

Meeting of the City of Sandy Springs Board of Appeals – Meeting Minutes
August 5, 2026 at 6:00 p.m.
Studio Theatre Sandy Springs City Hall and via Live Webinar and Teleconference
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Meeting of the Sandy Springs Board of Appeals was held on August 5, 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 Susan Maziar, Board Member Jason Bodwell, Board Member Kim Gay, Board Member Jeff Howe, Board Member Nathan Kongthum

III. Approval of Meeting Agenda

Amendment to Agenda:

Case V-26-9 – 4630 Mount Paran Parkway, has been placed on administrative hold due to new documents and information the applicant requested to present during the meeting. The matter was not appropriate for consideration during the scheduled meeting and has therefore been moved to the **September 2, 2026 Board of Appeals Meeting** to allow staff and the Board sufficient time to review the additional information prior to consideration of the case.

Case V-26-41 - 4805 Jett Road, has been placed on administrative hold and continued to the **September 2, 2026 Board of Appeals Meeting** pending receipt of additional information from the applicant.

Motion and Vote: A motion was made by **Board Member Jeff Howe** and seconded by **Vice Chair Justin Sparano** to approve the amended agenda for the **August 5, 2026 Board of Appeals** meeting. The motion carried unanimously.

IV. Approval of Meeting Minutes

Motion and Vote: A motion was made by **Vice Chair Justin Sparano**, seconded by **Board Member Jason Bodwell** to approve the meeting minutes from the **June 3, 2026** meeting. The motion carried by a unanimous vote.

V. Cases

V-26-33 - 520 Elden Drive — Request for a Stream Buffer Variance from Div.9.2. to allow for a porch in the 75-foot impervious surface setback and a deck in the 50-foot undisturbed vegetative buffer.

(Presented by: LaQuita Williams, Planner II)

Chair Sherri Allen opened the public hearing for comments.

Support

1. Peter McMaster (Theory Homes LLC on behalf of applicant) – 760 Old Ivy Road NE, Atlanta, Ga 30342

Opposition

None

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

Discussion:

Vice Chair Justin Sparano asked the applicant about the arborist's report and observation that the proposed deck would extend beyond the existing footprint, noting that, although the deck would expand into that area, it would not require the removal of any existing trees or shrubs.

Peter McMaster (Theory Homes LLC on behalf of applicant) The applicant agreed and stated that no trees would be disturbed. He explained that, during the initial design review with staff at the developer's meeting, the original plan would have required the removal of a couple of trees due to the stormwater retention system. However, they revised the design with their civil engineer and now plan to install flow wells in an area that will not disturb the existing trees.

Motion and Vote: A motion was made by **Board Member Jeff Howe**, seconded by **Board Member Nathan Kongthum** to approve **V-26-33** with staff recommendations and conditions. The motion carried by a unanimous vote.

V-26-43 – 116 Hardeman Road - Request for a Variance from Sec. 7.8.24. and 2.3.1. to allow for a sport court to encroach into the setbacks and to exceed the maximum lot coverage.

(Presented by: LaQuita Williams, Planner II)

Chair Sherri Allen opened the public hearing for comments.

Support

1. Alex Brock (SGR Law on behalf of applicant) – 1105 West Peachtree Street

Opposition

1. Elizabet Fite (President of the Cloisters Condominium HOA)– 5260 Chermin De Vie, Sandy Springs, Ga 30342

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

Discussion:

Board Member Jason Bodwell asked staff regarding the request for a variance a while ago to go from 35 percent impervious to 40 percent impervious?

Planner II LaQuita Williams stated that it was not a variance. Per the development code you can increase by 5 percent if you do extra mitigation. She goes on to say that when the applicant built the pool, they got 5 percent more and that brought it to a maximum of 40 percent.

Madam Chair Sherri Allen asks if they were given a variance for the pool?

Planner II LaQuita Williams stated that there was a miscommunication and stated that there was never a variance and that the applicant had the extra 5 percent and with the mitigation there could be a pool and that it was during the permitting phase.

