



BOARD OF APPEALS

Ruth Coan, Post 7 –Chair
Paul Reale, Post 5- Vice Chair
Alvin Johnson, Post 1
Eric Johnson, Post 3
Ted Sandler, Post 4
Ron Carpinella, Post 2
Ken Moller, Post 6

Thursday, September 13, 2012	Regular Meeting Minutes	7:00 PM
Board Members Present	Ruth Coan (Chair), Paul Reale (Vice Chair), Ron Carpinella, Alvin Johnson, Ken Moller, and Ted Sandler	
Board Members Absent	Eric Johnson	
Staff Present	Angela Parker, Patrice Dickerson, Colleen Allen, Gloria Goins, Cristina Nelson, and Melissa Rixey	
Call to Order	Ruth Coan called the meeting to order at 7:00 p.m.	

ADOPTION OF AGENDA

Motion and Vote: Carpinella moved to approve the Agenda for September 13, 2012. Reale seconded the motion. Approved (6-0, Coan, Reale, Carpinella, A. Johnson, Moller, and Sandler; E. Johnosn absent).

APPROVAL OF PREVIOUS MEETING'S MINUTES

Motion and Vote: Sandler moved to approve the Minutes for August 23, 2012. A. Johnson seconded the motion Approved (6-0, Coan, Reale, Carpinella, A. Johnson, Moller, and Sandler; E. Johnosn absent).

NEW CASES

V12-010
315 Brantley Road
Applicant: Chappell Platt

SUMMARY/STAFF PRESENTATION: Primary variance from Section 7.2.3.G.6 of the Zoning Ordinance to reduce the thirty (30) foot perimeter setback to zero (0) feet to allow construction of an arbor and deck over an existing concrete pad.

APPLICANT PRESENTATION:
Chappell Platt, 315 Brantley Rd, Sandy Springs, GA. 30350
Danielle Platt, 315 Brantley Rd, Sandy Springs, GA. 30350

(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, Carpinella seconded. Approved (4-2, Carpinella, A. Johnson, Moller, and Sandler in favor; Coan and Reale in opposition; E. Johnosn absent) subject to the following conditions:

1) To reduce the thirty (30) foot side yard perimeter setback to allow for the construction of an arbor and deck over an existing concrete pad, as shown on the site plan dated received June 6, 2012 by the Department of Community Development.

V12-011

6690 Roswell Road

Applicant: Coro Realty Advisors, LLC

SUMMARY/STAFF PRESENTATION: Primary variance from Section 12B.4 of the Zoning Ordinance to allow a modified streetscape plan.

APPLICANT PRESENTATION:

Patti Pearberg, 3715 Northside Pkwy.

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

SUPPORT FOR THE PETITION:

Evan Reiss, 4539 Sharon Valley Ct.

AGAINST THE PETITION:

None

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

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

1) To allow for relief from the requirement that trees be planted forty (40) feet on center, as shown on the site plan dated received June 28, 2012 by the Department of Community Development.

V12-012**6317 Roswell Road****Applicant: Hudson Grille**

SUMMARY/STAFF PRESENTATION: Primary variance from Section 33.26.H.2 of the Zoning Ordinance to allow a wall sign on a non-street facing wall (north elevation).

APPLICANT PRESENTATION:

Jeffrey Landau, 6317 Roswell Rd, 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: A. Johnson moved to approve, Sandler seconded. Approved (4-2, Coan, Carpinella, A. Johnson, and Sandler in favor; Moller and Reale in opposition; E. Johnson absent) subject to the following conditions:

- 1) To allow a wall sign on a non-street facing wall pursuant to the sign design detail submitted by the applicant, dated received July 3, 2012 by the Department of Community Development.
- 2) The wall sign shall be located on the north elevation of the building pursuant to the site plan submitted by the applicant, dated received July 3, 2012 by the Department of Community Development.
- 3) That the wall sign shall not exceed 5% of the applicable wall.

V12-014**6180 Roswell Road****Applicant: Georgia-Alabama Commercial Investments, LLC**

SUMMARY/STAFF PRESENTATION: Two primary variances: 1) from Section 12B.8.A of the Zoning Ordinance to increase the maximum number of parking spaces allowed from 5/1,000 gross square feet to 9/1,000 gross square feet and 2) from Section 4.23.1 of the Zoning Ordinance to reduce the required twenty-five (25) foot buffer and ten (10) foot improvement setback along the west property line to a ten (10) foot landscape strip.

APPLICANT PRESENTATION:

Brian Kay, 1800 Parkway Place, Suite 720, Marietta, GA. 30067
Steve Fischer, 970 Denmeade Walk, Marietta, 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, Reale seconded. Approved (5-1, Reale, Carpinella, A. Johnson, Moller, and Sandler in favor; Coan in opposition; E. Johnosn absent) subject to the following conditions:

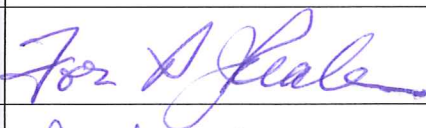
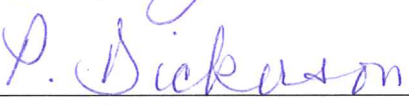
- 1) To allow for an increase in the maximum number of parking spaces allowed from 20 to 30.
- 2) To reduce the required twenty-five (25) foot buffer and ten (10) foot improvement setback along the west property line to a ten (10) foot landscape strip, as shown on the site plan dated received July 2, 2012 by the Department of Community Development.

DISCUSSION ITEMS

None

ADJOURNMENT

Meeting adjourned at 8:14P.M.

Approval Signatures	
Date Approved	10/11/12
Ruth Coan (Chairman)	
Patrice Dickerson, Manager of Planning & Zoning	
Gloria Goins, Transcriber	