



Board of Zoning Appeals

June 12, 2008,
Work Session, 6:00 p.m.
Regular Meeting, 7:00 p.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
Work Session					
Work Session (6:00 p.m.): Stream Buffers - 101 By Michael Barnett, Landscape Architect/Arborist					
Regular Meeting					
Adoption of Agenda					
Approval of previous meeting's minutes					
New Cases					
1.	V08-016 5600 Roswell Road (SR 9) <i>Applicant: The Prado, LLC.</i> Five primary variances from the Zoning Ordinance: 1) variance from Section 33.18.A to allow signs (internal free standing signs) that are not identified as permitted signs under the commercial and the overlay districts, 2) variance from Section 33.18.G to allow signs to be located on poles, 3) variance from Section 33.18.H to allow signs to extend vertically above the roof line of a building, 4) variance from Section 33.18.P to allow projecting signs (perpendicular to the wall to which is attached), and 5) variance from Section 33.26.H.2.a to allow for additional wall signs on walls that do not have street frontage.	6	Cristina Nelson	4/8/08	
2.	V08-023 6851 Roswell Road (SR 9) <i>Applicant: Foxcroft Condominium Association, Inc.</i> Primary variance from Section 33.22.C of the Zoning Ordinance to reduce the required 10 foot minimum sign setback from the right-of way to 0 feet.	4	Cristina Nelson	4/22/08	
3.	V08-024 5705 Glen Errol Road <i>Applicant: Miles Whitlock.</i> Two primary variances: 1) Variance from the City of Sandy Springs Stream Buffer Protection Ordinance, Article 6 Section 5(a) (ii) (new section 109-225.a 2), to reduce the seventy-five (75) foot Buffer and Setback	6	Doug Trettin	N/A	

	requirements (50 feet of an undisturbed natural buffer plus 25 feet of an impervious surface setback) to a fifty (50) foot undisturbed natural buffer plus a (16) foot impervious surface setback and 2) variance from Section 6.2.3.D of the Zoning Ordinance to reduce the required 40 foot minimum rear yard setback to 33 feet. Both variances to allow for additions to a single-family house.				
4.	V08-025 4800 & 4824 Northside Drive <i>Applicant: Julia Dowda.</i> Primary variance from Section 14.6.5.a. i and ii (new 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 a zero (0) foot undisturbed natural buffer to allow for restoration of a pipe, and construction of new driveways.	6	Doug Trettin	N/A	
5.	V08-026 120 Burdette Trail <i>Applicant: Sandy Springs Properties, LLC.</i> Primary variance from Section 19.3.12.B.1 of the Zoning Ordinance to allow for a swimming pool in a front yard.	6	Doug Trettin	N/A	
6.	V08-027 131 & 141 Burdette Road and 70 Chevaux Court <i>Applicant: Christelle & Howard Williams.</i> Eight primary variances: 1) Variance from Section 4.2.10 of the Zoning Ordinance to allow the required minimum lot width of 131 & 141 Burdette Road (existing flag lots) to be achieved at a distance greater than the sum of the required minimum front yard setback and minimum rear yard setback, 2) Variance from Section 6.2.3.B of the Zoning Ordinance to reduce the minimum front yard setback from sixty (60) feet to twenty-one (21) feet to allow for an existing attached garage at 131 Burdette Road, 3) Variance from Section 6.2.3.C of the Zoning Ordinance to reduce the minimum side yard setback from fifteen (15) feet to eight (8) feet to allow for an existing rock step structure at 131 Burdette Road, 4) Variance from Section 19.3.12.B.1 of the Zoning Ordinance to reduce the minimum pool equipment setback required from any property line from ten (10) feet to one (1) foot for 141 Burdette Road, 5) Variance from the City of Sandy Springs Stream Buffer Protection Ordinance, Article 6 Section 5(a)(i) and (ii) (new section 109-225.a 1 and 2), to reduce the seventy-five (75) foot Buffer and Setback requirements (50 feet of an undisturbed natural buffer plus 25 feet of an impervious surface setback) to a fifty (50) foot undisturbed natural buffer plus a thirteen (13) foot impervious surface setback at 131 Burdette	6	Doug Trettin	N/A	

	Road to allow for an existing structure (play area) and to a minimum of an eleven (11) foot undisturbed natural buffer at 70 Chevaux Court to allow for existing structures (gazebo, pool & equipment, pool deck, tennis court, walkways, and house), 6) Variance from Section 6.2.3.D of the Zoning Ordinance to reduce the minimum rear yard setback from forty (40) feet to a minimum of 13.5 feet for 70 Chevaux Court to allow for existing structures (gazebo and tennis court), 7) Variance from Section 6.2.3.F of the Zoning Ordinance to reduce the minimum lot width required (only at the beginning of the buildable area) from 150 feet to 146 feet for 141 Burdette Road, and 8) Variance from Section 6.2.3.D of the Zoning Ordinance to reduce the minimum rear yard setback from forty (40) feet to eleven (11) feet for 131 Burdette Road to allow the construction of a proposed guest house/garage.				
Discussion					
Adjournment					