
VARIANCE ANALYSIS

May 09, 2018

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
May 09, 2018

REGULAR CASES – NEW BUSINESS

- V-24** **MELISSA F. DURHAM** (Sharon E. Toothman and Melissa Durham, owners) requesting a variance to allow two separate accessory structures to the side of the principal structure (shed #1 on the north side of the house and shed #2 on the south side of the house) in Land Lot 597 of the 16th District. Located at the western terminus of Oaks Court, west of Baramore Oaks Lane (2000 Baramore Oaks Court).
- 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).
- V-26** **ANGELA WHITENER AND RICHARD L. WHITENER** (Richard L. Whitener and Angela M. Whitener, owners) requesting a variance to waive the rear setback for an accessory structure under 650 square feet (approximately 240 square foot storage building) from the required 35 feet to 11 feet in Land Lot 283 of the 16th District. Located on the east side of Dillard Drive, south of Heck Road (51 Dillard Drive).
- V-27** **KIRM 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).

- 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).
- 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).
- 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).
- V-31** **MEGAN BRAKEBUSCH** (William M. Hickey, owner) requesting a variance to 1) waive the side setback from the required 10 feet to 8 feet adjacent to the east property line; and 2) allow a fence which is in front of or to the side of a house in a residential district to exceed 6 feet in height [8 feet] in Land Lot 21 of the 20th District. Located on the north side of Parkwood Chase, north of Madison Terrace (1244 Parkwood Chase).
- 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).

- 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).
- V-34** **VININGS JUBILEE PARTNERS, LTD** (Vinings Jubilee Partners, LTD, owner) requesting a variance to 1) waive the minimum sign setback requirement of 62 feet from the center of an arterial road right-of-way; 2) waive the minimum sign setback requirement of 42 feet from the center of any other road right-of-way; 3) waive the requirement that all ground-based monument-style signage must be located a minimum of 1 foot from the existing public right-of-way; and 4) waive the requirement for ground based monument style signage to allow the signs depicted in the attached renderings in Land Lots 908, 909, 952 and 953 of the 17th District. Located on south and west side of Paces Ferry Road, east of CSX rail line, bisected by New Paces Ferry Road (4300 Paces Ferry Road, 2850 Paces Ferry Road, 2950 New Paces Ferry Road).
- 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).

***Cobb County Board of Zoning Appeals
Variance Hearing Agenda
May 09, 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.