



Board of Zoning Appeals

Special Called
<http://www.roswellgov.com/>
~Agenda~

Chair Jahanzeb Jabbar
Vice Chair Mark Schumacher
Board Member John Hannah
Board Member G. Wilson "Rocky" Horde
Board Member Rob Huey
Board Member Ian Kowalski
Board Member Dan Seger

Tuesday, April 29, 2025

7:00 PM

City Hall - Council Chambers

**** Possible Quorum of Mayor and City Council ****

Welcome

I. Call to Order

II. Agenda Items

1. BZA20250135 - 695 Wood Valley Trace – Variance to decrease the required width of the front porch
2. BZA20250529 - 1335 Holcomb Bridge Road –
(Applicant has requested a deferral)
 - a. Reduce the building width requirement within BTZ
 - b. Increase the max allowed parking
 - c. Reduce the required screening for drive-thru stacking
 - d. To allow a drive-thru in the BTZ

III. Minutes

3. March 11, 2025 BZA Minutes

IV. Adjournment



City of Roswell
Board of Zoning Appeals
AGENDA ITEM REPORT

ID # - 9759

MEETING DATE: April 29, 2025
DEPARTMENT: Board of Zoning Appeals
ITEM TYPE: Public Hearing

BZA20250135 - 695 Wood Valley Trace

Item Summary:

Variance to decrease the required width of the front porch.

Committee or Staff Recommendation:

Planning and Zoning recommends approval to decrease the required width of the front porch.

Financial Impact:

N/A

Presented by:

Richard Sykes



Petition Number BZA20250135
Hearing & Meeting Date
 Board of Zoning Appeals - 04/29/2025

Applicant

Karen Albert

Property Information

695 Wood Valley Trace
 Zoning – RS-12

Proposed variance

Variance to decrease the required width of the front porch.

Background

This property is zoned RS-12 Single-Family Residential and is 20,062 square feet. There is an existing 2,180 square foot single-family house on the lot. The lot is generally square with the house located near the front of the property, leaving a spacious backyard populated by various hardwood trees of varying size. The front yard contains large hardwood trees that partially screen the right side of the house and vegetation varying from small trees to bushes which partially screen the front of the house. From the road, the driveway curves left, slightly increasing in elevation, then straightens until it reaches the house's attached two car garage.

Request

The applicant is seeking relief from UDC 2.2.18.B to reduce the required minimum front porch width of 33% of the width of the front building façade to 12%. This would reduce the required 20 foot porch width to 7 feet.

References

UDC 2.2.18; Building Elements, Letter B, Number 2: A front porch must be contiguous, with a width not less than 33% of the building facade from which it projects.

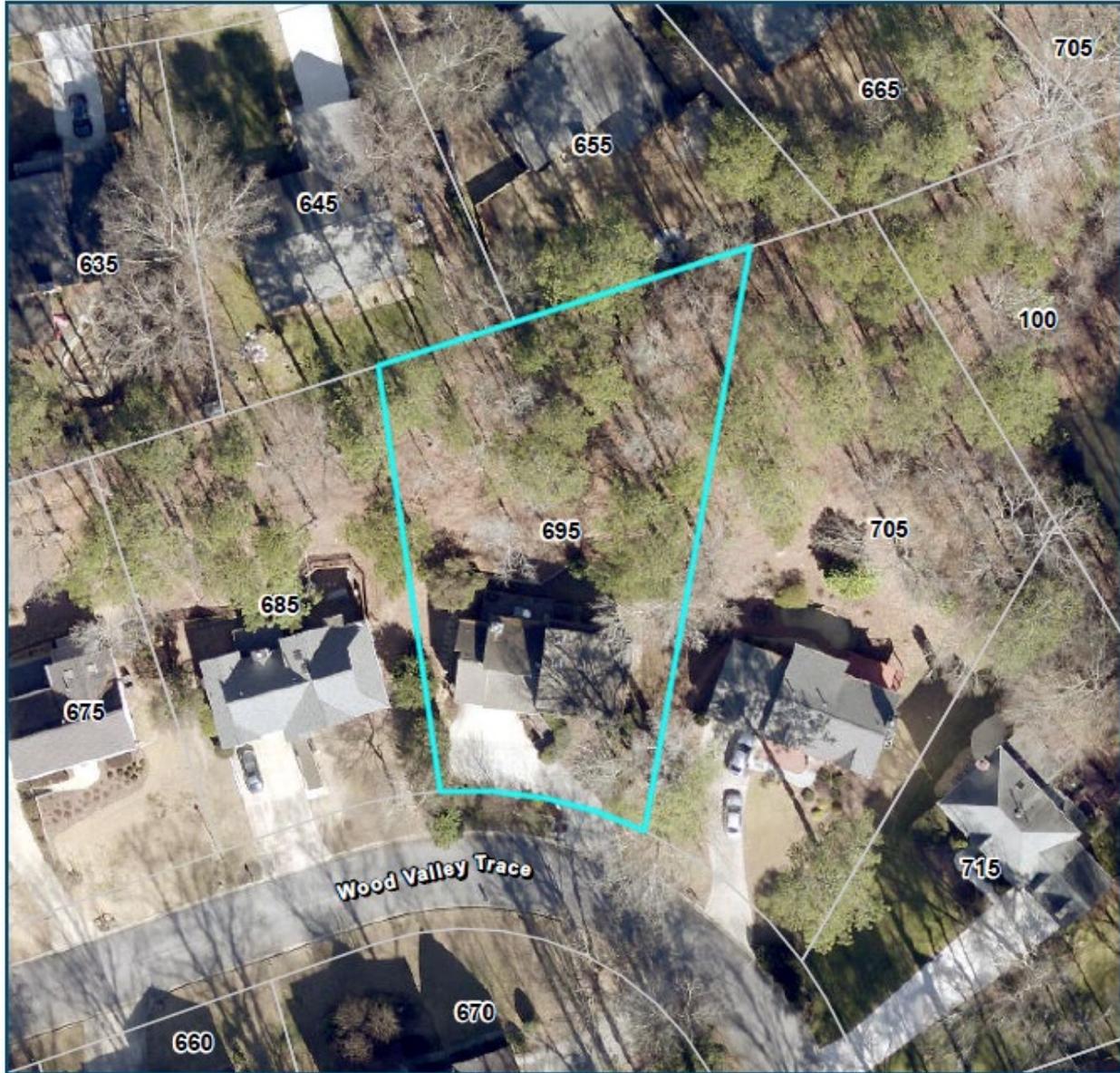
Staff Recommendation:

