



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

Thursday, July 10, 2014	Regular Meeting Minutes	7:00 PM
Board Members Present	Ruth Coan (Chair), Ted Sandler (Vice Chair), Ron Carpinella, Eric Johnson, and Ken Moller	
Board Members Absent	Alvin John Melissa Nodvin,	
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 July 10, 2014 Agenda. E. Johnson seconded. Approved (5-0, Coan, Sandler, Carpinella, E. Johnson, and Moller; A. Johnson and Nodvin absent).

APPROVAL OF PREVIOUS MEETING'S MINUTES

Motion and Vote: Carpinella moved to approve the Minutes for June 12, 2014. Sandler seconded. Approved (5-0, Coan, Sandler, Carpinella, E. Johnson, and Moller; A. Johnson and Nodvin 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:
Stephanie Everette

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

SUPPORT FOR THE PETITION:

None

AGAINST THE PETITION:

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

Nicole Spencer, 553 Lorell Ter.

Motion and Vote: Sandler moved to reverse Director's decision, E. Johnson seconded. Reverse Director's Decision, allowing the proposed detention facility subject to the agreement including the attachments presented July 10, 2014 (4-1, Coan, Sandler, E. Johnson, and Moller for; Carpinella against; and A. Johnson and Nodvin absent).

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: Sandler moved to approve, Moller seconded. Approval (3-2, Coan, Sandler, and Moller for; Carpinella and E. Johnson against; A. Johnson and Nodvin absent) subject to the following conditions:

1. To allow for an ID monument type sign (sign #1) to be located at five (5) feet from the right-of-way along the Johnson Ferry road frontage pursuant to the sign location, submitted by the applicant, and dated received April 1, 2014 by the Department of Community Development.

2. To allow for an ID monument type sign (sign #1) along the Johnson Ferry road frontage with a LED technology as part of a changeable copy display pursuant to the sign detail, submitted by the applicant, and dated received July 1, 2014 by the Department of Community Development.

3. To allow for an ID monument type sign (sign #1) to be internally illuminated pursuant to the sign detail, submitted by the applicant, and dated received July 1, 2014 by the Department of Community Development.
4. To allow for a second ID monument type sign (sign #2) along the Johnson Ferry road frontage pursuant to the sign location, submitted by the applicant, and dated received April 1, 2014 by the Department of Community Development.
5. That the total sign area for sign #1 and sign #2 shall not exceed sixty-four (64) square feet, pursuant to the signs design details, submitted by the applicant, dated received July 1, 2014 by the Department of Community Development.
6. That sign #2 shall not exceed six (6) feet in height, pursuant to the sign design detail, submitted by the applicant, dated received July 1, 2014 by the Department of Community Development.
7. The LED Changeable copy display shall remain constant in lighting, color, and all other changeable variables allowed by technology, pursuant to the sign design provided by the applicant dated received July 1, 2014, by the Department of Community Development.
8. The LED Changeable copy display shall only change once in 24 hours, pursuant to the sign design provided by the applicant dated received July 1, 2014, by the Department of Community Development.

201401619

6340 Cotswold Lane

Applicant: Jeffrey Sacks

SUMMARY/STAFF PRESENTATION: Primary Variance from Section 4.3.4.B.2 to of the Zoning Ordinance to reduce the ten (10) foot outdoor play equipment setback to seven (7) feet.

APPLICANT PRESENTATION:

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

SUPPORT FOR THE PETITION:

Jeffery Sacks, 6340 Cotswold Lane, Sandy Springs, GA. 30328

AGAINST THE PETITION:

David Hare, 6350 Cotswold Lane, Sandy Springs, GA. 30328

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

Motion and Vote: Moller moved to approval, E. Johnson seconded. Approval (5-0, Coan, Sandler, Carpinella, E. Johnson, and Moller; A. Johnson and Nodvin absent) subject to the following conditions:

1. To reduce the required ten (10) foot play equipment setback to seven (7) feet to allow for a swing set, as shown on the site plan dated received May 5, 2014.

2. The applicant shall remove the existing bell from the play structure.
3. Per the necessary review boards of the neighborhood, the applicant shall paint the roof of the treehouse a more natural color.
4. Per the necessary review boards of the neighborhood, the applicant shall install the necessary screening between the play structure and the neighbors immediately to the west.

