



Board of Zoning Appeals

November 9, 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 minutes.				
II.	DEFERRED				
A.	V06-050 5730 Glenridge Drive <i>Applicant: 5730 Glenridge Assoc. LLC.</i> Four primary variances: 1) variance from Article 8, Section 5 of the Tree Preservation Ordinance to allow removal of three (3) specimen trees and disturbance of the critical root zone of one (1) specimen tree, 2) variance from Section 18.3.1.E of the Zoning Ordinance to allow parking in the minimum front and side yards, 3) variance from Section 4.23.2 to eliminate the required parking lot landscaping, and 4) variance from Section 12B.5.B.1 to eliminate the required 10 foot landscape strip along a segment of Glenridge Drive to respect a 55' x 16' Bell South easement. The applicant intends to create 53 additional parking spaces.	5	Doug Trettin	6/27/06	
B.	V06-080 5345 Roswell Road (SR9) <i>Applicant: Triton Marketing.</i> Five primary variances from the Zoning Ordinance: 1) variance from Section 12B.6.A.1 to allow for a free standing sign on property that is less than 40,000 square feet, 2) variance from Section 12B.6.A.2.a to increase the maximum allowed height for a free standing sign from 6 feet to 14 feet 3 inches, 3) variance from Section 12B.6.A.2.b to increase the maximum allowed face size for a free standing sign from 32 square feet to 60 square feet, 4) variance from Section 12B.6.A.5 to allow a free standing sign support to be less than one-third of the width of the sign face, and 5) variance from Section 33.6.8 to reduce the minimum required sign setback from the right-of-way from 10 feet to 6.5 feet (sign support location). All variances to allow for a face change of an existing free-standing sign.	5	Cristina Nelson	08/22/06	

C.	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	
D.	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	
III.	NEW				
A.	V06-107 8205 Jett Ferry <i>Applicant: John Wieland Homes and Neighborhoods, Inc.</i> Primary variance from the Section 11.1.4.L of the Zoning Ordinance to allow for an accessory structure (unoccupied guard house with portico) to be located in the front yard of a single-family house and in the 50 foot perimeter setback of a CUP development.	1	Doug Trettin	N/A	
B.	V06-108 5601 Colton Drive <i>Applicant: Jason Yowell.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of two (2) specimen trees to construct a townhouse development.	5	Doug Trettin	10/10/06	
C.	V06-109 445 Heards Ferry Road <i>Applicant: Richard Sosebee, Sr.</i> Primary variance from Section 6.1.3.D of the Zoning Ordinance to reduce the minimum rear yard setback from 50 feet to 30 feet to allow for the construction of a pool house.	3	Doug Trettin	N/A	
D.	V06-110 160 North Devereux Court <i>Applicant: Christopher & Elizabeth Melton.</i> Two primary variances from the Zoning Ordinance: 1) variance from Section 6.5.3.C to reduce the minimum side yard setback from 10 feet to 6 feet and 2) variance from Section 6.5.3.D to reduce the minimum rear yard setback from 35 feet to 12 to allow for the construction of a garage and pool cabana.	6	Doug Trettin	N/A	
E.	V06-111 590 High Point Lane <i>Applicant: Marvin and Kerry Solomiany.</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 house.	5	Doug Trettin	N/A	

F.	V06-112 227 Saint Nicholas Circle <i>Applicant: Samir Properties, Inc.</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 35 feet and 2) variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of two (2) specimen trees for the construction of a single-family house.	6	Doug Trettin	N/A	
G.	V06-114 740 & 770 East Northway Lane <i>Applicant: Rob McConnell, Inc.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of three (3) specimen trees to subdivide two (2) existing lots into three (3) lots for the construction of three (3) single-family homes.	5	Doug Trettin	N/A	
H.	V06-116 471 Carriage Drive <i>Applicant: Mile Marker One, LLC.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of three (3) specimen trees to allow for the construction of a single-family home.	4	Doug Trettin	10/10/06	
I.	V06-119 835 North Island Drive <i>Applicant: Turner Home Builders, Inc.</i> Primary variance from Section 8.5 of the Tree Preservation Ordinance to allow the removal of one (1) specimen tree to allow for the construction of a single-family home.	6	Doug Trettin	N/A	
J.	V06-121 2 Glenlake Parkway <i>Applicant: Two Glenlake, LLC.</i> Primary variances from the Perimeter Community Improvement District (PCID) development standard requirements of Section 12B(1).3 of the Zoning Ordinance: 1) To allow the existing five (5) foot sidewalk along Abernathy Road to remain in lieu of the required eight (8) foot sidewalk/bicycle lane, 2) To allow the existing two (2) foot planting strip and additional landscape area along Abernathy Road to remain in lieu of the required five (5) foot planting strip, 3) To allow the existing street trees to remain in the landscape area along Abernathy Road to remain in lieu of the required street tree species, 4) To delete the required five (5) foot bicycle lane along Glenlake Parkway, 5) To allow the existing four (4) foot sidewalk along Glenlake Parkway to remain in lieu of the required six (6) foot sidewalk and primary variance from Section 14.8.IV.D.1.b of the Tree Preservation Ordinance 6) to allow a permanent structure (retaining wall) within the landscape strip. All variances for the construction of an office building and parking deck.	4	Patrice Ruffin	N/A	