



Cobb County...Expect the Best!

COBB COUNTY BOARD OF ZONING APPEALS

VARIANCE HEARING SUMMARY AGENDA

June 10, 2026

District	Case	Held case- Not to be heard
3	V-36-2026	ZAKI MERCHANT <i>(Continued by Staff until the August 12, 2026 hearing)</i>

District	Case	Held case- To be heard
1	V-58-2026	MORGAN AND PEGGY MCNEEL <i>(Held by the Board of Zoning Appeals from the May 13, 2026 hearing until the June 10, 2026 hearing)</i>
4	V-62-2026	IGLESIA DEL DIOS VIVO COLUMNA Y APOYO DE LA VERDAD "LA LUZ DEL MUNDO" INC. <i>(Held by the Board of Zoning Appeals from the May 13, 2026 hearing until the June 10, 2026 hearing)</i>

District	Case	Consent Agenda
3	V-64-2026	MIGUEL HERNANADEZ
4	V-65-2026	HAZEL STINSON
1	V-66-2026	DAVID CAMPBELL
1	V-67-2026	JEFF TAYLOR
3	V-68-2026	ELIJAH ROBERTS
1	V-69-2026	DUANE PETERSON AND CASSANDRA PETERSON
4	V-70-2026	JUAN C. GARCIA AND MARA GARCIA
4	V-71-2026	DAMALI GUTIERREZ
1	V-72-2026	FRANCYNE MACEDO
3	V-73-2026	LISA COBLENTZ
2	V-74-2026	DENYSE COMPANIES, INC
2	V-75-2026	DC ENCLOSURES, INC
3	V-76-2026	JAMES AND CINTHIA DONNELL
3	V-77-2026	ROBERT AND NICOLE BURNS
2	V-78-2026	ROMO-PADA DEVELOPMENT, LLC
1	V-79-2026	211 FREY ROAD, LLC



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VARIANCE HEARING CONSENT AGENDA

June 10, 2026

Variance Cases

- V-64** **MIGUEL HERNANDEZ** (Miguel Angel Hernandez Garcia, owner) requesting a variance to 1) reduce the setbacks for an accessory structure (proposed approximately 320 square foot shed #1) from required 35 feet to 11 feet adjacent to the eastern property line; and 2) reduce the setbacks for an accessory structure (existing approximately 247 square foot shed #2) from required 35 feet to 21 feet adjacent to the eastern property line in Land Lot 1282 of the 15th District. The property is located on the east side of Twin Oak Drive, north of Oakwoods Drive (5180 Twin Oak Drive). Staff recommends approval.
- V-65** **HAZEL STINSON** (Hazel Velez, owner) requesting a variance to 1) reduce the setbacks for an accessory structure (proposed 2,730 square foot barn) from required 100 feet to 65 feet adjacent to the southern property line, 62 feet adjacent to the northern property line, and 20 feet adjacent to the eastern property line; 2) allow an accessory structure (existing pool and pool equipment) to be located on the side of the principal building; 3) allow access and maneuvering on a non-hardened surface (gravel); and 4) allow a second electrical meter in Land Lot 1116 of the 19th District. The property is located on the east side of Hill Road, north of Brownsville Road (5835 Hill Road). Staff recommends approval subject to:
1. No commercial or residential dwelling use of the accessory structure

V-66 **DAVID CAMPBELL** (David C Campbell and Kelly Campbell, owners) requesting a variance to 1) allow access and maneuvering on a non-hardened surface (gravel); 2) allow an accessory structure (existing 165 square foot shed) to be located at the front of the principal building; and 3) reduce the setbacks for an accessory structure (existing 165 square foot shed) from required 12 feet to one (1) foot adjacent to the northern property line in Land Lot 342 of the 20th District. The property is located on the east side of Hiram Acworth Highway, south of Sayre Drive (243 Hiram Acworth Highway). Staff recommends approval subject to:

1. Traffic comments.
2. Development and Inspections comments

V-67 **JEFF TAYLOR** (Jeffrey Alexander Taylor and Kelly Oneal Taylor, owners) requesting a variance to 1) reduce the setbacks for an accessory structure (proposed 2,400 square foot garage) from required 100 feet to 86 feet adjacent to the eastern property line; 2) allow a second electrical meter; and 3) allow access and maneuvering on a nonhardened surface (gravel) in Land Lots 401 and 414 of the 19th District. The property is located on the north side of Macland Road, west of John Ward Road (1830 Macland Road). Staff recommends approval subject to:

1. Traffic comments.
2. Stormwater Management comments.
3. No commercial or residential dwelling use of the accessory structure.

