



City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Meeting Minutes BOARD OF ZONING APPEALS

Bobby Van Buren, Chairman
Craig Smith, Vice Chairman, Ward 1
J. K. Lowman, Ward 2
Mark Maloney, Ward 3
David Hunter, Ward 4
Juanita Carmichael, Ward 5
Donald Barth, Ward 7

Monday, July 25, 2022

6:00 PM

City Hall Council Chambers

*Present: Bobby Van Buren, Juanita Carmichael, Mark Maloney,
David Hunter, Donald Barth*

Absent: Craig Smith, J.K. Lowman

*Staff: Shelby Little, Planning and Zoning Manager;
Gregg Litchfield, City Attorney;
Lisa Rajabnik, Planning & Zoning Coordinator;
Sarah Ciccone, Planning & Zoning Administrator*

CALL TO ORDER:

Chairman Van Buren called the Monday, July 25, 2022, Board of Zoning Appeals Regular Meeting to order at 6:02PM.

MINUTES:

20220659 Monday, June 27, 2022 Board of Zoning Appeals Work Session and Meeting Minutes

Approval of the June 27, 2022 Board of Zoning Appeals Work Session and Meeting Minutes.

Mr. Maloney made a motion, seconded by Ms. Carmichael, to approve the April 25, 2022, Work Session and Regular Meeting Minutes. The motion carried 5-0-0.

A motion was made by Board member Maloney, seconded by Board member

Carmichael, that this matter be Approved and Finalized. The motion carried by the following vote:

Absent: 2

Vote For: 5

VARIANCES:

20220104 V2022-04 [VARIANCE] BJF, JR., LLC.

V2022-04 [VARIANCE] BJF, JR., LLC is requesting a variance for properties zoned R-4 (Single Family Residential - 4 units/acre) and NRC (Neighborhood Retail Commercial), located in Land Lot 218, District 17, Parcels 0410, 0430 & 0450, 2nd Section, Marietta, Cobb County, Georgia, and being known as 531, 541 & 561 Powder Springs Street. Variance to increase the allowable height of a fence in a front yard from 4' to 8'; variance from buffer requirements. Ward 1A.

A public hearing was held.

Adam Rozen presented a variance request on behalf of BJF, Jr., LLC., to allow the existing fence to remain in the front yard, install additional fencing consistent with the existing fencing in the front yard and to install fencing along the boundary of the residential and commercial lots as stated and revised in the letter dated July 18, 2022, from Mr. Rozen to Ms. Shelby Little.

There was no opposition to the request.

The Board members and Mr. Rozen had discussion regarding the request.

The public hearing was closed.

A motion was made by Mr. Hunter, seconded by Mr. Barth, to approve the request with stipulation. The motion carried 4-1-0. Chairman Van Buren opposed.

Variations approved:

- 1. Variance to allow the increase in the height of a fence in the front yard from 4 ft. to 8 ft. [§710.04 (D.1)]*
- 2. Variance to waive the 30-foot buffer required on 541 and 561 Powder Springs Street where they adjoin residential property (531 Powder Springs Street) [§708.15 (I.)] unless 531 Powder Springs Street is sold for residential development. In that case, the full 30 ft buffer shall become applicable.*

A motion was made by Board member Hunter, seconded by Board member Barth, that this matter be Approved as Stipulated. The motion carried by the following vote:

Absent: 2

Vote For: 4

Vote Against: 1

20220584

V2022-21 [VARIANCE] SOUTHCORE CONSTRUCTION, INC.
(REDI-FLOORS, INC.)

V2022-21 [VARIANCE] SOUTHCORE CONSTRUCTION, INC. (REDI-FLOORS, INC.) is requesting a variance for property zoned LI (Light Industrial), located in Land Lot 999, District 16, Parcel 0100, 2nd Section, Marietta, Cobb County, Georgia, and being known as 560 Webb Industrial Drive. Variance to allow a bulk sanitation container in the front yard and not screened from view of the public right-of-way. Ward 5B.

A public hearing was held.

The applicant and/or representative was not present at the hearing.

The public hearing was closed.

A motion was made by Chairman Van Buren, seconded by Mr. Maloney, to deny the request. The motion carried 5-0-0.

A motion was made by Board member Van Buren, seconded by Board member Maloney, that this matter be Denied. The motion carried by the following vote:

- Absent: 2**
- Vote For: 5**

OTHER BUSINESS:

ADJOURNMENT:

The July 25, 2022, meeting of the Board of Zoning Appeals adjourned at 6:48PM.

Bobby Van Buren, Chairman

Lisa Rajabnik, Secretary