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# VARIANCE ANALYSIS

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April 8, 2009

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

***COBB COUNTY BOARD OF COMMISSIONERS***

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**Tim Lee, District 3**  
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***COBB COUNTY BOARD OF ZONING APPEALS***

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

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



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**COBB COUNTY BOARD OF ZONING APPEALS  
VARIANCE HEARING AGENDA  
APRIL 8, 2009**

**REGULAR CASES – NEW BUSINESS**

- V-21**      **GEORGE E. REDISH** (owner) requesting a variance to waive the side setback for an accessory structure over 144 square feet (existing 546 square foot structure) from the required 10 feet to zero feet adjacent to the eastern property line on lot 11 in Land Lot 244 of the 17<sup>th</sup> District. Located on the north side of Anne Boleyn Court, east of Queen Anne Court (71 Anne Boleyn Court).
- V-22**      **WILLIAM S. HARVIN, JR.** (owner) requesting a variance to waive the rear setback on lot 18 from the required 30 feet to 12 feet in Land Lot 928 of the 17<sup>th</sup> District. Located on the north side of Meade Circle, east of Grove Parkway (2921 Meade Circle).
- V-23**      **JORGE SALHUANA** (Jorge G. Salhuana and Norah M. Salhuana, owners) requesting a variance to waive the rear setback for a proposed accessory structure over 144 square feet (289 square foot pavilion) from the required 40 feet to 29 feet in Land Lot 118 of the 20<sup>th</sup> District. Located on the north side of Hill Road, east of Hill Forest Trail (5300 Hill Road).
- V-24**      **WILLIAM H. SULLENS** (William Harold Sullens and Pamela K. Sullens, owners) requesting a variance to: 1) waive the side setback for an accessory structure over 144 square feet (existing 168 square foot shed) from the required 10 feet to zero feet adjacent to the western property line; and 2) waive the rear setback for said existing shed from the required 35 feet to 4 feet in Land Lot 275 of the 16<sup>th</sup> District. Located on the south side of Ebenezer Road, west of Catalina Drive (3971 Ebenezer Road).
- V-25**      **E. JASON STONE** (A & M Dental Office, L.L.C., owner) requesting a variance to: 1) waive the parking stall depth from the required 19 feet to 18.5 feet; and 2) waive the width of the drive aisle from the required 24 feet to 23 feet in Land Lot 69 of the 1<sup>st</sup> District. Located on the south side of Lower Roswell Road, east of Woodlawn Drive (4720 Lower Roswell Road).

- V-26**      **ACKERMAN EAST WEST, LLC** (owner) requesting a variance to waive the public road frontage to allow two parcels off of a private easement in Land Lots 861 and 916 of the 19<sup>th</sup> District. Located off of a private easement, east of Tramore Pointe Parkway.
- V-27**      **JAMES LEE CONGER** (James Lee Conger and Alline Caroline Conger, owners) requesting a variance to: 1) allow an existing carport (440 square foot detached) to be closer to the side street than the primary structure; 2) waive the major side setback for an accessory structure (existing carport) from the required 25 feet to 24 feet; 3) waive the side setback adjacent to the west property line for an accessory structure over 144 square feet (existing 288 square foot shed) from the required 10 feet to 5 feet; and 4) waive the rear setback for an accessory structure over 144 square feet (existing 288 square foot shed) from the required 35 feet to 5 feet in Land Lot 638 of the 16<sup>th</sup> District. Located at the southwest intersection of Debra Drive and Fraser Road (720 Debra Drive).
- V-28**      **MARIETTA FISH MARKET, LLC** (3205 Tyson's Corner, LLC and MFS Properties, LLC, owners) requesting a variance to: 1) reduce the landscape buffer adjacent to residentially zoned property from the required 40 feet to as low as 5 feet; 2) allow temporary parking on a gravel lot on tract A during construction only; 3) waive the width of a drive aisle for 60° parking from 18.5 feet to 13 feet; and 4) waive the front setback on tract C from 50 feet to 37 feet (existing) in Land Lots 443 and 444 of the 16<sup>th</sup> District. Located on the west side of Canton Road, south of Blackwell Road and on the east side of Hilltop Drive.
- V-29**      **MRW PROPERTIES, LLC** (owner) requesting a variance to: 1) waive the front setback on tract A from the required 75 feet to 72 feet; 2) waive the rear setback on tract A from the required 40 feet to 31 feet; and 3) waive the front setback on tract B from the required 75 feet to 30 feet in Land Lots 158 and 203 of the 16<sup>th</sup> District. Located on the north side of Shallowford Road, west of Shallowford Industrial Parkway (1135 Shallowford Road).

- V-30**      **BOBBY L. MYER** (Bobby Lynn Myer and Bobby F. Myer, owners) requesting a variance to: 1) waive the setback for an accessory structure over 650 square feet (proposed 1,200 square foot garage) from the required 100 feet to 64 feet adjacent to the northern property line and 53 feet adjacent to the western property line; and 2) waive the setback for an accessory structure over 650 square feet (existing 680 square foot RV carport) from the required 100 feet to 13 feet adjacent to the north property line in Land Lot 715 of the 19<sup>th</sup> District. Located on the north side of Curtis Road, west of Powder Springs Road (2555 Curtis Road).
- V-31**      **DAVID DEMAIO** (owner) requesting a variance to waive the design standards to allow parking on an unpaved lot in Land Lots 299 and 300 of the 16<sup>th</sup> District. Located on the east side of Canton Road, south of Kensington Drive.
- V-32**      **JERRY R. ROBINS** (owner) requesting a variance to waive the setback for an accessory structure over 650 square feet (existing 720 square foot garage) from the required 100 feet to 7 feet adjacent to the eastern property line in Land Lot 18 of the 20<sup>th</sup> District. Located on the north side of Clearview Drive, west of Wade Green Road (1351 Clearview Drive).