

SANDY SPRINGS

G E O R G I A

Board of Zoning Appeals

July 27, 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: Sun River XX, LLC.</i> 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	
B.	V06-030 351, 361, 371 Windsor Pkwy and 354, 364, 382, 380 Pine Forest Road <i>Applicant: Tom Elias.</i> Primary variance from Section 14.6.5.a. i and ii of the Sandy Springs Development Regulations to reduce the 75 foot stream buffer to 25 feet to allow room for the construction of a house(lot #10), a street cul-de-sac, and a storm water detention area to be able to subdivide the seven (7) existing lots into thirteen (13) lots.	5	Josh Lontz	N/A	
III.	NEW				
A.	V06-034 4420 Crestwicke Pointe <i>Applicant: Robert Douglas.</i> Primary variance from Section 14.6.5.a. i and ii of the Sandy Springs Development Regulations to reduce the 75 foot stream buffer to 32 feet to allow for the construction of a 110 feet long by 10 feet high modular block retaining wall with a 4 foot black aluminum fence attached to the top.	5	Doug Trettin	N/A	
B.	V06-035 5457 Roswell Road (SR9) <i>Applicant: First Multiple Listing Service.</i> 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: Michael Ivey.</i> 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.	V06-041 4994 & 4986 Long Island Drive <i>Applicant: Design-Construction by Craftmaster, Inc.</i> Three primary variances from Section 6.2.3.F of the Zoning Ordinance to reduce the minimum required lot width of 150 feet for three proposed R-2 zoned lots to 112 feet, 121 feet, and 134 feet for the purpose of subdividing two (2) residential lots into three (3) residential lots.	6	Doug Trettin	N/A	
H.	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 three specimen trees for the construction of a single-family house.	6	Josh Lontz	N/A	
I.	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 foot 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	

J.	V06-068/V06-16 5030 Rebel Trail <i>Applicant: Aaron Baranan.</i> A variance application for property located at 5030 Rebel Trail, V06-016, seeking relief from Section 19.3.5, Guest House, of the Sandy Springs Zoning Ordinance and Section 14.6.5.a (i) and (ii), Stream Buffer Protection, of the Sandy Springs Development Regulations to allow for the construction of a new home on the site and the conversion of the existing house into a guest house, was denied at the BZA hearing on May 11, 2006. A new application for said property, V06-068, seeking relief from Section 14.6.5.a. (i) and (ii), Stream Buffer Protection, of the Sandy Springs Development Regulations and Section 6.2.3.B, R-2 District Development Standards, of the Sandy Springs Zoning Ordinance to allow for the construction of a second-story addition to the existing single-family house, has been filed with the City for the September 14, 2006 BZA hearing. Section 22.13.13 of the Zoning Ordinance states that "the same variance shall not be considered until at least six months has elapsed from the date of the decision or new information pertinent to the subject property, not previously considered, is submitted by the petitioner and the 6-month period is waived by the BZA." Staff requests the BZA to determine whether the new application is sufficiently different from the old application in order to know whether the Staff should accept the new application or whether the new application needs to wait for the expiration of the 6-month waiting period.	6	Doug Trettin	N/A	
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