



Board of Zoning Appeals

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

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

Tuesday, June 23, 2026

7:00 PM

City Hall - Council Chambers

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

Welcome

I. Call to Order

II. Agenda Items

- 1. SBVA-0326-000018 - 540 Sweet Birch Lane – Stream Buffer request**

III. Minutes

- 2. May 12, 2026 BZA Minutes**

IV. Adjournment



City of Roswell
Board of Zoning Appeals
AGENDA ITEM REPORT

ID # - 10494

MEETING DATE: June 23, 2026
DEPARTMENT: Board of Zoning Appeals
ITEM TYPE: Public Hearing

SBVA-0326-000018 540 Sweet Birch Lane

Item Summary:

Variance to the Stream Buffer.

Financial Impact:

N/A

Recommended Motion:

Staff recommends approval of the Stream Buffer Variance request to encroach into the 100-ft Undisturbed Stream Buffer.

Presented by:

Osmany Ordonez



MEMO

To: Roswell Board of Zoning Appeals

From: Osmany Ordóñez, CPESC, CFM, Engineering Manager

Date: 06/23/2026; Deferred from 06/09/2026 Meeting

Subject: SBVA-0326-000018, 540 Sweet Birch Lane

Background:

The applicant is Roger Howrey. The property is zoned as R3. The lot size is 0.235 acres residential lot located in the Martin's Landing (Hillside) Subdivision in Roswell and identified as tax parcel 12-2313-0568-0486. The applicant is requesting from the Board: *a variance to encroach into the 100-ft Undisturbed Stream Buffer.*

Public Comments:

There were no public comments at the time this report was submitted.

Factors for determining buffer variance approval:

The following factors are considered in determining whether to issue a variance to the city undisturbed stream buffer or city impervious setback:

a. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.

The property features a trapezoidal shape lot with gently to moderately sloping terrain that descends from east to west. There is one perennial stream located along the rear of the property near the property line. The perennial stream is bordered by multiple protective zones: a 25-foot undisturbed State buffer, a 100-foot undisturbed City buffer, and a 150-foot impervious surface setback. The Subdivision was built in the 1970's and the building sits just outside the 25-ft undisturbed buffer. The lot is also confined by a 20-ft Sanitary Sewer easement in the rear yard.

b. The locations of all streams on the property, including along property boundaries.

There is a perennial stream located along the rear of the property flowing east to west. When the stream buffer, impervious setback, and sanitary sewer easement are taken into account, the buildable area is significantly reduced.

c. The location and extent of the proposed buffer or setback intrusion.

The proposed intrusion in the City undisturbed buffer is approximately 673 SF. The majority of the encroachment inside the 100 ft. undisturbed are for various minor individual additional improvements to the existing building. No encroachment into the GA EPD 25-ft. undisturbed stream buffer is proposed. An existing Sunroom that was constructed over the sanitary sewer without Fulton County's knowledge will be removed.



d. Whether alternative designs are possible which require less intrusion or no intrusion.

Prior to submitting the variance application, the applicant coordinated with City staff to review site constraints, including stream buffers, the impervious setback, and the sewer easement. Because these stream buffers completely encompass the lot and existing building, a design alternative avoiding buffer intrusion was not feasible.

e. The long-term and construction water-quality impacts of the proposed variance.

The applicant does not anticipate any negative impacts to the stream, property, or adjacent properties from the encroachments. The applicant will be providing runoff reduction as mitigation for the intrusion of the buffer.

f. Whether issuance of the variance is at least as protective of natural resources and the environment.

Because the proposed additions create less than 1,000 square feet of impervious surface, they do not trigger regulatory stormwater infiltration requirements. However, as a mitigation measure, the applicant will provide runoff reduction by infiltrating the first inch of rainfall for the proposed encroachments.

Staff Comments:

Engineering – Approved

Stormwater – Approved

Tree –Approved

Planning & Zoning - Approved

Staff Recommendation:

A literal interpretation of the stream buffer code would deprive the applicant of potential to utilize the property.

