

SANDY SPRINGS

G E O R G I A

Board of Zoning Appeals

September 14, 2006, 7:00p.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
I.	Approval of previous meeting's action report				
II.	DEFERRED				
A.	V06-021 200 Hanover Park Road <i>Applicant:</i> Sun River XX, LLC. Two primary variances: 1) variance from Section 18.3.1(e) of the zoning ordinance to allow parking within the 40 feet front and side-street setbacks where off street parking is not permitted, and 2) variance from Section 12B.5 of the zoning ordinance to reduce the required landscape strip(s) from 10 feet required to 0 feet on Roswell Road. Both variances for the construction of a commercial building.	2	Doug Trettin	6/13/2006	
B.	V06-055 6363 Roswell Road (SR9) <i>Applicant:</i> Paradise Development Group, LLP. Two primary variances: 1) variance from Section 12B.8.A.7 of the Sandy Springs Zoning Regulations to allow parking between sidewalk and the building, and 2) variance from Section 12B.8.C.1.b to increase the maximum yard adjacent to a public street (Vernon Woods Drive) from 21 feet to 155 feet. Both variances for the construction of a drugstore building.	4	Josh Lontz	6/27/06 9/12/06	
C.	V06-058 980 West Kingston Drive <i>Applicant:</i> Scott Hazelrigs. Two primary variances: 1) variance from Section 6.2.3.C of the Zoning Ordinance to reduce the minimum side yard setback adjacent to an interior line from 15 feet to 10 feet, and 2) variance from Section 6.2.3.D of the Zoning Ordinance to reduce the minimum rear yard setback from 40 feet to 2.5 feet. Both variances to allow for the construction of a detached garage.	5	Doug Trettin	N/A	
D.	V06-083 8212 Hewlett Road <i>Applicant:</i> JCRM Properties. Two primary variances: 1) variance from Section 8.5 of the Tree Preservation Ordinance to allow encroachment into the critical root zone of seven (7) specimen trees, and 2) variance from Section 14.6.5.a i and ii of the Sandy Springs Development Regulations to reduce the 75 foot stream buffer to 35 feet to allow for the construction of a single-family house.	1	Michael Zehner	N/A	

III.		NEW			
	A.	V06-050 5730 Glenridge Drive <i>Applicant: 5730 Glenridge Assoc. LLC.</i> Four primary variances: 1) variance from Article 8, Section 5 of the Tree Preservation Ordinance to allow removal of four (4) specimen trees and disturbance of the critical root zone of one (1) specimen tree, 2) variance from Section 18.3.1.E of the Zoning Ordinance to allow parking in the minimum front and side yards, 3) variance from Section 4.23.2 to eliminate the required parking lot landscaping, and 4) variance from Section 12B.5.B.1 to eliminate the required 10 foot landscape strip along a segment of Glenridge Drive to respect a 55' x 16' GA Power easement. The applicant intends to create 47 additional parking spaces and improve the office site.	5	Doug Trettin	6/27/06
	B.	V06-066 6346 Vernon Woods Drive <i>Applicant: Vernon Woods, LLC.</i> Primary variances from Section 8.5 of the Tree Preservation Ordinance to allow the removal of one (1) specimen tree for the construction of a single-family house and septic tank.	4	Doug Trettin	N/A
	C.	V06-067 490 Franklin Road <i>Applicant: Westfield Partners, LLC.</i> Two variances: 1) primary variance from Section 14.6.5.a. i and ii of the Sandy Springs Development Regulations to reduce the 75 foot stream buffer to 21.6 feet, and 2) minor variance from Section 6.4.3.C of the Zoning Ordinance to reduce the minimum side yard setback required from 10 feet to 9.1 feet. Both variances for the construction of additions to the existing house.	5	Doug Trettin	N/A
	D.	V06-069 485 Tara Trail <i>Applicant: Historic Designs, Inc.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of seven (7) specimen trees for the construction of a single-family house.	6	Doug Trettin	N/A
	E.	V06-070 1300 West Garmon Road <i>Applicant: John Stern.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of eight (8) specimen trees and the encroachment into the critical root zone of twelve (12) specimen trees for the construction of a single-family house.	6	Doug Trettin	N/A
	F.	V06-071 351, 361, 371 Windsor Pkwy and 354, 364, 382, 380 Pine Forest Road <i>Applicant: Tom Elias.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of four (4) specimen trees to subdivide the seven (7) existing lots into ten (10) lots.	5	Josh Lontz	N/A

