

**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING *SUMMARY* AGENDA**

May 09, 2018

(Revised May 9, 2018)

CONTINUED CASES

**V-34 VININGS JUBILEE PARTNERS, LTD - Continued by Staff until the
 June 13, 2018 Hearing**

CONSENT CASES

**V-25 MARK R. HESTER
V-27 KIRK MALMBERG AND MELISSA MALMBERG
V-28 KERLEY FAMILY HOMES
V-29 J. RODNEY DOBSON
V-30 REGIONS BANK
V-32 RAUL FERNANDEZ
V-33 DR. JAMES S. HARVEY AND PATRICIA REDMOND
V-35 INOP 3000 ACQUISITIONS, LLC**

REGULAR CASES

**V-24 MELISSA F. DURHAM
V-26 ANGELA WHITENER AND RICHARD L. WHITENER
V-31 MEGAN BRAKEBUSCH**

COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING *CONSENT* AGENDA
May 09, 2018

V-25 **MARK R. HESTER** (Mark R. Hester, owner) requesting a variance to 1) allow a second electrical meter on a residential lot; 2) allow an accessory structure (existing approximately 450 square foot pole shed) on a lot without a primary structure; and 3) allow parking and/or access to parking areas in a residential district on a non-hardened surface in Land Lot 156 of the 20th District. Located off a private easement, east of County Line Road (2510 County Line Road). Staff recommends approval subject to:

- 1. Traffic comments and recommendations**
- 2. Stormwater Management comments and recommendations**

V-27 **KIRK MALMBERG AND MELISSA MALMBERG** (Kirk R. Malmberg and Melissa T. Malmberg, owners) requesting a variance to waive the rear setback from the required 40 feet to 30 feet in Land Lot 4 of the 1st District. Located on the south side of Ponte Vedra Drive, east of Atlanta County Club Drive (4530 Ponte Vedra Drive). Staff recommends approval.

V-28 **KERLEY FAMILY HOMES** (Kerley Family Homes, LLC, owner) requesting a variance to 1) waive the rear setback from the required 20 feet to 11 feet for lot 1; 2) waive the rear setback from the required 20 feet to 12 feet for lot 2; 3) waive the rear setback from the required 40 feet to 29 feet for lot 8; and 4) waive the rear setback from the required 40 feet to 32 feet for lot 11 in Land Lots 694 and 965 of the 19th District. Located on the west, south, and north sides of Powder Way, south of Pair Road (3010, 3016, 305 and 3051 Powder Way). Staff recommends approval subject to:

- 1. Site Plan Review comments and recommendations**

V-29 J. RODNEY DOBSON (J. Rodney Dobson, owner) requesting a variance to allow an accessory structure (proposed pool) to be located in front of the principal building in Land Lot 1082 of the 19th District. Located at the southern terminus of Driftwood Drive, south of McDuffie Road (4616 Driftwood Drive). Staff recommends approval.

V-30 REGIONS BANK (Jamestown 4880 Lower Roswell, LP, owner) requesting a variance to 1) waive the landscape enhancement strip adjacent to a public street from the required 8 feet to 2 feet along Johnson Ferry Road; and 2) increase the maximum allowable impervious surface from 70% to 86% in Land Lot 85 of the 1st District. Located on the east side of Johnson Ferry Road, south of Lower Roswell Road (680 Johnson Ferry Road). Staff recommends approval subject to:

- 1) Staff comments:**
- 2) The site plan submitted March 8, 2018;**
- 3) Renderings attached to the email from Kevin Moore submitted May 9, 2018 for the purposes of the building/drive-thru design and colors;**
- 4) Existing perimeter landscaping will remain or be replanted with the same number and type of materials and;**
- 5) If colors on proposed building/drive-thru are modified, notice will be given to ECCA and the BZA district commissioner of the proposed change with final approval by the District Commissioner.**

V-32 RAUL FERNANDEZ (Raul Ruben Fernandez and Kim Fernandez, owners) requesting a variance to 1) waive the front setback from the required 50 feet to zero feet; and 2) allow parking and/or access to parking areas in a residential district on a non-hardened surface in Land Lot 431 of the 19th District. Located on the north side of Macland Road, west of Lost Mountain Road (4400 Macland Road). Staff recommends approval subject to:

1. Traffic comments and recommendations

V-33 DR. JAMES S. HARVEY AND PATRICIA REDMOND (Dr. James S. Harvey and Patricia Redmond, owners) requesting a variance to 1) waive the front setback from the required 40 feet to 27 feet; and 2) allow parking and/or access to parking areas in a residential district on a non-hardened surface in Land Lot 288 of the 20th District. Located on the north side of Burnt Hickory Road, west of Old Mountain Road (1550 Burnt Hickory Road). Staff recommends approval subject to:

- 1. Traffic comments and recommendations**
- 2. Development and Inspections comments and recommendations**
- 3. Stormwater Management comments and recommendations**

V-35 INOP 300 ACQUISITIONS, LLC (INOP 300 Acquisitions, LLC, owner) requesting a variance to 1) waive the front setback from the required 35.6 (previously approved Z-105 of 1996) to 19 feet; and 2) increase the maximum allowable impervious surface from 80% to 81.3% in Land Lots 982 and 983 of the 17th District. Located on south side of Interstate North Parkway, north of Interstate 285 and Interstate 75 interchange, and on the southwesterly side of Cumberland Boulevard (300 Interstate North Parkway). Staff recommends approval.

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.