

**CITY OF PEACHTREE CORNERS**  
**ZONING BOARD OF APPEALS**  
**October 21, 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  
  Amreeta Regmi, Post C  
  Eric Christ, Post D  
  James Blum, Post E

Staff:                                 Diana Wheeler, Com. Dev. Director  
  Jennifer Davis, Deputy City Clerk  
  Jennifer Howard, Volunteers Coordinator

**MINUTES:** Approval of August 19, 2015 Minutes.

**MOTION TO APPROVE THE AUGUST 19, 2015 MINUTES WITH TWO AMENDMENTS. BOTH AMENDMENTS ARE ON PAGE 2 ARE AS FOLLOWS: CORRECTION FROM SOLE TO SOLELY AND REMOVE DUPLICATE SENTENCE “AND WOULD EXPIRE UPON PROPERTY TRANSFER.”**

**By: Eric Christ**

**Seconded: Marcia Brandes**

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

**NEW BUSINESS:**

**1. V2015-008 Cindy Wright**

**Request a Variance to Zoning Code Article XIV, Minimum Area, Yard and Height Requirements, Section 1401, for property located at 4549 Holstein Hill Dr., Peachtree Corners, Ga., 6<sup>th</sup> Dist., LL330, Parcel 059, to allow a rear setback of 25'-4" in lieu of the required 40'-0" setback in order to construct a screened porch addition to the rear of an existing home.**

Diana Wheeler, Community Development Director, provided background information regarding the applicant's request. The applicant's property is located in the Neely Farm Subdivision off Spalding Drive. The applicant requests a variance in order to allow the construction of a screened porch

addition to be located 25'-4" from the rear property line instead of the required 40'-0". She would like to enclose a portion of the newly installed stone patio with a 15 ft. x 20 ft. wood frame and screen structure.

The shallowness of the lot makes the rear yard virtually unbuildable without a variance. The area behind the home is already in use as a patio, so the construction of an enclosure would not increase the intensity of the property's use or extend activity closer to the property line. Adjoining neighbors located behind and on either side of the applicant's property support the variance request. In addition, the neighborhood Homeowners' Association has approved the applicant's construction plans.

Zoning regulations restrict the locations of structures on property and the enclosure of the site's patio area triggers this variance request. After reviewing the applicant's request and the variance criteria, Staff finds that reducing the required rear setback from 40'-0" to 25'-4" can be justified.

Ms. Cindy Wright, applicant, spoke briefly regarding variance application.

Chairman Knox opened the floor to anyone wanting to speak in favor or opposition to the application. There was no public comment.

A motion was made after discussion concerning, among other items, privacy with changing the setback and stated that is not unusual variance request.

**BASED ON A THOROUGH REVIEW OF THE ENTIRE RECORD AND THE HEARING BEFORE THIS BODY, I MOVE THAT THE ZONING BOARD OF APPEALS MAKE THE FOLLOWING FINDINGS AND CONCLUSIONS AND APPROVE THE APPLICATION BEFORE IT; FIRST, THERE ARE EXTRAORDINARY OR EXCEPTIONAL CONDITIONS PERTAINING TO THIS PARTICULAR PROPERTY; TWO, THE CONDITION OF THE PROPERTY ITSELF IS NOT THE RESULT OF THE ACTIONS OF THE PROPERTY OWNER; AND THREE, A LITERAL ENFORCEMENT OF THE ZONING RESOLUTION WILL RESULT IN AN UNNECESSARY HARDSHIP TO THE APPLICANT; I FURTHER MOVE THAT THIS VARIANCE BE GRANTED FOR THE PURPOSE OF CONSTRUCTING A SCREEN PORCH ADDITION TO THE REAR OF THE EXISTING HOME AS PRESENTED IN THE APPLICATION; AND SECOND, THAT THE PLANS FOR THE CONSTRUCTION BE APPROVED BY CITY STAFF PRIOR TO CONSTRUCTION.**

**By: Eric Christ**

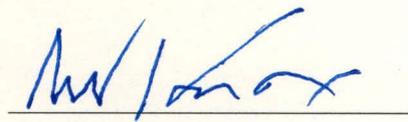
**Seconded: Marcia Brandes**

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

**CITY BUSINESS ITEMS:** There was no City Business.

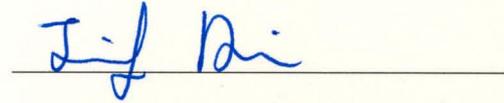
The Zoning Board of Appeals meeting concluded at 7:28 PM.

Approved,



Wayne Knox, Chairman

Attest:



Jennifer Davis, Deputy City Clerk

