
VARIANCE ANALYSIS

June 13, 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
June 13, 2018

REGULAR CASES – NEW BUSINESS

- V-36** **CHAMPION WINDOW** (Eddy Agnant, owner) requesting a variance to waive the side setback from the required 10 feet to 2.5 feet adjacent to the northern property line in Land Lots 292 and 293 of the 20th District. Located on the northeast corner of Carmain Drive and Carmain Lane (408 Carmain Lane).
- V-37** **CHAMPION WINDOW** (Karon A. Morris, owner) requesting a variance to waive the rear setback from the required 40 feet to 37 feet in Land Lot 1025 of the 16th District. Located on the west side of Cedar Bluff Trail, west of Barnes Mill Road (1558 Cedar Bluff Trail).
- V-38** **CHAMPION WINDOW** (Dawn Ferrandino, owner) requesting a variance to waive the rear setback from the required 30 feet to 25 feet in Land Lot 737 of the 16th District. Located on the west side of Eastbrooke Trace, south of Eastbrooke Way (1349 Eastbrooke Trace).
- V-39** **ASHLEY RENEE STAPLES** (Ashley Renee Staples, owner) requesting a variance to allow parking and/or access to parking areas in a residential district on a non-hardened surface in Land Lots 11, 12, 105, 106 and 127 of the 18th District. Located on the east side of Holloman Road, on the northeast side of Stout Parkway, and on the northwest side of Sullivan Road (5925 Holloman Road).
- V-40** **JOEL AVILES** (Maria D. Rodriguez, owner) requesting a variance to 1) allow accessory structures (approximately 1,080 square foot existing garage and approximately 1,200 square foot existing canopy) to the side of the principal structure, and 2) waive the required setbacks for accessory structures over 1,000 square feet from the required 100 feet to 45 feet to the front for the existing garage and to 65 feet to the front for the existing canopy and to 45 feet to the side for both structures in Land Lot 769 of the 19th District Located on the north side of Hurt Road, west of Shadyside Road (2160 Hurt Road).

- V-41** **JAWAID AHSAN** (Jawaid Ahsan, owner) requesting a variance to waive the rear setback from the required 40 feet to 19 feet; and 2) increase the maximum allowable impervious coverage from 35% to 40% in Land Lot 1261 of the 16th District. Located on the east side of Atlanta Country Club Drive, north of Rolling Rock Road (147 Atlanta Country Club Drive).
- V-42** **MIGUEL GAYTAN AND ERIN GAYTAN** (Miguel Gaytan and Erin Gaytan, owners) requesting a variance to waive the front setback from the required 35 feet to 30 feet in Land Lot 238 of the 17th District. Located on the west side of Marcia Drive, south of Hurt Road (3586 Marcia Drive).
- V-43** **DAVID MCCLAIN** (David M. McClain and Joy L. McClain, owners) requesting a variance to allow pool, decking and associated equipment to the side of the house in Land Lots 340, 341 and 380 of the 16th District. Located at the northern terminus of Spencer Lane, north of Clementine Drive – **Withdrawn Without Prejudice by Staff**
- V-44** **DAVID LORD** (David A. Lord and Elaine M. Lord, owners) requesting a variance to waive the rear setback for an accessory structure under 650 square feet (proposed 468 square foot storage building) from the required 35 feet to 14 feet in Land Lots 123 and 144 of the 20th District. Located on the west side of Loring Road, north of Memorial Parkway (3003 Loring Road).

- V-45** **STONNY REEVES** (Stonny A. Reeves and Maxine D. Reeves, owners) requesting a variance to 1) allow accessory structures (existing approximately 360 foot metal building and approximately 600 square foot framing under construction #1) to the side of the principal building; 2) waive the side setback for accessory structures under 650 square feet (metal building and framing under construction #1) from the required 10 feet to 2 feet adjacent to the western property line; 3) waive the rear setback for an accessory structure under 650 square feet (existing approximately 360 square foot metal building) from the required 35 feet to 28 feet; and 4) waive the setbacks for an accessory structure over 650 square feet (approximately 720 square foot framing under construction #2) from the required 100 feet to 24 feet from the rear and to 45 feet adjacent to the western property line in Land Lot 611 of the 19th District. Located on the northwest corner of Luther Hall Road and Hopkins Road (2810 Hopkins Road).
- V-46** **CHARLES R. BAKER** (Charles R. Baker and Nancy L. Baker, owners) requesting a variance to waive the side setback from the required 10 feet to 4 feet adjacent to the northern property line in Land Lot 1039 of the 16th District. Located on the eastern side of Clubland Drive, north of Creek Stone Way (3543 Clubland Drive).
- V-47** **CARRIAGE HOUSE AUTOWORKS, INC.** (Katherine E. Early, owner) requesting a variance to waive the rear setback from the required 40 feet to 10 feet in Land Lot 158 of the 16th District. Located on the northeast corner of Shallowford Road and Winfred Drive (4360 Winfred Drive).
- V-48** **THOMAS S. ROGERS** (Thomas S. Rogers and Susan L. Rogers, owners) requesting a variance to waive the side setback from the required 10 feet to 2 feet adjacent to the north property line in Land Lot 1185 of the 16th District. Located on the west side of Dickerson Road, south of Lower Roswell Road (275 Dickerson Road).

- V-49** **CECILE FERGUSON** (Cecile E. Ferguson, owner) requesting a variance to 1) waive the side setback from the required 10 feet to 9.7 feet (existing); and 2) waive the setbacks for an accessory structure over 650 square feet (801 square foot greenhouse) from the required 100 feet to 36 feet adjacent to the eastern property line and to 24 feet adjacent to the western property line in Land Lot 344 of the 16th District. Located on the south side of Blackwell Road, east of Mountain Ridge Drive (1632 Blackwell Road).
- V-50** **ROY SALSICH** (Roy B. Salsich, owner) requesting a variance to waive the side setback from the required 10 feet to 4 feet adjacent to the east property line in Land Lot 605 of the 17th District. Located on the north side of Gaylor Drive, west of Gaylor Street (1535 Gaylor Drive).

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.