



Board of Zoning Appeals

January 10, 2008, 7:00 p.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 meeting's minutes.				
III.	Request for Initiation				
	5511 Wing Street <i>Applicant: Sears Partners, LLC.</i> A variance application for property located at 5511 Wing Street, V07-057, seeking relief from Section 14.6.5.a. i and ii of the Sandy Springs Land Development Regulations to reduce the 50 foot undisturbed natural buffer and the 25 foot impervious surface setback to a 25 foot undisturbed buffer to allow for a retaining wall, was denied at the BZA hearing on October 11, 2007. A new application for said property, seeking relief from Section 14.6.5.a. i and ii of the Sandy Springs Land Development Regulations to reduce the 50 foot undisturbed natural buffer and the 25 foot impervious surface setback to a 25 foot undisturbed buffer to allow for a retaining wall, has been filed with the City for the February 14, 2008 BZA hearing. Section 22.13.13 of the Zoning Ordinance states that "the same variance shall not be considered until at least six months has elapsed from the date of the decision or new information pertinent to the subject property, not previously considered, is submitted by the petitioner and the 6-month period is waived by the BZA." Staff requests the BZA to determine whether the information included in the new application is sufficiently different from the old application in order to know whether the Staff should accept the new application or whether the new application needs to wait for the expiration of the 6-month waiting period.	2	Doug Trettin	N/A	
IV.	NEW				
	A. V07-074 6309 Roswell Road (SR9) <i>Applicant: Sandy Springs Plaza Associates, LLC.</i>	4	Cristina Nelson	10/23/07	

		Primary variance from Section 33.18.P of the Zoning Ordinance to allow for 2 projecting signs.				
	B.	V07-080 7250-7316 Roswell Road (SR9) <i>Applicant: North Springs Associates, LLLP.</i> Secondary variance: Appeal to the Department of Community Development Director's determination to require interparcel access between the North Springs Shopping Center and the adjacent Chevron gas station.	3	Cesar Geraldo	N/A	
	C.	V07-081 165 Seville Chase <i>Applicant: Steen & Gitte Hagensen.</i> Four primary variances: 1) variance from Section 4.24.9.C of the Zoning Ordinance to construct a new structure over a Special Flood Hazard Area, 2) variance from Section 14.3.5.a.i of the Floodplain Management/Flood Damage Prevention Ordinance to allow new construction of a principal building within the limits of the future-conditions floodplain, 3) variance from Section 14.3.5.a.xi of the Floodplain Management/Flood Damage Prevention Ordinance to allow improvement to a structure which is not compliant with the provisions of the ordinance that furthers or replaces the non-conformity, and 4) variance from Section 14.3.5.b.i.a of the Floodplain Management/Flood Damage Prevention Ordinance to allow new construction of principal building within the limits of the future-conditions floodplain. All variances to allow for additions to a single-family house.	3	Doug Trettin	N/A	
	D.	V07-082 225 Trimble Crest Drive <i>Applicant: Lee & Sherry Bagel.</i> Primary variance from Section 14.6.5.a. i and ii of the Sandy Springs Land Development Regulations to reduce the 50 foot undisturbed natural buffer and the 25 foot impervious surface setback to a 10 foot undisturbed buffer to allow for a swimming pool on an existing deck.	5	Doug Trettin	N/A	
	E.	V07-083 5470 Meridian Mark Road <i>Applicant: GPH Atlanta, LLC.</i> Primary variance from Section 33.26.C of the Zoning Ordinance to allow one wall sign on a nursing home building.	5	Cristina Nelson	N/A	
	F.	V07-084 8085 Brandon Mill Road <i>Applicant: Lyon Management Group.</i> Primary variance from Section 33.26.C.1 of the Zoning Ordinance to increase the permitted 16 square feet of 2 single-faced freestanding signs to 32 square feet and	2	Cristina Nelson	11/27/07	

		to allow for 3 single-faced free standing signs where only 2 are allowed. The signs are for residential developments.				
	G.	V07-085 5545-5565 New Northside Drive & 17-0205-LL070 <i>Applicant: Wachovia.</i> Two primary variances: 1) variance from Section 18.2.1 of the Zoning Ordinance to reduce the required number of parking spaces from 131 parking spaces to 90 parking spaces and 2) variance from Section 14.6.5.a. i and ii of the Sandy Springs Land Development Regulations to reduce the 50 foot undisturbed natural buffer and the 25 foot impervious surface setback to a minimum of a 40 foot undisturbed buffer. Both variances for the construction of branch bank.	6	Doug Trettin	N/A	
	H.	V07-086 5160 Vernon Springs Trail <i>Applicant: Sally & Jerry White.</i> Primary variance from Section 6.3.3.B of the Zoning Ordinance to reduce the minimum front yard setback from 60 feet to 48 feet to allow for additions to a single-family house.	6	Doug Trettin	N/A	
	I.	V07-087 490 Franklin Road <i>Applicant: Westfield Partners.</i> Primary variance from Section 14.6.5.a. i and ii of the Sandy Springs Land Development Regulations to reduce the 50 foot undisturbed natural buffer and the 25 foot impervious surface setback to a minimum of a 20 foot undisturbed buffer to allow for the construction of an impervious driveway.	5	Doug Trettin	N/A	