



Cobb County...Expect the Best!

COBB COUNTY BOARD OF ZONING APPEALS

VARIANCE HEARING SUMMARY AGENDA

October 9, 2024

Withdrawn Case		
District	Case	Applicant
2	V-98-2024	CHARLES BARNWELL (Continued by Staff from the August 14, 2024 and September 11, 2024 BZA hearings until the October 9, 2024 BZA hearing). withdrawn without prejudice

District	Case	Held and continued cases – Not to be heard
3	V-120-2024	PETER BROWN AND SHANDRA BROWN (Held by the BZA from the September 11, 2024 BZA hearing until the October 9, 2024 BZA hearing; Continued by Staff from the October 9, 2024 BZA hearing until the November 13, 2024 BZA hearing).
2	V-129-2024	CHARLES BROWN, DIANE BENSON-BROWN (Continued by Staff from the October 9, 2024 BZA hearing until the November 13, 2024 BZA hearing).

District	Case	Consent Agenda
3	V-109-2024	MARK AXFORD (Continued by Staff from the September 11, 2024 BZA hearing until the October 9, 2024 BZA hearing).
4	V-114-2024	SANDY BRASWELL (Continued by Staff from the September 11, 2024 BZA hearing until the October 9, 2024 BZA hearing).
4	V-121-2024	MAXIMO LEZAMA
3	V-122-2024	PEACHSTATE POOL BUILDERS
4	V-124-2024	SUKIANA PROPERTIES, LLC
3	V-125-2024	JYO N. SHRIRAM
4	V-127-2024	DAN NETHERLAND
3	V-131-2024	LAURA BRYAN
3	V-132-2024	MCDONALD'S

District	Case	Held and continued cases –To be heard
1	V-115-2024	AARON HUDSON (Held by the BZA from the September 11, 2024 BZA hearing until the October 9, 2024 BZA hearing).

District	Case	Regular cases
1	V-123-2024	PAUL D. HURLEY
3	V-126-2024	JEFFREY JOHNSON
3	V-128-2024	VASUDEVAN SRINIVASAN
3	V-130-2024	JENNIFER AND TREY CAMBERN
3	V-133-2024	KEYRIN REYES ALVAREZ



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VARIANCE HEARING CONSENT AGENDA

October 9, 2024

Variance Cases

V-109 **MARK AXFORD** (Mark L. Axford and Karin D. Axford, owners) requesting a variance to 1) reduce the setbacks for an accessory structure over 650 square feet (proposed 1,080-square-foot barn) from required 100 feet to 93 feet adjacent to the rear property line, 20 feet adjacent to the west property line, and 85 feet adjacent to the front property line; 2) reduce the setback for a building used for animals (existing chicken coop) from required 100 feet to 73 feet adjacent to the east property line and 70 feet adjacent to the rear property line; and 3) allow maneuvering and/or parking of vehicles on a non-hardened-and-treated surface (gravel driveway) in Land Lot 163 of the 16th District. Located on the south side of Keheley Drive, south of Kemp Road (4490 Keheley Drive). *(Previously continued by Staff from the September 11, 2024 BZA hearing until the October 9, 2024 BZA hearing).*). Staff recommends approval subject to:

1. **Traffic comments; and**
2. **No habitable space or commercial use of the accessory building.**

V-114 **SANDY BRASWELL** (Sandy Braswell, owner) requesting a variance to reduce the setbacks for an accessory structure over 650 square feet (proposed approximately 962-square-foot canopy and steel building) from required 100 feet to seven (7') feet adjacent to the east property line and 92 feet adjacent to the west property line in Land Lots 718 and 719 of the 19th District. Located on the south side of Macedonia Road, east of Avondale Parkway (3163 Macedonia Road). *(Previously continued by Staff from the September 11, 2024 BZA hearing until the October 9, 2024 BZA hearing).*). Staff recommends approval subject to:

1. **Development and Inspections to inspect the accessory structure;**
2. **Driveway to be paved; and**
3. **No habitable space or commercial use of the accessory building.**

V-121 **MAXIMO LEZAMA** (Maximo E. Lezama, owner) requesting a variance to 1) reduce the rear setback for an accessory structure under 650 square feet (proposed 384-square-foot shed) from required 30 feet to five (5') feet; and 2) reduce the side setback for an accessory structure under 650 square feet (proposed 384-square-foot shed) from required ten (10') feet to four (4') feet adjacent to the north property line in Land Lot 773 of the 19th District. Located on the east side of Castle Way, south of King Arthur Drive (3427 Castle Way). Staff recommends approval subject to:

