



BOARD OF APPEALS

Ruth Coan, Post 7 –Chair
Ted Sandler, Post 4 - Vice Chair
Alvin Johnson, Post 1
Eric Johnson, Post 3
Melissa Nodvin, Post 5
Ron Carpinella, Post 2
Ken Moller, Post 6

June 12

Thursday, May 8, 2014

Regular Meeting Minutes

7:00 PM

Board Members Present	Ruth Coan (Chair), Ted Sandler (Vice Chair), Ron Carpinella, Eric Johnson, Melissa Nodvin, and Ken Moller
Board Members Absent	Alvin Johnson
Staff Present	Colleen Allen, Patrice Dickerson, Sonya Fambro, Gloria Goins, Cristina Nelson, and Angela Parker
Call to Order	Ruth Coan (Chair) called the meeting to order at 7:00 p.m.

ADOPTION OF AGENDA

Motion and Vote: Carpinella moved to approve the June 12, 2014 Agenda. Sandler seconded. Approved (6-0, Coan, Sandler, Carpinella, E. Johnson, Nodvin, and Moller; A. Johnson absent).

APPROVAL OF PREVIOUS MEETING'S MINUTES

Motion and Vote: Carpinella moved to approve the Minutes for May 8, 2014. Moller seconded. Approved (6-0, Coan, Sandler, Carpinella, E. Johnson, Nodvin, and Moller; A. Johnson absent).

SECONDARY VARIANCE

201401331
6030-6116 Glenridge Drive
Applicant: Pulte Homes

SUMMARY/STAFF PRESENTATION: Secondary variance to appeal the Director's April 1, 2014 determination regarding off-site detention.

APPLICANT PRESENTATION:
Simon Bloom, 977 Ponce de Leon Ave.

(Invitation for public comment in support of and in opposition to the petition)

SUPPORT FOR THE PETITION:

None

AGAINST THE PETITION:

Cody Jones, 606 Lorell Terrace, Sandy Springs, GA. 30328

Matthew Kirby, 586 Lorell Terrace, Atlanta, GA. 30328

Ellen Collins, 593 Lorell Terrace, Atlanta, GA. 30328

Patty Berkovitz, 800 Crest Valley Dr. Sandy Springs, GA. 30327

Motion and Vote: E. Johnson moved to differ, Moller seconded. Deferral of no more than 30 days, to the July 10, 2014 agenda (5-1, Coan, Sandler, E. Johnson, Nodvin, and Moller for; Carpinella against; and A. Johnson absent) to give the applicant time to explore alternatives and reach consensus with all parties.

PRIMARY VARIANCE

201401171

301 Johnson Ferry Road

Applicant: Sandy Springs Christian Church, Inc.

SUMMARY/STAFF PRESENTATION: Four (4) primary variances from 1) Section 33.23.C of the Zoning Ordinance to allow an LED changeable copy sign, 2) Section 33.26.H.1 of the Zoning Ordinance to a second monument sign, 3) Section 33.26.B.1.C of the Zoning Ordinance to allow monument signs to be internally illuminated, and 4) Section 33.22.C to of the Zoning Ordinance reduce the ten (10) foot sign setback to five (5) feet.

APPLICANT PRESENTATION:

Bryant McDaniel, 4550 Blackland Dr. Marietta, GA. 30067

(Invitation for public comment in support of and in opposition to the petition)

SUPPORT FOR THE PETITION:

John W. Mills, 970 Winding Creek Trail

Tom Tyson, 440 Six Flags Pkwy, Mableton, GA.

AGAINST THE PETITION:

(Close of public hearing. Board of Appeals questions and discussion)

Motion and Vote: Carpinella moved to differ, E. Johnson seconded. Deferral to July 10, 2014 agenda (6-0, Coan, Sandler, Carpinella, E. Johnson, Nodvin, and Moller; A. Johnson absent) to give the applicant a chance to reevaluate the size of the proposed signs.

201401191

633 Esfun Trace

Applicant: Drew Clough

SUMMARY/STAFF PRESENTATION: Two (2) primary variances from 1) Section 6.9.3.G.1 of the Zoning Ordinance to reduce the twenty (20) foot front yard setback to eighteen (18) feet and 2) from Section 103-96.a of the Development Regulations Ordinance to reduce the required twenty (20) foot

drainage easement to eight and two-tenths (8.2) feet and eight and nine-tenths (8.9) feet for the construction of a single family residence.

