



Board of Zoning Appeals

August 10, 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.	NEW				
A.	V06-043 236 Johnson Ferry Road <i>Applicant: Georgetown Healthcare.</i> Primary variance from Section 12B.6.A of the zoning ordinance to allow for a free standing sign on property which has a total area of less than 40,000 square feet.	3	Cristina Nelson	6/13/06	
B.	V06-044 435 & 461 Johnson Ferry Road <i>Applicant: Jason Yowell.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of one (1) specimen tree for the construction of a single-family house.	3	Doug Trettin	6/27/06	
C.	V06-047 135 Hilderbrand Road <i>Applicant: Heritage Sandy Springs.</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 for the construction of an amphitheater.	3	Doug Trettin	6/27/06	
D.	V06-048 6344 Roswell Road (SR9) <i>Applicant: Cornestone Bank.</i> Primary variance from section 12B.6.A.2, of the zoning ordinance to allow the erection of a second identification monument sign in a shopping center when only one sign is allowed.	4	Cristina Nelson	6/27/06	
E.	V06-049 5252 Roswell Road (SR9) <i>Applicant: Stafford Properties.</i> Primary variance from Section 33.6.8 of the zoning ordinance to allow for an Identification monument sign to reduce the minimum required sign setback from the right of way of 10 feet to 0 feet.	6	Cristina Nelson	6/27/06	
F.	V06-051 23 Ball Creek Hill <i>Applicant: Kim Woolson.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of one (1) specimen tree to construct additions to a single-family house.	1	Josh Lontz	N/A	

G.	V06-053 5549 Long Island Drive <i>Applicant: Mark and Lisa Wolfe.</i> Primary variance from Section 6.1.3.I of the Zoning Ordinance to allow an accessory pool-house to be located in the front yard of the house.	6	Doug Trettin	N/A	
H.	V06-054 1155 Windsor Parkway <i>Applicant: B. Darrel Shepard.</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 3 feet to bring an existing garage into compliance.	5	Doug Trettin	N/A	
I.	V06-055 6363 Roswell Road (SR9) <i>Applicant: Paradise Development Group, LLP.</i> Two primary variances: 1) variance from Section 12B.8.a.7 of the Sandy Springs Zoning Regulations to allow parking between sidewalk and the building, and 2) variance from Section 12.B.8.c.1b to increase the maximum yard adjacent to a public street from 21' to 155'. Both variances for the construction of a drugstore building. Tree removal variance will be required.	4	Josh Lontz	6/27/06	
J	V06-056 150 North Devereux Ct. <i>Applicant: Bob & Brooke Blasberg.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of one (1) specimen tree to construct a detached garage and a mother-in-law suite.	6	Josh Lontz	N/A	
K.	V06-057 950 Telfair Close <i>Applicant: View Point Homes, LLC.</i> Primary variance from Section 7.4.3.D. of the Zoning Ordinance to reduce the minimum rear yard setback from 20 feet to 14.17 feet for the construction of townhouses.	4	Doug Trettin	N/A	
L.	V06-058 980 West Kingston Drive <i>Applicant: Scott Hazelrigs.</i> Two primary variances: 1) variance from Section 6.2.3.C of the Zoning Ordinance to reduce the minimum side yard setback adjacent to an interior line from 15 feet to 10 feet, and 2) variance from Section 6.2.3.D of the Zoning Ordinance to reduce the minimum rear yard setback from 40 feet to 2.5 feet. Both variances to allow for the construction of a detached garage.	5	Doug Trettin	N/A	
M.	V06-059 535 Greenland Road <i>Applicant: Stephen Flanagan.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of one (1) specimen tree to construct a single-family house.	5	Josh Lontz	N/A	

N.	V06-060 110, 100, 106 Mount Paran Road <i>Applicant: Weyford Development.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of four (4) specimen trees to allow for the subdivision of three (3) residential lots into six (6) residential lots.	6	Josh Lontz	N/A	
O.	V06-061 6225 Roswell Road (SR9) <i>Applicant: Silverman Construction/ Sandy Springs Plaza Associates, L.P.</i> Primary variance for relief from Section 12B2.2 of the Zoning Ordinance to allow phased construction of the Main Street Overlay District streetscape requirements per approved plans.	4	Doug Trettin	6/27/06	
P.	V06-062 6225 Roswell Road (SR9) <i>Applicant: Permit Resources, Inc./Sandy Springs Plaza Associates, L.P.</i> Eleven primary variances: Two variances from Section 33.7.F.5 of the Zoning Ordinance to allow two (2) signs on walls that they are not exterior walls of the businesses, two variances from Section 33.7.F.5 of the Zoning Ordinance to allow one (1) sign on a wall that it is not an exterior wall of the business and to allow this sign to exceed the 5% of the applicable wall area, and seven variances from Section 12B.6.B.2.a to allow seven (7) wall signs on the front of the businesses to exceed the 5% of the applicable wall area.	4	Cristina Nelson	6/27/06	
Q.	V06-063 4980 Powers Ferry Road <i>Applicant: Stephen & Jennifer Young.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to encroach into the critical root zone of one specimen tree to construct a single-family house.	6	Josh Lontz	N/A	
R.	V06-064 5540 Roswell Road (SR9) <i>Applicant: The Sembler Company.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of one (12) specimen trees to allow for the construction of a commercial development.	6	Josh Lontz	7/11/06	
S.	V06-065 4610 Mount Paran Parkway <i>Applicant: Atlanta Classic Pools, Inc.</i> Primary variance from Section 14.6.5.a ii of the Sandy Springs Development Regulations to reduce the 75 foot stream buffer to 50 feet to allow for the construction of a swimming pool.	6	Doug Trettin	N/A	

	T. V06-083 8212 Hewlett Road <i>Applicant: JCRM Properties.</i> Two primary variances: 1) variance from Section 8.5 of the Tree Preservation Ordinance to allow encroachment into the critical root zone of seven (7) specimen trees, and 2) variance from Section 14.6.5.a i and ii of the Sandy Springs Development Regulations to reduce the 75 foot stream buffer to 35 feet to allow for the construction of a single-family house.	1	Michael Zehner	N/A	
	U. V06-084 765 Crest Valley Drive <i>Applicant: 5210 Powers Ferry, LLC.</i> Secondary variance: Appeal to Department of Community Development Director's interpretation of the 75 foot stream buffer.	6	Michael Zehner	N/A	