



Cobb County...Expect the Best!

COBB COUNTY BOARD OF ZONING APPEALS

VARIANCE HEARING SUMMARY AGENDA

September 11, 2024

Withdrawn Case		
District	Case	Applicant
1	V-119-2024	STEPHANIE TURNER LEE HOMES (<i>withdrawn without prejudice</i>)
Held and continued cases – Not to be heard		
2	V-98-2024	CHARLES BARNWELL (<i>Continued by Staff from the August 14, 2024 and September 11, 2024 BZA hearings until the October 9, 2024 BZA hearing</i>).
3	V-109-2024	MARK AXFORD (<i>Continued by Staff from the September 11, 2024 BZA hearing until the October 9, 2024 BZA hearing</i>).
4	V-114-2024	SANDY BRASWELL (<i>Continued by Staff from the September 11, 2024 BZA hearing until the October 9, 2024 BZA hearing</i>).
Consent Agenda		
3	V-85-2024	MISAEI MONDRAGON (<i>Held by the BZA from the July 10, 2024 and August 14, 2024 BZA hearings until the September 11, 2024 BZA hearing</i>).
3	V-110-2024	WILLIAM M. CHAPMAN
2	V-111-2024	GE VERNOVA
3	V-112-2024	JAMES REDMOND AND TERRIE REDMOND
4	V-113-2024	HERCULANEUM PROPERTIES, LLC
3	V-117-2024	LOT ONE HOMES OF GEORGIA
3	V-120-2024	PETER BROWN AND SHANDRA BROWN
Regular cases		
2	V-108-2024	EVER SILIEZAR
1	V-115-2024	AARON HUDSON
3	V-116-2024	TRAVIS TURNER
4	V-118-2024	RONALD DORSEY AND KAREN DORSEY
Appeal Case		
	A-02-2024	SHAUN AND GRETCHEN KRISHER



Cobb County...Expect the Best!

COBB COUNTY BOARD OF ZONING APPEALS

VARIANCE HEARING CONSENT AGENDA

September 11, 2024

Variance Cases

V-85 MISAEI MONDRAGON (Misael Mondragon, as Trustee of the MJPL Mondragon Family Trust, owner) requesting a variance to 1) reduce the rear setback for an accessory structure over 144 square feet (existing 384 square foot shed #2) from required 35 feet to 24 feet (existing); 2) reduce the setback for an accessory structure over 650 square feet (1,500 square foot steel garage) from required 100 feet to 15 feet from the south property line and to 20 feet from the east property line; and 3) allow parking and/or maneuvering of vehicles on a non-hardened and treated surface (garage access) in Land Lot 708 of the 16th District. Located on the southeast side of Oland Circle, south of Powell Wright Road (2114 Oland Circle). ***(Held by the BZA from the July 10, 2024 and August 14, 2024 BZA hearings until the September 11, 2024 BZA hearing)***. Staff recommends approval subject to:

1. No commercial use of steel structure. Garage is to be used for storage of classic cars.
2. No business on property other than Customary Home Occupations.
3. No automotive repair or restoration of autos on property or in steel structure.
4. No storage of automotive repair equipment such as air compressors and hydraulic lifts.
5. No storage of other business materials and equipment such as for landscape contractor or tree service use.
6. No residential use of steel structure.
7. Gravel driveway to garage to be paved.
8. Residential parking limited to 4 vehicles, no parking on gravel.
9. No electricity to garage.

V-110 **WILLIAM M. CHAPMAN** (William M. Chapman and Myrna B. Chapman, owners) requesting a variance to reduce the rear setback for an accessory structure over 144 square feet (proposed 320-square-foot shed) from required 30 feet to ten (10') feet in Land Lot 293 of the 16th District. Located on the north side of West Station Drive, west of Station Drive (160 West Station Drive). Staff recommends approval subject to:

- 1. No commercial or residential dwelling use of the accessory structure.**

V-111 **GE VERNOVA** (Piedmont 600 Galleria, LLC, owner) requesting a variance to increase the maximum sign area for a wall sign for a building over two (2) stories or over 20 feet in height from 200 square feet to 462.27 square feet (one 462.27-square-foot sign on each of the south and east elevations) in Land Lots 947 and 980 of the 17th District. Located on the northeast side of Akers Mill Road, and on the south side of South Galleria Parkway, west of Cobb Galleria Parkway (600 South Galleria Parkway). Staff recommends approval.

V-112 **JAMES REDMOND AND TERRIE REDMOND** (Terrie Redmond and James Henry Redmond, III, owners) requesting a variance to 1) reduce the front setback from required 35 feet to 26 feet; 2) reduce the side setback from required 10 feet to seven and a half (7.5') feet adjacent to the south property line; and 3) reduce the rear setback for an accessory structure under 650 square feet (existing approximately 213-square-foot shed) from required 35 feet to eight (8') feet in Land Lot 1172 of the 16th District. Located on the west side of Worthington Drive, north of Hunting Creek Court (219 Worthington Drive). Staff recommends approval subject to:

- 1. Stormwater comments.**

V-113 HERCULANEUM PROPERTIES, LLC (Edgar (Gary) L. Wollam, M.D., owner) requesting a variance to 1) increase the maximum allowable impervious coverage for 3865 Medical Park Drive from required 70% to 82% (existing); and 2) reduce the rear setback for 3865 Medical Park Drive from required 30 feet to 29 feet (existing) in Land Lot 857 of the 19th District. Located on the northeast corner of Medical Park Drive and Mulkey Road (3865 Medical Park Drive). Staff recommends approval subject to:

1. Stormwater Management comments.

V-117 LOT ONE HOMES OF GEORGIA (Lot One Homes of Georgia, LLC., owner) requesting a variance to reduce the rear setback from required 35 feet to 25 feet in Land Lots 269 and 270 of the 16th District. Located on the northeast side of Shallowford Road, east of Middle Drive (2021 Shallowford Road). Staff recommends approval subject to:

1. Traffic comments; and
2. Site Plan Review comments.

V-120 PETER BROWN AND SHANDRA BROWN (Peter F. Brown and Shandra C. Brown, owners) requesting a variance to 1) increase the maximum allowable impervious coverage from 35% to 39.08%; and 2) allow pool equipment to the side of the house in Land Lot 11 of the 1st District. Located on the west side of Dunmore Road, north of Chestnut Lake Drive (4430 Dunmore Road). Staff recommends approval subject to:

1. Stormwater Management comments.

APPEAL CASE

A-02-2024 SHAUN AND GRETCHEN KRISHER

Notice is hereby given that a Special Called Meeting/Appeal Hearing of the Board of Zoning Appeals (“BZA”) will be held immediately following the regularly scheduled monthly Variance Hearing of the BZA on Wednesday, September 11, 2024, at 2:00 p.m., or if the BZA Variance Hearing is still ongoing, then immediately following the BZA Hearing. The BZA shall consider the Appeal of Shaun and Gretchen Krisher (A-02-2024) pertaining to the decision by Community Development Code Enforcement, to issue a Notice of Violation for grass and weeds exceeding 12 inches in height located in land lot 302 of the 16th district (1117 Malibu Drive). This appeal hearing will be conducted in the Commissioners’ Meeting Room located on the second floor in the David Hankerson Building, 100 Cherokee Street, Marietta, Georgia.