

**COBB COUNTY BOARD OF ZONING APPEALS**  
**VARIANCE HEARING *SUMMARY* AGENDA**  
**July 11, 2018**

**CONTINUED CASES**

**V-34            VININGS JUBILEE PARTNERS, LTD** (Continued by Staff until the  
August 15, 2018 hearing)

**WITHDRAWN CASES**

**V-60            ROBERT PENA**  
**V-62            BENJAMIN NORTON AND MARY NORTON**

**CONSENT CASES**

**V-51            TAMARA C. THOMSON**  
**V-52            ROBERT E. WILFERT AND PATRICIA A. WILFERT**  
**V-53            MARK KERKOSKI**  
**V-54            OSCAR ESCARCEGA**  
**V-55            HONG LEE**  
**V-56            ADELIR ROCHA AND ADRIANA ROCHA**  
**V-57            MARIA LUNA**  
**V-58            DANIELLE TROUGHTON AND PHILLIP TROUGHTON**  
**V-59            MARK H. SMITH**  
**V-61            CRAIG A. CAMASTA**  
**V-63            FRANK ODOM**  
**V-64            RTC WADE GREEN LLC AND SFS WADE GREEN, LLC**  
**V-65            HOOVER FOODS, INC.**

**APPEAL CASES**

**A-01-2018    BROADSTONE WINDY RIDGE, LLC** (Withdrawn without  
prejudice)  
**A-02-2018    VISION OUTDOOR MEDIA, LLC** (Continued until the August 15,  
2018 hearing at the request of Vision Outdoor Media, LLC)  
**A-04-2018    VISION OUTDOOR MEDIA, LLC** (Continued until the August 15,  
2018 hearing at the request of Vision Outdoor Media, LLC)  
**A-05-2018    JASON METTEER** (Continued by Staff until the September 12, 2018 hearing)

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**VARIANCE HEARING *CONSENT* AGENDA**  
**July 11, 2018**

**V-51**      **TAMARA C. THOMSON** (Tamara Christine Thomson, owner) requesting a variance to waive the side setback from the required 10 feet to 8.5 feet adjacent to the west property line in Land Lots 242 and 242 of the 20<sup>th</sup> District. Located on the south side of Kilbirnie Court, west of Murrays Loch Place (2083 Kilbirnie Court). Staff recommends approval subject to:

**1. Stormwater Management comments and recommendations**

**V-52**      **ROBERT E. WILFERT AND PATRICIA A. WILFERT** (Patricia A. Wilfert and Robert E. Wilfert, owners) requesting a variance to waive the major side setback from the required 50 feet to 42 feet (existing); 2) waive the rear setback from the required 40 feet to 20 feet; 3) allow an accessory structure (proposed 650 square foot detached garage) to the side of the primary building; and 4) waive the rear setback for an accessory structure of no more than 650 feet from the required 40 feet to 20 feet. Land Lot 66 of the 16<sup>th</sup> District. Located on the northwest corner of Shallowford Road and Willowwood Drive (4801 Willowwood Drive). Staff recommends approval subject to:

**1. Stormwater Management comments and recommendations**

**V-53**      **MARK KERKOSKI** (Mark Kerkoski, owner) requesting a variance to waive the setbacks for a detached accessory structure over 1,000 square feet (proposed 1,200 square foot garage) from the required 100 feet to 12 feet adjacent to the north property line and to 95 feet from the rear property line in Land Lots 192 and 193 of the 20<sup>th</sup> District. Located on the west side of County Line Road, south of Pitner Road (1975 County Line Road). Staff recommends approval.

**V-54 OSCAR ESCARCEGA** (Oscar Escarcega, owner) requesting a variance to waive the rear setback from the required 35 feet to 17 feet; 2) allow an accessory structure (detached wood deck) to the side of the primary building; and 3) waive the setbacks for an accessory structure under 650 square feet (approximately 360 square foot frame shed) from the required 35 feet to two (2) feet adjacent to the north property line, four (4) feet adjacent to the west property line, and four (4) feet adjacent to the south property line in Land Lot 63 of the 17<sup>th</sup> District. Located on the southwest corner of Scott Lane and Cunningham Road (1688 Cunningham Road). Staff recommends approval subject to:

- 1. Development & Inspections comments and recommendations**
- 2. Applicant to permit structures**

**V-55 HONG LEE** (Yunmi Lee and Hong Jae Lee, owners) requesting a variance to waive the rear setback from the required 30 feet to 28 feet in Land Lot 904 of the 16<sup>th</sup> District Located on the west side of Indian Hills Parkway, north of Roswell Road (1231 Indian Hills Parkway). Staff recommends approval.

