

**MINUTES OF VARIANCE HEARING
COBB COUNTY BOARD OF ZONING APPEALS
MARCH 11, 2026
1:30 P.M.**

The Board of Zoning Appeals Variance Hearing was held on Wednesday, March 11, 2026, 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 – not present

CHAIRWOMAN MASSEY – CALL TO ORDER

Chairwoman Massey called the hearing to order at 1:31 p.m. and explained the procedures for the public hearing.

Prior to reading in the Consent Agenda, Mr. John Pederson, Zoning Division Manager, requested the following two cases be continued:

V-13 GARY BRYANT GIMORE (Robert J. Slimp and Martha M. Slimp, owners) requesting a variance to 1) increase the maximum allowable impervious coverage from required 40% (per V-170 of 2015) to 61%; 2) reduce the rear setback from required 30 feet to 13 feet; and 3) reduce the front setback from required 25 feet to 23 feet in land lot 23 of the 16th district. The property is located at the terminus of Canopy Drive (5037 Canopy Dr).

Mr. Pederson presented Staff's request for a continuance of V-13; thereafter, the following motion was made:

MOTION: Motion by Summerour, second by Beloin, to **continue** V-13 until the April 15, 2026 Board of Zoning Appeals Variance Hearing.

VOTE: **ADOPTED** 4-0, Russell not present

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) reduce the setbacks for an accessory structure (existing 3,456 square foot barn) from required 100 feet to 94 feet adjacent to the southern property line; 5) reduce the setbacks for an accessory structure (existing 20,000 square foot riding area) from required 100 feet to eight feet adjacent to the northern property line in land lot 76 of the 20th district. Property is located on the south side of Cedarcrest Road, west of Dallas Acworth Highway (6497 Cedarcrest Road).

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CONTINUED CASES (CONT.)

V-35 D. DOUGLAS DEPEW (CONT.)

Mr. Pederson presented Staff's request for a continuance of V-35; thereafter, the following motion was made:

MOTION: Motion by Beloin, second by Summerour, to **continue** V-35 until the April 15, 2026 Board of Zoning Appeals Variance Hearing.

VOTE: **ADOPTED** 4-0, Russell not present

CONSENT AGENDA

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

V-32 CHRISTOPHER BRITTON (Christopher Britton and Sarah Maryanne Britton, owners) requesting a variance to 1) Reduce the setbacks for an accessory structure (proposed 2,000 square foot garage) from required 100 feet to 29 feet adjacent to the southern property lines; 2) reduce the setbacks for an accessory structure (existing 624 square foot carport) from required 100 feet to 54 feet adjacent to the western property line and 12 feet adjacent to the northern property line; 3) reduce the setbacks for an accessory structure (existing chicken coop) from required 25 feet to four feet adjacent to the southern property line; 4) allow for an accessory structure (existing 200 square foot shed) to be located on the side of the principal building; 5) allow for an accessory structure (proposed 2,000 square foot garage) to be located in the front of the principal building; 6) allow for a second electrical meter; and 7) allow parking and maneuvering on a nonhardened surface (gravel) in land lot 283 of the 19th district. Property is located on the west side of Jordan Road, north of Bullard Road (1402 Jordan Road).

To **approve** V-32, subject to:

- 1. Development and Inspection Division comments and recommendations**
- 2. No commercial use of accessory structures**
- 3. No dwelling use of accessory structures**

V-33 WALTER ENETE (New Plan New Chastain Corners SC, 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 lots 349, 350, 371, and 372 of the 16th district. Property is located on the northwest corner of Canton Road and Chastain Corner (3595 Canton Road).

To **approve** V-33.

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CONSENT AGENDA (CONT.)

V-34 **HALEIGH DOVER** (Thomas P. Swift, owner) requesting a variance to allow an accessory use (proposed pool equipment) to be located on the side of the principal building in land lot 191 of the 20th district. Property is located on the northwest side of Farmview Drive, south of Burnt Hickory Road (6433 Farmview Drive).

To **approve** V-34, subject to:

1. Stormwater Management Division comments and recommendations

CONSENT VOTE: **ADOPTED** 4-0, Russell not present

Following the Consent vote, Mr. Pederson requested V-31 be added to the Consent Agenda, and the following motion was made:

MOTION: Motion by Swanson, second by Summerour, to **add** V-31 (Agapito Dominguez Torres, owner) to the Consent Agenda, as follows:

V-31 **AGAPITO DOMINGUEZ TORRES** (Agapito Dominguez Torres, owner) requesting a variance to 1) Reduce the setbacks for an accessory structure (existing approximately 90 square foot shed) from required 10 feet to one foot adjacent to the eastern property line; 2) reduce the setbacks for an accessory structure (existing approximately 160 square foot shed) from required 10 feet to two feet adjacent to the eastern property line; 3) reduce the setbacks for an accessory structure (existing approximately 624 square foot pergola awning) from required 100 feet to 10 feet adjacent to the eastern property line, 13 feet adjacent to the southern property line, and 62 feet adjacent to the western property line; 4) allow an accessory structure (existing approximately 200 square foot carport) to be located in the front of the principal building; 5) reduce the setbacks for an accessory structure (existing approximately 200 square foot carport) from required 35 feet to 18 feet adjacent to the northern property line and two feet from the eastern property line; and 6) increase the maximum allowable impervious coverage from required 35% to 39% in land lot 270 of the 17th district. Property is located at the southeast corner of Norton Circle and Biggern Avenue (254 Norton Circle).

To **approve** V-31, subject to:

1. Staff comments and recommendations

VOTE: **ADOPTED** 4-0, Russell not present

MOTION: Motion by Beloin, second by Swanson, to **approve** the Consent Agenda, as revised:

CONSENT VOTE: **ADOPTED** 4-0, Russell not present

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REGULAR AGENDA

V-29 **DENISE MEIER** (Keith R. Meier and Denise R. Meier, as Joint Tenants with Rights of Survivorship and not as Tenants in Common, owners) requesting a variance to increase the maximum allowable impervious coverage from required 35% to 48.3% in land lot 253 of the 20th district. Property is located on the north side of Marietta Country Club Drive, north of Medinah Court (1318 Marietta Country Club Dr).

MOTION: Motion by Beloin, second by Swanson, to **approve** V-29, subject to the following:

- 1. Impervious surface not to exceed 45.5% with mitigation back as required by Stormwater Management**

VOTE: **ADOPTED** 4-0, Russell not present

APPROVAL OF MINUTES

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

- February 2, 2026 – Board of Zoning Appeals Agenda Review Work Session
- February 11, 2026 – Board of Zoning Appeals Variance
- February 23, 2026 – Joint Meeting/Works Session for Planning Commission and Board of Zoning Appeals

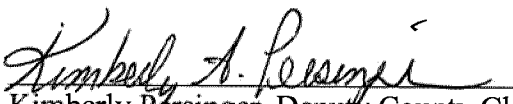
VOTE: **ADOPTED** 4-0, Russell not present

ADJOURNMENT

MOTION: Motion by Summerour, second by Swanson, to **adjourn** the hearing.

VOTE: **ADOPTED** 4-0, Russell not present

The hearing adjourned at 1:45 p.m.


Kimberly Persinger, Deputy County Clerk
Cobb County Board of Zoning Appeals