



Cobb County...Expect the Best!

COBB COUNTY BOARD OF ZONING APPEALS

VARIANCE HEARING SUMMARY AGENDA

January 14, 2026

District	Case	Withdrawn without prejudice cases
1	V-1-2026	JOSEPH BARNA <i>withdrawn without prejudice</i>
1	V-9-2026	ANTHONY CHANUDET <i>withdrawn without prejudice</i>

District	Case	Consent Agenda
4	V-141-2025	JENNIFER BURGNER <i>(Previously held by the Board of Zoning Appeals from the December 10, 2025 BZA hearing until the January 14, 2026 BZA hearing).</i>
2	V-2-2026	JONIECE D. HINDS
3	V-3-2026	AUSTIN KAASE
3	V-4-2026	PARMINDER SINGH
3	V-5-2026	PEACH STATE POOL SERVICE AND BUILDERS
3	V-6-2026	KIP THOMPSON
3	V-7-2026	BARBARA MCREE
3	V-8-2026	JENNIFER POLATSCHEK
1	V-10-2026	ARMAN KAEDI AND DANY M. GARCIA ZARATE
1	V-11-2026	CHRISTOPHER HEMBREE
1	V-12-2026	JOEL AND PAM MCCLURE
3	V-15-2026	CARRIE E. CARBONE AND DAVID CARBONE
3	V-16-2026	TRAVIS JOHNSON
2	V-17-2026	ANTONIO MCDOWELL AND EMMA ROSE MCDOWELL
1	V-19-2026	FEDERAL EXPRESS CORPORATION
1	V-20-2026	DINA AND DAVID VEENHUIS
3	V-21-2026	FARNAZ KAR

District	Case	Held case –To be heard
1	V-149-2025	TRAILSIDE EQUITIES LLC <i>(Previously held by the Board of Zoning Appeals from the December 10, 2025 BZA hearing until the January 14, 2026 BZA hearing).</i>

District	Case	Regular cases
3	V-13-2026	GARY BRYANT GILMORE
3	V-14-2026	DC ENCLOSURES, INC
1	V-18-2026	EARNEST CRUMLEY



Cobb County...Expect the Best!

COBB COUNTY BOARD OF ZONING APPEALS

VARIANCE HEARING CONSENT AGENDA

January 14, 2026

Variance Cases

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). *(Previously held by the Board of Zoning Appeals from the December 10, 2025 BZA hearing until the January 14, 2026 BZA hearing)*. Staff recommends approval subject to:

1. Traffic comments.

V-2 JONIECE D. HINDS (Joniece Danyelle Hinds, Trustee of the JD Hinds Family Trust, whose address is 2210 Dunbar Trail, Smyrna, Georgia 30080, owner) requesting a variance to reduce the rear setback from required 30 feet to 22 feet in Land Lot 675 of the 17th District. Located on the south side of Dunbar Trail, north, east and west of Tristan Drive (2210 Dunbar Trail). Staff recommends approval subject to:

1. Stormwater Management comments.

V-3 AUSTIN KAASE (Austin James Kaase and Ansley Jayne Kaase as Joint Tenant with Rights of Survivorship, owners) requesting a variance to 1) reduce the setback for an accessory structure (proposed 910 square foot two-story garage) from required 100 feet to 12 feet adjacent to the eastern property line; 2) allow an accessory structure (proposed 910 square foot two-story garage) to be located closer to the road than the principal building and 3) allow an accessory structure (existing 64 square foot playset) to be located closer to the road than the principal building in Land Lot 82 of the 1st District. Located on the northwest corner of Hampton Farms Drive and Pine Wood Court (4925 Hampton Farms Dr). Staff recommends approval subject to:

1. Detached garage not to be used for residential or commercial uses.

V-4 **PARMINDER SINGH** (Simone Estate Group LLC, owner) requesting a variance to 1) allow a second electrical meter (at existing 900 square foot garage); 2) allow three accessory structures (existing carport #1, carport #2, and carport #3) to be located on the side of the principal building; 3) allow an accessory structure (existing 900 square foot garage) to be located on the side of the principal building; and 4) allow an accessory structure (existing 576 square foot barn) to be located on the side of the principal building in Land Lots 222, 223, 280 and 281 of the 1st District. Located on the south side of Aven Road, east of Hyde Road (5530 Aven Rd). Staff recommends approval subject to:

1. Accessory structure not to be used for residential or commercial uses.

V-5 **PEACH STATE POOL SERVICE AND BUILDERS** (Stacy C. Edelman and Martin Edelman, owners) requesting a variance to 1) allow an accessory use (proposed pool equipment) to be located on the side of the principal building; and 2) increase the maximum allowable impervious coverage from required 35% to 36.06% in Land Lot 111 of the 16th District. Located on the northeast side of Jefferson Ridge Way, north of Sandy Plains Road (4602 Jefferson Ridge Way). Staff recommends approval subject to:

1. Stormwater Management comments.

V-6 **KIP THOMPSON** (Cassandra D. Thompson and Kip Keino Thompson, as Trustees of the Cassandra D. Thompson and Kip Keino Thompson Living Trust, owners) requesting a variance to 1) reduce the setback for an accessory structure (proposed 400 square foot garage) from required 35 feet to five (5) feet adjacent to the southern property line; and 2) allow an accessory structure (proposed 400 square foot garage) to be located closer to the road than the principal building in Land Lot 740 of the 16th District. Located on the southwest corner of Kinridge Court and Kinridge Drive (2096 Kinridge Ct). Staff recommends approval subject to:

1. Accessory structure no to be used for residential or commercial purposes.

V-7 **BARBARA MCREE** (SCGVI-Stonewood, LLC, owner) requesting a variance to allow a temporary or permanent sign to cover more than 50% of the window glass surface of each pane of glass in Land Lot 69 of the 1st District. Located on the east side of Woodlawn Drive, north of Lower Roswell Road (4719 Lower Roswell Rd). Staff recommends approval.

