



Board of Appeals

January 14, 2010

Meeting Minutes

Board Members Present	Ron Carpinella (Interim Chairman), Paul Reale, Ken Moller, Ted Sandler, Ruth Coan, Lane Frostbaum, and Oz Hill
Board Members Absent	
Staff Present	Nancy Leather, Patrice Ruffin, Linda Abaray, Gloria Goins, Michael Barnett, Nathan Ippolitto, and Terry Robinson
CALL to Order	Ron Carpinella called the meeting to order at 7:00 p.m.

	ADOPTION OF AGENDA
	ACTION: Frostbaum moved to approve the adoption of the agenda , Reale seconded. Approved (7-0 Carpinella, Coan, Hill, Frostbaum, Sandler, Moller and Reale for).
	PREVIOUS MEETING'S MINUTES
	ACTION: Reale moved to approve the previous meeting's minutes , Coan seconded. Approved (7-0 Carpinella, Coan, Hill, Frostbaum, Sandler, Moller and Reale for).
	NEW CASES
1.	V09-048 Cameron Valley Court parcel 17-0206-0011-040 <i>Applicant: Walter & Dolores Mills.</i> ▪ SUMMARY/STAFF PRESENTATION: Primary variance from Section 109-225.a 1 and 2 of the Stream Buffer Protection Ordinance to reduce the 75 foot buffer and setback requirements (50 foot undisturbed natural buffer and 25 foot impervious surface setback) to 0 feet to pipe the creek to allow for the construction of a single-family house. Applicant Presentation: Walter Mills, 425 Cameron Valley Ct., Sandy Springs, GA. Martin Shields, 409 John Wesley Dobbs Ave., Atlanta, GA. 30312 (Invitation for public comment in support of and in opposition to the petition) • Support for the Petition: Stan Jones, 225 Cliff Overlook, Sandy Springs, GA. • Against the Petition: None (Close of public hearing. Board of Zoning Appeals questions and discussion) ACTION: Reale moved to approve with conditions Frostbaum seconded. Approved (7-0 Carpinella, Coan, Hill, Frostbaum, Sandler, Moller and Reale for). Subject to the following conditions:

Condition(s):

- 1) The subject house shall be constructed in accordance with the proposed site plan, provided by the applicant dated received December 23, 2009 by the Department of Community Development, for the variance herein, showing a reduction in the 50 foot undisturbed buffer and 25 foot impervious set back to 27 feet to allow for a new house, new driveway, stairs and porch where necessary to accommodate the portion of the encroachment only.
- 2) The lowest floor elevation of the new house, including basement shall be elevated to at least the higher of the following two elevations:
 - a. three feet above the 100 year water surface elevation at the inlet of the pipe (new pipe if installed, or existing pipe if new pipe not installed);
 - b. two feet higher than the elevation of the ground surface at the threshold over which water would flow to continue downstream if the water level upstream of the pipe were to rise such that overland flow downstream were to occur.
- 3) In areas where the fifty (50) foot undisturbed natural buffer and the twenty-five (25) foot impervious setback have been reduced for building additions and/or other improvements, downspouts shall be directed into a rain garden or a Best Management Practices (BMP) filtration detention device.
- 4) 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.
- 5) 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.
- 6) The porch which encroaches into the fifty (50) foot undisturbed buffer shall be constructed of pervious materials.

Meeting Adjourned: 9:30 p.m.**Approval Signatures****Date Approved****2/11/2010****Ron Carpinella, Acting Chairman****Patrice Ruffin, Assistant Director of Planning and Zoning****Gloria Goins, Transcriber/
Administrative Coordinator**