
VARIANCE ANALYSIS

February 11, 2009

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA
FEBRUARY 11, 2009**

REGULAR CASES – NEW BUSINESS

- V-11** **PATRICK M. MAGRUM** (owner) requesting a variance to waive the side setback on lot 33 from the required 40 feet to 20 feet adjacent to the eastern property line in Land Lots 903 and 904 of the 16th District. Located on the east side of Chattooga Trail, east of Nantahala Trail (3975 Chattooga Trail).
- V-12** **RICHARD A. DENNY, III** (owner) requesting a variance to waive the setback for an accessory structure over 800 square feet (existing 1,600 square foot garage) from the required 100 feet to 14 feet adjacent to the eastern property line and 13 feet adjacent to the western property line on lot 5 in Land Lot 889 of the 17th District. Located on the south side of Orchard Knob Road, west of Valley Creek Drive (2792 Orchard Knob Road).
- V-13** **JAMES K. WAGNER, JR. AND DIANNA M. WAGNER** (owners) requesting a variance to waive the rear setback on lot 25 from the required 35 feet to 12 feet in Land Lot 146 of the 1st District. Located at the northeast intersection of Oak Glen and Riverhill Road (354 Oak Glen).
- V-14** **D. ERIC HAMMETT** (owner) requesting a variance to: 1) waive the public road frontage to allow one home off of a private easement for lot 2b; 2) waive the front setback on lot 2b from 45 feet to 12 feet; and 3) waive the rear setback on lot 2b from 40 feet to 12 feet in Land Lot 276 of the 20th District. Located off of a private easement on the south side of Kennesaw Due West Road.
- V-15** **KEYSTONE CONSTRUCTION AND DESIGN, LLC** (owner) requesting a variance to waive the side setback for lots 2 and 3 from the required 15 feet between dwellings to 14.6 feet between dwellings in Land Lot 694 of the 17th District. Located on the west side of Weaver Street, north of Cooper Lake Road (4280 and 4286 Weaver Street).

V-16 **TOM D'ANNA** (Mary Landsiedel Shaw, owner) requesting a variance to waive the lot size from the required 20,000 square feet to 17,348 square feet to allow applicant to apply for rezoning to NRC in Land Lot 132 of the 16th District. Located on the west side of Canton Road, north of Shallowford Road (4655 Canton Road, formerly 4647 Canton Road).

HELD CASES

V-3 **AFFINITY FINE HOMES** (Swaran L. Manocha, Atul D. Manocha and Sonali Manocha, owners) requesting a variance to waive the height of a retaining wall on tracts A and B from a maximum height of 6 feet to 9 feet in Land Lot 744 of the 17th District. Located on the west side of West Lane Drive, west of Hills Lane Drive (3844 West Lane Drive). *(Previously held by the Board of Zoning Appeals from their January 14, 2009 hearing)*

V-5 **THOMAS L. RAINEY** (owner) requesting a variance to waive the side setback on lot 8 from the required 10 feet to 4 feet adjacent to the western property line in Land Lot 480 of the 16th District. Located on the north side of Idlewood Drive, east of Princeton Lane (2775 Idlewood Drive). *(Previously held by the Board of Zoning Appeals from their January 14, 2009 hearing)*

V-8 **CHRISTOPHER FAIR AND MARIA FAIR** (owners) requesting a variance to waive the rear setback for an accessory structure (proposed 640 square foot pool cabana) on lot 4 from the required 40 feet to 18 feet in Land Lot 1043 of the 17th District. Located on the west side of Westbury Park Trace, north of Paper Mill Road (460 Westbury Park Trace). *(Previously held by the Board of Zoning Appeals from their January 14, 2009 hearing)*