
VARIANCE ANALYSIS

February 13, 2008

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

COBB COUNTY BOARD OF COMMISSIONERS

**Sam Olens, Chairman
Helen Goreham, District 1
Joe Thompson, District 2
Tim Lee, District 3
Annette Kesting, District 4**

COUNTY MANAGER

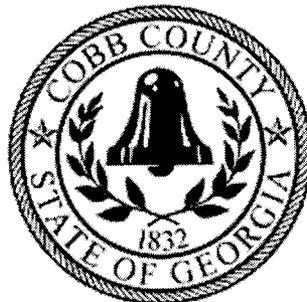
David Hankerson

COBB COUNTY BOARD OF ZONING APPEALS

**Murray Homan, Chairman
Bob Hovey
Bob Ott
Christi Trombetti
Judy Williams**

***COBB COUNTY ZONING DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT***

**Robert Hosack, Director, Community Development
Mark A. Danneman, Manager, Zoning Division**



Cobb County...Expect the Best!

**A
G
E
N
D
A**

COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA
FEBRUARY 13, 2008

REGULAR CASES – NEW BUSINESS

- V-7** **ENTERTAINMENT DESIGN GROUP, INC.** (DAK Resources, LLC, 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 483 of the 18th District. Located at the northwest intersection of Oak Ridge Road and Oak Ridge Parkway (7105 Oak Ridge Parkway).
- V-8** **SARA M. SWEENEY** (owner) requesting a variance to: 1) waive the landscape screening buffer from the required 20 feet to zero feet adjacent to the east property line (for the existing parking lot and proposed garage); 2) waive the building setback from 15 feet to 4 feet adjacent to the east property line (for the proposed garage); and 3) waive the building setback from 15 feet to 13 feet adjacent to the west property line (for existing office building) in Land Lots 467 and 470 of the 16th District. Located on the south side of Shallowford Road, west of Johnson Ferry Road (4260 Shallowford Road).
- V-9** **ROBERT S. PATE** (Robert S. Pate and Christine A. Shrake, owners) requesting a variance to: 1) allow an accessory structure to the side of the primary structure (existing); and 2) waive the side setback adjacent to the west property line from 10 feet to 9.7 feet (existing) in Land Lot 673 of the 16th District. Located on the south side of Holly Ridge Circle, east of Holly Springs Road (2760 Holly Ridge Circle).
- V-10** **DONALD LUCCI** (J. W. Herlitz and Julie Herlitz, owners) requesting a variance to: 1) allow an accessory structure (proposed generator) to the side of the primary structure; and 2) allow a retaining wall to be 11 feet high and 5 feet from the property line and also to have a tier length of less than 5 feet adjacent to the south property line in Land Lots 1088, 1089 and 1091 of the 17th District. Located on the east side of Pine Valley Drive, south of Cherry Hill Drive (271 Pine Valley Drive).

- V-11** **RICARDO FUENTES** (owner) requesting a variance to waive the side setback for an accessory structure over 144 square feet (proposed 1,080 square foot pool house) from the required 10 feet to 7 feet adjacent to the northern property line and the rear setback from the required 35 feet to 30 feet on lot 18 in Land Lot 192 of the 18th District. Located on the west side of Denny Lane, south of Boggs Road (6246 Denny Lane).

HELD CASES

- V-136^{'07}** **PLATINUM AUTO SPA** (Kanbur Properties, LLC, owner) requesting a variance to waive the front setback from the required 50 feet to 18 feet in Land Lot 67 of the 1st District. Located on the west side of Johnson Ferry Road, north of Shetland Avenue (1075 Johnson Ferry Road). *(Continued by the Board of Zoning Appeals from their November 14, 2007 hearing, held by the Board of Zoning Appeals from their December 12, 2007 hearing and at their January 10, 2008 hearing, the Board of Zoning Appeals held this case until their June 11, 2008 hearing; therefore it will not be considered at this hearing)*
- V-2** **GILES SMITH** (George J. Walkosky, owner) requesting a variance to waive the rear setback on lot 12 from the required 35 feet to 10 feet in Land Lots 92 and 137 of the 1st District. Located at the southeast intersection of Karls Gate and Odin's Way (4970 Karls Gate). *(Previously held by the Board of Zoning Appeals from their January 10, 2008 hearing)*