



BOARD OF APPEALS

THURSDAY, OCTOBER 8, 2015

Work Session - 6:00 p.m.

Meeting - 7:00 p.m.

CITY COUNCIL CHAMBERS, CITY HALL, 7840 ROSWELL ROAD, BUILDING 500

Roll Call

Members Present: Johnson, Johnson, Moller and Sandler

Members Absent: Carpinella, Lichtenstein and Nodvin

1. 001215

Adoption of Agenda

A motion was made by Vice Chair Johnson, seconded by Johnson, to approve. The motion carried by the following vote:

Yes: 4 - Johnson, Johnson, Moller and Sandler

Absent: 3 - Carpinella, Lichtenstein and Nodvin

2. 001211

Approval of Previous Meeting Minutes

Documents: [Minutes BOA 9.10.15.pdf](#)

A motion was made by Moller, seconded by Johnson, to approve. The motion carried by the following vote:

Yes: 4 - Johnson, Johnson, Moller and Sandler

Absent: 3 - Carpinella, Lichtenstein and Nodvin

3. 001210

201502507

5116 Powers Ferry Road

Requests to encroach into minimum side and rear yards for existing house, shed, and proposed garage

Documents: [201502507 BOA 10.08.2015 Full Package.pdf](#)

In Support:

David Hewitt, applicant

In Opposition:

None

A motion was made by Vice Chair Johnson, seconded by Johnson, to approve with staff recommendation of variance 1 & 2; deny variance 3. The motion carried by the following vote:

Yes: 3 - Johnson, Johnson and Moller

Absent: 3 - Carpinella, Lichtenstein and Nodvin

Abstain: 1 - Sandler

4. 001213

201502549

345 Forest Hills Dr. NE

Request for a variance to section 6.4.3.C to encroach 5' into 10' minimum side yard to enclose and expand existing carport

Documents: [201502549 BOA 10.08.2015 Full Package.pdf](#)

In Support:

Erik Zalenski, applicant

In Opposition:

None



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CITY COUNCIL CHAMBERS, CITY HALL, 7840 ROSWELL ROAD, BUILDING 500

A motion was made by Moller, seconded by Johnson, to approve with staff conditions. The motion carried by the following vote:

Yes: 4 - Johnson, Johnson, Moller and Sandler

Absent: 3 - Carpinella, Lichtenstein and Nodvin

5. 001212

201502589

5881 Hilderbrand Drive

Request to encroach 24' into 50' front yard setback to demolish existing single family home and build new home

Documents: [201502589 10.8.15 BOA Package.pdf](#)

In Support:

Brant Goodman, applicant

In Opposition:

Steve Oppenheimer, Glenridge Hammond Neighborhood Association

A motion was made by Vice Chair Johnson, seconded by Johnson, to approve reopen of public hearing. The motion carried by the following vote:

Yes: 4 - Johnson, Johnson, Moller and Sandler

Absent: 3 - Carpinella, Lichtenstein and Nodvin

A motion was made to approve with conditions, to allow the new single family residence to encroach twenty-three (23) feet into the required fifty (50) foot minimum front yard; the new construction shall reflect the same setback configuration as the plan submitted to the Department of Community Development on August 4, 2015. The motion carried by the following vote:

Yes: 4 - Johnson, Johnson, Moller and Sandler

Absent: 3 - Carpinella, Lichtenstein and Nodvin

6. 001214

New Business

Approval Signatures

Date Approved

Ted Sandler, Chairman

Joe Cooley, Manager of Planning and Zoning

Shaquita Maxey, Planning Coordinator/Transcriber



BOARD OF APPEALS

THURSDAY, SEPTEMBER 10, 2015

Work Session - 6:00 p.m.

Meeting - 7:00 p.m.

