



Cobb County...Expect the Best!

COBB COUNTY BOARD OF ZONING APPEALS

VARIANCE HEARING SUMMARY AGENDA

July 15, 2026

District	Case	Withdrawn Cases
3	V-90-2026	DC ENCLOSURES, INC

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>
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; Held by the board of Zoning Appeals from the June 10, 2026 hearing until the August 12, 2026 hearing)</i>
1	V-67-2026	JEFF TAYLOR <i>(Held by the board of Zoning Appeals from the June 10, 2026 hearing until the August 12, 2026 hearing)</i>
4	V-70-2026	JUAN C. GARCIA AND MARA GARCIA <i>(Held by the board of Zoning Appeals from the June 10, 2026 hearing until the August 12, 2026 hearing)</i>

District	Case	Held case- To be heard
1	V-66-2026	DAVID CAMPBELL <i>(Held by the board of Zoning Appeals from the June 10, 2026 hearing until the July 15, 2026 hearing)</i>

District	Case	Consent Agenda
3	V-81-2026	TASKA, INC
2	V-82-2026	JAMES O. NALLEY
2	V-83-2026	EDWARD PISOWICZ
1	V-86-2026	KEVIN AND MARTINA KRATZ
4	V-87-2026	ALFREDO LOPEZ VERA
3	V-88-2026	ROBERT JEFFERY CAIN
1	V-89-2026	MWM FAMILY TRUST
2	V-91-2026	AH MARIETTA LLC DBA ALAIR HOMES MARIETTA
3	V-92-2026	STUART GURR
3	V-93-2026	BIG SKY CONTRUCTION SERVICES
1	V-94-2026	NICOLE DAVIS
3	V-95-2026	FARHAD BANAI
3	V-96-2026	MIKE AND KIKI MISSAILIDIS
1	V-98-2026	LAUREN MALAVICH
3	V-99-2026	SONIA T. LUCAS
3	V-100-2026	V & V CUSTOM HOMES, LLC

District	Case	Regular Agenda
3	V-80-2026	TIMOTHY M. STRICKLAND
2	V-84-2026	LOUISE ALDRIDGE
1	V-85-2026	KIM AND JASON BARFIELD
3	V-97-2026	YOLANDA CARRILLO



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VARIANCE HEARING CONSENT AGENDA

July 15, 2026

Variance Cases

V-81 **TASKA, INC** (Liewe Lulu, LLC, owner) requesting a variance to 1) Reduce the setbacks for an accessory structure (proposed approximately 1,500 square foot metal building) from required 100 feet to 91 feet adjacent to the northern property line, 77 feet adjacent to the western property line, 33 feet adjacent to the southern property line, and one (1) foot adjacent to the eastern property line; 2) allow an accessory structure (proposed approximately 1,500 square metal building) to be located on the side of the principal building; 3) increase the maximum allowable impervious coverage from required 70% to 71.1%; and 4) allow access and maneuvering on a nonhardened surface (gravel) in Land Lot 444 of the 16th District. The property is located on the south side of Worley Drive, east of Canton Road, west of Penland Drive (868 Worley Dr). Staff recommends approval subject to:

1. Traffic comments
2. Development and Inspections comments
3. Stormwater management comments
4. Fire Department comments

V-82 **JAMES O. NALLEY** (James Overstreet Nalley and Stephanie S. Nalley, owners) requesting a variance to Reduce the setbacks for an accessory structure (proposed 400 square foot carport) from required 12 feet to one (1) foot adjacent to the eastern property line in Land Lots 903, 958 of the 17th District. The property is located on the south side of Bakers Meadow, south of Bakers Meadow Lane (3030 Bakers Meadow). Staff recommends approval subject to:

1. Stormwater Management comments.

V-83 **EDWARD PISOWICZ** (Edward Pisowicz, owners) requesting a variance to reduce the front setback from required 20 feet to 17 feet in Land Lot 893 of the 17th District. The property is located on the southwest side side of Rosebrook Crossing, east of Rosebrook (2358 Rosebrook Xing). Staff recommends approval.

