

**Meeting of the Sandy Springs Board of Appeals was held on November 5, 2025 at 6:00 p.m.**

**Chair Sherri Allen presiding.**

**I. Call to Order**

**Chair Sherri Allen** called the meeting to order at 6:00 pm.

**II. Roll Call and General Announcements**

**Members Present:** Chair Sherri Allen, Vice Chair Justin Sparano, Board Member Jason Bodwell, Board Member Kim Gay, Board Member Fred Jewell, Board Member Nathan Kongthum

**Absent: Board Member Susan Maziar**

**III. Approval of Meeting Agenda**

**Agenda Correction:**

**Chair Sherri Allen** made mention of the incorrect date listed for the previous meeting's minutes on the agenda. (Corrections have been made to reflect the correct date on the agenda for the June 4, 2025)

**Motion and Vote:** A motion was made by **Vice Chair Justin Sparano**, second by **Board Member Fred Jewell** to **approve** the agenda for the **November 5, 2025** meeting. The motion carried by a unanimous vote.

**IV. Approval of Meeting Minutes**

**Motion and Vote:** A motion was made by **Board Member Nathan Kongthum**, second by **Vice Chair Justin Sparano** to **approve** the meeting minutes from the **June 4, 2025** meeting. The motion carried by a unanimous vote.

**V. Cases**

- A. V-25-44 – 286 Mount Vernon Cove-** Request for a variance from Div. 9.2 to allow a deck replacement to encroach into the 50-foot vegetative buffer.

*(Withdrawn on October 31, 2025 by the applicant)*

- B. V-25-39 – 215 Huntcliff Terrace –** Request for a variance from Sec. 6.1.2.B to encroach into the 40- foot rear setback for a home addition.

*(Presented by: LaQuita Williams, Planner II)*

**Chair Sherri Allen** opened the public hearing for comments.

**Meeting of the City of Sandy Springs Board of Appeals – Meeting Minutes  
November 5, 2025 at 6:00 p.m.  
Studio Theatre Sandy Springs City Hall and via Live Webinar and Teleconference  
Page 2 of 3**

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**Support**

1. Eileen Niren & Philip Hayet (Applicant) – 215 Huntcliff Terrace, Sandy Springs
2. Thomas Williams (Thomas Williams Residential Inc.) – 175 North Mill Road

**Opposition**

None

**Chair Sherri Allen** closed the public hearing and opened the floor for discussion.

**Motion and Vote:** A motion was made by **Board Member Jason Bodwell**, second by **Vice Chair Justin Sparano** to **approve V-25-39** with staff recommendations and conditions. The motion carried by a unanimous vote.

- C. **V-25-23 - 2940 Coles Way** - Request for a Variance from Sec.9.2.3. to allow for a pool and site elements to encroach into the 75-foot impervious surface setback and 50-foot vegetative buffer.  
*(Presented by Helen Owens, Planner III/Zoning Administrator)*

**Chair Sherri Allen** opened the public hearing for comments.

**Support**

Tom Flowers (on behalf of Applicant) – 515 Headwind Way, Alpharetta, GA

**Opposition**

None

**Chair Sherri Allen** closed the public hearing and opened the floor for discussion.

**Motion and Vote:** A motion was made by **Board Member Fred Jewell**, second by **Board Member Nathan Kongthum** to **approve V-25-23** with staff recommendations and conditions. The motion passes with five (5) in favor and one (1) opposed (**Member Jason Bodwell**).

- D. **V-25-43 - 50 Mountain Creek Trace** - Request for a Variance from Div. 2.3., Sec. 6.1.2.B., Div.9.2. to encroach into the 60-foot primary street setback and 75-foot impervious surface setback for the construction of a new home.  
*(Presented by Michele McIntosh-Ross, Planning & Zoning Manager)*

**Chair Sherri Allen** opened the public hearing for comments.

**Support**

1. Ed Levin (contractor for applicant) 1195 Chaseland Road
2. Christian Dodger – 75 Mountain Creek Trace

**Opposition**

1. Helen Tapp – 300 Mountain Creek Trace

**Chair Sherri Allen** closed the public hearing and opened the floor for discussion.

**Motion and Vote:** A motion was made by **Board Member Fred Jewell**, second by **Vice Chair Justin Sparano** to **approve V-25-43** with staff recommendations and conditions. The motion passes with four (4) in favor and two (2) opposed (**Member Jason Bodwell, and Chair Sherri Allen**).

- E. **V-25-35 - 5825 Mountain Creek Road** - Request for a Variance from Sec.8.3.6. to remove buffer requirements along the East boundary of the property where abutting RD-18 properties.

*(Presented by Matthew Anspach, Senior Planner)*

**Chair Sherri Allen** opened the public hearing for comments.

#### **Support**

1. Masoud Zahedi (Applicant) – 9409 Castaway, Sandy Springs

#### **Opposition**

1. Steve Brandt- 5870 Hilderbrand, Sandy Springs
2. Morgan Luger – 5795 Mountain Creek Road, Sandy Springs
3. Anne Day – 6455 Bryant Drive, Greenville, Ga 30506 (owner of 5805 Mountain Creek Road)

**Chair Sherri Allen** closed the public hearing and opened the floor for discussion.

**Motion and Vote:** A motion was made by **Board Member Fred Jewell**, second by **Vice Chair Justin Sparano** to **approve V-25-35** with staff recommendations and conditions. The motion **failed** with three (3) in favor (**Member Fred Jewell, Vice Chair Justin Sparano, Member Kim Gay**) and three (3) opposed (**Member Nathan Kongthum, Member Jason Bodwell, Chair Sherri Allen**).

#### **VI. Ongoing Business**

**Planning and Zoning Manager Michele McIntosh-Ross** made mention that there will not be any cases to be heard for the month of December.

#### **VII. New Business**

#### **VIII. Adjournment**

**Motion and Vote:** A motion was made by **Board Member Kim Gay**, second by **Board Member Jason Bodwell**, to adjourn the meeting at 7:44 p.m. The motion carried by a unanimous vote.

Meeting of the City of Sandy Springs Board of Appeals – Meeting Minutes  
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Page 4 of 3

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**Approved: January 7, 2026**

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Sherri Allen, Chair

A blue ink handwritten signature that reads 'Samantha Brown'.

Samantha Brown, Planning & Zoning Clerk