

**MINUTES OF VARIANCE HEARING
COBB COUNTY BOARD OF ZONING APPEALS
NOVEMBER 12, 2025
1:30 P.M.**

The Board of Zoning Appeals Variance Hearing was held on Wednesday, November 12, 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, Chairwoman
Kim Swanson, Vice Chairwoman
Fred Beloin
Alice Summerour
Barkley Russell

CHAIRWOMAN MASSEY – CALL TO ORDER

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 John Pederson, Zoning Division Manager, read in the following cases that were withdrawn or continued and then read in the Consent Agenda.

WITHDRAWN/CONTINUED CASES

- V-119** **LIAM BYRNES** (David Moss, owner) requesting a variance to 1) reduce the setbacks for an accessory structure (proposed 1,300 square foot pool house) from the required 100 feet to 39 feet adjacent to the eastern property line and 80 feet adjacent to the southern property line; 2) reduce the setbacks for an accessory structure (existing approximately 810 square foot brick shop and storage building) from the required 100 feet to 81 feet adjacent to the northern property line and 70 feet adjacent to the western property line; 3) reduce the setbacks for an accessory structure (existing 448 square foot chicken coop) from the required 25 feet to 19 feet adjacent to the western property line; and 4) allow a second electrical meter in land lot 415 of the 19th district. Property is located on the north side of Macland Road, west of McEachern Manor Drive (2086 Macland Rd). *(Previously held by the BZA from the October 15, 2025, BZA hearing until the November 12, 2025, BZA hearing). WITHDRAWN WITHOUT PREJUDICE*
- V-131** **OAK HOMES DEVELOPMENT, LLC** (Oak Homes Development, LLC, owner) requesting a variance to 1) reduce the front setback from the required 75 feet to 35 feet; and 2) reduce the impervious stream buffer from the required 75 feet to 57 feet in land lot 763 of the 17th district. Property is located on the north side of Fort Drive, west of Interstate 285 (2275 Fort Dr). **WITHDRAWN WITHOUT PREJUDICE**

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WITHDRAWN/CONTINUED CASES

- V-132** **ANA E. CORDOVA** (Ana E. Cordova and Luis E. Cordova as Joint Tenants with the Rights of Survivorship, owners) requesting a variance to reduce the front setback from the required 50 feet to seven feet in land lot 492 of the 17th district. Property is located on the southwest side of Happy Hollow Road, west of Davis Road (2242 Happy Hollow Rd). ***WITHDRAWN WITHOUT PREJUDICE***
- 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 the required 45 feet to 43 feet; and 2) increase the maximum height of a retaining wall from the required six feet to 12 feet in land lots 1264 and 1265 of the 16th district. Property is located on the north side of River Ridge Chase, west of Paper Mill Road (4031 River Ridge Chase). ***(Previously continued by Staff from the October 15, 2025, BZA hearing until the December 10, 2025, BZA hearing; therefore, was not considered at this hearing).***

CONSENT AGENDA

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

- 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 the 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. Property is located on the southeast corner of Windy Ridge Parkway and Circle 75 Parkway, west of Interstate 75 (1800 Circle 75 Pkwy).

To **approve** V-133.

- V-134** **EDDIE JESUS REYES** (Eddie J. Reyes, owner) requesting a variance to 1) reduce the front setback from the required 40 feet to 25 feet; and 2) reduce the major side setback from the required 50 feet to 25 feet in land lot 216 of the 20th district. Property is located on the northeast corner of Kennesaw Due West Road and Hood Circle (1700 Kennesaw Due West Rd).

To **approve** V-134, subject to:

- 1. Department of Transportation comments and recommendations**

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CONSENT AGENDA (CONT.)

- V-135** **NICOLE BRACY** (Nicole W. Bracy, owner) requesting a variance to reduce the rear setback from the required 30 feet to four feet adjacent to the western property line in land lot 473 of the 19th district. Property is located on the west side of Caneridge Drive, south of Caneridge Court (2126 Caneridge Dr).

To **approve** V-135, subject to:

- 1. The building enclosure to 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 the 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. Property is located on the southwest corner of Davis Road and Holly Springs Road (2800 Davis Rd, 3115 Holly Springs Rd).

To **approve** V-136, subject to:

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

At the call for petition V-137 (Seamus Joseph Burke and Catherine M. Burke), opposition was present; therefore, V-137 was pulled from the Consent Agenda and heard on the Regular Agenda in its numerical order (see page 4 of these minutes).

- 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 the required 30 feet to ten feet; and 2) increase the maximum allowable impervious surface from 35% to 37% in land lot 566 of the 19th district. Property is located on the south side of Sawmill Road, east of Smoke House Place (2513 Sawmill Rd).

To **approve** V-138, subject to:

- 1. Stormwater Management Division comments and recommendations**
- 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 the required 35 feet to five feet adjacent to the northeastern property line and six feet adjacent to the northwestern property line in land lot 132 of the 20th district.

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CONSENT AGENDA (CONT.)

V-139 DAVID DANIEL (CONT.)

Property is located on the north side of Settlebench Lane, north of Shanty Court (1232 Settlebench Ln).

To **approve** V-139, subject to:

1. Stormwater Management Division comments and recommendations

CONSENT VOTE: **ADOPTED 5-0**

REGULAR AGENDA

V-113 BURN BOOT CAMP LOST MOUNTAIN (ECP Lost Mountain, LLC, owner) requesting a variance to allow a temporary or permanent sign to cover more than 50% of the window glass in land lot 65 of the 19th district. Property is located on the south side of Dallas Highway, south of Schofield Drive (5087 Dallas Hwy). *(Previously continued by Staff from the October 15, 2025, BZA hearing until the November 12, 2025, BZA hearing).*

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

MOTION: Motion by Beloin, second by Russell, to **hold** V-113 until the December 10, 2025, Board of Zoning Appeals Variance Hearing.

VOTE: **ADOPTED 5-0**

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 the required 12 feet to five feet adjacent to the northern property line in land lot 904 of the 17th district. Property is located on the west side of Bakers Farm Place, north of Bakers Farm Road (4280 Bakers Farm Pl).

The public hearing was opened; Kevin Moore, Stanley Snellings, and Rett Snellings addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Swanson, second by Summerour, to **approve** V-137, subject to:

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

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REGULAR AGENDA (CONT.)

V-137 SEAMUS JOSEPH BURKE AND CATHERINE M. BURKE (CONT.)

- 2. Applicant to meet with the County Arborist to determine the type and number of trees or bushes needed to buffer the garage addition from the neighbors**
- 3. Staff comments and recommendations**
- 4. Stormwater Management Division comments and recommendations**

VOTE: ADOPTED 5-0

APPROVAL OF MINUTES

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

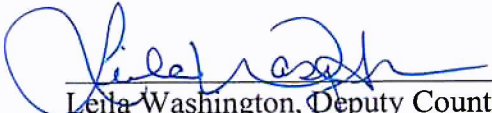
October 15, 2025 – Board of Zoning Appeals Variance Hearing

November 3, 2025 – Special Called Meeting/Agenda Review Work Session

VOTE: ADOPTED 5-0

ADJOURNMENT

The hearing adjourned at 2:29 p.m.



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