Staff recommends approval to reduce the required minimum front porch width of 33% of the width of the front building façade to 12%.



Aerial Image:

695 Wood Valley Trace **Aerial** 



Attachment: Staff Report 695 Wood Valley Trace (BZA20250135 - 695 Wood Valley Trace)

Legend

 Tax Parcels



1 inch = 50 feet
1:600

0 30 60 Feet

Created By: A Train Created Date: 3/19/2025 Updated Date: 3/19/2025 9:02 AM
Copyright: City of Roswell
City of Roswell Planning and Development Department/695 Wood Valley Trace_3/19/2025/695 Wood Valley Trace_3/19/2025

Sources: City of Roswell GIS (2025); Earl (2025);

The City of Roswell attempts to create, use, and maintain accurate spatial data. However, the City of Roswell does not warrant the accuracy or currency of the data contained herein. All data is provided "as is," with all faults, without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability or fitness for a particular purpose.

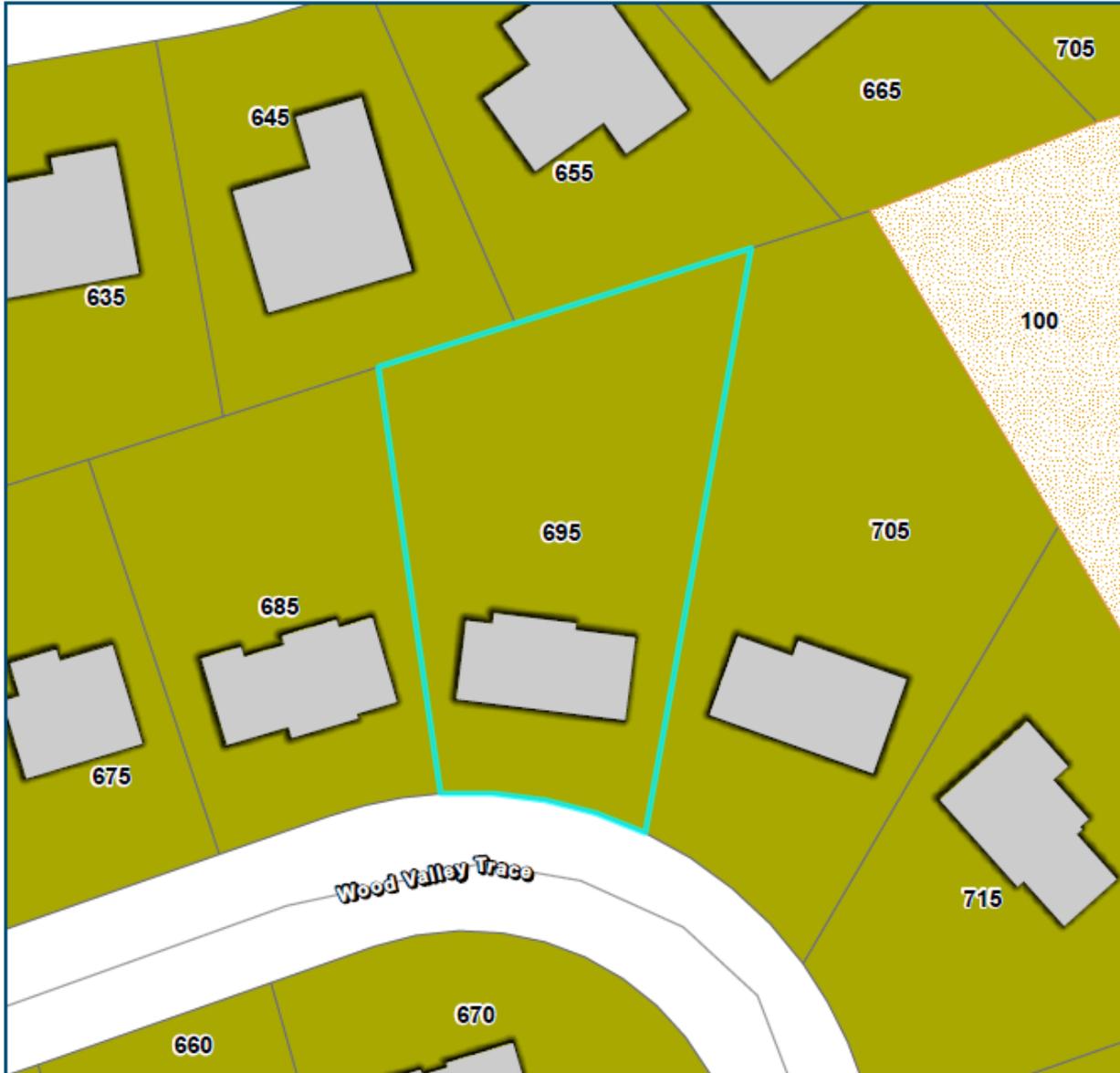




Zoning Map:

695 Wood Valley Trace

Zoning



Legend

-  Tax Parcels
-  RS-12 - Single Family Suburban
-  R-TH - Residential Townhouse

Roswell Georgia

1 inch = 50 feet

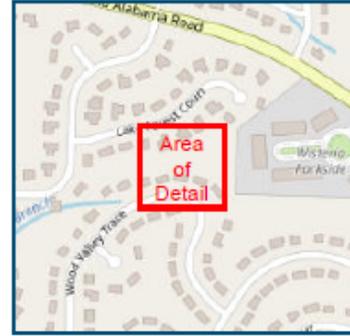
1:600

0 30 60 Feet

Created By: A. Tran Created Date: 3/19/2025 Updated Date: 3/19/2025 9:02 AM
 Roswell GIS GIS/Mapping and Zoning/Map Preparation/Information/Plan_01/2025/03/19/2025/Map

Sources: City of Roswell GIS (2025); Earl (2025);

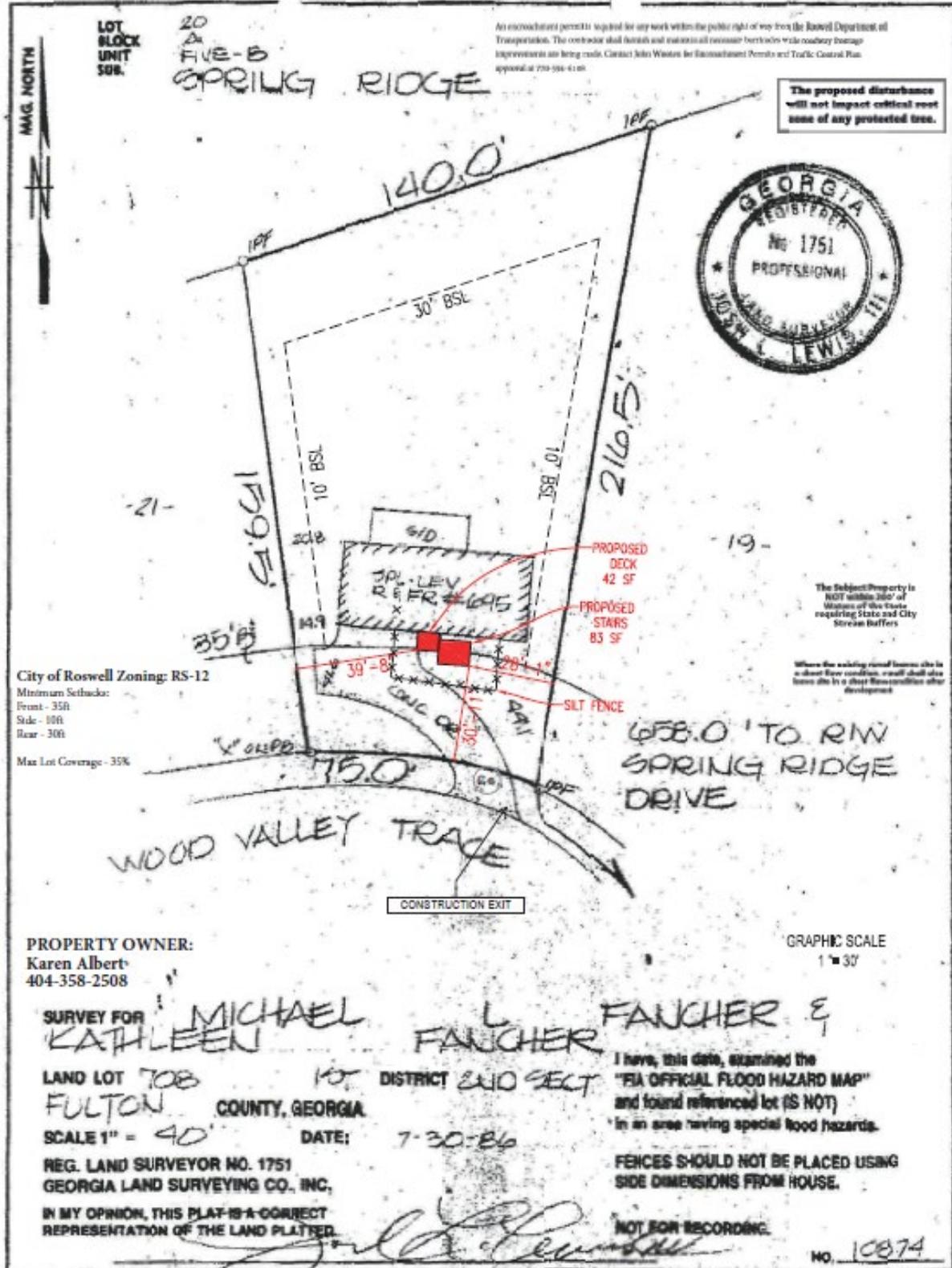
The City of Roswell attempts to create, use, and maintain accurate spatial data. However, the City of Roswell does not warrant the accuracy or currency of the data contained herein. All data is provided "as is," with all faults, without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability or fitness for a particular purpose.



