

**MINUTES OF VARIANCE HEARING
COBB COUNTY BOARD OF ZONING APPEALS
JUNE 11, 2025
1:30 P.M.**

The Board of Zoning Appeals Variance Hearing was held on Wednesday, June 11, 2025, at 1:30 p.m. in the second-floor public meeting room of the David Hankerson Building, 100 Cherokee Street, Marietta, Georgia. Present and comprising a quorum of the Board were:

Deidra Massey, Vice Chairwoman
Fred Beloin
Kim Swanson
Alice Summerour

Barkley Russell, Chairwoman, not present

VICE CHAIRWOMAN MASSEY – CALL TO ORDER

Vice Chairwoman Massey called the hearing to order at 1:30 p.m. and explained the procedures for the public hearing.

Mr. John Pederson, Zoning Division Manager, read in the following case that was withdrawn and then read in the Consent Agenda.

WITHDRAWN CASE

V-64 KAP MEDIA GROUP, LLC (Bravo Hotel Operating Company, LLC; Inland American Lodging Atlanta Waverly, LLC, owners) requesting a variance to increase the maximum allowable square footage for a temporary sign for a commercially zoned property from the required 100 square feet to 12,000 square feet in land lots 913, 914, and 947 of the 17th district. Property is located on the northwest corner of Galleria Parkway and Galleria Drive and on the southwest corner of Cobb Parkway and Interstate 285 (2844 Cobb Pkwy, 2450 Galleria Pkwy). *(Continued by Staff from the May 14, 2025, BZA hearing until the June 11, 2025, BZA hearing). WITHDRAWN WITHOUT PREJUDICE*

CONSENT AGENDA

MOTION: Motion by Swanson, second by Summerour, to **approve** the following cases on the Consent Agenda, *as revised*:

V-62 SCOTT MCCALL (Karen J. Crawford, owner) requesting a variance to 1) reduce the front setback from the required 40 feet to 15 feet; and 2) reduce the side setback from the required 10 feet to six feet adjacent to the southwestern property line in land lot 680 of the 17th district. Property is located on the south side of Crowe Drive, east of Lewis Drive (4975 Crowe Dr).

To **approve** V-62.

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CONSENT AGENDA (CONT.)

- V-63** **LARRY KING AND BETTY KING** (Larry E. King and Betty C. King, as Joint Tenants with Rights of Survivorship, owners) requesting a variance to 1) reduce the side setback from the required 10 feet to eight feet adjacent to the southern property line; and 2) reduce the setbacks for an accessory structure (proposed 576 square foot shed) from the required 35 feet to 10 feet adjacent to the eastern property line in land lot 782 of the 19th district. Property is located on the east side of Graymoor Drive, north of Rockingway Drive (3529 Graymoor Dr).

To **approve** V-63.

- V-66** **NADINE RAUCH** (Nadine F. Rauch, owner) requesting a variance to increase the maximum height of a fence along a road from the required six feet to eight feet in land lot 270 of the 20th district. Property is located at the terminus of Karingway Court and on the west side of Mars Hill Road (5599 Karingway Ct).

To **approve** V-66.

- V-67** **RON COKER JR.** (Chandra Odle Jones, owner) requesting a variance to 1) allow an accessory use (proposed inground pool, pool decking, and pool equipment) to the side of the principal building; and 2) reduce the setback for an accessory structure (proposed pool decking) from the required five feet to four feet in land lot 125 of the 17th district. Property is located at the terminus of Kenmure Court, north of Harris Road (393 Kenmure Ct).

To **approve** V-67, subject to:

1. Stormwater Management Division comments and recommendations

At the call for petition V-68 (William G. Snider), opposition was present; therefore, V-68 was pulled from the Consent Agenda and heard on the Regular Agenda in its numerical order (see page 4 of these minutes).

- V-69** **MARC SALZBERG** (Marc Salzberg and Carole Salzberg, owners) requesting a variance to reduce the setbacks for an accessory structure (proposed approximately 1,800 square foot sports court) from the required 100 feet to 26 feet adjacent to the southern property line, 47 feet adjacent to the eastern property line, and 52 feet adjacent to the western property line in land lot 1189 of the 16th district. Property is located on the south side of Blackland Drive, east of Woodlawn Drive (4376 Blackland Dr).

To **approve** V-69, subject to:

CONSENT AGENDA (CONT.)

V-69 MARC SALZBERG (CONT.)

