



Board of Zoning Appeals

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

Chair Jahanzeb Jabbar
Vice Chair Mark Schumacher
Board Member John Hannah
Board Member Rob Huey
Board Member Ian Kowalski
Board Member Dan Seger

Tuesday, May 12, 2026

7:00 PM

City Hall - Council Chambers

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

Welcome

I. Call to Order

II. Agenda Items

1. ZVAR-0326-000009 - 1350 Northmeadow Parkway Unit:130 – variance to equipment screening requirement
2. ZVAR-0326-000008 - 235 Brook Valley Drive – variance to a rear setback for an addition of a screened porch

III. Minutes

3. March 10, 2026 BZA Minutes

IV. Adjournment



City of Roswell
Board of Zoning Appeals
AGENDA ITEM REPORT

ID # - 10398

MEETING DATE: May 12, 2026
DEPARTMENT: Board of Zoning Appeals
ITEM TYPE: Public Hearing

ZVAR-0326-000009 1350 Northmeadow Parkway Unit:130

Item Summary:

Variance for relief from the screening requirement for ground-mounted equipment, as required by UDC 10.2.8.D

Staff Recommendation:

Planning and Zoning recommends approval with the following conditions:

1. The relief from screening requirement does not apply to any structure over 38 feet; and,
2. The relief from screening requirement only applies to the ground-mounted equipment, as shown on the elevations received by the City on May 25, 2026.

Financial Impact:

N/A

Presented by:

Richard Sykes



Petition Number ZVAR-0326-000009

Hearing & Meeting Date

Board of Zoning Appeals - 04/14/2026; Deferred to 05/12/2026

Applicant

PBS Aerospace, Inc.

Property Information

1350 Northmeadow Parkway
Zoning – Industrial Light (IL)

Proposed variance

Variance for relief from the screening requirement for ground-mounted equipment, as required by UDC 10.2.8.D

Staff Recommendation:

Staff recommends **approval, with the following conditions:**

1. The relief from screening requirement does not apply to any structure over 38 feet; and,
2. The relief from screening requirement only applies to the ground-mounted equipment, as shown on the elevations received by the City on May 25, 2026.

Background

This building is part of the Northmeadow development and has one public road frontage, Hembree Parkway. The building also fronts Northmeadow Parkway, a private roadway. The building is 63,744 square feet and has a height of 24 feet and 8 inches. The building's parapet reaches above the roofline, hitting 28 feet and 8 inches. The applicant uses approximately 28,088 square feet of the building. The building sits on a 6.34-acre parcel.

The building sits on a hill above grade from most of its Hembree Parkway frontage, making the rear of the building clearly visible from the Hembree Parkway frontage.

The applicant is an aerospace company specializing in the design and manufacture of small jet engines, primarily for use on unmanned aerial systems (commonly known as drones). Applicants are proposing to install two exhaust stacks on the rear of their portion of the building. The exhaust stacks are part of the research and testing facilities being constructed on-site and will provide exhaust ventilation to small jet engine tests.

Currently the building is occupied by both the applicant, as well as other industrial-use tenants.



The applicant received a variance on 7/08/2025 to decrease the height requirement for screening for two 38-foot-high exhaust stacks. The applicant wishes to build two more 38-foot-high exhaust stacks, bringing the total amount to four. The screening area is approximately 105 feet from the rear property line and 170 feet from the property line that abuts Hembree Road. Per the site plan submitted with this variance request, the square footage of the screened in area is approximately 3,444 square feet and will remain unchanged. A variance to screening height is required for the addition of the two proposed exhaust stacks.

Request

The applicant is seeking relief from UDC 10.2.8.D, in order to reduce the required height of screening for ground-mounted equipment from the public right-of-way.

Screening would still be provided up to at least 16 feet high, for the 38 foot high exhaust stacks. This would leave the upper 22 feet of the proposed exhaust stacks visible from Hembree Parkway.


References

UDC 10.2.8.D; Ground-Mounted Equipment. Ground-mounted equipment is required to be screened by landscaping, or an opaque wall that is compatible with the principal building.



Aerial Image:

1350 Northmeadow Parkway

Aerial 



Legend

 Tax Parcels



1 inch = 150 feet
1:1,800
0 120 240 Feet

Created By: A.T.M. Created Date: 8/16/2024 Updated Date: 8/16/2024 4:02 PM
20250225 10:45:00 AM Roswell GIS Department, 400 Northmeadow Parkway, Roswell, GA 30076

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

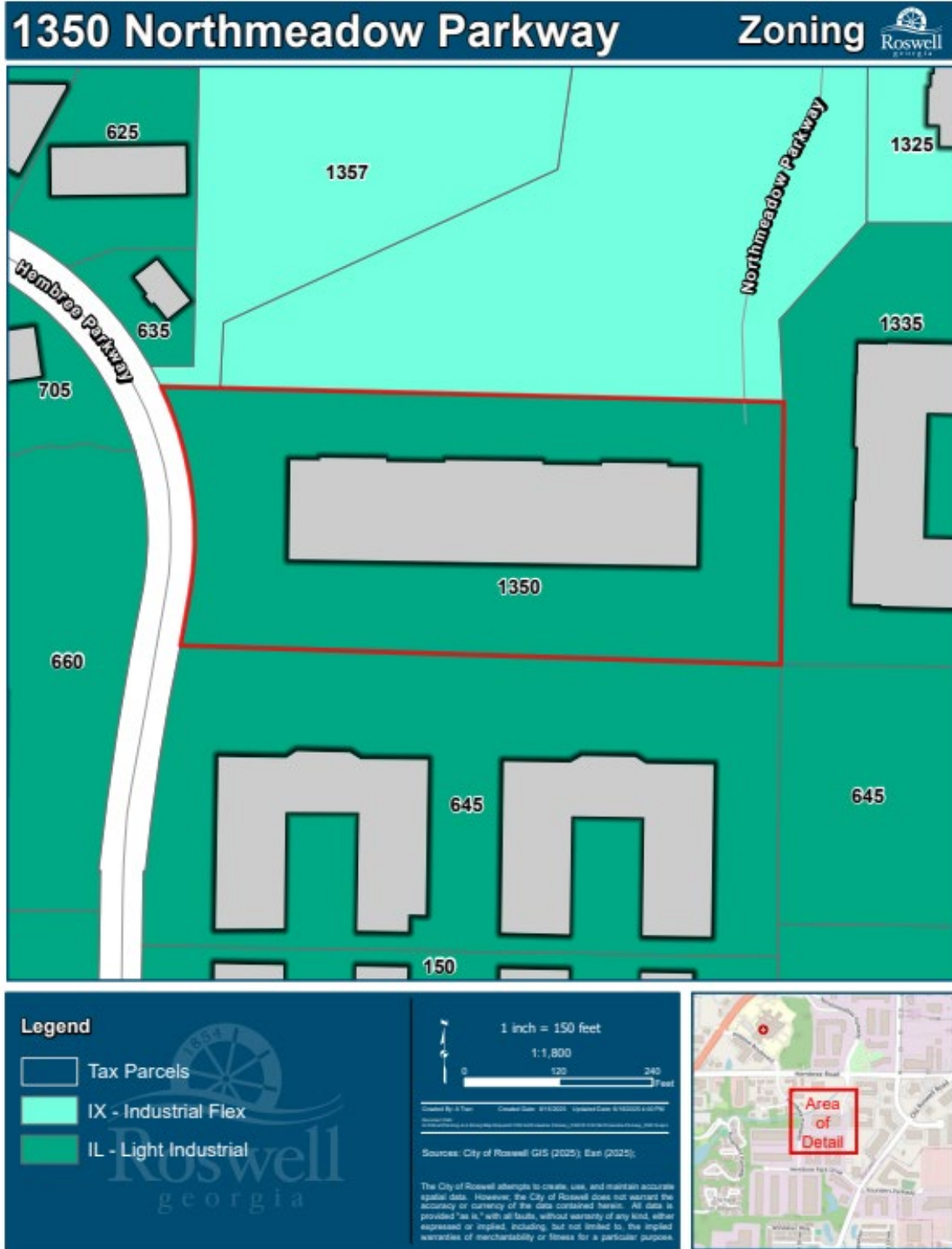
The City of Roswell attempts to create, use, and maintain accurate spatial data. However, the City of Roswell does not warrant the accuracy or currency of the data contained herein. All data is provided "as is," with all faults, without warranty of any kind, either expressed or implied, including, but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



Attachment: Staff Report (ZVAR-0326-000009 1350 Northmeadow Parkway Unit:130)



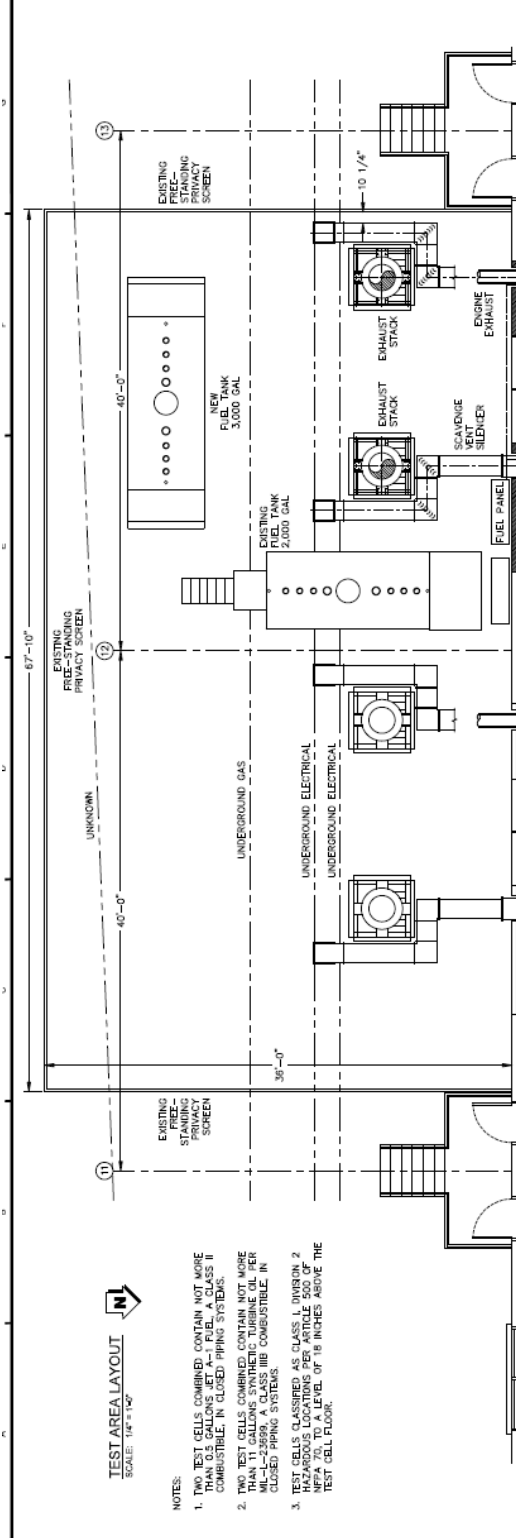
Zoning Map:



Attachment: Staff Report (ZVAR-0326-000009 1350 Northmeadow Parkway Unit:130)



Enlarged Detailed Plan:

