



Cobb County...Expect the Best!

COBB COUNTY BOARD OF ZONING APPEALS

VARIANCE HEARING SUMMARY AGENDA

April 9, 2025

Withdrawn Cases		
District	Case	Applicant
3	V-47-2025	HAICHENG ZHANG (<i>withdrawn without prejudice</i>)

District	Case	Consent Agenda
3	V-37-2025	JOEL TERRY, DARLENE TERRY
3	V-38-2025	JOHN ELLIS
1	V-39-2025	DENNIS K. THEUT
3	V-41-2025	DONALD T. CARLISLE
3	V-42-2025	EDWARD WALKER, ERIN WALKER
3	V-43-2025	OUTBACK DECK INC.
3	V-44-2025	MANISH PURI
2	V-45-2025	BARBARA ANN HUGHIE WILLIAMS
3	V-46-2025	CARLOS RAMIREZ
3	V-48-2025	MATTHEW WHITLEY, KELLIE WHITLEY
1	V-50-2025	THOMAS DEITZ
1	V-51-2025	KEVIN CRIDER
3	V-52-2025	GLAZE EXPRESS CAR WASH, INC
4	V-53-2025	CLAUDIA M. BRICE

District	Case	Held and continued cases –To be heard
3	V-28-2025	VICKIE BEAHAM (<i>Continued by the BZA from the February 12, 2025 and March 12, 2025 BZA hearings until the April 9, 2025 BZA hearing</i>).

District	Case	Regular Agenda
3	V-49-2025	DON HAGEMEISTER

District	Case	Amend something previously adopted
4	V-35-2025	DANIELA DUDAS



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VARIANCE HEARING CONSENT AGENDA

April 9, 2025

Variance Cases

- V-37** **JOEL TERRY, DARLENE TERRY** (Joel R. Terry, Darlene M. Terry, as trustees of the Terry Trust, owners) requesting a variance to 1) allow accessory structure shed 1 (approximately 280 square foot detached shed) to the side of the principal building on proposed tract 1 in Land Lot 1175 of the 16th District. Located on the west side of Holt Road, west of Club Valley Drive (289 Holt Rd). Staff recommends approval.
- V-38** **JOHN ELLIS** (John T. Ellis, owner) requesting a variance to 1) allow accessory structure shed 1 (existing approximately 200 square foot shed) to the side of the principal building; 2) reduce the setbacks for an accessory structure shed 2 (existing approximately 108 square foot shed) from required five (5) feet to one (1) foot along the eastern property line; 3) reduce the setback for an accessory structure (existing approximately 169 square foot pergola) from required 30 feet to 26 feet along northern property line in Land Lot 534 of the 16th District. Located on the north side of Old Concord Road, south of Liberty Ridge Trail, north of Sudbury Court (3495 Liberty Ridge Trl). Staff recommends approval.
- V-39** **DENNIS K. THEUT** (Dennis K. Theut, Kathleen A. Theut, owners) requesting a variance to 1) reduce side setback from required 10 feet to two (2) feet adjacent to the northern property line; 2) reduce the setbacks for an accessory structure (approximately 276 square foot detached garage) from required 10 feet to two (2) feet adjacent to the northern property line and 35 feet to 9 feet adjacent to the eastern property line in Land Lot 18 of the 19th District. Located on the east side of Nottingham Way, south of Cambridge Drive (363 Nottingham Way). Staff recommends approval subject to:

1. Stormwater Management comments.

- V-41** **DONALD T. CARLISLE** (Donald T. Carlisle, owner) requesting a variance to 1) reduce the rear setback from required 35 feet to 5 feet; 2) reduce the setbacks for an accessory structure (existing approximately 120 square foot detached shed) from required five (5) feet to two (2) feet adjacent to southern property line in Land Lot 7 of the 16th District. Located on the south side of Charter Oaks Court, west of Shallow Ridge Road (4903 Charter Oaks Ct). Staff recommends approval.
- V-42** **EDWARD WALKER, ERIN WALKER** (Edward Jerome Walker, Erin Michelle Walker, as Joint Tenants with the Rights of Survivorship, owners) requesting a variance to 1) Reduce rear setback from required 30 feet to 23 feet in Land Lot 19 of the 16th District. Located on the northeast corner of Macaw Court and Falcon Wood Drive (1855 Falcon Wood Dr). Staff recommends approval.
- V-43** **OUTBACK DECK INC.** (Francis William Lachance, Donna Packard Lachance, as Joint Tenants with Right of Survivorship and not as tenants in common, owners) requesting a variance to 1) reduce the rear setbacks from required 27.6 feet (per V-109 of 1993) to 12 feet in Land Lot 66 of the 1st District. Located on the south side of Taylors Court, west of Little Willeo Road (4750 Taylors Ct). Staff recommends approval.

