

**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING *SUMMARY* AGENDA
MAY 10, 2017**

CONSENT CASES

- V-40 REGINALD J. GREEN**
- V-42 ERIC CAVACIUTI**
- V-43 LINDA FANCELLAS**
- V-44 EFE EFEMINI**
- V-45 MARK PUCKETT**
- V-47 WILLIAM J. HIGGINS AND PAULA N. HIGGINS**
- V-50 JOSEPH MITCHELL**
- V-51 CHRISTOPHER CAMPBELL**
- V-52 CARMEN C. ABERNATHY**

CONTINUED CASES

- V-38 GEORGE E. ELLIOT** (Previously continued by Staff from the April 12, 2017 until the June 14, 2017 hearing, therefore will not be considered today)
- V-41 ROBERT GAILITIS** (Continued by Staff until the June 14, 2017 hearing, therefore will not be considered today)

REGULAR CASES

- V-46 JAMES P. HUDSON**
- V-48 AIYING WANG**
- V-49 SCOTT MOORE**
- V-53 PARADISE GROUP, LLC**
- V-54 PRADERA GROUP**

AMEND SOMETHING PREVIOUSLY ADOPTED

This particular item would be to amend an action taken on November 9, 2016 for case V-164 (Todd Magill) to amend the motion by deleting bullet point #1, which referenced a specific site plan. Section 26 of the Board of Zoning Appeals Hearing Procedures adopted July 10, 1996 and last revised April 11, 2001 allows any Board Member to amend an action taken at a previous hearing. A second shall be required and full discussion shall be allowed. A majority vote shall be required for adoption of the amendment.

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V-40 **REGINALD J. GREEN** (Reginald J. Green, owner) requesting a variance to waive the side and rear setbacks for an accessory structure (approximately 712 square foot garage under construction) from the required 100 feet to 16 feet adjacent to the north property line and to 8 feet adjacent to the east property line in Land Lot 126 of the 20th District. Located at the northeast corner of Old Highway 41 and Kimberly Road, on the east side of Robin Drive (3220 Kimberly Road). Staff recommends approval subject to:

- 1. As shown on the site plan dated January 30, 2017.**
- 2. Not to be used for commercial or dwelling purposes.**

V-42 **ERIC CAVACIUTI** (Eric Cavaciuti, owner) requesting a variance to 1) allow an accessory structure (proposed 600 square foot detached garage) to the side of the principal structure; and 2) waive the side setback for the accessory structure from the required 10 feet to 6 feet in Land Lot 215 of the 20th District. Located on the west side of Tayside Crossing, north of Lahinch Court (2267 Tayside Crossing). Staff recommends approval subject to:

- 1. As shown on the site plan dated 9-22-16.**
- 2. Not to be used for commercial or dwelling purposes.**
- 3. Stormwater Management comments.**

V-43 **LINDA FANCELLAS** (Linda C. Fancellas, owner) requesting a variance to waive the rear setback from the required 30 feet to 26 feet in Land Lot 516 of the 16th District. Located at the southwestern terminus of Colleton Drive, north of Old Piedmont Drive (2869 Colleton Drive). Staff recommends approval subject to:

- 1. Stormwater Management Comments.**

V-44 **EFE EFEMINI** (Efe Efemini, owner) requesting a variance to waive the rear setback from the required 30 feet to 20 feet in Land Lot 604 of the 16th District. Located on the north side of Post Oak Tritt Road, east of Twin Lakes Way (3239 Post Oak Tritt Road). Staff recommends approval subject to:

1. Stormwater Management comments.

V-45 **MARK PUCKETT** (Mark L. Puckett and Alison Puckett, owners) requesting a variance to 1) waive the front setback from the required 60 feet to 25 feet; and 2) waive the rear setback from the required 50 feet to 25 feet in Land Lot 15 of the 19th District. Accessed from an easement on the west side of Mayes Road, north of Morrison Road (416 Mayes Road). Staff recommends approval subject to:

1. Site Plan Review comments.

V-47 **WILLIAM J. HIGGINS AND PAULA N. HIGGINS** (William J. Higgins and Paula N. Higgins, owners) requesting a variance to waive the rear setback from the required 35 feet to 32 feet in Land Lot 391 of the 16th District. Located on the northwest corner of Chestatee Drive and Shallowford Road (3625 Shallowford Road). Staff recommends approval subject to:

1. Site plan received March 8, 2017.

V-50 **JOSEPH MITCHELL** (Debbie R. Mitchell and Joseph D. Mitchell, owners) requesting a variance to 1) waive the side setback from the required 10 feet to 9 feet adjacent to the west property line; 2) waive the setbacks for an accessory structure over 650 square feet (approximately 875 square foot proposed garage) from the required 100 feet to 10 feet adjacent to the east property line, to 20 feet adjacent to the south property line, and to 60 feet adjacent to the west property line; and 3) allow parking and/or access to parking areas in a residential district on a non-hardened surface in Land Lot 240 of the 17th District. Located on the south side of Angla Drive, west of Concord Road (241 Angla Road). Staff recommends approval subject to:

- 1. Stormwater Management comments.**
- 2. Traffic comments.**

V-51 **CHRISTOPHER CAMPBELL** (Christopher Campbell and Ann-Marie Campbell, owners) requesting a variance to 1) allow an accessory structure (relocated cabin) to the front of the principal structure; 2) waive the setback for an accessory structure over 650 square feet (approximately 960 square foot proposed pool house) from the required 100 feet to 80 feet adjacent to the west property line; and 3) waive the minimum public road frontage from the required 75 feet to 50 feet (Gambrell Road) in Land Lots 187, 246 and 247 of the 17th District. Accessed by an easement off of the south side of Nickajack Road, west of Gambrell Road (22 Nickajack Road). Staff recommends approval subject to:

- 1. Historic Preservation comments.**
- 2. Fire comments.**

V-52 **CARMEN C. ABERNATHY** (Carmen C. Abernathy, owner) requesting a variance to waive the rear setback for an accessory structure under 650 square feet (approximately 341 square foot gazebo) from the required 35 feet to 6 feet in Land Lot 912 of the 16th District. Located on the north side of Adams Oaks Lane, west of Adams Oaks Landing (2817 Adams Oaks Lane). Staff recommends approval.

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.