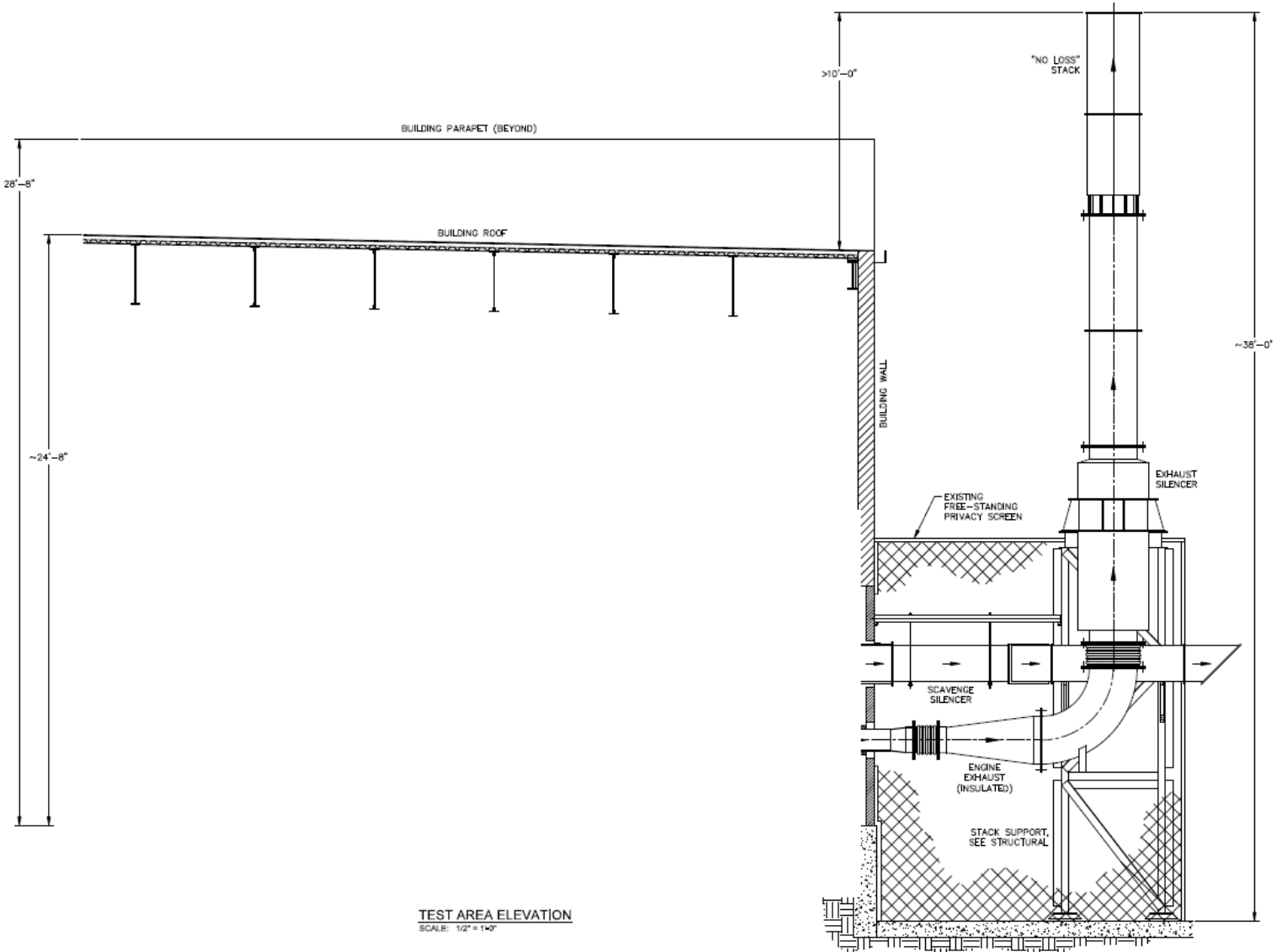


TEST AREA LAYOUT
SCALE: 1/8" = 1'-0"

- NOTES:**
1. TWO TEST CELLS COMBINED CONTAIN NOT MORE THAN 0.5 GALLONS JET A-1 FUEL, A CLASS II COMBUSTIBLE, IN CLOSED PIPING SYSTEMS.
 2. TWO TEST CELLS COMBINED CONTAIN NOT MORE THAN 0.5 GALLONS JET A-1 FUEL PER CELL, A CLASS II COMBUSTIBLE, IN CLOSED PIPING SYSTEMS.
 3. TEST CELLS CLASSIFIED AS CLASS I, DIVISION 2 HAZARDOUS LOCATIONS PER ARTICLE 500 OF THE NFPA CODE, AT A LEVEL OF 18 INCHES ABOVE THE TEST CELL FLOOR.



Proposed Elevations:



Attachment: Staff Report (ZVAR-0326-000009 1350 Northmeadow Parkway Unit:130)





Public Sign off Northmeadow Parkway:



Attachment: Staff Report (ZVAR-0326-000009 1350 Northmeadow Parkway Unit:130)



Street Sign Photo:



Attachment: Staff Report (ZVAR-0326-000009 1350 Northmeadow Parkway Unit:130)



View of Entrance off Hembree Parkway:



*Red rectangle is approximate location of the existing and proposed exhaust stacks

Attachment: Staff Report (ZVAR-0326-000009 1350 Northmeadow Parkway Unit:130)



View of Existing Exhaust Stacks from Hembree Road Entrance



Attachment: Staff Report (ZVAR-0326-000009 1350 Northmeadow Parkway Unit:130)



View of Existing Exhaust Stacks from Parking Lot



Attachment: Staff Report (ZVAR-0326-000009 1350 Northmeadow Parkway Unit:130)



View of Existing Exhaust Stacks near Northmeadow Parkway Entrance



*Red rectangle is approximate location of the existing and proposed exhaust stacks

Attachment: Staff Report (ZVAR-0326-000009 1350 Northmeadow Parkway Unit:130)



Hardship Criteria

UDC 13.11.7 BZA Hardship Criteria: Relief from the requirement to screen ground-mounted equipment from public rights-of-way

- 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 UDC 10.2.8.D would deprive the applicants of rights commonly enjoyed by other properties because ground-mounted equipment is generally placed to the rear of a given building and would not need additional screening. However, the rear of 1350 Northmeadow Parkway is the most visible side of the building from a public right-of-way.

The rear and west side of the property abuts Hembree Parkway, the only public right-of-way that the property has frontage on. Not only does the shape of the lot make the entire rear of the building clearly visible, but the separation in grade between the building and Hembree Parkway worsens these conditions.

- 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.**

The requested variance does not confer any special privileges not held by other properties in the zoning district that it is in, as the proposed equipment is industrial in nature.

The immediate vicinity of the site is, likewise, industrial. All abutting properties are in either IL (Industrial Light) or IX (Industrial Flex) zoning. Ground-mounted equipment, without screening, is in regular usage in these zoning districts.

- 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 approval of the variance would not prove injurious to any party concerned, as the screening of the entire stack in a cohesive style with the primary structure would likely create a large, potentially unsightly, obstruction. The variance, therefore, increases the project's harmony with the purpose and intent of the UDC.

- 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 applicants are lessees in the building, and have not altered the grade, chosen the location of parking



entry, or chosen the landscaping along Hembree Parkway on their own accord. Landscaping is already present but is not sufficient to fully screen the exhaust stacks from the public right-of-way.

On 7/08/2025, the BZA granted approval of the existing screening that will remain unchanged. The applicant is simply proposing to add two new exhaust stacks.

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

The variance requested is the minimum variance that will make possible the proposed use of the land, building or structure. With the inclusion of staff recommended conditions, the variance would be the minimum variance needed to make it possible to construct the newly proposed exhaust stacks.

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

The requested variance does not pertain to any use of land, buildings, or structures that are not already permitted by right in the zoning district.

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 Industrial Light as request does not pertain to lot size.

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 increase the maximum allocation of sign area or the maximum area of an allowed sign type as the request does not pertain to signs.

Date: March 18, 2026

To:
Zoning Board of Appeals
Planning and Zoning Division
City of Roswell
38 Hill Street, Suite G-30
Roswell, GA 30075

Subject: Letter of Intent for Zoning Variance Request to UDC 10.2.8 – PBS Aerospace Test Cells at 1350 Northmeadow Parkway, Roswell, GA 30076

Dear Members of the Zoning Board of Appeals,

On behalf of PBS Aerospace Inc., I am writing to formally submit our intent to request a zoning variance for the property located at 1350 Northmeadow Parkway, currently zoned as Light Industrial (IL). We respectfully request relief from the current zoning requirements of Roswell UDC paragraph 10.2.8.D. "*Screening – Ground-Mounted Equipment*". Key details of our request include the following:

Property Address: 1350 Northmeadow Parkway suite 130, Roswell, GA 30076

Current Zoning Classification: Light Industrial (IL)

Requested Variance: Relief from UDC 10.2.8.D "*Screening of Ground-Mounted Equipment*"

Intended Use or Modification: PBS Aerospace will operate its U.S. headquarters with a jet engine assembly and test facility at this location. The construction associated with the engine test facility requires the fabrication of various ground mounted equipment, some of which is required by applicable building and safety regulations that are adjacent to and extending no less than (10) feet above the roof of the principal building to vent exhaust air to the atmosphere.

Since the location of this equipment is partially visible from the adjacent public street (Hembree Parkway), UDC 10.2.8.D. would require a screening device to be erected around it to a height equal or greater than the equipment itself. Due to the size of the equipment, this screening apparatus would be greater than 38 feet tall, requiring a significant amount of engineering and design work to construct.

To fully meet the requirements of this UDC, PBS Aerospace believes the massive extent of screening would be more aesthetically displeasing than the equipment itself and would potentially require a greater disruption to the property surrounding the building.

PBS Aerospace is thankful for the opportunity to specifically address the criteria set forth by the Board of Zoning Appeals in making a variance determination in our separately attached *Hardship Justification Letter*.

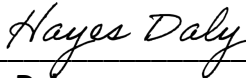
PBS Aerospace is committed to being a responsible member of the community and has carefully considered the impact of this request. We believe the proposed variance, and all efforts to minimize it, are in harmony with the purpose and intent of this UDC and will not be injurious to neighboring properties or to the character of the neighborhood.

We have conducted preliminary assessments and engaged with community stakeholders to ensure transparency and broad input. We are confident this project aligns with the wider goals and economic development initiatives of the community.

We respectfully request to be added to the agenda for an upcoming hearing and are prepared to provide all required documentation, site plans, and any additional information as requested by the Board.

Thank you for your time and consideration. Please feel free to contact me directly at (601) 807-8410 or daly@pbsaerospace.com should you require further information or clarification.

Sincerely,



Hayes Daly

Business Development Manager

PBS Aerospace Inc.

(601) 807-8410

daly@pbsaerospace.com

TITLE EXCEPTIONS:

This survey relied upon information contained within a title commitment number 14816333 Rev. 10-5-2012 prepared by Commonwealth Land Title Insurance Company, with an effective date of September 30, 2012, with respect to the property surveyed described in "Exhibit A" for 1350 North Meadow Parkway, and the exceptions listed in "Schedule B, Section 2" for 1350 North Meadow Parkway:

- Sewer Easement recorded in deed book 9795 page 52. Comment: As shown on the survey.
- Declaration of Covenants, Conditions and Restrictions recorded in deed book 12087, page 157; amended and recorded in deed book 14308, page 153; supplemented and recorded in deed book 15715, page 1; further supplemented and recorded in deed book 19974, page 104; further amended and recorded in deed book 19974, page 135; further amended and recorded in deed book 19974, page 143; further amended and recorded in deed book 41090, page 631. Comment: Affects the subject property.
- Declaration of Easements recorded in deed book 15715, page 5; amended and recorded in Deed Book 19974, page 112; assigned and recorded in Deed Book 19974, page 118. Comment: Exhibit A and Exhibit B describe a tract of land the subject property is a portion of.
- Easements Rights recorded in deed book 18413, page 206. Comment: As shown on the survey.
- Terms and Conditions of Access Road Easement Agreement recorded in deed book 18413, page 217; assigned and recorded in deed book 19974, page 126; amended and recorded in deed book 23607, page 170. Comment: As shown on the survey.
- Declaration of Covenants, Conditions and Restrictions recorded in deed book 19974, page 37; affected and recorded in deed book 25969, page 222; further affected and recorded in deed book 41090, page 625. Comment: The subject property is a portion of the property described in Exhibit B Parcel K in the record document.
- Conditions disclosed by our survey dated February 12, 2007, last revised April 30, 2007. Comment: As shown on the survey.