V-68 **ELIJAH ROBERTS** (Leslie Roberts and Elijah Kim Roberts, owners) requesting a variance to 1) reduce the setbacks for an accessory structure (proposed 205 square foot freestanding deck) from required 30 feet to 19 feet adjacent to the northeastern property line and zero (0) feet adjacent to the western property line; and 2) increase the maximum allowable impervious coverage from required 40% to 63.7% in Land Lot 102 of the 1st District. The property is located on the north side of Chartley Circle, south of Chartley Circle (4608 Chartley Way). Staff recommends approval subject to:

1. Development and Inspections comments.
2. Stormwater Management comments.

V-69 **DUANE PETERSON AND CASSANDRA PETERSON** (Duane Peterson and Cassandra Peterson, owners) requesting a variance to 1) allow an accessory structure (proposed 2,692 square foot garage) to be located in the front of the principal building; and 2) allow an accessory structure (existing 600 square foot shed) to be located on the side of the principal building in Land Lots 261 and 262 of the 20th District. The property is located on the northwest side of Hadaway Road, west of Burnt Hickory Road (4957 Hadaway Road).). Staff recommends approval subject to:

1. Traffic comments.
2. Stormwater Management comments.
3. No commercial or residential dwelling use of the accessory structure.

V-70 **JUAN C. GARCIA AND MARA GARCIA** (Juan C. Garcia and Mara L. Garcia, owners) requesting a variance to 1) reduce the setbacks for an accessory structure (existing approximately 368 square foot pergola) from required 30 feet to zero (0) feet adjacent to the eastern and southern property lines; and 2) increase the maximum impervious coverage from required 45% to 55% in Land Lot 233 of the 17th District. The property is located on the east side of Sanibel Lane, east of Gray Road (2711 Sanibel Lane). Staff recommends approval subject to:

1. Development and Inspections comments.
2. Stormwater Management comments.

V-71 **DAMALI GUTIERREZ** (Damali Gutierrez and Juan Manuel Gonzalez, owners) requesting a variance to 1) allow an accessory structure (proposed 600 square foot carport) to be located in the front of the principal building; and 2) reduce the setbacks for an accessory structure (proposed 600 square foot carport) from required 50 feet to 36 feet adjacent to the western property line and one (1) foot adjacent to the southern property line in Land Lot 601 of the 19th District. The property is located on the east side of Florence Road, south of Moon Road (2751 Florence Road). Staff recommends approval subject to:

1. Development and Inspections comments.
2. Stormwater Management comments.

V-72 **FRANCYNE MACEDO** (Francyne Garcia Terra Macedo and Edson Ferreira Macedo, owners) requesting a variance to 1) reduce the rear setback for Tract 2 from required 35 feet to 25 feet; and 2) reduce the setbacks for an accessory structure (existing 956 square foot building) on Tract 3 from required 100 feet to 35 feet adjacent to the southern property line, 33 feet adjacent to the eastern property line, and seven (7) feet adjacent to the western property line in Land Lot 104 of the 20th District. The property is located on the south side of Old 41 Highway, south of Hampreston Way (3339 and 3345 Old 41 Highway). Staff recommends approval subject to:

1. Traffic comments.
2. Site Plan Review comments.
3. Stormwater Management comments.
4. No commercial or residential dwelling use of the accessory structure.

