



BOARD OF APPEALS

Ruth Coan, Post 7 –Chair
Paul Reale, Post 5- Vice Chair
Alvin Johnson, Post 1
Eric Johnson, Post 3
Ted Sandler, Post 4
Ron Carpinella, Post 2
Ken Moller, Post 6

Thursday, March 8, 2012	Regular Meeting Minutes	7:00 PM
Board Members Present	Ruth Coan (Chair), Paul Reale (Vice Chair), Ken Moller, Ted Sandler, Al Pond, Alvin Johnson, and Eric Johnson	
Board Members Absent	None	
Staff Present	Angela Parker, Patrice Dickerson, Cristina Nelson, Linda Abaray, Michael Barnett, Gloria Goins, Nathan Ippolito and David Wells	
Call to Order	Ruth Coan called the meeting to order at 7:00 p.m.	

ADOPTION OF AGENDA

Motion and Vote: Reale moved to approve the Agenda for March 8, 2012. A. Johnson seconded the motion. Approved (7-0, Coan, Reale, Squire, Moller, A. Johnson, Pond, E. Johnson and Sandler for) with the modification to move the third (3rd) case (V12-001) on the agenda to the first (1st).

APPROVAL OF PREVIOUS MEETING'S MINUTES

Motion and Vote: Sandler moved to approve the Minutes for February 9, 2012. Reale seconded the motion. Approved (6-0-1, Coan, Reale, Squire, Moller, A. Johnson, E. Johnson and Sandler for; Pond abstaining)

NEW CASES

V12-001
4784 Roswell Road (SR9)
Applicant: Campbell Dental

SUMMARY/STAFF PRESENTATION: Two (2) primary variances: 1) from Section 33.26.D.1.a., of the Zoning Ordinance to allow changeable copy on a monument sign; and, 2) from Section 33.22.C., of the Zoning Ordinance to reduce the required sign setback from 10 feet to 0 feet.

APPLICANT PRESENTATION:
Wendell Campbell, 4784 Roswell Rd, Atlanta, GA. 30342

(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 1: Moller moved to approve, Reale seconded. Variance #2 Section 33.22.C., of the Zoning Ordinance to reduce the required sign setback from 10 feet to 0 feet. Approved (7-0, Coan, Reale, Squire, Moller, A. Johnson, Pond, E. Johnson and Sandler for) subject to the following conditions:

1. To allow the identification sign to remain at the present location, encroach into the minimum sign setback, and be located at four (4) feet from the right-of-way pursuant to the sign detail, submitted by the applicant, and dated received January 3, 2012 by the Department of Community Development.

Motion and Vote 2: Pond moved to deny, Moller seconded. Variance #1 Section 33.26.D.1.a., of the Zoning Ordinance to allow changeable copy on a monument sign. Denied (5-2, Coan, Moller, A. Johnson, Pond, and Sandler for; Reale and E. Johnson against)

DEFERRED CASES**V11-048****6189 Roswell Road (SR9)****Applicant: Enterprise Holdings, LLC**

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

APPLICANT PRESENTATION:

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

Ian Glass, 3210 Trace Viens Ct, Norcross, GA. 30071

(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 withdraw, Reale seconded. Approval of Withdrawal (7-0, Coan, Reale, Squire, Moller, A. Johnson, Pond, E. Johnson and Sandler for)

V11-053**1340 West Garmon Road****Applicant: K. Morgan Varner III**

SUMMARY/STAFF PRESENTATION: Two (2) primary variances: 1) from Section 109.225(a)(b) 1 and 2 of the Stream Buffer Protection Ordinance to allow construction of a new single family residence; and 2) from Section 6.1.3.C of the Zoning Ordinance to reduce the twenty-five (25) foot side setback to twenty (20) feet to allow construction of a new single family residence.

APPLICANT PRESENTATION:

Larry Stauffer, 4370 Paran Pl, Atlanta, GA. 30327

Jonathan Hicks, 259 14th St. #104, Atlanta, GA 30309Dietrich Logan, 259 14th St. #104, Atlanta, GA 30309

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

SUPPORT FOR THE PETITION:

Ellen Knox, 3343 Valley Vista Rd, Smyrna, GA. 30080

AGAINST THE PETITION:

Ashish Bahl, 4549 Harris Trail, Atlanta, GA. 30327

Debora Bahl, 4549 Harris Trail, Atlanta, GA. 30327

Al Goodgame, 1325 Swims Valley Drive, Atlanta, GA. 30327

Patty Berkovitz, On File

Edward Mauefee, 4547 Harris Trail, Atlanta, GA. 30327

4560 Harris Trail, Atlanta, GA. 30327

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

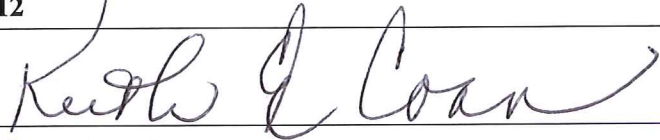
Motion and Vote: Pond moved to defer, E. Johnson seconded. Deferred (5-0, Coan, Reale, Squire, Moller, A. Johnson, and Sandler for; Pond and E. Johnson absent) the application to the April 12, 2012 Board of Appeals meeting.

DISCUSSION ITEMS

Update on variance sampling project.

ADJOURNMENT

Meeting adjourned at 8:53 P.M.

Approval Signatures	
Date Approved	4/12/12
Ruth Coan (Chairman)	
Patrice Dickerson, Manager of Planning & Zoning	
Gloria Goins, Transcriber	