



Cobb County...Expect the Best!

COBB COUNTY BOARD OF ZONING APPEALS

VARIANCE HEARING SUMMARY AGENDA

August 14, 2024

Withdrawn Cases		
District	Case	Applicant
4	V-97-2024	CHUCK OWUZO (<i>withdrawn without prejudice</i>)

District	Case	Held and continued case – Not to be heard
2	V-98-2024	CHARLES BARNWELL (<i>continued by Staff from the August 14, 2024 BZA hearing until the September 11, 2024 BZA hearing</i>).

District	Case	Consent Agenda
1	V-100-2024	CAROLINE WOODBURY
2	V-101-2024	LEIGH ANN CALKINS
2	V-102-2024	JEFFREY R. MILLER
4	V-103-2024	JOSEPH MARTIN SHAY AND SUSAN CARTER SHAY
1	V-104-2024	IVAN MESKIMEN
2	V-105-2024	VINCENT SOLLICITO
1	V-107-2024	KEVIN MCFALL AND SARAH MCFALL

District	Case	Held and continued case - to be heard
3	V-85-2024	MISAEI MONDRAGON (<i>Previously held by the BZA from the July 10, 2024 BZA hearing until the August 14, 2024 BZA hearing</i>).

District	Case	Regular cases
1	V-99-2024	KERENE HOILETT
3	V-106-2024	DAVID JOHNSON



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VARIANCE HEARING CONSENT AGENDA

August 14, 2024

Variance Cases

V-100 **CAROLINE WOODBURY** (Jonathan Woodbury and Caroline Woodbury, owners) requesting a variance to allow encroachment into the 50 foot County Undisturbed Stream Buffer by approximately 10 feet as shown in Land Lot 228 of the 20th District. Located at the northeast terminus of Mortimer Court, west of Brooks Farm Drive (6184 Mortimer Court). Staff recommends approval subject to:

1. Erosion Control comments.

V-101 **LEIGH ANN CALKINS** (Leigh Ann Calkins, owner) requesting a variance to 1) reduce the side setback for an accessory structure over 144 square feet (proposed 360 square foot shed) from required 10 feet to five (5') feet adjacent to the western property line; and 2) reduce the rear setback for an accessory structure over 144 square feet (proposed 360 square foot shed) from required 35 feet to seven (7') feet in Land Lot 1243 of the 16th District. Located on the south side of Clearwater Drive, east of Hazelwood Drive (1829 Clearwater Drive). Staff recommends approval subject to:

1. No residential or commercial use of the accessory structure.

V-102 **JEFFREY R. MILLER** (Jeffrey Ronald Miller and Linda Diane Miller, owners) requesting a variance to reduce the rear setback from required 40 feet to 30 feet in Land Lot 890 of the 17th District. Located on the west side of North Elizabeth Lane, north of Paradise Circle (4241 North Elizabeth Lane). Staff recommends approval subject to:

1. Site Plan Review comments.

V-103 JOSEPH MARTIN SHAY AND SUSAN CARTER SHAY (Joseph Martin Shay and Susan Carter Shay, owners) requesting a variance to 1) allow an accessory structure (proposed 346 square foot above ground pool) to the side of the principal building; 2) allow an accessory structure (existing approximately 704 square foot carport awning) to the side of the principal building; and 3) reduce the setbacks for an accessory structure over 650 square feet (existing approximately 704 square foot carport awning) from required 100 feet to 34 feet adjacent to the south property line and 76 feet adjacent to the north property line in Land Lot 802 of the 19th District. Located on the west side of Old Lost Mountain Road, north of Richard D. Sailors Parkway (3484 Old Lost Mountain Road). Staff recommends approval subject to:

1. Traffic comments.

V-104 IVAN MESKIMEN (Ivan Dale Meskimen and Amy E. Meskimen, owners) requesting a variance to reduce the setbacks for an accessory structure over 650 square feet (proposed 1560 square foot garage) from required 100 feet to 20 feet adjacent to the east property line and to 26 feet adjacent to the west property line in Land Lot 22 of the 20th District. Located on the south side of Boxwood Trace, east of Boxwood Way (1541 Boxwood Trace). Staff recommends approval subject to:

- 1. No residential or commercial use of the accessory structure.**
- 2. No plumbing to be installed in the accessory structure.**
- 3. Exterior of new garage to be hardiplank with finishes comparable to house;**
- 4. No turbo charged vehicles to be kept on site;**
- 5. Hours of work on cars to be limited to 7 AM to 7 PM**

V-105 VINCENT SOLLICITO (Vincent Sollicito, owner) requesting a variance to reduce the rear setback from required 30 feet to 24 feet in Land Lot 862 of the 17th District. Located at the northern terminus of Smithstone Trace, north of Smithstone Way (518 Smithstone Trace). Staff recommends approval.

- V-107** **KEVIN MCFALL AND SARAH MCFALL** (Sarah C McFall and Kevin S McFall, owners) requesting a variance to 1) allow an accessory use (proposed pool, pool deck, spa, and pool equipment) to be located to the side of the principal building; and 2) reduce the setback for an accessory structure over 650 square feet (existing approximately 1,656 square foot accessory building) from required 100 feet to 22 feet adjacent to the west property line in Land Lots 6, 69 and 70 of the 19th District. Located on the west side of Holland Road, north of Old Dallas Road (1280 Holland Road). Staff recommends approval.