

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

CONSENT CASES

**V-124 RANDALE KEASLER
V-125 DAVID SOTTO
V-126 STEVE PULLEN
V-128 CHIP GROOME
V-129 WILLIAM S. WOLCOTT AND ANA G. WOLCOTT
V-130 ASHLEY HOMESTORE
V-131 DONNON BUILDERS INC
V-132 MICHAEL RIDDLE
V-134 MARIETTA ALLIANCE CHURCH**

REGULAR CASE

V-127 ARAUJO RICHARDO

CONTINUED CASE

V-86 LAUREN CANATELLA (Previously held by the Board of Zoning Appeals from their September 13, 2017, October 11, 2017 and November 15, 2017 hearings, until the December 13, 2017 Board of Zoning Appeals hearing)

WITHDRAWN CASE

V-133 HUSSEIN ABAZA – Withdrawn Without Prejudice

COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING *CONSENT* AGENDA
December 13, 2017

V-124 **RANDALE KEASLER** (Randale G. Keasler and Carla B. Keasler, owners) requesting a variance to 1) waive the setbacks for an accessory structure under 650 square feet (existing approximately 600 square foot awning “building 1”) from the required 35 feet from the rear to six feet; and 2) waive the setbacks for an accessory structure under 650 square feet (proposed approximately 384 square foot “building 2”) from the required 35 feet from the rear to 15 feet in Land Lot 75 of the 20th District. Located at the northern intersection of Silver Lace Lane and Heartleaf Drive, west of Dallas Acworth Highway (3841 Heartleaf Drive). Staff recommends approval.

V-125 **DAVID SOTTO** (Sotto Design & Development, LLC, owner) requesting a variance to 1) waive the front setback from the required 35 feet to 32 feet; and 2) waive the minimum lot size from the required 20,000 square feet to 17,686 square feet in Land Lot 769 of the 17th District. Located on the west side of Orchard Road, south of Paces Ferry Road (3808 Orchard Road). Staff recommends approval subject to:

1. Variance request #2 is not needed and is withdrawn by staff.

V-126 **STEVEN PULLEN** (Steven D. Pullen and Sally N. Ramadan, owners) requesting a variance to 1) increase the maximum impervious surface from the required 35% to 39%; and 2) allow the proposed pool equipment to the side of the house in Land Lot 186 of the 16th District. Located on the east side of Shamans Drive, south of Shamans Walk (4210 Shamans Drive). Staff recommends approval subject to:

1. Stormwater Management Comments.

V-128 **CHIP GROOME** (Julianna Gilreath, owner) requesting a variance to 1) waive the front setback from the required 50 feet to 40 feet; 2) waive the side setbacks from the required 12 feet to 10 feet; and 3) waive the rear setback from the required 40 feet to 30 feet in Land Lot 973 of the 17th District. Located on the south side of Paces Ferry Road, south of New Paces Ferry Road (4240 Paces Ferry Road). Staff recommends approval subject to:

- 1. Site Plan Review comments.**
- 2. Stormwater Management comments.**

V-129 **WILLIAM S. WOLCOTT AND ANA G. WOLCOTT** (William S. Wolcott and Ana G. Wolcott, owners) requesting a variance to waive the rear setback from the required 35 feet to 30 feet in Land Lot 1174 of the 16th District. Located on the northwest side of Old Orchard Drive, south of Willow Glenn Drive (2305 Old Orchard Drive). Staff recommends approval.

V-130 **ASHLEY HOMESTORE** (G&I VIII RCG Cobb Place LLC, owner) requesting a variance to increase the maximum allowable wall sign from 122 square feet to 282.37 in Land Lots 649 and 720 of the 16th District. Located at the northeast intersection of Barrett Lakes Boulevard and Ernest Barrett Parkway (840 Ernest Barrett Parkway). Staff recommends approval subject to:

- 1. Subject to the sign renderings contained in the variance analysis.**

V-131 **DONNON BUILDERS INC** (Donnon Builders, Inc., owner) requesting a variance to increase the maximum allowable impervious surface from the required 35% to 41% in Land Lot 1046 of the 16th District. Located on the east side of Summit Drive, south of Hillwood Drive (4270 Summit Drive). Staff recommends approval subject to:

- 1. Stormwater Management comments.**
- 2. Stormwater Management to approve the final impervious surface plan.**

V-132 **MICHAEL RIDDLE** (Michael Riddle and Andrea Berry Riddle, owners) requesting a variance to 1) allow an accessory structure to the front of the principal building (proposed 858 square foot building and approximately 456 square foot existing shed); and 2) waive the required side setback for an accessory structure over 650 square feet (proposed 858 square foot building) from the required 100 feet to 15 feet adjacent to the western property line in Land Lot 104 of the 20th District. Located on the south side of Old 41 Highway, south of Liberty Commons Drive (3387 Old 41 Highway). Staff recommends approval subject to:

- 1. Stormwater Management comments.**
- 2. Variance is only for the buildings shown on the site plan received October 12, 2017.**

V-134 **MARIETTA ALLIANCE CHURCH** (Marietta Alliance Church, owner) requesting a sign variance to allow a face replacement without conversion to a monument based sign in Land Lot 813 of the 16th District. Located on the west side of East Piedmont Road, north of Chestnut Springs Boulevard (1787 East Piedmont Road). Staff recommends approval subject to:

- 1. Subject to the sign rendering contained in the variance analysis with the Zoning Division Manager approving any modifications.**

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.