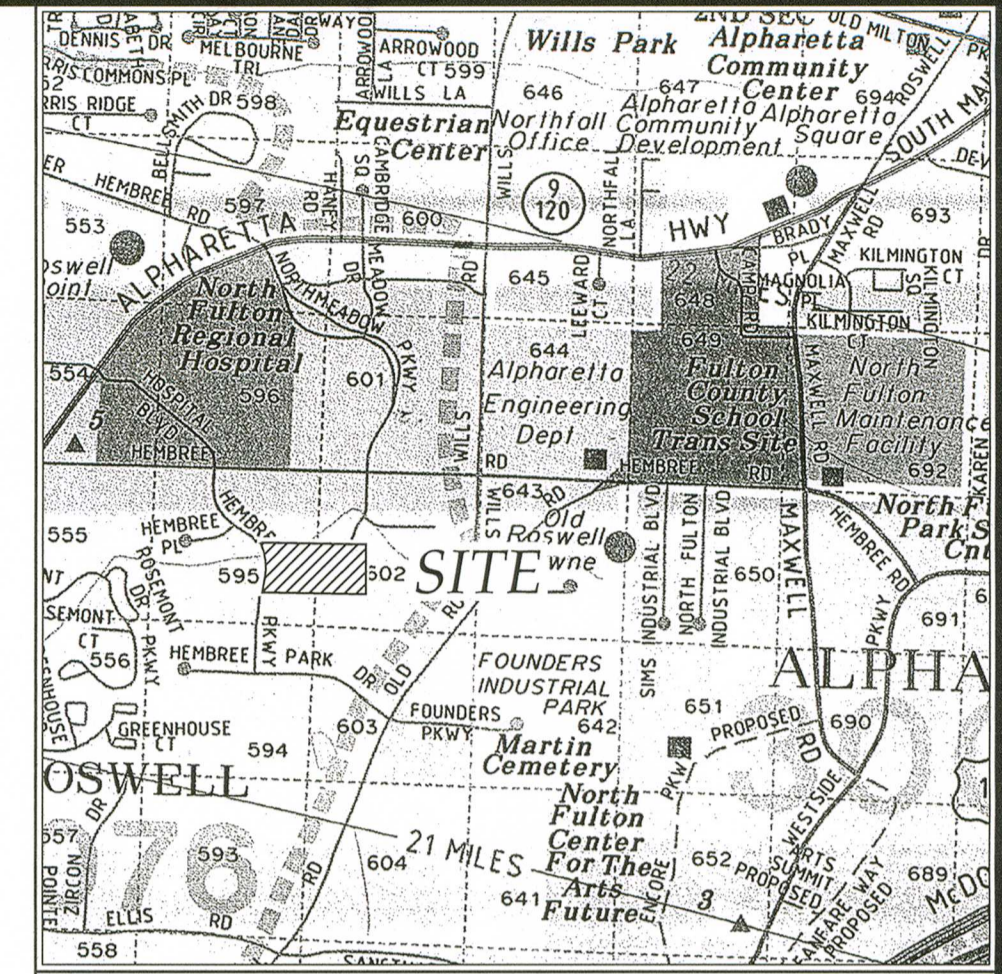
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 595 & 602, 1st District, 2nd Section City of Roswell, Fulton County, Georgia, and being more particularly described as follows:

To find the True Point of Beginning commence at the intersection of the Northern right of way of Hembree Parkway (60 foot right of way) and the Eastern right of way of Hembree Parkway (60 foot right of way); thence proceeding along said right of way of Hembree Parkway Northerly for a distance of 662.80 feet to 5/8" rebar found, said point being the True Point of Beginning.

From the True Point of Beginning, as thus established, proceed along said right of way of Hembree Parkway the following courses and distances: North 10 degrees 14 minutes 16 seconds East for a distance of 111.48 feet to a 1/2" rebar found and along the arc of a curve to the left a distance of 263.51 feet (said arc having a radius of 429.62 feet and being subtended by a chord with a bearing and distance of North 07 degrees 20 minutes 01 seconds West 259.40 feet) to a 1/2" rebar found; thence leaving said right of way of Hembree Parkway and proceeding South 88 degrees 56 minutes 45 seconds East for a distance of 781.55 feet to a 1/2" rebar found; thence proceed South 00 degrees 12 minutes 36 seconds West for a distance of 366.68 feet to an 1/2" rebar found; thence proceed North 88 degrees 56 minutes 45 seconds West for a distance of 766.91 feet to the True Point of Beginning.

Being the same property as described in Deed Book 44948, Page 147.



Location Map
not to scale / ref. aera atlas

© Copyright 2012
Travis Pruitt & Associates, Inc.
These drawings and their reproductions are the property of the surveyor and may not be reproduced, or used in any way without the written permission of this surveyor.

This plan was prepared for the exclusive use of the person, person or entity named in the title block. Said use does not extend to any unamed person without express permission by the surveyor naming said person.

Utilities:
A. Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown in the title block. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors or anyone else who relies upon this survey shall hereby expressly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

B. The continuation of utilities shown hereon is uncertain.

Flood Hazard Note:
By graphic plotting only, this property does not lie within a 100 year flood hazard zone and is depicted as zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas map number 13121C0062, effective date September 18, 2013.

Survey fieldwork performed on: March 30, 2012.
This survey was authorized by: Mr. Greg Chapin representing BPG Properties, Ltd.

Certification:
This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based has a closure precision of one foot in 25,000± feet, and an angular error of 5" per angle point, and was adjusted using the least squares method. Angular and linear measurements were made using a Trimble 5603 Robotic Total Station. This map or plat has been calculated for closure and is found to be accurate within one foot in 220,205 feet.

To Northmeadow Investors, LLC, a Delaware limited liability company; CIBC Inc., a Delaware corporation, its successors and assigns; Crexus S Holdings LLC, a Delaware limited liability company; its successors and assigns; and Commonwealth Land Title Insurance Company. This is to certify that this map or plat and the survey on which it is based was made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 2011, and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(c), 11(a), 13, 14, 16, 17, 18, 19, 20(a) and 21 of said A, thereof; and (ii) pursuant to the accuracy standards (as adopted by ALTA, NSPS and ACSM) and in effect on the date of this certification. The undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Travis N. Pruitt, Jr. 5/30/15 Date
Georgia Reg. Land Surveyor No. 2809
For the Firm Travis Pruitt & Associates, Inc.

Pursuant to Rule 180-6.09 of the Georgia State Board of Registration for Professional Engineers and Land Surveyors, the term "certify" or "certification" relating to land surveying services shall mean a signed statement based on facts and knowledge known to the land surveyor and is not a guarantee or warranty, either expressed or implied.

Site Address:
1350 North Meadow Parkway
Roswell, GA 30076

Zoning: I-1
Front Yard Setback: 30'
Side Yard Setback: 10'
Rear Yard Setback: 10'
Building Height: 50'
This information is reported from Zoning and Site Requirements Report prepared by National Zoning Services, LLC. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown hereon.

Parking Summary:
Regular Parking Spaces: 246
Handicap Parking Spaces: 7
Total Parking Spaces: 253

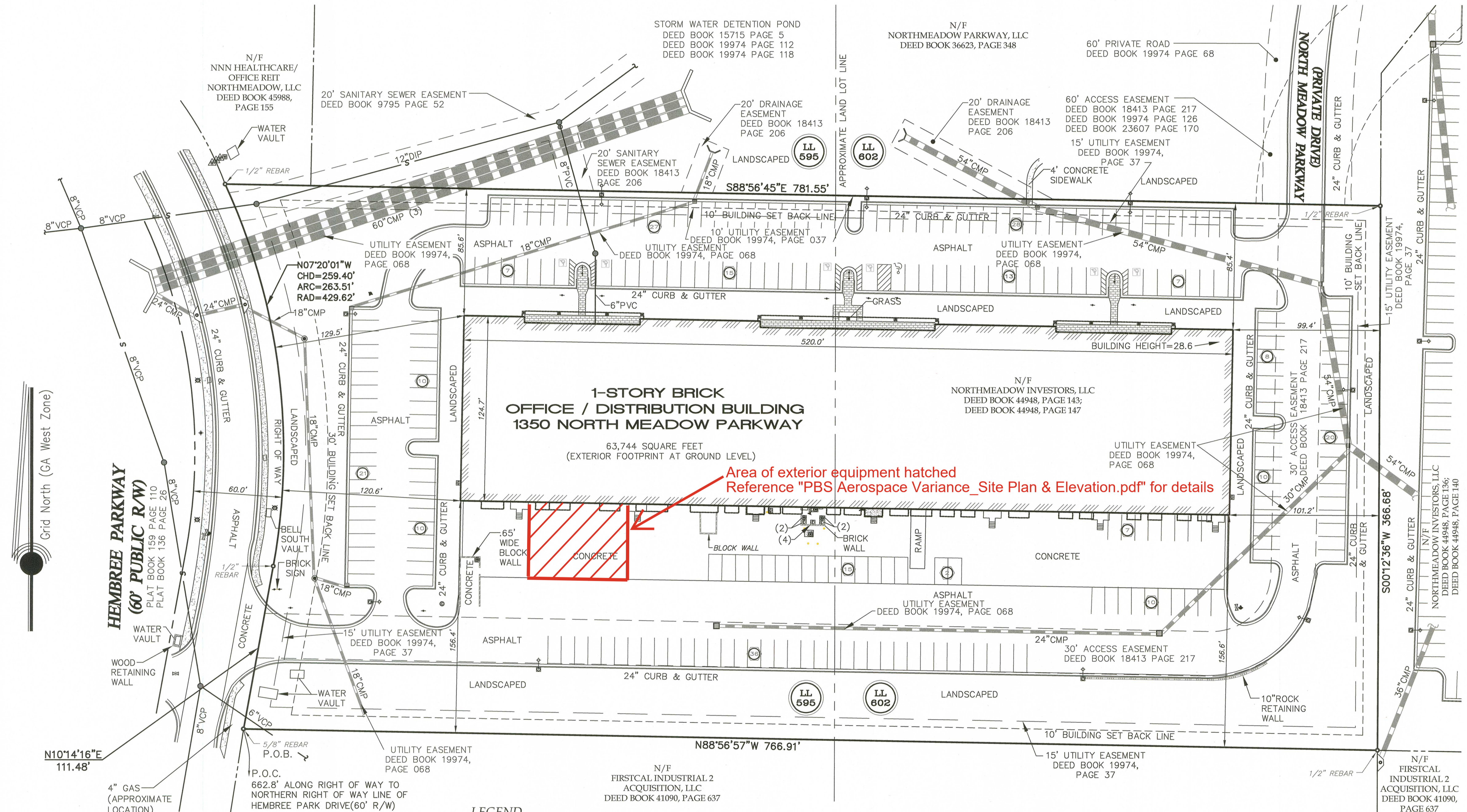
Area Summary: 6.34 acres

NO.	DATE	DESCRIPTION
1	8/21/12	NEW TITLE COMMITMENT
2	10/15/12	REVISED TITLE
3	5/30/15	UPDATED FLOODZONE NOTE
4		
5		
6		
7		

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

ALTA/ACSM LAND TITLE SURVEY FOR
Northmeadow Investors, LLC, a Delaware limited liability company;
CIBC Inc., a Delaware corporation, its successors and assigns;
Crexus S Holdings LLC, a Delaware limited liability company, its successors and assigns; and Commonwealth Land Title Insurance Company
LAND LOTS 595 & 602 - 1st DISTRICT, 2nd SECTION - CITY OF ROSWELL, FULTON COUNTY, GEORGIA

For The Firm
Travis Pruitt & Associates, Inc.
5/30/15
DATE: APRIL 23, 2012
SCALE: 1"=40'
CN: 250216.00081
LSV: BT
JN: 1-25-0216-600
FN: 174-D-185
Sheet No. 1 of 1



SURVEY NOTES:

- There was no observed evidence of current earth moving work, building construction or building additions.
- There was no observed evidence of recent street or sidewalk construction or repairs.
- There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- There were no wetlands observed on this property.

Scale 1 Inch = 40 Feet

LEGEND

● LL 595	LAND LOT IDENTIFICATION	● LAMP POST	● DROP INLET	● WATER METER	P.O.B. POINT OF BEGINNING
●	IRON PIN FOUND (AS NOTED)	● LIGHT STAND	● JUNCTION BOX	● FIRE DEPARTMENT CONNECTION	P.O.C. POINT OF COMMENCEMENT
●	PROPERTY CORNER	● AC UNIT	● CABLE TV BOX	● FIRE HYDRANT	IPS 1/2" REBAR SET W/CAP
●	BOLLARD	● ELECTRIC BOX	● TELEPHONE BOX	● WATER VALVE	BSL BUILDING SETBACK LINE
●	SQUARE COLUMN	● ELECTRIC METER	● TELEPHONE MONUMENT	● WATER VALVE MONUMENT	N/F NOW OR FORMERLY
●	REGULAR PARKING SPACE NUMBER	● POWER POLE	● GAS METER	● APPROX. UTILITY STRUCTURE	R/W RIGHT OF WAY
●	HANDICAP PARKING	● SANITARY SEWER MANHOLE	● GAS VALVE	--- STORM SEWER LINE	CONC. CONCRETE
●	SIGN	● CLEAN OUT	● IRRIGATION CONTROL BOX	--- SANITARY SEWER LINE	DIP DUCTILE IRON PIPE
●	UNKNOWN MANHOLE	● CATCH BASINS	● MISC. WATER STRUCTURE	--- INTERMEDIATE REGIONAL FLOOD PLAIN	CMP CORRUGATE METAL PIPE

Survey References:

- ALTA/ACSM Land Title survey for BPG Properties, Ltd, Lawyers Title Insurance Corporation, Northmeadow Investors, LLC, Copmark Finance Inc. and Copmark Bank prepared by Travis Pruitt & Associates, Inc., dated February 12, 2007, last revised April 30, 2007. (FN:149-D-154)