G.	V06-073 420 North Errol Court <i>Applicant: Rob Leven.</i> Primary variance from Section 14.6.5.a. i and ii of the Sandy Springs Development Regulations to reduce the 75 foot stream buffer to 32 feet to allow for construction of home additions.	6	Doug Trettin	N/A	
H.	V06-075 6701 Roswell Road (SR 9) <i>Applicant: Jolly Development.</i> Primary variance from Section 4.3.4.B.3 of the Zoning Ordinance to increase the maximum allowed projection of steps into the front yard and side street yard setbacks from 3 feet to 10 feet for the construction of townhouses.	4	Doug Trettin	7/25/06	
I.	V06-076 5515 Claire Rose Lane <i>Applicant: BWC Properties, LLC.</i> Two primary variances: 1) variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of one (1) specimen tree and to encroach into the critical root zone of one (1) specimen tree, and 2) variance from Section 14.6.5.a ii of the Sandy Springs Development Regulations to reduce the 75 foot stream buffer to 65 feet to construct a single-family house and associated driveway.	6	Doug Trettin	N/A	
J	V06-077 5525 Claire Rose Lane <i>Applicant: BWC Properties, LLC.</i> Two primary variances: 1) variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of two (2) specimen trees, and 2) variance from Section 14.6.5.a ii of the Sandy Springs Development Regulations to reduce the 75 foot stream buffer to 60 feet to construct a single-family house and associated driveway.	6	Doug Trettin	N/A	
K.	V06-079 5705 Winterthur Lane <i>Applicant: Michael Beyelfer.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of four (4) specimen trees to construct a single-family house.	3	Doug Trettin	N/A	
L.	V06-080 5345 Roswell Road (SR9) <i>Applicant: Triton Marketing.</i> Five primary variances from the Zoning Ordinance: 1) variance from Section 12B.6.A.1 to allow for a free standing sign on property that is less than 40,000 square feet, 2) variance from Section 12B.6.A.2.a to increase the maximum allowed height for a free standing sign from 6 feet to 14 feet 3 inches, 3) variance from Section 12B.6.A.2.b to increase the maximum allowed face size for a free standing sign from 32 square feet to 60 square feet, 4) variance from Section 12B.6.A.5 to allow a free standing sign support to be less than one-third of the width of the sign face, and 5) variance from Section 33.6.8 to reduce the minimum required sign setback from the right-of-way from 10 feet to 6.5 feet (sign support location). All	5	Cristina Nelson	08/22/06	

		variances to allow for a face change of an existing free-standing sign.				
	M.	V06-081 5270 Greenland Road <i>Applicant: Southern Gentry Developments.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of thirteen (13) specimen trees to construct a single-family development.	5	Patrice Ruffin	N/A	
	N.	V06-082 450 Franklin Road <i>Applicant: Beverly Lewyn.</i> Primary variance from Section 14.6.5.a. i and ii of the Sandy Springs Development Regulations to reduce the 75 foot stream buffer to 25 feet to allow for first and second story home additions and construction of a fence.	5	Josh Lontz	N/A	
	O.	V06-085 4674 Mystic Drive <i>Applicant: Anthony Larson.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of two (2) specimen trees to construct a single-family house.	6	Doug Trettin	N/A	
	P.	V06-104 6901 Glenlake Parkway <i>Applicant: Glenlake Apartment Investments, LLC.</i> Secondary variance: Appeal to the Department of Community Development Director's interpretation of the Zoning Ordinance to allow changes to a nonconforming sign.	4	Michael Zehner	N/A	
	Q.	V06-105 295 Mount Vernon Highway <i>Applicant: Speedway Super America, LLC.</i> Primary variance from Section 4.23.1.A of the Zoning Ordinance to reduce the landscape strip required at the rear yard setback from 10 feet to 0 feet.	3	Josh Lontz	9/12/06	
	R.	V06-106 6363 Roswell Road (SR9) <i>Applicant: Paradise Development Group, LLP.</i> Two primary variances: 1) variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of ten (10) specimen trees and 2) variance from Section 12B.8.C.1.b of the Zoning Ordinance to increase the maximum yard adjacent to a public street (Roswell Road) from 21 feet to 48 feet. Both variances for the construction of a drugstore building.	4	Josh Lontz	9/12/06	