



Cobb County...Expect the Best!

COBB COUNTY BOARD OF ZONING APPEALS

VARIANCE HEARING SUMMARY AGENDA

October 15, 2025

District	Case	Held and continued cases –Not to be heard
1	V-113-2025	BURN BOOT CAMP LOST MOUNTAIN <i>(Previously continued by Staff from the October 15, 2025 BZA hearing until the November 12, 2025 BZA hearing).</i>
3	V-116-2025	JENNIFER WOLFE <i>(Previously continued by Staff from the October 15, 2025 BZA hearing until the December 10, 2025 BZA hearing).</i>

District	Case	Consent Agenda
2	V-114-2025	SCOTT DOZIER
1	V-115-2025	KELLY CONSOLA
3	V-117-2025	CRYSTAL FREEMAN-HENDERSON
2	V-118-2025	JASON TOOLE
4	V-121-2025	EMMETT SHEAD
1	V-122-2025	NORTH ATLANTA INSTALLATION
3	V-123-2025	NORTH ATLANTA INSTALLATION
1	V-124-2025	NORTH ATLANTA INSTALLATION
1	V-125-2025	NORTH ATLANTA INSTALLATION
2	V-126-2025	MARY ELIZABETH STONE AND MEADE G. STONE
3	V-127-2025	PRAMOD MATHUR
4	V-128-2025	JASON PENDLEY
3	V-129-2025	MAURER CO RETAINING WALLS, INC.
3	V-130-2025	NEIL GOLDSTEIN

District	Case	Held and continued cases –To be heard
1	V-106-2025	NANCY CARROLL <i>(Previously held by the Board of Zoning Appeals from the September 10, 2025 BZA hearing until the October 15, 2025 BZA hearing).</i>
1	V-109-2025	TERRY L. YEAGER <i>(Previously held by the Board of Zoning Appeals from the September 10, 2025 BZA hearing until the October 15, 2025 BZA hearing).</i>

District	Case	Regular Agenda
1	V-119-2025	LIAM BYRNES
1	V-120-2025	STEVE CANNON



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VARIANCE HEARING CONSENT AGENDA

October 15, 2025

Variance Cases

V-114 **SCOTT DOZIER** (Scott Dozier and Margaret D Dozier as Joint Tenants with Rights of Survivorship, owners) requesting a variance to Reduce the front setback from required 50 feet to 26 feet in Land Lot 837 of the 17th District. Located on the northeast corner of Valley Trail Drive and Brookview Drive (4300 Valley Trial Dr). Staff recommends approval subject to:

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

V-115 **KELLY CONSOLA** (Equity Trust Company Custodian FBO Kelly Ann Consola, owner) requesting a variance to 1) Reduce the front setback from required 45 feet to 30 feet; and 2) reduce the rear setback from required 40 feet to 25 feet in Land Lot 338 of the 20th District. Located on the south side of Pindos Trail, east of Pindos Pass (5003 Pindos Trl). Staff recommends approval subject to:

1. Stormwater Management comments, with the deletion of comment #3.

V-117 **CRYSTAL FREEMAN-HENDERSON** (Crystal Freeman-Henderson, owner) requesting a variance to allow two additional electrical meters (one at each garage) in Land Lot 367 of the 16th District. Located on the south side of Woodhill Drive, west of Shaw Road (1440 Woodhill Dr). Staff recommends approval.

V-118 **JASON TOOLE** (Chick-fil-A, Inc., owner) requesting a variance to 1) increase the maximum allowable impervious coverage from 78.91% (V-58 of 2024) to 80.3%; 2) allow two accessory structures (proposed 1,327 square foot freestanding meal delivery canopy and 1,151 square foot freestanding order canopy) to be located to the side and front of the principal building; 3) reduce the setbacks for an accessory structure (proposed 1,327 square foot freestanding meal delivery canopy) from required 50 feet to 49 feet adjacent to the southeastern property line and six (6) adjacent to the northeastern property line; 4) reduce the setbacks for an accessory structure (proposed 1,151 square foot freestanding order canopy) from required 50 feet to 28 feet adjacent to the southeastern property line; and 5) reduce parking spaces from required 49 spaces to 45 spaces in Land Lot 1061 of the 16th District. Located on the northwest corner of Summit Village Drive and Roswell Road (2105 Roswell Rd). Staff recommends approval subject to:

1. Stormwater Management comments.

V-121 **EMMETT SHEAD** (Emmett Shead, Jr. and Kim K. Shead, owners) requesting a variance to 1) reduce rear setback for an accessory structure (proposed 576 square foot garage) from required 35 feet to seven (7) feet adjacent to the southern property line; and 2) reduce the rear setback for an accessory structure (existing 336 square foot pool house/gazebo) from required 35 feet to 20 feet adjacent to the southern property line in Land Lot 529 of the 19th District. Located at the southwest corner of Greenes Lane and Gaydon Road (2506 Greenes Ln). Staff recommends approval.