Staff recommends approval of the variance to encroach into the 100-ft undisturbed buffer.

Letter of Intent to Roswell Zoning Board

March 31, 2026

Roswell Zoning Board

City of Roswell

Subject: Intent to Rebuild Residence at 540 Sweetbirch Lane with Expanded Footprint

Background

The property located at 540 Sweetbirch Lane sustained extensive damage due to a fire on July 3, 2025. After thorough assessment, a full rebuild is necessary to restore the home to a safe and habitable condition. This letter outlines my intent to rebuild with an expanded scope that enhances functionality and aesthetics while complying with zoning regulations.

Proposed Scope of Work

- Addition of modest amount new living space to increase overall square footage.
- Construction of a front porch to improve curb appeal and outdoor usability.
- Addition of a back bathroom for improved convenience and functionality.
- Side extension to the existing garage to accommodate additional vehicle or storage needs.

Compliance and Approvals

I understand that these additions may require relief from current setback requirements unless the property qualifies for grandfathering under prior zoning rules, as the setbacks were implemented after the original construction

Request for Guidance

I respectfully request the Board's guidance and approval to secure approval for this expanded rebuild, including any variance or special exception processes. My goal is to ensure full compliance and transparency throughout the project.

Thank you for your time and consideration. Please feel free to contact me at 404-202-7799 or howrog@bellsouth.net for further information or to schedule a discussion.

Sincerely,

Roger Howrey

1) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES 2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER/ OWNER TO CHECK FOR ANY ERROR OR OMISSIONS TO THE PLANS. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. 3) VERIFY LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS. 4) VERIFY ALL BEAM SIZES AND LOCATIONS. 5) VERIFY GIRDER TRUSS LOCATION AND POINT LOADS. 6) VERIFY ALL FOOTING PAD LOCATIONS AND SIZES.

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. VISUAL BUILDING PLANS is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

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

Dry Well

A dry well is a system consisting of a plastic perforated seepage barrel installed in a gravel-filled excavation. Stormwater from impervious areas including roofs, driveways, and pool decks is conveyed through plastic piping or by overland flow to the dry well. Water flows from the barrel/gravel system and infiltrates into the surrounding soil, providing stormwater benefits.



Locate

- Install the dry well at least 10 feet away from building foundations.
- Avoid septic fields, utility easements, and public right of way.
- Install in a landscaped area.
- Consider the stormwater conveyance path to the dry well. Confirm that the path allows gravity flow and will not cause erosion.
- Consider the overflow location where the grate top meets the ground surface. Excess water which exits the top should not be directed toward a building or channeled onto a neighboring property.

Design

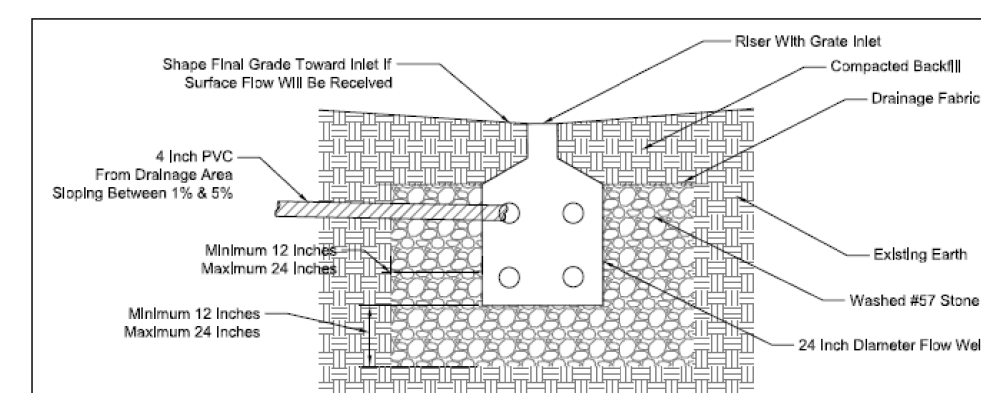
- A single dry well can treat a maximum of 650 square feet of impervious area. Additional dry wells can be added to treat additional area.
- The dry well should be sized based on the amount of impervious area that can be conveyed to the well. Use additional dry wells as topography and distance dictates.
- To size the excavation, see the table below.
- A detail is provided on the next page.

