



CITY OF MABLETON, GEORGIA
5656 Mableton Parkway , Mableton , GA
July 10, 2025 at 6:00 PM

BZA Member Conrad A. Woods
BZA Member Gerri. Alridge
BZA Member Helen Bulter-Simmons
BZA Member Christopher S. Semler
BZA Member Wendy Brown-Sanders
BZA Member Jenelle Weithers
BZA Member Chijioke Ebbis

BOARD OF ZONING APPEALS REGULAR MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PROCEDURALS ADOPTION**
- 4. APPROVAL OF MINUTES**
- 5. UNFINISHED BUSINESS**
- 6. NEW BUSINESS**
 - a. Variance Case 2025-001 - Applicant (Jeffery Kerlegrand) seeking to reduce the required 75' Lot Frontage to 60' for property at 5995 Allen Road SE (Tax Parcel #18016100020)**
- 7. ADJOURNMENT**

Persons with special needs relating to handicapped accessibility, disability, or foreign language may contact the City Clerk at (404) 927-9502 or susan.hiott@mableton.gov at least three days prior to the meeting. The clerk can be located at the City of Mableton Offices, Riverside EpiCenter, 135 Riverside Pkwy, Austell, Georgia 30168 during regular office hours.

Application for Variance

Mableton, Georgia

(type or print clearly)

Application No. VAR-2025-01Hearing Date: July 10Applicant Jeffrey Kerlegrand Phone # 260-445-6028 E-mail Jeff.Kerlegrand@gmail.com

(representative's name, printed)

Address 5995 Allen Rd SE Mableton GA 30126

(street, city, state and zip code)

Phone # _____

E-mail _____

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder Jeffrey Kerlegrand Phone # 260-445-6028 E-mail Jeff.Kerlegrand@gmail.comSignature [Signature] Address: 5995 Allen Rd SE Mableton GA 30126

(attach additional signatures, if needed)

Signed, sealed and delivered in presence of:

My commission expires: 8/26/28Present Zoning of Property R-20Location 5995 Allen Rd SE

(street address, if applicable; nearest intersection, etc.)

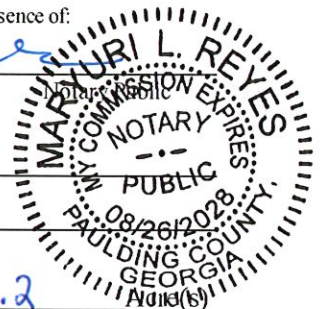
Land Lot(s) _____ District _____ Size of Tract 1.2

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

Does the property or this request need a second electrical meter? YES X NO _____How many stories is the proposed building? _____ How many square feet? 1700

The City of Mableton Zoning Ordinance Section (insert) states that the City of Mableton Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

List type of variance requested: Setbacks to be set at 60ft

ATTACHMENT C1

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

(A separate form must be completed by each applicant* - please see definition below)

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property?

NO

If so, describe the nature and extent of such interest:

Does any member of the Mayor and Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? NO

If so, describe the nature and extent of such interest:

Does any member of the Mayor and Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above?

NO

If so, describe the relationship and the nature and extent of such interest:

I certify that the foregoing information is true and correct, this 21st day of may, 2025



Applicant's Signature

¹If the answer to any question is "Yes," then the Mayor or the member of the Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council of Mableton, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for a rezoning action and any attorney, or other person representing or acting on behalf of a person who applies for a rezoning action

ATTACHMENT C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

(A separate form must be completed by each applicant - please see definition below)*

Has the applicant² made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application?

If so, the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of Mableton within ten (10) days after this application is first filed.

Please apply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application:

I certify that the foregoing information is true and correct, this 21st day of May, 2025.


Applicant's Signature

¹If the answer to any question is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council of Mableton, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action

After Recording Return To:
Costner Law Office, PLLC
1755 North Brown Road, Suite 200
Lawrenceville, GA 30043

