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# VARIANCE ANALYSIS

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October 11, 2017

Prepared by:  
**COBB COUNTY**  
**PLANNING AND ZONING DIVISIONS**

***COBB COUNTY BOARD OF COMMISSIONERS***

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***COMMUNITY DEVELOPMENT DEPARTMENT***

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



*Cobb County... Expect the Best!*

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**COBB COUNTY BOARD OF ZONING APPEALS**  
**VARIANCE HEARING AGENDA**  
**October 11, 2017**

**CONTINUED AND HELD CASE**

- V-86**      **LAUREN CANNATELLA** (Lauren Cannatella, owner) requesting a variance to 1) waive the setbacks for an accessory structure under 650 square feet (approximately 323 square foot one story frame workshop) from the required 10 feet adjacent to the northern property line to 0.8 feet and from the required 30 feet from the rear to 4.9 feet; and 2) waive the setbacks for an accessory structure under 650 square feet (play fort) from the required 10 feet adjacent to the southern property line to 3 feet and from the required 30 feet from the rear to 1 foot in Land Lot 463 of the 16<sup>th</sup> District. Located on the west side of North Hembree Road, north of Hembree Lane (3177 North Hembree Road).  
*(Previously held by the Board of Zoning Appeals from the September 13, 2017 hearing until their October 11, 2017 hearing)*

**REGULAR CASES – NEW BUSINESS**

- V-100**      **FOLARIN A. JOHNSON** (Folarin A. Johnson, owner) requesting a variance to 1) waive the minimum lot size from the required 20,000 square feet to 19,744 square feet; and 2) waive the front setback from 40 feet to 35 feet in Land Lots 405 and 406 of the 18<sup>th</sup> District. Located on the northwest side of Queen Mill Road, north of Mableton Parkway (6816 Queen Mill Road).
- V-101**      **MICHELLE THRASH** (Michelle B. Thrash, owner) requesting a variance to allow an accessory structure (proposed pool) to the side of the principal building in Land Lot 279 of the 20<sup>th</sup> District. Located on the south side of Caisson Drive, north of Caisson Court (643 Caisson Drive).
- V-102**      **JOSEPH PASQUARELLI** (Joseph Pasquarelli and Virginia Pasquarelli, owners) requesting a variance to waive the rear setback from the required 30 feet to 26 feet in Land Lot 102 of the 1<sup>st</sup> District. Located on the southeast corner of Chartley Lane and Chartley Way (4614 Chartley Way). – **WITHDRAWN WITHOUT PREJUDICE**

- V-103**      **MOHSIN PROPERTIES, LLC** (Mohsin Properties, LLC, owner) requesting a variance to 1) increase the maximum sign height from 20 feet to 25 feet for each sign; 2) allow an 80 square foot LED with 4 electronic sign areas in lieu of a 32 square foot LED with 2 sign areas; 3) increase the maximum allowable sign area from 65 square feet to 117 square feet; 4) increase the maximum allowable structure area from 162.5 square feet to 205 square feet; 5) waive the required 200 feet of public road frontage to 146 square feet of public road frontage; and 6) allow the 2 electronic signs on the same lot to be less than the required 200 feet from each other in Land Lot 295 of the 17<sup>th</sup> District. Located on the northwest corner of Austell Road and Atlanta Road (1250 Atlanta Road). – – **WITHDRAWN WITHOUT PREJUDICE**
- V-104**      **MICHAEL D. FOX** (Michael D. Fox and Barbara J. Fox, owners) requesting a variance to 1) waive the minimum public road frontage from the required 75 feet to 44 feet; 2) waive the minimum lot width at the front setback line from the required 75 feet to 40 feet; 3) allow an accessory structure (approximately 2,225 square foot hanger) to the front of the principal building; 4) waive the setbacks for an accessory structure over 1,000 square feet (approximately 2,225 square foot hanger) from the required 100 feet from all property lines to one foot adjacent to the western property line and to 10 feet adjacent to the northern property line; and 5) allow access on a nonhardened surface in Land Lot 123 of the 19<sup>th</sup> District. Located on the east side of Ernest Barrett Parkway, north of Appaloosa Trail (3941 Ernest Barrett Parkway).
- V-105**      **ASHLEIGH MERCHANT** (Ashleigh B. Merchant and John B. Merchant, III, owners) requesting a variance to waive the maximum allowable impervious coverage from 35% to 40% in Land Lot 125 of the 19<sup>th</sup> District. Located on the north side of Hoyle Farm Drive, west of Paces Farm Trail (2920 Hoyle Farm Road).
- V-106**      **M. PEJMAN** (Mojgan Jalali, owner) requesting a variance to waive the minimum lot size from the required 20,000 square feet to 18,260 square feet in Land Lot 1205 of the 16<sup>th</sup> District. Located on the west side of Sewell Lane and on the east side of Indian Trail, northeast of Worthington Drive (57 Sewell Lane).

- V-107**      **KEITH D. JOHNS** (Keith D. Johns and Rebecca L. Johns, owners) requesting a variance to waive the front setback from the required 45 feet to 40 feet for lot 3 in Land Lots 259 and 274 of the 20<sup>th</sup> District. Located at the western terminus of Abbey Oaks Lane, west of Acworth Due West Road (4060 Abbey Oaks Lane).
- V-108**      **GARY L. GOBRECHT** (Cathy M. and Gary L. Gobrecht, owners) requesting a variance to waive the rear setback for an accessory structure under 650 square feet (approximately 350 square foot one story frame building) from the required 35 feet to 17 feet in Land Lot 995 of the 16<sup>th</sup> District. Located on the north side of Rebel Ridge Drive, east of Merritt Road (1101 Rebel Ridge Drive).
- V-109**      **GREGORY ST. JOHN** (Gregory C. St. John and Amy D. St. John, owners) requesting a variance to allow an accessory structure (proposed 576 square foot garage) to the side of the principal building in Land Lot 1145 of the 19<sup>th</sup> District. Located by private easement off the west side of Glore Road, south of Trenton Court (4810 Glore Road).
- V-110**      **CB ENTERPRISES** (CB Enterprises, owner) requesting a variance to 1) waive the side setback from the required 15 feet to 11 feet adjacent to the northern property line; and 2) waive the landscaped screening buffer adjacent to residentially zoned property from the required 20 feet to zero feet adjacent to the southern property line in Land Lots 538 and 539 of the 16<sup>th</sup> District. Located on the east side of Johnson Ferry Road, south of Lassiter Road (2880 Johnson Ferry Road).
- V-111**      **JENNIFER AND CARY REDMAN** (Jennifer Redman and Cary Redman, owners) requesting a variance to waive the major side setback from the required 25 feet to 13 feet in Land Lots 258, 259 and 275 of the 20<sup>th</sup> District. Located on the northeast side of Abbey Oaks Lane, west of Acworth Due West Road (4035 Abbey Oaks Lane).



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.