Area of Impervious Surface in Square Feet Which Can be Treated Per Flow Well (24 inches Diameter, 24 inches Tall)			
Thickness of Gravel Below Well (inches)	Width of Gravel Around Well (inches)		
12	12	18	24
18	250	350	500
24	280	400	575
30	310	450	650

Maintain

- Inspect gutters and downspouts for accumulated leaves.
- Inspect dry wells monthly. Removed accumulated leaves and debris from seepage barrel.
- Monitor for and repair areas of erosion. Pea gravel or other rock lining may be required if erosion occurs at the inflow/overflow area.

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



Design Steps

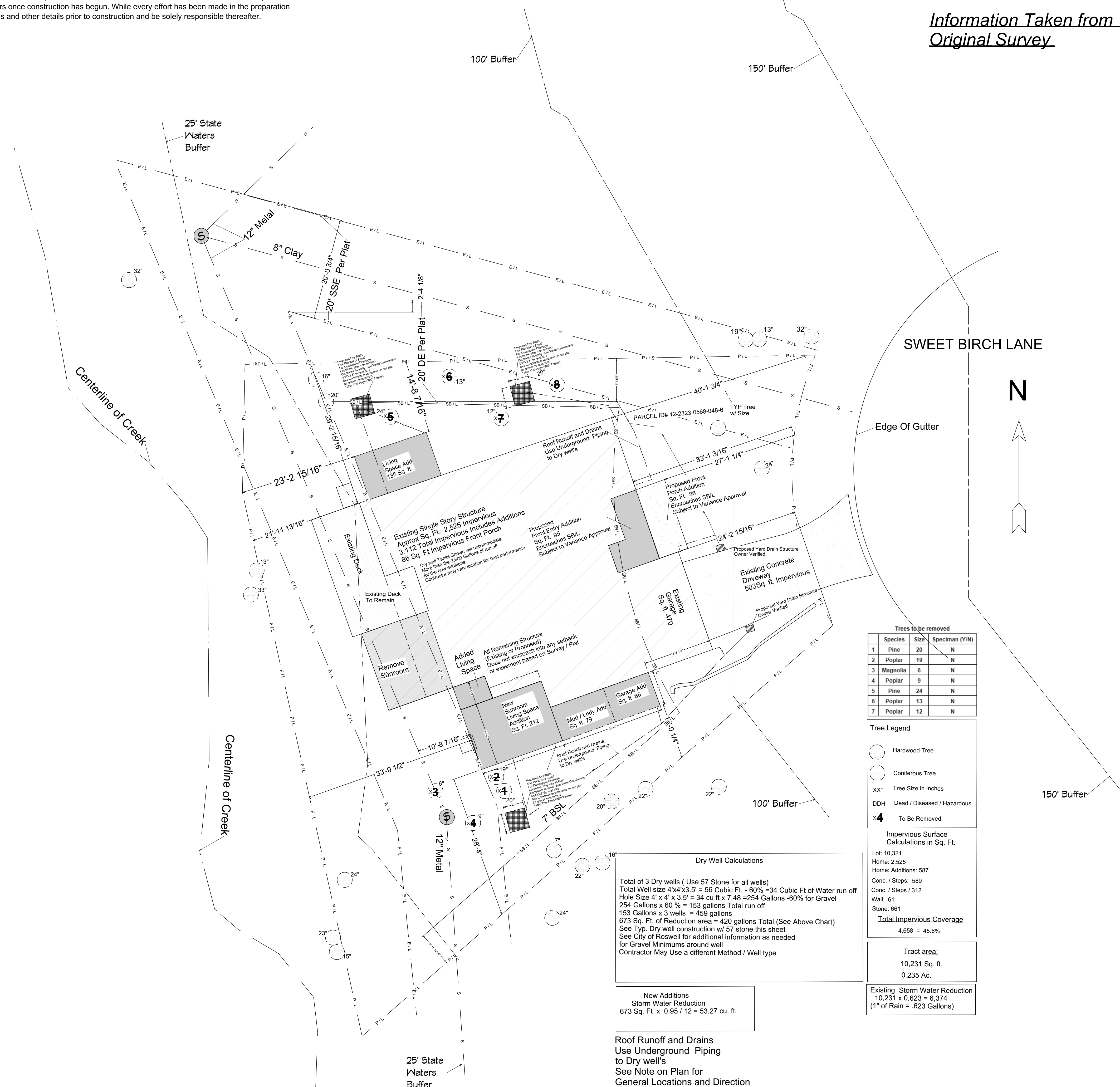
1. Review potential areas for dry well locations. Water can either flow overland, entering the top of the well, or water can be piped to the seepage barrel in plastic drain pipe. Avoid areas within 10 feet of a building foundation, near septic lines or other utilities, or public right of way.
2. Note the overflow point as designed. Confirm the overflow point will not channel flow onto a neighboring property and that the location is at least 10 feet from the property line.
3. Obtain manufacturer's specifications and details for dry well.