APPLICANT PRESENTATION:

Drew Clough, 5880 Live Oak Pkwy. Suite 180, Norcross, GA. 30093

(Invitation for public comment in support of and in opposition to the petition)

SUPPORT FOR THE PETITION:

Masoud Zahedi, 5801 Roswell Rd.

AGAINST THE PETITION:

None

(Close of public hearing. Board of Appeals questions and discussion)

Motion and Vote: E. Johnson moved to approval, Carpinella seconded. Approval (6-0, Coan, Sandler, Carpinella, E. Johnson, Nodvin, and Moller; A. Johnson absent) subject to the following conditions:

1) To reduce the required twenty (20) foot front yard setback to eighteen (18) feet for the construction of a single family residence, as shown on the site plan dated received April 28, 2014 by the Department of Community Development.

2) To reduce the required ten (10) foot drainage easement to eight and two-tenths (8.2) feet and eight and nine-tenths (8.9) feet for the construction of a single family residence, as shown on the site plan dated received April 28, 2014 by the Department of Community Development, subject to the following:

a. Certified engineered drawings showing that the installation and location of the foundation is not at risk of damaging the existing storm pipe.

b. Applicant shall rerecord the plat for the subdivision showing the updated easements.

c. The applicant shall install helical piers subject to the engineered drawings that were submitted at the time of application.

201401193

623 Esfun Trace

Applicant: Drew Clough

SUMMARY/STAFF PRESENTATION: Two (2) primary variances: 1) Section 6.9.3.G.1 of the Zoning Ordinance to reduce the twenty (20) foot front yard setback to eighteen (18) feet, and 2) Section 6.9.3.G.2 to reduce the required seven (7) foot side yard setback to five and one-half (5.5) feet for the construction of a single family residence.

APPLICANT PRESENTATION:

Drew Clough, 5880 Live Oak Pkwy. Suite 180, Norcross, GA. 30093

(Invitation for public comment in support of and in opposition to the petition)

SUPPORT FOR THE PETITION:

None

AGAINST THE PETITION:

None

(Close of public hearing. Board of Appeals questions and discussion)

Motion and Vote: E. Johnson moved to approve, Carpinella seconded. Approval (6-0, Coan, Sandler, Carpinella, E. Johnson, Nodvin, and Moller; A. Johnson absent) subject to the following conditions:

- 1) To reduce the required twenty (20) foot front yard setback to eighteen (18) feet for the construction of a single family residence, as shown on the site plan dated received April 28, 2014 by the Department of Community Development.
- 2) To reduce the seven (7) foot side yard setback to five feet six inches (5.5 feet) for the construction of a single family residence, as shown on the site plan dated received April 28, 2014 by the Department of Community Development.

201401241

7460 Trowbridge Road

Applicant: Congregation Or Hadash, Inc.

SUMMARY/STAFF PRESENTATION: Primary variance from Section 33.22.C of the Zoning Ordinance to reduce the ten (10) foot sign setback to zero (0) feet for construction of a monument sign.

APPLICANT PRESENTATION:

Tom Tyson, 440 Six Flags Pkwy, Mableton, GA.

(Invitation for public comment in support of and in opposition to the petition)

SUPPORT FOR THE PETITION:

Fred Wachter, 7460 Trowbridge Road, Sandy Springs, GA. 30328

AGAINST THE PETITION:

None

(Close of public hearing. Board of Appeals questions and discussion)

Motion and Vote: Sandler moved to approve, Nodvin seconded. Approval (6-0, Coan, Sandler, Carpinella, E. Johnson, Nodvin, and Moller; A. Johnson absent) subject to the following conditions:

1) To allow an Identification monument sign along Trowbridge Road property frontage to be located one (1) foot off the right-of-way pursuant to the sign location, submitted by the applicant, and dated received April 10, 2014 by the Department of Community Development.

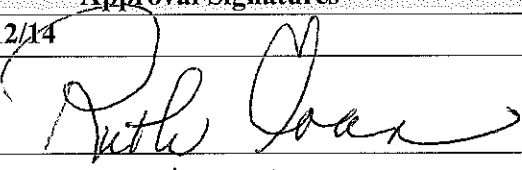
DISCUSSION ITEMS

Sign Ordinance

The Board expressed continued concern over the increase in sign ordinance variances related to LED technology; the Board would like this revision to be considered.

ADJOURNMENT

Meeting adjourned at 9:19 P.M.

Approval Signatures	
Date Approved	7/12/14
Ruth Coan (Chairman)	
Patrice Dickerson, Manager of Planning & Zoning	
Gloria Goins, Transcriber	