



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 September 11, 2014	Regular Meeting Minutes	7:00 PM
Board Members Present	Ruth Coan (Chair), Ted Sandler (Vice Chair), Ron Carpinella, Alvin Johnson, Ken Moller, Melissa Nodvin	
Board Members Absent	Eric Johnson	
Staff Present	Patrice Dickerson, Kevin Howard, Brittany Anderson, Cristina Nelson and Gloria Goins	
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 October 9, 2014 Agenda. Moller seconded. Approved (6-0 Ruth Coan (Chair), Ted Sandler (Vice Chair), Ron Carpinella, Alvin Johnson, Ken Moller, Melissa Nodvin; Eric Johnson absent)

APPROVAL OF PREVIOUS MEETING'S MINUTES

Motion and Vote: Sandler moved to approve the Minutes for September 11, 2014. A. Johnson seconded. Approved (6-0 Ruth Coan (Chair), Ted Sandler (Vice Chair), Ron Carpinella, Alvin Johnson, Ken Moller, Melissa Nodvin; Eric Johnson absent)

PRIMARY VARIANCE

201402380

5125 Marbury Circle

Applicant: Jeff and Doris Muir

SUMMARY/STAFF PRESENTATION: Primary variance from section 6.2.3.D of the Zoning Ordinance to reduce the required forty (40) foot rear yard setback to fifteen (15) feet to allow construction of a single family dwelling unit.

APPLICANT PRESENTATION:

Jeff and Doris Muir, 5125 Marbury Circle, Sandy Springs, GA. 30327

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

SUPPORT FOR THE PETITION:

Ron Gudger, 6865 Lisa Lane, Dunwoody, GA. 30338

AGAINST THE PETITION:

None

Motion and Vote: Sandler moved to approve, A. Johnson seconded. Approved (6-0 Ruth Coan (Chair), Ted Sandler (Vice Chair), Ron Carpinella, Alvin Johnson, Ken Moller, Melissa Nodvin; Eric Johnson absent) subject to the following conditions:

1) To reduce the required rear yard setback from 40 feet to 15 feet for the construction of a house as shown on the site plan dated received July 2, 2014 by the Department of Community Development.

201402496

355 Forest Valley Court

Applicant: Theodore A. Speaker

SUMMARY/STAFF PRESENTATION: Primary variance from Section 18.5.B of the Zoning Ordinance to allow parking/vehicle storage outside of the buildable area.

APPLICANT PRESENTATION:

Ted Speaker

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

SUPPORT FOR THE PETITION:

None

AGAINST THE PETITION:

None

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

Motion and Vote: Moller moved to approve, Sandler seconded. Approved (5-1 Ruth Coan (Chair), Ted Sandler (Vice Chair), Ron Carpinella, Ken Moller, Melissa Nodvin; Alvin Johnson opposed; Eric Johnson absent) subject to the following conditions:

1) To allow the parking/vehicle storage outside of the buildable area as shown on the site plan dated received July 11, 2014 by the Department of Community Development.

2) Provide screening of the camper and storage site from properties to the south and east of the applicant's property, subject to the approval of the Sandy Springs Arborist.

3) The variance shall last for a period of ten (10) years from the time of approval.

201402612**7060 Glenridge Drive****Applicant: Ted Meleky**

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 a sun room

APPLICANT PRESENTATION:

Ted Meleky, 7060 Glenridge, Drive, Sandy Springs, GA.

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

SUPPORT FOR THE PETITION:

None

AGAINST THE PETITION:

None

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

Motion and Vote: Carpinella moved to approve, Moller seconded. Approved (6-0 Ruth Coan (Chair), Ted Sandler (Vice Chair), Ron Carpinella, Alvin Johnson, Ken Moller, Melissa Nodvin; Eric Johnson absent) subject to the following conditions:

- 1) To reduce the seventy-five (75) foot impervious surface setback and fifty (50) foot undisturbed buffer to construct a sun room at the rear of the house, as shown on the site plan dated received August 9, 2014 by the Department of Community Development.
- 2) The proposed enclosure should occur only on the existing impervious pad; no additional pervious surfaces permitted. 3) Sheet flow mitigation or landscaping recommended by the Sandy Springs Arborist shall be used.

201402757**310 Heards Ferry Road****Applicant: Jarrett Jack**

SUMMARY/STAFF PRESENTATION: Primary variance from Section 6.2.3.C and 6.2.3.D of the Zoning Ordinance to reduce the required side and rear setbacks for construction of an accessory structure.

