



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 12, 2013	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, Colleen Allen, Gloria Goins, Sonya Fambro, and Melissa Rixey	
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, Sandler seconded. 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 August 8, 2013. A. Johnson seconded. Approved as amended (6-0, Coan, Sandler, Carpinella, A. Johnson, Moller, and Nodvin; E. Johnson absent).

NEW CASES

201302083
6375 River Chase Circle
Applicant: William & Jodie Royal

SUMMARY/STAFF PRESENTATION: One primary variance from Section 6.3.3.A of the Zoning Ordinance to reduce the required front yard setback from sixty (60) feet to forty (40) feet to allow construction of a single family residence.

APPLICANT PRESENTATION:

Don Plunkett, 665 River Chase Point, Sandy Springs, GA

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

SUPPORT FOR THE PETITION:

William, Royal, 30 Bonnie Lane, Sandy Springs, GA. 30328

AGAINST THE PETITION:

Bryon Casey, 6350 River Chase Circle, Atlanta, GA 30328

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

Motion and Vote: Sandler moved to approve, Nodvin 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 sixty (60) foot front yard setback to forty (40) feet to allow for the construction of a single family residence, as shown on the site plan dated received July 12, 2013 by the Department of Community Development.

201302156

300 Breakwater Ridge

Applicant: Nercy Nikfarjam

SUMMARY/STAFF PRESENTATION: One primary variance from Section 6.2.3.C of the Zoning Ordinance to reduce the required side corner setback from thirty (30) feet to twenty (20) feet to allow construction of a single family residence.

APPLICANT PRESENTATION:

Hamid Nikfarjam, P.O. Box 76315, Atlanta, GA. 30358

(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, Coan, Sandler, Carpinella, A. Johnson, Moller, and Nodvin; E. Johnson absent) subject to the following conditions:

1) To reduce the required thirty (30) foot side corner setback to twenty (20) feet to allow for the construction of a single family home, as shown on the site plan dated received July 8, 2013 by the Department of Community Development.

201302310**6445 Roswell Road****Applicant: Waffle House**

SUMMARY/STAFF PRESENTATION: Five primary variances: 1) from Section 12B.5.F.1 of the Zoning Ordinance for relief from the requirement that electric vehicle charging stations be installed; 2) from Section 12B.8.A.3 of the Zoning Ordinance to allow for an increased number of parking spaces; 3) from Section 12B.8.C.1.b of the Zoning Ordinance to allow for an increased maximum yard; 4) from Section 12B.8.D.4.a of the Zoning Ordinance for relief from the requirement that an entrance be located on the street side of the building; and 5) from Section 12B.8.E.2 of the Zoning Ordinance for relief from the requirement that buildings with less than 5,000 square feet be two floors or twenty-five (25) feet, whichever is less.

APPLICANT PRESENTATION:

Walter BVarineau, 261 Third Ave, Avondale Est., GA 30002

(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 Variances 2, 3, 4, and 5 (6-0, Coan, Sandler, Carpinella, A. Johnson, Moller, and Nodvin; E. Johnson absent) subject to the following conditions:

- 1) To allow an increase in the number of parking spaces allowed, from nineteen (29) to thirty-three (33), as shown on the site plan dated received August 21, 2103 by the Department of Community Development.
- 2) To allow an increase in the maximum yard, from twenty-one (21) feet to forty (40) feet.
- 3) To allow relief from the requirement that an entrance be located on the street side of the building.
- 4) To allow relief from the requirement that buildings with less than 5,000 square feet be two floors or twenty-five (25) feet, whichever is less.

DISCUSSION ITEMS

None

ADJOURNMENT

Meeting adjourned at 7:52 P.M.

Approval Signatures	
Date Approved	10/10/13
Ruth Coan (Chairman)	
Patrice Dickerson, Manager of Planning & Zoning	
Gloria Goins, Transcriber	