



Board of Zoning Appeals

November 8, 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.	DEFERRED				
A.	V07-058 296 Tara Trail <i>Applicant: Karen & Frank Fallon.</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 25 foot impervious surface setback to a 33 foot undisturbed buffer to allow for a retaining wall.	6	Doug Trettin	N/A	
B.	V07-059 131 & 141 Burdette Road and 70 Chevaux Court <i>Applicant: Christelle & Howard Williams.</i> Six primary variances: 1) variance from Section 4.2.10 of the Zoning Ordinance to allow the required minimum lot width of 131 & 141 Burdette Road to be achieved at a distance greater than the sum of the required minimum front yard setback and minimum rear yard setback, 2) variance from Section 6.2.3.B of the Zoning Ordinance to reduce the minimum front yard setback from 60 feet to 21 feet for 131 Burdette Road, 3) variance from Section 6.2.3.C of the Zoning Ordinance to reduce the minimum side yard setback from 15 feet to 13 feet (Gazebo in the back) and 8 feet (steps on east property line) for 131 Burdette Road, 4) variance from Section 6.2.3.F of the Zoning Ordinance to reduce the minimum lot width required (only at the beginning of the buildable area) from 150 feet to 146 feet for 141 Burdette Road, 5) variance from Section 19.3.12.B.1 of the Zoning Ordinance to reduce the minimum pool equipment setback required from any property line from 10 feet to 1 foot for 141 Burdette Road, and 6) variance from Section 14.6.5.a. i and ii of the Sandy Springs Land Development Regulations to reduce the 50 foot undisturbed natural	6	Doug Trettin	N/A	

		buffer and the 25 foot impervious surface setback to 0 feet for 131 Burdette Road and to 7 feet for 70 Chevaux Court to allow for existing structures. All variances to allow for the reconfiguration of internal lot lines of 2 legal nonconforming flag lots (131 & 141 Burdette Road) and a conforming lot (70 Chevaux Court).				
IV.		NEW				
	A.	V07-067 6309 Roswell Road (SR9) <i>Applicant: Any Lab Test.</i> ▪ Primary variance from Section 33.26.H.2.a of the Zoning Ordinance to allow one wall sign on the front of the tenant space to exceed the 5% of the applicable wall area.	4	Cristina Nelson	9/25/07	
	B.	V07-068 5555 High Point Road <i>Applicant: Homes by Williamscraft, Inc.</i> ▪ Primary variance from Section 19.3.12.B.3 of the Zoning Ordinance to reduce the minimum multifamily pool, pool equipment, accessory structures, and fencing setback required from adjoining property line or street from 100 feet to 44 feet from a street and to 36 feet from an adjoining property line.	5	Doug Trettin	10/09/07	
	C.	V07-070 6690 Roswell Road (SR9) <i>Applicant: Fidelity Federal C. U.</i> ▪ Primary variance from Section 33.26.H.2.a of the Zoning Ordinance to allow a sign on a wall that is not an exterior wall of the tenant space.	3	Cristina Nelson	10/09/07	
	D.	V07-071 8505 Roswell Road (SR9) <i>Applicant: Car Wash Atlanta, LLC.</i> ▪ Two primary variances: 1) variance from Section 4.23.1.A of the Zoning Ordinance to reduce the required side landscape strip from 10 feet to 3 feet and 2) variance from Section 14.8.IV.D.1.b of the Tree Preservation Ordinance to allow a permanent structure (canopy) within the landscape strip. Both variances to allow for 2 canopies for vacuum stations.	1	Doug Trettin	10/09/07	