CITY COUNCIL CHAMBERS, CITY HALL, 7840 ROSWELL ROAD, BUILDING 500

Roll Call

Members Present: Carpinella, Johnson, Johnson, Lichtenstein, Moller and Sandler

Members Absent: Nodvin

1. **001184** **Adoption of Agenda**
A motion was made by Carpinella, seconded by Johnson, to approve. The motion carried by the following vote:
Yes: 6 - Carpinella, Johnson, Johnson, Lichtenstein, Moller and Sandler
Absent: 1 - Nodvin
 2. **001185** **Approval of Previous Meeting's Minutes**
Documents: [Minutes from August 13, 2015 Meeting.pdf](#)
A motion was made by Vice Chair Johnson, seconded by Moller, to approve. The motion carried by the following vote:
Yes: 6 - Carpinella, Johnson, Johnson, Lichtenstein, Moller and Sandler
Absent: 1 - Nodvin
 3. **001187** **201501836- Primary Variance**
 5776 Glenridge Drive
Request for a neighborhood monument sign at the entrance of a townhome development (Sec. 33.26.C.1)
Documents: [201501836 BOA 9-10-15.pdf](#)
In support:
Bill Caldwell, applicant
Steve Oppenheimer, Glenridge Hammond Neighborhood Association, Inc.
Cristina Kincade
In Opposition:
None
A motion was made by Vice Chair Johnson, seconded by Carpinella, to approve with staff conditions as agreed to by the two communities, as referenced in e-mail to Cristina Nelson Sept. 1, 2015 with the 10 conditions.. The motion carried by the following vote:
Yes: 6 - Carpinella, Johnson, Johnson, Lichtenstein, Moller and Sandler
Absent: 1 - Nodvin
 4. **001188** **201502244- Primary Variance**
 339 Tara Trail
Request to encroach into 25' impervious surface setback to construct a retaining wall
Documents: [Agenda Item 201502244.pdf](#)
In support:
Steve Cadranell, applicant
Bill Caldwell, Landscape Architect
In Opposition:
-



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CITY COUNCIL CHAMBERS, CITY HALL, 7840 ROSWELL ROAD, BUILDING 500

Ann Tedesco, 469 Tara Trail

Patty Berkovitz, Watershed Alliance of Sandy Springs

Linda Reid, 311 Tara Trail

A motion was made by Carpinella, seconded by Vice Chair Johnson, to approve with staff conditions recorded on September 9, 2015 including deed control/restrictions (Exhibit A (1) and (2)), and review by city engineer to include participation of Watershed Alliance. The motion carried by the following vote:

Yes: 6 - Carpinella, Johnson, Johnson, Lichtenstein, Moller and Sandler

Absent: 1 - Nodvin

5. 001189

201502261- Primary Variance

990 Riverside Trace

Request to encroach in the minimum required front yard by 20' for an existing house and proposed porch. Located in River Corridor

Documents: [Agenda Item 201502261.pdf](#)

In Support:

James Kosek, applicant

In Opposition:

Patty Berkovitz, Watershed Alliance of Sandy Springs

A motion was made by Carpinella, seconded by Johnson, to approve with staff conditions. The motion carried by the following vote:

Yes: 6 - Carpinella, Johnson, Johnson, Lichtenstein, Moller and Sandler

Absent: 1 - Nodvin

6. 001190

201502271- Primary Variance

1150 E. Hammond Drive

Request to allow a wall sign on a non-street facing wall (northeast elevation)

Documents: [201502271 BOA 9.10.15 PACKAGE.pdf](#)

In support:

Pete Hendricks, attorney

Joy Taylor, applicant

In opposition:

None

A motion was made by Vice Chair Johnson, seconded by Carpinella, to approve with staff conditions. The motion carried by the following vote:

Yes: 6 - Carpinella, Johnson, Johnson, Lichtenstein, Moller and Sandler

Absent: 1 - Nodvin

7. 001191

201502294- Primary Variance

4666 E. Conway

Request to encroach into both minimum sideyards by 5' for a proposed house and three car garage



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Documents: [201502294 BOA pkg.pdf](#)

In support:

Chris Davis, applicant-developer

In opposition:

Bill Bassett, 4611 E. Conway Dr.

Homer Fringe, 4668 E. Conway Dr.

Denise Taggart, 4675 E. Conway Dr.

Scott Totchi, 4789 E. Conway Dr.

A motion was made by Moller, seconded by Johnson, to accept staff recommendations to deny variance to allow reduced side setbacks, and to approve demolition variance with staff conditions. The motion carried by the following vote:

Yes: 6 - Carpinella, Johnson, Johnson, Lichtenstein, Moller and Sandler

Absent: 1 - Nodvin

Approval Signatures

Date Approved

10/8/15

Ted Sandler, Chairman

Joe Cooley, Manager of Planning and Zoning

Shaquita Maxey, Planning Coordinator/Transcriber