Emprise Corporation
CONSULTING ENGINEERS

3805 KENNESAW TR. PARKWAY, NW
SUITE 102
KENNESAW, GEORGIA 30144-6430
P: 770.426.1420 F: 770.426.1425
WWW.EMPRISPCORP.COM

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REVISIONS & UPDATES

Attachment: Site Plan, Survey, Elevations Combined (ZVAR-0326-000009 1350 Northmeadow Parkway Unit:130)

ISSUED FOR PERMIT
30 JAN 26

PROJECT



PBS AEROSPACE
ATLANTA, GEORGIA

**JET ENGINE
CONTAINER TEST CELL:
#3 & #4**

SHEET TITLE

**TEST AREA
LAYOUT**

PROJECT MANAGER J. BUFFINGT

DESIGN ENGINEER D. PE

CLIENT CONTACT

DRAWN BY M. HENDERS

SCALE AS SHOWN

SHEET SIZE ANSI

FILE NAME C25_022_G

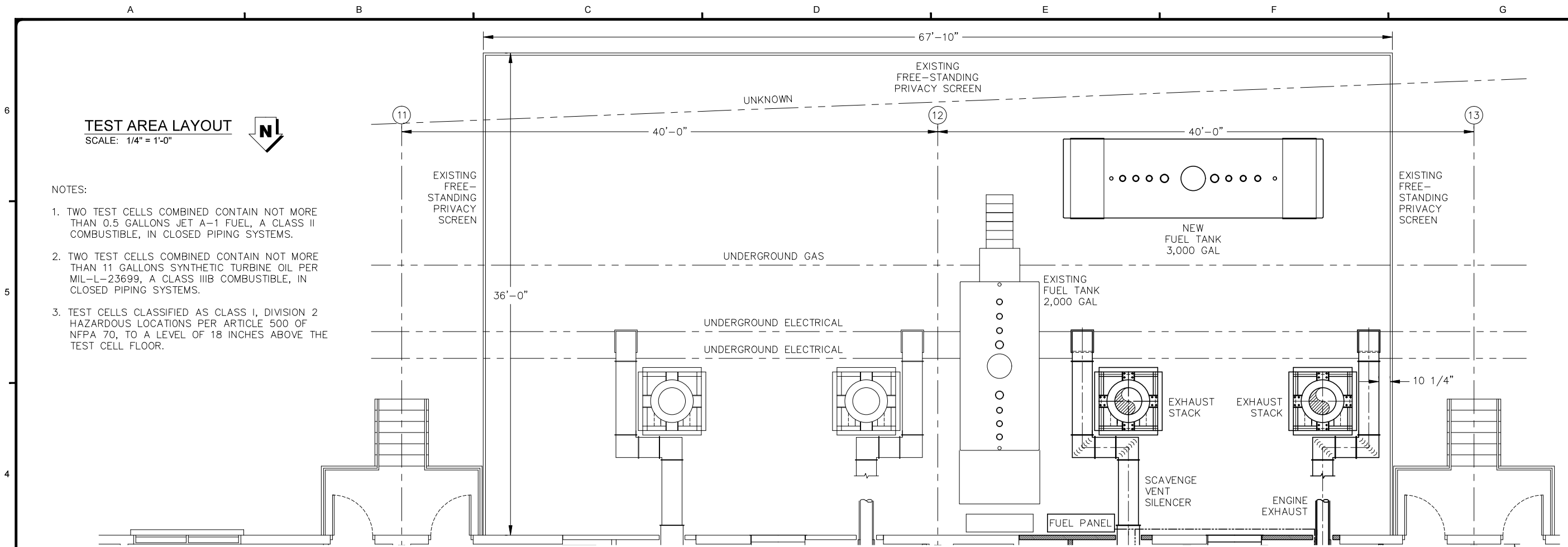
PROJECT NUMBER REVISION

C25 022 0

DRAWING NUMBER

G-001

SHEET NUMBER 01 OF 03



TEST AREA LAYOUT
SCALE: 1/4" = 1'-0"



NOTES:

- 1. TWO TEST CELLS COMBINED CONTAIN NOT MORE THAN 0.5 GALLONS JET A-1 FUEL, A CLASS II COMBUSTIBLE, IN CLOSED PIPING SYSTEMS.
- 2. TWO TEST CELLS COMBINED CONTAIN NOT MORE THAN 11 GALLONS SYNTHETIC TURBINE OIL PER MIL-L-23699, A CLASS IIIB COMBUSTIBLE, IN CLOSED PIPING SYSTEMS.
- 3. TEST CELLS CLASSIFIED AS CLASS I, DIVISION 2 HAZARDOUS LOCATIONS PER ARTICLE 500 OF NFPA 70, TO A LEVEL OF 18 INCHES ABOVE THE TEST CELL FLOOR.



Emprise Corporation

CONSULTING ENGINEERS

3000 KENNEDY TS PARKWAY, NW
SUITE 102
KENNESAW, GEORGIA 30144-4630
P: 770.426.1420 F: 770.426.1425
WWW.EMPRISPCORP.COM

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REVISIONS & UPDATES

Attachment: Site Plan, Survey, Elevations Combined (ZVAR-0326-000009 1350 Northmeadow Parkway Unit:130)

ISSUED FOR PERMIT 30 JAN 26 0

PROJECT



PBS AEROSPACE
ATLANTA, GEORGIA

**JET ENGINE
CONTAINER TEST CELL:
#3 & #4**

SHEET TITLE

**TEST AREA
LAYOUT**

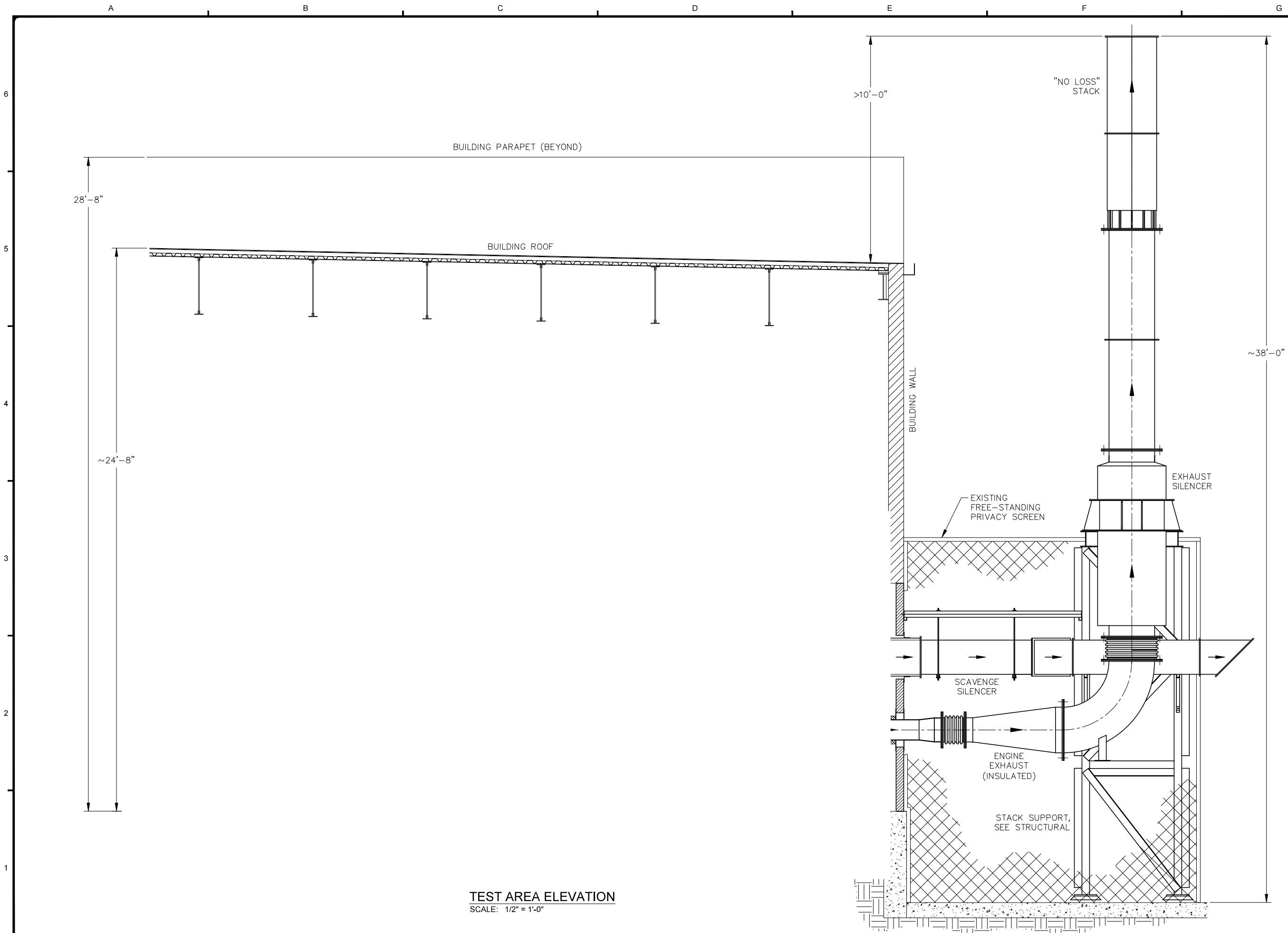
PROJECT MANAGER J. BUFFINGT
DESIGN ENGINEER D. PE
CLIENT CONTACT
DRAWN BY M. HENDERS
SCALE AS SHOWN
SHEET SIZE ANSI
FILE NAME C25_022_G0

PROJECT NUMBER REVISION
C25 022 0

DRAWING NUMBER

G-001

SHEET NUMBER 02 OF 03



TEST AREA ELEVATION
SCALE: 1/2" = 1'-0"



TITLE EXCEPTIONS:

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- Sewer Easement recorded in deed book 9795 page 52. Comment: As shown on the survey.
- Declaration of Covenants, Conditions and Restrictions recorded in deed book 12087, page 157; amended and recorded in deed book 14308, page 153; supplemented and recorded in deed book 15715, page 1; further supplemented and recorded in deed book 19974, page 104; further amended and recorded in deed book 19974, page 135; further amended and recorded in deed book 19974, page 143; further amended and recorded in deed book 41090, page 631. Comment: Affects the subject property.
- Declaration of Easements recorded in deed book 15715, page 5; amended and recorded in Deed Book 19974, page 112; assigned and recorded in Deed Book 19974, page 118. Comment: Exhibit A and Exhibit B describe a tract of land the subject property is a portion of.
- Easements Rights recorded in deed book 18413, page 206. Comment: As shown on the survey.
- Terms and Conditions of Access Road Easement Agreement recorded in deed book 18413, page 217; assigned and recorded in deed book 19974, page 126; amended and recorded in deed book 23607, page 170. Comment: As shown on the survey.
- Declaration of Covenants, Conditions and Restrictions recorded in deed book 19974, page 37; affected and recorded in deed book 25969, page 222; further affected and recorded in deed book 41090, page 625. Comment: The subject property is a portion of the property described in Exhibit B Parcel K in the record document.
- Conditions disclosed by our survey dated February 12, 2007, last revised April 30, 2007. Comment: As shown on the survey.

