



Board of Zoning Appeals

Regular Meeting
<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, August 12, 2025

7:00 PM

City Hall – Council Chambers

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

Welcome

I. Call to Order

II. Agenda Items

1. BZA20252054 – 12250 Brookfield Club Drive – variance to reduce the rear & side setbacks for a sport court
2. BZA20252607 – 225 Barrington Drive East – stream buffer variance
(*withdrawn by staff*)

III. Minutes

3. July 8, 2025 BZA Minutes

IV. Adjournment



City of Roswell
Board of Zoning Appeals
AGENDA ITEM REPORT

ID # - 9984

MEETING DATE: August 12, 2025
DEPARTMENT: Board of Zoning Appeals
ITEM TYPE: Public Hearing

BZA20252054 - 12250 Brookfield Club Drive

Item Summary:

Variance to reduce the side and rear setbacks for a Sport Court.

Committee or Staff Recommendation:

Staff recommends approval of both variance requests.

Financial Impact:

N/A

Presented by:

Richard Sykes



Petition Number BZA20252054
Hearing & Meeting Date
 Board of Zoning Appeals - 08/12/2025

Applicant

Josh Katterheinrich
 12250 Brookfield Club Drive,
 Roswell, Georgia 30075

Property Information

12250 Brookfield Club Drive
 Zoning – RS-18

Proposed variance

Variance to reduce the accessory structure side setback from 10 feet to 3.8 feet.
 Variance to reduce the accessory structure rear setback from 10 feet to 3.4 feet.

Staff Recommendation:

Staff recommends approval of both variance requests..

Background

This property is zoned RS-18 Single-Family Residential and is 40,114 square feet (0.92 acres) in size. It has one road frontage off Brookfield Club Drive and is part of the Brookfield West subdivision. The lot is generally triangular shaped with a 40-foot front setback, 10-foot side setbacks and a 35-foot rear setback for the primary structure. The accessory structure setbacks for the lot are 40 feet for the front and ten feet for the side and rear. The primary structure is a 4,189 square foot single-family house that is located in a cul-de-sac. The front yard consists of a lawn and small to medium sized vegetation with a driveway that abuts the western side property line and leads to a side-loaded garage. The neighbor to the rear of the property has a fence along a portion of the rear property line. The backyard contains a patio, retaining wall, sporadic trees and small vegetation.

The applicant has built a 1,350 square foot Sport Court 3.4 feet from the rear property line and 3.8 feet from the west side property line. The Sport Court is approximately 100 feet from the side neighboring house to the west of the property, approximately 70 feet from the rear neighboring house northeast of the property, and approximately 85 feet from the rear neighboring house northwest of the property. The applicant did not apply for a Variance nor a Land Disturbance Permit, prior to building the Sport Court and is now asking for two variances for the existing accessory structure.



The topography of the backyard severely limits the buildable area and thus the Sport Court was built on the flattest area on top of a small hill in the northwest corner of the property.

The applicant received a tree permit to clear the area for the Sport Court and received a building permit for a retaining wall that supports the Sport Court. It was the retaining wall building permit that brought the Sport Court to the attention of city staff. The applicant applied for an administrative variance originally, but after receiving two opposition letters from the adjacent neighbors, the applicant was then required to apply for a major.

Request

1. **The applicant is seeking relief from the UDC 3.2.3.1.J to reduce the accessory structure side setback from 10 feet to 3.8 feet.** This is an encroachment of 6.2 feet.
2. **The applicant is seeking relief from the UDC 3.2.3.1.K to reduce the accessory structure rear setback from ten 10 to 3.4 feet.** This is an encroachment of 6.6 feet.

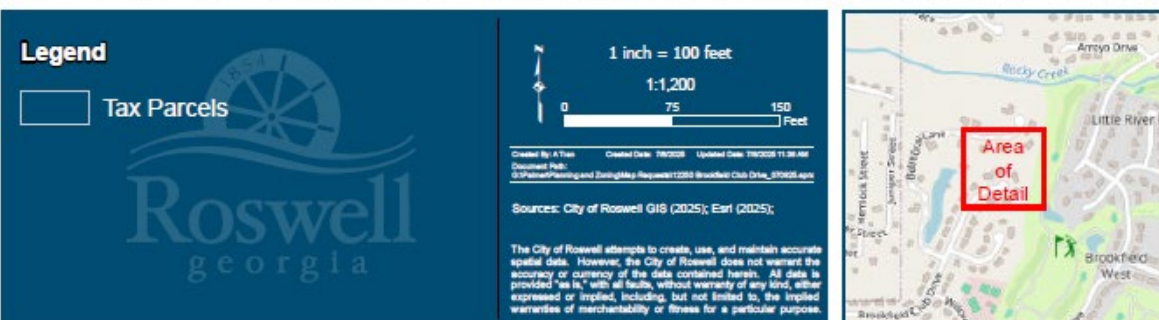
References

1. **UDC 3.2.3; Detached House, Number 1, Letter J**: Side interior (min): 10'
2. **UDC 3.2.3; Detached House, Number 1, Letter K**: Rear (min): 10'



Aerial Image:

12250 Brookfield Club Drive Aerial

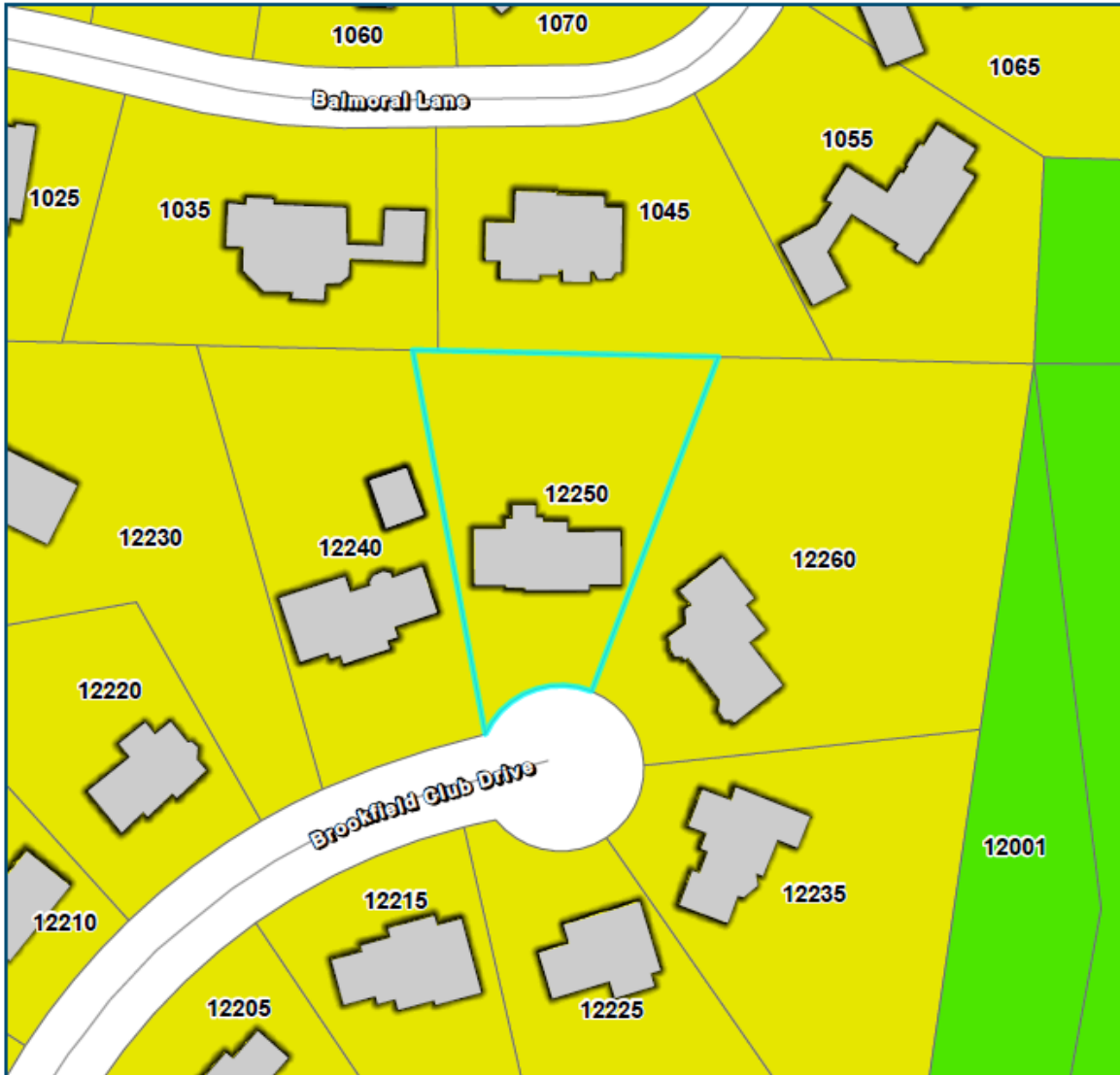


Attachment: Staff Report (BZA20252054 - 12250 Brookfield Club Drive)



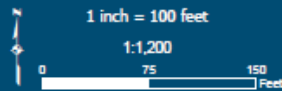
Zoning Map:

12250 Brookfield Club Drive Zoning



Legend

- Tax Parcels
- RS-18 - Single Family Suburban
- REC - Parks and Recreation



Created By: A.T. Title Created Date: 7/1/2025 Updated Date: 7/1/2025 11:38 AM
 Downloaded At: 0:00 PM 7/1/2025 and 0:00 PM 7/1/2025 11:38 AM Brookfield Club Drive_07/01/2025.aprx

Sources: City of Roswell GIS (2025); Esri (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.





Topography Map

12250 Brookfield Club Drive - DRAFT -



Legend

-  12250 Brookfield Club Drive
-  Tax Parcels
-  2' Contour
-  10' Contour

1 inch = 50 feet
1:500
0 30 60 Feet

Created By: A.Trip Created Date: 8/26/2025 Updated Date: 8/26/2025 1:55 AM
Data Source: City of Roswell GIS (2025); Esri (2025);

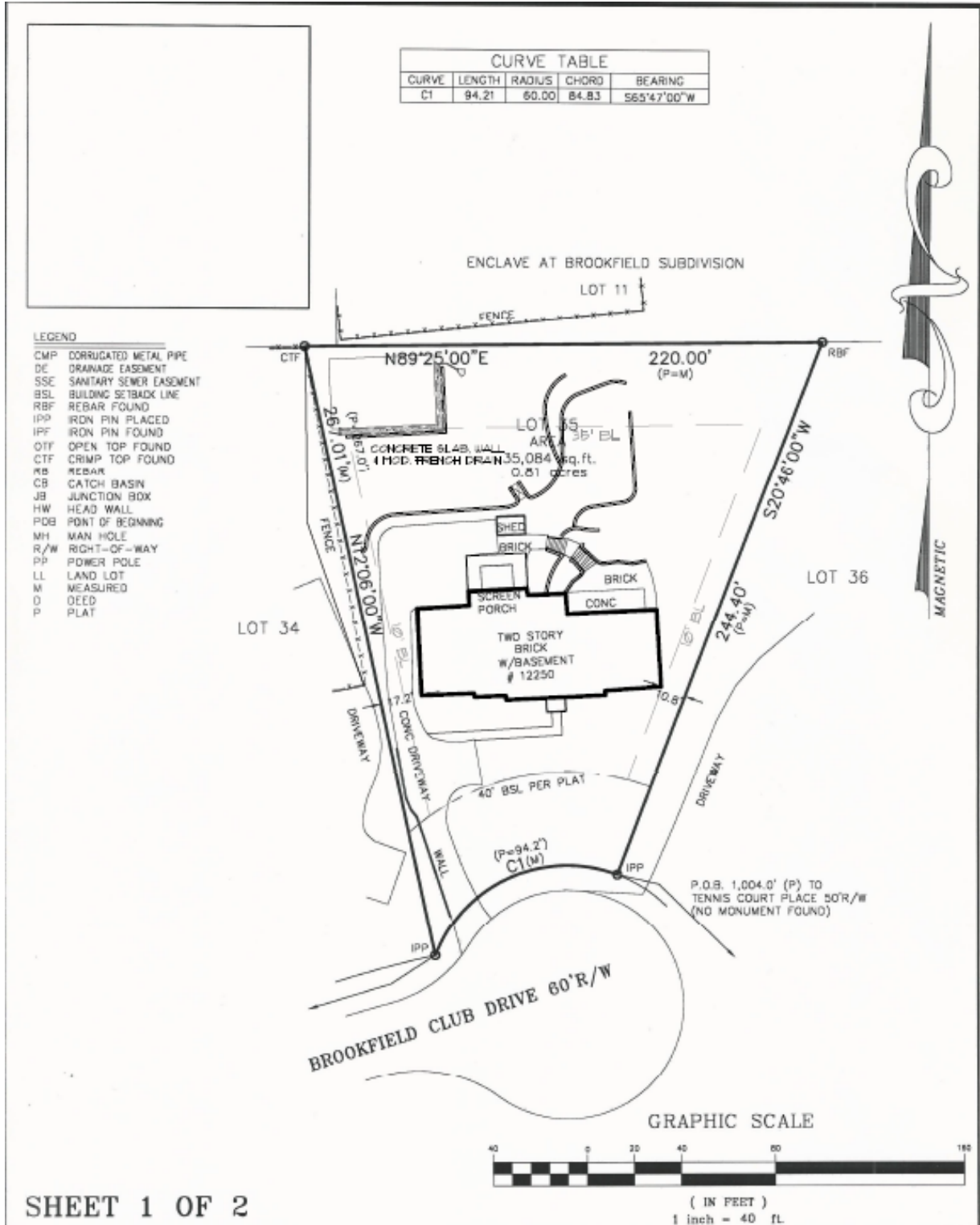
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Proposed Site Plan