Order No.: GA-23-10282

Parcel ID: 18016100020

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Cobb

THIS INDENTURE, made this 7th day of November, 2023, between VB ONE, LLC, a Delaware limited liability company, as party or parties of the first part, hereinafter called Grantor, and Kollektive Estates, LLC, a Georgia Limited Liability Company, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of One Hundred Eighty Thousand And No/100 Dollars (\$180,000.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 161 of the 18th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at a point located on the southeasterly right of way of Allen Road (having a variable right of way), said point being 214.99 feet northeasterly as measured from the intersection of the southeasterly right of way line of Allen Road with the right of way line of Heavenwood Drive (a 50-foot right of way); run thence North 51 degrees 59 minutes 06 seconds West a distance of 10.05 feet to one inch rebar found on the southeasterly right of way line of Allen Road; running thence along the southeasterly right of way line of Allen Road North 43 degrees 47 minutes 26 seconds East a distance of 120.37 feet to a one-inch rebar set; continuing thence along said right of way line, South 87 degrees 39 minutes 29 seconds East a distance of 12.55 feet to a one inch rebar found; continuing thence along said right of way line, North 43 degrees 02 minutes 43 seconds East a distance of 63.91 feet to a point; running thence South 46 degrees 58 minutes 04 seconds East a distance of 115 feet to a point; running thence North 82 degrees 12 minutes 41 seconds East a distance of 150.8 feet to a point; running thence South 87 degrees 56 minutes 58 seconds East a distance of 15.48 feet to a one inch rebar found; running thence South 36 degrees 30 minutes 04 seconds West a distance of 296 feet to a one inch rebar; running thence North 51 degrees, 59 minutes, 06 seconds West a distance of 268 feet; to the point of BEGINNING.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 72 of the 18th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin on the southeasterly right of way of Allen Road at its intersection with the north line of Land Lot 161, said District, running thence North 42 degrees 39 minutes 35 seconds East a distance of 63.93 feet to an iron pin; running thence South 47 degrees 20 minutes 25 seconds East a distance of 74.34 feet to an iron pin on said land lot line; running thence North 88 degrees 02 minutes 10 seconds West a distance of 98.05 feet to an iron pin on the Allen Road and the point of BEGINNING; all as more fully shown on survey prepared by Gaskins Surveying Co., dated February 11, 1991.

Being in all respects the property conveyed in Deed from Paul Foss to Alliance RE Holdings, LLC, dated October 4, 2013 and recorded October 23, 2013 in Book 16114, Page 1449, in the Records of Cobb County, Georgia.

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor, but not otherwise

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 7th day of November, 2023.

Signed, sealed and delivered in the presence of:

VB ONE, LLC
By VineBrook Homes, LLC, its Manager

BY: [Signature]
Tori Canedy, Authorized Signatory

[Signature]
Unofficial Witness

[Signature]
Notary Public Rachael Ochs
My Commission Expires: 8/29/2024





Kollective Estates <kollectiveestatesllc@gmail.com>

Payment Submitted

Cobb County - GA <no-reply@cobbtaxpayments.org>
To: Kollectiveestatesllc@gmail.com

Wed, Oct 2, 2024 at 8:29 PM



PAYMENT SUBMITTED!

Transaction ID 2410021929843124FC604
Confirmation 2267734035
Total Paid \$2,170.80

[View Details](#)

Item	Amount
Item Number: B1AC96	\$2,170.80
Jurisdiction: 000	
TaxYear: 2024	
RollType: RE	
ParcelID: 18016100020	
RecordType: ORG	
Transaction Fee	\$0.00
Total	\$2,170.80

This email has been sent to you by Cobb County - GA (or its subsidiary).

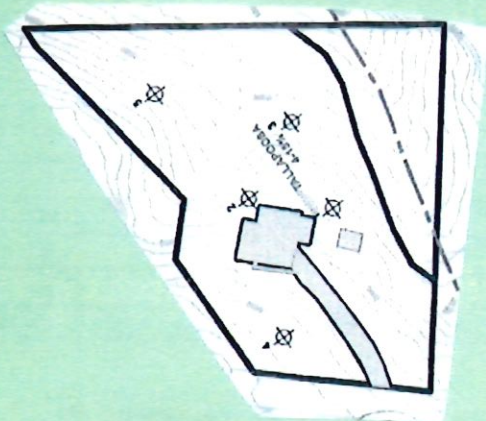
Click [here](#) to unsubscribe. You will stop receiving any e-mails including bill notifications and payment receipts.



