
VARIANCE ANALYSIS

May 10, 2017

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
May 10, 2017

CONTINUED AND HELD CASES

- 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). *(Previously continued by staff from the April 12, 2017 and May 10, 2017 Variance hearings until the June 14, 2017 hearing)*

REGULAR CASES – NEW BUSINESS

- 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, east of Robin Drive (3220 Kimberly Road).
- V-41** **ROBERT GAILITIS** (Robert Gailitis and Beverly Gailitis, owners) requesting a variance to 1) waive the front setback from the required 35 feet to 21 feet; 2) waive the minor side setback from the required 10 feet to 8 feet; 3) waive the rear setback from the required 35 feet to 22 feet; and 4) increase the maximum allowable impervious surface from 35% to 44.3% in Land Lot 1186 of the 16th District. Located on the southeast corner of Lakeshore Way and Lakeshore Court, east of Dickerson Road (254 Lakeshore Court). *(Continued by Staff until the June 14, 2017 hearing, therefore will not be considered)*
- V-42** **ERIC CAVACIUTI** (Eric A. 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).
- 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)

- 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).
- 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 for Lot 3; and 2) waive the rear setback from the required 50 feet to 25 feet for Lot 3 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).
- V-46** **JAMES P. HUDSON** (James Paul Hudson and Lisa A. Hudson, owners) requesting a variance to 1) allow an accessory structure (existing garage and proposed approximately 1,800 square foot garage and shop) to the front of the principal structure; 2) waive the setbacks for an accessory structure (proposed approximately 1,800 square foot garage and shop) from the required 100 feet to 40 feet adjacent to the west property line and to 56 feet adjacent to the south property line; and 3) allow a second electrical meter in Land Lot 279 of the 1st District. Located at the northern terminus of Conway Drive, east of Surrey Trail (5637 Conway Drive).
- 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).
- V-48** **AIYING WANG** (Aiyang Wang, owner) requesting a variance to waive the rear setback from the required 40 feet to 25 feet in Land Lot 314 of the 16th District. Located on the north side of Upland Drive, west of Upland Court (3775 Upland Drive).

- V-49** **SCOTT MOORE** (Scott Moore and Amanda Moore, owners) requesting a variance to 1) allow an accessory structure (proposed 2,560 square foot garage) to the side of the principal structure; and 2) waive the setbacks for an accessory structure over 650 square feet (proposed 2,560 square foot garage) from the required 100 feet to 15 feet adjacent to the north property line, 18 feet adjacent to the southeast property line, and 54 feet adjacent to the east property line in Land Lot 158 of the 20th District. Located on the north side of Old Stilesboro Road, west of Stilesboro Lane (4730 Old Stilesboro Road).
- 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 Drive).
- 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).
- 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).

- V-53** **PARADISE GROUP, LLC** (Z & Y Corporation, owner) requesting a variance to waive the minimum number of parking spaces from the required 15 spaces to 10 spaces in Land Lot 789 of the 19th District. Located at the eastern intersection of East West Connector and Powder Springs Road (2651 Powder Springs Road).
- V-54** **PRADERA GROUP** (Victoria M. Clark, owner) requesting a variance to waive the minimum lot size from the required 20,000 square feet to 18,527 square feet for proposed lots 1 and 2 in Land Lot 768 of the 17th District. Located on the eastern side of West Lane Drive and on the western side of Pineview Drive, north of Valley View Drive (3930 Pineview Drive).

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.