



Board of Zoning Appeals

March 13, 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
Election of officers.					
Approval of previous meeting's minutes.					
New Cases					
1.	V08-001 6317 Roswell Road (SR 9) <i>Applicant: KC Pit BBQ.</i> Primary variance from Section 33.18.H of the Zoning Ordinance to allow for a sign to extend vertically above the roof line of a building.	4	Cristina Nelson	1/22/08	
2.	V08-002 415 & 425 Morgan Falls Road <i>Applicant: FF Realty, LLC.</i> Primary variance from Section 33.26.C.1 of the Zoning Ordinance to allow for a free standing sign to exceed the maximum height permitted from 6 feet to 8 feet 4 inches.	2	Cristina Nelson	N/A	
3.	V08-003 765 Crest Valley Drive/5210 Powers Ferry Road <i>Applicant: 5210 Powers Ferry LLC.</i> Two primary variances: 1) variance from Section 4.11.B of the Zoning Ordinance to reduce the required 20 foot setback of vehicular gates from a public right-of-way to 10 feet 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 29 foot undisturbed buffer to allow for construction of fence and vehicular access gates.	6	Doug Trettin	N/A	
4.	V08-004 735 Starlight Lane <i>Applicant: Harry Foster III.</i> Primary variance from Section 6.4.3.D of the Zoning Ordinance to reduce the required 35 foot minimum rear yard setback to 23 feet to allow for additions to an existing single-family house.	5	Doug Trettin	N/A	

5.	V08-005 4630 High Point Road <i>Applicant: Mike Nicklaus.</i> Five primary variances: 1) variance from Section 4.3.5 of the Zoning Ordinance to allow a privately owned structure (fence) to be located within the public right-of-way, 2) variance from Section 4.11.B of the Zoning Ordinance to reduce the required 20 foot setback of vehicular gates from a public right-of-way to 3 feet, 3) variance from Section 4.11.D.4 of the Zoning Ordinance to reduce the required 3 foot landscape strip between a fence and a right-of-way to 0 feet, 4) variance from Section 4.11.F of the Zoning Ordinance to reduce the required 3 foot setback of a fence from a public right-of-way to 0 feet, and 5) variance from Section 14.8.III.D.1.b of the Tree Preservation Ordinance to allow for a permanent structure (fence) within the required landscape strip.	5	Doug Trettin	N/A	
6.	V08-006 6225 Roswell Road (SR 9) <i>Applicant: Sandy Springs Plaza, L.P.</i> Primary variance from Section 12B.2.A of the Zoning Ordinance to allow a time extension of the previously approved phased installation of the required Main Street Overlay District streetscape improvements.	4	Doug Trettin	2/12/08	
7.	V08-007 4608 Dalmer Road <i>Applicant: Sean R. Mikula.</i> Two primary variances: 1) variance from Section 6.6.3.C of the Zoning Ordinance to reduce the required 7 foot minimum side yard setback to 6.3 feet on the north side yard and to 5.3 feet on the south side yard setback 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 zero foot undisturbed buffer. Both variances to allow existing structures to remain for the reconfiguration of the residential lot.	5	Doug Trettin	N/A	
8.	V08-008 4600 Dalmer Road <i>Applicant: Jonathan & Angela Goldman..</i> Two primary variances: 1) variance from Section 6.6.3.C of the Zoning Ordinance to reduce the required 7 foot minimum side yard setback to 6 feet on the north side yard 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 zero foot undisturbed buffer. Both variances to allow existing structures to remain for the reconfiguration of the residential lot.	5	Doug Trettin	N/A	

9.	V08-009 4590 Dalmer Road <i>Applicant: Michael Kaeding.</i> Two primary variances: 1) variance from Section 6.6.3.C of the Zoning Ordinance to reduce the required 7 foot minimum side yard setback to 4.49 feet (house) on the north side yard and to 4 feet (accessory structure with deck) on the south side yard 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 zero foot undisturbed buffer. Both variances to allow existing structures to remain for the reconfiguration of the residential lot.	5	Doug Trettin	N/A	
10.	V08-010 380 Pine Forest Road <i>Applicant: Tom Elias.</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 41 foot undisturbed buffer to allow existing structures to remain for the configuration of the residential lot.	5	Doug Trettin	N/A	
11.	V08-011 354 Pine Forest Road <i>Applicant: Denny & Amy Brown.</i> Two primary variances: 1) variance from Section 6.6.3.C of the Zoning Ordinance to reduce the required 7 foot minimum side yard setback to 5.1 feet on the east side yard 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 13 foot undisturbed buffer. Both variances to allow existing structures to remain for the reconfiguration of the residential lot.	5	Doug Trettin	N/A	
12.	V08-012 4700 Dudley Lane <i>Applicant: Stephanie Lucke.</i> Three primary variances: 1) variance from Section 4.11.D.4 of the Zoning Ordinance to reduce the minimum required 3 foot landscape strip between a wall and a right-of-way to 7 inches, 2) variance from Section 4.11.F of the Zoning Ordinance to reduce the minimum required 3 foot setback of a wall from a public right-of-way to 7 inches, and 3) variance from Section 14.8.III.D.1.b of the Tree Preservation Ordinance to allow for a permanent structure (wall) within the required landscape strip.	6	Doug Trettin	N/A	