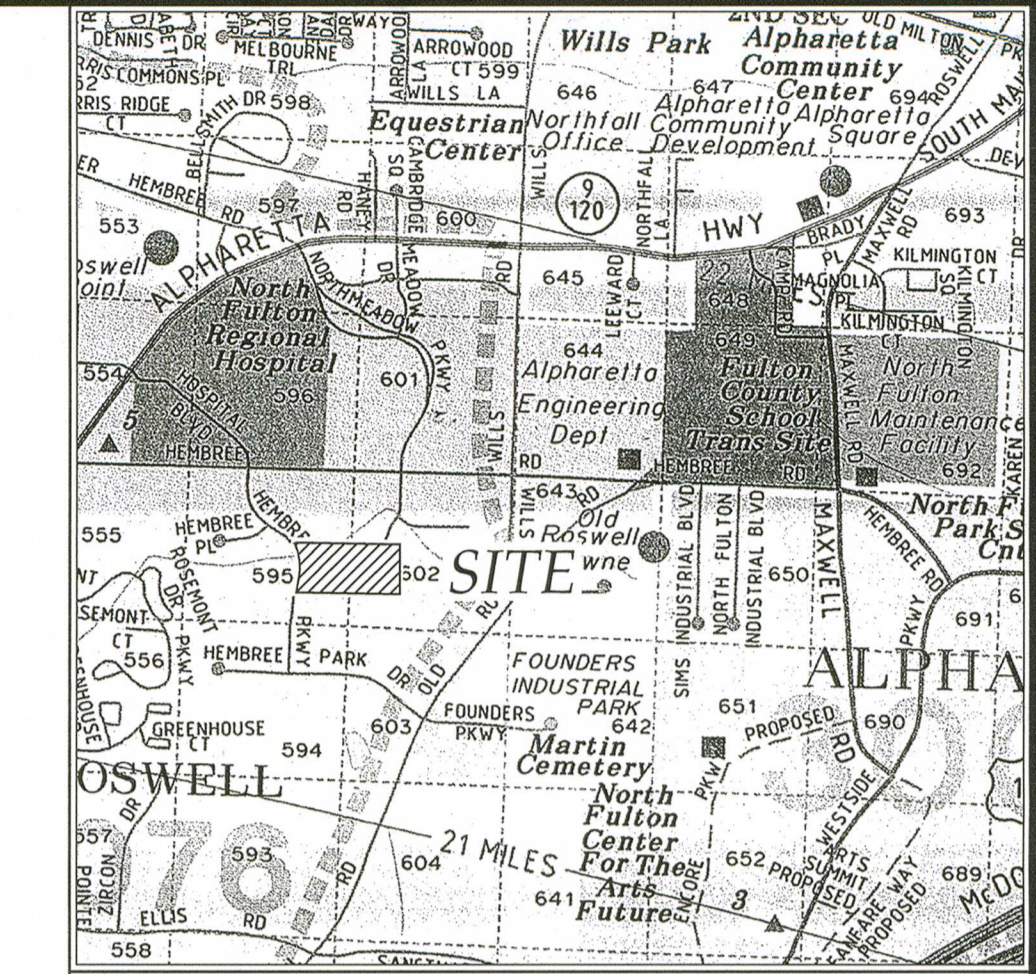
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 595 & 602, 1st District, 2nd Section City of Roswell, Fulton County, Georgia, and being more particularly described as follows:

To find the True Point of Beginning commence at the intersection of the Northern right of way of Hembree Parkway Drive (60 foot right of way) and the Eastern right of way of Hembree Parkway (60 foot right of way); thence proceeding along said right of way of Hembree Parkway Northerly for a distance of 662.80 feet to 5/8" rebar found, said point being the True Point of Beginning.

From the True Point of Beginning, as thus established, proceed along said right of way of Hembree Parkway the following courses and distances: North 10 degrees 14 minutes 16 seconds East for a distance of 111.48 feet to a 1/2" rebar found and along the arc of a curve to the left a distance of 263.51 feet (said arc having a radius of 429.62 feet and being subtended by a chord with a bearing and distance of North 07 degrees 20 minutes 01 seconds West 259.40 feet) to a 1/2" rebar found; thence leaving said right of way of Hembree Parkway and proceeding South 88 degrees 56 minutes 45 seconds East for a distance of 781.55 feet to a 1/2" rebar found; thence proceed South 00 degrees 12 minutes 36 seconds West for a distance of 366.68 feet to an 1/2" rebar found; thence proceed North 88 degrees 56 minutes 45 seconds West for a distance of 766.91 feet to the True Point of Beginning.

Being the same property as described in Deed Book 44948, Page 147.



Location Map
not to scale / ref. aera atlas

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Travis Pruitt & Associates, Inc.
These drawings and their reproductions are the property of the surveyor and may not be reproduced, or used in any way without the written permission of this surveyor.

This plan was prepared for the exclusive use of the person, person or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.

Utilities:
A. Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown in the title block. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors or anyone else who relies upon this survey shall hereby expressly understand that the surveyor is not responsible for the correctness or sufficiency of this information.
B. The continuation of utilities shown hereon is uncertain.

Flood Hazard Note:
By graphic plotting only, this property does not lie within a 100 year flood hazard zone and is depicted as zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas map number 13121C0062Z, effective date September 18, 2013.
Survey fieldwork performed on: March 30, 2012.
This survey was authorized by: Mr. Greg Chapin representing BPG Properties, Ltd.

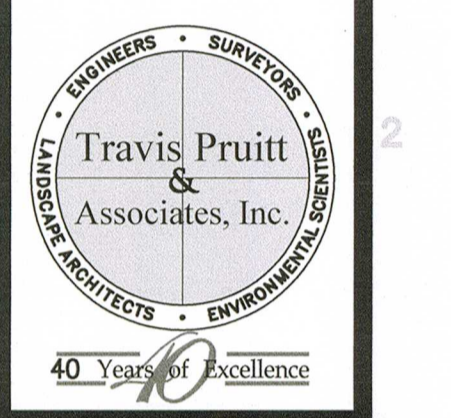
Certification:
This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based has a closure precision of one foot in 25,000± feet, and an angular error of 5" per angle point, and was adjusted using the least squares method. Angular and linear measurements were made using a Trimble 5603 Robotic Total Station. This map or plat has been calculated for closure and is found to be accurate within one foot in 220,205 feet.
To Northmeadow Investors, LLC, a Delaware limited liability company; CIBC Inc., a Delaware corporation, its successors and assigns; Crexus S Holdings LLC, a Delaware limited liability company; its successors and assigns; and Commonwealth Land Title Insurance Company.
This is to certify that this map or plat and the survey on which it is based was made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 2011, and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, 19, 20(a) and 21 of Table A thereof; and (ii) pursuant to the accuracy standards (as adopted by ALTA, NSPS and ACSM) and in effect on the date of this certification. The undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Travis N. Pruitt, Jr. 5/30/15 Date
Georgia Reg. Land Surveyor No. 2809
For the Firm Travis Pruitt & Associates, Inc.
Pursuant to Rule 180-6.09 of the Georgia State Board of Registration for Professional Engineers and Land Surveyors, the term "certify" or "certification" relating to land surveying services shall mean a signed statement based on facts and knowledge known to the land surveyor and is not a guarantee or warranty, either expressed or implied.

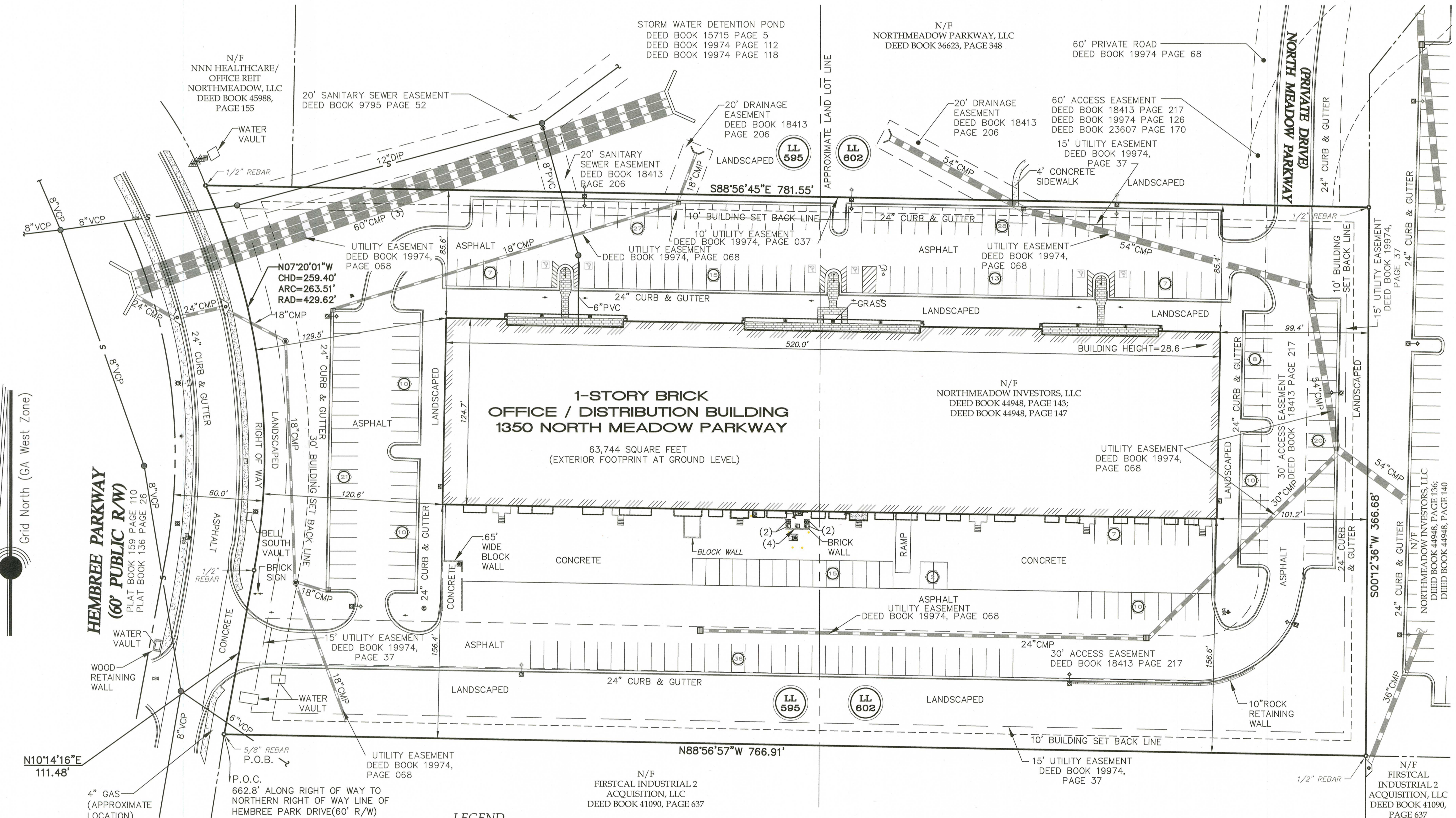
Site Address:
1350 North Meadow Parkway
Roswell, GA 30076
Zoning: I-1
Front Yard Setback: 30'
Side Yard Setback: 10'
Rear Yard Setback: 10'
Building Height: 50'
This information is reported from Zoning and Site Requirements Report prepared by National Zoning Services, LLC. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown hereon.
Parking Summary:
Regular Parking Spaces: 246
Handicap Parking Spaces: 7
Total Parking Spaces: 253
Area Summary: 6.34 acres

NO.	DATE	DESCRIPTION
1	8/21/12	NEW TITLE COMMITMENT
2	10/15/12	REVISED TITLE
3	5/30/15	UPDATED FLOODZONE NOTE
4		
5		
6		
7		

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com



ALTA/ACSM LAND TITLE SURVEY FOR
Northmeadow Investors, LLC, a Delaware limited liability company;
CIBC Inc., a Delaware corporation, its successors and assigns;
Crexus S Holdings LLC, a Delaware limited liability company, its successors and assigns; and Commonwealth Land Title Insurance Company
LAND LOTS 595 & 602 - 1st DISTRICT, 2nd SECTION - CITY OF ROSWELL, FULTON COUNTY, GEORGIA



SURVEY NOTES:

- There was no observed evidence of current earth moving work, building construction or building additions.
- There was no observed evidence of recent street or sidewalk construction or repairs.
- There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- There were no wetlands observed on this property.