- 1. Stormwater Management Division comments and recommendations**
- 2. Department of Transportation comments and recommendations**
- 3. Sewer Division comments and recommendations**

V-70 BEAM CONSTRUCTION COMPANY, INC (BEAM Construction Company, Inc, owner) requesting a variance to increase the maximum allowable impervious surface from the required 35% to 38% in land lot 28 of the 1st district. Property is located at the northeast corner of Childers Road and Colebrook Trail (3441 Colebrook Trl).

To **approve** V-70, subject to:

- 1. Stormwater Management Division comments and recommendations**

V-71 KYLE AND ASHLEY JACKSON (Karen Ashley Jackson and Kyle Ryan Jackson, Sr. as Joint Tenant with Rights of Survivorship and not as Tenants in Common, owners) requesting a variance to 1) increase the maximum allowable impervious surface from the required 35% to 49.89%; and 2) reduce the side setback from the required 10 feet to eight feet adjacent to the eastern property line in land lot 1032 of the 16th district. Property is located on the north side of Weddington Ridge, north of Weddington Place (2591 Weddington Rdg).

To **approve** V-71, subject to:

- 1. Stormwater Management Division comments and recommendations**

V-72 JACKSON WEBB (ESJ OB Barrett, LLC, owner) requesting a variance to reduce the parking spaces from the required 165 spaces to 42 spaces in land lot 173 of the 20th district. Property is located on the northwest side of Cobb Place Boulevard, northeast of Vaughn Road (2015 Vaughn Road).

To **approve** V-72.

V-73 MATTHEW RODERICK (Matthew Evan Roderick, owner) requesting a variance to 1) reduce the rear setback from the required 20 feet to 10 feet; and 2) increase the maximum allowable impervious surface from the required 45% to 54.9% in land lot 411 of the 19th district. Property is located on the west side of Chamirey Drive, west of Santenay Drive (1474 Chamirey Dr).

CONSENT AGENDA (CONT.)

V-73 MATTHEW RODERICK (CONT.)

To **approve** V-73, subject to:

1. Stormwater Management Division comments and recommendations

CONSENT VOTE: **ADOPTED** 4-0, Russell not present

REGULAR AGENDA

V-65 WILLIAM A. LAYNE (William A. Layne, owner) requesting a variance to reduce the setbacks for an accessory structure (proposed approximately 578 square foot shed) from the required 35 feet to 14 feet adjacent to the western property line and two feet adjacent to the northern property line in land lot 94 of the 19th district. Property is located on the northwest corner of Friendship Ridge Lane and Friendship Ridge Court (730 Friendship Ridge Ct).

The public hearing was opened; William Layne addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Beloin, second by Summerour, to **hold** V-65, until the August 13, 2025, Board of Zoning Appeals Variance Hearing.

Clerk's Note: The Board of Zoning Appeals directed the Building Inspections Division to inspect the accessory structure and provide a punch list to ensure the structure is in compliance with County Code; no modifications by the Applicant need to be made before the August BZA Hearing.

VOTE: **ADOPTED** 4-0, Russell not present

V-68 WILLIAM G. SNIDER (Susan A. Moredock and William G. Snider as Joint Tenants with Rights of Survivorship, owners) requesting a variance to reduce the rear setback from the required 35 feet to 31 feet in land lot 1120 of the 16th district. Property is located on the west side of Woodstone West Drive, north of Lower Roswell Road (430 Woodstone West Dr).

The public hearing was opened; William Snider, Michael Carew, and Kevin O'Donnell addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Summerour, second by Beloin, to **approve** V-68.

VOTE: **ADOPTED** 4-0, Russell not present

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APPROVAL OF MINUTES

MOTION: Motion by Summerour, second by Swanson, to **approve** the following minutes, *as presented*:

May 14, 2025 – Board of Zoning Appeals Variance Hearing

June 2, 2025 – Special Called Meeting/Agenda Review Work Session

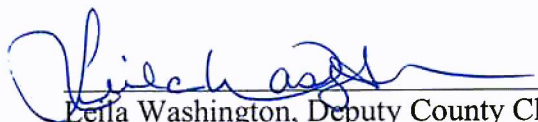
VOTE: **ADOPTED** 4-0, Russell not present

ADJOURNMENT

MOTION: Motion by Swanson, second by Summerour, to **adjourn** the hearing.

VOTE: **ADOPTED** 4-0, Russell not present

The hearing adjourned at 2:22 p.m.



Leila Washington, Deputy County Clerk
Cobb County Board of Zoning Appeals