

COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING SUMMARY AGENDA
August 9, 2023

WITHDRAWN CASE

V-81 TIMOTHY GIAMBRONE *(withdrawn without prejudice)*

V-82 NEW OAK REAL ESTATE LLC *(withdrawn without prejudice)*

V-88 TIMOTHY BICE AND GINA BICE *(withdrawn without prejudice)*

CONTINUED CASE (WILL NOT BE HEARD)

V-91 JAKE ANTHONY STRANGE *(continued until the September 13, 2023 Variance Hearing)*

CONSENT CASES

V-78 CARLA A. GARCIA

V-79 DALE CLARK AND NADZEYA SOMMERS

V-80 DAVID GUADIANA

V-83 HENRIETTA L. LEAVELL

V-84 STEPHEN BRICKNER

V-85 MICHAEL MATTHEWS

V-86 MATTHEW WILSON

V-87 CHRISTOPHER MOTEN AND BERNARD BELL

V-89 JOSEPH A. SMITH AND RACHELLE W. SMITH

V-90 NATHANIEL MCFARLAND

REGULAR CASE

V-92 RAFFINEE GONZALEZ

COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING *CONSENT* AGENDA
August 9, 2023

REGULAR CASES – NEW BUSINESS

V-78 **CARLA A. GARCIA** (Carla Ann Garcia and Mario Onil Garcia Lopez, owners) requesting a variance to 1) reduce the side setback for an accessory structure under 650 square feet (approximately 180 square foot shed) from required 10 feet to three (3') feet adjacent to the west property line; and 2) allow parking and maneuvering of vehicles on a non-hardened and treated surface (gravel drive) in Land Lot 700 of the 19th District. Located on the north side of Pair Road, west of Cockspur Trail (1436 Pair Road). The Board of Zoning Appeals recommends **APPROVAL** subject to:

- 1. Traffic comments.**
- 2. Development and Inspection comments.**
- 3. Stormwater Management comments.**
- 4. Accessory structure not to be used for commercial or residential use.**

V-79 **DALE CLARK AND NADZEYA SOMMERS** (Nadzeya Sommers and Dale R. Clark, owners) requesting a variance to increase the maximum allowable impervious surface from 35% to 40% in Land Lot 888 of the 16th District. Located On the east side of Acacia Park Place, north of Sewell Mill Road (2575 Acacia Park Place). The Board of Zoning Appeals recommends **APPROVAL** subject to:

- 1. Stormwater Management comments.**

V-80 **DAVID GUADIANA** (David Guadiana-Jimenez, owner) requesting a variance to 1) allow a fence that is in front of or to the side of the house in a residential district to exceed six (6') feet in height (proposed eight (8') feet); and 2) Reduce the side setback from required 10 feet to nine (9') feet adjacent to the east property line (existing) in Land Lots 492 and 545 of the 19th District. Located on the north side of Clintwood Drive, west of Bankstone Drive (2458 Clintwood Drive). The Board of Zoning Appeals recommends **APPROVAL**.

V-83 **HENRIETTA L. LEAVELL** (Henrietta L. Leavell, owner) requesting a variance to 1) reduce the setbacks for an accessory structure over 650 square feet (existing approximately 933 square foot one (1) story framed building and covered storage area) from required 100 feet to 51 feet adjacent to the east property line, 78 feet adjacent to the rear property line, and 83 feet adjacent to the west property line; and 2) allow parking and/or maneuvering of vehicles on a non-hardened and treated surface (existing gravel drive) in Land Lot 216 of the 20th District. Located on the north side of Stilesboro Road, west of Johnston Trail (2770 Stilesboro Road). The Board of Zoning Appeals recommends **APPROVAL** subject to:

- 1. Traffic comments.**
- 2. Development and Inspection comments.**

V-84 **STEPHEN BRICKNER** (Stephen D. Brickner, owner) requesting a variance to reduce the setbacks for an accessory structure under 650 square feet (proposed 512 square foot pergola) from required 10 feet to six (6') feet adjacent to the west property line in Land Lots 17 and 56 of the 16th District. Located on the north side of Willow Drive, west of Willow Creek Drive (1579 Willow Drive). The Board of Zoning Appeals recommends **APPROVAL**.