Scale 1 Inch = 40 Feet

LEGEND

● LL 595	LAND LOT IDENTIFICATION	● LAMP POST	● DROP INLET	● WATER METER	P.O.B. POINT OF BEGINNING
● IRON PIN FOUND (AS NOTED)		● LIGHT STAND	● JUNCTION BOX	● FIRE DEPARTMENT CONNECTION	P.O.C. POINT OF COMMENCEMENT
● PROPERTY CORNER		● AC UNIT	● CABLE TV BOX	● FIRE HYDRANT	IPS 1/2" REBAR SET W/CAP
● BOLLARD		● ELECTRIC BOX	● TELEPHONE BOX	● WATER VALVE	BSL BUILDING SETBACK LINE
● SQUARE COLUMN		● ELECTRIC METER	● TELEPHONE MONUMENT	● WATER VALVE MONUMENT	N/F NOW OR FORMERLY
● REGULAR PARKING SPACE NUMBER		● POWER POLE	● GAS METER	● APPROX. UTILITY STRUCTURE	R/W RIGHT OF WAY
● HANDICAP PARKING		● SANITARY SEWER MANHOLE	● GAS VALVE	● STORM SEWER LINE	CONC. CONCRETE
● SIGN		● CLEAN OUT	● IRRIGATION CONTROL BOX	● SANITARY SEWER LINE	DIP DUCTILE IRON PIPE
● UNKNOWN MANHOLE		● CATCH BASINS	● MISC. WATER STRUCTURE	● INTERMEDIATE REGIONAL FLOOD PLAIN	CMP CORRUGATE METAL PIPE

Survey References:
1. ALTA/ACSM Land Title survey for BPG Properties, Ltd, Lawyers Title Insurance Corporation, Northmeadow Investors, LLC, Copmark Finance Inc. and Copmark Bank prepared by Travis Pruitt & Associates, Inc., dated February 12, 2007, last revised April 30, 2007. (FN:149-D-154)



SUBMITTAL SUMMARY REPORT (ZVAR-0326-000009) FOR CITY OF ROSWELL, GA

PERMIT ADDRESS: 1350 Northmeadow Parkway 130
Roswell, GA 30076

PARCEL: 12 -2350-0602-017-3

APPLICATION DATE: 03/18/2026

EXPIRATION DATE: 03/18/2027

SQUARE FEET: 0

VALUATION: \$0.00

DESCRIPTION: We respectfully request relief from the current zoning requirements of Roswell UDC paragraph 10.2.8.D. "Screening – Ground-Mounted Equipment" for PBS Aerospace Test Cells at 1350 Northmeadow Parkway, Roswell, GA 30076

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Hayes Daly		1350 Northmeadow Parkway Suite 130 Suite 130 Roswell, GA 30076
Owner	Lori Ellis	SE GEORGIA PROPERTY OWNER LLC	3843 W CHESTER PIKE NEWTOWN SQUARE, PA 19073
Representative	Clinton Snow	PBS Aerospace Inc	

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED
General Condition	Plans reviewed by Robert Major rmajor@roswellgov.com 770-594-6263 Your plans have been approved. Please see below for comments and requirements. The Roswell Fire Marshal's Office has reviewed the plans and specifications in accordance with the applicable state adopted minimum Fire Safety Standards in effect at the time of review. Every effort was made to check for code compliance. However, this does not relieve the owner, contractor, architect or any other responsible party from compliance with the items missed or unknown to the reviewer. Any changes or modifications in approved plans shall be reviewed by the City of Roswell prior to making the changes.	Robert Major	04/06/2026		Yes
HPC STANDARD COMMENT	Approval for zoning variance only	Rhonda Donehoo-Faulkner	04/06/2026	The applicant shall apply for the required building permit(s) and submit the corresponding construction documents for review, as applicable.	Yes
Rhonda Donehoo-Faulkner	Reviewed by:	Rhonda Donehoo-Faulkner	04/06/2026	Rhonda Donehoo-Faulkner, Registered Architect, Building Division, 770-817-6726, rdonehoofaulkner@roswellgov.com	Yes
General Condition	Stormwater Conditions	Adam Watts	04/06/2026	This approval does not suffice for the LDP approval. The LDP must meet all plan review submittal requirements.	Yes

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Variance Review v.	03/25/2026	04/08/2026		In Review

SUBMITTAL DETAILS

Variance Review v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building Division (Building Division)	Rhonda Donehoo-Faulkner	04/08/2026		In Review
Engineering (Engineering)	Osmany Ordonez	04/08/2026		In Review

Attachment: Application Review Summary (ZVAR-0326-000009 1350 Northmeadow Parkway Unit:130)

SUBMITTAL SUMMARY REPORT (ZVAR-0326-000009)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Fire (Fire)	Robert Major	04/08/2026	04/06/2026	Approved
<p><i>Comments</i> Plans reviewed by Robert Major rmajor@roswellgov.com 770-594-6263 Your plans have been approved. Please see below for comments and requirements. The Roswell Fire Marshal's Office has reviewed the plans and specifications in accordance with the applicable state adopted minimum Fire Safety Standards in effect at the time of review. Every effort was made to check for code compliance. However, this does not relieve the owner, contractor, architect or any other responsible party from compliance with the items missed or unknown to the reviewer. Any changes or modifications in approved plans shall be reviewed by the City of Roswell prior to making the changes.</p>				
P&Z Variance (Planning & Zoning)	Richard Sykes	04/08/2026	04/07/2026	Ready for Agenda
<p><i>Comments</i> Going to BZA 4/14/2026</p>				
Stormwater (Stormwater)	Adam Watts	04/08/2026	04/06/2026	Approved with Conditions
<p><i>Comments</i> Adam Watts, awatts@roswellgov.com I am in the office Monday – Wednesday. To schedule a meeting to discuss the comments, please e-mail me at awatts@roswellgov.com. I am also available for unscheduled meetings during the times of 10am - 12pm on Monday and Wednesday. For faster response, please e-mail rather than call</p>				
Transportation (Transportation)	Serge Osse	04/08/2026	03/26/2026	Approved with Comments
<p><i>Comments</i> Transportation recommends approval. (Transportation has no comment on the requested variance).</p>				
Tree (Tree)	Laura Sommet	04/08/2026		In Review

Attachment: Application Review Summary (ZVAR-0326-000009 1350 Northmeadow Parkway Unit:130)



City of Roswell
Board of Zoning Appeals
AGENDA ITEM REPORT

ID # - 10445

MEETING DATE: May 12, 2026
DEPARTMENT: Board of Zoning Appeals
ITEM TYPE: Public Hearing

ZVAR-0326-000008 235 Brook Valley Drive

Item Summary:

Variance request to reduce the rear setback from 40 feet to 18 feet for a patio addition.

Staff Recommendation:

Staff recommends approval of the variance request with the following condition:

1. The owner shall develop the property in substantial accordance with the site plan received by the City of Roswell on 04/30/2026

Financial Impact:

N/A

Presented by:

Richard Sykes



Petition Number ZVAR-0326-000008
Hearing & Meeting Date
 Board of Zoning Appeals – 05/12/2026

Applicant

Mark Sottile
 364 Norcross St.
 Roswell, GA 30075

Property Information

235 Brook Valley Drive
 Zoning – RS-30

Proposed variance

Variance to reduce the rear setback from 40 feet to 18 feet to add an enclosed patio to the existing unenclosed patio.

Staff Recommendation:

Staff recommends approval of the variance request with the following condition:

1. The owner shall develop the property in substantial accordance with the site plan received by the City of Roswell on 04/30/2026.

Background

This property is zoned RS-30 Single-Family Residential and is approximately 30,013 square feet (0.689 acres) in size. It has two road frontages off Brook Valley Drive and Oak Knoll Way and is in the Michael's Pond subdivision. The lot is rectangular shaped with a 50-foot front setback off Brook Valley Drive, a 50-foot side street setback off Oak Knoll Way, a 15-foot side interior setback, and a 40-foot rear setback. The existing 2,168-square-foot primary structure was built partially inside of the 40-foot rear setback in 1982. The house was built at an angle with the eastern corner positioned closer to the rear property line than the western corner of the house. Approximately 1,072 square feet of the house and unenclosed patio were built within the rear setback. This equates to an encroachment of 12 feet into the rear setback for the existing house, with a resulting setback of 28 feet currently.

The existing unenclosed patio is 12 feet deep, and it is completely in the rear setback. The overall unenclosed patio is approximately 360 square feet. The UDC allows unenclosed patios to encroach into a required rear setback by eight feet. Due to the angle of the house, the existing unenclosed patio encroaches into the rear setback by approximately 22 feet. Given the UDC's



requirements (2.2.10.A.8), the existing unenclosed patio exceeds the eight-foot encroachment allowance by 14 feet.

The applicant is proposing to remove the existing 360 square foot unenclosed patio and build a 240 unenclosed patio and 171.6 square foot enclosed patio. Due to the fact that enclosed patios are considered as an addition to the home, they must adhere to the setbacks of the primary structure. Since the existing house was built 12 feet into the 40-foot rear setback, a variance is required in order to build an enclosed and/or unenclosed patio, in the rear yard regardless of size.

The existing front yard consists of a lawn and a mix of large trees and small vegetation along the front of the house with a driveway that cuts through the middle of the yard. There are two single-family homes adjacent to the east and north of the lot. A line of trees partially screen the property from 225 Brook Valley Drive to the east and 150 Oak Knoll Way to the north. The rear yard consists of an existing unenclosed patio and a fence that screens the rear yard from 150 Oak Knoll Way to the north and Oak Knoll Way to the west.

Request

1. **The applicant is seeking relief from UDC 3.2.2 to reduce the rear setback from 40 feet to 18 feet.** The existing house sits on the lot at an angle and currently encroaches into the rear setback by 12 feet. The proposed enclosed and unenclosed patio will be 12 feet deep. Due to the orientation of the house in regards to the rear property line the overall encroachment of the enclosed and unenclosed patio will be 22 feet.

References

1. **3.2.2. - Detached House:** Rear Principle Building Setback (min): 40'
2. **2.2.10.A.8 – Setback Encroachments; Building Features:** Unenclosed patios, decks or terraces may encroach up to 4 feet into a side interior setback, or up to **8 feet into a required rear setback**, provided that such extension is at least 2 feet from the vertical plane of any lot line.
3. **13.13.1.B – Nonconforming Buildings or Structures; Expansion:** A nonconforming building or structure may be expanded, enlarged or extended where the expansion, enlargement or extension is for a conforming use in the applicable zoning district. Any expansion, enlargement or extension of a nonconforming building or structure must meet the dimensional requirements for the applicable zoning district and all other requirements of this UDC.



Public Notice Sign off Oak Knoll Way



Attachment: Staff Report (ZVAR-0326-000008 - 235 Brook Valley Drive)



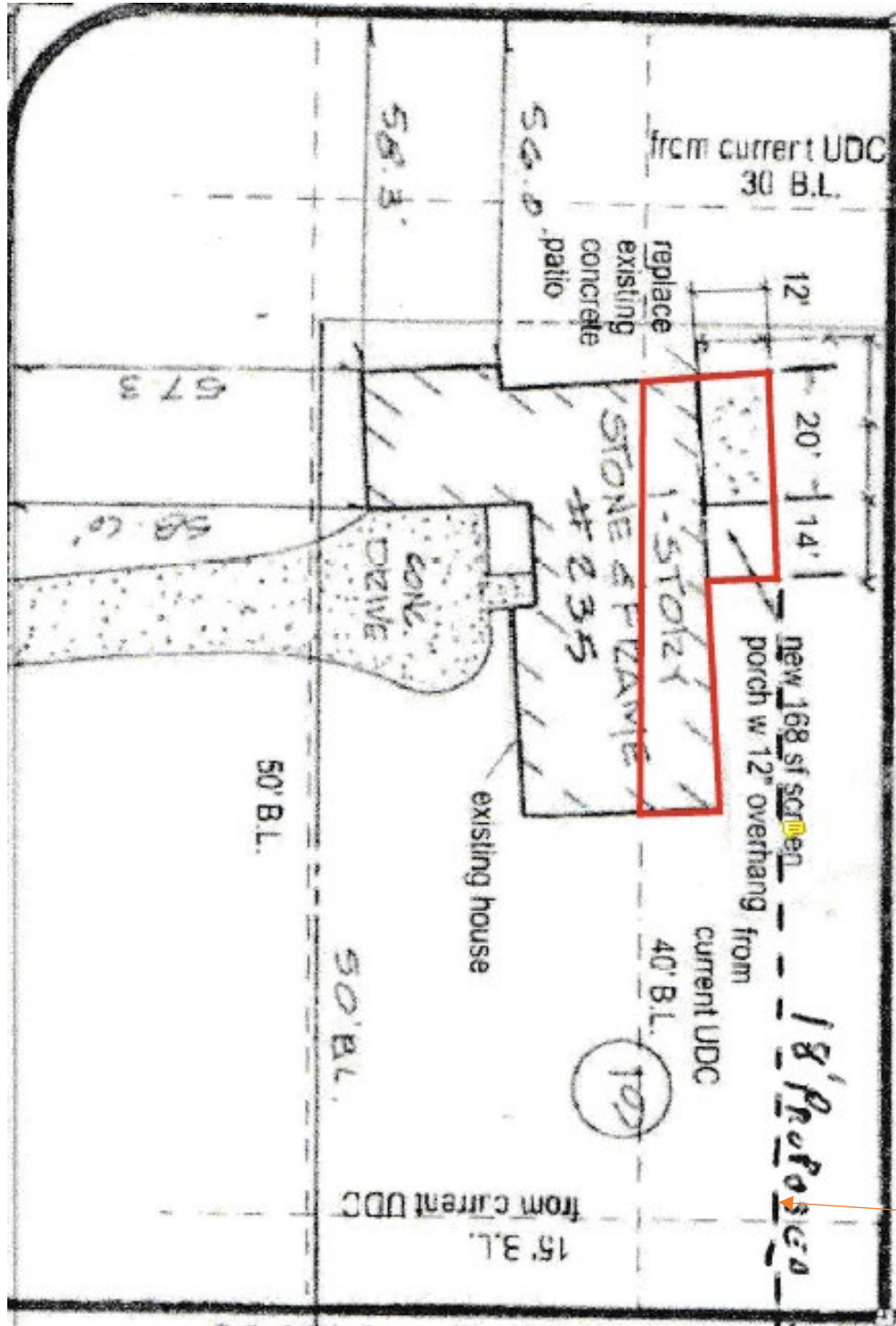
Public Notice Sign off Brook Valley Drive



