



Board of Zoning Appeals

August 14, 2008, 7:00 p.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
Adoption of Agenda					
Approval of previous meeting's minutes					
New Cases					
1.	V08-029 6098 Riverchase Circle <i>Applicant: Greg Crawford & Sean Reilly.</i> Primary variance from Section 6.3.3.D of the Zoning Ordinance to reduce the required 40 foot minimum rear yard setback to 10 feet to allow for a detached garage.	3	Doug Trettin	N/A	
2.	V08-030 5780 Long Grove Drive <i>Applicant: Dale Dyer.</i> Primary variance from Section 19.3.12.B.1 of the Zoning Ordinance to allow for a swimming pool to be located in the front yard of a single-family dwelling.	3	Doug Trettin	N/A	
3.	V08-031 700 Dalrymple Road <i>Applicant: Metro PCS Georgia, LLC.</i> Primary variance from Section 19.3.1(2).B.1 of the Zoning Ordinance to allow for a cell tower and accessory structures to be setback from a residential zoning district a distance smaller than the proposed height of the tower.	4	Doug Trettin	5/27/08	
4.	V08-034 7965 Monticello Drive <i>Applicant: Ronald Mann.</i> Primary variance from Section 109-225.a 1 and 2 of the Stream Buffer Protection Ordinance to reduce the 75 foot buffer and setback requirements (50 foot undisturbed natural buffer and 25 foot impervious surface setback) to a 30 foot undisturbed natural buffer to allow for additions to a single-family house.	1	Doug Trettin	N/A	

5.	V08-035 130 Blenheim Place <i>Applicant: Cathy & Chris Kapsimalis.</i> Primary variance from Section 109-225.a 1 and 2 of the Stream Buffer Protection Ordinance to reduce the 75 foot buffer and setback requirements (50 foot undisturbed natural buffer and 25 foot impervious surface setback) to a 44 foot undisturbed natural buffer to allow for the construction of a swimming pool.	1	Doug Trettin	N/A	
6.	V08-036 7000 Riverside Drive <i>Applicant: Tony & Sara Rich.</i> Six primary variances: 1) variance from Section 4.24.9.B.1.b of the Zoning Ordinance to allow expansion of a non-conforming use (mudroom) located in a floodplain, 2) variance from Section 4.24.9.C of the Zoning Ordinance to allow a new structure to be constructed over a special flood hazard area (mudroom and new deck), 3) variance from Section 4.24.9.E of the Zoning Ordinance to allow the finished floor elevation of a structure (mudroom) to be less than 3 feet above the base flood elevation, 4) variance from Section 109-113.6 of the Floodplain Management Ordinance to allow HVAC, electrical, ventilation, plumbing components associated with a structure (mudroom) to be located less than 3 feet above the base flood elevation, 5) variance from Section 109-114.a.2 of the Floodplain Management Ordinance to allow substantial improvement of principal structure to have the finished floor less than 3 feet above the base flood elevation (mudroom), and 6) variance from Section 109-225.a 1 and 2 of the Stream Buffer Protection Ordinance to reduce the 75 foot buffer and setback requirements (50 foot undisturbed natural buffer and 25 foot impervious surface setback) to a 50 foot undisturbed natural buffer. All variances to allow for additions to a single-family house.	3	Doug Trettin	N/A	
7.	V08-040 315 Ivy Brooke Court <i>Applicant: Randall Grimes.</i> Four primary variances: 1) variance from Section 4.24.12.A.2 of the Zoning Ordinance to allow a reduction in the flood storage capacity, 2) variance from Section 109-89.a.2 of the Floodplain Management Ordinance to reduce the base flood or future conditions regulatory flood storage capacity, 3) variance from Section 109-91.1 of the Floodplain Management Ordinance to allow for encroachment into the floodway, including earthen fill, and 4) variance from Section 109-225.a 1 and 2 of the Stream Buffer Protection Ordinance to reduce the 75 foot buffer and setback requirements (50 foot undisturbed natural buffer and 25 foot impervious surface	6	Doug Trettin	N/A	

	setback) to a 30 foot undisturbed natural buffer. All variance to allow for pool, pool deck, and retaining walls on a single-family property.				
8.	V08-041 5600 Roswell Road (SR 9) <i>Applicant: The Prado, LLC.</i> Two primary variances from the Zoning Ordinance: 1) variance from Section 33.18.H to allow a sign to extend vertically above the roof line of a building and 2) variance from Section 33.26.H.2.a to allow for an additional wall sign on a wall that does not have street frontage.	6	Cristina Nelson	6/24/08	
9.	V08-037 285 Bruton Way <i>Applicant: Patricia & Wayne Norsworthy.</i> Two primary variances: 1) variance from Section 6.4.3.B of the Zoning Ordinance to reduce the required 50 foot minimum front yard setback to 46 feet and 2) variance from Section 109-225.a 1 and 2 of the Stream Buffer Protection Ordinance to reduce the 75 foot buffer and setback requirements (50 foot undisturbed natural buffer and 25 foot impervious surface setback) to a 49 foot undisturbed natural buffer. Both variances to allow for existing structures.	5	Doug Trettin	N/A	
10.	V08-038 4934 Powers Ferry Road <i>Applicant: Tatiana Kardivar.</i> Primary variance from Section 7.1 of the Subdivision Regulations to allow for a second curb cut on a collector street.	6	Doug Trettin	N/A	
11.	V08-039 3045 River North Parkway <i>Applicant: Gregory L. Anderson & Mary F. Mattson.</i> Primary variance from Section 6.3.3.B of the Zoning Ordinance to reduce the required 60 foot minimum front yard setback to 26.6 feet to construct a single-family attached garage.	2	Doug Trettin	N/A	
Discussion					
Adjournment					