EXISTING FENCE

PROPERTY LINE

5.1'

8.1'

3.4'

10.3'

3.8'

EXISTING CONCRETE SLAB
-45'x30'
-1,350 sq ft
-see note

4" SOLID PIPE
-daylights into large river
rock outlet protection

NOTE: EXISTING
CONCRETE SLAB WAS BUILT
WITHOUT A PERMIT.
AN ADMINISTRATIVE VARIANCE IS
REQUESTED FOR SETBACK
ENCROACHMENT.

ALL DISTURBED AREAS TO BE
MULCHED PER DS-1 SPECIFICATIONS
(2-4" settled pine straw)

LIMIT OF DISTURBANCE

NO TREES TO
BE REMOVED

35' BL

NEW RETAINING WALL
-modular block
-30" max exposed height
-47" max wall height (measured from
bottom of footing)
-66 sq ft

NEW MODIFIED FRENCH DRAIN
-71' lin ft, 24x24" trench
-see calculation & detail on this sheet

EXISTING FENCE
-location field
verified

EXISTING WALL & STEPS
(approximate)

SHED

BRICK WALK

DRIVEWAY

ious
is



Sign Photo:



Attachment: Staff Report (BZA20252054 - 12250 Brookfield Club Drive)



View from Brookfield Club Drive:



View of Sport Court from Applicant's Driveway



Attachment: Staff Report (BZA20252054 - 12250 Brookfield Club Drive)



13.11.7 BZA Hardship Criteria: Variance to reduce the side and rear setbacks.

- 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 the provisions of this UDC would effectively deprive the applicant of rights commonly enjoyed by other properties of the RS-18 zoning district. The topography of the lot limits the buildable area in the backyard. Whereas other properties with a flatter topography can build in their backyard without seeking a variance, the varied topography on this lot limits the buildable area to where the Sport Court currently resides.

- 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 give the applicant any special privileges, as the property is a lot of record, and the applicant has the right to maximize the use and enjoyment of the property.

- 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 Comprehensive Plan and will not be injurious to the neighborhood or to the general welfare. Many other lots in the Brookfield West subdivision have, including the adjacent property to the rear of the lot, swimming pools installed in their backyards. Like a Sport Court, swimming pools are used as recreation. Therefore, the requested variance will match the existing character and development patterns of the neighborhood as mandated in Neighborhood Residential Character Area of the Comprehensive Plan.

- 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 varied topography of the lot is existing. However, this case has been complicated by the applicant as the Sport Court was built without making an application for and receiving a variance and Land Disturbance Permit.



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

The requested variance is the minimum variance possible that allows the Sport Court to be built on the most level area of the backyard.

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

Per the Brookfield West plat, this is a lot of record and an accessory structure is allowed.

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 the zoning district.

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

The variance does not pertain to signs.

12250 Brookfield Club Drive

Letter of Intent:

I would like a variance for a concrete slab that goes into the rear and side set back of my property. The topography of the property is extremely steep, and this is the only area that this slab is able to be. The slab has already been poured based on information first obtained during due diligence. A tree permit was granted and retaining wall permit was approved. No buildings or structure will be built within the set back or on the concrete pad.

FOR SINGLE-FAMILY RESIDENTIAL USE ONLY WITH LESS THAN 5,000 SQUARE FEET OF NEW OR REPLACED IMPERVIOUS AREA

French Drain

A French drain consists of a shallow trench filled with stone and fitted with a perforated pipe. Stormwater from impervious areas including roofs, drive-ways, and pool decks is piped to the French drain and infiltrates into the surrounding soil. French drains must exit at a point that is lower than the inflow point and flow away from structures. French drains are usually covered with topsoil and sod so they blend in with landscaping while providing stormwater benefits.



Locate

- Install the French drain at least 10 feet away from building foundations.
- Avoid septic fields, utility easements, and public right-of-way
- Install in a landscaped area.
- Use a perforated pipe to receive roof drains pipes.
- The perforated pipe must have a positive slope away from the structure and must exit at a point that is lower than the inflow point. The exit location must be at least 10 feet from the property line and cannot channel flow onto a neighboring property.

Design

- Two options are available for this design; Option 1 and Option 2. Option 1 does not receive surface flow. Option 2 can receive surface flow.
- The minimum depth of a French drain is 18 inches. The maximum depth is 30 inches.
- To calculate the width and length, see the table below.
- See the next page for details.

