



Board of Zoning Appeals

December 14, 2006, 7:00p.m.

Sandy Springs City Hall, 7840 Roswell Road, 500 Building
Morgan Falls Office Park, Sandy Springs, GA 30350

Board of Zoning Appeals Agenda					
	Agenda Item	Council District	Assigned Staff	DRB	BZA Action
I.	Approval of previous meeting's action report				
II.	Approval of previous meetings' minutes				
III.	DEFERRED				
A.	V06-112 227 Saint Nicholas Circle <i>Applicant: Samir Properties, Inc.</i> Two primary variances: 1) variance from Section 14.6.5.a. i and ii of the Sandy Springs Land Development Regulations to reduce the 75 foot stream buffer to 35 feet and 2) variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of two (2) specimen trees for the construction of a single-family house.	6	Doug Trettin	N/A	
IV.	NEW				
A.	V06-113 25 Cates Ridge Road <i>Applicant: Edward Levin.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of two (2) specimen tree and the encroachment into the critical root zone of one (1) specimen trees for the construction of a house driveway.	6	Doug Trettin	N/A	
B.	V06-120 1005 Heards Ferry Road <i>Applicant: Bruce Eicher.</i> Primary variance from Section 6.2.3.C of the Zoning Ordinance to reduce the minimum east side yard setback from 15 feet to 12 feet to allow for the addition of an elevator to an existing single-family house.	3	Doug Trettin	N/A	
C.	V06-122 4726 East Conway Road <i>Applicant: Jeffrey Tacca.</i> Three primary variances from the Zoning Ordinance: 1) variance from Section 6.4.3.C to reduce the minimum north side yard setback from 10 feet to 7 feet, 2) variance from Section 6.4.3.C to reduce the minimum south side yard setback from 10 feet to 7 feet, and 3) variance from Section 6.4.3.B to reduce the minimum front yard setback from 50 feet to 35 feet. All variances to allow for the construction of a single-family house.	6	Doug Trettin	N/A	

D.	V06-124 5305 Mount Vernon Parkway <i>Applicant: Sanctuary Development Services.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of three (3) specimen trees porch.	6	Doug Trettin	N/A	
E.	V06-125 435 Bridges Creek Trail <i>Applicant: Robert & Lisa Burnett.</i> Two primary variances from the Zoning Ordinance: 1) variance from Section 6.4.3.C to reduce the minimum west side yard setback from 10 feet to 1.5 feet and 2) variance from Section 6.4.3.d to reduce the minimum rear yard setback from 35 feet to 3 feet. Both variances for the construction of an attached carport.	4	Doug Trettin	N/A	
F.	V06-126 110 Mount Paran Road <i>Applicant: North Atlanta Properties, Inc.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of one (1) specimen tree.	6	Doug Trettin	N/A	
G.	V06-127 910 Spalding Drive <i>Applicant: Lifestyle-Spalding, Inc.</i> Three primary variances: 1) variance from Section 7.2.3.H.2 of the Zoning Ordinance to reduce the minimum perimeter side yard setback from 40 feet to 20 feet for the construction of the mail kiosk and to 33 feet for the construction of decks on 6 townhouse units, 2) variance from Section 4.23.1.A of the Zoning Ordinance to reduce the minimum side corner landscape strip from 30 feet to 20 feet for the construction of the mail kiosk, and 3) variance from Section 14.8.IV.D.1.b of the Tree Preservation Ordinance to allow a permanent structure (mail kiosk) within the landscape strip.	4	Doug Trettin	N/A	
H.	V06-128 Glenridge Drive (17-0038-LL-090-2) <i>Applicant: Homes By Williamscrest, Inc.</i> Three primary variances: 1) variance from Section 7.2.3.H.1 of the Zoning Ordinance to reduce the minimum perimeter front yard setback from 40 feet to 31 feet, 2) variance from Section 4.23.1.A of the Zoning Ordinance to reduce the minimum front yard landscape strip from 40 feet to 31 feet, and 3) variance from Section 14.8.IV.D.1.b of the Tree Preservation Ordinance to allow permanent structures within the landscape strip. All variances for the construction of decks on a townhouse development.	5	Doug Trettin	10/24/06	
I.	V06-129 745 Fair Oaks Manor <i>Applicant: Scott Felton.</i> Primary variance from Section 14.6.5.a ii of the Sandy Springs Land Development Regulations to reduce the 25 foot impervious surface setback (of the 75 foot stream buffer) to 5 feet to allow for the construction of a single-family house.	6	Doug Trettin	N/A	

	J.	V06-131 110, 100, 106 Mount Paran Road <i>Applicant: Paul Harney.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of eight (8) specimen trees to allow for the subdivision of three (3) residential lots into five (5) residential lots.	6	Doug Trettin	N/A	
	K.	V06-132 7840 Roswell Road (SR 9) <i>Applicant: City of Sandy Springs.</i> Primary variance from Section 33.6.11.B.18 of the Zoning Ordinance to allow six (6) suspended (hanging) signs to exceed the maximum allowed face size from three (3) square feet to 7.6 square feet.	2	Cristina Nelson	N/A	