ON-SITE SEWAGE MANAGEMENT SYSTEM REPAIR / MODIFICATION PERMIT

Date 10/17/24 Amount Paid \$ 170.00 DHD # OSC 03303691 Invoice # 1092204
 Check # _____ ☐ CASH ☐ AMEX ☒ MC ☐ VISA ☐ DISCOVER Received by: BRENDAL
 Permit Type: ☒ Repair ☐ Modification
 Address: 5995 Allen Rd. SE Land Lot: _____ District: _____
 City/Zip: Mableton GA 30126-3647 Lot: _____ Block: _____ Phase: _____
 Subdivision: _____
 Type of Facility: ☒ Residence ☐ Commercial Tank Location: ☐ Front ☐ Rear ☐ Other(specify) _____
 Type of Failure (s): Root punctured tank - full inspection request
 Special Conditions: _____
 # of Bedrooms: 3 Gallons per day: _____ Age of System: _____ Septic Tank Size: _____
 Provide the following: ☒ Soil Report ☐ Sewer Non-Availability Letter ☐ Water Usage ☐ Original Layout Tank Pumped Date: _____
 Contractor Name: Sam Carroll Contractor Phone: 770-895-0094
 Brief Description of Repair: Major repair

IF ANY CHANGES OR ISSUES ARISE BEFORE OR DURING THE SEPTIC SYSTEM INSTALLATION, IMMEDIATELY STOP WORK AND CONTACT THE ENVIRONMENTAL HEALTH SPECIALIST AT CONTACT PHONE NUMBER PROVIDED BELOW.



Install 195' feet of state approved
 hi-capacity field line product in
Tallapoosa soil
 at 24-48" deep.

Follow natural contour of land.

* Check trees + replace if needed.
 * Properly abandon tank + replace
 with 1000gal tank if existing tank
 is in poor condition.

* Maintain 50' from streams + 15' from embankments *

I hereby apply for a permit to repair the above on-site sewage management system and agree that repair work will be performed in accordance with the Rules and Regulations for On-Site Sewage Management Systems Chapter 290-5-26. Cobb & Douglas Public Health requires a soil report obtained from a qualified soil classifier before any on-site sewage management system is repaired or replaced unless there is a soil report on file.

Signature (Owner or Agent): Sam Carroll (Carroll Construction) Phone: 770-895-0094
 Property Owner's Name: Jeffrey Verlegrand Owner's Phone: 260-445-6028
 Property Owner's Address: 5995 Allen Rd. SE Mableton GA 30126-3647
 E-mail Address: scarroll@c-c-consultants.com
scarroll@c-c-consultants.com

A permit is hereby granted to install or construct the on-site sewage management system described above.

This permit is not valid unless properly signed below, and expires twelve (12) months from the issue date.

Issuance of a construction/repair permit for an on-site sewage management system, and subsequent approval of same by the County Board of Health shall not be construed as a guarantee that such system will function satisfactorily for a given period of time; furthermore, said County Board of Health does not, by any action taken affecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system. On-site sewage management construction/repair permits shall remain valid for not more than twelve (12) months from the date of issue, and shall not be transferable from person to person.

Approved by/Title: Randy Cunniff Contact Phone: _____ Date: 11/12/2024
 (Board of Health Representative)