V-8 **JENNIFER POLATSCHEK** (Jennifer Gould Wilson, owner) requesting a variance to 1) reduce the major side setback from required 35 feet to 11 feet; and 2) reduce the rear setback from required 35 feet to four (4) feet adjacent to the western property line in Land Lot 227 of the 1st District. Located on the northwest corner of Willow Point Parkway and Willow Point Court (5511 Willow Point Pkwy). Staff recommends approval subject to:

1. Traffic comments.
2. Stormwater Management comments.

V-10 **ARMAN KAEDI AND DANY M. GARCIA ZARATE** (Arman Kaedi and Dany M. Garcia Zarate as Joint Tenants with Rights of Survivorship, owners) requesting a variance to reduce the setbacks for an accessory structure (proposed 216 square foot kitchen area) from required 35 feet to 28 feet adjacent to the northern property line in Land Lot 29 of the 19th District. Located on the north side of Old Dallas Road, south of Dallas Hwy (2237 Old Dallas Hwy). Staff recommends approval.

V-11 **CHRISTOPHER HEMBREE** (Gary M. Stormark and Cynthia J. Stormark 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 43%; and 2) allow an accessory structure (existing 132 square foot gazebo) to be located at the front of the principal building in Land Lot 23 of the 20th District. Located on the south side of Boxwood Trace, north of Boxwood Drive (1565 Boxwood Trace). Staff recommends approval subject to:

1. Stormwater Management comments.

V-12 **JOEL AND PAM MCCLURE** (Joel E. McClure and Pam McClure, owners) requesting a variance to allow an accessory use (proposed pool equipment) to be located on the side of the principal building in Land Lot 293 of the 20th District. Located at the terminus of Chatfield Pointe (440 Chatfield Pt). Staff recommends approval.

V-15 **CARRIE E. CARBONE AND DAVID CARBONE** (Carrie E. Carbone and David Carbone, owners) requesting a variance to increase the maximum allowable impervious coverage from required 35% to 38% in Land Lot 982 of the 16th District. Located on the south side of Canton View Walk, west of Old Canton Road (3032 Canton View Walk). Staff recommends approval subject to:

1. Stormwater Management comments.

V-16 **TRAVIS JOHNSON** (Travis B. Johnson, owner) requesting a variance to 1) increase the maximum allowable impervious coverage from required 35% to 38.25%; and 2) reduce the side setback from required ten (10) feet to five (5) feet adjacent to the southwestern property line in Land Lot 601 of the 16th District. Located at the terminus of Lulworth Lane (2555 Lulworth Ln). Staff recommends approval subject to:

1. Stormwater Management comments.

V-17 **ANTONIO MCDOWELL AND EMMA ROSE MCDOWELL** (Antonio McDowell and Emma Rose McDowell, owners) requesting a variance to 1) increase the maximum allowable impervious coverage from required 40% to 45%; and 2) reduce the rear setback from required 40 feet to 28 feet in Land Lot 746 of the 17th District. Located on the northeast side of Gilmore Road, north of Cantrell Road and Whitehall Court (4117 Gilmore Rd). Staff recommends approval subject to:

1. Applicant mitigate the overage in impervious surface with Stormwater Management prior to permitting.
2. Existing deck post be removed from the sewer easement.
3. Pervious pavers to be used under the deck.

- V-19** **FEDERAL EXPRESS CORPORATION** (FedEx Ground Package System, Inc, owner) requesting a variance to reduce parking spaces from required 1,078 spaces (per V-115 of 2023) to 1,064 spaces in Land Lots 174 and 175 of the 20th District. Located on the southeast corner of Old 41 Highway and Airport Road (1675 Airport Rd). Staff recommends approval.
- V-20** **DINA AND DAVID VEENHUIS** (Dina Dennis Veenhuis and David Gordon Veenhuis, owners) requesting a variance to 1) reduce the major side setback from required 35 feet to 30 feet; and 2) reduce the rear setback from required 35 feet to 28 feet in Land Lot 240 of the 20th District. Located on the southwest corner of Mountainside Trace and Crestmont Way (1209 Mountainside Trace). Staff recommends approval.
- V-21** **FARNAZ KAR** (Farnaz Kar and Houman Abrisham Kar as Joint Tenants with Rights of Survivorship, owners) requesting a variance to 1) allow an accessory use (proposed pool) to be located on the side of the principal building; 2) allow an accessory use (proposed pool equipment) to be located on the side of the principal building; 3) allow an accessory structure (proposed freestanding deck #1 and freestanding deck #2) to be located on the side of the principal building; and 4) reduce the setbacks for an accessory structure (proposed freestanding deck #1) from required five (5) feet to two (2) feet; and 5) reduce the front setback from required 50 feet to 49 feet in Land Lots 977 and 1040 of the 16th District. Located on the west side of Indian Hills Parkway, north of High Green Drive (901 Indian Hills Pkwy). Staff recommends approval.