



Cobb County...Expect the Best!

# COBB COUNTY BOARD OF ZONING APPEALS

## VARIANCE HEARING SUMMARY AGENDA

April 15, 2026

District	Case	Held case- Not to be heard
3	V-13-2026	<b>GARY BRYANT GILMORE</b> ( <i>Previously held by the Board of Zoning Appeals from the January 14, 2026 BZA hearing until the April 15, 2026 BZA hearing; Continued by Staff until the May 13, 2026 hearing</i> ).
3	V-36-2026	<b>ZAKI MERCHANT</b> (Continued by Staff until the August 12, 2026 hearing)

District	Case	Consent Agenda
1	V-35-2026	<b>D. DOUGLAS DEPEW</b>
4	V-37-2026	<b>MYANH THI VU</b>
1	V-38-2026	<b>ZBIGNIEW BOROWSKI</b>
3	V-39-2026	<b>PANKAJ SHARMA</b>
4	V-40-2026	<b>AN TON</b>
3	V-42-2026	<b>BENJAMIN RIGEL</b>
1	V-43-2026	<b>FRANK SANTORO</b>
2	V-44-2026	<b>THE RESERVE AT THE BALLPARK</b>
1	V-45-2026	<b>DC ENCLOSURES, INC</b>
1	V-46-2026	<b>LESLIE D. CARR</b>
3	V-48-2026	<b>KYLE AND ASHLEY JACKSON</b>

District	Case	Regular case
3	V-41-2026	<b>ALBERT GARDINER</b>
3	V-47-2026	<b>DIAMOND HENDERSON</b>



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## COBB COUNTY BOARD OF ZONING APPEALS

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### VARIANCE HEARING CONSENT AGENDA

April 15, 2026

#### Variance Cases

**V-35**      **D. DOUGLAS DEPEW** (Depew Holdings, LLC, owner) requesting a variance to 1) allow an accessory structure (proposed 1,920-square-foot garage) to be located on a residential property without a principal building; 2) allow an accessory structure (existing 3,456-square-foot barn) to be located on a residential property without a principal building; 3) allow an accessory structure (existing 20,000-square-foot riding area) to be located on a residential property without a principal building; 4) allow an accessory structure (existing 216-square-foot metal canopy) to be located on a residential property without a principal building; 5) reduce the setbacks for an accessory structure (existing 3,456-square-foot barn) from required 100 feet to 90 feet adjacent to the eastern property line; 6) reduce the setbacks for an accessory structure (existing 20,000-square-foot riding area) from required 100 feet to eight (8) feet adjacent to the western property line; and 7) reduce the setbacks for an accessory structure (existing 216-square-foot metal canopy) from required 40-feet to zero-feet adjacent to the southern property line in Land Lot 76 of the 20<sup>th</sup> District. The property is located on the south side of Cedarcrest Road, west of Dallas Acworth Highway (6497 Cedarcrest Road). ***Continued by the Board of Zoning Appeals from the March 11, 2026 hearing until the April 15, 2026 hearing***. Staff recommends subject to:

1. Fire Department comments.

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**V-37**        **MYANH THI VU** (Myanh Thi Vu, owner) requesting a variance to increase the maximum allowable impervious coverage from required 45% to 50.3% in Land Lot 621 of the 17<sup>th</sup> District. The property is located on the east side of Ivy Glen Drive, north of Ivy Glen Way (1923 Ivy Glen Drive). Staff recommends subject to:

1. Cobb County Stormwater Management comments and recommendations.

**V-38**        **ZBIGNIEW BOROWSKI** (Zbigniew Jan Borowski, owner) requesting a variance to reduce the front setback from required 35 feet to 33 feet in Land Lot 50 of the 19<sup>th</sup> District. The property is located on the west side of Greycoat Bluff, south of Old Dallas Road (370 Greycoat Bluff). Staff recommends approval.

**V-39**        **PANKAJ SHARMA** (Pankaj Sharma and Pooja Chandrashekar, owners) requesting a variance to increase the maximum allowable impervious coverage from required 40% to 42.37% in Land Lot 13 of the 1<sup>st</sup> District. The property is located on the north side of Eastwood Trail, west of Woodlawn Drive (4555 Eastwood Trail). Staff recommends subject to:

1. Cobb County Stormwater Management comments and recommendations.

**V-40**        **AN TON** (An Ton, owner) requesting a variance to 1) reduce the front setback from required 35 feet to 16 feet (existing); and 2) allow access and maneuvering on a non-hardened surface (grass) for the frame garage in Land Lots 159 and 160 of the 17<sup>th</sup> District. The property is located on the northeast corner Rockin Hill Drive and Long Drive (259 Rockin Hill Drive). Staff recommends subject to:

1. Traffic comments and recommendations.

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**V-42**            **BENJAMIN RIGEL** (Benjamin Rigel, owner) requesting a variance to reduce the front setback from required 35 feet to 20 feet in Land Lot 672 of the 16<sup>th</sup> District. The property is located on the eastern corner of Spear Point Drive and Spear Point Court (2612 Spear Point Court). Staff recommends approval.

**V-43**            **FRANK SANTORO** (Frank J. Santoro and Debra A. Santoro, owners) requesting a variance to reduce the rear setback from required 20-feet to 14 feet in Land Lot 238 of the 20<sup>th</sup> District. The property is located on the north side of Sutters Pond Run, east of Sutters Pond Drive (3520 Sutters Pond Run). Staff recommends approval.

**V-44**            **THE RESERVE AT THE BALLPARK** (Circle 75 Venture Partners, LLC, owner) request a variance to allow a blade sign to project more than 48 inches from the building surface on which it is attached (62") in Land Lots 916 and 917 of the 17<sup>th</sup> District. The property is located on the north side of Crescent Parkway, and on the southwest side of Circle 75 Parkway (2875 Crescent Parkway). Staff recommends approval.

**V-45**            **DC ENCLOSURES, INC** (Cathy Turpin Rentals II, LLC, owner) requesting a variance to 1) reduce the setbacks for an accessory structure (proposed approximately 725-square-foot garage) from required 100 feet to 66 feet adjacent to the western property line; and 2) allow an accessory structure (proposed approximately 725-square-foot garage) to the side of the principal structure in Land Lot 164 of the 20<sup>th</sup> District. The property is located on the north side of Ellis Road, north of Nottingham Drive (2890 Ellis Road). Staff recommends subject to:

1. Traffic comments.

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**V-46**        **LESLIE D. CARR** (Leslie D. Carr, owner) requesting a variance to reduce the setbacks for an accessory structure (existing approximately 625-square-foot gazebo) from required 30 feet to five (5) feet adjacent to the eastern property line; and 2) reduce the setbacks for an accessory structure (existing approximately 100-square-foot shed) from required five (5') feet to zero feet adjacent to the southern property line in Land Lot 246 of the 19<sup>th</sup> District. The property is located on the east side of Wynford Gate, south of Wynford Commons (1376 Wynford Gate). Staff recommends subject to:

1. Development and Inspections comments.
2. Stormwater Management comments and recommendations, with Stormwater Management to approve the plan in compliance with the maximum impervious surface, prior to permitting.

**V-48**        **KYLE AND ASHLEY JACKSON** (Kyle and Ashley Jackson, owners) requesting a variance to reduce the rear setback from 40 feet to 30 feet in Land Lot 1032 of the 16<sup>th</sup> District. The property is located on the north side of Weddington Ridge, north of Weddington Place (2591 Weddington Ridge). Staff recommends subject to:

1. Stormwater Management comments and recommendations from V-71-2025 to remain in effect.