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# VARIANCE ANALYSIS

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April 9, 2008

Prepared by:  
**COBB COUNTY**  
**PLANNING AND ZONING DIVISIONS**

***COBB COUNTY BOARD OF COMMISSIONERS***

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**COBB COUNTY BOARD OF ZONING APPEALS**  
**VARIANCE HEARING AGENDA**  
**APRIL 9, 2008**

**CONTINUED CASES**

- V-21**      **LYNN G. RAINBOW AND GLENN D. RAINBOW** (owners) requesting a variance to waive the rear setback from the required 35 feet to 22 feet on lot 6 in Land Lot 1107 of the 16<sup>th</sup> District. Located on the northwest side of Greenfield Drive, northwesterly of Indian Hills Drive (3121 Greenfield Drive). *(Previously continued by the Board of Zoning Appeals from their March 12, 2008 hearing)*

**REGULAR CASES – NEW BUSINESS**

- V-22**      **BONNIE SMITH** (owner) requesting a variance to waive the setback for an accessory structure over 144 square feet from the required 35 feet to 14 feet from the rear property line on lot 28 in Land Lot 78 of the 20<sup>th</sup> District. Located at the northwest intersection of Heartleaf Drive, west of Dallas Acworth Highway (3825 Heartleaf Drive).
- V-23**      **RYAN AND STACY LAWRENCE** (owners) requesting a variance to: 1) waive the side setback from the required 10 feet to 3 feet adjacent to the southern property line on lot 67; and 2) waive the setback for an accessory structure under 144 square feet (existing 80 square foot shed) from the required 5 feet to 2 feet adjacent to the south property line in Land Lot 292 of the 20<sup>th</sup> District. Located on the west side of Bob Cox Road, south of Burnt Hickory Road (2780 Bob Cox Road).
- V-24**      **HAL GOODWIN** (owner) requesting a variance to allow an accessory structure on a lot without a principal structure in Land Lot 271 of the 20<sup>th</sup> District. Located on the east side of Lost Mountain Lane, north of Old Mountain Road (722 Lost Mountain Lane).
- V-25**      **TOBIN PROPERTIES, INC.** (Gary M. Deppe, Inc., owner) requesting a variance to waive the road frontage from the required 50 feet to 35 feet on lot 4 in Land Lot 963 of the 16<sup>th</sup> District. Located on the west side of Brown Point Place, west of Old Canton Road (3055 Brown Point Place).

- V-26**      **RON RUITER AND KATHY RUITER** (Ronald T. Ruitter a/k/a Ron Ruitter and Kathleen M. Ruitter a/k/a Kathy Ruitter, owners) requesting a variance to allow an accessory structure (proposed swimming pool) to the side of the primary structure in Land Lot 98 of the 20<sup>th</sup> District. Located on the north side of Club Drive, easterly of Bozeman Lake Road (3549 Club Drive).
- V-27**      **BRUCE C. SCHUFRIEDER AND BELINDA L. SCHUFRIEDER** (owners) requesting a variance to: 1) allow an accessory structure (proposed swimming pool) to the side of the primary structure on lot 1; 2) reduce the front setback on lot 1 from 32 feet (as previously approved from V-12 of 1996) to 31 feet; and 3) reduce the side setback on lot 1 from 9 feet (as previously approved from V-12 of 1996) to 8 feet in Land Lot 172 of the 1<sup>st</sup> District. Located on the north side of Oak Chase Drive, south of Shallowford Road (3099 Oak Chase Drive).
- V-28**      **MINDY L. HALL** (Sylvia Marie Petty Peters and Douglas Lynn Jenkins, II, owners) requesting a variance to waive the public road frontage to allow one home off of a private easement in Land Lot 275 of the 18<sup>th</sup> District. Located off of a private easement on the east side of Ivey Road (6379 Ivey Road).
- V-29**      **LARRY MICHAEL PERMENTER AND TERESA FAYE PERMENTER** (owners) requesting a variance to: 1) waive the front setback on lot 12 from the required 45 feet to 18 feet; 2) waive the side setback from the required 12 feet to 7 feet adjacent to the northern property line; 3) waive the rear setback on lot 12 from the required 40 feet to 27 feet; 4) waive the side setback on lot 12 from the required 12 feet to zero feet adjacent to the southern property line; 5) waive the side setback on lot 13 from the required 12 feet to zero feet adjacent to the northern property line; and 6) waive the rear setback on lot 13 from the required 40 feet to 27 feet in Land Lot 756 of the 16<sup>th</sup> District. Located on the east side of Country Squire Road, east of Bishop Lake Road (1990 Country Squire Road).
- V-30**      **JOEL AND PAM LACKEY** (owners) requesting a variance to waive the side setback from the required 25 feet to 15 feet adjacent to the northern property line in Land Lot 1003 of the 17<sup>th</sup> District. Located off of a private easement on the west side of Timberland Drive (1311 Pebble Creek Road).

- V-31**      **DORIS FOWLER** (owner) requesting a variance to waive the public road frontage to allow one home off of a private easement in Land Lot 5 of the 19<sup>th</sup> District. Located off of a private easement on the east side of Brinkley Road, south of Cook Road (395 Brinkley Road).
- V-32**      **NORTH STAR INVESTORS** (owner) requesting a variance to: 1) waive the public road frontage to allow three homes off of a private easement; 2) waive the width of aforementioned easement from the required 25 feet to 20 feet; 3) waive the minimum lot size for a lot off of a private easement from 80,000 square feet to 43,616 square feet for lot 1; 4) waive the minimum lot size for a lot off of a private easement from 80,000 square feet to 43,571 square feet for lot 2; and 5) waive the minimum lot size for a lot off of a private easement from 80,000 square feet to 55,205 square feet for lot 3 in Land Lot 382 of the 19<sup>th</sup> District. Located off of a private easement on the north side of Living Springs Circle (1851 Bullard Road).
- V-33**      **JOO MIN** (Kyung H. Min and Joo Y. Min, owners) requesting a variance to: 1) allow an accessory structure to the front of the primary structure on tract 1 (existing 600 square foot wood deck lake pavilion); 2) allow an accessory structure to the front of the primary structure on tract 1 (existing pool); 3) allow an accessory structure to the front of the primary structure on tract 1 (existing 390 square foot pool house); 4) waive the rear setback for the primary structure on tract 2 from the required 35 feet to 12 feet; 5) allow an existing accessory structure to the side of the primary structure on tract 2; and 6) waive the rear setback for an accessory structure over 144 square feet (existing 600 square foot shed) from the required 35 feet to 14 feet on tract 2 in Land Lots 517 and 518 of the 16<sup>th</sup> District. Located on the north side of Piedmont Road, east of Canton Road (1103 Piedmont Road).
- V-34**      **IGLESICA EVANGELICA DE EL PRINICIPPE DE PAZ, INC.** (owner) requesting a variance to: 1) waive the lot size from the required minimum of 5 acres to 1.4 acres; 2) waive the landscape screening buffer from the required 35 feet to zero feet on all sides; and 3) allow a church to access a minor collector road in lieu of accessing a major collector road or arterial road in Land Lot 36 of the 18<sup>th</sup> District. Located at the southwesterly intersection of Old Powder Springs Road and South Manor Drive (1090 Old Powder Springs Road).

**HELD CASES**

V-136<sup>'07</sup> **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 1<sup>st</sup> 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)*