requesting a variance to 1) waive the front setback from the required 35 feet to 28 feet; and 2) waive the major side setback from the required 25 feet to 19 feet in Land Lots 143 and 144 of the 20th District. Located on the northwest side of Magnolia Creek Drive, south of Allyn Drive (2780 Magnolia Drive).
- V-38** **GEORGE E. ELLIOT** (George E. Elliott, sr., owner) requesting a variance to waive the minimum lot size from the required 20,000 square feet to 16, 210 square feet in Land Lot 915 of the 16th District. Located on the east side of East Piedmont Road, west of Bertha Way (1310 East Piedmont Road).
- V-39** **BIRCH GROVE PROPERTIES, LLC** (Birch Grove Properties, LLC, owner) requesting a variance to waive the front setback for Lot 1 from the required 35 feet to 28 feet and for Lot 2 from the required 35 feet to 30 feet in Land Lot 166 of the 1st District. Located on the northwest corner of Roswell Road and Bliss Lane (2173, 2187 Bliss Lane).

NOTICE OF APPEAL HEARING
April 12, 2017
Cobb County Board of Zoning Appeals

Notice is hereby given that an appeal hearing will be held on Wednesday, April 12, 2017 at 3:00 p.m. to hear the Appeal of an Administrative Decision (A-01-2017) filed by Kyle Rollins, David A. Holmes and A. Melissa O'Brien pertaining to the decision of Dana Johnson, Community Development Director, to lift the stop work order for property located in Land Lots 237, 258 and 259 of the 20th District. This appeal hearing will be conducted in the Commissioners' Meeting Room located on the second floor in the Cobb County Building, 100 Cherokee Street, Marietta, Georgia.

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.