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# VARIANCE ANALYSIS

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February 14, 2018

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

***COBB COUNTY BOARD OF COMMISSIONERS***

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***COBB COUNTY ZONING DIVISION***  
***COMMUNITY DEVELOPMENT DEPARTMENT***

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



*Cobb County... Expect the Best!*

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# **A G E N D A**

**COBB COUNTY BOARD OF ZONING APPEALS**  
**VARIANCE HEARING AGENDA**  
**February 14, 2018**

**REGULAR CASES – NEW BUSINESS**

- V-6**        **CATHY SCUTIER** (Cathy Scutier, owner) requesting a variance to waive the rear setback from the required 40 feet to 30 feet in Land Lot 675 of the 17<sup>th</sup> District. Located on the west side of Tristan Drive, west of Weldon Drive (1836 Tristian Drive).
- V-7**        **STUART KEATON** (Stuart Keaton and Jennifer Keaton, owners) requesting a variance to 1) waive the side setback for an accessory structure over 144 square feet (196 square foot treehouse) from the required 10 feet to one foot adjacent to the northern property line; and 2) waive the rear setback for an accessory structure over 144 square feet (196 square foot treehouse) from the required 35 feet to 10 feet in Land Lot 1191 of the 16<sup>th</sup> District. Located on the east side of the terminus of Lakeshore Drive, north of Lakeshore Circle (132 Lakeshore Drive).
- V-8**        **JACK DENNIS WILSON** (Jack Dennis Wilson, owner) requesting a variance to waive the setbacks for an accessory structure over 1,000 square feet (proposed 1,024 square foot garage) from the required 100 feet to seven feet adjacent to the western property line and 21 feet adjacent to the rear in Land Lot 708 of the 16<sup>th</sup> District. Located on the north side of Powell Wright Road, east of Oland Circle (1031 Powell Wright Road).
- V-9**        **RTC WADE GREEN LLC AND SFS WADE GREEN, LLC** (RTC Wade Green, LLC and SFS Wade Green, LLC, owners) requesting a variance to waive the required freestanding style type sign to allow a pylon sign within 660 feet of the nearest edge of right-of-way of an interstate highway to allow sign as shown in provided renderings in Land Lots 55 and 60 of the 20<sup>th</sup> District. Located on the east side of Wade Green Road, and the north side of George Busbee Parkway, north of Interstate 75 (4200 Wade Green Road).

- V-10**      **WILLIAM AREU** (William Areu, owner) requesting a variance to 1) allow a second electrical meter on a residential property; 2) waive the setbacks for an accessory building over 1,000 square feet (proposed 1,728 square foot two story barn) from the required 100 feet to 47 feet adjacent to the southern property line; and 3) allow an accessory building (proposed 1,728 square foot two story barn) to the front of the principal building in Land Lots 122 and 166 of the 17<sup>th</sup> District. Located on the east side of Herren Drive, north of Plantation Road (3621 Herren Drive).
- V-11**      **CANTON VILLAGE ASSOCIATES, LP** (Canton Village Associates. LP, owner) requesting a variance to 1) increase the sign area from 416 square feet (per V-192 of 1994) to 562 square feet; 2) increase the sign structure from 500 square feet to 668 square feet; 3) waive the required freestanding sign type to allow a pylon sign; and 4) waive the required 20 foot in height to allow the proposed addition (topper) to the sign as shown in the sign renderings provided for a height of 23.4 feet in Land Lot 565 of the 16<sup>th</sup> District. Located on the west side of Canton Road, south of Piedmont Road (2727 Canton Road).
- V-12**      **JENNIFER WOHLERS** (Wohlers Properties, LLC, owner) requesting a variance to 1) waive the front setbacks for a sign; 2) waive the required 62 feet from the centerline of an arterial road right-of-way to 52.52 feet from the centerline of an arterial road right-of-way; and 3) waive the required freestanding style type sign to allow a pylon sign as shown in the sign renderings provided in Land Lot 350 of the 16<sup>th</sup> District. Located on the west side of Canton Road and the east side of Westchase Drive, north of Coventry Drive (3733 Canton Road).
- V-13**      **ERIC CAVACIUTI** (Eric Cavaciuti, owner) requesting a variance to waive the side setback from the required 10 feet to six feet adjacent to the southern property line in Land Lot 215 of the 20<sup>th</sup> District. Located on the west side of Tayside Crossing, north of Lahinch Court (2267 Tayside Crossing).

*Cobb County Board of Zoning Appeals  
Variance Hearing Agenda  
February 14, 2018  
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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.