



Cobb County...Expect the Best!

COBB COUNTY BOARD OF ZONING APPEALS

VARIANCE HEARING SUMMARY AGENDA

July 9, 2025

Withdrawn Cases		
District	Case	Applicant
1	V-81-2025	CHAD DAVIS (<i>withdrawn without prejudice</i>)

District	Case	Held and continued cases – Not to be heard
1	V-65-2025	WILLIAM A. LAYNE (<i>Held by the BZA from the June 11, 2025 BZA hearing until the August 13, 2025 BZA hearing.</i>)

District	Case	Consent Agenda
1	V-76-2025	NEAL BISOGNA
1	V-77-2025	WALTER A. SZAREK JR.
3	V-78-2025	NATALIE SPOTZ
4	V-79-2025	WILLIAMS A. GONZALEZ
1	V-80-2025	HUGO DELGADO
3	V-82-2025	ASHLEY DOVER
2	V-83-2025	CHARLIE HEARD
1	V-84-2025	PIEDMONT LUBE CENTER LLC
4	V-86-2025	EDWARD C. JENNINGS
3	V-87-2025	GENE SHERER
3	V-88-2025	NILESH PATEL

District	Case	Regular Agenda
2	V-74-2025	CHARLES BARNWELL
2	V-75-2025	MARTIN G. NDUNGU
1	V-85-2025	HANS MICHEL



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VARIANCE HEARING CONSENT AGENDA

July 9, 2025

Variance Cases

V-76 **NEAL BISOGNA** (Neal Michael Vincent Bisogna, owners) requesting a variance to 1) reduce setbacks for an accessory structure (proposed 1,500 square foot garage) from required 100 feet to 24 feet adjacent to the southern property line and 59 feet adjacent to eastern property line; 2) allow an accessory structure (proposed 1,500 square foot garage) to the side of the principal building; and 3) allow a second electrical meter in Land Lots 109 and 110 of the 20th District. Located on the west side of Joseph Drive, south of Ivey Road (3365 Joseph Dr). Staff recommends approval subject to:

1. Stormwater Management comments.
2. No commercial or residential use of the accessory structure.

V-77 **WALTER A. SZAREK JR.** (Walter Andrew Szarek Jr., owner) requesting a variance to 1) reduce setbacks for an accessory structure (proposed 1,200 square foot garage) from required 100 feet to 16 feet adjacent to the southern property line, 11 feet adjacent to eastern property line, and 90 feet adjacent to western property line; and 2) allow a second electrical meter in Land Lot 104 of the 20th District. Located at the terminus of Kenmont Court, north of Old 41 Highway (3365 Kenmont Ct). Staff recommends approval subject to:

1. Stormwater Management comments; and
2. No dwelling or commercial use of the accessory structure.

V-78 **NATALIE SPOTZ** (Griffin C. Spatz, Natalie C. Spatz, owners) requesting a variance to 1) reduce side setback from required 12 feet to 10 feet adjacent to western property line; and 2) allow an accessory structure (proposed approximately 368 square foot garage) to the side of the principal building in Land Lot 1076 of the 17th District. Located on the north side of Lamplighter Lane, east of Hitching Post Court (380 Lamplighter Ln). Staff recommends approval.

V-79 WILLIAMS A. GONZALEZ (Williams Andres Gonzalez Rodriguez, owners) requesting a variance to 1) reduce setback for an accessory structure (proposed 528 square foot garage) from required 40 feet to 25 feet adjacent to the southern property line; 2) reduce setbacks for an accessory structure (existing 480 square foot shed) from required 12 feet to five (5) feet adjacent to western property line and 28 feet adjacent to southern property line in Land Lot 1271 of the 19th District. Located on the south side of Lindsey Drive, east of Holloman Road (4571 Lindsey Dr). Staff recommends approval subject to:

1. No dwelling or commercial use of the accessory structure.
2. Development and Inspections comments.

V-80 HUGO DELGADO (NV Property Investment LLC, owner) requesting a variance to reduce front setback from required 50 feet to 35 feet in Land Lot 204 of the 19th District. Located on the east side of Casteel Road, north and west of Lavilla Drive (1135 Casteel Rd). Staff recommends approval.

V-82 ASHLEY DOVER (Angelo L. Sanchez Jr., Julie Ann Custalow as Joint Tenants with Rights of Survivorship, owners) requesting a variance to increase the maximum allowable impervious surface from the required 35% to 38.5% in Land Lot 248 of the 16th District. Located on the west side of Sweat Creek Run, west of Sweat Creek Cove (3801 Sweat Creek Run). Staff recommends approval subject to:

1. Stormwater Management comments.

V-83 CHARLIE HEARD (Charles F. Heard, Charles F. Heard Jr., owners) requesting a variance to reduce setbacks for an accessory structure (proposed approximately 623 square foot garage) from required 40 feet to 22 feet adjacent to northwestern property line and from required 12 feet to three (3) feet adjacent to southwestern property line in Land Lot 954 of the 17th District. Located at the terminus of Brandy Station Court, east of Randall Farm Road (3830 Brandy Station Ct). Staff recommends approval subject to:

1. No dwelling or commercial use of the accessory structure.

V-84 **PIEDMONT LUBE CENTER LLC** (Stadion at Acworth, LLC, owner) requesting a variance to allow two (2) monument signs on the same property closer than 150 feet to each other in Land Lot 72 of the 20th District. Located on the northeast corner of Lake Acworth Drive and Cobb Parkway (3928 Cobb Pkwy NW). Staff recommends approval subject to:

1. Traffic comments.

V-86 **EDWARD C. JENNINGS** (Cheryl R. Bonner, owner) requesting a variance to increase the maximum allowable impervious surface from required 35% to 36.57% in Land Lot 613 of the 19th District. Located on the west side of Rhonda Dale Drive, south side of John Petree Road (2858 Rhonda Dale Dr). Staff recommends approval subject to:

1. Stormwater Management comments.

V-87 **GENE SHERER** (Gene Sherer and Mary Sherer as Joint Tenants with Rights of Survivorship, owners) requesting a variance to reduce rear setback from required 35 feet to 30 feet in Land Lot 21 of the 1st District. Located at the southeast corner of Smoke Rise Lane and Chimney Springs Drive (4540 Smoke Rise Ln). Staff recommends approval.

V-88 **NILESH PATEL** (Nilesh G. Patel, Bina B. Patel, Natenarine Rajkumar, Savitri Rajkumar, Haisam Zakaria, Siraj Roy, owners) requesting a variance to increase the maximum height of a fence along a road from required six (6) feet to eight (8) feet in Land Lot 556 of the 16th District. Located within the Post Oak Manor Subdivision on the northeast corner of Post Oak Tritt Road and Baramore Road (2250, 2251, 2254, 2258 Shadetree Ct). Staff recommends approval subject to:

1. Traffic comments last revised June 30, 2025.