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# VARIANCE ANALYSIS

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

**CONTINUED CASES**

- 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 17<sup>th</sup> 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). (*Previously continued by Staff from the May 9, 2018 and June 13, 2018 hearings*)

**REGULAR CASES – NEW BUSINESS**

- 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 243 of the 20<sup>th</sup> District. Located on the south side of Kilbirnie Court, west of Murrays Loch Place (2083 Kilbirnie Court).
- V-52**      **ROBERT E. WILFERT AND PATRICIA A. WILFERT** (Patricia A. Wilfert and Robert E. Wilfert, owners) requesting a variance to 1) 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 square feet from the required 40 feet to 20 feet in Land Lot 66 of the 16<sup>th</sup> District. Located on the northwest corner of Shallowford Road and Willowwood Drive (4801 Willowwood Drive).

- 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).
- V-54**      **OSCAR ESCARCEGA** (Oscar Escarcega, owner) requesting a variance to 1) 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 2 feet adjacent to the north property line, 4 feet adjacent to the west property line, and 4 feet adjacent to the south property line in Land Lots 10 and 63 of the 17<sup>th</sup> District. Located on the southwest corner of Scott Lane and Cunningham Road (1688 Cunningham Road).
- 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).
- V-56**      **ADELIR ROCHA AND ADRIANA ROCHA** (Adelir and Adriana 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).
- 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 5 feet; and 2) allow an accessory structure (carport) to be located closer to the side street right-of-way line than the principal building in 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).

- V-58 DANIELLE TROUGHTON AND PHILLIP TROUGHTON** (Phillip D. Troughton and Danielle R. 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)
- 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 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).
- V-60 ROBERT PENA** (Robert Pena, owner) requesting a variance to waive the rear setback from the required 35 feet to 10 feet in Land Lot 209 of the 1<sup>st</sup> District. Located on the east side of East Bank Drive, north of Woodberry Circle (1490 East Bank Circle). **WITHDRAWN WITHOUT PREJUDICE**
- 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).
- V-62 BENJAMIN NORTON AND MARY NORTON** (Benjamin Wayne Norton and Mary Meghan Norton, owners) requesting a variance to waive the maximum allowable impervious coverage from the required 35% to 44.8% in Land Lots 28 and 29 of the 1<sup>st</sup> District. Located on the north side of Monet Drive, east of Monceau Way (4525 Monet Drive). **WITHDRAWN WITHOUT PREJUDICE**

- V-63**      **FRANK ODOM** (Productive Land Development, Inc., owner) requesting a variance to 1) waive the setbacks for an accessory structure over 650 square feet (approximately 1,700 square foot barn) from the required 100 feet to 30 feet adjacent to the west property line; 2) allow an accessory structure (barn) to be located in front of the primary building; and 3) allow a second electrical meter on a residential lot in Land Lot 155 of the 19<sup>th</sup> District. Located on northwest corner of Davenport Circle and Pickens Road, west of Corner Road (5450 Pickens Road).
- 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).
- 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).



NOTICE OF APPEAL HEARING

July 11, 2018

Cobb County Board of Zoning Appeals

Notice is hereby given that a Special Called Meeting/Appeal Hearing of the Board of Zoning Appeals (“BZA”) will be held immediately following the regularly scheduled monthly Variance Hearing of the BZA on Wednesday, July 11, 2018, at 2:00 p.m., or if the BZA Variance Hearing is still ongoing, then immediately following the BZA Hearing. The BZA shall hear the Appeal of A-02-2018 and A-04-2018 filed by Vison Outdoor Media, LLC pertaining to the decision of Donald Wells and Tannessa Bates to deny 16 sign permits; refusal to issue permits for three signs deemed approved by operation of law; and denial of three sign permit applications. This appeal hearing will be conducted in the Commissioners’ Meeting Room located on the second floor in Cobb County Building A, 100 Cherokee Street, Marietta, Georgia. **(THIS CASE WAS CONTINUED UNTIL THE AUGUST 15, 2018 HEARING AT THE REQUEST OF VISION OUTDOOR MEDIA, LLC)**

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.