
VARIANCE ANALYSIS

November 15, 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
November 15, 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 16th 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 and October 11, 2017 hearings until the November 15, 2017 hearing)

REGULAR CASES – NEW BUSINESS

- V-112** **JOSE LUIS RODRIGUEZ** (Jose Luis Rodriguez, owner) requesting a variance to 1) waive the front setback from the required 40 feet to 36 feet; and 2) allow parking on a non-hardened and treated surface (gravel driveway) in Land Lot 308 of the 18th District. Located on the north side of Cardell Road, west of South Gordon Road (1912 Cardell Road).
- V-113** **DONALD BRATTON** (Don Bratton and Donna Lee Bratton, owners) requesting a variance to 1) waive the front setback from the required 35 feet to 9 feet; 2) allow parking on a non-hardened and treated surface (gravel drive); and 3) waive the side setback from 10 feet to 4.8 feet along the east property line in Land Lot 445 of the 16th District. Located on the north side of Housley Road, west of Skyview Lane (977 Housley Road).
- V-114** **LUXE HOMES, INC.** (David Dail and Janet Dail, owners) requesting a variance to 1) increase the maximum allowable impervious surface coverage from 35% to 40%; and 2) allow the pool equipment to be to the side of the principal building in Land Lot 1043 of the 16th District. Located on the east side of Summit Drive, south of Hillwood Drive (4310 Summit Drive).

- V-115** **KENNETH SHIELDS** (Emily B. Shields and Kenneth M. Shields, owners) requesting a variance to waive the rear setback from the required 30 feet to 22 feet in Land Lot 692 of the 17th District. Located on the northeast side of Chelton Court, north of Chelton Way, on the west side of Oakdale Road, and on the south side of Main Street (4529 Chelton Court).
- V-116** **NANCY MILLIGAN** (Nancy Guthrie Milligan and Daniel Barnett, owners) requesting a variance to waive the maximum height of a fence along a roadway from the required 6 feet to 8 feet in Land Lots 737 and 738 of the 16th District. Located at the eastern terminus of Bungalow Park Lane, east of Bungalow Park Drive, on the north side of Kincaid Road, and on the western side of Sandy Plains Road (1582 Bungalow Park Lane).
- V-117** **EDWARD T. WHITELEY** (Ed Whiteley and Lisa Whiteley, owners) requesting a variance to 1) waive the rear setback from the required 35 feet to 30 feet (existing); 2) allow an accessory structure (700 square foot proposed garage) to be located to the side of the principal structure; and 3) waive the required setbacks for an accessory structure over 650 square feet (700 square foot proposed garage) from the required 100 feet to 12 feet adjacent to the side property line and to 31 feet adjacent to the rear property line in Land Lot 581 of the 19th District. Located on the western side of Konawa Court, south of Tonkawa Bend (2606 Konawa Court).
- V-118** **CHERYL BRAND** (Cheryl S. Brand, owner) requesting a variance to waive the rear setback from the required 35 feet to 26 feet in Land Lot 258 of the 16th District. Located on the east side of Pebble Hill Drive, east of Camrose Place (3662 Pebble Hill Drive).
- V-119** **WILBUR AND ANDREA RADFORD** (Wilbur Edward Radford, Jr. and Andrea Jo Radford, owners) requesting a variance to waive the minimum public road frontage from the required 75 feet to 46.75 feet for the proposed outsale parcel in Land Lots 61 and 88 of the 19th District. Located at the southern terminus of Morrison Road, west of Mayes Road (4454 Morrison Road).

- V-120** **IMPACT WORSHIP CENTER** (Impact Worship Center, Inc., owner) requesting a variance to allow an electronic sign on a lot with less than 200 feet of public road frontage on one road in Land Lots 405 and 498 of the 18th District. Located on the north side of Mableton Parkway and on the east side of Queen Mill Road, northwest of Hunnicut Road (6925 Mableton Parkway).
- V-121** **HURT ROAD BAPTIST CHURCH** (Hurt Road Baptist Church, Inc., owner) requesting a variance to 1) allow an illuminated electronic sign for a church on a major collector roadway; 2) waive the maximum allowable sign area from 32 square feet to 35 feet; and 3) waive the minimum lot size for a church from the required 5 acres to 4.639 acres in Land Lot 195 of the 17th District. Located on the south side of Hurt Road, across from Brooks Court (17 Hurt Road).
- V-122** **JUAN C. BANDA** (Juan Carlos Banda De Leon, owner) requesting a variance to waive the required 35 foot rear setback in Land Lot 204 of the 17th District. Located at the southwest intersection of Olive Springs Road and Pat Mell Road (15 Pat Mell Road). -
WITHDRAWN WITHOUT PREJUDICE
- V-123** **EVANGELOS M. DEMESTIHAS AND JOYCE B. DEMESTIHAS** (Evangelos M. Demestihias and Joyce B. Demestihias, owners) requesting a variance to 1) allow accessory structures (solar panels and barn) on a lot without a primary building; 2) waive the setbacks for an accessory structure under 650 square feet (solar panels) from the required 10 feet to three feet adjacent to the northern property line and from the required 40 feet to 30 feet adjacent to the front property line in Land Lot 379 of the 16th District. Located on the east side of Knight Road, south of Blackwell Lane (3550 Knight Road).

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.