V-73 **LISA COBLENTZ** (Tom King Burges Jr. and Lisa L. Coblentz, owners) requesting a variance to reduce the rear setback from required 35 feet to 20 feet in Land Lot 1053 of the 16th District. The property is located on the southeast corner of Creekwood Court and Creekwood Drive (3300 Creekwood Court). Staff recommends approval subject to:

1. Impervious surface to be a maximum of 35%

V-74 **DENYSE COMPANIES, INC** (GVAOII 2839 Paces Ferry Owner, LLC, owner) requesting a variance to increase the maximum allowable square footage for wall signs per face from required 200 square feet to 716.67 square feet in Land Lot 885 of the 17th District. The property is located on the west side of Overlook Parkway, north of Paces Ferry Road, south of Bert Adams Road (2839 Overlook Parkway). Staff recommends approval.

V-75 **DC ENCLOSURES, INC.** (Namakan Damafing Keita, owner) requesting a variance to increase the maximum allowable impervious coverage from required 40% to 43% in Land Lot 766 of the 17th District. The property is located at the terminus of Norbury Cove (2321 Norbury Cove). Staff recommends approval subject to:

1. Stormwater Management comments
2. Sewer comments
3. Stormwater Management and Sewer department to approve the building permit prior to zoning approval.

V-76 **JAMES AND CINTHIA DONNELL** (James E. Donnell III and Cinthia S. Donnell, owners) requesting a variance to reduce the front setback from required 45 feet to seven (7) feet; 2) reduce the rear setback from required 40 feet to eight (8) feet; 3) increase the maximum allowable impervious from required 35% to 50%; 4) allow access and maneuvering on a non-hardened surface (gravel); and 5) reduce the setbacks for an uncovered wood deck from required five (5) feet to zero (0) feet along the lake in Land Lot 19 of the 1st District and Land Lot 756 of the 16th District. The property is located on the west side of Eastside Drive, east of Country Squire Road (2019 Eastside Drive). Staff recommends approval subject to:

1. Stormwater Management comments

V-77 **ROBERT AND NICOLE BURNS** (Robert D. Burns and Nicole K. Burns as Trustees for the R.D. and N.K. Burns Revocable Trust, owners) requesting a variance to 1) reduce the side setback from required ten (10) feet to five (5) feet adjacent to the southern property line; and 2) reduce the setbacks for an accessory structure (existing 123 square foot shed) from required five (5) to four (4) feet adjacent to the southern property line in Land Lot 1101 of the 16th District. The property is located on the west side of Springs End Lane, south of Bent Pine Oval (469 Springs End Lane). Staff recommends approval.

V-78 **ROMO-PADA DEVELOPMENT, LLC** (SS Marietta, owner) requesting a variance to 1) increase the maximum total sign area allowed per sign on a property greater than a half-acre but less than an acre from required 49 square feet to 1,050 square feet; 2) increase the maximum sign structure area allowed per sign on a property greater than a half-acre but less than an acre from required 140 square feet to 1,050 square feet; 3) increase the maximum sign area allowed on a property greater than a half-acre but less than an acre from required 65 square feet to 1,100 square feet; 4) increase the maximum sign structure area allowed on a property greater than a half-acre but less than an acre from required 162.5 square feet to 1,141 square feet; 5) allow two freestanding signs to be closer than 150 feet on the same lot; and 6) allow for a non-ground based monument sign in Land Lot 781 of the 17th District. The property is located on the north side of Windy Hill Road, east of Cobb Parkway (2355 Windy Hill Road). Staff recommends approval subject to:

1. Site Plan Review comments

V-79 **211 FREY ROAD, LLC** (211 Frey Road, LLC, owner) requesting a variance to 1) increase the maximum allowable impervious coverage from required 70% to 77%; and 2) reduce the setbacks for an accessory structure (existing 168 square foot shed) from required 30 feet to seven (7) feet adjacent to the northeastern property line in Land Lots 96 and 133 of the 20th District. The property is located on the northern corner of Frey Road and Chastain Road (3300 Frey Road). Staff recommends approval subject to:

1. Traffic comments.
2. Stormwater Management comments.