



City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Meeting Minutes BOARD OF ZONING APPEALS

Bobby Van Buren, Chairman
Larry Zenoni, Vice Chairman, Ward 3
Craig Smith, Ward 1
J. K. Lowman, Ward 2
David Hunter, Ward 4
Juanita Carmichael, Ward 5
Cecedrick Lockett, Ward 7

Monday, July 26, 2021

6:00 PM

City Hall Council Chambers

Present: Bobby Van Buren, Larry Zenoni, Craig Smith, J. K. Lowman, David Hunter and Juanita Carmichael

Absent: Cecedrick Lockett

Staff:
Shelby Little, Planning & Zoning Manager
Robin Osindele, Urban Planner
Gregg Litchfield, City Attorney
Ines Embler, Secretary to the Board

CALL TO ORDER:

Chairman Van Buren called the July 26, 2021 meeting of the Board of Zoning Appeals to order at 6:00 PM.

Chairman Van Buren explained the rules and procedures used in conducting the public hearings.

MINUTES:

20210621 June 28, 2021 Board of Zoning Appeals Meeting Minutes

Review and Approval of the June 28, 2021 Board of Zoning Appeals Meeting Minutes.

Mr. Hunter made a motion, seconded by Mr. Lowman that the June 28, 2021 Board of Zoning Appeals meeting minutes be approved. The Motion carried 6-0-0. Mr. Lockett was absent.

A motion was made by Board member Hunter, seconded by Board member Lowman, that this matter be Approved and Finalized. The motion carried by the following vote:

Absent: 1

Vote For: 6

VARIANCES:

20210260 V2021-21 [VARIANCE] DAN UNDERWOOD

V2021-21 [VARIANCE] DAN UNDERWOOD is requesting variances for property zoned R-4 (Single Family Residential - 4 units/acre), located in Land Lot 1146, District 16, Parcel 0320, 2nd Section, Marietta, Cobb County, Georgia, and being known as 15 Sessions Street. Variance to reduce the rear yard setback from 30' to 6'; variance to increase the allowable impervious surface from 50% to 65%; variance to increase the building coverage from 35% to 40%; variance to allow gravel as an acceptable parking and driving surface. Ward 4B.

A public meeting was held.

Mr. Underwood was not present at the meeting.

There were two (2) in opposition to this request. Ms. Brenda Lyle Wood and Mr. Roy Vanderslice opposed.

The opposition expressed concern over the setbacks. They felt that would be too close to the neighboring property lines as well as affect the well being of the pecan trees behind the property of Mrs. Lyle Wood. Mr. Vanderslice also expressed concern that it would increase the impervious surface causing issues.

The public hearing was closed.

A motion was made by Mr. Hunter to deny this application. It was seconded by Mr. Lowman. The Motion carried 6-0-0.

A motion was made by Board member Hunter, seconded by Board member Lowman, that this matter be Denied. The motion carried by the following vote:

Absent: 1

Vote For: 6

20210553 V2021-29 [VARIANCE] VITA PRIVATA, LLC

V2021-29 [VARIANCE] VITA PRIVATA, LLC is requesting variances for property zoned R-2 (Single Family Residential - 2 units/acre), located in Land Lot

922, District 16, Parcel 0200, 2nd Section, Marietta, Cobb County, Georgia, and being known as 1290 Allgood Road (aka 1296 Allgood Road). Variance to modify the building elevations approved with V2019-12 and V2018-43. Ward 6B.

A public meeting was held.

Mr. Alex Farrington presented a variance request to modify the building elevations approved with V2019-12 and V2018-43.

There was no opposition to this request.

The Board Members asked questions about the fence, the missing windows on the side of the building and the water table and Mr. Farrington explained satisfactorily.

The public hearing was closed.

A motion was made by Chairman Van Buren to approve this application on the basis that it would not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare. It was seconded by Mr. Lowman. The Motion carried 6-0-0.

Variances approved:

1. *Variance to modify the building elevations approved with V2019-12 and V2018-43.*

A motion was made by Board member Van Buren, seconded by Board member Lowman, that this matter be Approved and Finalized. The motion carried by the following vote:

Absent: 1

Vote For: 6

20210562

V2021-30 [VARIANCE] TRENTON D. & LASONA O. TURK

V2021-30 [VARIANCE] TRENTON D. & LASONA O. TURK are requesting variances for property zoned R-2 (Single Family Residential - 2 units/acre), located in Land Lot 144, District 17, Parcel 0380, 2nd Section, Marietta, Cobb County, Georgia, and being known as 391 South Woodland Drive. Variance to allow gravel as an acceptable parking surface; variance to allow an accessory structure on a lot without a primary structure. Ward 3A.

A public meeting was held.

Mr. Trent Turk presented a variance request to allow gravel as an acceptable parking surface; variance to allow an accessory structure on a lot without a primary structure.

There was no opposition to this request.

The Board Members asked where the gravel driveway begins and Mr. Turk explained showing them on the map.

The public hearing was closed.

A motion was made by Mr. Zenoni to approve this application on the basis that it would not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare. It was seconded by Mrs. Carmichael. The Motion carried 6-0-0.

Variances approved:

- 1. Variance to allow gravel as an acceptable parking surface. [§716.08 A & B]*
- 2. Variance to allow an accessory structure on a lot without a primary structure [§708.02 F3]*

A motion was made by Board member Zenoni, seconded by Board member Carmichael, that this matter be Approved and Finalized. The motion carried by the following vote:

Absent: 1

Vote For: 6

ADJOURNMENT:

The July 26, 2021 meeting of the Board of Zoning Appeals was adjourned at 6:19PM

BOBBY VAN BUREN, CHAIRMAN

INES EMBLER, SECRETARY