



Board of Appeals

April 8, 2010

Meeting Minutes

Board Members Present	Ron Carpinella (Chairman), Paul Reale, Ken Moller, Ted Sandler, Ruth Coan, Lane Frostbaum, and Jim Squire
Board Members Absent	None
Staff Present	Nancy Leather, Cesar Geraldo, Linda Abaray, Gloria Goins, Michael Barnett, Nathan Ippolitto, Rita Gowdy and Terry Robinson

CALL to Order	Ron Carpinella called the meeting to order at 7:00 p.m.
----------------------	---

	ADOPTION OF AGENDA
	ACTION: Sandler moved to approve the adoption of the agenda , Reale seconded. Approved (7-0, Carpinella, Coan, Squire, Frostbaum, Sandler, Moller and Reale for).
	PREVIOUS MEETING'S MINUTES
	ACTION: Squire moved to approve the previous meeting's minutes , Frostbaum seconded. Approved (7-0, Carpinella, Coan, Squire, Frostbaum, Sandler, Moller and Reale for).
	New Deferred Case
1.	V10-005 516 Londonberry Road <i>Applicant: Kawika & Billie Mitchell.</i> ▪ SUMMARY/STAFF PRESENTATION: Three primary variances: 1) variance from Section 109-113.1 of the Floodplain Management Ordinance to allow new construction within the limits of the future-conditions floodplain, 2) variance from Section 109-114.a.1 of the Floodplain Management Ordinance to allow new construction within the limits of the future-conditions floodplain, and 3) 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 25 feet to allow for existing and proposed structures. Applicant Presentation: Nathan V. Hendricks, 6085 Lake Forrest Dr., Suite 200, Atlanta, GA. 30328 Terry Baker, 450 Old Peachtree Rd. NW, Suite 105, Suwanee, GA. 30024 (Invitation for public comment in support of and in opposition to the petition) • Support for the Petition: None • Against the Petition: Patty Berkovitz, On File (Close of public hearing. Board of Zoning Appeals questions and discussion) ACTION: Coan moved to approve with conditions Reale seconded. Approved (7-0, Carpinella, Coan, Squire, Frostbaum, Sandler, Moller and Reale for). Subject to the following conditions:

Condition(s):

- 1) The subject house, retaining wall and lawn shall be constructed in accordance with the proposed site plan, provided by the applicant dated received March 10, 2010 by the Department of Community Development, for the variance herein, showing a reduction in the 25 foot impervious set back to five (5) feet to allow for a new addition where necessary to accommodate the portion of the encroachment only.
- 2) 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.
- 3) 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.
- 4) The lowest finished floor of the addition shall be at least one (1) foot above the base flood elevation of eight hundred fifty two (852) feet.
- 5) Subject to approval of the Sandy Springs City Engineer, downspouts for new addition shall be piped to a drainage area in front of the existing house.

Meeting Adjourned: 7:24 p.m.**Approval Signatures****Date Approved****5/13/2010****Ron Carpinella, Chairman****Patrice Ruffin, Assistant Director of
Planning and Zoning****Gloria Goins, Transcriber/
Administrative Coordinator**