



## 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 December 11, 2014   | Regular Meeting Minutes                                                                              | 7:00 PM |
|------------------------------|------------------------------------------------------------------------------------------------------|---------|
| <b>Board Members Present</b> | Ruth Coan (Chair), Ted Sandler (Vice Chair), Alvin Johnson, Ken Moller, Eric Johnson, Melissa Nodvin |         |
| <b>Board Members Absent</b>  | Ron Carpinella                                                                                       |         |
| <b>Staff Present</b>         | Angela Parker, Kevin Howard, Cristina Nelson and Gloria Goins                                        |         |
| <b>Call to Order</b>         | Ruth Coan (Chair) called the meeting to order at 7:00 p.m.                                           |         |

### ADOPTION OF AGENDA

**Motion and Vote:** Moller moved to approve the December 11, 2014 Agenda. E. Johnson seconded. Approved (6-0 Ruth Coan (Chair), Ted Sandler (Vice Chair), Alvin Johnson, Ken Moller, Eric Johnson, Melissa Nodvin; absent: Ron Carpinella)

### APPROVAL OF PREVIOUS MEETING'S MINUTES

**Motion and Vote:** E. Johnson moved to approve the Minutes for the November 13, 2014. Moller seconded. Approved (6-0 Ruth Coan (Chair), Ted Sandler (Vice Chair), Alvin Johnson, Ken Moller, Eric Johnson, Melissa Nodvin; absent: Ron Carpinella)

### PRIMARY VARIANCE

**201402406**  
**535 Franklin Road**  
**Applicant: 535 Franklin, LLC**

*SUMMARY/STAFF PRESENTATION:* Primary variance from Section 109-225 (a) (1) & (2) of the Stream Buffer Protection Ordinance for relief from the seventy-five (75) foot impervious surface setback and fifty (50) foot undisturbed buffer for construction of a single family dwelling unit.

*APPLICANT PRESENTATION:*  
Trey Allen, 5607 Glenridge Dr. Suite 200,

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

*SUPPORT FOR THE PETITION:*

None

*AGAINST THE PETITION:*

Patty Berkovitz

**Motion and Vote:** E. Johnson moved to defer, Moller seconded. Deferred 120 days with a ruling in March if no progress has been made (6-0 Ruth Coan (Chair), Ted Sandler (Vice Chair), Alvin Johnson, Ken Moller, Eric Johnson, Melissa Nodvin; absent: Ron Carpinella)

**201403465**

**100 Belmont Trace**

**Applicant: Janie Weeks**

*SUMMARY/STAFF PRESENTATION:* Three (3) primary variances from 1) Section 4.11.F of the Zoning Ordinance to reduce the three (3) foot fence setback to zero (0); 2) Section 4.11.6.3.6 of the Zoning Ordinance to allow a fence over four (4) feet in height to not have a picketed design; and 3) Section 33.22.c to reduce the ten (10) foot sign setback to zero (0).

*APPLICANT PRESENTATION:*

Janie Weeks, 100 Belmont Trace, Sandy Springs, GA. 30328

(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, Nodvin seconded. Approved with staff conditions (6-0 Ruth Coan (Chair), Ted Sandler (Vice Chair), Alvin Johnson, Ken Moller, Eric Johnson, Melissa Nodvin; absent Ron Carpinella)

**201403575**

**120 Grantley Court**

**Applicant: Robin McGrath**

*SUMMARY/STAFF PRESENTATION:* Primary variance from Section 109-225 (a) (1) & (2) of the Stream Buffer Protection Ordinance for relief from the seventy-five (75) foot impervious surface setback and fifty (50) foot undisturbed buffer to rebuild a deck.