Chair Sherri Allen stated that it was in the application as well.

Vice Chair Justin Sparano asked if it was communicated to the contractor or was it communicated to the homeowner that they now had up to 40 percent.

Planner II LaQuita William assumed it was communicated to the contractor or representative that filed for permit.

Board Member Jason Bodwell wanted to confirm with the applicant that if the board were to approve the variance there are three recommendations from staff that are listed as follows:

1. Screening
2. Stormwater plan
3. Removal of the light pole

He goes on to say that he thought the applicant stated two additional recommendations, one being the additional 750 square feet of impervious service on the driveway in the front and wanted to confirm the second with the applicant.

Alex Brock (SGR Law on behalf of applicant) confirmed that he received the conditions in the staff report from staff on Monday and once they received the conditions, they sent back two additional conditions to staff earlier today and wanted to read them into the record. In addition to staff recommendations: Applicant shall replace approximately 765 square feet of existing impervious area on the subject property with pervious pavers with an equivalent amount to the area for the sports court to offset the sports court lot coverage impact. The applicant shall install mitigation improvements as shown in the red text on the site plan titled Alibhoy -Site Plan – Sport Court PDF that was displayed on the screen which was prepared by Solar Land Surveying and signed by John W. Stanzilis Jr. received on June 17, 2026.

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He goes on to explain what was included in the red box that they are proposing evergreen landscaping along the property line next to the adjacent sports court, installing netting along the sports court, also improving the swale.

Chair Sherri Allen wanted to confirm that the applicant was seeking a deferral.

Alex Brock (SGR Law on behalf of applicant) confirmed that was correct.

Vice Chair Justin Sparano made mention that on the slide it says putting up trees to mask the light and asking the applicant if they agreed not to remove the light?

Alex Brock (SGR Law on behalf of applicant) stated that they agreed to remove the light and explain the previous submission of the plans was sent on June 17, 2026 and was not aware of staff's conditions. What was currently submitted on Monday, they have agreed to remove the light.

Board Member Kim Gay asked which side of the property is the condo association?

Alex Brock (SGR Law on behalf of applicant) explained that on top of the site plan they are to the north.

Board Member Nathan Kongthum asked staff how many were in support and opposition?

Community Development Director Ginger Sottile stated that she believes that there were four in favor and one in opposition and that one in opposition represented COA.

Board Member Jason Bodwell stated that if the applicant were willing to work with Condo Association, he would like to make a motion to defer the case.

Assistant City Attorney William Hansard made a point of order that the board is required to have one hearing, however, they have the options to defer before making a decision. He goes on to say the board could postpone if they like to for decision only, which means that a public hearing has already been done and it only comes back to the board for a decision. He also stated that they could defer the case to have another public hearing.

Chair Sherri Allen stated that she would prefer they have another public hearing in case there are changes or additional documents to review by the board.

Motion and Vote: A motion was made by **Board Member Jason Bodwell**, seconded by **Board Member Susan Maziar** to defer case V-26-43. The motion carried by a unanimous vote.

VI. Ongoing Business

VII. New Business

Planning and Zoning Manager Michele McIntosh-Ross informed the Board about the upcoming Comprehensive Plan and Recreation and Parks Master Plan meetings. She noted that **Meeting #2** is scheduled for **Monday, August 17, at 6:00 p.m. at the Church of the Redeemer**, and **Thursday, August 20, at 6:00 p.m. at the Municipal Complex**. She also encouraged Board members to participate in the online survey at **planthenextchapter.org**.

VIII. Adjournment

Motion and Vote: A motion was made by **Board Member Susan Maziar**, seconded by **Vice Chair Justin Sparano**, to adjourn the meeting at 6:49 p.m. The motion carried by a unanimous vote.

Approved: September 2, 2026


Justin Sparano, Vice Chair


Samantha Brown, Planning & Zoning Clerk