- 1. Development and Inspections comments; and**
- 2. No habitable space or commercial use of the accessory building.**

V-122 **PEACHSTATE POOL BUILDERS** (Guillermo Cremer and Monica Espinosa, owners) requesting a variance to increase the maximum allowable impervious coverage from 35% to 39.99% in Land Lot 529 of the 16th District. Located on the west side of Holly Springs Road, south of Idlewood Drive (2770 Carey Woods Court). Staff recommends approval subject to:

- 1. Sewer comments; and**
- 2. Stormwater Management to approve the final impervious mitigation plans prior to permitting**

V-124 **SUKIANA PROPERTIES, LLC** (Sukiana Properties, LLC, owner) requesting a variance to 1) reduce the setbacks for an accessory structure over 650 square feet (existing approximately 907-square-foot two story garage) from required 100 feet to two (2') feet adjacent to the north property line and two (2') feet adjacent to the rear property line; 2) allow for an accessory structure on a lot without a principal building (existing approximately 907-square-foot two story garage); and 3) allow parking and/or maneuvering of vehicles on a non-hardened and treated surface (grass for garage access) in Land Lots 951 of the 19th District. Located on the west side of Brownsville Road, south of Hill Road (4110 Brownsville Road). Staff recommends approval.

(continued on the next page)

V-124 SUKIANA PROPERTIES, LLC (continued)

- 1. Traffic comments;**
- 2. Development and Inspections comments; and**
- 3. No habitable space or commercial use of the accessory building.**

V-125 JYO N. SHRIRAM (Jyo N. Shriram and Deepa S. Shriram, owners) requesting a variance to increase the maximum allowable impervious coverage from 35% to 39.3% in Land Lot 753 of the 16th District. Located at the northern terminus of Hadfield Drive, west of Hadfield Court (3651 Hadfield Drive). Staff recommends approval subject to:

- 1. Stormwater Management to approve the final impervious mitigation plan for any impervious surface over 35% prior to permitting.**

V-127 DAN NETHERLAND (Dan A. Netherland, owner) requesting a variance to 1) reduce the front setback from required 35 feet to 29 feet; 2) reduce the setbacks for an accessory structure over 1,000 square feet (proposed 1,080 square foot workshop) from 100 feet to 25 feet adjacent to the north property line, 45 feet adjacent to the south property line, and five (5') feet adjacent to the rear property line; and 3) reduce the setbacks for an accessory structure under 144 square feet (existing 71 square foot firewood storage building) from required five (5') feet to zero feet adjacent to the rear property line and five (5') to zero feet adjacent to the north property line in Land Lot 29 of the 17th District. Located on the west side of Vernon Drive, north of Carlouetta Road (4588 Vernon Drive). Staff recommends approval subject to:

- 1. Development and Inspections comment;**
- 2. No habitable space or commercial use of the accessory building;**
- 3. Accessory structure to be insulated to reduce noise;**
- 4. No water, sewer, or gas utilities to the accessory structure; and**
- 5. No work in the accessory structure after 10:00 p.m.**

V-131 **LAURA BRYAN** (Laura Nunnally Bryan Revocable Trust, owner) requesting a variance to 1) increase the maximum allowable impervious coverage from 43.3% (approved per V-124 of 2023) to 47.4%; and 2) reduce the setbacks for proposed pool equipment from required five (5') feet to four (4') feet adjacent to the east property line and three (3') feet adjacent to the south property line in Land Lot 72 of the 1st District. Located on the east side of Powers Place, south of Powers Road (285 Powers Place). Staff recommends approval subject to:

1. If the Variance is approved, stormwater mitigation should be provided for the excess impervious area beyond the maximum 40% allowed by RA-4 zoning. (Note that V-124-2023 requested side & rear setback variances, not impervious area increase.)
2. The discharge from the pool equipment should be directed to sanitary sewer as a surface discharge may create a nuisance for the adjoining neighbor.

V-132 **MCDONALD'S** (McDonald's Real Estate Company, owner) requesting a variance to 1) increase the maximum height allowed for a freestanding sign from 19 feet to 20 feet and; 2) allow a groundbased sign to be non-monument style in Land Lots 85 and 86 of the 1st District. Located on the north side of Lower Roswell Road, east of Johnson Ferry Road (4819 Lower Roswell Road). Staff recommends approval subject to:

1. Traffic comments; and
2. Fire Department comments.