Construction Steps

1. Call 811 for a utility locate before you dig.
2. Dig the hole to the required depth, diameter, and width.
3. Roughen the excavated surface soil and avoid compacting the bottom of the hole.
4. Install 12 inches to 24 inches of #57 washed stone. Compact the stone. Place the tank and install the riser. Check the elevation to confirm that the grate will be at ground level.
5. If water will be piped to the dry well, install the plastic drain pipe into the seepage barrel, following manufacturer's recommendations.
6. Test the system with water to confirm gravity flow and stoutness of connections.
7. Backfill the excavation with #57 stone.
8. Install drainage fabric over gravel and install topsoil and sod.

CITY OF ROSWELL COMMUNITY DEVELOPMENT DEPARTMENT	Name/Address:	DRY WELL DIAGRAM & CONSTRUCTION STEPS
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Graphic Scale
Each 1" Square
Equals 10' - 0"



Information Taken from
Original Survey

SWEET BIRCH LANE

N

Trees to be removed

Species	Size	Speciman (Y/N)
1 Pine	20	N
2 Poplar	19	N
3 Magnolia	6	N
4 Poplar	9	N
5 Pine	24	N
6 Poplar	13	N
7 Poplar	12	N

Tree Legend

- Hardwood Tree
- Coniferous Tree
- XX Tree Size in Inches
- DDH Dead / Diseased / Hazardous
- x4 To Be Removed

Impervious Surface Calculations in Sq. Ft.

Lot: 10,321
Home: 2,525
Home: Additions: 587
Conc. / Steps: 589
Conc. / Steps / 312
Wall: 61
Stone: 661

Total Impervious Coverage
4,658 = 45.6%

Tract Area:
10,231 Sq. ft.
0.235 Ac.

Existing Storm Water Reduction
10,231 x 0.623 = 6,374
(1" of Rain = .623 Gallons)

Dry Well Calculations

Total of 3 Dry wells (Use 57 Stone for all wells)
Total Well size 4'x4'x3.5' = 56 Cubic Ft. - 60% = 34 Cubic Ft of Water run off
Hole Size 4' x 4' x 3.5' = 34 cu ft x 7.48 = 254 Gallons -60% for Gravel
254 Gallons x 60 % = 153 gallons Total run off
153 Gallons x 3 wells = 459 gallons
673 Sq. Ft. of Reduction area = 420 gallons Total (See Above Chart)
See Typ. Dry well construction w/ 57 stone this sheet
See City of Roswell for additional information as needed for Gravel Minimums around well
Contractor May Use a different Method / Well type

New Additions
Storm Water Reduction
673 Sq. Ft x 0.95 / 12 = 53.27 cu. ft.