Attachment: Staff Report 695 Wood Valley Trace (BZA20250135 - 695 Wood Valley Trace)



Proposed Siteplan:



Attachment: Staff Report 695 Wood Valley Trace (BZA20250135 - 695 Wood Valley Trace)



3-D Rendering:



Attachment: Staff Report 695 Wood Valley Trace (BZA20250135 - 695 Wood Valley Trace)



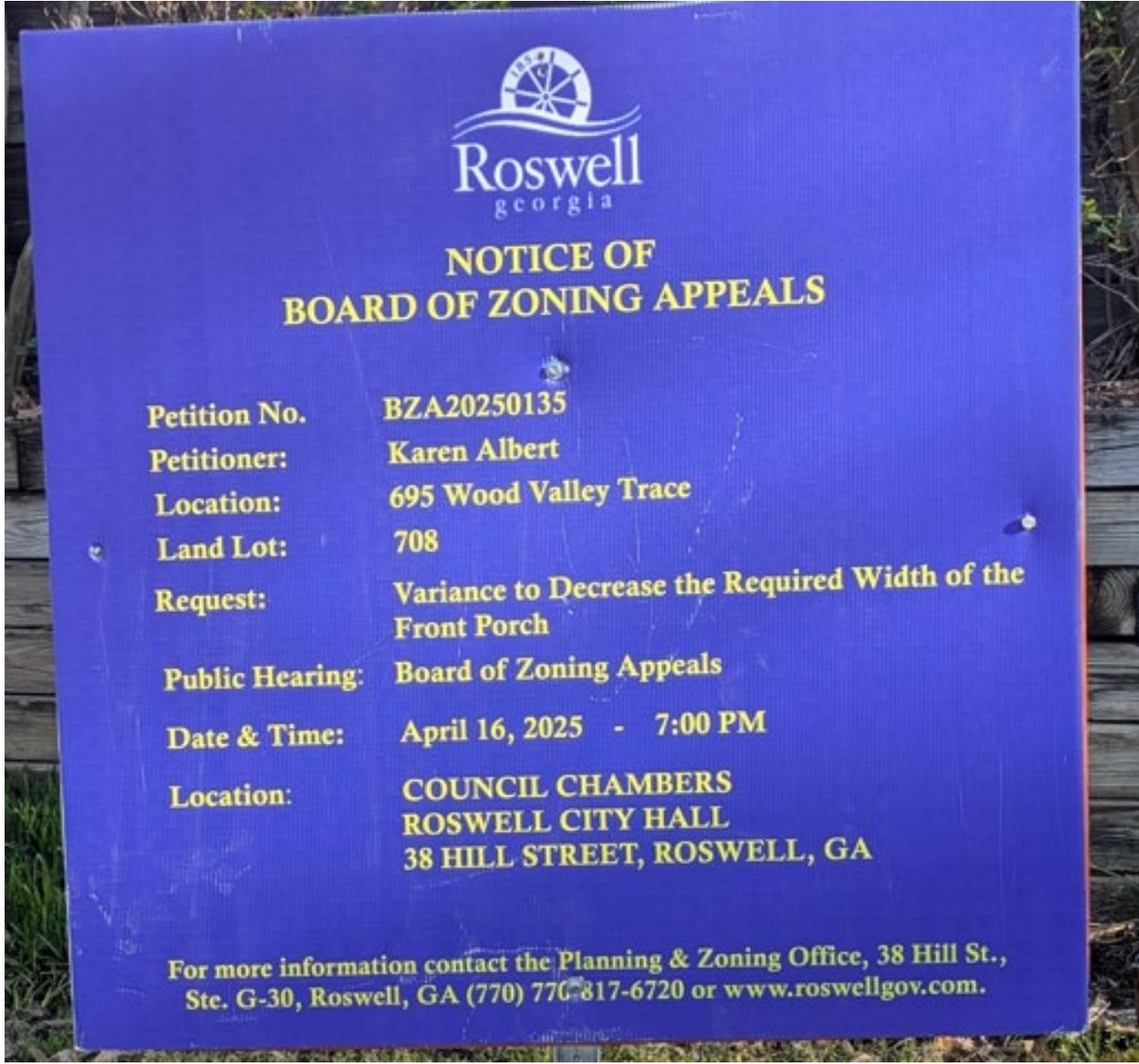
Front of House:



Attachment: Staff Report 695 Wood Valley Trace (BZA20250135 - 695 Wood Valley Trace)



Sign Photo:



Attachment: Staff Report 695 Wood Valley Trace (BZA20250135 - 695 Wood Valley Trace)



UDC 13.11.7 BZA Hardship Criteria: Reduce the required minimum front porch width of 33% of the front building façade to 12%.

A. A literal interpretation of the provisions of this UDC would effectively deprive the applicant of rights commonly enjoyed by other properties of the zoning district in which the property is located.

A literal interpretation of this provision of the UDC would deprive the applicant of rights commonly enjoyed by other properties within RS-12. The applicants are remodeling the outside of the house to include a covered entry and replacing the stairs that are in disrepair. They are proposing to replace the existing stairs and stoop with something similar that is appropriate for this style of house.

B. Granting the requested variance will not confer upon the property of the applicant any special privileges that are denied to other properties of the zoning district in which the property is located.

Granting the requested variance will not confer upon the property of the applicant any special privileges that are denied to other properties within RS-12. All residential properties within the City of Roswell have the right to replace their old and dilapidated porches.

C. The requested variance will be in harmony with the purpose and intent of this UDC and will not be injurious to the neighborhood or to the general welfare.

The requested variance will be in harmony with the purpose and intent of the UDC and will not be injurious to the neighborhood or to the general welfare. The existing porch and stairs need to be replaced, not doing so could be injurious to the house's residents and anyone in the neighborhood or community who may use the stairs and porch to reach the front door.

D. The special circumstances are not the result of the actions of the applicant.

The special circumstances are not the result of the actions of the applicant as the porch and stairs were developed with the home in 1986 and thus predates the current UDC. Any action on behalf of the applicant requires a review per current code standards.



E. The variance requested is the minimum variance that will make possible the proposed use of the land, building or structure.

Given the style of the front façade, the requested variance is the minimum possible without having to replace the existing stairs and porch with something inappropriate for this style of house.

F. The variance does not permit a use of land, buildings or structures, which is not permitted by right in the zoning district.

The variance does not permit a use of land, buildings or structures, which is not permitted by right in RS-12.

G. The variance does not reduce the lot size below the minimum lot size allowed in the zoning district.

The variance does not reduce the lot size below the minimum lot size allowed in RS-12.

H. The variance does not increase the maximum allocation of sign area or the maximum area of an allowed sign type.

The requested variance does not pertain to signs.

City of Roswell

Karen Albert

Deck w/Covered Porch
695 Wood Valley Trace
Roswell, GA 30076

To Whom It May Concern:

We write this letter requesting your consideration for approval of a Variance as established in section 13.11.17 of the Roswell Unified Development Code, 2.2.18 in order to permit the building of a deck with covered front porch at the front of 695 Wood Valley Trace located in Roswell, GA 30076.

This is a request of granting relief of Front Porch Contiguousness of 33% of the building façade and roofing the entire porch.

Due to the existing shape, size, and layout of the house and existing front entryway, enforcing the length of the porch to be contiguous with the building façade & roofing of entire porch is not viable.

The requested Special Exception would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance by allowing the proposed covered front porch. This proposal would promote desirable living conditions and reinforce the stability of the surrounding neighborhood.

The property owner merely wants to replace existing porch and provide protection from weather and elements at the front entry of the home.

Thank you for your consideration in the matter.

