



BOARD OF APPEALS

Ruth Coan, Post 7 –Chair
Ted Sandler, Post 4 - Vice Chair
Alvin Johnson, Post 1
Eric Johnson, Post 3
Melissa Nodvin, Post 5
Ron Carpinella, Post 2
Ken Moller, Post 6

Thursday, November 14, 2013	Regular Meeting Minutes	7:00 PM
Board Members Present	Ruth Coan (Chair), Ted Sandler (Vice Chair), Alvin Johnson, Eric Johnson, Ken Moller, and Melissa Nodvin	
Board Members Absent	Ron Carpinella	
Staff Present	Angela Parker, Patrice Dickerson, Colleen Allen, Gloria Goins, Cristina Nelson, and Melissa Rixey	
Call to Order	Ruth Coan (Chair) called the meeting to order at 7:00 p.m.	

ADOPTION OF AGENDA

Motion and Vote: E. Johnson moved to approve, A. Johnson seconded. Approved (6-0, Coan, Sandler, A. Johnson, E. Johnson, Moller, and Nodvin; Carpinella absent).

APPROVAL OF PREVIOUS MEETING'S MINUTES

Motion and Vote: E. Johnson moved to approve the Minutes for October 10, 2013. Approved (6-0, Coan, Sandler, A. Johnson, E. Johnson, Moller, and Nodvin; Carpinella absent).

DEFERRED CASES

201302558

6300 Powers Ferry Road, Suite 500

Applicant: Regency Retail Partnership

SUMMARY/STAFF PRESENTATION: One primary variance from Section 33.26.F.2 of the Zoning Ordinance to allow a third wall sign on a non-street facing wall. .

APPLICANT PRESENTATION:

Eric Larsen, 4765 Quail Hurt Ct, Powder Springs, GA. 30127

(Invitation for public comment in support of and in opposition to the petition)

SUPPORT FOR THE PETITION:

Harry Constantirson, 6300 Powers Ferry Rd, Sandy Springs, GA. 30339

AGAINST THE PETITION:

None

(Close of public hearing. Board of Appeals questions and discussion)

Motion and Vote: E. Johnson moved to approve, Nodvin seconded. Approved (4-1-1, Coan, A. Johnson, E. Johnson, and Nodvin for; Moller against; Carpinella absent; Sandler recused) subject to the following conditions:

- 1) To allow a wall sign on a non-street facing wall pursuant to the detail submitted by the applicant, dated received August 6, 2013 by the Department of Community Development.
- 2) The wall sign shall be located on the east elevation of the building pursuant to the site plan submitted by the applicant, dated received August 6, 2013 by the Department of Community Development.
- 3) The wall sign shall not exceed 5% of the applicable wall or 109.17 sqft.
- 4) West elevation sign shall be limited to 16sqft.

NEW CASES

201302855

4515 Mount Vernon Parkway

Applicant: Dayton Velarde

SUMMARY/STAFF PRESENTATION: One primary variance from Section 6.2.3.C of the Zoning Ordinance to reduce the required fifteen (15) foot side yard setback to eleven (11) feet to allow for the construction of a garage.

APPLICANT PRESENTATION:

Dayton Velarde, 4515 Mt. Paran Pkwy, Sandy Springs, GA. 30327

(Invitation for public comment in support of and in opposition to the petition)

SUPPORT FOR THE PETITION:

Teresa Morris, 2765 Glenbriar DR, Atlanta, GA.

AGAINST THE PETITION:

Alexandra Prockow, 4540 Northside Dr, Atlanta, GA. 30327

Dianna Stawnyczy-Prockow, 4556 Northside Drive, Atlanta, GA. 30318

(Close of public hearing. Board of Appeals questions and discussion)

Motion and Vote: Moller moved to approve, Sandler seconded. Approved (5-1, Coan, A. Johnson, Moller, Nodvin, and Sandler for; E. Johnson against; Carpinella absent) subject to the following conditions:

- 1) To reduce the required fifteen (15) foot side yard setback to eleven (11) feet to allow for the construction of a garage, as shown on the site plan dated received September 25, 2013 by the Department of Community Development.
- 2) The proposed addition shall be limited to one (1) story in height.

201303042

4644 East Conway Drive

Applicant: TI Equities

SUMMARY/STAFF PRESENTATION: One primary variance from Section 109.225(a)(1) & (2) of the Stream Buffer Protection Ordinance for relief from the required seventy-five (75) foot impervious surface setback and fifty (50) foot undisturbed buffer to allow for construction of a single family residence.

APPLICANT PRESENTATION:

Taylor Inman, 58 Sherdian Dr. #20, Atlanta, GA. 30305

(Invitation for public comment in support of and in opposition to the petition)

SUPPORT FOR THE PETITION:

None

AGAINST THE PETITION:

None

(Close of public hearing. Board of Appeals questions and discussion)

Motion and Vote: E. Johnson moved to defer, Moller seconded. Deferred to the December 12, 2013 meeting (6-0, Coan, A. Johnson, E. Johnson, Moller, Nodvin, and Sandler for; Carpinella absent) to give the applicant the opportunity to explore the current and proposed site specific stormwater runoff conditions, to ensure that the proposed home would be less impactful to the existing site.

201303044

6120 Peachtree-Dunwoody Road

Applicant: Hilton Perimeter

SUMMARY/STAFF PRESENTATION: One primary variance from Section 33.26.D.3 of the Zoning Ordinance to allow for Internal sign to be legible from the right of way.

APPLICANT PRESENTATION:

Jim Squire, 2945 Coles Way, Sandy Springs, GA. 30350

(Invitation for public comment in support of and in opposition to the petition)

SUPPORT FOR THE PETITION:

None

AGAINST THE PETITION:

None

(Close of public hearing. Board of Appeals questions and discussion)

Motion and Vote: Sandler moved to approve, E. Johnson seconded. Approved (5-1, Coan, A. Johnson, E. Johnson, Nodvin, and Sandler for; Moller against; Carpinella absent) subject to the following conditions:

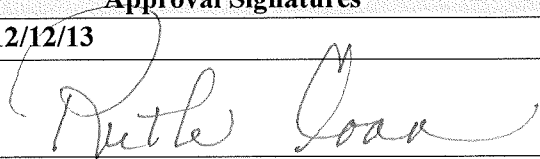
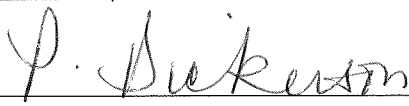
- 1) To allow an internal sign to be legible from the public right-of-way pursuant to the sign detail, submitted by the applicant, and dated received September 13, 2013 by the Department of Community Development.
- 2) That the sign shall be located approximately 12' from the back of curb, pursuant to the site plan provided by the applicant dated received September 13, 2013, by the Department of Community Development.
- 3) That the sign area shall not exceed 6.23 square feet of sign area (Diameter of Rotary Emblem = 30"+ Location information sign = 8"x 24") and five (5) feet in height, pursuant to the sign design detail, submitted by the applicant, dated received September 13, 2013 by the Department of Community Development.
- 4) That the internal sign is only to be used for the purpose to identify the location of the Rotary club of Sandy Springs meeting.

DISCUSSION ITEMS

None

ADJOURNMENT

Meeting adjourned at 9:00 P.M.

Approval Signatures	
Date Approved	12/12/13
Ruth Coan (Chairman)	
Patrice Dickerson, Manager of Planning & Zoning	
Gloria Goins, Transcriber	