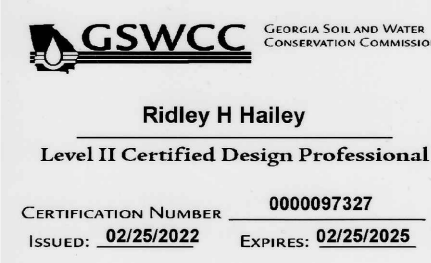
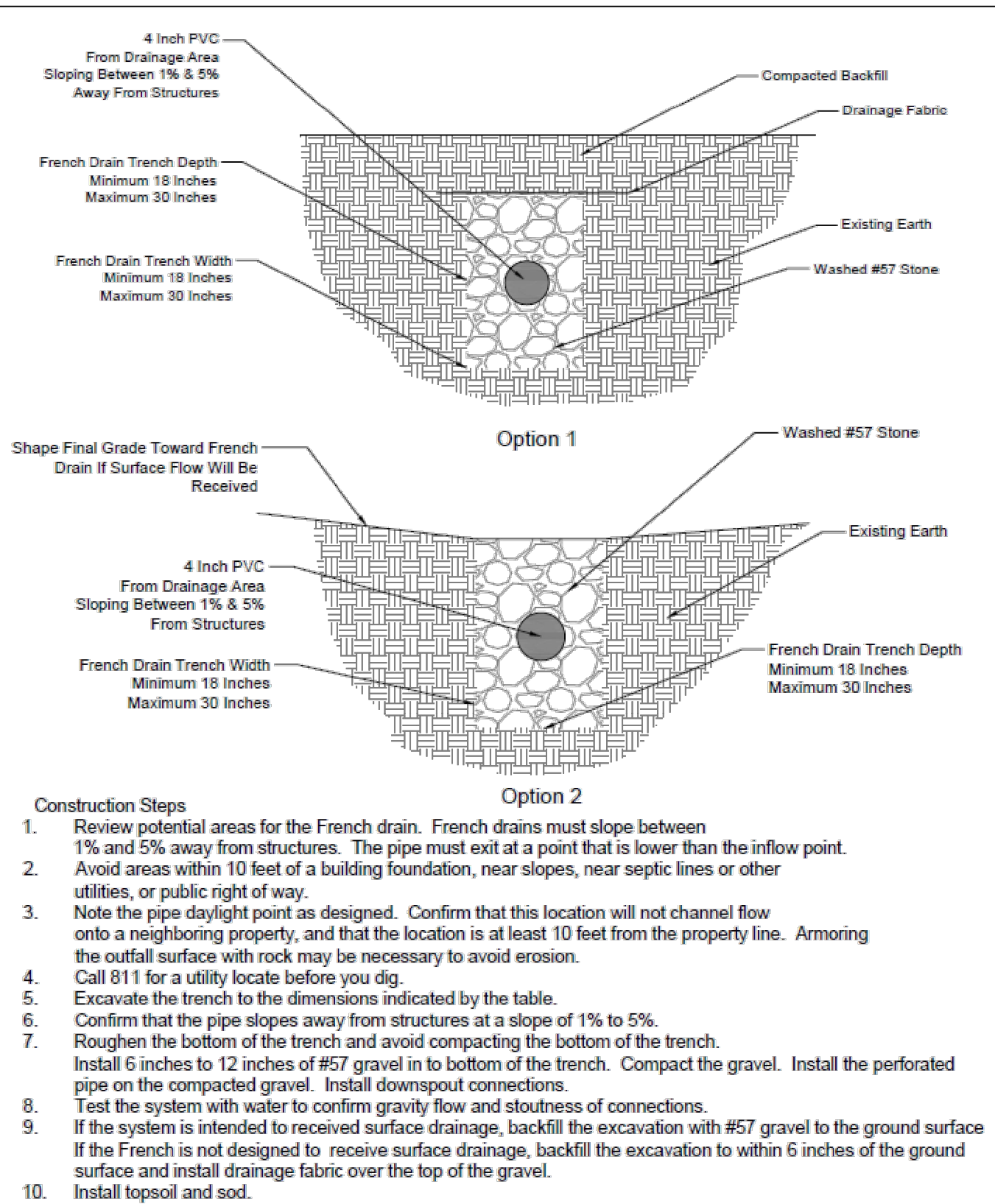
Area of Impervious Surface in Square Feet Which Can be Treated Per 10 Linear Feet of French Drain				
Trench Depth (inches)	Trench Width (inches)			
	18	24	30	
18	100	150	250	
24	150	200	300	
30	250	300	350	

Maintain

10 lin ft of MFD treats 200 sq ft of impervious
71 lin ft treats 1,420 sq ft of impervious

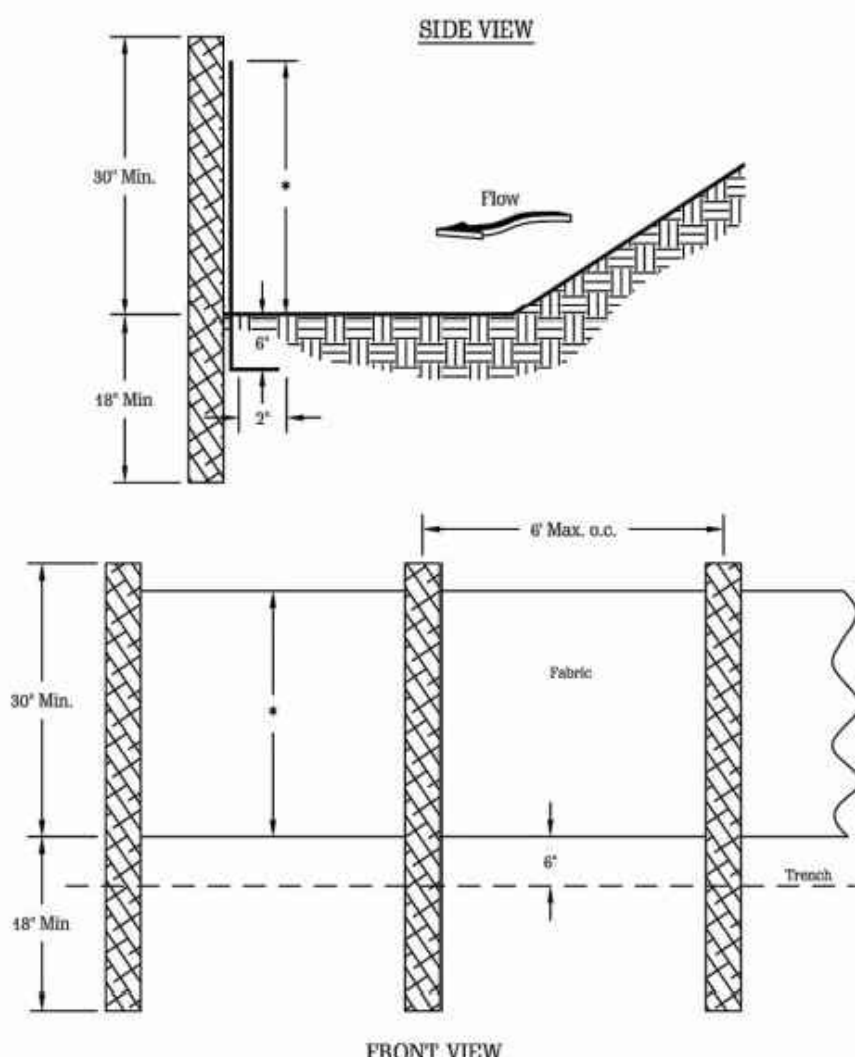
- Inspect gutters and downspouts for accumulated leaves.
- Inspect the trench following rain events. Removed accumulated leaves and debris.
- Monitor for and repair areas of erosion.