Sincerely,

Attachment: LOI (BZA20250135 - 695 Wood Valley Trace)

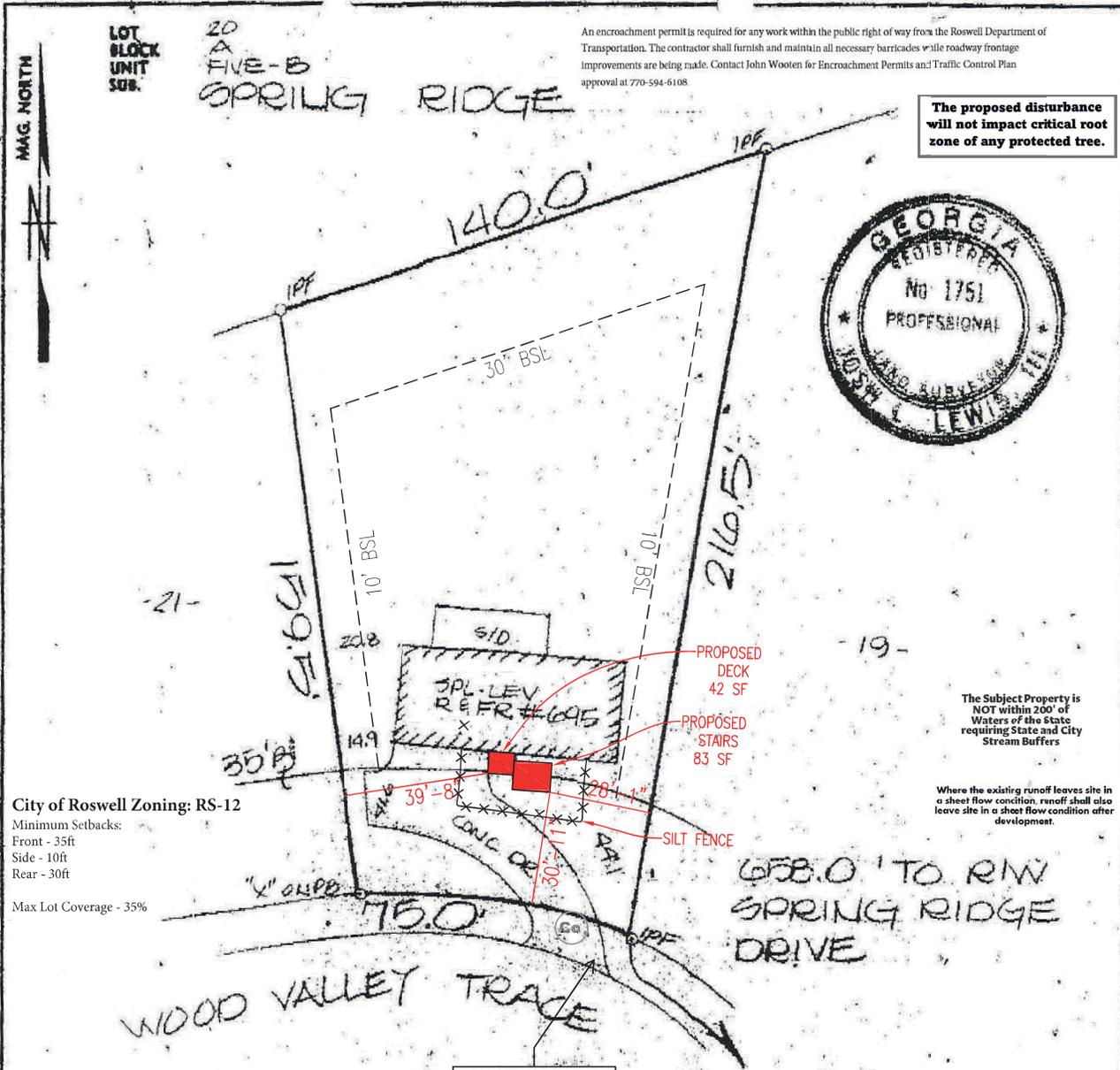
ACTUAL IMPERVIOUS AREA	
AREA	SQ FT
TOTAL LOT	20,081
HOME	1,848
DRIVE/STEPS/CONC.	1,360
BACK DECKS	300
FRONT DECK	32
TOTAL IMPERVIOUS COVERAGE	3,540
TOTAL % COVERAGE	17.62%

PROPOSED IMPERVIOUS AREA	
AREA	SQ FT
TOTAL LOT	20,081
HOME	1,848
DRIVE/STEPS/CONC.	1,360
BACK DECKS	300
PROPOSED FRONT DECK	42
PROPOSED STAIRS	83
TOTAL IMPERVIOUS COVERAGE	3,633
TOTAL % COVERAGE	18.09%

24 HOUR CONTACT:
DAVID STAIGER
 678-923-4995

EXOVATIONS OF ATLANTA
 1550-A OAK INDUSTRIAL LN
 CUMMING, GA 30041

APR 08 2004 10:21 FR PRIVATE BANK-BAISI 404 607 6336 TO 97705870248 P.02/02



An encroachment permit is required for any work within the public right of way from the Roswell Department of Transportation. The contractor shall furnish and maintain all necessary barricades while roadway frontage improvements are being made. Contact John Wooten for Encroachment Permits and Traffic Control Plan approval at 770-594-6108.

