



Cobb County...Expect the Best!

COBB COUNTY BOARD OF ZONING APPEALS

VARIANCE HEARING SUMMARY AGENDA

January 15, 2025

District	Case	Held and continued cases – Not to be heard
3	V-130-2024	JENNIFER AND TREY CAMBERN (Continued by the BZA from the October 9, 2024 BZA hearing until the November 13, 2024 BZA hearing; Held by the BZA from the November 13, 2024 BZA hearing until the December 11, 2024 BZA hearing; Continued by Staff from the December 11, 2024 and January 15, 2024 BZA hearings until the February 12, 2025 BZA hearing).

District	Case	Consent Agenda
2	V-129-2024	CHARLES BROWN, DIANE BENSON-BROWN (Continued by Staff from the October 9, 2024 through December 11, 2024 BZA hearings until the January 15, 2025 BZA hearing).
1	V-1-2025	RONDA LAIFER
4	V-2-2025	7 OAKS STABLES LLC
4	V-3-2025	RAMONA AND DONALD YOUNG
4	V-4-2025	ERIKA GABBARD
4	V-5-2025	WILMER A. RUIZ AND MARIA TREJO ZELAYA
3	V-6-2025	JENNIFER AND BRENT EMORE
1	V-7-2025	FACTORY DIRECT REMODELING OF ATLANTA
3	V-8-2025	EMMA SWORD
3	V-9-2025	KEVIN WOJCIK AND TRUDY HEARN
3	V-10-2025	JOHN EVANS
3	V-11-2025	ASHLEY DOVER
1	V-12-2025	KATHERINE AND JOSHUA STUTLER
4	V-13-2025	AMANDA AND DAVID LINDER
2	V-14-2025	BLAKE HEAD

District	Case	Held and continued cases –To be heard
3	V-147-2024	KEVIN CLAYTON (Continued by the BZA from the November 13, 2024 BZA hearing until the December 11, 2024 BZA hearing; Continued by Staff from the December 11, 2024 BZA hearing until the January 15, 2025 BZA hearing).
3	V-150-2024	KOFFI NOGBE (Previously continued by the BZA from the December 11, 2024 BZA hearing until the January 15, 2025 BZA hearing).



Cobb County...Expect the Best!

COBB COUNTY BOARD OF ZONING APPEALS

VARIANCE HEARING CONSENT AGENDA

January 15, 2025

Variance Cases

V-129 CHARLES BROWN, DIANE BENSON-BROWN (Diane Benson-Brown and Charles D. Brown, owners) requesting a variance to 1) reduce the setbacks for an accessory structure (proposed approximately 182-square-foot shed) from required 35 feet to two (2') feet adjacent to the rear property line and from required ten (10') feet to zero (0') feet adjacent to the south property line; 2) allow an 8' privacy fence on the side yard property line; and 3) increase the impervious surface percentage from 35% to 41% in Land Lot 990 of the 16th District. Located on the west side of Brickleberry Lane, north of Oak Trail Drive (979 Brickleberry Lane). in Land Lot 990 of the 16th District. Located on the west side of Brickleberry Lane, north of Oak Trail Drive (979 Brickleberry Lane). *(Continued by Staff from the October 9, 2024 through December 11, 2024 BZA hearings until the January 15, 2025 BZA hearing)*. Staff recommends approval.

1. Development and Inspections comments.
2. Structure to be permitted and inspected.
3. No residential or commercial use of the accessory structure.
4. Applicant and neighbor to review the buffer plan, with the County Landscape Architect having final approval.
5. Final fencing plan regarding the buffer fencing and side property lines to be approved by the Zoning Division Manager.

V-1 RONDA LAIFER (Ronda Laifer, owners) requesting a variance to 1) reduce the rear setback from required 35 feet to 23 feet along the east property line; and 2) reduce the rear setback from required 35 feet to 21 feet along the south property line (existing) in Land Lot 182 of the 20th District. Located at eastern terminus of Northbrook Ridge, west of Duck Hollow Drive (2284 Northbrook Ridge). Staff recommends approval.

V-2 7 OAKS STABLES LLC (7 Oaks Stables LLC, owner) requesting a variance to allow for a second electrical meter on a residential lot in Land Lots 257 and 320 of the 17th District. Located on the southeast side of Cooper Lake Road, west of Civitania Road (300 Cooper Lake Road). Staff recommends approval.

