



Cobb County...Expect the Best!

COBB COUNTY BOARD OF ZONING APPEALS

VARIANCE HEARING SUMMARY AGENDA

August 13, 2025

Withdrawn Cases		
District	Case	Applicant
3	V-96-2025	CHAD J. MCMILLEN (<i>withdrawn without prejudice</i>)

District	Case	Held and continued cases – Not to be heard
2	V-75-2025	MARTIN G. NDUNGU (<i>Held by the BZA from the July 9, 2025 BZA hearing until the September 10, 2025 BZA hearing</i>).
3	V-90-2025	CHRIS AND ELLEN FOSTER (<i>Continued by Staff from the August 13, 2025 BZA hearing until the September 10, 2025 BZA hearing</i>).

District	Case	Consent Agenda
3	V-89-2025	CHRISTOPHER GERKS
3	V-91-2025	CHIMNEY LAKES HOA
3	V-92-2025	EDDIE WALTER USERY
1	V-93-2025	TIMOTHY GRANT
2	V-95-2025	ALLAN GUTIERREZ
2	V-98-2025	PACES PARK HOMEOWNER'S ASSOCIATION, INC
3	V-100-2025	DWAYNE DENNIS JR.

District	Case	Held and continued cases –To be heard
1	V-65-2025	WILLIAM A. LAYNE (<i>Held by the BZA from the June 11, 2025 and July 9, 2025 BZA hearings until the August 13, 2025 BZA hearing</i>).
2	V-75-2025	MARTIN G. NDUNGU (<i>Held by the BZA from the July 9, 2025 BZA hearing until the August 13, 2025 BZA hearing</i>).
1	V-85-2025	HANS MICHEL (<i>Held by the BZA from the July 9, 2025 BZA hearing until the August 13, 2025 BZA hearing</i>).

District	Case	Regular Agenda
1	V-94-2025	DAVID WALKER
1	V-97-2025	TERESA AND ANDRE MINTZ
4	V-99-2025	MASHANDA AND ANDY RUFFIN

District	Case	Amend something previously adopted
3	V-70-2025	BEAM CONSTRUCTION COMPANY, INC



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VARIANCE HEARING CONSENT AGENDA

August 13, 2025

Variance Cases

V-89 **CHRISTOPHER GERKS** (Aaron R. Vanwormer, owner) requesting a variance to reduce the side setback from required 10 feet to four (4) feet adjacent to the western property line in Land Lot 1058 of the 16th District. Located on the north side of Hunton Court, east of Holt Road (2539 Hunton Ct). Staff recommends approval.

V-91 **CHIMNEY LAKES HOA** (Chimney Lakes Homeowners' Association, Inc., owners) requesting a variance to 1) increase the maximum allowable impervious coverage from required 35% to 49%; 2) reduce setbacks for an accessory structure (existing 12,886 square foot tennis court "A") from required 20 feet to eight (8) feet adjacent to the northern property line; 3) reduce setbacks for an accessory structure (existing 12,828 square foot tennis court "B") from required 50 feet to 19 feet adjacent to the southern property line; and 4) reduce setbacks for an accessory structure (existing 528 square foot covered pavilion and shed) from required 50 feet to 23 feet adjacent to the southern property line in Land Lot 467 of the 16th District. Located on the southwestern corner of Lake Chimney Court and Johnson Ferry Road (4350 Lake Chimney Ct). Staff recommends approval subject to:

1. Stormwater Management comments; and
2. Sewer comments.

V-92 **EDDIE WALTER USERY** (Eddie Walter Usery Jr. and Sharon Kaye Usery, owners) requesting a variance to reduce the major side setback from required 26.25 (per administrative variance) feet to 16 feet in Land Lot 367 of the 16th District. Located on the southeastern corner of Estates Landing Drive and Bells Ferry Road (3502 Estates Landing Dr). Staff recommends approval.

- V-93** **TIMOTHY GRANT** (Timothy Grant and Leilani Grant, owners) requesting a variance to 1) reduce the setbacks for an accessory structure (proposed 1,680 square foot garage) from required 100 feet to 33 feet adjacent to eastern property line and 65 feet adjacent to the southern property line; 2) reduce the setback for an accessory structure (existing 1,253 square foot garage) from required 100 feet to 99 feet adjacent to southern property line in Land Lots 15 and 16 of the 19th District. Located on the west side of Mayes Road, south of Dallas Highway (416 Mayes Rd). Staff recommends approval subject to:
1. Stormwater Management comments.
- V-95** **ALLAN GUTIERREZ** (Allan Gutierrez, owner) requesting a variance to increase the maximum height of a fence located behind the principal building from required eight (8) feet to 12 feet in Land Lot 743 of the 17th District. Located on the west side of Paces Park Circle, east of Atlanta Road (3710 Paces Park Cir). Staff recommends approval.
- V-98** **PACES PARK HOMEOWNER'S ASSOCIATION, INC** (James F. Hyslop and Jill E. Hyslop, Christopher D. Goodwin, owners) requesting a variance to increase the maximum height of a fence located behind the principal building from required eight (8) feet to 12 feet in Land Lot 743 of the 17th District. Located on the west side of Paces Park Circle, east of Atlanta Road (3712, 3714 Paces Park Cir). Staff recommends approval.
- V-100** **DWAYNE DENNIS JR.** (Dwayne Dennis Jr. and Jamie Noelle Dennis as Joint Tenants with the Rights of Survivorship, owners) requesting a variance to reduce the setbacks for an accessory structure (proposed 320 square foot shed) from required 30 feet to 19 feet adjacent to the eastern property line in Land Lot 209 of the 16th District. Located on the northeast corner of Farmbrook Trail and Newpond Trail (581 Farmbrook Trl). Staff recommends approval.