V-44 **MANISH PURI** (Manish Puri, owner) requesting a variance to 1) increase the maximum allowable impervious from 40% (per V-163 of 2015) to 63.2%; 2) allow an accessory structure (existing approximately 560 square foot pergola) to the side of the principal building; 3) reduce setbacks for an accessory structure (existing approximately 560 square foot pergola) from required 25 feet to four (4) feet adjacent to southeastern property line in Land Lot 958 of the 16th District. Located on the northwest corner on Monte Drive and Sewell Mill Road (1151 Monte Dr). Staff recommends approval subject to:

1. Stormwater Management comments; and
2. Applicant to meet with Stormwater Management within 60 days to have a mitigation plan approved and applicant to have that work inspected and verified it is complete within 120 days. If this work is not complete within 120 days, then this variance approval shall be revoked.

V-45 **BARBARA ANN HUGHIE WILLIAMS** (Barbara Ann Hughie Williams, owner) requesting a variance to 1) increase the maximum height of a fence located on the side of the principal building from required 6 feet to 8 feet; 2) reduce the setback for an accessory structure (existing approximately 56 square foot detached shed) from required five (5) feet to zero (0) feet adjacent to eastern property line in Land Lot 1168 of the 16th District. Located on the north side of Varner Road, east of Sourwood Drive (1425 Varner Rd). Staff recommends approval subject to:

1. Approved as shown on the exhibit received February 13, 2025, continued in the variance analysis.

V-46 **CARLOS RAMIREZ** (Sandra Leigh Ramirez, as Trustee of the Sandra Leigh Ramirez Revocable Trust, owners) requesting a variance to 1) allow an accessory structure to be closer to the side street right-of-way line than the principal building; 2) reduce the setback for an accessory structure (approximately 605 square foot detached garage) from required 45 feet to 44 feet adjacent to southern property line in Land Lots 1092 and 1093 of the 17th District. Located at the northeast corner of Atlanta Country Club Drive and Burning Tree Drive (720 Atlanta Country Club Dr). Staff recommends approval subject to:

1. Garage no to be used for dwelling or commercial uses.

V-48 **MATTHEW WHITLEY, KELLIE WHITLEY** (Matthew Whitley, Kellie Whitley, as Joint Tenants with Right of Survivorship, owners) requesting a variance to 1) reduce the side setback from required 7.5 feet to 5 feet adjacent to northwest property line in Land Lot 102 of the 1st District. Located on the north side of Chartley Way and southeast of Chartley Lane, south of Chartley Circle (4612 Chartley Way). Staff recommends approval.

V-50 **THOMAS DEITZ** (Karen Laurine Deitz, Thomas William Deitz, as Joint Tenants with Rights of Survivorship and not as Tenants in Common, owners) requesting a variance to reduce the rear setback from required 20 feet to 16 feet in Land Lot 237 of the 20th District. Located on the east side of Weighhouse Place, south of Paul Samuel Road (1135 Weighhouse Pl). Staff recommends approval.

V-51 **KEVIN CRIDER** (Vickie D. Crider, Kevin T. Crider, owners) requesting a variance to 1) reduce the side setback from required 10 feet to 5 feet adjacent to northeastern property line; 2) reduce setback for an accessory structure (existing approximately 280 square foot shed) from required 35 feet to one (1) foot adjacent to northwest property line in Land Lots 264 and 269 of the 20th District. Located on the west side of Brown Store Road, north of Carter Road (887 Brown Store Rd). Staff recommends approval.

V-52 **GLAZE EXPRESS CAR WASH, INC** (Glaze Express Car Wash, Inc, owner) requesting a variance to 1) increase the maximum height of sign allowed from required 19 feet to 19'6" feet; 2) increase the maximum allowable sign area per sign from required 49 square feet to 78.2 square feet in Land Lot 55 of the 20th District. Located at the southwest corner of Wade Green Road and George Busbee Parkway (1480 George Busbee Pkwy). Staff recommends approval subject to:

1. Traffic comments;
2. Fire Department comments;
3. Sewer comments; and
4. Zoning Manager approve final location of sign.

V-53 **CLAUDIA M. BRICE** (Claudia M. Brice, owners) requesting a variance to 1) increase the maximum allowable impervious from 35% to 42.6%; 2) reduce front square foot detached shed) from required 10 feet to six (6) feet adjacent to the western property line; 4) reduce setback for an accessory structure (existing approximately 432 square foot pavillion) from required 10 feet to six (6) feet adjacent to the western property line; 5) reduce setbacks for an accessory structure (existing approximately 2208 square foot detached garage) from required 100 feet to one (1) foot adjacent to the eastern property line, three (3) feet adjacent to the northern property line, and 78 feet adjacent to the eastern property line in Land Lot 705 of the 19th District. Located on the northwest corner of Amelia Drive and Lyle Lane (1150 Amelia Dr). Staff recommends approval subject to:

1. Detached garage not to be used for dwelling or commercial uses;
and
2. Stormwater Management comments.