**V-56 ADELIR ROCHA AND ADRIANA ROCHA** (Adelir Rocha and Adriana Roberta Rocha, owners) requesting a variance to waive the rear setback from the required 30 feet to 13 feet (existing) in Land Lot 935 of the 17<sup>th</sup> District. Located on the southeast corner of Countryside Court and Countryside Drive (3226 Countryside Drive). Staff recommends approval subject to:

- 1. Stormwater Management comments and recommendations**

**V-57**      **MARIA LUNA** (Maria C. Luna, owner) requesting a variance to 1) waive the side setback for an accessory structure under 650 square feet (approximately 600 square foot car port) from the required 10 feet to five (5) feet; and 2) allow an accessory structure (car port) to be located closer to the side street right-of-way line than principal building in Land Lot 844 of the 19<sup>th</sup> District. Located on the northeast corner of Calvary Hill Court and Mulkey Road, east of Cherokee Trails Drive (2111 Mulkey Road). Staff recommends approval subject to:

**1. Parking area under carport to be paved**

**V-58**      **DANIELLE TROUGHTON AND PHILLIP TROUGHTON** (Danielle Troughton and Phillip Troughton, owners) requesting a variance to waive the rear setback from the required 30 feet to 15 feet in Land Lot 816 of the 16<sup>th</sup> District. Located on the east side of Holly Creek Drive, west of Holly Springs Road (2570 Holly Creek Drive). Staff recommends approval.

**V-59**      **MARK H. SMITH** (Mark H. Smith, owner) requesting a variance to 1) waive the setbacks for an accessory structure over 650 square feet (proposed approximately 800 square foot wood shop) from the required 100 feet to 43 feet adjacent to the rear property line and to 45 feet adjacent to the west property line; 2) allow an accessory structure (proposed wood shop) to be located to the side of the primary building; and 3) allow a second electrical meter on a residential lot in Land Lot 318 of the 20<sup>th</sup> District. Located on the north side of Rocky Ridge Road, east of Ernest Barrett Parkway (2765 Rocky Ridge Road). Staff recommends approval subject to:

**1. No business or dwelling uses**

**2. Department of Transportation comments**

**V-61**      **CRAIG A. CAMASTA** (Craig A. Camasta, owner) requesting a variance to allow an increase in the maximum allowable impervious coverage from the required 35% to 39.4% in Land Lot 961 of the 16<sup>th</sup> District. Located on the southwest corner of Robert Lane and Benson Drive, north of Roswell Road (2814 Benson Drive). Staff recommends approval subject to:

**1. Stormwater Management comments and recommendations**

**V-63**      **FRANK ODOM** (Productive Land Development, Inc., owner) requesting a variance to waive the setbacks for an accessory structure over 650 square feet (approximately 1,700 square foot barn) from the required 100 feet to 38 feet adjacent to the west property line; 2) waive the rear setback for an accessory structure under 650 square feet (approximately 300 square foot horse shelter) from the required 40 feet to 38 feet; 3) allow an accessory structure (barn) to be located in front of the primary building; and 4) allow a second electrical meter on residential lot in Land Lot 155 of the 19<sup>th</sup> District. Located on the northwest corner of Davenport Circle and Pickens Road, west of Corner Road (5450 Pickens Road). Staff recommends approval.

**V-64**      **RTC WADE GREEN LLC AND SFS WADE GREEN, LLC** (RTC Wade Green, LLC and SFS Wade Green, LLC, owner) requesting a variance to waive the required setback for a sign from 62 feet from an arterial road to 42 feet 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 (4200 Wade Green Road). Staff recommends approval subject to:

- 1. Traffic comments**
- 2. Sewer comments**
- 3. Zoning Division Manager approve the final location of the sign after review by Cobb DOT and the Cobb County Water System**

**V-65**      **HOOVER FOODS, INC.** (2016 Hoover Revocable Trust, owner) requesting a variance to waive the front setback from the required 50 feet to 48 feet in Land Lot 902 of the 16<sup>th</sup> District. Located on the northwest corner of East Cobb Drive and Johnson Ferry Road, east of Merchants Walk Drive (1312 Johnson Ferry Road). Staff recommends approval subject to:

- 1. Design Guidelines comments**

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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.