

SANDY SPRINGS

G E O R G I A

Board of Zoning Appeals

July 13, 2006, 7:00p.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
I.	Approval of previous meeting's action report				
II.	DEFERRED				
A.	V06-021 200 Hanover Park Road <i>Applicant:</i> Sun River XX, LLC. Two primary variances: 1. Variance from Section 18.3.1(e) of the zoning ordinance to allow parking within the 40 feet front and side-street setbacks where off street parking is not permitted, and 2. Variance from Section 12B.5 of the zoning ordinance to reduce the required landscape strip(s) from 10 feet required to 0 feet on Roswell Road. Both variances for the construction of a commercial building.	2	Doug Trettin	6/13/2006 6/27/2006	
B.	V06-030 351, 361, 371 Windsor Pkwy and 354, 364, 382, 380 Pine Forest Road <i>Applicant:</i> Tom Elias. Primary variance from Section 14.6.5.a. i and ii of the Sandy Springs Development Regulations to reduce the 75 feet stream buffer to 25 feet to allow room for the construction of a house(lot #9), a street cul-de-sac, and a storm water detention area.	5	Josh Lontz	N/A	
III.	NEW				
A.	V06-034 4420 Crestwicke Pointe <i>Applicant:</i> Robert Douglas. Primary variance from Section 14.6.5.a. i and ii of the Sandy Springs Development Regulations to reduce the 75 feet stream buffer to 29 feet to allow for the construction of a 110 feet long by 10 feet high modular block retaining wall with a 4 feet black aluminum fence attached to the top.	5	Doug Trettin	N/A	
B.	V06-035 5457 Roswell Road (SR9) <i>Applicant:</i> First Multiple Listing Service. Primary variance from Section 33.6.8 of the Sandy Springs Zoning Ordinance to reduce the required monument sign front yard setback from 10 feet to 2.5 feet.	5	Josh Lontz	6/13/2006	
C.	V06-036 4682 Dudley Lane <i>Applicant:</i> Michael Ivey. Primary variance from Section 8.5 of the Tree Preservation Ordinance to encroach into the critical root zone of two specimen trees to construct a driveway.	6	Josh Lontz	N/A	

D.	V06-037 4615 Lake Forest Drive <i>Applicant: Steven Wheeler.</i> Two primary variances: 1) variance from Section 6.4.3 B of the Zoning Ordinance to decrease the required front yard setback from 50 feet to 25 feet, and 2) variance from Section 8.5 of the Tree Preservation Ordinance to remove one specimen tree from the property to allow for the construction of two houses.	6	Josh Lontz	N/A	
E.	V06-039 2200 Spalding Drive <i>Applicant: Mark Schussler.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to remove six specimen trees to construct a single-family house.	1	Doug Trettin	N/A	
F.	V06-040 225 Zeblin Road <i>Applicant: Ian Silverstone.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to remove one specimen tree to grade the backyard.	5	Doug Trettin	N/A	
G.	V06-042 4785 Dudley Lane <i>Applicant: Stewart Weinhoff.</i> Primary variances from Section 8.5 of the Tree Preservation Ordinance to remove one specimen tree and to encroach into the critical root zone of two specimen trees for the construction of a single-family house.	6	Josh Lontz	N/A	
H.	V06-046 305 Brixham Court <i>Applicant: Jeffrey & Joanne Schimelman.</i> Primary variance from section 14.6.5.a. ii of the Sandy Springs Development Regulations to reduce the 75 feet stream buffer to 55 feet to allow for the construction of home additions and to bring the existing house into compliance.	3	Josh Lontz	N/A	
I.	V06-050 5730 Glenridge Drive <i>Applicant: 5730 Glenridge Assoc. LLC.</i> Primary four primary variance: 1) variance from Article 8, Section 5 of the Tree Preservation Ordinance to allow removal of seven (7) specimen trees and disturbance of the critical root zone of one (1) specimen tree, 2) primary variances from Section 18.3.1.E to allow parking in the minimum front and side yards, 3) primary variance from Section 4.23.2 to eliminate the required parking lot landscaping, and 4) primary variance from Section 12B.5.B.1 of the Zoning Ordinance to eliminate the required 10 feet landscape strip along Glenridge Drive to respect a 55' x 16' GA Power easement. The applicant intends to create 53 additional parking spaces and improve the office site.	5	Doug Trettin	6/27/06	Applicant requested deferral.