



Cobb County...Expect the Best!

COBB COUNTY BOARD OF ZONING APPEALS

VARIANCE HEARING SUMMARY AGENDA

December 10, 2025

District	Case	Withdrawn without prejudice case
3	V-152-2025	GRACE RESURRECTION METHODIST CHURCH, INC

District	Case	Consent Agenda
3	V-116-2025	JENNIFER WOLFE <i>(Continued by Staff from the October 15, 2025 and November 12, 2025 BZA hearings until the December 10, 2025 BZA hearing).</i>
3	V-140-2025	DIEGO COSTA
4	V-141-2025	JENNIFER BURGNER
3	V-142-2025	ELEANOR HOCHBERG
1	V-143-2025	NORTH ATLANTA INSTALLATION
4	V-144-2025	ADVANCED SCAPES
3	V-145-2025	CHRISTOPHER HEMBREE
2	V-146-2025	BRAVES DEVELOPMENT COMPANY, LLC
3	V-147-2025	WILLIAM ALBERT MURNER AND SABRINA ISABEL MURNER
4	V-148-2025	DAVID IANNARELLI
1	V-149-2025	TRAILSIDE EQUITIES LLC
3	V-150-2025	JUAN FIGUERO AND YALI LU
3	V-153-2025	REGENCY CENTERS CORPORATION
2	V-154-2025	PLEINES DANIELLE SIOBHAN

District	Case	Held and continued cases –To be heard
1	V-113-2025	BURN BOOT CAMP LOST MOUNTAIN <i>(Continued by Staff from the October 15, 2025 BZA hearing until the November 12, 2025 BZA hearing; Held by the Board of Zoning Appeals from the November 12, 2025 BZA hearing until the December 10, 2025 BZA hearing)</i>

District	Case	Regular Agenda
3	V-151-2025	AOA PROPERTIES HOLDING, INC

District	Case	Other Business
	OB-1-2025	To adopt a resolution for the dates and time of the Board of Zoning Appeals Hearings for the Calendar Year 2026



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VARIANCE HEARING CONSENT AGENDA

December 10, 2025

Variance Cases

V-116 **JENNIFER WOLFE** (Ronnie Blake Perkna and Sharon D. Perkna and Bruce C. Perkna, owners) requesting a variance to 1) reduce the front setback from required 45 feet to 43 feet; and 2) increase the maximum height of a retaining wall from required 6 feet to 12 feet in Land Lots 1264 and 1265 of the 16th District. Located on the north side of River Ridge Chase, west of Paper Mill Road (4031 River Ridge Chase). *(Continued by Staff from the October 15, 2025 and November 12, 2025 BZA hearings until the December 10, 2025 BZA hearing)*. Staff recommends approval subject to:

1. Revised site plan dated November 21, 2025.
2. Retaining wall to be completely on the applicant's property.

V-140 **DIEGO COSTA** (Costa Living Spaces LLC, a Georgia limited liability company, owner) requesting a variance to reduce the rear setback from required 35 feet to 30 feet in Land Lot 412 of the 16th District. Located on the east side of Corral Drive, north of Bridal Path (3440 Corral Dr). Staff recommends approval.

V-141 **JENNIFER BURGNER** (Thomas Dakota Burgener and Jennifer Nicole Burgener as trustees of Burgener Family Real Estate Trust, owners) requesting a variance to 1) allow for two accessory structures (garage #1 and garage #2) to be located on residential property without a principal building; 2) reduce the setbacks for an accessory structure (garage #2) from required 100 feet to six (6) feet adjacent to the northern property line in Land Lot 683 of the 19th District. Located on the east side of Old Villa Rica Road, north of Bagley Forest Drive (3023 Old Villa Rica Rd). Staff recommends approval subject to:

1. Traffic comments.

V-142 **ELEANOR HOCHBERG** (David G. Hochberg and Eleanor Hochberg as Joint Tenants with Rights of Survivorship, owners) requesting a variance to increase the maximum allowable impervious coverage from required 35% to 48% in Land Lot 4 of the 1st District. Located on the northeast side of Chattahoochee Plantation Drive, east of Chattahoochee Lane (4467 Chattahoochee Plantation Dr). Staff recommends approval subject to:

1. Stormwater Management comments.

V-143 **NORTH ATLANTA INSTALLATION** (Tiffany & Tomato INC, Hancock-Pulaski Properties INC, and Club Babaloo INC, owners) requesting a variance to increase the maximum allowable square footage for wall signs per face from required 200 square feet to 282.2 square feet in Land Lot 402 of the 19th District. Located on the northwest side of Powder Springs Road, east of John Ward Road (1690 Powder Springs Rd). Staff recommends approval.

