



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, July 8, 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 7:03 PM by acting Chair Ian Kowalski.

Chair Jahanzeb Jabbar: Absent, 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 Shea Dixon: Present, Planner II Richard Sykes: Present.

Due to BZA Chair Jahanzeb Jabbar and Vice Chair Mark Schumacher being absent, a motion was made by Board Member Rocky Horde to nominate former Chair Ian Kowalski to serve as acting Chair for this meeting. Board Member Dan Seger seconded the motion which passed by a voice vote, 4-0. Board Member Ian Kowalski abstained.

II. Agenda Items

1. BZA20250529 - 1335 Holcomb Bridge Road – (applicant requested withdrawal)

RESULT:	WITHDRAWN BY APPLICANT
MOVER:	John Hannah, Board Member
SECONDER:	Rob Huey, Board Member
IN FAVOR:	Kowalski, Hannah, Horde, Seger, Huey
ABSENT:	Jahanzeb Jabbar, Mark Schumacher

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

RESULT:	DENIED [4 TO 1]
MOVER:	Dan Seger, Board Member
SECONDER:	John Hannah, Board Member
IN FAVOR:	Ian Kowalski, John Hannah, Dan Seger, Rob Huey
OPPOSED:	G. Wilson "Rocky" Horde
ABSENT:	Jahanzeb Jabbar, Mark Schumacher

3. BZA20252018 - 1180 Lake Drive – variance to reduce the side setback to construct an outdoor pavilion

RESULT:	DENIED [UNANIMOUS]
MOVER:	Rob Huey, Board Member
SECONDER:	G. Wilson "Rocky" Horde, Board Member
IN FAVOR:	Kowalski, Hannah, Horde, Seger, Huey
ABSENT:	Jahanzeb Jabbar, Mark Schumacher

4. BZA20252248 1350 Northmeadow Parkway, Ste 130 – variance to equipment screening requirement

The conditions are as follows:

- 1. The relief from screening requirement only applies above 16 feet.*
- 2. The exhaust stacks must be at or below 38 feet in height for this variance to apply.*
- 3. This approval only applies to the two exhaust stacks as depicted in the plans submitted to the City on May 21, 2025.*

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

III. Minutes

5. June 10, 2025 BZA Minutes

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

IV. Adjournment

The meeting was adjourned at 9:09 PM.