FOR SINGLE-FAMILY RESIDENTIAL USE ONLY WITH LESS THAN 5,000 SQUARE FEET OF NEW OR REPLACED IMPERVIOUS AREA



SCOPE OF WORK
-this project involves construction of a retaining wall and modified french drain. The modified french drain will receive run-off from the proposed wall and existing concrete slab.

WATER AND FLOOD NOTE
The subject property does not fall within a 100 year federally designated flood hazard area. The subject property is located on map No. 13121C0034F, effective on 9/18/2013. Zone 'X' as described by said map being "Area of minimal flood hazard."



NOTES:
1. Use steel or wood posts or as specified by the EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. Height (H) is to be shown on the EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

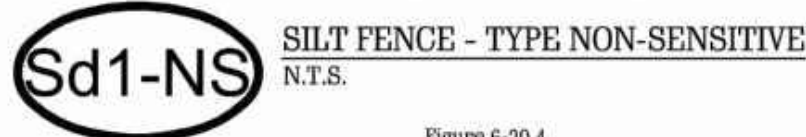
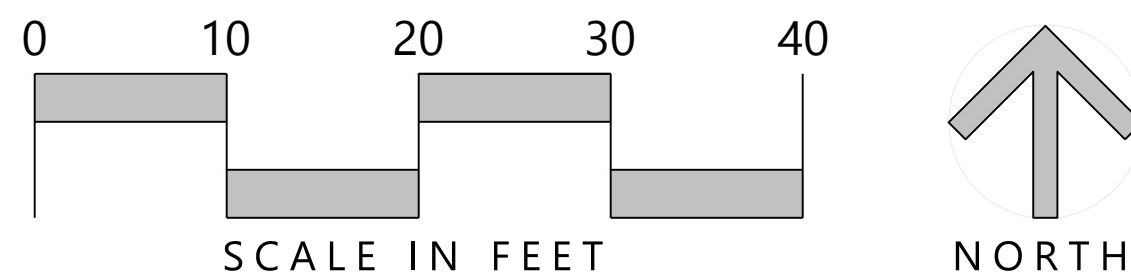
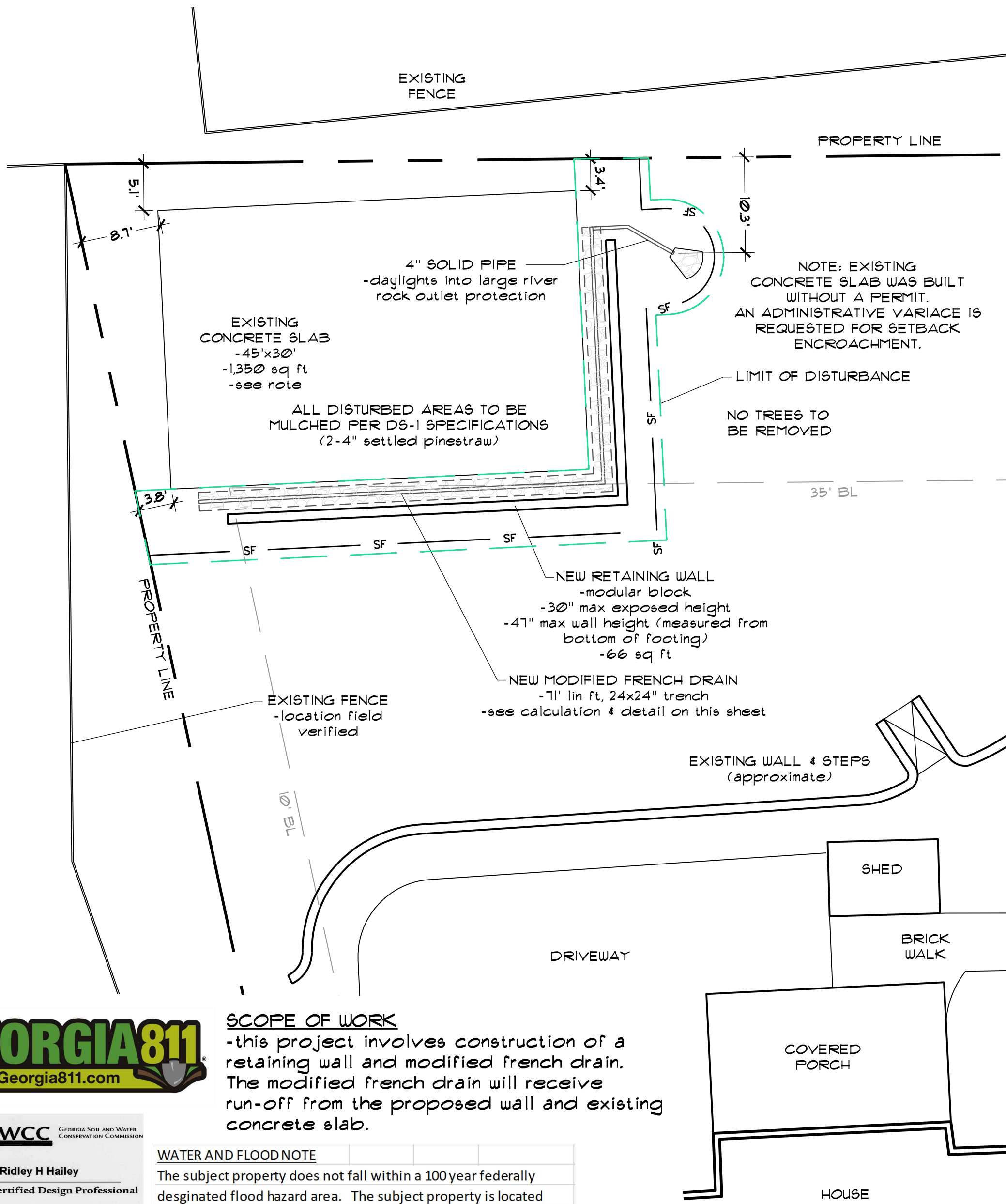
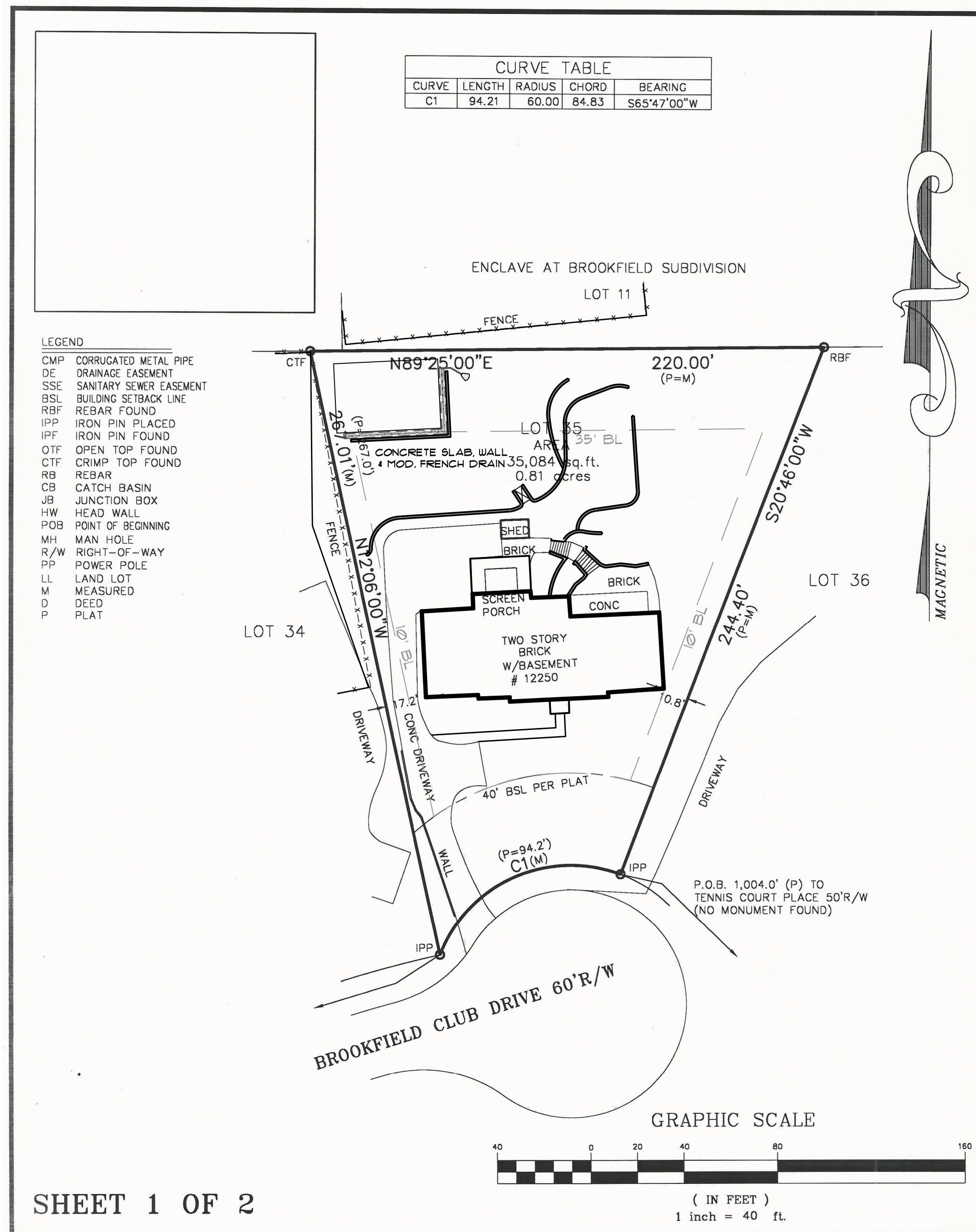