V-85 **MICHAEL MATTHEWS** (Michael S. Matthews, owner) requesting a variance to 1) allow an accessory building (proposed 3,150 square foot shop/barn) to be located to the side of the principal building; 2) reduce the setbacks for an accessory building over 650 square feet (proposed 3,150 square foot shop/barn) from required 100 feet to 29 feet adjacent to the north property line and 94 feet adjacent to the east property line; and 3) allow a second electrical meter on a residential property in Land Lot 236 of the 20th District. Located on the east side of Acworth Due West Road, north of Cooks Farm Drive (1450 Acworth Due West Road). The Board of Zoning Appeals recommends **APPROVAL** subject to:

- 1. Development and Inspection comments.**
- 2. Stormwater Management comments.**
- 3. Fire Department comments.**
- 4. Accessory structure not to be used for commercial or residential use.**

V-86 **MATTHEW WILSON** (Matthew Wilson, owner) requesting a variance to reduce the front setback from required 35 feet to 24 feet in Land Lot 138 of the 1st District. Located on the south side of Odins Way, west of Little Willeo Road (5064 Odins Way). The Board of Zoning Appeals recommends **APPROVAL** subject to:

1. Stormwater Management comments.

V-87 **CHRISTOPHER MOTEN AND BERNARD BELL** (Bernard Bell and Christopher W. Moten, owners) requesting a variance to 1) Increase the maximum allowable impervious coverage from 35% to 45%; and 2) reduce the setback for an uncovered patio from required five (5') feet to zero feet adjacent to the north, south, and east property lines in Land Lot 46 of the 19th District. Located On the east side of Ellis Mountain Drive, west of Ellis Preserve Lane (2201 Ellis Mountain Drive). The Board of Zoning Appeals recommends **APPROVAL** subject to:

- 1. Stormwater Management comments.**
- 2. Sewer comments.**

V-89 JOSEPH A. SMITH AND RACHELLE W. SMITH (Joseph Anthony Smith and Rachelle Wells Smith, owners) requesting a variance to 1) allow parking and/or maneuvering on a non-hardened and treated surface (existing gravel drive); 2) reduce the side setback for an accessory structure under 650 square feet (existing approximately 240 square foot one story frame building #1) from required 10 feet to eight (8') feet adjacent to the north property line; 3) reduce the rear setback for an accessory structure under 650 square feet (existing approximately 240 square foot one story frame building #1) from required 35 feet to seven (7') feet; 4) reduce the side setback for an accessory structure under 650 square feet (existing approximately 306 square foot one story frame building #2) from required 10 feet to five (5') feet adjacent to the south property line; and 5) reduce the rear setback for an accessory structure under 650 square feet (existing approximately 306 square foot one story frame building #2) from required 35 feet to 17 feet in Land Lot 705 of the 19th District. Located on the west side of Russell Street, at the western terminus of LeeAnn Drive, west of South Hurt Road (3830 Russell Street). The Board of Zoning Appeals recommends **APPROVAL** subject to:

- 1. Traffic comments.**
- 2. Development and Inspection comments.**
- 3. Accessory structure not to be used for commercial or residential use.**

V-90 NATHANIEL MCFARLAND (Nathaniel G. McFarland and Bethany C. McFarland, owners) requesting a variance to reduce the rear setback for an accessory structure under 650 square feet (proposed 550 square foot workshop) from required 35 feet to 10 feet in Land Lot 175 of the 17th District. Located on the north side of County Cork Drive, east of Shannon Way (204 County Cork Drive). The Board of Zoning Appeals recommends **APPROVAL** subject to:

- 1. Traffic comments.**
- 2. Stormwater Management comments.**
- 3. Accessory structure not to be used for commercial or residential use.**