Roof Runoff and Drains
Use Underground Piping to Dry well's
See Note on Plan for General Locations and Direction

Final Released for Construction 2-22-26

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Ext. Walls are 2x4 Unless Noted Otherwise
Int. Walls are 2x4 Unless Noted Otherwise
Basement walls are 2x6 Unless Noted Otherwise

DRAWN FOR: Roger Howery
PROJECT: New Residence w/ Addition
540 Sweet Birch Lane Roswell, Ga.

Site Plan

DRAWINGS PROVIDED BY:
DARREN SMITH

Visual Building Plans
Gainesville, Ga. 30506
678-467-0734
darren@visualbuildingplans.com

DATE:

4/23/2026

SCALE:

SHEET:

1



SUBMITTAL SUMMARY REPORT (SBVA-0326-000018) FOR CITY OF ROSWELL, GA

PERMIT ADDRESS: 540 Sweet Birch Lane
Roswell, GA 30076

PARCEL: 12 -2313-0568-048-6

APPLICATION DATE: 03/31/2026

EXPIRATION DATE: 03/31/2027

SQUARE FEET: 0

VALUATION: \$0.00

DESCRIPTION: Proposed Scope of Work

Addition of modest amount new living space to increase overall square footage.

Construction of a front porch to improve curb appeal and outdoor usability.

Addition of a bathroom for improved convenience and functionality.

Side extension to the existing garage to accommodate additional vehicle or storage needs

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	HOWREY ROGER		540 SWEETBIRCH LANE ROSWELL, GA 30076
Owner	HOWREY ROGER		540 SWEETBIRCH LANE ROSWELL, GA 30076
Representative	HOWREY ROGER		540 SWEETBIRCH LANE ROSWELL, GA 30076

Attachment: Application Submittal Summary Report (SBVA-0326-000018 540 Sweet Birch Lane)

SUBMITTAL SUMMARY REPORT (SBVA-0326-000018)

2.1.d

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Construction Documents required	Approval of Stream Buffer Variance only. A building permit required.	Rhonda Donehoo-Faulkner	04/10/2026	Approval of Stream Buffer Variance only. A separate application for building permit for residential building is required for all work.	Yes
Rhonda Donehoo-Faulkner	Reviewed by:	Rhonda Donehoo-Faulkner	04/10/2026	Reviewer: Rhonda Donehoo-Faulkner, Registered Architect, Building Division, 770-817-6726, rdonehoofaulkner@roswellgov.com	Yes
General Condition	Stormwater Conditions-LDP	Adam Watts	04/15/2026	Below are the requirements for the LDP submittal and approval: 1. Provide signed Stormwater Infrastructure Operation and Maintenance Agreement (Residential) 2. If utilizing a practice designed to meet runoff reduction requirements, provide infiltration test at depth of practice indicating infiltration rate of at least 0.5 in/hr. 3. Show existing and proposed contours, clearly distinguishable. 4. Stormwater practice shall be at least 10 feet from any building foundation, property line, structure. Provide distance callout on plan sheet. 5. Show 20-ft access easement from a public road to the stormwater practice. 6. Provide calculations for infiltration BMPs to meet runoff reduction requirement or justification as to why site is unable to provide runoff reduction. 7. Provide details and cross-sections of all stormwater facilities. Stormwater facilities shall be designed in accordance with GSMM. Details must be site-specific and not include minimum and maximum values. Details found on the City's Engineering Website for rain garden, dry well, permeable pavers, and French drain may be utilized.	Yes
General Condition	This condition is used for more general reasons. The "comments" field on the conditions tab of a case can be filled with the more specific nature of the condition's requirements.	David O'Neal	04/16/2026		Yes
General Condition	Trees	Laura Sommet	04/30/2026	Tree #8 is not listed in the tree table to be removed but is indicated with an 'x' to be removed and per the Tree Legend. Applicant provided further information that this tree is located within the sewer easement and was severely damaged by Fulton County during recent sewer line work.	Yes