Attachment: Staff Report (ZVAR-0326-000008 - 235 Brook Valley Drive)



Encroachment of Existing House and Proposed Enclosed Patio and Unenclosed Patio



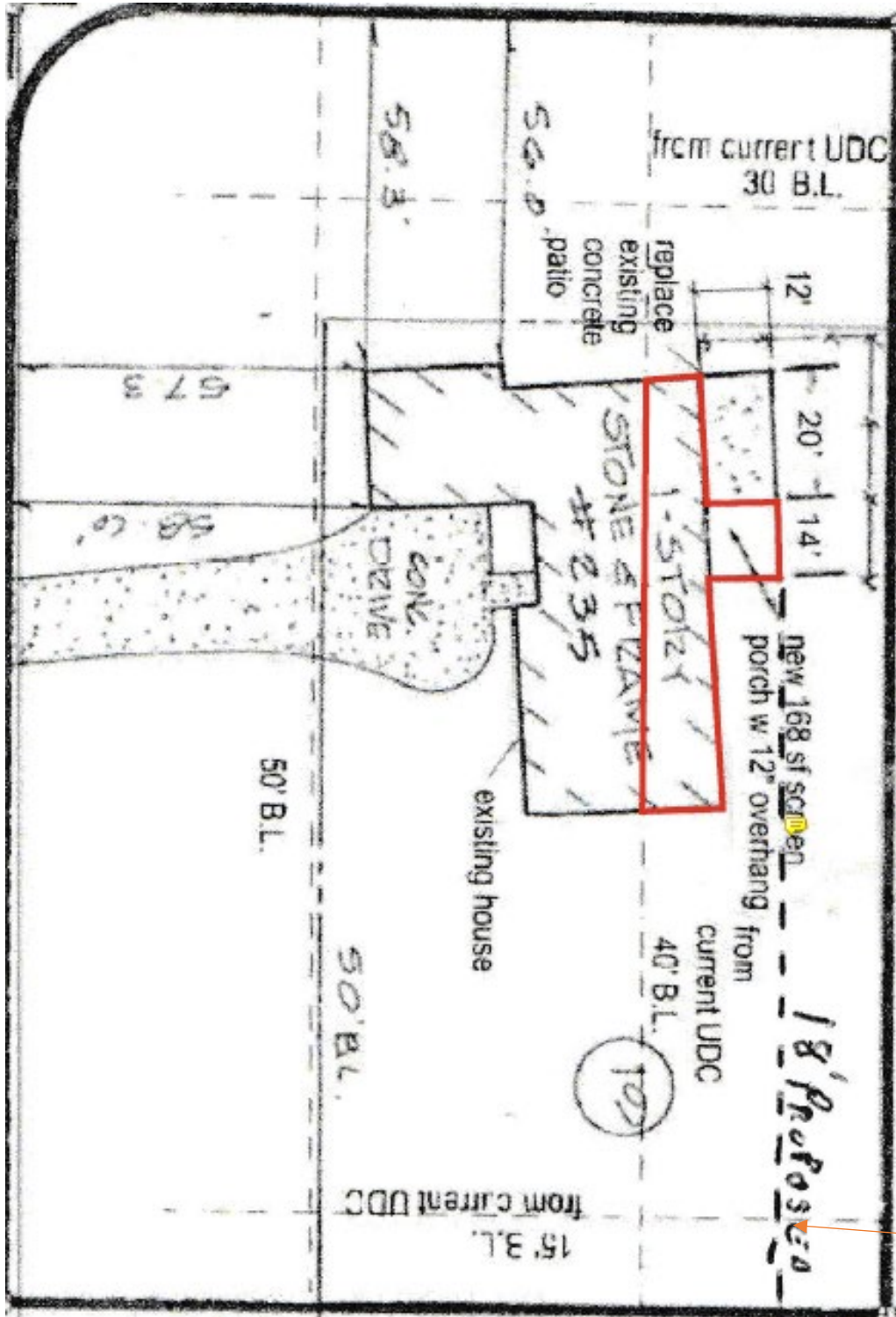
Rear Property L

18-foot propose rear setback

Attachment: Staff Report (ZVAR-0326-000008 - 235 Brook Valley Drive)



Encroachment of Existing House and Proposed Enclosed Patio



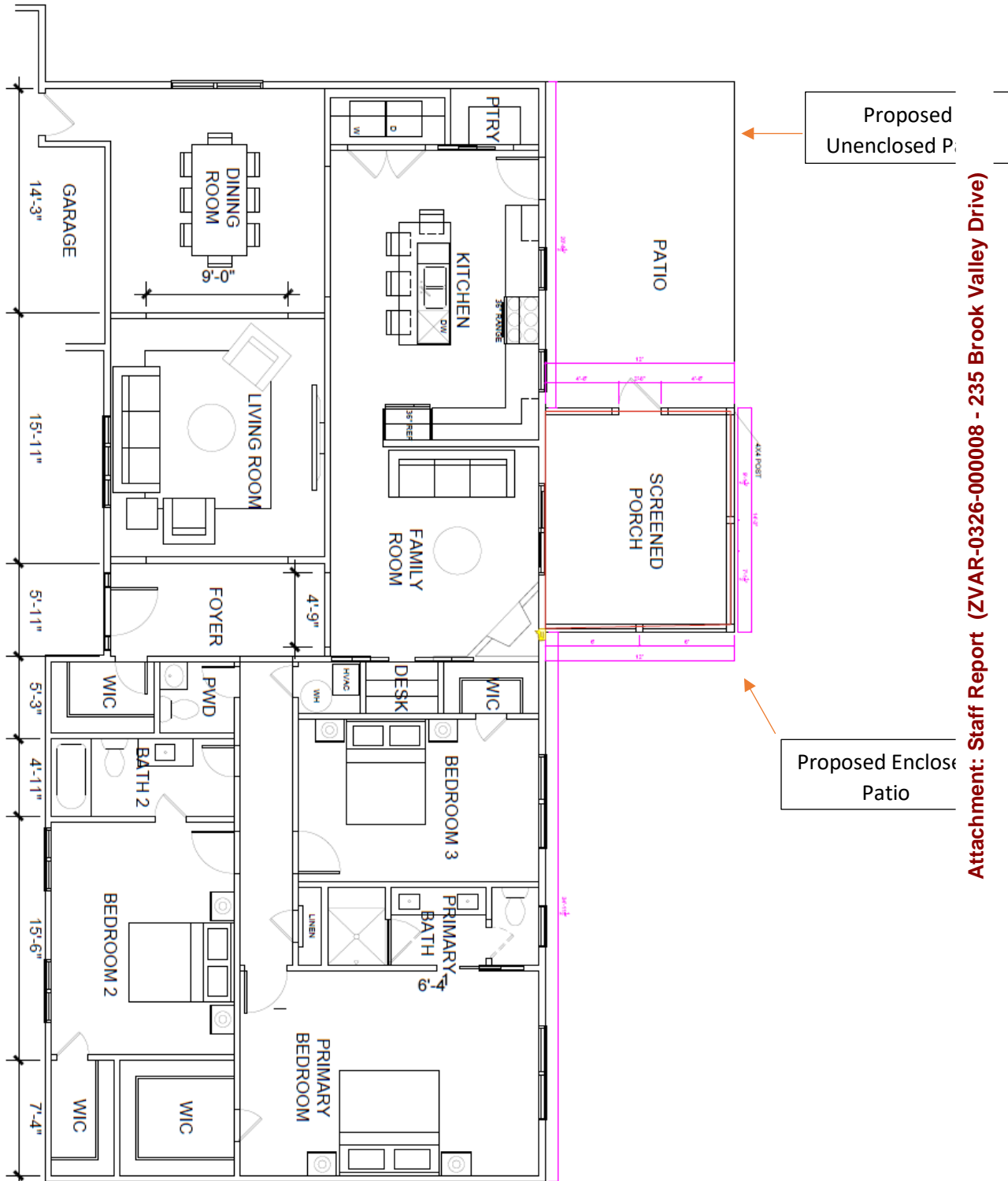
Attachment: Staff Report (ZVAR-0326-000008 - 235 Brook Valley Drive)

Rea
Property e

18-foot propc
rear setbac



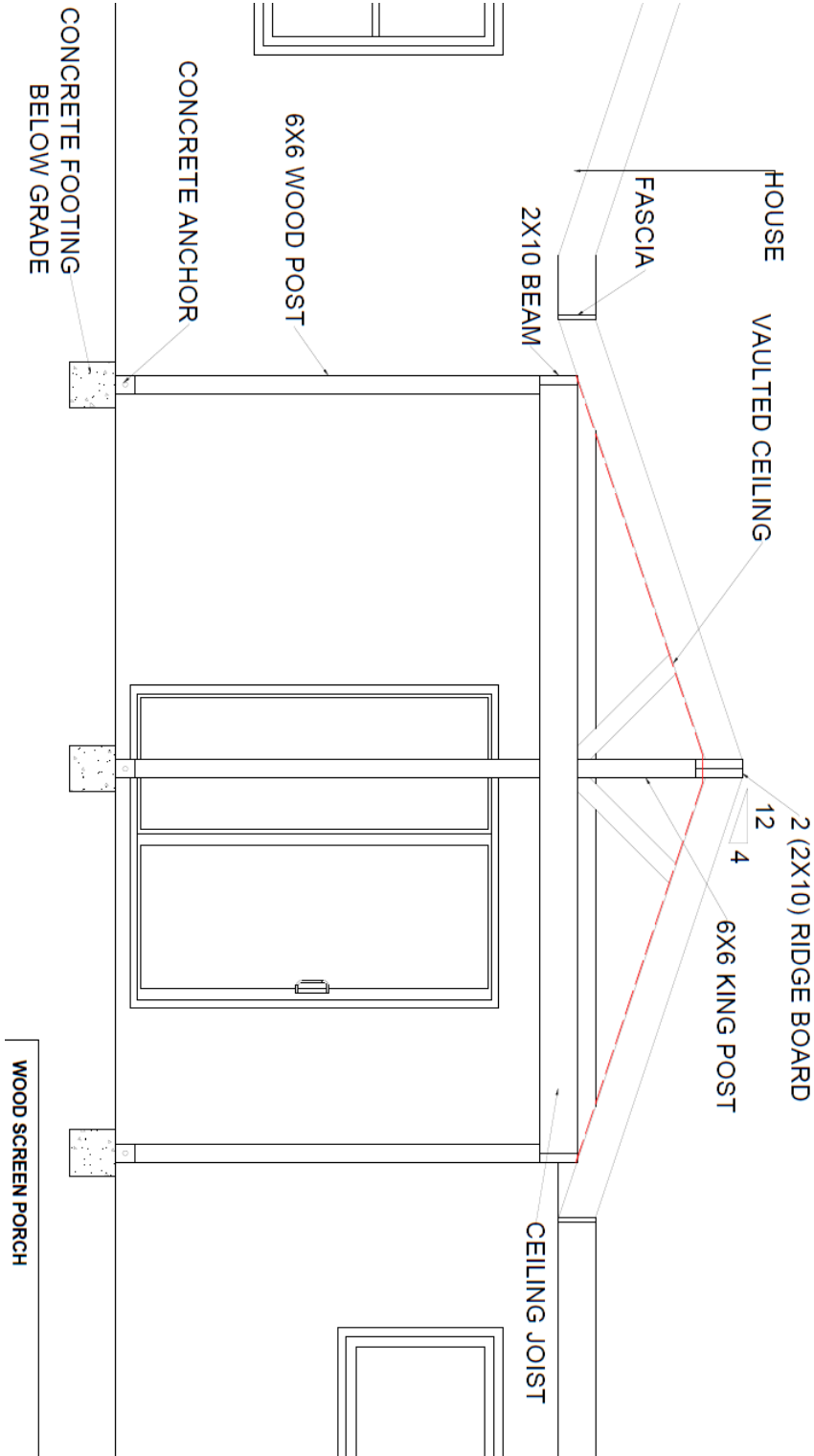
Floor Plan of Proposed Enclosed Patio



Attachment: Staff Report (ZVAR-0326-000008 - 235 Brook Valley Drive)