The proposed disturbance will not impact critical root zone of any protected tree.



City of Roswell Zoning: RS-12
 Minimum Setbacks:
 Front - 35ft
 Side - 10ft
 Rear - 30ft
 Max Lot Coverage - 35%

The Subject Property is NOT within 200' of Waters of the State requiring State and City Stream Buffers

Where the existing runoff leaves site in a sheet flow condition, runoff shall also leave site in a sheet flow condition after development.

GRAPHIC SCALE
 1" = 30'

PROPERTY OWNER:
 Karen Albert
 404-358-2508

SURVEY FOR: MICHAEL L. FANCHER & KATHLEEN FANCHER
 LAND LOT 708, LOT DISTRICT 2ND SECT, FULTON COUNTY, GEORGIA
 SCALE 1" = 40' DATE: 7-30-86

REG. LAND SURVEYOR NO. 1751
 GEORGIA LAND SURVEYING CO., INC.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED

I have, this date, examined the "FIA OFFICIAL FLOOD HAZARD MAP" and found referenced lot (IS NOT) in an area having special flood hazards.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE.

NOT FOR RECORDING.

Attachment: Site Plan (BZA20250135 - 695 Wood Valley Trace)

APPLICATION INTAKE

In Person: 8:00 am – 4:30 pm

By Email: planningandzoning@roswellgov.com



VARIANCE APPLICATION

Request to Board of Zoning Appeals or Administrative

Application Number: 20250135

Before submitting an application, please contact Planning and Zoning to determine if a pre-application meeting is required.

To request a meeting email planningandzoning@roswellgov.com or call 770-817-6720

PROJECT DESCRIPTION

List of variance request(s):

The homeowner is requesting very minimal relief of width of proposed deck w/covered porch at front of home. Complying with being at least 33% contiguous with front building facade is not feasible due to the design of the home. Roofing the entire front porch is also not feasible due to the shape and location of the front entryway. The new covered porch will be placed in the same location as existing uncovered porch.

Project Address: 695 Wood Valley Trace Roswell, 30076

PIN: 12264507080791

CONTACTS

Owner	Name/Company Name: Karen Albert		
	Address: 695 Wood Valley Trace		
	City: Roswell	State: GA	Zip: 30076
	Email: sdakda20@gmail.com	Phone: 404-358-2508	
Applicant/ Representative	Name/Company Name: Karen Albert		
	Address: 695 Wood Valley Trace		
	City: Roswell	State: GA	Zip: 30076
	Email: sdakda20@gmail.com	Phone: 404-358-2508	
	Email:	Phone:	

I hereby certify that all information provided herein is true and correct.

Applicant's Signature

Date

Attachment: Application (BZA20250135 - 695 Wood Valley Trace)



SIGNATURE PAGE

READ CAREFULLY BEFORE SIGNING

- I understand that failure to supply all required information (per the relevant Applicant Checklist and requirements of the *Unified Development Code*) will result in **REJECTION OF THE APPLICATION**.
- I understand that the application may not be approved if applicant plans to attend the Design Review Board meeting without required items or if the applicant presents plans that differ from submittal materials.
- I understand that I will become familiar with applicable zoning code and Design Guidelines.

I understand that failure to respond OR to submit deficient items within six months of receiving comments will result in **THE APPLICATION BEING DEEMED AS WITHDRAWN BY THE CITY**

Applicant or Representative Signature *Karen Albert 4/7/25* Date *April 7, 2025*

I respectfully petition that this property be considered as described in this application. Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be considered accordingly. Additionally, applicant further acknowledges and fully understand all above statement made by the City of Roswell.

I hereby certify that all information provided herein is true and correct

Property Owner Signature *Karen Albert 4/7/25* Date *April 7, 2025*

Address: *695 Wood Valley Trace*

City: *Roswell* State: *GA* Zip: *30076*

NOTARY: Personally appeared before me the above applicant or representative named *KAREN + STEVEN ALBERT* who on oath says that he/she is the applicant or representative for the foregoing, and that all the above statements are true to the best of his/her knowledge

Zaher Harfoush
 Notary Signature

04/07/2025
Date

Date commission expires: *02/28/2028*

Attachment: Application (62A20250135 - 695 Wood Valley Trace)



City of Roswell
Board of Zoning Appeals
AGENDA ITEM REPORT

ID # - 9760

MEETING DATE: April 29, 2025

DEPARTMENT: Board of Zoning Appeals

ITEM TYPE: Public Hearing

BZA20250529 - 1335 Holcomb Bridge Road

Item Summary:

A. Fifth Third Bank:

1. Variance to reduce building width requirement within the BTZ.
2. Variance to increase the maximum parking.
3. Variance to allow parking within the BTZ

B. Quality Control Restaurant:

1. Variance to reduce building width requirement within the BTZ.
2. Variance to reduce required screening for drive-thru stacking.
3. Variance to allow a drive-thru and parking within the BTZ.

