



Cobb County...Expect the Best!

COBB COUNTY BOARD OF ZONING APPEALS

VARIANCE HEARING SUMMARY AGENDA

November 12, 2025

Withdrawn Cases		
District	Case	Applicant
1	V-119-2025	LIAM BYRNES (Previously held by the BZA from the October 15, 2025 BZA hearing until the November 12, 2025 BZA hearing). withdrawn without prejudice
2	V-131-2025	OAK HOMES DEVELOPMENT, LLC withdrawn without prejudice
2	V-132-2025	ANA E. CORDOVA withdrawn without prejudice

District	Case	Held and continued cases –Not to be heard
3	V-116-2025	JENNIFER WOLFE (Previously continued by Staff from the October 15, 2025 BZA hearing until the December 10, 2025 BZA hearing).

District	Case	Consent Agenda
2	V-133-2025	ATLANTA AREA COUNCIL, INC
1	V-134-2025	EDDIE JESUS REYES
4	V-135-2025	NICOLE BRACY
3	V-136-2025	JEFFERSON LEE GLENNY
2	V-137-2025	SEAMUS JOSEPH BURKE AND CATHERINE M. BURKE
4	V-138-2025	CRISTINA HERNANDEZ
1	V-139-2025	DAVID DANIEL

District	Case	Held and continued cases –To be heard
1	V-113-2025	BURN BOOT CAMP LOST MOUNTAIN (Previously continued by Staff from the October 15, 2025 BZA hearing until the November 12, 2025 BZA hearing).

District	Case	Notice of Appeal
3	A-01-2025	BRYAN AND MEAGHAN LUFFMAN



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VARIANCE HEARING CONSENT AGENDA

November 12, 2025

Variance Cases

V-133 ATLANTA AREA COUNCIL, INC (Boy Scouts of America, Atlanta Area Council, Inc, owner) requesting a variance to 1) allow more than one temporary freestanding banner ("Join Cub Scouts" yard signs) for a duration longer than 60 days (July-October annually); 2) increase the maximum square footage for a temporary wall banner ("Join Cub Scouts" building banner) from required 100 square feet to 1,200 square feet for a duration longer than 60 days with no 30-day break in between the permitting periods (all year round annually); and 3) allow more than one temporary freestanding banner ("Game Day Parking" signs) for a duration longer than 60 days with no 30-day break in between the permitting periods (April-September annually) in Land Lots 944 and 945 of the 17th District. Located on the southeast corner of Windy Ridge Parkway and Circle 75 Parkway, west of Interstate 75 (1800 Circle 75 Pkwy). Staff recommends approval.

V-134 EDDIE JESUS REYES (Eddie J. Reyes, owner) requesting a variance to 1) reduce the front setback from required 40 feet to 25 feet; and 2) reduce the major side setback from required 50 feet to 25 feet in Land Lot 216 of the 20th District. Located on the northeast corner of Kennesaw Due West Road and Hood Circle (1700 Kennesaw Due West Rd). Staff recommends approval subject to:

1. Traffic comments.

V-135 NICOLE BRACY (Nicole W. Bracy, owner) requesting a variance to reduce the rear setback from required 30 feet to four (4) feet adjacent to the western property line in Land Lot 473 of the 19th District. Located on the west side of Caneridge Drive, south of Caneridge Court (2126 Caneridge Dr). Staff recommends approval subject to:

1. The building enclosure be 10-feet off the property line.

V-136 **JEFFERSON LEE GLENNY** (Bentley Parkway, LLC, owner) requesting a variance to 1) reduce the setbacks for an accessory structure (existing 3,248 square foot barn) from required 100 feet to 60 feet adjacent to the eastern property line and 23 feet adjacent to the southern property line; and 2) allow an accessory structure (existing 3,248 square foot barn) to be located to the side of the principal building in Land Lot 480 of the 16th District. Located on the southwest corner of Davis Road and Holly Springs Road (2800 Davis Rd, 3115 Holly Springs Rd). Staff recommends approval subject to:

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

V-137 **SEAMUS JOSEPH BURKE AND CATHERINE M. BURKE** (Seamus Joseph Burke and Catherine M. Burke as Joint Tenants with Rights of Survivorship, owners) requesting a variance to reduce the side setback from required 12 feet to five (5) feet adjacent to the northern property line in Land Lot 904 of the 17th District. Located on the west side of Bakers Farm Place, north of Bakers Farm Road (4280 Bakers Farm Pl). Staff recommends approval subject to:

1. Stormwater Management comments.

V-138 **CRISTINA HERNANDEZ** (Noe Yanez, Christina Hernandez and Juan M. Gomez, owners) requesting a variance to 1) reduce the setbacks for an accessory structure (existing 580 square foot greenhouse) from required 30 feet to ten (10) feet; and 2) increase the maximum allowable impervious surface from 35% to 37% in Land Lot 566 of the 19th District. Located on the south side of Sawmill Road, east of Smoke House Place (2513 Sawmill Rd). Staff recommends approval subject to:

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

V-139 **DAVID DANIEL** (David G. Daniel and Monica Corsanego Danilla as Joint Tenants with Rights of Survivorship, owners) requesting a variance to reduce the setbacks for an accessory structure (proposed 288 square foot shed) from required 35 feet to five (5) feet adjacent to the northeastern property line and six (6) feet adjacent to the northwestern property line in Land Lot 132 of the 20th District. Located on the north side of Settlebench Lane, north of Shanty Court (1232 Settlebench Ln). Staff recommends approval subject to:

1. Stormwater Management comments.