PR: _____

Received completed 10.24.24

6995 ALLEN RD
MABLETON GA 30126
DL 161 DIST 18TH
COBB COUNTY GEORGIA

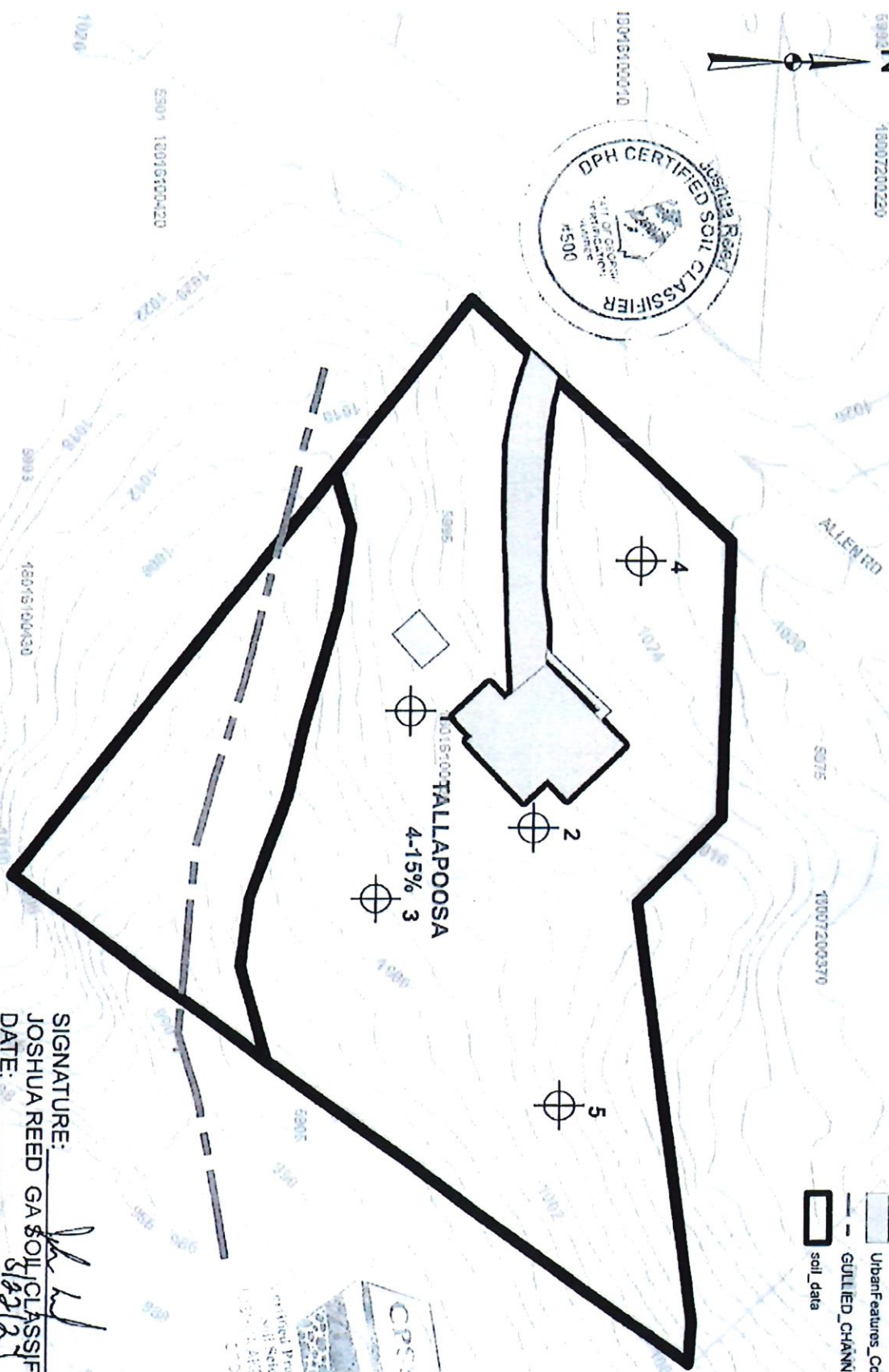
1 inch = 50 feet

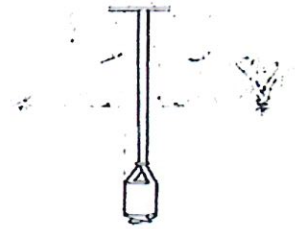
ENVIROSOL
1191 BERRYHILL DR
LITHONIA, GA 30058

SIGNATURE: *[Signature]*
JOSHUA REED GA \$04 CLASSIFIER 500
DATE: 5/22/21



- Legend**
- UrbanFeatures_Countwide_Clt121
 - GULLED_CHANNEL_00320
 - soil_data





Soil Investigation Report

Report Date: 3/22/2024 Field Investigation Date 3/22/24 Level of Study: III

Site : 5995 ALLEN RD MABLETON GA 30126

Client/Owner/Sponsor: _____ Phone: _____

County: COBB Land lot: 161 District: 18TH Subdivision: _____

Certified by: *Josh Reed* Georgia DPH Certified Soil Classifier #500

SOIL INTERPRETIVE DATA ON-SITE SYSTEM MANAGEMENT

Soil Units	Slope %	Depth to Bedrock (in)	Depth to SHWT* (in)	Adsorption Rate (Min/in) @ Trench Depth	Recommend/ Optimum Trench Depth (in)	Soil Suitability Code
TALLAPOOSA	4-15	72	72	45	24-48	K

• AUGER REFUSAL DEPTH

Soil Notes

The recommendations set forth in this report are based on site/soil conditions at the time of this study & professional judgement of soil scientist/classifier. They are merely professional opinions & imply no guarantee or warranty of performance of any particular system installed.

