



Board of Zoning Appeals

September 19, 2007, 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.	Approval of previous meeting's minutes.				
III.	NEW				
A.	V07-038 6600 Powers Ferry Road <i>Applicant: Trammell Crow Residential.</i> Two primary variances: 1) variance from Section 33.26.E.1.c of the Zoning Ordinance to exceed the number of free standing signs on mixed use property that has more than 1,000 linear feet of frontage, and 2) variance from Section 14.8.IV.D.1.b of the Tree Preservation Ordinance to allow a permanent structure (fence/wall) within the landscape strip. Both variances for the construction of residential units in a mixed use development.	6	Cristina Nelson/ Doug Trettin	N/A	
B.	V07-043 280 Amherst Court <i>Applicant: Jeff & Colleen Tyner.</i> Two primary variances from the Zoning Ordinance: 1) variance from Section 6.4.3.B to reduce the minimum front yard setback from 50 feet to 32 feet and 2) variance from Section 6.4.3.C to reduce the minimum side yard setback from 10 feet to 7 feet. Both variances for the construction of additions to a single-family house.	2	Doug Trettin	N/A	
C.	V07-049 1055 Windsor Parkway <i>Applicant: Sara S. Knochel.</i> Primary variance from Section 14.6.5.a ii of the Sandy Springs Land Development Regulations to reduce the 25 foot impervious surface setback (of the 75 foot stream buffer) to 7 feet to allow for the construction of additions to a single-family house.	5	Doug Trettin	N/A	
D.	V07-051 425 Carriage Drive <i>Applicant: New Again Real Estate, LLC.</i> Primary variance from Section 14.6.5.a. i and ii of the Sandy Springs Land Development Regulations to reduce the 50 foot undisturbed natural buffer and the	4	Doug Trettin	N/A	

		25 foot impervious surface setback to a 0 feet undisturbed buffer to allow for the construction of a single-family house.				
E.	V07-053 4701 Northside Drive <i>Applicant: Elaine Erbey.</i> Primary variance from Section 6.1.3.D of the Zoning Ordinance to reduce the minimum rear yard setback from 50 feet to 21 feet for the construction of an accessory structure (pool house).	6	Doug Trettin	N/A		
F.	V07-055 691 Londonberry Road <i>Applicant: Chris Archer.</i> Seven primary variances: 1) variance from Section 4.24.9.B.1.b of the Zoning Ordinance to allow the expansion of a non-conforming use located on a flood area, 2) variance from Section 4.24.9.C of the Zoning Ordinance to allow a new structure to extend over a Special Flood Hazard Area, 3) variance from Section 4.24.9.E of the Zoning Ordinance to allow the lowest minimum finished floor elevation to be less than three feet above the base flood elevation, 4) variance from Section 14.3.5.a.i of the Floodplain Management/Flood Damage Prevention Ordinance to allow for new construction of a principal building within the limits of the future-conditions floodplain, 5) variance from Section 14.3.5.b.i.a of the Floodplain Management/Flood Damage Prevention Ordinance to allow for new construction of a principal building within the limits of the future-conditions floodplain, 6) variance from Section 14.3.5.b.i.b of the Floodplain Management/Flood Damage Prevention Ordinance to allow substantial improvement of a principal structure to have the lowest floor, including basement, elevated less than 3 feet above the base flood elevation and less than 1 foot above the future conditions flood elevation, and 7) variance from Section 14.6.5.a. i and ii of the Sandy Springs Land Development Regulations to reduce the 50 foot undisturbed natural buffer and the 25 foot impervious surface setback to a 32 foot undisturbed buffer to allow for additions to a single-family house. All variances to allow for additions to a single-family house.	6	Doug Trettin			