

BOARD OF ZONING APPEALS

MEETING MINUTES

Thursday, June 8, 2006, 7:00 p.m.

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

Members Absent (Excused): Oz Hill

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

Call to Order: Al Pond called the meeting to order at 7:00 p.m.

I. APPROVAL OF ACTION REPORT

Summary: Approval of previous meeting's action report.

ACTION: Ruth Coan moved that the Action Report be approved. Ken Moller seconded. The Action Report for the previous meeting of June 8, 2006 was APPROVED (4-0).

II. DEFERRED

A. VO6-013
0 Garber Drive
Applicant: Telmo Bermeo.

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: Ruth Coan moved for approval. Paul Reale seconded. The application is APPROVED (5-0), subject to the following condition(s): 1) The site shall be developed in accordance with the site plan provided by the applicant dated received June 8, 2006 by the Department of Community Development.

B. V06-014
Barfield Road
Applicant: Cosmopolitan North

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: Paul Reale moved for approval. Ruth Coan seconded. The application was **APPROVED (5-0)** subject to the following condition(s): 1) The site shall be developed in accordance with the site plan provided by the applicant dated received March 6, 2006 by the Department of Community Development. 2) The applicant/owner must receive approval from the Georgia Environmental Protection Division prior to the issuance of a land disturbance permit.

C. **VO6-018**
5320 Old Hundred Lane
Applicant: Greg Harren

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: (Mark King motion to modify site plan to increase requested setback failed) Ruth Coan moved for approval. Al Pond seconded. The application is **APPROVED (4-1)** with adjoining neighbor's letters of support spread upon the minutes, subject to the following conditions(s): 1) The site shall be developed in accordance with the site plan provided by the applicant dated received March 7, 2006 by the Department of Community Development - **APPROVED (4-1)**. Mark King, *Opposed*.

D. **VO6-033**
6030 Roswell Road (SR9)
Applicant: City of Sandy Springs

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: Ron Carpinella moved for denial. Paul Reale seconded. The application is **DENIED (5-0)**.

III. NEW

A. **V06-021**
200 Hanover Park Road
Applicant: Sun River XX, LLC

Summary: Parking location and landscape strip reduction.

(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 of applicant's request for 30-day deferral. Ron Carpinella seconded. The application was DEFERRED for 30-days (5-0).

B. V06-022
6320 Riverside Drive
Applicant: Wesley Godwin

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: Ruth Coan motioned to approve. Ron Carpinella seconded. The application was APPROVED (5-0) with adjoining neighbor's letters of support spread upon the minutes, subject to the following condition(s): 1) The site shall be developed in accordance with the site plan provided by the applicant dated received April 4, 2006 by the Department of Community Development.

C. V06-025
GA 400 at Abernathy & Barfield Road
Applicant: Perimeter Crossing (MARTA)

Summary: Specimen tree removal and alternate tree plantings.

(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 motioned for approval. Paul Reale seconded. The application was APPROVED (5-0) subject to the following condition(s): 1) The site shall be developed in accordance with the site plan provided by the applicant dated received April 4, 2006 by the Department of Community Development.

D. V06-026
1001 Johnson Ferry Road NE
Applicant: Children's Healthcare of Atlanta

Summary: ?????

(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 motioned for approval. Al Pond seconded. The application was **APPROVED (5-0)** subject to the following condition(s): 1) The site shall be developed in accordance with the site plan provided by the applicant dated received ?????, 2006 by the Department of Community Development. 2) The signs indicated on the plan as #1 and #2 shall be a maximum of 10' in feet. 3) The site shall be developed in accordance with the Staff recommended conditions.

E. V06-027
4625 Lake Forest Drive
Applicant: Mark Wilcox

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: Ruth Coan moved for denial. Ron Carpinella seconded. The application was **DENIED (5-0)** subject to the following condition(s): 1) The existing 8' x 16' concrete patio and chimney structure be removed with City Staff oversight.

F. V06-028
6323 Roswell Road (SR9)
Applicant: Marlon Simpson

Summary: ?????

(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. Mark King seconded. The application was **APPROVED (5-0)** as presented.

G. V06-029
691 Londonberry Road NW
Applicant: Chris Archer

Summary: ?????

(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 (5-0)**, subject to the following condition(s): 1) The site shall be developed in accordance with the site plan provided by the applicant dated received ?????, 2006 by the Department of Community Development.

H. V06-032
Powers Ferry Landing Mixed Use Project
Applicant: TCRA Properties, Inc.

Summary: ?????

(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. Ron Carpinella seconded. The application was **APPROVED (5-0)**, subject to the following condition(s): 1) The site shall be developed in accordance with the site plan provided by the applicant dated received ?????, 2006 by the Department of Community Development. 2) The site being inspected on a quarterly basis. 3) The site having "clean-outs". 4) The site continuing and connecting the existing N.P.S. trail. 5) The established covenants be enacted.

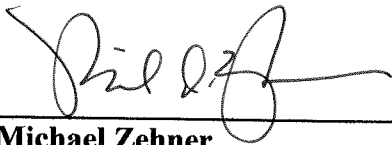
The meeting was adjourned.

APPROVAL SIGNATURE PAGE

Date Approved: 11/09/06



Al Pond, Chairperson



Michael Zehner
Assistant Director – Planning and Zoning



Angela Lawson
Administrative Assistant/Transcriber