Soil Suitability Legend

K_These soils are suitable for installation of an on-site system. Shallow bedrock is common in this area, however, small areas of soils with shallow bedrock may occur as inclusions in these map units.



General Notes:

All Gutters and Surface water Flow shall/should be directed away from the septic tank(s) and Drain field systems

All Borings are located with Trimble GEOXT Handheld.

The boundary is produced from tax record or client; so the lot size may vary due to GPS locating devices.



COBB COUNTY WATER SYSTEM

Customer Services Facility
660 South Cobb Drive
Marietta, Georgia 30060-3105
770-419-6200
www.cobbwater.org

Judy B. Jones, P.E.
Director

Divisions
Accounting
Communications & Education
Customer Services
Engineering & Records
Stormwater Management
System Maintenance
Water Protection

WATER/SEWER AVAILABILITY

Proposed Structure ☐

Account Number: 100201042

Commercial ☐

Existing Structure ☒

Residential ☒

Customer Name: VB ONE, LLC

Property Address 5995 Allen Rd SE

City: Mableton Zip Code: 30126

Mailing Address _____

City: _____ State: _____ Zip Code: _____

District: 18 Land Lot: 161 Acreage +/- _____ Water Line Size and Material 2.5" GA

Water Available

☐ Big Creek Basin (Account 2675) (Basin#s 401, 402, 404, 491)

Yes ☒ No ☐

☐ Paulding SDF (Account A071) \$5,600

Sewer Available

☐ In City Rates Apply

Yes ☐ No ☒

Impervious Surface (sq. ft) _____

Note: Cobb County Ordinance 122-144 allows for the use of on-site wastewater collection systems for R-80 residential lots, provided the provisions of sections 122-130 and 122-242 are met. Ordinance 122-130(a)(2) allows the use of on-site wastewater collection systems for all sites of at least 80,000 square feet if the anticipated wastewater generation for the site is no more than one E.R.U per 80,000 square feet and with the approval from the Health Department. If sewer is available, Cobb County Ordinance 122-116 requires the owner to determine elevations, grades, and alignments of sewer lines necessary to serve the building PRIOR to construction.

Comments:

The use of all private wells or septic tanks must be approved by the Environmental Health section of the Cobb County Health Department, 1738 County Services Parkway. Please call 770-435-7815 if you have any questions about on-site wastewater collection systems (septic tank systems).

The information contained herein is: applicable to the above address/property as it exists on this date; NOT valid for further subdividing of this property; valid for 150 days from this date; non-transferable; non-renewable without review. Questions regarding this letter please call 770-419-6328.

Checked By: Kate Phillips

Date: 10/1/2024

Signature: [Signature]

Equal Opportunity Employer

Cobb County...Expect the Best!

www.cobbcounty.org



COBB COUNTY WATER SYSTEM

Customer Services Facility
660 South Cobb Drive
Marietta, Georgia 30060-3105
770-419-6200
www.cobbwater.org

Judy B. Jones, P.E.
Director

Divisions
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Customer Services
Engineering & Records
Stormwater Management
System Maintenance
Water Protection

WATER/SEWER AVAILABILITY

Proposed Structure ☐

Account Number: 100201042

Commercial ☐

Existing Structure ☒

Residential ☒

Customer Name: VB ONE, LLC

Property Address 5995 Allen Rd SE

City: Mableton Zip Code: 30126

Mailing Address _____		
City: _____	State: _____	Zip Code: _____

District:	Land Lot:	Acreage +/-	Water Line Size and Material
<u>18</u>	<u>161</u>	_____	<u>2.5" GA</u>

Water Available ☐ Big Creek Basin (Account 2675) (Basin#s 401, 402, 404, 491)
Yes ☒ No ☐ ☐ Paulding SDF (Account A071) \$5,600
Sewer Available ☐ In City Rates Apply
Yes ☐ No ☒ Impervious Surface (sq. ft) _____

Note: Cobb County Ordinance 122-144 allows for the use of on-site wastewater collection systems for R-80 residential lots, provided the provisions of sections 122-130 and 122-242 are met. Ordinance 122-130(a)(2) allows the use of on-site wastewater collection systems for all sites of at least 80,000 square feet if the anticipated wastewater generation for the site is no more than one E.R.U per 80,000 square feet and with the approval from the Health Department. If sewer is available, Cobb County Ordinance 122-116 requires the owner to determine elevations, grades, and alignments of sewer lines necessary to serve the building PRIOR to construction.

