



Board of Zoning Appeals

September 11, 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					
Deferred Cases					
1.	V08-035 130 Blenheim Place <i>Applicant: Cathy & Chris Kapsimallis.</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 50 foot undisturbed natural buffer to allow for the construction of a swimming pool.	1	Doug Trettin	N/A	
2.	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 setback) to a 30 foot undisturbed natural buffer. All variance to allow for pool, pool deck, and retaining walls on a single-family property.	6	Doug Trettin	N/A	

3.	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 35.9 feet to construct a single-family attached garage.	2	Doug Trettin	N/A	
New Cases					
4.	V08-042 55 & 67 Mount Paran Road <i>Applicant: Michael Raponi.</i> Two primary variances from the Zoning Ordinance: 1) variance from Section 6.2.3.C to reduce the required 15 foot minimum side yard setback to 10 feet for existing structure on 67 Mount Paran Road and 2) variance from Section 6.2.3.F to reduce the minimum lot width required from 150 feet to 149.09 feet for 55 Mount Paran Road and to 147.28 feet for 67 Mount Paran Road. Both variances to allow for the reconfiguration of 2 existing lots.	6	Doug Trettin	N/A	
5.	V08-043 8294 Grogans Ferry Road <i>Applicant: Maher Al-Soufi.</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 32.22 foot undisturbed natural buffer to allow for additions to a single-family house.	2	Doug Trettin	N/A	
6.	V08-044 1220 Tynecastle Way, 1625 Sunnybrook Farm Road, & parcel (06-0361-0006-0001) <i>Applicant: Lake Northridge Homeowners Association.</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 25 foot undisturbed natural buffer to allow for lake maintenance and construction.	1	Doug Trettin	N/A	
7.	V08-045 275 Mount Vernon Highway <i>Applicant: Marea Battle.</i> Two primary variances from the Zoning Ordinance: 1)) variance from Section 33.22.C to reduce the required 10 foot minimum sign setback from the right-of way to 5 feet and 2) variance from Section 33.26.H.1.a to allow for a second freestanding sign where only 1 is allowed on property with less than 500 feet of frontage.	3	Cristina Nelson	7/22/08	

8.	V08-046 7020 Hunters Branch Drive <i>Applicant: Scott & Darlene Chatham.</i> Three primary variances from the Zoning Ordinance: 1) variance from Section 6.3.3.C to reduce the required 15 foot minimum side yard setback to 11 feet, 2) variance from Section 6.3.3.D to reduce the required 40 foot minimum rear yard setback to 11.5 feet, and 3) variance from Section 6.3.3.I to allow for accessory structures to be located within required minimum yard setbacks. All variances to allow for a children playground.	4	Doug Trettin	N/A	
9.	V08-047 4875 Northland Drive <i>Applicant: Jeff & Carla Goldstein.</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 40 foot undisturbed natural buffer to allow for a driveway and landscaping.	5	Doug Trettin	N/A	
Discussion					
Adjournment					