Figure 6-20.4



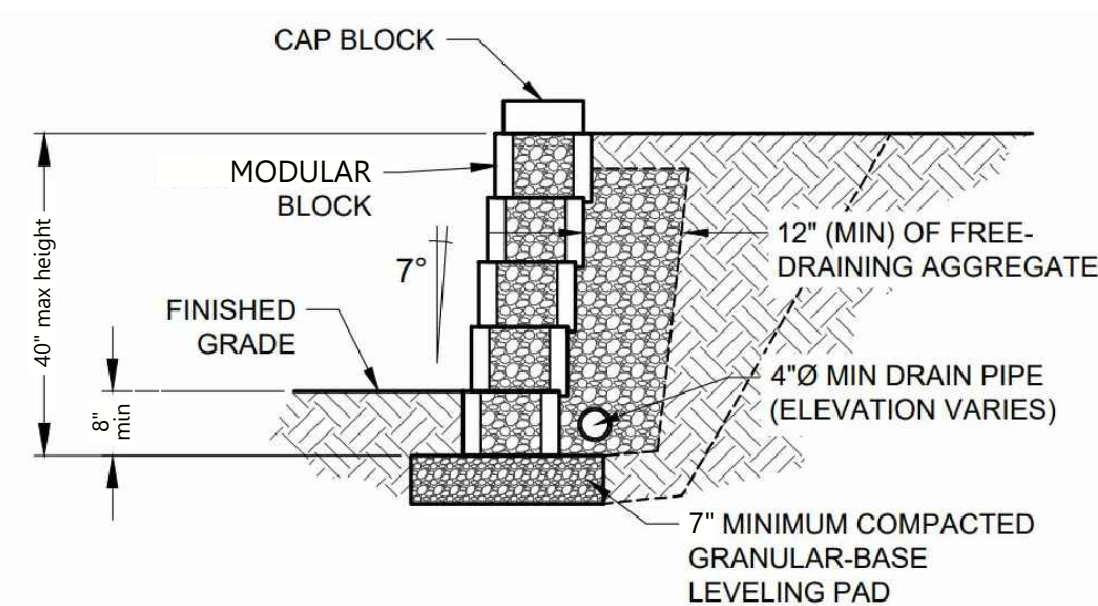
LOT COVERAGE CALCULATIONS				
EXISTING LOT COVERAGE				
house / front stoop	4,189	sf		
driveway	3,504	sf		
rear concrete, brick & steps	979	sf		
rear porch	378	sf		
retaining walls (driveway)	57	sf		
retaining walls / steps (backyard)	400	sf		
front walk	250	sf		
shed	90	sf		
	9,847	sf	TOTAL EXISTING LOT COVERAGE	
NEW IMPERVIOUS				
concrete slab	1,350	sf		
retaining wall	70	sf		
	1,420	sf	TOTAL PROPOSED LOT COVERAGE	
TOTAL IMPERVIOUS AREA AFTER DEVELOPMENT	11,267	sf	.21 acres	
LOT AREA	35,084	sf	0.81 acres	
LOT COVERAGE AFTER DEVELOPMENT	32%			
TOTAL LIMIT OF DISTURBANCE	793	sf		
NOTE : NO TREES TO BE REMOVED				



SHEET 1 OF 2

GEORGIA REGISTERED No. 2109 PROFESSIONAL LAND SURVEYOR JOHN W. STANZILIS, JR.	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: BOBBIE MASON		DATE 02/03/21	
	OWNER / PURCHASER LAUREN KETTERHEINRICH		SCALE 1" = 40'	
	LAND LOT 1228	2nd DISTRICT	2nd SECTION	FULTON COUNTY, GEORGIA
	LOT 35	BLOCK R	UNIT 14	AREA OF LOT: 35,084 S.F.
	SUBDIVISION BROOKFIELD WEST			
PLAT BOOK 124 , PAGE 120 DEED BOOK _____, PAGE _____		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		
SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052				

NOTES:
-Grading is to be completed in a manner to ensure that stormwater runoff under post-developed conditions does not adversely impact the adjacent parcels or lots as a result of concentrated flow, flooding, impediment to flows, erosion, or deposits of silt or sediment
-No person shall erect, construct, or otherwise permit any obstruction (i.e. building, fences, retaining walls, patios, etc) that prevents the natural or contained flow of water to any component of the stormwater system of the City of Roswell, unless such obstruction is allowed as part of a permit.



Wall Detail
1/2" = 1'-0"

LIVING ENVIRONMENTS
mylivingenvironment.com
Ridley Hailey PLA
404-749-0610

SITE PLAN

Ketterheinrich Residence
12250 Brookfield Club Drive
Roswell, GA 30075

January 15, 2024

SHEET

L-01

APPLICATION INTAKE

In Person: 8:00 am – 4:00 pm

By Email: planningandzoning@roswellgov.com

**RECEIVED**

2.1.d

By Planning and Zoning at 1:25 pm, May 12, 2025

**Variance Application
Request to Board of Zoning Appeals or Administrative**

Application Number: 20252054	
* Before submitting an application, you must contact Planning and Zoning to determine if a pre-application meeting is required.	
Pre-Application Meeting Date: _____	
Type of Request: <input type="checkbox"/> Administrative <input checked="" type="checkbox"/> Major	
Number of Variances Requested: _____	
PROJECT DESCRIPTION	
Name of Project: <u>Sports Court</u>	Current Zoning: _____
Project Address: <u>12250 Brookfield Club Dr.</u>	
Subdivision: <u>Brookfield</u>	Is there an HOA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
List requested variances: <u>Voluntary</u>	
1. <u>setback - Rear</u>	
2. <u>setback - side</u>	
3. _____	
Explain your hardship (See Page 3 of application for hardship criteria): <u>The topography of the lot doesn't allow the court to be any other place</u>	
CONTACTS	
Applicant/Representative	Name/Company Name: <u>Josh Katterheirich</u>
	Address: <u>12250 Brookfield Club Dr.</u>
	City: <u>Roswell</u> State: <u>GA</u> Zip: <u>30075</u>
	Email: <u>joshkatt@hotmail.com</u> Phone: <u>770-366-1069</u>
Property Owner	Name/Company Name: <u>Same as above</u>
	Address: _____
	City: _____ State: _____ Zip: _____
	Email: _____ Phone: _____
I hereby certify that all information provided herein is true and correct.	
<u>[Signature]</u> <u>5/8/25</u>	
Applicant Signature: Property Owner or Owner's Representative Date	

Attachment: Application (BZA20252054 - 12250 Brookfield Club Drive)

*Refer to Section 13.9 and 13.11 of the Unified Development Code to determine if your project is categorized as an Administrative or Major Review

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Planning and Zoning Division Application • Rev 12/27/2024

HOW TO REQUEST A VARIANCE BEFORE THE BOARD OF ZONING APPEALS

If you cannot meet all the standards and regulations of the *Roswell Unified Development Code*, you may present your request for a Variance before the Board of Zoning Appeals. A Variance is a relaxation of the strict terms of the Unified Development Code (such as height, setbacks, parking or other regulations) for a specific property, to permit construction that would otherwise be prohibited because of the particular physical surroundings, shape or topographical conditions. Variances are covered in the Section 13.11, "Variance," of the *Roswell Unified Development Code*.

