



BOARD OF APPEALS

Ruth Coan, Post 7 –Chair
Paul Reale, Post 5- Vice Chair
Lane Frostbaum, Post 1
Jim Squire, Post 3
Ted Sandler, Post 4
Ron Carpinella, Post 2
Ken Moller, Post 6

Thursday, January 12, 2012

Regular Meeting Minutes

7:00 PM

Board Members Present	Ruth Coan (Chair), Paul Reale (Vice Chair), Jim Squire, Ken Moller, Al Pond and Ted Sandler
Board Members Absent	Lane Frostbaum
Staff Present	Angela Parker, Patrice Dickerson, Linda Abaray, Michael Barnett, Gloria Goins, Nathan Ippolito and Melissa Rixey
Call to Order	Ruth Coan called the meeting to order at 7:00 p.m.

ADOPTION OF AGENDA

Motion and Vote: Squire moved to approve the Agenda for January 12, 2012. Reale seconded the motion. Approved (6-0, Coan, Reale, Pond, Squire, Moller and Sandler for; Frostbaum absent)

APPROVAL OF PREVIOUS MEETING'S MINUTES

Motion and Vote: Sandler moved to approve the Minutes for November 10, 2011. Squire seconded the motion. Approved (6-0, Coan, Reale, Pond, Squire, Moller and Sandler for; Frostbaum absent)

NEW CASES

V11-045

5280 Long Island Drive

Applicant: Chris Cramer

SUMMARY/STAFF PRESENTATION: Two (2) primary variances: 1) from Section 109.225(a)(b) 1 and 2 of the Stream Buffer Protection Ordinance to reduce the required seventy-five (75) foot stream buffer to 35.3 feet to allow construction of a screened porch; and 2) from Section 6.2.3.C of the Zoning Ordinance to reduce the fifteen (15) foot side setback to 7.3 feet to allow construction of a screened porch.

APPLICANT PRESENTATION:

Nina Cramer, 5280 Long Island Dr., Atlanta, GA. 30327

Mark Shoemaker, 835 Larry Lane, Decatur, GA. 30033

(Invitation for public comment in support of and in opposition to the petition)

SUPPORT FOR THE PETITION:

None

AGAINST THE PETITION:

None

(Close of public hearing. Board of Appeals questions and discussion)

Motion and Vote: Squire moved to approve, Sandler seconded. Approved (6-0, Coan, Reale, Pond, Squire, Moller and Sandler for; Frostbaum absent) Subject to the following conditions:

1. The subject addition shall be constructed in accordance with the proposed site plan, provided by the applicant dated received December 20, 2011 by the Department of Community Development, for the variance herein, showing a reduction in the 75 foot buffer and setback requirements (50 foot undisturbed natural buffer and 25 foot impervious surface setback) to twenty –five (25) feet (proposed structure encroachment of forty (40) feet and limits of disturbance of ten (10) feet for a total encroachment of fifty (50) feet) to allow for a screened porch, where necessary to accommodate the portion of the encroachment only.
2. To reduce the fifteen (15) foot side setback to seven (7) feet three (3) inches to allow construction of a screened porch.
3. When garages or parking pads are located in areas where the fifty (50) foot undisturbed natural buffer and the twenty-five (25) foot impervious setback have been reduced, grates used for drainage of these areas (where oil, grease or antifreeze might flow) shall have either vegetation for filtration before entering the stream or artificial filtration with proof of maintenance required at time of Land Disturbance Permit, subject to the approval of the Sandy Springs City Engineer.
4. The area of the fifty (50) foot undisturbed natural buffer outside the area of this approved variance shall be maintained and any modification to the buffer (e.g. replanting or restoration) shall be subject to the approval of the Sandy Springs Arborist.

SECONDARY VARIANCE

V11-048

6189 Roswell Road (SR9)

Applicant: Enterprise Holdings, LLC

SUMMARY/STAFF PRESENTATION: Secondary variance to appeal director's decision regarding the freestanding sign located at the property

APPLICANT PRESENTATION:

Warren Kelson, 11572 Alpharetta Hwy, Roswell, GA, 30076

Ian Glass, 11572 Alpharetta Hwy, Roswell, GA, 30076

(Invitation for public comment in support of and in opposition to the petition)

SUPPORT FOR THE PETITION:

None

AGAINST THE PETITION:

None

(Close of public hearing. Board of Appeals questions and discussion)

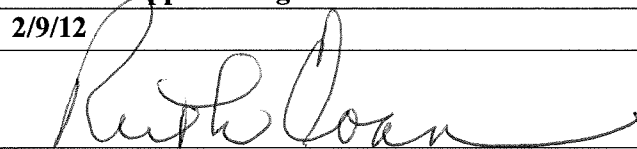
Motion and Vote: Sandler moved to defer, Reale seconded. Deffered (6-0, Coan, Reale, Pond, Squire, Moller and Sandler for; Frostbaum absent) the application to the March 8, 2012 Board of Appeals meeting.

DISCUSSION ITEMS

Staff will take a random sample of variance applications (approximately 25) for the last 2 years to inspect compliance with the application approval. Staff will report the findings to the Board at the March meeting.

ADJOURNMENT

Meeting adjourned at 7:42 P.M.

Approval Signatures	
Date Approved	2/9/12
Ruth Coan (Chairman)	
Patrice Dickerson, Manager of Planning & Zoning	
Gloria Goins, Transcriber	