



Cobb County...Expect the Best!

COBB COUNTY BOARD OF ZONING APPEALS

VARIANCE HEARING SUMMARY AGENDA

May 14, 2025

Withdrawn Cases		
District	Case	Applicant
3	V-57-2025	RONALD B. JACKSON, CENIE B. JACKSON (<i>withdrawn without prejudice</i>)
Held and continued cases – Not to be heard		
District	Case	
2	V-64-2025	KAP MEDIA GROUP, LLC (<i>Continued by Staff from the May 14, 2025 BZA hearing until the June 11, 2025 BZA hearing</i>).
Consent Agenda		
District	Case	
3	V-38-2025	JOHN ELLIS (<i>Continued by the BZA from the April 9, 2025 BZA hearing until the May 14, 2025 BZA hearing</i>).
3	V-54-2025	RAHEEM AMLANI
4	V-55-2025	AMANDA DESANTIS
3	V-56-2025	CHRISTOPHER E. PETTUS, PATRICIA A. PETTUS
3	V-59-2025	TIMOTHY THOMPSON
3	V-60-2025	ASHLEY DOVER
4	V-61-2025	LOUIS LECLERC, LUCINDA LECLERC
Regular Agenda		
District	Case	
3	V-58-2025	HAMID-ALAE
Amend something previously adopted		
District	Case	
4	V-35-2025	DANIELA DUDAS



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VARIANCE HEARING CONSENT AGENDA

May 14, 2025

Variance Cases

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; and 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). *(Previously continued by the BZA from the April 9, 2025 BZA hearing until the May 14, 2025 BZA hearing).* Staff recommends approval.

V-54 **RAHEEM AMLANI** (Raheem Amlani, owner) requesting a variance reduce the setbacks for an accessory structure (proposed 720 square foot building) from required 100 feet to 21 feet adjacent to the eastern property line, 31 feet adjacent to the southern property line, 53 feet adjacent to the western property line, and 95 feet adjacent to the northern property line in Land Lot 293 of the 16th District. Located on the south side of West Station Drive, southwest of Junction Drive (169 West Station Dr). Staff recommends approval subject to:

1. Accessory structure not to be used for dwelling or commercial use.

V-55 **AMANDA DESANTIS** (Donald Winfield Clements and Stacy Jo Clements and Amanda Elizabeth Clements and Marcia Sears Clements as Joint Tenants with Rights of Survivorship, owners) requesting a variance to reduce rear setback from required 30 feet to 23 feet in Land Lots 1247 and 1248 of the 19th District. Located on the east side of Swan Lane, north of Golden Finch Lane (5377 Swan Ln). Staff recommends approval.

V-56 **CHRISTOPHER E. PETTUS, PATRICIA A. PETTUS** (Christopher E. Pettus and Patricia A. Pettus as Joint Tenants with Rights of Survivorship,

owners) requesting a variance to 1) increase the maximum height of a fence located on the side of the principal building and along a road from required 6 feet to 8 feet; and 2) reduce rear setback from required 30 feet to 11 feet in Land Lot 59 of the 16th District. Located on the southeast corner of Chapelle Court and Nevilly Way (4844 Chapelle Ct). Staff recommends approval.

V-59 **TIMOTHY THOMPSON** (Timort, LLC, owner) requesting a variance to 1) reduce the rear setback from required 35 feet to 10 feet adjacent to the eastern property line; and 2) reduce setbacks for an accessory structure (existing 64 square foot shed) from required five (5) feet to (2) feet adjacent to the northwestern property line in Land Lot 1051 of the 16th District. Located at eastern terminus of Greenfield Drive, south of Fox Hollow Way (3452 Greenfiled Dr). Staff recommends approval.

V-60 **ASHLEY DOVER** (Kevin Christopher Heuer and Stephanie Lynne Heuer as Joint Tenants with Rights of Survivorship, owners) requesting a variance to 1) increase the maximum allowable impervious from the required 35% to 36.83%; and 2) allow the pool equipment to be located to the side of the principal building in Land Lot 1161 of the 16th District. Located on the south side of Creekview Drive, east of Winding Creek Place (3785 Creekview Dr). Staff recommends approval subject to:

1. Stormwater Management comments.

V-61 **LOUIS LECLERC, LUCINDA LECLERC** (Louis Leclerc and Lucinda Ann Leclerc as Joint Tenants with Right of Survivorship, owners) requesting a variance to 1) reduce rear setback from required 35 feet to 26 feet; and 2) reduce side setback from required 10 feet to five (5) feet adjacent to northwestern property line in Land Lot 17 of the 17th

District. Located on the north side of Montview Way, west of Montview Drive (2815 Montview Way). Staff recommends approval subject to:

1. Stormwater Management comments.