BUILDING AND CODES DEPARTMENT

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BOARD OF ZONING APPEALS

AGENDA
May 14, 2026
10:00 A.M.
(Building & Codes Conference Room)

CALL TO ORDER/QUORUM CHECK

APPROVAL OF MINUTES OF BZA MEETING: February 12, 2026

ANNOUNCEMENTS / DEFERRALS

BZA CASE(S):

1. CASE NUMBER: BZA-04-2026 **APPLICANT(S)**: Christian Black

REQUEST: Requesting a 15' front yard setback variance from the minimum required 50' per the Montgomery County Zoning Resolution (Chapter 11, Section 11.2.1).

LOCATION: Meadows Rd

TAX MAP: 152 **PARCELS:** 005.02 **ZONED:** AG

REASON FOR REQUEST: Property contains steep slope from front to rear. A variance would allow for safer driveway access and give better yard for the future homeowner.

2. CASE NUMBER: BZA-05-2026 **APPLICANT(S)**: Mark Roberts

REQUEST: Requesting a 5' side yard setback variance from the minimum required 20' per the Montgomery County Zoning Resolution (Chapter 11, Section 11.2.1).

LOCATION: 1289 Gholson Rd

TAX MAP: 103 **PARCELS:** 002.04 **ZONED:** AG

REASON FOR REQUEST: The exceptional narrowness of the property & space constraint of the dry creek & woods at the east end of the building site where space must be allowed between the house & det/gar for the septic field requires keeping the det/gar more forward on the property. To provide adequate space between the house & det/gar for egress/ingress from the det/gar w/trailers & tow vehicles, the house needs to move 5' into the side setback.

3. CASE NUMBER: BZA-06-2026 **APPLICANT(S)**: Christine Walker

REQUEST: Requesting a Uses Permitted on Review (Chapter 11, Section 11.3.1) to operate an in-home hair salon for a customary home occupation.

LOCATION: 980 Promenade Dr

TAX MAP: 082E **GROUP**: C **PARCELS:** 009.00 **ZONED:** R-1

REASON FOR REQUEST: Montgomery County Zoning Resolution requires BZA approval: STANDARDS FOR OTHER USES PERMITTED ON REVIEW: 5.2.7.4-11d BARBER SHOP, BEAUTY SALON, FACIAL SPA, NAIL SALON

4. CASE NUMBER: BZA-07-2026 **APPLICANT(S)**: Chambliss Law
c/o: Hannah-Claire Boggess

REQUEST: Requesting a setback variance in all directions from the minimum required setback lines per the Montgomery County Zoning Resolution (Chapter 11, Section 11.2.1)

LOCATION: 111 Kapsia Way

TAX MAP: 040 **PARCELS:** 016.06 **ZONED:** M-2

REASON FOR REQUEST: The ultimate application is for a monopole telecommunications tower. The tower is designed so that, in the unlikely event of a tower failure, the tower will buckle & fall in on itself at a predetermined stress point. This stress point negates the need for a setback the height of the tower, as the tower will fall within a 9' radius and surrounding properties will not be injured.

ADJOURNMENT