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Cobb County... Expect the Best!

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

CONTINUED AND HELD 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 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). *(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** (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 16th District. Located on the northwest corner of East Cobb Drive and Johnson Ferry Road, east of Merchants Walk Drive (1312 Johnson Ferry Road). *(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** (Benjamin A. Davis, owner) requesting a variance to waive the setbacks for an accessory structure over 650 square feet (existing approximately 720 square foot metal garage) from the required 100 feet to seven (7) feet adjacent to the west property line and to 40 feet from the rear in Land Lot 730 of the 16th District. Located on the south side of Kingswood Drive, east of Arnold Avenue (2528 Kingswood Drive). *(Held by the Board of Zoning Appeals from their September 12, 2018 hearing)*

REGULAR CASES – NEW BUSINESS

- 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 16th District. Located on the south side of Shallow Ridge Road, west of Shallow Creek Drive (4750 Shallow Ridge Road).
- 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 17th District. Located on the south side of Taylor Drive, east of Old Concord Road (476 Taylor Drive).
- 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 19th District. Located on the east side of Old Villa Rica Road, north of Bagley Forest Drive (3025 Old Villa Rica Road).

- 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 16th 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).
- V-92** **LUISA J. ROSS** (Luisa J. Ross, owner) requesting a variance to 1) Waive the front setback from the required 45 feet to 41 feet (existing); 2) allow an accessory structure (approximately 325 square foot frame building) to the side of the principal structure; and 3) waive the side setback for an accessory structure under 650 square feet (approximately 325 square foot frame building) from the required 12 feet to 11 feet adjacent to the north property line in Land Lot 383 of the 19th District. Located on the west side of Harmony Road, north of Tranquil Lane (1874 Harmony Road).
- V-93** **JENNAFER LAMEY** (Jennafer Marie Lamey, owner) requesting a variance to waive the rear setback from 35 feet to 17 feet in Land Lot 705 of the 17th District. Located on the north side of Gordon Circle 2173 Gordon Circle). **WITHDRAWN WITHOUT PREJUDICE BY STAFF.**
- 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 19th District. Located on the northwest corner of Citizen Circle and Brookwood Drive (4086 Brookwood Drive).
- 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 1st District. Located at the northeast intersection of Willow Knoll Drive and Ponte Vedra Drive (4620 Ponte Vedra Drive).

- 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 17th District. Located at the northeast intersection of Terrell Mill Road and Powers Ferry Road (1365 Powers Ferry Road).
- 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 19th District. Located on the south side of Macland Road, west of Florence Road (5537 Macland Road).
- 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 16th District. Located on the northwest side of Davis Road, across from Aberdeen Court, west of Rangers Gate (3063 Davis Road).

NOTICE OF APPEAL HEARING

October 8, 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 on Monday, October 8, 2018, at 2:15 p.m., or if the BZA Work Session is still ongoing, then immediately following the BZA Work Session. 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 19 sign permit applications and the refusal of the County to issue permits for three signs deemed approved by operation of law. 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 HAS BEEN CONTINUED UNTIL THE OCTOBER 8, 2018 BZA WORK SESSION).**