APPLICANT PRESENTATION:

C. Moffitt, 13040 Overlook Pass, Roswell, GA. 30075

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

SUPPORT FOR THE PETITION:

None

AGAINST THE PETITION:

None

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

Motion and Vote: Moller moved to deny, Carpinella seconded. Denied 6.2.3C(6-0 Ruth Coan (Chair), Ted Sandler (Vice Chair), Ron Carpinella, Alvin Johnson, Ken Moller, Melissa Nodvin; Eric Johnson absent) ; Approved 6.2.3D (6-0 Ruth Coan (Chair), Ted Sandler (Vice Chair), Ron Carpinella, Alvin Johnson, Ken Moller, Melissa Nodvin; Eric Johnson absent) subject to the following conditions:

1. Reduce setback request from a ten (10) foot setback (requested) to a fifteen (15) foot setback.
2. Existing screening along the Mount Vernon Highway frontage should remain as currently sited.

201402837

4600 Roswell Road

Applicant: Sandy Springs Gateway Owner

SUMMARY/STAFF PRESENTATION: Primary variance from Section 33.26. H.2 of the Zoning Ordinance to allow wall signs on non-street facing walls for buildings A, B, C, D, E, F and G.

APPLICANT PRESENTATION:

Elizabeth Weiner, 3060 Peachtree Rd. Suite 1565, Atlanta, GA. 30305

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

SUPPORT FOR THE PETITION:

None

AGAINST THE PETITION:

None

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

Motion and Vote: Sandler moved to approve, Moller seconded. Approved (6-0 Ruth Coan (Chair), Ted Sandler (Vice Chair), Ron Carpinella, Alvin Johnson, Ken Moller, Melissa Nodvin; Eric Johnson absent) subject to the following conditions:

- 1) To allow for wall signs on non-street facing walls pursuant to the sign location, submitted by the applicant, and dated received August 5, 2014 by the Department of Community Development.
- 2) To allow for a wall sign on the south elevation of building A pursuant to the sign location, submitted by the applicant, and dated received August 5, 2014 by the Department of Community Development.

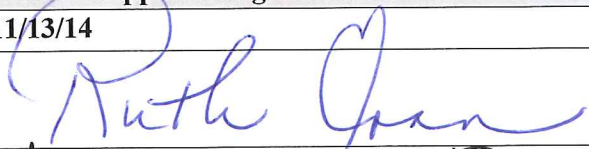
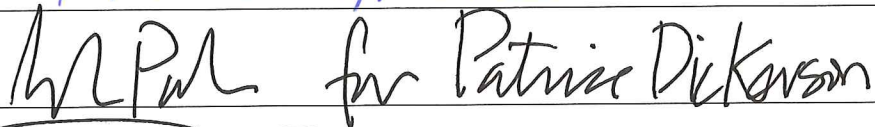
- 3) To allow for wall signs on the north and south elevations of building B pursuant to the sign location, submitted by the applicant, and dated received August 5, 2014 by the Department of Community Development.
- 4) To allow for wall signs on the north and south elevations of building C pursuant to the sign location, submitted by the applicant, and dated received August 5, 2014 by the Department of Community Development.
- 5) To allow for wall signs on the first and second floors of the north and south elevations of building D pursuant to the sign location, submitted by the applicant, and dated received August 5, 2014 by the Department of Community Development.
- 6) To allow for wall signs on the first and second floors of the north and south elevations of building E pursuant to the sign location, submitted by the applicant, and dated received August 5, 2014 by the Department of Community Development.
- 7) To allow for a wall sign on the north elevation of building F pursuant to the sign location, submitted by the applicant, and dated received August 5, 2014 by the Department of Community Development.
- 8) To allow for a wall sign on the north elevation of building G pursuant to the sign location, submitted by the applicant, and dated received August 5, 2014 by the Department of Community Development.
- 9) Sizing of the signs are as shown on the elevations provided by the applicant with an exception that the maximum height be 36" instead of 2'6" for smaller tenants.
- 10) Signage shall not exceed the sizes specified in the zoning ordinance.

DISCUSSION

None

ADJOURNMENT

Meeting adjourned at 8:23 P.M.

Approval Signatures	
Date Approved	11/13/14
Ruth Coan (Chairman)	
Patrice Dickerson, Manager of Planning & Zoning	 for Patrice Dickerson
Gloria Goins, Transcriber	