



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 14, 2013	Regular Meeting Minutes	7:00 PM
Board Members Present	Ruth Coan (Chair), Ted Sandler (Vice Chair), Ron Carpinella, Alvin Johnson, Ken Moller, and Melissa Nodvin;	
Board Members Absent	Eric Johnson	
Staff Present	Angela Parker, Patrice Dickerson, Colleen Allen, Gloria Goins, and David Wells	
Call to Order	Ruth Coan (Chair) called the meeting to order at 7:00 p.m.	

ADOPTION OF AGENDA

Motion and Vote: Carpinella moved to approve, Sandler seconded. Approved (6-0, Coan, Sandler, Carpinella, A. Johnson, Moller, and Nodvin; E. Johnson absent).

APPROVAL OF PREVIOUS MEETING'S MINUTES

Motion and Vote: E. Johnson moved to approve the Minutes for March 14, 2013. Approved as amended (6-0, Coan, Sandler, Carpinella, A. Johnson, Moller, and Nodvin; E. Johnson absent).

NEW CASES

201203415

400 Ferry Landing

Applicant: James Dorian

SUMMARY/STAFF PRESENTATION: Two primary variances: 1) from Section 6.3.3.B of the Zoning Ordinance to reduce the required sixty (60) foot front yard setback to forty (40) feet to allow for the construction of a garage expansion; and 2) from Section 6.3.3.C of the Zoning Ordinance to reduce the required fifteen (15) foot side yard setback to eight (8) feet to allow for the construction of a detached garage.

APPLICANT PRESENTATION:

Wright Marshall, 1991 Rockledge Rd, Atlanta, GA. 30324

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

SUPPORT FOR THE PETITION:

Jennifer Dorian, 400 Ferry Landing, Atlanta, GA. 30328
Patrick Craig, 3679 Maple Forge Lane, Gainesville, GA,

AGAINST THE PETITION:

None

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

Motion and Vote: Nodvin moved to approve, Sandler seconded. To Approve (2-4, Nodvin and Sandler in support, Carpinella, Coan, A. Johnson, and Moller in opposition; E. Johnson absent) subject to the following conditions:

- 1) To reduce the required sixty (60) foot front yard setback to forty (40) feet to allow for the construction of a garage expansion, as shown on the site plan dated received January 14, 2013 by the Department of Community Development.
- 2) To reduce the required fifteen (15) foot side yard setback to eight (8) feet to allow for the construction of a detached garage, as shown on the site plan dated received January 14, 2013 by the Department of Community Development.

****Motion did not carry****

Motion and Vote: Moller moved to deny. Carpinella seconded. Moller withdrew his motion.

Motion and Vote: Moller moved to defer. Carpinella seconded. Deferred 30 days, to April 11, 2013 (4-2, Carpinella, Coan, A. Johnson, and Moller in support, Nodvin and Sandler in opposition; E. Johnson absent) to allow the applicant to create a revised site plan that reduces the encroachment into the side yard setback.

201300002

4555 Northside Drive

Applicant: Kevin Cotter

SUMMARY/STAFF PRESENTATION: Three primary variances: 1) from Section 6.1.3.B of the Zoning Ordinance to reduce the required sixty (60) foot front yard setback to fifty-four (54) feet to allow for the construction of a single family residence; 2) from Section 6.1.3.C of the Zoning Ordinance to reduce the required twenty-five (25) and forty (40) foot side yard setbacks to twelve and three-tenths (12.3) and thirty-five and nine-tenths (35.9) feet, respectively, to allow for the construction of a single family residence; 3) from Section 6.1.3.D of the Zoning Ordinance to reduce the required fifty (50) foot front yard setback to twenty-nine and nine-tenths (29.9) feet to allow for the construction of a single family residence.

APPLICANT PRESENTATION:

Kevin Cotter, 290 Burdette Road, Atlanta, GA. 30327

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

SUPPORT FOR THE PETITION:

Thaddeus Roepke, 410 Golfview Road, Atlanta, GA. 30309

AGAINST THE PETITION:

Rick Kuhlman, 795 Highcourt Road,

Ann Salo & Phillip Carile-Sr., 4559 Northside Drive, Atlanta, GA. 30327

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

Motion and Vote: Carpinella moved to defer, Moller seconded. Deferred 30 days, to April 11, 2013 (6-0, Coan, Sandler, Carpinella, A. Johnson, Moller, and Nodvin; E. Johnson absent) to allow the applicant to create a revised site plan that reduces the encroachment into the interior side yard and rear yard setbacks.

201300029

4966 Long Island Drive

Applicant: David Diprima

SUMMARY/STAFF PRESENTATION: Primary variance from Section 6.2.3.C of the Zoning Ordinance to reduce the required fifteen (15) foot side yard setback to six (6) feet to allow for the installation of a generator.

APPLICANT PRESENTATION:

David Diprima, 4966 Long Island Dr

(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: Moller moved to approve, Nodvin seconded. Approved (6-0, Coan, Sandler, Carpinella, A. Johnson, Moller, and Nodvin; E. Johnson absent) subject to the following conditions: 1) To reduce the required ten (10) foot side yard setback to six (6) feet to allow for the placement of a generator, as shown on the site plan dated received January 4, 2013 by the Department of Community Development.

201300047

402 Carolwood Lane

Applicant: Bradley Podraza

SUMMARY/STAFF PRESENTATION: Primary variance from Section 6.6.3.C of the Zoning Ordinance to reduce the required seven (7) foot side yard setback to three and eight tenths (3.8) feet to allow for the construction of second story.

APPLICANT PRESENTATION:

Brad and Jamie Podraza, 402 Carolwood Lane, Sandy Springs, GA. 30342

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

SUPPORT FOR THE PETITION:

Henry Nix, 402 Carolwood Lane, Sandy Springs, GA. 30342

AGAINST THE PETITION:

None

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

Motion and Vote: Carpinella moved to approve, A. Johnson seconded. Approved (6-0, Coan, Sandler, Carpinella, A. Johnson, Moller, and Nodvin; E. Johnson absent) subject to the following conditions:

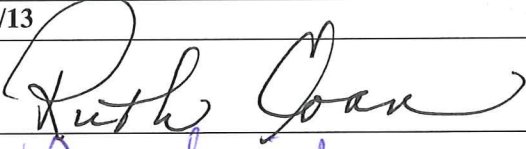
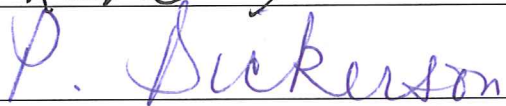
1) To reduce the required seven (7) foot side yard setback to three and eight tenths (3.8) feet to allow for the construction of second story, as shown on the site plan dated received January 7, 2013 by the Department of Community Development.

DISCUSSION ITEMS

None

ADJOURNMENT

Meeting adjourned at 8:16P.M.

Approval Signatures	
Date Approved	4/11/13
Ruth Coan (Chairman)	
Patrice Dickerson, Manager of Planning & Zoning	
Gloria Goins, Transcriber	