*APPLICANT PRESENTATION:*

Josh Keeling, 120 Grantley Court, Sandy Springs, GA. 30350

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

*SUPPORT FOR THE PETITION:*

Robin McGrath, 120 Grantley Court, Sandy Spring, 30350

*AGAINST THE PETITION:*

Patty Berkovitz

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

**Motion and Vote:** Sandler moved to approve, Moller seconded. Approved with staff conditions and the following conditions: pipe runoff from both sides of the deck roof to downspout to the west side of the driveway; the two existing downspouts to the west side of the driveway; the driveway joints be grooved to inhibit sheet flow and carry water from east to west across the driveway; a rain garden be located at the bottom of the driveway to mitigate driveway runoff (6-0 Ruth Coan (Chair), Ted Sandler (Vice Chair), Alvin Johnson, Ken Moller, Eric Johnson, Melissa Nodvin; absent: Ron Carpinella)

**201403593**

**455 Abernathy Road**

**Applicant: Georgia Veterinary Specialists**

*SUMMARY/STAFF PRESENTATION:* Primary variance from Section 109-225 (a) (1) & (2) of the Stream Buffer Protection Ordinance for relief from the seventy-five (75) foot impervious surface setback and fifty (50) foot undisturbed buffer for construction of a parking lot.

*APPLICANT PRESENTATION:*

Amanda Woodruff, 3301 Stewart Lake Road, Monroe, GA. 30655

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

*SUPPORT FOR THE PETITION:*

Barbara Schick, 265 Gold Creek Court, Sandy Springs, GA. 30350

*AGAINST THE PETITION:*

Patty Berkovitz

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

**Motion and Vote:** E. Johnson moved to withdraw, A. Johnson seconded. Withdrawl (6-0 Ruth Coan (Chair), Ted Sandler (Vice Chair), Alvin Johnson, Ken Moller, Eric Johnson, Melissa Nodvin; absent: Ron Carpinella)

**201403595**

**789 Hammond Drive**

**Applicant: Park Towers II Limited Partnership**

*SUMMARY/STAFF PRESENTATION:* Primary variance from Section 33.26.C.8 of the Zoning Ordinance to allow a sign during vacancy for more than 180 days.

*APPLICANT PRESENTATION:*  
None

(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 withdraw, Nodvin seconded. Withdrawl (5-0 Ruth Coan (Chair), Alvin Johnson, Ken Moller, Eric Johnson, Melissa Nodvin; recused: Ted Sandler (Vice Chair), absent: Ron Carpinella)

**201403733**

**585 Amberidge Trail**

**Applicant: Carolyn B. Hopper Trust**

*SUMMARY/STAFF PRESENTATION:* Two (2) primary variances from 1) Section 109-225 (a) (1) & (2) of the Stream Buffer Protection Ordinance for relief from the seventy-five (75) foot impervious surface setback and fifty (50) foot undisturbed buffer; and 2) Section 6.4.3.B of the Zoning Ordinance to reduce the required fifty (50) foot front yard to forty-four (44) feet for construction of a single family dwelling unit.

*Applicant Presentation:*  
Don Hopper, 585 Amberidge Tr, Sandy Springs, GA.

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

*Support for the Petition:*  
None

*Against the Petition:*  
Jason Munson, 593 Amberidge Trl, Sandy Springs, GA. 30328  
David Bailey, 6570 Old Cabin Rd.  
Tom Andrews, 675 Amberidge Trl. Sandy Springs, GA. 30328  
Patty Berkovitz

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

**Motion and Vote:** Moller moved to deny, Nodvin seconded. Denial (6-0 Ruth Coan (Chair), Ted Sandler (Vice Chair), Alvin Johnson, Ken Moller, Eric Johnson, Melissa Nodvin; absent: Ron Carpinella)

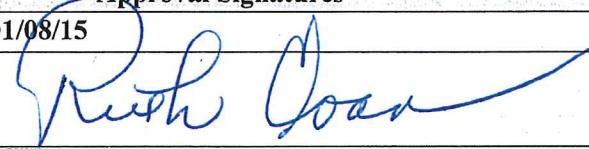
**Motion and Vote:** Moller moved to deny, Nodvin seconded. Denial (6-0 Ruth Coan (Chair), Ted Sandler (Vice Chair), Alvin Johnson, Ken Moller, Eric Johnson, Melissa Nodvin; absent: Ron Carpinella)

**DISCUSSION**

None

**ADJOURNMENT**

Meeting adjourned at 9:38 P.M.

| Approval Signatures                              |                                                                                      |
|--------------------------------------------------|--------------------------------------------------------------------------------------|
| Date Approved                                    | 01/08/15                                                                             |
| Ruth Coan (Chairman)                             |   |
| Angela Parker, Director of Community Development |   |
| Gloria Goins, Transcriber                        |  |