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
SBV Review v.	04/01/2026	04/16/2026	04/17/2026	Requires Re-submit
SBV Review v.	04/23/2026	04/30/2026		Approved

SUBMITTAL DETAILS

SBV Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building Division (Building Division)	Rhonda Donehoo-Faulkner	04/16/2026	04/10/2026	Approved with Conditions
<i>Comments</i>	A separate application for building permit for residential building is required for all work.			
Engineering (Engineering)	Osmany Ordonez	04/16/2026	04/16/2026	Requires Re-submit
<i>Comments</i>	See corrections and comments			
<i>Corrections</i>	General (Not Resolved) - Address markups. Provide indemnification agreements with Fulton County to show to the board during the hearing.			

Attachment: Application Submittal Summary Report (SBVA-0326-000018 540 Sweet Birch Lane)

SUBMITTAL SUMMARY REPORT (SBVA-0326-000018)

2.1.d

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Fire (Fire)	David O'Neal	04/16/2026	04/16/2026	Approved
<i>Comments</i> Plans reviewed by David O'Neal doneal@roswellgov.com (470) 209-4127				
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&Z Variance (Planning & Zoning)	Richard Sykes	04/16/2026	04/17/2026	Requires Re-submit
<i>Comments</i> It looks like the proposed front porch is encroaching into the front setback by about 14 feet. Front porches, including the steps, may only encroach nine feet into the front setback. Any further encroaching would require a variance.				
<i>Corrections</i> Planning and Zoning (Not Resolved) - It looks like the proposed front porch is encroaching into the front setback by about 14 feet. Front porches, including the steps, may only encroach nine feet into the front setback. Any further encroaching would require a variance.				
Stormwater (Stormwater)	Adam Watts	04/16/2026	04/15/2026	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	04/16/2026	04/07/2026	Approved with Comments
<i>Comments</i> Transportation recommends approval. a. No comment on the stream buffer variance request. b. No comment on the proposed addition (The proposed addition does not exceed 1,000 square feet of gross floor area).				
Tree (Tree)	Laura Sommet	04/16/2026	04/15/2026	Approved

eREVIEW SESSION FILES: 540 Sweetbitch Lane Survey.pdf
 Letter of Intent to Roswell Zoning Board 3.31.26.pdf
 Signature page.pdf
 Site Plan540 Sweetbitch Lane 03.27.26.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Osmany	What is this area here? I don't see it on the survey	04/16/2026 7:56	PMSite Plan540 Sweetbitch Lane 03.27.26.pdf	
Osmany	This wording can be confusing to the board. Just say it existing deck to remain.	04/16/2026 7:58	PMSite Plan540 Sweetbitch Lane 03.27.26.pdf	
Osmany	Also, this is confusing. These are areas that currently encroach sanitary easement that will remain. What does HTD mean?	04/16/2026 7:59	PMSite Plan540 Sweetbitch Lane 03.27.26.pdf	
Osmany	Again, don't know what HTD mean. Don't need to point out existing areas of the house that will remain. All structures are within the buffers. Only delineate the proposed additions.	04/16/2026 8:04	PMSite Plan540 Sweetbitch Lane 03.27.26.pdf	
Osmany	Be consistent with your hatching for all proposed additions	04/16/2026 8:08	PMSite Plan540 Sweetbitch Lane 03.27.26.pdf	
Osmany	Provide Runoff Reduction calculations in cubic feet.	04/16/2026 8:14	PMSite Plan540 Sweetbitch Lane 03.27.26.pdf	
Osmany	Provide scale bar	04/16/2026 8:16	PMSite Plan540 Sweetbitch Lane 03.27.26.pdf	
Osmany	Provide north arrow	04/16/2026 8:17	PMSite Plan540 Sweetbitch Lane 03.27.26.pdf	
Osmany	Enlarge to make it legible in the field	04/16/2026 8:18	PMSite Plan540 Sweetbitch Lane 03.27.26.pdf	
Osmany	You have to make your marks of which design you will be using.	04/16/2026 8:19	PMSite Plan540 Sweetbitch Lane 03.27.26.pdf	
Osmany	Pick one design. These are not the same.	04/16/2026 8:21	PMSite Plan540 Sweetbitch Lane 03.27.26.pdf	
Osmany	These drains are not shown on the existing survey.	04/16/2026 8:23	PMSite Plan540 Sweetbitch Lane 03.27.26.pdf	
Osmany	How is the water conveyed to the flo-wells?	04/16/2026 8:24	PMSite Plan540 Sweetbitch Lane 03.27.26.pdf	
Osmany	This is conflicting	04/16/2026 8:26	PMSite Plan540 Sweetbitch Lane 03.27.26.pdf	