V-86 **KEVIN AND MARTINA KRATZ** (Kevin Kratz and Martina Kratz, owners) requesting a variance Reduce the setbacks for an accessory structure (existing approximately 399 square foot gazebo) from required 30 feet to 16 feet adjacent to the northern property line in Land Lot 45 of the 19th District. The property is located on the north side of Ellis Mountain Drive, east of Fern Mountain Lane (2317 Ellis Mountain Dr). Staff recommends approval subject to:

1. Stormwater Management comments.

V-87 **ALFREDO LOPEZ VERA** (Alfredo Lopez Vera) requesting a variance to 1) Allow an accessory structure (existing 40 square foot chicken coop) to be located on the side of the principal building; 2) allow an accessory structure (existing 72 square foot zipline wood steps) to be located on the side of the principal building; 3) reduce the setbacks for an accessory structure (existing 40 square foot chicken coop) from required 25 feet to one (1) foot adjacent to the western property line; 4) reduce the setbacks for an accessory structure (existing 272 square foot chicken coop) from required 25 feet to two (2) foot adjacent to the western property line; 5) reduce the setbacks for an accessory structure (existing 812 square foot above ground pool with wood deck) from required 100 feet to 70 feet adjacent to the eastern property line and 47 feet adjacent to the western property line; 6) reduce the setbacks for an accessory structure (existing 1,500 square foot shed) from required 100 feet to 59 feet adjacent to the western property line, ten (10) feet adjacent to the northern property line, and nine (9) feet adjacent to the eastern property line; and 7) allow access and maneuvering on a nonhardened surface (gravel). in Land Lots 261 and 262 of the 20th District. The property is located on the northeast side of Harris Road, north of Sandhurst Way (3279 Harris Rd). Staff recommends approval subject to:

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

V-88 **ROBERT JEFFREY CAIN** (Julia Hudson and Kyle Williams, owners) requesting a variance to reduce the side setback from required ten (10) feet to seven (7) feet adjacent to the western property line. in Land Lot 192 of the 16th District. The property is located on the south side of Landing Drive (2846 Landing Dr). Staff recommends approval.

V-89 **MWM FAMILY TRUST** (Damali Gutierrez and Juan Manuel Gonzalez, owners) requesting a variance to 1) Allow an accessory structure (proposed 900 square foot barn) to be located on the side of the principal building; and 2) reduce the setbacks for an accessory structure (proposed 900 square foot barn) from required 100 feet to 90 feet adjacent to the southern property line and 17 feet adjacent to the western property line in Land Lot 229 and 230 of the 20th District. The property is located on the north side of Fords Drive, east of County Line Road (6110 Fords Rd). Staff recommends approval subject to:

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

V-91 **AH MARIETTA LLC DBA ALAIR HOMES MARIETTA** (Derrick Michael Stambaugh and Lauren Michelle Gross, owners) requesting a variance to 1) Reduce the rear setback from required 35 feet to 20 feet; 2) reduce the major side setback from required 30 feet to 20 feet; 3) increase the maximum allowable impervious coverage from required 35% to 40%; and 4) reduce the setbacks for an accessory structure (existing 49 square foot shed) from required five (5) feet to one (1) foot adjacent to the eastern property line in Land Lot 632 of the 17th District. The property is located on the northeast corner of Donna Lynn Drive and Madison Street (1688 Donna Lynn Dr). Staff recommends approval subject to:

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

V-92 **STUART GURR** (Stuart Douglas Gurr, owners) requesting a variance to 1) Allow an accessory structure (proposed pool equipment) to be located on the side of the principal building; 2) increase the maximum height of a retaining wall closer than ten (10) feet to a property line from required six (6) to nine (9) feet; 3) reduce the front setback from required 50 feet to 42 feet; and 4) reduce the rear setback from required 40 feet to 21 feet in Land Lot 1098 of the 17th District. The property is located at the terminus of corner River Knoll Drive (725 River Knoll Dr). Staff recommends approval subject to:

1. Traffic comments.
2. Stormwater Management comments.

V-93 **BIG SKY CONSTRUCTION SERVICES** (Stephanie H. Kirkpatrick and James S. Kirkpatrick, owner) requesting a variance to reduce the side setback from required ten (10) feet to five (5) feet adjacent to the southeast property line in Land Lot 1199 of the 16th District. The property is located on the west side of Carriage Trace, south of Old Sewell Road (169 Carriage Trce). Staff recommends approval.

V-94 **NICOLE DAVIS** (Douglas J. Williams and Kimberly F. Williams, owner) requesting a variance to 1) Allow an accessory structure (proposed inground pool) to be located on the side of the principal building; and 2) allow an accessory structure (proposed inground pool) to be located closer to the road than the principal building in Land Lot 20 of the 17th District. The property is Located on the southwest corner of Ridgeway Drive and Woolf Valley Court (1481 Ridgeway Dr). Staff recommends approval subject to:

1. Traffic comments

V-95 **FARHAD BANAI** (Farhad S. Banai, owners) requesting a variance to 1) Reduce the front setback from required 30 feet (per V-25 of 2022) to 25 feet; and 2) allow an accessory structure (proposed 295 square foot garage) to be located to the front and side of the principal building in Land Lot 75 of the 1st District. The property is located on the eastern corner of dogwood Trail and Maple Brook (390 Dogwood Trl). Staff recommends approval subject to:

1. Traffic comments.
2. Stormwater Management comments.

V-96 **MIKE AND KIKI MISSAILIDIS** (Michael A. Missailidis and Kiki Missailidis, owners) requesting a variance to reduce the rear setback from required 22 feet (per V-4 of 2016) to seven (7) feet. in Land Lot 157 of the 1st District. The property is Located at the terminus of Bedford Oaks Court, north of Lower Roswell Road (5126 Bedford Oaks Ct). Staff recommends approval subject to:

1. Development and Inspections comments

V-98 **LAUREN MALAVICH** (Daniel D. Malavich and Lauren Malavich, owner) requesting a variance to 1) Allow an accessory structure (proposed inground pool and pool equipment) to be located on the side of the principal building; 2) allow multiple accessory structures (existing sheds #1,2,and 3) to be located on the side of the principal building; 3) allow an accessory structure (existing 209 square foot playhouse and deck) to be located at the front and side of the principal building; 4) reduce the setbacks for an accessory structure (existing approximately 204 square foot shed #3) from required 50 feet to 23 feet adjacent to the southern property line; 5) reduce the setbacks for an accessory structure (existing 209 square foot playhouse and deck) from required 25 feet to 11 feet adjacent to the northern property line; and 6) allow access and maneuvering on a non-hardened surface (gravel) in Land Lot 342 of the 20th District. The property is Located on the south side of Sayre Drive, south of Wembley Drive (6296 Sayre Dr). Staff recommends approval subject to:

1. Traffic comments.

V-99 **SONIA T. LUCAS** (Sonia T. Lucas, owner) requesting a variance to increase the maximum allowable impervious coverage from required 35% to 40% in Land Lots 167 and 194 of the 16th District. The property is located on the north side of Ainsley Court, west of Dover Crossing Drive (2613 Ainsley Ct). Staff recommends approval subject to:

1. Stormwater Management comments.

V-100 **V&V CUSTOM HOMES, LLC** (V&V Custom Homes, LLC, owners) requesting a variance to Waive the 40-foot undisturbed construction buffer in Land Lots 390 and 403 of the 16th District. The property is located on the south side of Davis Road, west of Shallowford Road (3550 Davis Rd). Staff recommends approval subject to:

1. Traffic comments.