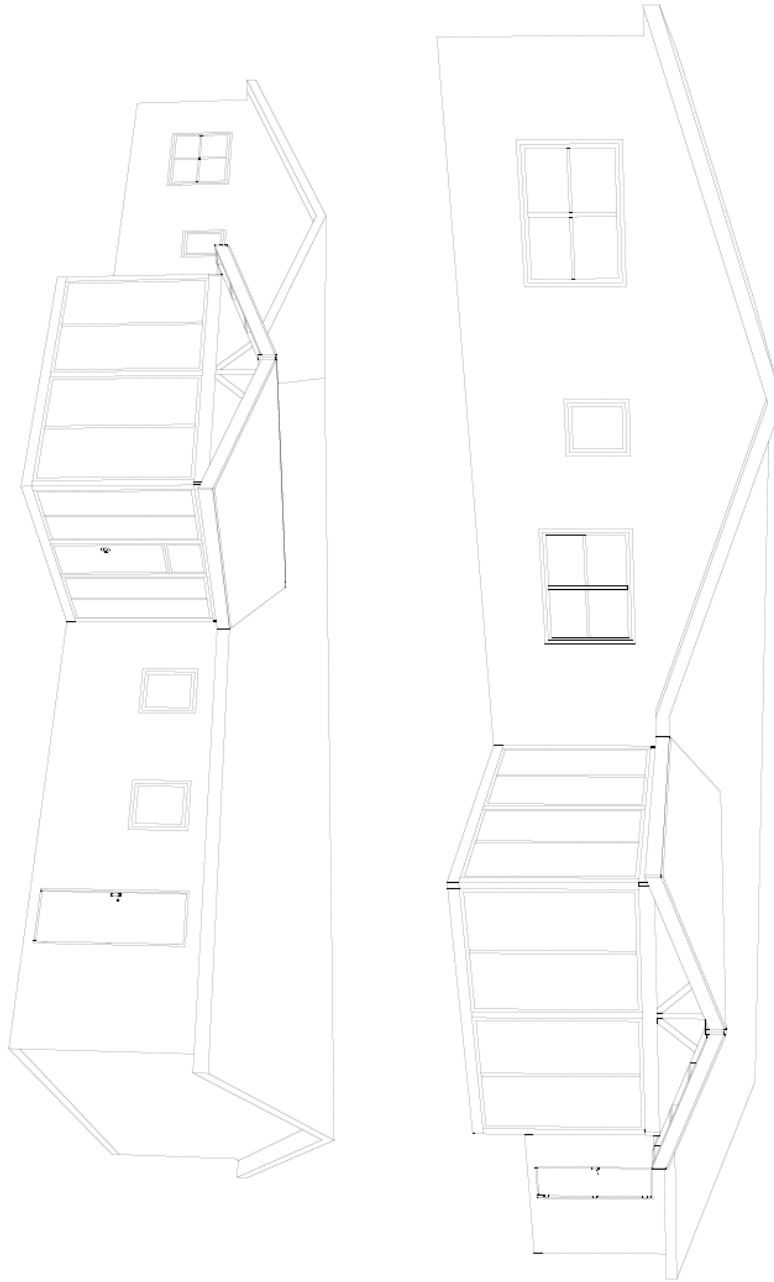


Architectural Elevation of Proposed Enclosed Patio





Rendering of Proposed Enclosed Patio



Attachment: Staff Report (ZVAR-03226-000008 - 235 Brook Valley Drive)



View of Existing Unenclosed Patio



Attachment: Staff Report (ZVAR-0326-000008 - 235 Brook Valley Drive)



View of Existing Unenclosed Patio



Attachment: Staff Report (ZVAR-0326-000008 - 235 Brook Valley Drive)



View from the Rear Yard of 150 Oak Knoll Way



Attachment: Staff Report (ZVAR-0326-000008 - 235 Brook Valley Drive)



13.11.7 BZA Hardship Criteria: Variance to reduce the rear setback.

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 deprive the applicant of rights commonly enjoyed by other properties in the RS-30 zoning district. The rectangular shape of the lot, combined with the UDC and platted setbacks, limits the amount of buildable space located to the rear yard of the property. Whereas other RS-30 properties can build an enclosed patio without the need for a variance, any enclosed or unenclosed patio built at the rear of this home will require a variance. Furthermore, this property's side street setback, as regulated by the recorded subdivision plat, is 50 feet compared to the UDC's 30 feet, limiting the available building space on the lot considerably.

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 of the RS-30 zoning district. The applicant is requesting to build an unenclosed and enclosed patio to the rear of their home, something that many other properties in RS-30 already have and are able to do.

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 this UDC and will not be injurious to the neighborhood or to the general welfare. This property is within the Suburban Residential character area as set by the 2040 Comprehensive Plan. This project is compatible with the Suburban Residential character area and will not have a negative impact on the surrounding neighborhood. Due to the fence in the rear yard, the proposed enclosed patio will not be visible from either street.

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. The limited buildable area on the property is not the result of actions by the applicant but rather were established at the time of construction of the house.



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

The variance requested is the minimum variance that will make possible the proposed use of the land, building or structure. The overall 12-foot width of the proposed unenclosed and enclosed patio will match the width of the existing unenclosed patio.

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 the RS-30 zoning district. Single-family homes are allowed by right in the RS-30 zoning district.

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 RS-30 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 increase the maximum allocation of sign area or the maximum area of an allowed sign type as it does not pertain to signs.

Mark Sottile
235 Brook Valley Dr.
Roswell GA 30075

February 26, 2026

LETTER OF INTENT

We propose to construct a 14' wide by 12' deep screened porch on the rear of our house.

We will be replacing the existing concrete patio (broken concrete) with a new concrete slab, including required footings to support the new structure.

Currently, the concrete patio is 12' deep from the back of the house, and the proposed concrete slab will be the same distance from the rear of the house.

Attachment: Letter of Intent (ZVAR-0326-000008 - 235 Brook Valley Drive)



SUBMITTAL SUMMARY REPORT (ZVAR-0326-000008) FOR CITY OF ROSWELL, GA

PERMIT ADDRESS: 235 Brook Valley Drive
Roswell, GA 30075

PARCEL: 12 -1754-0356-012-6

APPLICATION DATE: 03/11/2026

EXPIRATION DATE: 03/11/2027

SQUARE FEET: 0

VALUATION: \$0.00

DESCRIPTION: We are adding a 12-foot screened in porch on an existing uncovered porch. There will be a total of 22 feet of encroachment: 10 ft of encroachment of existing house and 12 ft of encroachment for the proposed covered patio.

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Mark Sottile		235 Brook Valley Drive Roswell, GA 30075
Owner	Mark Sottile		235 Brook Valley Drive Roswell, GA 30075
Representative	Mark Sottile		235 Brook Valley Drive Roswell, GA 30075

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIE
Rhonda Donehoo-Faulkner	Reviewed by:	Rhonda Donehoo-Faulkner	03/25/2026	Rhonda Donehoo-Faulkner, Registered Architect, Building Division, 770-817-6726, rdonehoofaulkner@roswellgov.com	Yes
General Condition	Trees	Laura Sommet	03/30/2026	Any tree 3" caliper or greater to be removed will require a permit. Any specimen trees removed will require justification for removal (UDC Article 12.1.3.B.1; Article 14 - Definitions, Specimen).	Yes
General Condition	Stormwater Conditions	Adam Watts	03/30/2026	This approval does not suffice for the approval of the LDP. The LDP submittal must still adhere to all plan review procedures and process.	Yes
General Condition	This approval is for Variance only. A building permit must be applied for and approved before any work can begin. Plans shall be submitted in accordance with the 2024 Life Safety Code for Fire Marshal's Office review. Plans reviewed by Robert Major rmajor@roswellgov.com 770-594-6263. The Roswell Fire Marshal's Office has reviewed the plans and specifications in accordance with the applicable state adopted minimum Fire Safety Standards in effect at the time of review. Every effort was made to check for code compliance. However, this does not relieve the owner, contractor, architect or any other responsible party from compliance with the items missed or unknown to the reviewer. Any changes or modifications in approved plans shall be reviewed by the City of Roswell prior to making the changes.	Robert Major	03/31/2026		Yes
4. Separate application	A separate permit application is required.	Rhonda Donehoo-Faulkner	03/25/2026	Approved for zoning variance only,. A separate permit application is required for screened porch addition. Submittals must include full construction documents and/or complete cross-section details for residential addition. Must apply for a residential addition building permit through the online "HUB".	Yes

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Variance Review v.	03/16/2026	03/30/2026	03/31/2026	Approved

SUBMITTAL DETAILS

Variance Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building Division (Building Division)	Rhonda Donehoo-Faulkner	03/30/2026	03/25/2026	Approved with Conditions
<i>Comments</i>	Approved for zoning variance only. A separate permit application is required for screened porch addition. Submittals must include full construction documents and complete cross-section details for residential addition. Must apply for a residential addition building permit.			
Engineering (Engineering)	Osmany Ordonez	03/30/2026	03/30/2026	Approved
Fire (Fire)	Robert Major	03/30/2026	03/31/2026	Approved
<i>Comments</i>	This approval is for Variance only. A building permit must be applied for and approved before any work can begin. Plans shall be submitted in accordance with the 2024 Life Safety Code for Fire Marshal's Office review. Plans reviewed by Robert Major rmajor@roswellgov.com 770-594-6263. The Roswell Fire Marshal's Office has reviewed the plans and specifications in accordance with the applicable state adopted minimum Fire Safety Standards in effect at the time of review. Every effort was made to check for code compliance. However, this does not relieve the owner, contractor, architect or any other responsible party from compliance with the items missed or unknown to the reviewer. Any changes or modifications in approved plans shall be reviewed by the City of Roswell prior to making the changes.			
P&Z Variance (Planning & Zoning)	Richard Sykes	03/31/2026	03/31/2026	Ready for Agenda
<i>Comments</i>	Ready to be scheduled for BZA hearing			
Stormwater (Stormwater)	Adam Watts	03/30/2026	03/30/2026	Approved with Conditions
<i>Comments</i>	Adam Watts, awatts@roswellgov.com I am in the office Monday – Wednesday. To schedule a meeting to discuss the comments, please e-mail me at awatts@roswellgov.com. I am also available for unscheduled meetings during the times of 10am - 12pm on Monday and Wednesday. For faster response, please e-mail rather than call.			
Transportation (Transportation)	Serge Osse	03/30/2026	03/17/2026	Approved with Comments
<i>Comments</i>	Transportation recommends approval. (Transportation has no comment on this variance request or the proposed 14' x 12' screened porch)			
Tree (Tree)	Laura Sommet	03/30/2026	03/30/2026	Approved with Conditions

Attachment: Application Review Summary (ZVAR-0326-000008 - 235 Brook Valley Drive)



City of Roswell
Board of Zoning Appeals
AGENDA ITEM REPORT

ID # - 10447

MEETING DATE: May 12, 2026
DEPARTMENT: Board of Zoning Appeals
ITEM TYPE: Minutes

March 10, 2026 BZA Minutes

Item Summary:

March 10, 2026 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 Rob Huey
Board Member Ian Kowalski
Board Member Dan Seger

Tuesday, March 10, 2026

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 7:06 PM by Chair Jahanzeb Jabbar.

Chair Jahanzeb Jabbar: Present, Vice Chair Mark Schumacher: Present, Board Member John Hannah: Absent, Board Member Rob Huey: Present, Board Member Ian Kowalski: Absent, Board Member Dan Seger: Present, Planner II Richard Sykes: Present, Planning and Zoning Director Jeannie Peyton: Present, Engineering Plan Reviewer Sam Woods, Present.

II. Agenda Items

1. BZA PL-20254278 - 114 Prospect Street - variance to reduce the rear setback for a covered porch

Approved request to reduce the rear setback from 30 ft to 16 ft with the following condition: reducing the rear setback to 16 ft for a covered patio, as depicted in the architectural plans submitted with the application, dated July 7, 2025.

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Mark Schumacher, Vice Chair
SECONDER:	Rob Huey, Board Member
IN FAVOR:	Rob Huey, Jahanzeb Jabbar, Mark Schumacher, Dan Seger
ABSENT:	John Hannah, Ian Kowalski

2. SBVA-1225-000018 - 55 Maple Street – stream buffer variance

Approved per Staff's recommendation to include stormwater mitigation set forth in the site plan.

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

Attachment: March 10, 2026 BZA Minutes (March 10, 2026 BZA Minutes)

III. Minutes**3. February 10, 2026 BZA Minutes**

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

IV. Adjournment

The meeting was adjourned at 7:57 PM.