
VARIANCE ANALYSIS

September 10, 2009

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA
SEPTEMBER 10, 2009

REGULAR CASES – NEW BUSINESS

- V-66** **SALVATOR VOLA** (Grace Vola, owner) requesting a variance to allow livestock on a lot with less than 2 acres in Land Lot 317 of the 16th District. Located on the west side of Timber Hollow Way, north of Mountain Hollow Drive (3887 Timber Hollow Way).
- V-67** **BILL PAGE** (William Waynon Page A/K/A Wayne W. Page A/K/A Bill Page, owner) requesting a variance to waive the setback for an accessory structure over 800 square feet (proposed 1,472 square foot garage) from the required 100 feet to 12 feet adjacent to the western property line in Land Lot 75 of the 20th District. Located on the north and south sides of Bridgemont Place, west of Dallas Acworth Highway (5865 Bridgemont Place).
- V-68** **ANITA R. BRUSS** (owner) requesting a variance to allow a retaining wall over 6 feet in height to be within 10 feet of the property line in Land Lot 1136 of the 16th District. Located on the north side of Wildwood Road, south of Gresham Road (1640 Wildwood Road).
- V-69** **VIRGINIA A. BROWN** (owner) requesting a variance to waive the public road frontage to allow one home off of a private easement for lot 2 in Land Lot 131 of the 20th District. Located off of a private easement on the north side of Ben King Road (1540 Ben King Road).
- V-70** **LARRY E. PACE** (Larry E. Pace and Gwen H. Pace, owners) requesting a variance to: 1) waive the setback for an accessory structure over 650 square feet (proposed 2,400 square foot two story detached garage) from the required 100 feet from any property line to 30 feet adjacent to the south property line, 45 feet adjacent to the west property line and 21 feet adjacent to the east property line; and 2) waive the front setback from the required 40 feet to 35 feet (existing) in Land Lot 261 of the 16th District. Located on the southeast intersection of Pete Shaw Road and Vinson Drive (3055 Pete Shaw Road).

V-71 **MARILYN EBERHART** (Harold J. Eberhart and Marilyn J. Eberhart, owners) requesting a variance to: 1) waive the setback for an accessory structure over 144 square feet (existing 228 square foot metal awning) from the required 10 feet to zero feet adjacent to the north property line; 2) allow an accessory structure to the side of the primary structure (existing metal awning south of the house); and 3) allow an accessory structure to the front and side of the primary structure (existing 650 square foot out building) in Land Lot 246 of the 17th District. Located on the west side of Gambrell Road, south of Nickajack Road (4730 Gambrell Road).

V-72 **THOMAS W. SAXTON AND SHARON A. SAXTON** (owners) requesting a variance to waive the setback for an accessory structure over 650 square feet (proposed 720 square foot detached garage) from the required 100 feet from any property line to 70 feet adjacent to the south property line, 64 feet adjacent to the west property line and 1 foot adjacent to the east property line in Land Lot 95 of the 16th District. Located on the south side of Forest Glen Drive, east of Forest Way (2671 Forest Glen Drive).

V-73 **MICHAEL W. MCKOOL** (owner) requesting a variance to: 1) waive the setback for an accessory structure over 144 square feet (existing 110 square foot utility building) from the required 5 feet to 4 feet; and 2) allow two accessory structures to the side of the primary structure (existing utility building and gazebo) in Land Lot 973 of the 17th District. Located on the west side of Woodland Brook Drive and the northeasterly side of Fairfax Court (3883 Fairfax Court).

HELD CASE

V-64 **TOM WILLIAMS RESIDENTIAL** (Charles W. Wickliffe and Melody Wickliffe, owners) requesting a variance to: 1) waive the rear setback for an accessory structure over 144 square feet (proposed 625 square foot garage) from the required 40 feet to 7 feet; and 2) allow an accessory structure (proposed garage) to the front of the primary structure in Land Lots 891 and 903 of the 17th District. Located on the west side of Woodland Brook Drive, south of Bakers Farm Road (4438 Woodland Brook Drive). *(Previously held by the Board of Zoning Appeals from their August 12, 2009 hearing)*