



Board of Zoning Appeals

October 12, 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.	V06-048 6344 Roswell Road (SR9) <i>Applicant: Cornerstone Bank.</i> Primary variance from section 12B.6.A.2, of the Zoning Ordinance to allow the erection of a second identification monument sign in a shopping center where only one sign is allowed.	4	Cristina Nelson	6/27/06	
B.	V06-060 110, 100, 106 Mount Paran Road <i>Applicant: Weyford Development.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of two (2) specimen trees and the encroachment into the critical root zone of two (2) specimen trees to allow for the subdivision of three (3) residential lots into six (6) residential lots.	6	Josh Lontz	N/A	
III.	NEW				
A.	V06-068 5030 Rebel Trail <i>Applicant: Aaron Baranan.</i> Three primary variances: 1) variance from Section 14.6.5.a. i and ii of the Sandy Springs Land Development Regulations to reduce the 75 foot stream buffer to 13 feet, 2) variance from Section 6.2.3.B of the Zoning Ordinance to reduce the minimum front yard setback required from 60 feet to 49 feet, and 3) variance from Section of 6.2.3.C of the Zoning Ordinance to reduce the minimum side yard setback required from 15 feet to 13 feet. All variances for the construction of a second-story addition to the existing single-family house.	6	Doug Trettin	N/A	
B.	V06-086 1205 Tynecastle Way <i>Applicant: Steven Parnes.</i> Primary variance from Section 6.2.3.D of the Zoning Ordinance to reduce the minimum rear yard setback from 40 feet to 30 feet to allow for home additions.	1	Josh Lontz	N/A	

C.	V06-087 85 Johnson Ferry Road <i>Applicant: Shahrzad Moghangard</i> Primary variance from Section 6.4.3.F of the Zoning Ordinance to reduce the minimum lot width for an R-3 lot from 100 feet to 98 feet to allow for the construction of a single-family house.	3	Doug Trettin	9/12/06	
D.	V06-088 5635 Claire Rose Lane <i>Applicant: BWC Properties, LLC.</i> Three primary variances: 1) variance from Section 14.6.5.a. ii of the Sandy Springs Land Development Regulations to reduce the 75 foot stream buffer to 50 feet, 2) variance from Section 6.3.3.B of the Zoning Ordinance to reduce the minimum front yard setback from 60 feet to 25 feet, and 3) variance from Section 8.5 of the Tree Preservation Ordinance to encroach into the critical root zone of two (2) specimen trees. All variances for the construction of a single-family house.	6	Doug Trettin	N/A	
E.	V06-089 5625 Claire Rose Lane <i>Applicant: BWC Properties, LLC.</i> Three primary variances: 1) variance from Section 14.6.5.a. ii of the Sandy Springs Land Development Regulations to reduce the 75 foot stream buffer to 52 feet, 2) variance from Section 6.3.3.B of the Zoning Ordinance to reduce the minimum front yard setback from 60 feet to 38 feet, and 3) variance from Section 8.5 of the Tree Preservation Ordinance to encroach into the critical root zone of one (1) specimen tree. All variances for the construction of a single-family house.	6	Doug Trettin	N/A	
F.	V06-091 5330 High Point Road <i>Applicant: High Point Manor, LLC.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of five (5) specimen trees for the construction of a single-family development.	5	Doug Trettin	N/A	
G.	V06-092 86, 106, and 116 West Belle Isle <i>Applicant: Estes Shields Engineering, Inc.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of six (6) specimen trees and the encroachment into the critical root zone of one (1) specimen tree to subdivide three (3) existing lots into six (6) lots for the construction of six (6) single-family homes.	5	Doug Trettin	N/A	
H.	V06-094 440 Kenbrook Drive <i>Applicant: Neal Creech.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of one (1) specimen tree and the encroachment into the critical root zone of two (2) specimen trees to allow for the construction of a single-family home.	6	Doug Trettin	N/A	

I.	V06-095 Conway Point Drive, lot #3 <i>Applicant: Vinings Building Group.</i> Two primary variances: 1) variance from Section 14.6.5.a. i and ii of the Sandy Springs Land Development Regulations to reduce the 75 foot stream buffer to 27 feet and 2) variance from Section 6.4.3.D of the Zoning Ordinance to reduce the minimum rear yard setback from 35 feet to 29 feet. Both variances to allow for the construction of a single-family house.	6	Josh Lontz	N/A	
J.	V06-096 1024 & 1030 Pitts Road <i>Applicant: David Webster.</i> Primary variance from Section 4.11.B of the Zoning Ordinance to reduce the minimum distance required for a gate to be located from the right-of-way from 20 feet to 13 feet.	1	Doug Trettin	N/A	
K.	V06-097 94 Silverwood Road <i>Applicant: Sylvia Jones.</i> Primary variance from Section 6.4.3.C of the Zoning Ordinance to reduce the minimum west side yard setback from 10 feet to 2 feet to allow for the expansion of the existing carport and the construction of a second-story addition.	5	Doug Trettin	N/A	
L.	V06-098 5685 Cross Gate Drive <i>Applicant: William Fadul.</i> Primary variance from Section 6.3.3.C of the Zoning Ordinance to reduce the minimum side yard setback from 15 feet to 5 feet for the construction of a sunroom at the location of an existing deck.	6	Doug Trettin	N/A	
M.	V06-099 1265 Mount Vernon Highway <i>Applicant: Windsor at Mount Vernon Place, LLC.</i> Two primary variances: 1) variance from Section 33.6.8 of the Zoning Ordinance to reduce an identification monument sign minimum setback from the right-of-way from 10 feet to 0 feet and 2) variance from Section 33.7.C.2 of the Zoning Ordinance to allow an identification monument sign to exceed the 32 square feet maximum sign area allowed.	5	Cristina Nelson	N/A	
N.	V06-100 155 Mount Vernon Highway <i>Applicant: Office Depot.</i> Two primary variances: 1) variance from Section 33.7.F.5 of the Zoning Ordinance to allow one (1) sign on a wall that is not an exterior wall of the business and 2) variance from Section 33.7.F.5 of the Zoning Ordinance to allow the sign to exceed the 5% of the applicable wall area.	5	Cristina Nelson	N/A	
O.	V06-103 2460 Spalding Drive <i>Applicant: Seth Weissman.</i> Primary variance from Section 5.1.3.C of the Zoning Ordinance to reduce the minimum side yard setback from 25 feet to 10 feet for the construction of an attached garage addition to a single-family home.	1	Josh Lontz	N/A	

P.	V06-115 468 Tara Trail <i>Applicant: Abraham Kamor.</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 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. Both variances to construct a single-family home.	6	Doug Trettin	N/A	
Q.	V06-117 4535 Roswell Road (SR9) <i>Applicant: Paradise Development Group, LLP.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of two (2) specimen trees for the construction of a retail/pharmacy store.	5	Doug Trettin	9/26/06	
R.	V06-118 4785 Dudley Lane <i>Applicant: Dar-Court Builders, LLC.</i> Primary variance from Section 34.5.10.A of the Zoning Ordinance to reduce a building setback from a pipeline easement from 40 feet to 0 feet to allow for the construction of single-family house.	6	Doug Trettin	N/A	