

COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING *SUMMARY* AGENDA
September 13, 2017

CONSENT CASES

- V-87 STANLEY HILL**
- V-88 TIMOTHY DYKSTRA**
- V-89 JIMMY FREEMAN**
- V-90 PARTICIA RUIZ**
- V-93 PHILIP I. LEWIS AND MEREDITH K. LEWIS**
- V-94 THE WRIGLEY GROUP**
- V-95 EMILY SULLIVAN AND ANDREW SULLIVAN**
- V-96 MICHAEL A. MATTHEWS**
- V-98 JAMES B. NANNEN AND SANDY W. NANNEN**
- V-99 JAMES G. CHENEY AND LORI B. CHENEY**

CONTINUED CASE

- V-76 BRIAN AND TRACY PECONE (Previously held by the Board of Zoning Appeals from the August 9, 2017 hearing until their September 13, 2017 hearing)**

REGULAR CASES

- V-86 LAUREN CANNATELLA**
- V-91 RUSSELL A. MULLINS**
- V-97 NVH HOMES LLC**

WITHDRAWN CASE

- V-92 AXIS INFRASTRUCTURE – Withdrawn Without Prejudice**

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V-87 **STANLEY HILL** (Wilson & Adama LLC, owner) requesting a variance to 1) allow an accessory structure (proposed drive thru ATM) to the front of the principal building; and 2) waive the front setback from the required 50 feet to 15 feet in Land Lot 225 of the 20th District. Located on the west side of Mars Hill Road, south of Stilesboro Road (1685 Mars Hill Road). Staff recommends approval subject to:

1. Site Plan Review comments.

V-88 **TIMOTHY DYKSTRA** (Timothy Dykstra and Melinda Dykstra, owners) requesting a variance to 1) allow an accessory structure (1,303 square foot barn) to be located closer to the side street-right-of-way line than the principal building; and 2) waive the side setback for an accessory structure over 1,000 square feet (1,303 square foot barn) from the required 100 feet to 22 feet adjacent to the southern property line in Land Lot 151 of the 20th District. Located at the southwest intersection of Cheatham Road and Old Stilesboro Road (6101 Old Stilesboro Road). Staff recommends approval subject to:

1. Traffic comments.

2. Applicant to obtain a building permit for the structure.

V-89 **JIMMY FREEMAN** (James Freeman Investments, LLLP, owner) requesting a variance to allow parking of vehicles on a gravel surface (non-hardened and treated) in Land Lots 1125, 1126, 1127, and 1169 of the 19th District. Located on the northeast side of C H James Parkway, and at the terminus of Burrow Trail (0 Burrow Trail). Staff recommends approval subject to:

1. Traffic comments.

2. Site Plan Review comments.

3. Stormwater Management comments.

4. Water and Sewer comments.

5. Zoning Division Manager to approve the location of the gravel parking.

V-90 **PATRICIA RUIZ** (Patricia Ruiz-Jaime, owner) requesting a variance to 1) allow an accessory structure (metal carport) to the front of the principal building; 2) waive the setbacks for an accessory structure under 650 square feet (metal carport) from the required 35 feet from the front to 17 feet and from the required 10 feet from the side to zero feet adjacent to the southern property line; 3) waive the setbacks for an accessory structure under 650 square feet (wood shed) from the required 35 feet from the rear to 7 feet and from the required 10 feet from the side to 4 feet adjacent to the southern property line; and 4) waive the side setback from the required 10 feet to 6 feet adjacent to the southern property line in Land Lot 277 of the 17th District. Located on the east side of Mills Lane, north of Pat Mell Road (2075 Mills Lane). Staff recommends approval subject to:

- 1. Applicant to obtain a building permit for the structure.**

V-93 **PHILIP I. LEWIS AND MEREDITH K. LEWIS** (Philip I. Lewis and Meredith K. Lewis, owners) requesting a variance to waive the rear setback from the required 40 feet to 26 feet in Land Lot 264 of the 20th District. Located at the southeastern terminus of Adams Haven Bend, east of Mars Hill Road (1054 Adams Haven Bend). Staff recommends approval subject to:

- 1. Stormwater Management comments.**

V-94 **THE WRIGLEY GROUP** (Elizabeth H. Massie and Alexander J. Massie, owners) requesting a variance to waive the minimum lot size from the required 20,000 square feet to 18, 495 square feet (proposed lot 1) and 18,654 square feet (proposed lot 2) in Land Lot 696 of the 17th District. Located on the west side of Pineridge Road, north of Cooper Lake Road (4010 Pineridge Road). Staff recommends approval subject to:

- 1. Stormwater Management comments.**

V-95 **EMILY SULLIVAN AND ANDREW SULLIVAN** (Andrew K. Sullivan and Emily Sullivan, owners) requesting a variance to 1) waive the side setback from the required 10 feet to 8 feet (existing) adjacent to the northern property line; and 2) allow a retaining wall up to 10 feet in height within 5 feet of the property line (southern property line) in Land Lots 1042 and 1047 of the 17th District. Located on the east side of Denard's Mill, south of Sibley Forest (745 Denard's Mill). Staff recommends approval subject to:

- 1. Development and Inspection comments.**
- 2. Stormwater Management comments.**

V-96 **MICHAEL A. MATTHEWS** (Michael A. Matthews and Vicki L. Matthews, owners) requesting a variance to 1) waive the minimum public road frontage from the required 75 feet to 40 feet for proposed tract B; 2) waive the setback for an accessory structure over 650 square feet (existing 895 square foot shed) from the required 100 feet to 17 feet adjacent to the eastern property line and to 36 feet adjacent to the rear property line; and 3) waive the rear setback for an accessory structure under 650 square feet (existing 300 square foot shed) from the required 35 feet to 20 feet in Land Lot 704 of the 16th District. Located on the south side of Whitlock Road, across from Wilderness Way, west of Sandy Plains Road (1600 Whitlock Road). Staff recommends approval subject to:

- 1. Stormwater Management comments.**
- 2. Fire Marshalls comments.**

V-98 **JAMES B. NANNEN AND SANDY W. NANNEN** (James B. Nannen and Sandy W. Nannen, owners) requesting a variance to waive the setback for an accessory structure over 650 square feet (approximately 825 square foot one story frame garage) from the required 100 feet to 13 feet adjacent to the western property line on lot 1 in Land Lot 219 of the 20th District. Located on the southeast corner of Brittany Chase and Stilesboro Road (3455 Stilesboro Road). Staff recommends approval subject to:

- 1. Stormwater Management comments.**

V-99 **JAMES G. CHENEY AND LORI B. CHENEY** (James G. Cheney and Lori B. Cheney, owners) requesting a variance to waive the side setbacks from the required 15 feet to 7 feet adjacent to the western property line and to 10 feet adjacent to the eastern property line in Land Lot 1189 of the 16th District. Located on the south side of Blackland Drive, east of Woodlawn Drive (4428 Blackland Drive). Staff recommends approval subject to:

1. Stormwater Management comments.

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.