Committee or Staff Recommendation:

Planning and Zoning recommends to defer the variance requests to May 13.

Financial Impact:

N/A

Presented by:

Richard Sykes



50 Old Ivy Road NE, Suite 250 Atlanta, Georgia 30342
www.edenrockrep.com

April 7th, 2025

City of Roswell
 Planning & Zoning
 38 Hill Street, Ste G-30
 Roswell, GA 30075
 Attn: Richard Sykes
 rsykes@roswellgov.com

RE: 1335 Holcomb Bridge Rd – BZA Letter of Deferral

Dear Planning & Zoning Staff,

Please accept this request to defer our BZA application (1335 Holcomb Bridge Road) to the May 13th meeting. The reason behind the request is to allow us additional time to work collaboratively with staff to refine our proposal and reduce the number of variances included in the initial submission.

We truly value staff's input and feedback and are committed to finding a site plan solution that aligns more closely with the City's vision and planning goals. We're hopeful that, through continued dialogue and cooperation, we can arrive at a plan that better serves both the community and the project.

Thank you for your time and consideration. We look forward to working together over the coming weeks.

Best regards,

Gideon Lee, P.E.
 Director of Development
 gideon@edenrockre.com

Attachment: Letter of Deferral - 1335 Holcomb Bridge Rd (2025-04-07) (BZA20250529 - 1335 Holcomb Bridge Road)



City of Roswell
Board of Zoning Appeals
AGENDA ITEM REPORT

ID # -9758

MEETING DATE: April 29, 2025
DEPARTMENT: Board of Zoning Appeals
ITEM TYPE: Minutes

March 11, 2025 BZA Minutes

Item Summary:

March 11, 2025 BZA Minutes



Board of Zoning Appeals

Regular Meeting
<http://www.roswellgov.com/>
 ~Minutes~

Chair Jahanzeb Jabbar
 Vice Chair Mark Schumacher
 Board Member John Hannah
 Board Member G. Wilson "Rocky" Horde
 Board Member Rob Huey
 Board Member Ian Kowalski
 Board Member Dan Seger

Tuesday, March 11, 2025

7:00 PM

City Hall – Council Chambers

**** Possible Quorum of Mayor and City Council ****

Welcome

I. Call to Order

The meeting was called to order at 7:01 PM by Chair Jahanzeb Jabbar.
 Chair Jahanzeb Jabbar: Present, Vice Chair Mark Schumacher: Present, Board Member John Hannah: Present, Board Member G. Wilson "Rocky" Horde: Present, Board Member Rob Huey: Present, Board Member Ian Kowalski: Absent, Board Member Dan Seger: Absent, Planner II Richard Sykes: Present, Planning and Zoning Director Jeannie Peyton: Present.

II. Agenda Items

1. BZA20245420 - 330 E. Crossville Road – Variance to reduce the sign setback from the front lot line

The conditions are as follows:

1. The proposed sign must have the same dimensions, proposed location and design aspects as are contained in the application presented to the Board of Zoning Appeals.

2. Existing sign must be removed following the erection of the requested sign.

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	G. Wilson "Rocky" Horde, Board Member
SECONDER:	John Hannah, Board Member
IN FAVOR:	Jabbar, Hannah, Horde, Schumacher, Huey
ABSENT:	Ian Kowalski, Dan Seger

2. BZA20245638 - 336 Norcross Street – Variance to modify rear setback

The conditions are as follows:

Attachment: March 11, 2025 BZA Minutes (March 11, 2025 BZA Minutes)

- 1. *Single story addition*
- 2. *The addition must be generally consistent and substantially compliant with the site plan and construction drawings provided to the Board of Zoning Appeals.*

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	G. Wilson "Rocky" Horde, Board Member
SECONDER:	Mark Schumacher, Board Member
IN FAVOR:	Jabbar, Hannah, Horde, Schumacher, Huey
ABSENT:	Ian Kowalski, Dan Seger

III. Minutes

3. February 18, 2025 BZA Special Called Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Hannah, Board Member
SECONDER:	Rob Huey, Board Member
IN FAVOR:	Jabbar, Hannah, Horde, Schumacher, Huey
ABSENT:	Ian Kowalski, Dan Seger

IV. Adjournment

The meeting was adjourned at 7:38 PM.

Attachment: March 11, 2025 BZA Minutes (March 11, 2025 BZA Minutes)