1. No residential or commercial use of the detached garage.

V-122 **NORTH ATLANTA INSTALLATION** (Shiloh Station, LLC, owners) requesting a variance to increase the maximum allowable square footage for wall signs per face from required 200 square feet to 502.6 square feet in Land Lots 61 and 92 of the 20th District. Located on the northeast corner of Royal Drive and Jiles Road, and on the west side of Cherokee Street (3895 Cherokee St). Staff recommends approval.

- V-123** **NORTH ATLANTA INSTALLATION** (Centro NP East Lake Pavilions, LLC, owner) requesting a variance to Increase the maximum allowable square footage for wall signs per face from required 200 square feet to 486.5 square feet in Land Lots 1029 and 1060 of the 16th District. Located on the east side of Roswell Road, and on the south side of Robinson Road (2100 Roswell Rd). Staff recommends approval.
- V-124** **NORTH ATLANTA INSTALLATION** (Butler Creek Station, LLC, owner) requesting a variance to increase the maximum allowable square footage for wall signs per face from required 200 square feet to 292 square feet in Land Lots 107, 108, and 122 of the 20th District. Located on the north side of Cobb Parkway, and on the west side of Acworth Due West Road (3330 Cobb Pkwy NW). Staff recommends approval.
- V-125** **NORTH ATLANTA INSTALLATION** (KRG Acworth Stilesboro, LLC, owner) requesting a variance to increase the maximum allowable square footage for wall signs per face from required 200 square feet to 311.1 square feet in Land Lots 224 and 225 of the 20th District. Located on the east side of Mars Hill Road, and on the south side of Stilesboro Road (1720 Mars Hill Rd). Staff recommends approval.
- V-126** **MARY ELIZABETH STONE AND MEADE G. STONE** (Mary Elizabeth Stone and Meade G. Stone, III, owners) requesting a variance to 1) reduce the rear setback from required 40 feet to 35 feet; and 2) increase the maximum allowable impervious coverage from required 35% to 39.8%; ~~and 3) allow for parking and/or maneuvering on a non-hardened and treated surface (existing gravel)~~ in Land Lot 906 of the 17th District. Located on the north side of Paces Lake Drive, west of Randall Farm Road (2945 Paces Lake Dr). Staff recommends approval.

V-127 **PRAMOD MATHUR** (Pramod Mathur, owner) requesting a variance to 1) reduce the rear setback from required 30 feet to 11 feet; 2) reduce the setbacks for an accessory structure (proposed pool equipment) from required five (5) feet to two (2) feet adjacent to the southwestern property line; and 3) increase the maximum allowable impervious coverage from required 35% to 49.6% in Land Lot 958 of the 16th District. Located on the west side of Monte Drive, south of Monte Villa Court (1159 Monte Dr). Staff recommends approval subject to:

1. Stormwater Management comments.

V-128 **JASON PENDLEY** (Charlie Terry Pendley, S. Darlene Pendley and Terry Jason Pendley, owners) requesting a variance to 1) reduce setbacks for an accessory structure (existing 1,080 square foot pool house) from required 100 feet to 35 feet adjacent to the eastern property line and 10 feet adjacent to the southern property line; and 2) reduce setbacks for an accessory structure (existing 1,200 square foot garage) from required 100 feet to 59 feet adjacent to the eastern property line and 20 feet adjacent to the northern property line in Land Lot 506 of the 19th District. Located on the east side of Old Lost Mountain Road, south of Abby Grove Court (2332 Old Lost Mountain Rd). Staff recommends approval.

V-129 **MAURER CO RETAINING WALLS, INC.** (Willie Lewis Evans and Maria Dolores Evans, owners) requesting a variance to 1) increase the maximum height of a retaining wall from required 6 feet to 16.5 feet; and 2) increase the maximum allowable impervious coverage from required 35% to 49.7% in Land Lot 72 of the 16th District. Located on the southeastern side of Mistflower Drive, east of Day Lily Way (627 Mistflower Dr). Staff recommends approval subject to:

1. Stormwater Management comments.

V-130 **NEIL GOLDSTEIN** (Jennifer Goldstein and Neil Goldstein, owners) requesting a variance to reduce the rear setback from required 50 feet to 28 feet in Land Lot 102 of the 1st District. Located on the south side of Chartley Way, north of Shallowford Road (4607 Chartley Way). Staff recommends approval subject to:

1. Stormwater Management comments.