201401631

5067 Green Pine Drive & 285 Northland Ridge

Applicant: Allison Broms

SUMMARY/STAFF PRESENTATION: Three (3) primary variances from 1) Section 10-6 of the Animals Ordinance to reduce the 150 foot animal housing/enclosure setback; 2) Section 4.8.1 of the Zoning Ordinance to allow horse shelter less than 100 feet from residentially zoned property; and 3) Section 6.5.3.I of the Zoning Ordinance to allow an accessory structure in the front yard.

APPLICANT PRESENTATION:

Conrad Arnold, 213 Crescent Moon Way, Canton, GA. 30114

(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 withdraw, Carpinella seconded. Withdrawal (5-0, Coan, Sandler, Carpinella, E. Johnson, and Moller; A. Johnson and Nodvin absent)

201401632

4969 Long Island Drive

Applicant: Mark & Connie Mixon

SUMMARY/STAFF PRESENTATION: Primary variance from Section 19.3.15.B.1 of the Zoning Ordinance to reduce the required ten (10) foot for a new pool deck and an existing pool

APPLICANT PRESENTATION:

Josh Keeling, 4969 Long Island Drive, Sandy Springs, GA. 30327

(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: Sandler moved to approve, E. Johnson seconded. Approval (5-0, Coan, Sandler, Carpinella, E. Johnson, and Moller; A. Johnson and Nodvin absent) subject to the following conditions:

1. To reduce the required ten (10) foot setback for a new pool deck and an existing pool, as shown on the site plan dated received May 6, 2014 by the Department of Community Development.

201401633

930 River Overlook Court

Applicant: Adam Carley

SUMMARY/STAFF PRESENTATION: Primary variance from Section 6.3.3.C of the Zoning Ordinance to reduce the fifteen (15) foot side yard setback to twelve (12) feet for construction of a screened porch.

APPLICANT PRESENTATION:

James Campbell, 1450 Lakemist Court, Roswell GA. 30075

(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 withdraw, Carpinella seconded. Approval (5-0, Coan, Sandler, Carpinella, E. Johnson, and Moller; A. Johnson and Nodvin absent) subject to the following conditions:

1. To reduce the fifteen (15) foot side yard setback to twelve (12) feet for the construction of a sunroom, as shown on the site plan dated received May 6, 2014 by the Department of Community Development.

201401644

1685 Chevron Way

Applicant: Juliene Carroll

SUMMARY/STAFF PRESENTATION: Two (2) primary variances from 1) Section 6.2.3.I of the Zoning Ordinance to allow an accessory structure in the front yard and 2) Section 19.3.15.B.1 of the Zoning Ordinance to reduce the required ten (10) foot for a pool in the front yard.

APPLICANT PRESENTATION:

Micah Rogers, 3221 Bailey Road, Dacula, GA. 30019

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

*SUPPORT FOR THE PETITION:**AGAINST THE PETITION:*

None

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

Motion and Vote: Sandler moved to approve, E. Johnson seconded. Approval (3-2, Sandler, E. Johnson, and Moller for; Coan and Carpinella against; A. Johnson and Nodvin absent) subject to the following conditions:

1. To allow an accessory structure to be located in a front yard, as shown on the site plan dated received May 7, 2014 by the Department of Community Development.
2. To allow a swimming pool to be located in a front yard.

DISCUSSION ITEMS**Sign Ordinance**

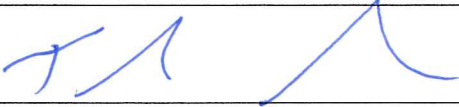
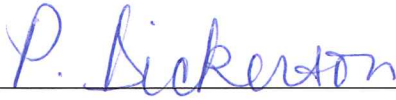
The Board expressed continued concern over the increase in sign ordinance variances related to LED technology and changeable copy, specifically for signs associated with churches and schools; the Board would like this revision to be considered.

Setbacks

The Board expressed concern over the discrepancies between accessory structures setbacks, specifically for play equipment, and primary setbacks for residential districts; the Board would like this revision to be considered.

ADJOURNMENT

Meeting adjourned at 9:32 P.M.

Approval Signatures	
Date Approved	8/14/14
Ruth Coan (Chairman)	
Patrice Dickerson, Manager of Planning & Zoning	
Gloria Goins, Transcriber	