



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 August 14, 2014	Regular Meeting Minutes	7:00 PM
Board Members Present	Ruth Coan (Chair), Ted Sandler (Vice Chair), Ron Carpinella, Alvin Johnson, Ken Moller, and Melissa Nodvin	
Board Members Absent	Eric Johnson ,	
Staff Present	Patrice Dickerson, Sonya Fambro, Gloria Goins, 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 August 14, 2014 Agenda. Approved (6-0, Coan, Sandler, Carpinella, A. Johnson, Moller, and Nodvin; E. Johnson absent).

APPROVAL OF PREVIOUS MEETING'S MINUTES

Motion and Vote: Carpinella moved to approve the Minutes for July 10, 2014. Sandler seconded. Approved (6-0, Coan, Sandler, Carpinella, A. Johnson, Moller, and Nodvin; E. Johnson absent).

PRIMARY VARIANCE

201402043

0 High Point Road (17 00410001039)

Applicant: Saralynn Lundys

SUMMARY/STAFF PRESENTATION: Primary Variance from Section 109-225 (a) (1) & (2) of the Stream Buffer Protection Ordinance for relief from the seventy-five (75) foot impervious surface setback and fifty (50) foot undisturbed buffer for construction of a new single family dwelling unit.

APPLICANT PRESENTATION:

Stephanie Wilkins, 1915 Monticello Ct.

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

SUPPORT FOR THE PETITION:

Stephen Klim, 1554 E Bank Drive, Marietta, GA. 30068

AGAINST THE PETITION:

Lorraine Studin-Lutz & Wayne Lutz, 2897 Spalding Drive, Sandy Springs, GA.

Patty Berkovitz, 800 Crest Valley Drive, Sandy Springs, GA. 30327

Motion and Vote: Carpinella moved to approve, Sandler seconded. Approved (6-0, Coan, Sandler, Carpinella, A. Johnson, Moller, and Nodvin; E. Johnson absent) subject to the following conditions:

- 1) To reduce the required seventy-five (75) foot impervious surface setback and fifty (50) foot undisturbed buffer to allow construction of a driveway and retaining wall, as shown on the site plan dated received July 25, 2014 by the Department of Community Development.
- 2) The driveway on the property shall include materials that reduce runoff in the 25-50 foot stream buffer area where practicable, such as pervious pavers, open grid pavers, porous pavement or gravel.
- 3) The stormwater management for the property shall include low impact features to consist of the following:
 - a) a minimum of one a rain garden where practicable, using plants native to the region to naturally filtrate rainwater;
 - b) a minimum of one infiltration trench where practicable.
 - c) Once final stabilization of the site is achieved, the buffer may be thinned or trimmed of vegetation at any time only by hand, provided all Sandy Springs Land Development Regulations are met. Replantings in the stream buffer area should consist of plants native to the region.
 - d) No landscape fill to be placed within the twenty-five (25) foot stream buffer area, except as needed to construct the retaining wall.

201402049

1915 Monticello Court

Applicant: Joseph & Stephanie Wilkins

SUMMARY/STAFF PRESENTATION: Three (3) primary variances from 1) Section 5.1.3.C from the Zoning Ordinance to reduce the required side yard setback from 25 feet to 5 feet for the construction of an accessory structures; 2) Section 19.3.15.B.1 from the Zoning Ordinance to allow a pool closer than 10 feet to a property line; and 3) Section 109-225 (a) (1) & (2) of the Stream Buffer Protection Ordinance for relief from the 75 foot impervious surface setback and 50 foot undisturbed buffer for the construction of a pool, pool deck, and driveway.

APPLICANT PRESENTATION:

Laurel David, 3500 Lenox Rd. Ste 760

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

SUPPORT FOR THE PETITION:

None

AGAINST THE PETITION:

Patty Berkovitz, 800 Crest Valley Drive, Sandy Springs, GA. 30327

Ed Lynch, 5687 Long Island Dr,

Tom Slater, 606 Windsor Pkwy

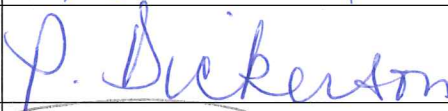
Jim Basham, 610 Windsor Pkwy

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

Motion and Vote: Moller moved to defer, A. Johnson seconded. Deferred (6-0, Coan, Sandler, Carpinella, A. Johnson, Moller, and Nodvin; E. Johnson absent) to the September 11, 2014 meeting to allow the applicant time to meet with the neighbors and to make revisions to the proposed plan to reduce the impact to the immediate neighbor and to the stream buffer.

ADJOURNMENT

Meeting adjourned at 8:18 P.M.

Approval Signatures	
Date Approved	9/11/14
Ruth Coan (Chairman)	
Patrice Dickerson, Manager of Planning & Zoning	
Gloria Goins, Transcriber	