SBV Review v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building Division (Building Division)	Rhonda Donehoo-Faulkner	04/30/2026	04/24/2026	Approved with Conditions
<i>Comments</i> Approval of Stream Buffer Variance only. A separate application for building permit for residential building is required for all work.				
Engineering (Engineering)	Osmany Ordonez	04/30/2026	04/30/2026	Approved
<i>Comments</i> Approved to go to BZA				

Attachment: Application Submittal Summary Report (SBVA-0326-000018 540 Sweet Birch Lane)

SUBMITTAL SUMMARY REPORT (SBVA-0326-000018)

2.1.d

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Engineering (Engineering)	Osmany Ordonez	04/30/2026	04/30/2026	Approved
<i>Corrections</i>	General (Resolved) - Address markups. Provide indemnification agreements with Fulton County to show to the board during the hearing.			
Fire (Fire)	David O'Neal	04/30/2026	04/23/2026	Approved
<i>Comments</i>	Plans reviewed by David O'Neal doneal@roswellgov.com (470) 209-4127			
	Your plans have been approved.			
	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	04/30/2026	04/30/2026	Ready for Agenda
<i>Comments</i>	Ready to go to BZA on June 9th meeting.			
<i>Corrections</i>	Planning and Zoning (Resolved) - It looks like the proposed front porch is encroaching into the front setback by about 14 feet. Front porches, including the steps, may only encroach nine feet into the front setback. Any further encroaching would require a variance.			
Stormwater (Stormwater)	Adam Watts	04/30/2026	04/27/2026	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	04/30/2026	04/24/2026	Approved with Comments
<i>Comments</i>	Transportation recommends approval. a. No comment on the stream buffer variance request. b. No comment on the proposed addition (The proposed addition does not exceed 1,000 square feet of gross floor area).			
Tree (Tree)	Laura Sommet	04/30/2026	04/30/2026	Approved with Conditions

Attachment: Application Submittal Summary Report (SBVA-0326-000018 540 Sweet Birch Lane)



City of Roswell
Board of Zoning Appeals
AGENDA ITEM REPORT

ID # - 10492

MEETING DATE: June 23, 2026
DEPARTMENT: Board of Zoning Appeals
ITEM TYPE: Minutes

May 12, 2026 BZA Minutes

Item Summary:

May 12, 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, May 12, 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 7:00 PM by Chair Jahanzeb Jabbar.

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

II. Agenda Items

1. ZVAR-0326-000009 - 1350 Northmeadow Parkway Unit:130 – variance to equipment screening requirement

Motion to approve with the following Staff Conditions:

1. The relief from screening requirement does not apply to any structure over 38 feet.
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.

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

2. ZVAR-0326-000008 - 235 Brook Valley Drive – variance to a rear setback for an addition of a screened porch

Motion to approve with the following Staff Conditions:

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

Attachment: May 12, 2026 BZA Brief Minutes (May 12, 2026 BZA Minutes)

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

III. Minutes

3. March 10, 2026 BZA Minutes

Motion to Approve the March 10, 2026 Minutes.

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

IV. Adjournment

The meeting was adjourned at 7:44 PM.