

Meeting of the Sandy Springs Board of Appeals was held on January 7, 2026 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 Fred Jewell, Board Member Nathan Kongthum, Board Member Susan Maziar, Board Member Kim Gay.

III. Approval of Meeting Agenda

Motion and Vote: A motion was made by **Board Member Jason Bodwell**, second by **Vice Chair Justin Sparano** to **approve** the agenda for the **January 7, 2026** meeting. The motion carried by a unanimous vote.

IV. Approval of Meeting Minutes

Motion and Vote: A motion was made by **Board Member Kim Gay**, second by **Board Member Jason Bodwell** to **approve** the meeting minutes from the **November 5, 2025** meeting. The motion carried by a unanimous vote.

Discussion:

Chair Sherri Allen suggested that the board give the applicant some time to appear for the meeting.

Motion and Vote: A motion was made by **Board Member Jason Bodwell**, second by **Board Member Kim Gay** to grant the applicant an additional five minutes to appear for the meeting. The motion carried by a unanimous vote.

The additional five-minute time started at 6:09 pm. The applicant arrived at 6:10 pm.

V. Cases

A. **V-25-51 - 1000 Johnson Ferry Road** - Request for a Variance from Sec. 9.4.3. to allow retaining walls to exceed the maximum height. ([Applicant Withdrew Application](#))

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B. **V-25-54 - 701 Bass Way** - Request for a Variance from Sec. 6.1.2.B. to allow the encroachment of a building eave into the 30-foot side street setback. (Case has been moved to the February 4, 2026 Board of Appeals Meeting)

C. **V-25-49 – 7821 Jett Ferry Road** – Request for a Variance from Sec.9.4.3.C., Sec.9.4.2.G.2., Sec.6.1.2.B., and Sec.2.2.2. to allow a new house to encroach into the side setbacks with walls, retaining walls, and grading.

(Presented by: Michele McIntosh-Ross, Planning & Zoning Manager)

Chair Sherri Allen opened the public hearing for comments.

Support

1. Lilach Iian – 505 Oak Bridge Trail, Alpharetta, GA 30022 (Property owner of 7821 Jett Ferry Road, Sandy Springs, Ga)
2. Yaniv Regev – 7755 Jett Ferry Road, Sandy Springs, 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 Kim Gay**, second by **Member Jason Bodwell** to deny **V-25-49** with staff recommendations. The motion carried by a unanimous vote.

VI. Ongoing Business

VII. New Business

Planning and Zoning Manager Michele McIntosh-Ross stated that elections for the Chair and Vice Chair will be held at the **February 4, 2026 Board of Appeals** meeting.

VIII. Adjournment

Motion and Vote: A motion was made by **Board Member Fred Jewell**, second by **Vice Chair Justin Sparano**, to adjourn the meeting at 6:38 p.m. The motion carried by a unanimous vote.

Approved: February 4, 2026



Sherri Allen, Chair



Samantha Brown, Planning & Zoning Clerk