



# 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**

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Tuesday, June 10, 2025

7:00 PM

City Hall - Council Chambers

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

## Welcome

### I. Call to Order

The meeting was called to order at 7:00 PM by Chair Jahanzeb Jabbar.

Chair Jahanzeb Jabbar: Present, Vice Chair Mark Schumacher: Absent, Board Member John Hannah: Present, Board Member G. Wilson "Rocky" Horde: Present, Board Member Rob Huey: Present, Board Member Ian Kowalski: Present, Board Member Dan Seger: Present, Planning and Zoning Director Jeannie Peyton: Present, Planner II Richard Sykes: Present.

### II. Agenda Items

**1. BZA20250726- 550 Wynfield Estates Court – a variance to reduce the rear setback for a covered patio.**

*The added condition pertains only to the encroachment of the proposed 15-foot by 21-foot covered patio as depicted on the proposed covered patio floor plan received on February 21, 2025.*

<b>RESULT:</b>	<b>APPROVED WITH CONDITIONS [UNANIMOUS]</b>
<b>MOVER:</b>	Rob Huey, Board Member
<b>SECONDER:</b>	John Hannah, Board Member
<b>IN FAVOR:</b>	Kowalski, Jabbar, Hannah, Horde, Seger, Huey
<b>ABSENT:</b>	Mark Schumacher, Vice Chair

**2. BZA20251595 - 290 Broadmeadow Cove – a variance to reduce the minimum lot width on lots 19 & 20.**

<b>RESULT:</b>	<b>DEFERRED [UNANIMOUS] - Next: 7/8/2025 7:00 PM</b>
<b>MOVER:</b>	John Hannah, Board Member
<b>SECONDER:</b>	G. Wilson "Rocky" Horde, Board Member
<b>IN FAVOR:</b>	Kowalski, Jabbar, Hannah, Horde, Seger, Huey
<b>ABSENT:</b>	Mark Schumacher, Vice Chair

**3. BZA20250529 - 1335 Holcomb Bridge Road (previously deferred; applicant requesting deferral) -**

**Variances to include the following:**

- a. Reduce the building width requirement within BTZ, Lot 1
- b. Increase the max allowed parking, Lot 1
- c. Reduce the minimum landscape open space percentage, Lot 1
- d. Reduce the minimum landscape open space percentage, Lot 2

<b>RESULT:</b>	<b>DEFERRED [UNANIMOUS] - Next: 7/8/2025 7:00 PM</b>
<b>MOVER:</b>	Ian Kowalski, Board Member
<b>SECONDER:</b>	Rob Huey, Board Member
<b>IN FAVOR:</b>	Kowalski, Jabbar, Hannah, Horde, Seger, Huey
<b>ABSENT:</b>	Mark Schumacher, Vice Chair

**III. Minutes**

**4. May 13, 2025 BZA Minutes**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	John Hannah, Board Member
<b>SECONDER:</b>	Rob Huey, Board Member
<b>IN FAVOR:</b>	Kowalski, Jabbar, Hannah, Horde, Seger, Huey
<b>ABSENT:</b>	Mark Schumacher, Vice Chair

**IV. Adjournment**

The meeting was adjourned at 7:30 PM.