

**COBB COUNTY BOARD OF ZONING APPEALS  
VARIANCE HEARING SUMMARY AGENDA  
October 10, 2018**

**WITHDRAWN CASE**

**V-93        JENNAFER LAMEY (*WITHDRAWN WITHOUT PREJUDICE  
BY STAFF*)**

**CONTINUED AND HELD CASES**

**V-34        VININGS JUBILEE PARTNERS, LTD (*Continued by Staff from the  
May 9, 2018 through September 12, 2018 hearings until the October 10, 2018  
Board of Zoning hearing*)**

**V-65        HOOVER FOODS, INC (*Previously continued by the Board of Zoning  
Appeals from the July 11, 2018 to the August 15, 2018 hearing; continued by  
staff from the September 12, 2018 hearing until the October 10, 2018 hearing*)**

**V-77        BENJAMIN DAVIS (*Held by the Board of Zoning Appeals from their  
September 12, 2018 hearing*)**

**CONSENT CASES**

**V-88        HRISTO KOLEV**

**V-89        DANA SILVERS**

**V-90        JENNIFER BURGNER**

**V-91        ROBERT WARR**

**V-94        ROCSHANNA CREESE**

**V-95        CARLTON WALSTAD AND SHANNON WALSTAD**

**V-96        SANEY'S BP INC.**

**V-97        WILLIAM K. WALKER**

**V-98        RUSSELL LONG AND KAREN LONG**

**REGULAR CASES**

**V-92        LUISA J. ROSS**

**COBB COUNTY BOARD OF ZONING APPEALS**  
**VARIANCE HEARING *CONSENT* AGENDA**  
**October 10, 2018**

**V-88**      **HRISTO KOLEV** (Hristo K. Kolev, owner) requesting a variance to 1) Waive the side setback for the existing house from the required 10 feet to nine (9) feet adjacent to the west property line; 2) waive the side setback for an accessory structure under 650 square feet (existing approximately 160 square foot shed #1) from the required 10 feet to three (3) feet adjacent to the west property line; and 3) waive the side setback for an accessory structure under 650 square feet (existing approximately 160 square foot shed #2) from the required 10 feet to seven (7) feet adjacent to the east property line in Land Lot 67 of the 16<sup>th</sup> District. Located on the south side of Shallow Ridge Road, west of Shallow Creek Drive (4750 Shallow Ridge Road). Staff recommends approval subject to:

**1.    Development and Inspections comments.**

**V-89**      **DANA SILVERS** (Dana M. Silvers, owner) requesting a variance to 1) Allow parking and/or maneuvering on a non-hardened and treated surface (gravel drive); 2) waive the front setback from the required 25 feet to 23 feet (existing); and 3) waive the rear setback from the required 25 feet to 11 feet in Land Lot 350 of the 17<sup>th</sup> District. Located on the south side of Taylor Drive, east of Old Concord Road (476 Taylor Drive). Staff recommends approval subject to:

- 1.    Traffic comments.**
- 2.    Gravel drive is only permitted for the parking of one car.**

**V-90**      **JENNIFER BURGNER** (Jennifer Burgener, owner) requesting a variance to 1) Allow parking and/or maneuvering on a non-hardened or treated surface (gravel drive); 2) waive the setback for an accessory structure over 650 square feet (existing approximately 800 square foot garage) from the required 100 feet to zero and 3) waive the side setback for an accessory structure under 144 square feet (existing approximately 100 square foot shed) from the required 10 feet to zero feet adjacent to the north property line in Land Lot 683 of the 19<sup>th</sup> District. Located on the east side of Old Villa Rica Road, north of Bagley Forest Drive (3025 Old Villa Rica Road). Staff recommends approval subject to:

- 1.    Traffic comments.**
- 2.    Remove all debris along the property line that runs parallel to Old Villa Rica Road and remove the old fencing.**

- V-91**      **ROBERT WARR** (Robert Anthony Warr and Shannon Michelle Warr, owners) requesting a variance to waive the rear setback for an accessory structure under 650 square feet (approximately 432 square foot proposed pergola) from the required 35 feet to 20 feet in Land Lots 331 and 390 of the 16<sup>th</sup> District. Located at the western terminus of Fricks Road, west of Cochran Lake Road, and on the north side of Shallowford Road (3590 Fricks Road). Staff recommends approval.
- V-94**      **ROCSHANNA CREESE** (Rocshanna Creese, owner) requesting a variance to waive the rear setback from 18 feet (V-120 of 2016) to 14 feet in Land Lot 929 of the 19<sup>th</sup> District. Located on the northwest corner of Citizen Circle and Brookwood Drive (4086 Brookwood Drive). Staff recommends approval subject to:
- 1. Stormwater Management comments.**
- V-95**      **CARLTON WALSTAD AND SHANNON WALSTAD** (Carlton K. Walstad and Shannon C. Walstad, owners) requesting a variance to waive the rear setback from the required 40 feet to 30 feet in Land Lot 4 of the 1<sup>st</sup> District. Located at the northeast intersection of Willow Knoll Drive and Ponte Vedra Drive (4620 Ponte Vedra Drive). Staff recommends approval subject to:
- 1. Traffic comments.**
- V-96**      **SANEEY'S BP INC.** (Saneey's BP, Inc., owner) requesting a variance to 1) Waive the front setback from the required 50 feet to 40 feet; and 2) allow accessory structures (existing carwash and proposed dumpster pad) to be located in front of the principal building in Land Lot 923 of the 17<sup>th</sup> District. Located at the northeast intersection of Terrell Mill Road and Powers Ferry Road (1365 Powers Ferry Road). Staff recommends approval.

**V-97 WILLIAM K. WALKER** (William Kenneth Walker, owner) requesting a variance to 1) Waive the side setback for an accessory structure under 650 square feet (existing approximately 600 square foot awning storage) from the required 12 feet to five (5) feet adjacent to the west property line; 2) allow an accessory structure (proposed 1,140 square foot garage) to be located to the side of the principal building; 3) waive the setback for an accessory structure over 650 square feet (proposed 1,140 square foot garage) from the required 100 feet to 67 feet adjacent to the east property line; and 4) allow parking and/or maneuvering on a non-hardened and treated surface (gravel drive) in Land Lot 451 of the 19<sup>th</sup> District. Located on the south side of Macland Road, west of Florence Road (5537 Macland Road). Staff recommends approval subject to:

**1. Traffic comments.**

**V-98 RUSSELL LONG AND KAREN LONG** (Russell L. Long and Karen D. Long, owners) requesting a variance to waive the rear setback for an accessory structure under 650 square feet (approximately 360 square foot pavilion) from the required 35 feet to 10 feet in Land Lot 459 of the 16<sup>th</sup> District. Located on the northwest side of Davis Road, across from Aberdeen Court, west of Rangers Gate (3063 Davis Road). Staff recommends approval subject to:

**1. Applicant to obtain a building permit for the structure.**

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.