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Checked By: Kate Phillips

Date: 10/1/2024

Signature: 



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/31/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306		CONTACT NAME: PHONE (A/C, No., Ext): (855) 222-5919 E-MAIL ADDRESS: support@nextinsurance.com FAX (A/C, No.):	
INSURED ENVIROSOIL, LLC 1191 Berryhill Dr Lithonia, GA 30058		INSURER(S) AFFORDING COVERAGE INSURER A: Next Insurance US Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 16285	

COVERAGES

CERTIFICATE NUMBER: 192955066

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	X		NXTK5G7FP2-03-GL	04/27/2023	04/27/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence)
	\$1,000,000.00						
	\$100,000.00						
	\$15,000.00						
							PERSONAL & ADV INJURY
							\$1,000,000.00
							GENERAL AGGREGATE
							\$2,000,000.00
							PRODUCTS - COMP/OP AGG
							\$2,000,000.00
							\$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)
							\$
							BODILY INJURY (Per person)
							\$
							BODILY INJURY (Per accident)
							\$
							PROPERTY DAMAGE (Per accident)
							\$
							\$
	UMBRELLA LIAB EXCESS LIAB DED RETENTIONS						EACH OCCURRENCE
							\$
							AGGREGATE
							\$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE
							OTH-ER
							E.L. EACH ACCIDENT
							\$
							E.L. DISEASE - EA EMPLOYEE
							\$
							E.L. DISEASE - POLICY LIMIT
							\$
A	Professional Liability (Errors & Omissions) CLAIMS-MADE			NXT9UDLKNE-03-PL	04/27/2023	04/27/2024	Per Claim Limit:
							\$1,000,000.00
							Aggregate Limit:
							\$2,000,000.00
							Per Claim Deductible:
							\$2,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is Georgia Department of Health. This Certificate Holder is an Additional Insured on the General Liability policy per the Additional Insured Automatic Status Endorsement. All Certificate Holder privileges apply only if required by written agreement between the Certificate Holder and the Insured, and are subject to policy terms and conditions.

CERTIFICATE HOLDER

CANCELLATION

Georgia Department of Health
Environmental Health
2 Peach Street NW suite 13-108
Atlanta, GA 30303

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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City of Mableton
Community Development | Planning and Zoning Division
6116 Mableton Parkway, Suite 144
Mableton, GA 30126
(470) 417-4220
www.mableton.gov

BOARD OF ZONING APPEALS STAFF REPORT

Board of Zoning Appeals Staff Report

Case No: BZA-25-001

Date: 7-01-2025

Location: 5995 Allen Rd SE, Mableton, GA 30126

Applicant: Jeffery Kerleguand

Zoning: R-20 (Single Family Residential District)

Council District:

Request

Type: Development Standards Variance (Lot Frontage)

Variance Requested: Reduce the required lot frontage from 75' to 60'.

- Article 3 Section 3.05 R-20 Single Family Residential District (4) Bulk Regulations, Table 3-3, Lot Frontage 75'

Case Summary

The applicant is seeking approval to modify the existing requirement regarding the division of the subject property, which encompasses an area of 1.1 acres (47,916 square feet). This modification would allow for the construction of an additional single-family detached residence on the newly established parcel.

Criteria for Consideration

The Board may grant a variance if the applicant demonstrates:

- There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;
- The application of this chapter to this particular piece of property would create an unnecessary hardship;
- Such conditions are peculiar to the particular piece of property involved; and

- Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this chapter.
- No variance may be granted for a use of land or building m structure that is prohibited by this chapter. No variance may be granted that would conflict with or alter a stipulation or condition imposed by the city council, except for setback variances which are less than twenty-five (25) percent than the underlying requirement and do not alter the basic tenets of any site plan included and approved as a stipulation.

Staff Analysis

Current Zoning:

- The property is zoned R-20 and is surrounded by R-20 (Single-Family Residential) parcels.
- Future Land Use is Low Density Residential and is located in an established residential area. The subject property is not part of platted subdivision.

Development Standards Variances Requested:

Standard	Required	Proposed (Variance)
Single Family Lot Frontage	75 ft. minimum	60 ft.

Staff Finding/Opinion

Staff recommend approval of the variance as the request meets the criteria for consideration and addresses a practical difficulty not self-imposed by the applicant.