V-144 **ADVANCED SCAPES** (Jeri Mogle and Christopher Mogle as Joint Tenants with Rights of Survivorship, owners) requesting a variance to allow an accessory use (proposed pool and deck) to be located closer to the road than the principal building in Land Lot 582 of the 19th District. Located on the northwest corner of Moon Road and Greenes Lane (4840 Moon Rd). Staff recommends approval subject to:

1. Traffic comments.
2. Stormwater Management comments.
3. To be inspected by Stormwater Management prior to the Certificate of Completion.

V-145 **CHRISTOPHER HEMBREE** (Joan M. Comer, owner) requesting a variance to reduce the side setback from required 10 feet to 8 feet adjacent to the southern property line in Land Lot 456 of the 16th District. Located on the east side of Plains Way, east of Plains Court (3280 Plains Way). Staff recommends approval.

- V-146** **BRAVES DEVELOPMENT COMPANY, LLC** (Pennant Park Acquisition, LLC, owner) requesting a variance to 1) allow for an electronic sign to be used as a wall sign; and 2) increase the maximum allowable square footage for wall signs per face from required 200 square feet to 290.98 square feet; and 3) increase the maximum allowable square footage for the electronic messaging portion of a sign from required 32 square feet to 290.98 square feet in Land Lots 944 and 983 of the 17th District. Located on the southern corner of Windy Ridge Parkway and Interstate North Circle (360 Interstate North Pkwy). Staff recommends approval.
- V-147** **WILLIAM ALBERT MURNER AND SABRINA ISABEL MURNER** (William Albert Murner and Sabrina Isabel Murner as Joint Tenants with Rights of Survivorship and not as Tenants in Common, owners) requesting a variance to 1) increase the maximum allowable impervious coverage from required 35% to 39.93%; and 2) allow an accessory use (proposed pool equipment) to be located on the side of the principal building in Land Lot 29 of the 1st District. Located on the east side of Monceau Way and on the west side of Childers Road (3314 Monceau Way). Staff recommends approval subject to:
1. Stormwater Management comments.
- V-148** **DAVID IANNARELLI** (Ana Karen Trujillo Paniagua, owner) requesting a variance to 1) reduce the setbacks for an accessory structure (existing 176 square foot building with porch) from required ten (10) feet to three (3) feet adjacent to the northeastern property line; 2) reduce the side setback from required ten (10) feet to five (5) feet adjacent to the southwestern property line; 3) reduce the setbacks for an accessory structure (existing pool equipment) from required five (5) feet to zero (0) feet adjacent to the southwestern property line; 4) allow an accessory use (existing pool equipment) to be located on the side of the principal building; and 5) increase the maximum allowable impervious coverage from required 35% to 41.9% in Land Lot 542 of the 19th District. Located at the terminus of Beringer Lane, north of Mondavi Place (2373 Beringer Ln). Staff recommends approval subject to:
1. Traffic comments.
 2. Stormwater Management comments.
 3. To be inspected by Stormwater Management prior to the Certificate of Completion.

V-149 TRAILSIDE EQUITIES LLC (Jensen West and Hermanda West as Joint Tenants with the Rights of Survivorship, owners) requesting a variance to reduce the front setback from required 45 feet to 35 feet in Land Lot 112 of the 20th District. Located on the east side of Littleport Lane, west of High Noontide Way (3354 Littleport Ln). Staff recommends approval subject:

1. Traffic comments.
2. Stormwater Management comments.

V-150 JUAN FIGUEROO AND YALI LU (Juan Figuereo and Yali Lu, owners) requesting a variance to 1) reduce the front setback from required 100 feet to 96 feet; 2) reduce the side setback from required 25 feet to 15 feet adjacent to the northern property line; and 3) reduce the side setback from required 25 feet to seven (7) feet adjacent to the southern property line in Land Lot 1260 of the 16th District. Located on the west side of Atlanta Country Club Drive, west of Winged Foot Circle (124 Atlanta Country Club Dr). Staff recommends approval subject to:

1. Stormwater Management comments.
2. Plantings to be installed along the south property line (*where the encroachment is*) to be approved by the County Landscape Architect.

V-153 REGENCY CENTERS CORPORATION (Delk Spectrum, L.P., Signature Place, L.P., owner) requesting a variance to 1) reduce parking spaces from required 591 spaces to 351 spaces; 2) increase the maximum allowable impervious coverage from required 70% to 96%; 3) increase the maximum allowable floor area ratio from required 0.25 to 0.3; and 4) waive the 8 foot landscape enhancement strip along Delk Road in Land Lot 925 of the 17th District. Located on the south side of Delk Road, east of Powers Ferry Road (2900 Delk Rd). Staff recommends approval subject to:

1. Traffic comments.
2. Stormwater Management comments.
3. Fire Department comments.

V-154 **PLEINES DANIELLE SIOBHAN** (Danielle Siobhan Pleines, owner) requesting a variance to reduce the rear setback from required 40 feet to 27 feet in Land Lot 1065 of the 16th District. Located on the west side of Coventry Township Place, north of Barnes Mill Road (757 Coventry Township Pl). Staff recommends approval subject to:

1. Stormwater Management comments.