

**CITY OF PEACHTREE CORNERS**  
**ZONING BOARD OF APPEALS**  
**March 18, 2015**

The City of Peachtree Corners held a Zoning Board of Appeals meeting. The meeting was held at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. The following were in attendance:

Zoning Board of Appeals:	Wayne Knox, Post B Marcia Brandes, Post A Amreetta Regmi, Post C Eric Christ, Post D James Blum, Post E
Staff:	Diana Wheeler, Com. Dev. Director Kym Chereck, City Clerk

**MINUTES:** Approval of September 17, 2014 Minutes.

**MOTION TO APPROVE THE SEPTEMBER 17, 2014 MINUTES.**

**By: Eric Christ**

**Seconded: Marcia Brandes**

**Vote: (5-0) (Christ, Brandes, Knox, Blum, Regmi)**

**NEW BUSINESS:**

- V2015-001 4324 Ridgeway Variance to Zoning Code Section 1401, Minimum Yard Requirements, for property located at 4324 Ridgeway Drive, Peachtree Corners, GA., 6<sup>th</sup> District, LL329, Parcel R63290 028 for a front setback reduction in order to allow a 55 foot front setback instead of the required 75 foot.**

Diana Wheeler, Community Development Director, presented the case to the Board. Mrs. Wheeler provided background information regarding the applicant's request. The applicant is requesting a variance to allow a reduction in the front setback from the required 75 ft. setback to 55 ft. There is an existing house on the property and the owners would like to remove it and build a new house. The R-100 zoning classification requires a front setback of 35 ft.; however when the Riverview Estates Subdivision plat was recorded in 1972, it required that residential front setbacks be a minimum of 75 ft. The existing home has a front setback of 92 ft. Plans for the proposed new home show a 55 ft. front setback. The portion of the proposed new home that encroaches into the 75 ft. front setback is the garage adjacent to the semi-circular driveway. Mrs. Wheeler presented three drawings depicting the reasoning for the variance request. The first drawing depicts the existing

home with current conditions. The second drawing depicts the limited portion of the property that is buildable if all of the required setbacks are maintained. The final drawing depicts the proposed home with the front and rear setback variances in place. At Staff's request, the applicant contacted adjoining property owners to advise them of this variance application. The applicant provided signed letters from the three closest property owners indicating that they have no objections to the requested front setback variance.

After reviewing the applicant's proposal and the variance criteria, Staff finds that the added MRPA regulations create a hardship when added to the existing setback requirements for the Riverview Estates Subdivision. Therefore, a front setback variance can be justified.

The applicant for the request, Mr. Greg Dean of Boundary Zone, and the property owner, Mr. Tony Rogers, gave a brief history of the site and requested that the variance be approved so building can commence. Mr. Dean stated that if the variance was not granted the home would be built out of proportion and would be extremely wide, making it aesthetically unpleasing.

Chairman Knox opened the floor to anyone wanting to speak in favor or opposition to the application. Mr. Aaron Kappler of Thompson, O'Brien, Kemp & Nasuti stated that the public notice requirements had been followed, and that there were three letters of support for this variance, all from surrounding property owners.

Mr. Sid Johnson of 4328 Riverview Drive, Ms. Laurie Wakefield of 4228 Riverview Drive, Mr. Jim Wueste of 4669 Rivers Court, Mr. Bill Vining of 4185 Gatewood Lane, and Ms. Leslie Johnson of 4328 Riverview Drive all requested that this item be tabled in order to seek Council, and also to see the site plan and elevations for the proposed house.

A motion was made after Chairman Knox encouraged the applicant to meet with the Homeowners Association and share his proposed site plan and elevations.

**I MOVE THAT WE TABLE THIS MATTER TO A FUTURE HEARING, WITH A DATE CERTAIN FOR OUR NEXT MEETING OF APRIL 15, 2015, AND THIS MATTER WOULD COME BACK BEFORE THIS BOARD AT THAT NEXT MEETING.**

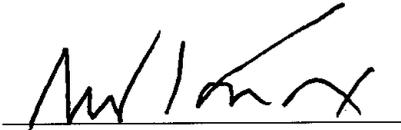
**By: Eric Christ**

**Seconded: Marcia Brandes**

**Vote: (5-0) (Christ, Brandes, Knox, Blum, Regmi)**

The Zoning Board of Appeals meeting concluded at 8:27 PM.

Approved,



Wayne Knox, Chairman

Attest:



Kym Chereck, City Clerk