V-3 RAMONA AND DONALD YOUNG (Donald C. Young and Ramona Hook Young, owners) requesting a variance to reduce the front setback from required 35 feet to 30 feet in Land Lot 269 of the 17th District. Located on the east side of Woodview Drive, south of Woodview Lane (3386 Woodview Drive). Staff recommends approval subject to:

1. Site Plan Review comments.

V-4 ERIKA GABBARD (Terry Gabbard and Erika Gabbard, owners) requesting a variance 1) to allow an inground pool to be located to the side of the principal structure; 2) reduce the setback for an accessory structure (existing inground pool) from required five (5') feet to one (1') foot adjacent to the east property line; and 3) to allow an accessory structure (existing approximately 252-square-foot shed) to be located to the front and side of the principal structure in Land Lot 119 of the 17th District. Located on the south side of Covered Bridge Road, south of the East-West Connector (4064 Covered Bridge Road). Staff recommends approval subject to:

1. Stormwater Management comments.

V-5 WILMER A. RUIZ AND MARIA TREJO ZELAYA (Wilmer A. Ruiz Molina and Maria I. Zelaya Trejo, owners) requesting a variance 1) to allow an eight (8') foot fence in the front and to the side of a house in a residential district; 2) reduce the setback for an accessory structure under 650 square feet (existing approximately 380-square-foot carport) from required ten (10') feet to four (4') feet adjacent to the north property line; and 3) reduce the rear setback for an accessory structure (existing approximately 380-square-foot carport) from required 35 feet to 25 feet in Land Lot 270 of the 18th District. Located on the west side of Mableton Parkway, south of Nash Circle (6420 Mableton Parkway). Staff recommends approval subject to:

1. Design Guidelines.

V-6 JENNIFER AND BRENT EMORE (Brent A. Emore and Jennifer L. Emore, owners) requesting a variance to reduce the rear setback from required 30 feet to 19 feet in Land Lot 183 of the 16th District. Located at the northeast terminus of Chapel Grove Lane, north of Chapel Grove Drive (4408 Chapel Grove Lane). Staff recommends approval.

- V-7** **FACTORY DIRECT REMODELING OF ATLANTA** (Rita Deniston, owner) requesting a variance to Reduce the rear setback from required 30 feet to 19 feet in Land Lot 15 of the 20th District. Located at the northwest corner of Hamby Road and Oak Hollow Drive (5001 Oak Hollow Drive). Staff recommends approval.
- V-8** **EMMA SWORD** (Emma M. Sword and Matthew Sword, owners) requesting a variance to reduce the setbacks for an accessory structure over 1,000 square feet (proposed 1,120-square-foot, one (1) story garage) from required 100 feet to ten (10') feet adjacent to the south property line, 44 feet adjacent to east property line, and 76 feet adjacent to the north property line in Land Lot 863 of the 17th District. Located on the east side of Holt Road, north of Lower Roswell Road (64 Holt Road). Staff recommends approval subject to:
1. No commercial or residential dwelling use of the detached garage.
- V-9** **KEVIN WOJCIK AND TRUDY HEARN** (Trudy Hearn and Kevin Wojcik, owners) requesting a variance to reduce the exterior side setback from required 20 feet to five (5') feet adjacent to the east property line in Land Lots 559 and 594 of the 16th District. Located on the north side of Fairview Drive, east of Bob Bettis Road (1647 Fairview Drive). Staff recommends approval.
- V-10** **JOHN EVANS** (John Evans, Carol Evans, and Robert Evans, owners) requesting a variance to reduce the rear setback from required 30 feet to 22 feet in Land Lot 597 of the 16th District. Located at the northern terminus of Sandstone Place, east of Watercrest Court (2474 Sandstone Place). Staff recommends approval.

V-11 **ASHLEY DOVER** (Brett Patrick McQuiken and Brooke Lee McQuiken, owners) requesting a variance to 1) allow for accessory structures (proposed inground pool and pool equipment) to be on the side of the house; 2) allow for an accessory structure (proposed inground pool) to be located closer to the side street right-of-way line than the principal structure; and 3) reduce the rear setback from required 40 feet to 36 feet (existing) in Land Lot 273 of the 16th District. Located at the northeast corner of Matty Drive and Maybreeze Road (3394 Matty Drive). Staff recommends approval subject to:

1. Sewer comments.

V-12 **KATHERINE AND JOSHUA STUTLER** (Katherine Stutler and Joshua Michael Stutler, owners) requesting a variance to reduce the rear setback from 35 feet to 22 feet in Land Lot 291 of the 20th District. Located at the southern terminus of New Salem Trace, west of New Salem Road (2383 New Salem Trace). Staff recommends approval.

V-13 **AMANDA AND DAVID LINDER** (David S. Linder and Amanda C. Linder, owners) requesting a variance 1) to allow an accessory structure (an existing 293-square-foot shed) to be located in the front and to the side of the principal structure; 2) to allow an accessory structure (an existing 445-square-foot chicken coop) to be located in the front and to the side of the principal structure; and 3) to allow an accessory structure (an existing 166-square-foot pole barn) to be located in the front and to the side of the principal structure in Land Lot 547 of the 19th District. Located on the south side of Mellor Lane, north of Sugar Creek Drive (2099 Mellor Lane). Staff recommends approval.

V-14 **BLAKE HEAD** (Blake Head, owner) requesting a variance to 1) reduce the side setback from required 12 feet to nine (9') feet adjacent to the north property line (existing); and 2) reduce the side setback from required 12 feet to seven (7') feet adjacent to the south property line in Land Lot 957 of the 17th District. Located on the east side of Farmington Drive, north of Farmington Lane (3083 Farmington Drive). Staff recommends approval subject:

1. No living or business use of the addition.
2. Addition is for cars and storage use only.