



City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Meeting Minutes BOARD OF ZONING APPEALS

J. K. Lowman, Ward 2, Chairman
James A. Mills, Ward 3, Vice Chairman
Brad N. Leskoven, Ward 1
David Hunter, Ward 4
Ronald Clark, Ward 5
Bobby Van Buren, Ward 6
Justice Barber, Ward 7

Monday, October 27, 2014

6:00 PM

City Hall Council Chambers

Present: J. K. Lowman, Ronald Clark, Justice Barber, David Hunter, James Mills, Brad N. Leskoven, and Bobby Van Buren

Staff:

Rusty Roth, Development Services Manager
Patsy Bryan, Secretary to the Board
Matthew Williams, Urban Planner
Steve Crane, City Attorney

CALL TO ORDER:

Chairman Lowman called the October 27, 2014 meeting of the Board of Zoning Appeals to order at 6:00 p.m.

MINUTES:

20141118 September 22, 2014 Board of Zoning Appeals Meeting Minutes

Review and Approval of the September 22, 2014 Board of Zoning Appeals Meeting Minutes

Mr. Van Buren made a motion, seconded by Mr. Clark, that the September 22, 2014 Board of Zoning Appeals meeting minutes be approved.

A motion was made by Board member Van Buren, seconded by Board member Clark, that the Minutes be Approved and Finalized . The motion CARRIED by the following vote.

Absent: 0

Vote For: 7

VARIANCES:

20141101 V2014-49 Christopher Drayton Stone 48 Brown Avenue

V2014-49 [VARIANCE] CHRISTOPHER DRAYTON STONE request

variance for property located in Land Lot 12210, District 16, Parcel 0070, 2nd Section, Marietta, Cobb County, Georgia and being known as 48 Brown Avenue. Variance to reduce side setback for a guest home from 20 ft. to 6 ft.; variance to allow for accessory building's footprint to exceed 50% of the principal structure footprint. Ward 3A.

File #20141101 (V2014-49) was presented by Mr. Roth for property located in Land Lot 12210, District 16, Parcel 0070 and being known as 48 Brown Avenue.

The applicant, Chris Stone, is requesting a variance to reduce the side setback for a guest home from 20 ft. to 6 ft.; and to allow for an accessory building's footprint to exceed 50% of the principal structure.

Mr. Stone stated that his son who is in the Marines and returning from Afghanistan will be enrolling in college, and the variance request is to allow him to use the guest home to live in.

Mr. Mills made a motion to approve the variances, seconded by Mr. Hunter, with the criteria being that granting the application will 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. The motion carried 7 – 0 – 0.

A motion was made by Board member Mills, seconded by Board member Hunter, that this Variance be Approved and Finalized . The motion CARRIED by the following vote.

Absent: 0

Vote For: 7

20141103

V2014-51 Wellstar Health System, Inc. 2175 Cobb Parkway South

V2014-51 [VARIANCE] WELLSTAR HEALTH SYSTEM, INC., request variances for property located in Land Lot 08050, District 17, Parcel 0140, 2nd Section, Marietta, Cobb County, Georgia and being known as 2175 Cobb Parkway South. Variance to allow a 58'x 2' sign on a 100'x 6' retaining wall; variance to allow two detached signs along one road frontage; variance to increase the allowable sign face area from 90 sq. ft. to 192 sq. ft.; variance to increase the allowable sign structure from 90 sq. ft. to 288 sq. ft. Ward 7A.

File #20141103 (V2014-51) was presented by Mr. Roth for property located in Land Lot 08050, District 17, Parcel 0140 and being known as 2175 Cobb Parkway South.

The applicant, Wellstar Health System, Inc., was represented by Richard Calhoun, who is requesting a variance to allow a 58' x 2' sign on a 100' x 6' retaining wall; variance to allow two detached signs along one road frontage; variance to increase the allowable sign face area from 90 sq. ft. to 192 sq. ft.; variance to increase the allowable sign structure from 90 sq. ft. to 288 sq. ft.

Chairman Lowman stated that the applicant's attorney had submitted a letter requesting the following changes:

- #1 – to allow a sign that is 20 in. x 50 ft. on retaining wall average of 3.25'*
- #2 – remains as is*

#3 – change allowable sign face from 90 sq. ft. to 96 sq. ft.

#4 – to increase the allowable sign structure from 90 sq. ft. to 144 sq. ft.

Mr. Calhoun agreed to Chairman Lowman's description of the changes.

Mr. Calhoun stated that Wellstar Pediatric Surgery is moving to this location and also gave a detailed description of the proposed sign and location.

Mrs. Barber made a motion, seconded by Mr. Leskoven, to approve 3 variances (variance request #2 was not approved) as follows:

1. Variance to allow a 20 in. x 50 ft. sign on a retaining wall that is an average of 3.25 ft. by 75 ft., as described and depicted in that certain letter dated October 27, 2014 from Richard W. Calhoun to the City of Marietta Board of Zoning Appeals;
2. Variance to increase the allowable sign face area from 90 sq. ft. to 96 sq. ft. as described and depicted in the above described letter;
3. Variance to increase the allowable sign structure from 90 sq. ft. to 144 sq. ft. as described and depicted in the above described letter.

The criteria being that granting the application will 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.

Motion carried 7 – 0 – 0.

A motion was made by Board member Barber, seconded by Board member Leskoven, that this Variance be Approved and Finalized . The motion CARRIED by the following vote.

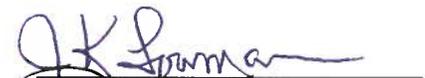
Absent: 0

Vote For: 7

ADJOURNMENT:

Mr. Hunter made a motion to adjourn, seconded by Mr. Van Buren. The October 27, 2014 meeting of the Board of Zoning Appeals was adjourned at 6:17 p.m.

At this time, Chairman Lowman thanked Ms. Bryan for her onerous but outstanding work product.



J. K. LOWMAN, CHAIRMAN



PATSY BRYAN, SECRETARY

