

BOARD OF ZONING APPEALS

MEETING MINUTES

Thursday, May 11, 2006, 7:00 p.m.

Board Members Present: Al Pond (Chair), Mark King (Vice Chair), Ruth Coan, Ron Carpinella, Oswald Hill, Paul Reale, and Ken Moller

Staff Present: Nancy Leathers, Michael Zehner, Cesar Geraldo, Josh Lontz, Doug Trettin, and Michael Barnett

Call to Order: Al Pond called the meeting to order at 7:00 p.m. It is noted that this is a Special Call Meeting rescheduled from the regular July 13, 2006 meeting.

I. OATH OF OFFICE

ACTION: Board Members were sworn in and accepted their oath of office.

II. APPROVAL OF ACTION REPORT

ACTION: Oz Hill motioned that the Action Report as presented be approved. ????? seconded. The Action Report is APPROVED (7-0).

III. DEFERRED

A. VO6-001 4741 Dudley Lane

Summary: Specimen tree removal.

(Invitation for public comment in support of and in opposition of application)

(Public Hearing closed. Board of Zoning Appeals questions and discussion)

ACTION: Ruth Coan moved for a motion to approve applicant's request to withdraw application. Ron Carpinella seconded. The application was APPROVED for withdrawal of application (7-0).

B. V06-002 4745 Dudley Lane

Summary: Specimen tree removal.

(Invitation for public comment in support of and in opposition of application)

(Public Hearing closed. Board of Zoning Appeals questions and discussion)

ACTION: Mark King moved for approval to withdraw application. Ron Carpinella seconded. The application was APPROVED (7-0) for withdrawal by the application.

C. V06-008
4889 Lake Forrest Drive

[Application moved to bottom of agenda to allow applicant and community to discuss and resolve issues]

Summary: Stream Buffer Setback

(Invitation for public comment in support of and in opposition of application)

(Public Hearing closed. Board of Zoning Appeals questions and discussion)

ACTION: Ron Carpinella moved for approval. Paul Reale seconded. The application was APPROVED (7-1). Ken Moller, *Opposed*. The application is approved subject to the following condition(s): 1) Drains for any pool/spa shall be connected to the sanitary sewer, 2) Pervious and semi-pervious paving shall be used for all driveways and decking, 3) There shall be no encroachment within 35' of the stream flowing through the property, and 4) the two (2) specimen trees, a 30" pine and a 30" poplar, shall be removed to allow for driveway access.

D. V06-009
5345 Roswell Road

Summary: Sign variance.

(Invitation for public comment in support of and in opposition of application)

(Public Hearing closed. Board of Zoning Appeals questions and discussion)

ACTION: Paul Reale moved for approval. Ken Moller seconded. The application was APPROVED (7-0) for withdrawal, subject to the 6 foot tall, 32 square foot sign design.

III. NEW

A. V06-011
14 Leighton Court

Summary: Setback reduction.

(Invitation for public comment in support of and in opposition of application)

(Public Hearing closed. Board of Zoning Appeals questions and discussion)

ACTION: Ken Moller moved for denial. Paul Reale seconded. The application was DENIED (7-0).

**B. V06-012
2 Leighton Court**

Summary: Setback reduction.

(Invitation for public comment in support of and in opposition of application)

(Public Hearing closed. Board of Zoning Appeals questions and discussion)

ACTION: Paul Reale moved to approve. Mark King seconded. The application was APPROVED (7-0) with the proposed closet's 35.63' side-street perimeter setback and to deny the proposed garage's 29.55' rear perimeter setback subject to the following condition(s): 1) The site shall be developed in accordance with the site plan provided by the applicant dated received February 27, 2006 by the Department of Community Development modified to eliminate the rear perimeter setback encroachment of the proposed garage.

**C. V06-013
Garber Drive**

Summary: Setback reduction.

(Invitation for public comment in support of and in opposition of application)

(Public Hearing closed. Board of Zoning Appeals questions and discussion)

ACTION: Oz Hill moved for deferral of this application. Ken Moller seconded. The application was DEFERRED (7-0) to allow the applicant time to further detail and clarify the scope of the application for the Board and concerned neighbors in the area

**D. V06-014
Barfield Road**

Summary: Stream buffer setback reduction.

(Invitation for public comment in support of and in opposition of application)

(Public Hearing closed. Board of Zoning Appeals questions and discussion)

ACTION: Ron Carpinella moved for approval of applicant's request to defer application. Ruth Coan seconded. The application was DEFERRED (7-0) per applicant's request.

E. V06-015
5815 Timberlane Terrace

Summary: Setback reduction.

(Invitation for public comment in support of and in opposition of application)

(Public Hearing closed. Board of Zoning Appeals questions and discussion)

ACTION: Paul Reale moved for approval. Ken Moller seconded. The application was APPROVED (5-2). Mark King and Ruth Coan, *Opposed*.

F. V06-016
5030 Rebel Trail

Summary: Guest house requirement variance and stream buffer reduction.

(Invitation for public comment in support of and in opposition of application)

(Public Hearing closed. Board of Zoning Appeals questions and discussion)

ACTION: Ron Carpinella moved for denial. Mark King seconded. The application was DENIED (7-0).

G. V06-017
5416 & 5424 Glenridge Drive

Summary: Sign variance.

(Invitation for public comment in support of and in opposition of application)

(Public Hearing closed. Board of Zoning Appeals questions and discussion)

ACTION: Ruth Coan moved to approve. Ron Carpinella seconded. The application was APPROVED (7-0).

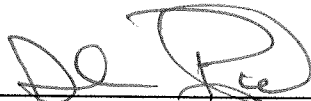
H. V06-018
5320 Old Hundred Lane

Summary: Setback reduction.

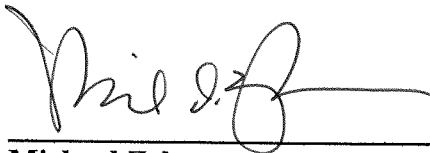
(Invitation for public comment in support of and in opposition of application)

APPROVAL SIGNATURE PAGE

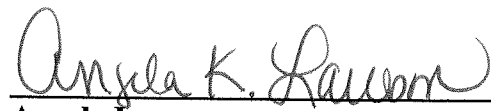
Date Approved: 11/09/06



Al Pond, Chairperson



Michael Zehner
Assistant Director – Planning and Zoning



Angela Lawson
Administrative Assistant/Transcriber