



Board of Zoning Appeals

April 12, 2007, 7:00p.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
I.	Election of Officers				
II.	Approval of previous meeting's action report.				
III.	Approval of previous meeting's minutes.				
IV.	DEFERRED				
A.	V07-001 8290 Roswell Road (SR9) <i>Applicant: Lamar Advertising.</i> Secondary variance: Appeal to the Department of Community Development Director's interpretation of the Zoning Ordinance regarding structural changes to a nonconforming sign.	2	Michael Zehner	N/A	
B	V07-008 Ison Road (17 0025 LL042) <i>Applicant: Donnie Chapman.</i> Three primary variances: 1) variance from Section 12B.4 of the Zoning Ordinance to allow relief of the Suburban Street Overlay District streetscape standards requirement along the Ison Road frontage of the subject property, 2) variance from Section 8.2.4 of the Sandy Springs Subdivision Regulations to allow relief of the required sidewalk improvements along the Ison Road frontage of the subject property, and 3) variance from Chapter 16 of the Sandy Springs Code of Ordinances to allow relief of the required sidewalk improvements along the Ison Road frontage of the subject property. All variances to allow for the construction of a single-family development.	2	Patrice Ruffin	2/27/07	
V.	NEW				
A.	V06-145 969 Crest Valley Road <i>Applicant: Southern Civil Engineers.</i> Four primary variances: 1) variance from Section 19.3.12.B.1 of the Zoning Ordinance to allow for a swimming pool to be located in the front yard of a single-family house, 2) variance from Section 6.1.3.I of the Zoning Ordinance to allow an accessory pool-house to be located in the front yard of a single-family house, 3) variance from Section 14.8.III.D.1.b of the	6	Doug Trettin	N/A	

		Tree Preservation Ordinance to allow for permanent structures within the required landscape strip of a storm water detention facility, and 4) variance from Section 14.6.5.a ii of the Sandy Springs Land Development Regulations to reduce the 25 foot impervious surface setback (of the 75 foot stream buffer) for a branching stream to unknown setbacks. All variances for the construction of a swimming pool and a pool equipment house.				
	B.	V07-009 25 Cates Ridge Road <i>Applicant: Patrick Pittard, Earl J. Shell, and Cates Ridge Homes Association, Inc...</i> Secondary variance: Appeal to the Department of Community Development Director's determinations made in a letter dated December 21, 2006, regarding the effect of the City's incorporation on a parcel subdivision and the recognition of Fulton County's authority at that time.	6	Michael Zehner	N/A	
	C.	V07-011 5137 Middlebury Lane, 250 Londonberry Road, and 256 Londonberry Road <i>Applicant: Edwin and Sara Neel.</i> Primary variance from Section 4.2.10 of the Zoning Ordinance to allow the required minimum lot width of 3 legal nonconforming flag lots to be achieved at a distance greater than the sum of the required minimum front yard setback and minimum rear yard setback for the reconfiguration of internal lot lines of the 3 legal nonconforming flag lots.	6	Doug Trettin	N/A	
	D.	V07-014 70 Chevaux Court <i>Applicant: Howard Williams.</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 0 feet for the construction of a pedestrian bridge and a waterfall.	6	Doug Trettin	N/A	Removed Administratively
	E.	V07-015 645 Londonberry Road <i>Applicant: Adly Girgis and Elham Makram.</i> Five primary variances: 1) variance from Section 4.24.9.C of the Zoning Ordinance to allow a structure to extend over a Special Flood Hazard Area, 2) variance from Section 4.24.9.G of the Zoning Ordinance to allow for residential development in a Special Flood Hazard Area, 3) variance from Section 14.3.5.a.i of the Sandy Springs Land Development Regulations to allow for new construction of a principal building within the limits of a floodplain, 4) variance from Section 14.3.5.g.i.A of the Sandy Springs Land Development Regulations to allow for	6	Doug Trettin	N/A	

		new construction of a residential building within the limits of a floodplain, and 5) variance from Section 6.2.3.F of the Zoning Ordinance to reduce the minimum required lot width of 150 feet. All variances to for the construction of a single-family home.				
	F.	V07-016 5035 Lake Forrest Drive <i>Applicant: William V. Lawson.</i> Primary variance from Section 4.2.10 of the Zoning Ordinance to allow the required lot width of a proposed flag lot to be achieved at a distance greater than the sum of the required minimum front yard setback and minimum rear yard setback for the purpose of subdividing an existing lot into 2 lots.	5	Doug Trettin	N/A	
	G.	V07-017 5157 & 5173 Northland Drive <i>Applicant: Scott J. Mattison.</i> Two primary variances from the Tree Preservation Ordinance: 1) variance from Section 8.5 to allow the removal of twelve (12) specimen trees and the encroachment into the critical root zone of one (1) specimen tree and 2) variance from Section 8.III.C.2.a to waive the Specimen Tree recompense cost. Both variances to allow for the construction of 3 single-family houses.	5	Doug Trettin	N/A	
	H.	V07-018 5193 and 5195 Northside Drive and 60 Finch Forest Trail <i>Applicant: John C. Portman.</i> Primary variance from Section 6.1.3.A of the Zoning Ordinance to exceed the maximum height allowed for a single-family house from 40 feet to 69 feet 9 inches.	6	Doug Trettin	N/A	
	I.	V07-027 8290 Roswell Road (SR 9) <i>Applicant: Lamar Advertising.</i> Primary variance from Article 33, Signs, Section 33.6, General Sign Regulations, Section 33.6.3, Nonconforming Signs, A. of the Zoning Ordinance to allow an existing nonconforming sign to be structurally altered to change the manner in which the sign currently operates.	2	Michael Zehner	3/27/07	