



Board of Appeals

October 13, 2011

7:00 p.m.

Sandy Springs City Hall, 7840 Roswell Road, 500 Building
Morgan Falls Office Park, Sandy Springs, GA 30350

Board of Appeals Agenda					
Agenda Item		Council District	DRB	Staff Recommendation	BOA Action
Adoption of Agenda					
Approval of previous meeting's minutes					
Supplemental Hearing					
1.	V11-036 275 Heards Ferry Road <i>Applicant: Christelle Alves</i> Five (5) primary variances: 1) from Section 4.2.10 of the Zoning Ordinance to allow the required lot width of a proposed flag lot to be achieved at a distance greater than the sum of the required minimum front yard setback and minimum rear yard setback; 2) from Section 6.1.3.B of the Zoning Ordinance to reduce the required front yard setback from sixty (60) feet to thirty-nine (39) feet to allow an existing storage building; 3) from Section 6.1.3.C of the Zoning Ordinance to reduce the required side yard setback from twenty-five (25) feet to nine (9) feet to allow an existing shed; 4) from Section 6.1.3.D of the Zoning Ordinance to reduce the required rear yard setback from fifty (50) feet to fifteen (15) feet to allow an existing shed; and 5) from Section 6.1.3.I of the Zoning Ordinance to allow existing structures to be located in the front yard.	3	N/A	1) ZO Section 4.2.10 – Approval Conditional 2) ZO Section 6.1.3.B – Approval Conditional 3) ZO Section 6.1.3.C – Approval Conditional 4) ZO Section 6.1.3.D – Approval Conditional 5) ZO Section 6.1.3.I – Approval Conditional	
Deferred Cases					
2.	V11-034 6295 Rivershore Parkway <i>Applicant: Sarah M. Wharton</i> Primary variance from Section 6.4.3.C of the Zoning Ordinance to reduce the required minimum rear yard setback from ten (10) feet to two (2) feet to construct a boat house.	3	N/A	1) ZO Section 6.4.3.C – Withdrawal	
3.	V11-035 6230 Mountain Brook Lane <i>Applicant: Clay and Paula Cibula</i> Primary variance from Section 109-225.a 1 and 2 of the Stream Buffer Protection Ordinance to reduce the 75 foot buffer and setback requirements (50 foot undisturbed natural buffer and 25 foot impervious surface setback) to 50 feet to allow an addition to the existing residence.	3	N/A	1) SBPO Section 109-225.a 1 and 2 – Approval Conditional	
New Cases					

4.	V11-037 4970 Spruce Bluff Drive <i>Applicant: Anthony Ress</i> Two (2) primary variances from the Zoning Ordinance: 1) from Section 6.3.3.I to allow an accessory structure (pool) to be located in a front yard and 2) from Section 19.3.15.1 to allow a pool to be located in a front yard.	1	N/A	1) ZO Section 6.3.3.I – Approval Conditional 2) ZO Section 19.3.15.1 – Approval Conditional	
5.	V11-038 5560 Roswell Road (SR 9) <i>Applicant: Prado, LLC</i> Primary variance from Section 33.26.H.2.a of the Zoning Ordinance to allow a second wall sign for a business without street frontage.	6	09/13/11 TBD	1) ZO Section 33.26.H.2.a – Approval Conditional	
6.	V11-039 5582, 5584, & 5586 Julian Place <i>Applicant: Janizary Investment Properties, LLC</i> Primary variance from Section 7.2.3.G.5 of the Zoning Ordinance to reduce the thirty (30) foot perimeter setback to twenty (20) feet to allow decks to be constructed with the new residential units.	3	N/A	1) ZO Section 7.2.3.G.5 – Approval Conditional	
7.	V11-040 901 Abernathy Road <i>Applicant: Sandy Springs Marketing, LLC</i> Primary variance from Section 33.26.E.13 of the Zoning Ordinance to allow a sign during vacancy to be displayed for an additional 120 days.	4	N/A	1) ZO Section 33.26.E.13 – Denial	
8.	V11-041 5614 Glenridge Drive <i>Applicant: Pulte Home Corporation</i> Primary variance from Section 4.23.1 of the Zoning Ordinance to allow a retaining wall to be located in the forty (40) foot landscape strip.	5	N/A	1) ZO Section 4.23.1 – Approval Conditional	
9.	V11-042 4784 Roswell Road (SR 9) <i>Applicant: The Mystic Consortium, LLC</i> Secondary variance to appeal director's decision regarding the identification monument sign located at the property.	6	N/A	Affirm Director's Decision	
Discussion					
Adjournment					