



Cobb County...Expect the Best!

COBB COUNTY BOARD OF ZONING APPEALS

VARIANCE HEARING SUMMARY AGENDA

March 12, 2025

District	Case	Consent Agenda
1	V-15-2025	HEATH LAWSON <i>(Previously continued by the BZA from the February 12, 2025 BZA hearing until the March 12, 2025 BZA hearing).</i>
4	V-17-2025	SANDY BRASWELL <i>(Previously held by the BZA from the February 12, 2025 BZA hearing until the March 12, 2025 BZA hearing).</i>
3	V-25-2025	ISSAK HAYUT <i>(Previously held by the BZA from the February 12, 2025 BZA hearing until the March 12, 2025 BZA hearing).</i>
2	V-33-2025	JASON TURNER
2	V-34-2025	JEFFREY WERTZ
4	V-35-2025	DANIELA DUDAS
3	V-36-2025	JAMES AND RUTHIE SAGAR
3	V-40-2025	DEREK A. KIRCHNER

District	Case	Held and continued cases –To be heard
3	V-28-2025	VICKIE BEAHAM <i>(Previously continued by the BZA from the February 12, 2025 BZA hearing until the March 12, 2025 BZA hearing).</i>

District	Case	Regular Agenda
2	V-32-2025	JERMON JACKSON



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VARIANCE HEARING CONSENT AGENDA

March 12, 2025

Variance Cases

V-15 **HEATH LAWSON** (Heath Lawson, owners) requesting a variance to 1) reduce the setbacks for an accessory structure over 650 square feet (existing approximately 800-square-foot carport) from required 100 feet to one (1) foot adjacent to the western and southern property lines; 2) reduce the setbacks for a proposed accessory structure over 650 square feet (approximately 1440- square-foot building) from required 100 feet to 10 feet from the rear property line, 50 feet from the western property line, and 45 feet from the eastern property line; 3) reduce the rear setback for an accessory structure under 650 square feet (existing approximately 288-square-foot shed) from required 35 feet to one (1) foot adjacent to the eastern and southern property lines; and 4) allow for parking and/or maneuvering on a non-hardened-and- treated surface (existing gravel drive and grass) in Land Lot 3 of the 20th District. Located on the south side of Mccoy Road, east of Will Ben Street (5695 Mccoy Road). *(Previously continued by the BZA from the February 12, 2025 BZA hearing until the March 12, 2025 BZA hearing)*. Staff recommends approval subject to:

1. The 800 square-foot carport to be moved to five-feet off the west and south property lines.

V-17 **SANDY BRASWELL** (Sandy Braswell, owner) requesting a variance to allow for parking and/or maneuvering on a non-hardened- and-treated surface (gravel access for approximately 962-square-foot canopy and steel building) 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 held by the BZA from the February 12, 2025 BZA hearing until the March 12, 2025 BZA hearing)*. Staff recommends approval subject to:

1. Cobb DOT comments.
2. Owner to maintain the gravel on the part of the driveway not paved.

V-25 **ISSAK HAYUT** (Issak Hayut, owner) requesting a variance to increase the maximum impervious coverage from required 35% to 39.1% in Land Lot 166 of the 1st District. Located on the east side of Bliss Lane, north of Roswell Road (2180 Bliss Lane). *(Previously held by the BZA from the February 12, 2025 BZA hearing until the March 12, 2025 BZA hearing)*. Staff recommends approval subject to:

1. Stormwater Management comments.
2. Stormwater and Sewer to approve the final Site Plan.

V-31 **STATE PERMITS, INC.** (SCC Parkwood Plaza LLC, owner) requesting a variance to reduce the number of required parking spaces from 130 to 122 in Land Lot 985 of the 17th District. Located at the northwest intersection of Powers Ferry Road and Parkwood Circle (2014 Powers Ferry Road). Staff recommends approval.

V-33 **JASON TURNER** (H Ray Turner and Jan Y. Turner, owners) requesting a variance to 1) reduce the front setback from required 45 feet to 43 feet; 2) reduce the side setback from required 12 feet to ten (10') feet (existing); and 3) reduce the setback for an accessory structure under 650 square feet (existing approximately 400-square-foot building) from required 12 feet to seven (7') feet adjacent to the east property line in Land Lot 957 of the 17th District. Located on the north side of Farmington Drive, east of Woodland Brook Drive (3011 Farmington Drive). Staff recommends approval subject to:

1. Stormwater Management comments.
2. Cobb DOT comments.

V-34 **JEFFREY WERTZ** (Whitestone Builders, LLC, owner) requesting a variance to reduce the front setback from required 45 feet to 25 feet in Land Lot 908 of the 17th District. Located on the northwest side of Tanglewood Drive, south of Wallace Circle (3680 Tanglewood Drive). Staff recommends approval subject to:

1. Cobb DOT comments.

V-35 DANIELA DUDAS (George Rednic and Maria Rednic, owners) requesting a variance to 1) reduce the rear setback for an accessory structure under 650 square feet (proposed 390-square-foot above ground pool) from required 35 feet to ten (10') feet; and 2) increase the maximum allowable impervious coverage from 35% to 45.27% (existing) in Land Lot 120 of the 17th District. Located on the south side Covered Bridge Place, west of Weatherly Way (324 Covered Bridge Place). Staff recommends approval subject to:

1. Stormwater Management comments.

V-36 JAMES AND RUTHIE SAGAR (James Graham Keith Sagar and Ruthie Breannon Sagar, owners) requesting a variance to 1) reduce the side setback for an accessory structure under 650 square feet (proposed one story 600-square-foot garage) from required ten (10') feet to five (5') feet adjacent to the south property line; and 2) reduce the side setback for an accessory structure (existing 179-square-foot shed) from required ten (10') feet to five (5') feet adjacent to the south property line in Land Lot 963 of the 16th District. Located on the east side of Old Canton Road, southwest of Dogwood Valley Court (1070 Old Canton Road). Staff recommends approval.

V-40 DEREK A. KIRCHNER (Derek A. and Alexandria Kirchner, owners) requesting a variance to 1) reduce the side setback along the south property line from required 10 feet to 5 feet (screen porch); 2) reduce the setbacks for an uncovered deck (existing) from required 5 feet to 4-feet adjacent to the south property line; and 3) increase the maximum impervious surface from 35% to 37% in Land Lots 142 and 143 of the 16th District. Located on the east side of Delphinium Boulevard, north of Dahlia Way (585 Delphinium Boulevard). Staff recommends approval subject to:

1. Stormwater Management comments.