You must present your request to the Board in the form of a hardship that you will experience if the strict application of the zoning regulation is enforced. In granting a Variance, the Board of Zoning Appeals may impose requirements and conditions to protect adjacent properties and the public interest. Any application for a Variance must be supported by written verification of that:

- There are extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district. *Yes*

In making this determination, the Board of Zoning Appeals considers the following criteria:

- A literal interpretation of the provisions of this UDC would effectively deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located. *Yes*
- Granting the Variance requested 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. *No*
- 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. *No*
- The special circumstances are not the result of the actions of the applicant. *No*
- The Variance requested is the minimum variance that will make possible the proposed use of the land, building, or structure. *Yes*
- The Variance does not permit a use of land, buildings or structures, which are not permitted by right in the zoning district. *No*
- The Variance does not reduce the lot size below the minimum lot size allowed in the zoning district. *No*
- The variance does not increase the maximum allocation of sign area or the maximum area of an allowed sign type. *No*

REQUESTING AN ADMINISTRATIVE VARIANCE

An **Administrative Variance** is similar to a Variance in that it also grants relief from the strict requirements of the *Unified Development Code*. An Administrative Variance does not require a public hearing. The Zoning Director may "administratively" vary or waive any of the certain requirements as outlined in Section 13.9 of the *Unified Development Code*.

Details are covered on the Variance Checklist.

*Refer to Section 13.9 and 13.11 of the Unified Development Code to determine if your project is categorized as an Administrative or Major Review



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

Date

5/9/25

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

Date

5/9/25

Address:

12250 Brookfield Club Drive

City:

Roswell

State:

GA

Zip:

30075

NOTARY: Personally appeared before me the above applicant or representative named

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

JORGE PERALTA

NOTARY PUBLIC

Gwinnett County

State of Georgia

My Comm. Expires Feb. 13, 2028

Notary Signature

Date

05/09/25

Date commission expires:

02/13/2028

*Refer to Section 13.9 and 13.11 of the Unified Development Code to determine if your project is categorized as an Administrative or Major Review

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VARIANCE CHECKLIST

1. Completed and signed application form.
2. Payment of applicable fee.
3. Letter of Intent:
 - Describing the requested variance(s); and
 - Describing how the proposed action meets the criteria for granting of a variance as established in Article 13.11.17 of the Roswell Unified Development Code.
4. One to-scale copy of a survey sealed by a surveyor or a site plan, which must contain the required items related to the variance request.
 - Metes, bounds, and dimensions;
 - Bearings and distances;
 - Current zoning of subject property;
 - Property lines;
 - Existing buildings and structures including retaining walls;
 - Existing parking; and
 - Topographical information (significant man-made and natural features, streams, stream buffers, historic and archaeological sites)
 - Total site area [SqFt and acreage];
 - Existing building footprint and proposed building footprint;
 - Proposed building and structures, including retaining walls;
 - Proposed setbacks;
 - Proposed parking; and
 - Other information required by the Planning and Zoning Director
5. If a sign variance is requested, please provide the following:
 - Color rendering of the proposed sign, drawing to scale (architect, sign contractor, or engineer) with sign dimensions (height and width)
6. **Digital copy of all required documentation.**

ADMINISTRATIVE VARIANCE CHECKLIST

1. Provide the proposed site plan with proposed request containing:
 - Printed name(s) of abutting property owner(s);
 - Address of the abutting property owner(s)
2. **Digital copy of all required documentation.**

Once the application is submitted, per Unified Development Code Section 13.9.6, a letter will be sent to each abutting property owner regarding the requested variance. Each owner will have ten (10) calendar days from the date the notice is received to object to the request by sending the objection in writing to the Planning and Zoning Director.

*Refer to Section 13.9 and 13.11 of the Unified Development Code to determine if your project is categorized as an Administrative or Major Review



Fee Schedule – Board of Zoning Appeals		
	Variance Commercial/Sign * + starred items below	\$350
	Variance Residential * + starred items below	\$250
	Administrative	\$100
	*Advertising	\$300
	*Public notice signs	\$120/sign

ALL APPLICATIONS MUST BE REVIEWED AND APPROVED BY ALL CITY DEPARTMENTS BEFORE BEING ADVERTISED AND PLACED ON AN AGENDA

Per Section 13.3.4 of the Unified Development Code, signs must be posted, and advertisements must be published a minimum of thirty (30) days prior to the variance hearing.

The Board of Zoning Appeals (BZA) meetings are held in City Hall Council Chambers at 7:00 PM on the 2nd Tuesday of each month. Council Chambers are located on the second floor of City Hall located at 38 Hill Street.

2025 BOARD OF ZONING APPEALS MEETING DATES
Tuesday, January 14, 2025
Tuesday, February 11, 2025
Tuesday, March 11, 2025
Wednesday, April 16, 2025 **Moved due to Spring Break**
Tuesday, May 13, 2025
Tuesday, June 10, 2025
Tuesday July 8, 2025
Tuesday, August 12, 2025
Tuesday, September 9, 2025
Thursday, October 16, 2025 **Rescheduled due to Columbus Day**
Thursday, November 13, 2025 **Rescheduled due to Veteran's Day**
No December 2025 Meeting

***Refer to Section 13.9 and 13.11 of the Unified Development Code to determine if your project is categorized as an Administrative or Major Review**

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12250 Brookfield Club Drive

Letter of Intent:

I would like a variance for a concrete slab that goes into the rear and side set back of my property. The topography of the property is extremely steep, and this is the only area that this slab is able to be. The slab has already been poured based on information first obtained during due diligence. A tree permit was granted and retaining wall permit was approved. No buildings or structure will be built within the set back or on the concrete pad.



City of Roswell
Board of Zoning Appeals
AGENDA ITEM REPORT

ID # -9992

MEETING DATE: August 12, 2025
DEPARTMENT: Board of Zoning Appeals
ITEM TYPE: Minutes

July 8, 2025 BZA Minutes

Item Summary:

July 8, 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, 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

Attachment: July 8, 2025 BZA Minutes (July 8, 2025 BZA Minutes)

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.