

**CITY OF PEACHTREE CORNERS**  
**ZONING BOARD OF APPEALS MINUTES**  
**January 20, 2016**

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

**MINUTES:** Approval of October 21, 2015 Minutes.

**MOTION TO APPROVE THE OCTOBER 21, 2015 MINUTES.**

**By: Eric Christ**

**Seconded: Marcia Brandes**

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

**NEW BUSINESS:**

**1. V2015-011 4984 Williamsport Drive.**

**Request Variance to Zoning Code Article X, Off-Street Parking, Section 1001-5(b), for property located at 4984 Williamsport Drive , Peachtree Corners, Ga., 6th Dist., LL318, in order to park a recreational vehicle in the side yard instead of the required rear yard.**

Diana Wheeler, Community Development Director, provided background information regarding the applicant's request. The applicant's property is located off East Jones Bridge Road in the Williamsport subdivision. The applicant requests a variance in order to allow his recreational vehicle to remain parked in his side yard, approximately 13.5 ft. from his property line. Zoning regulations restrict the locations where recreational vehicles can be parked in residential areas, as follows: Any recreational vehicle or any non-motor vehicle may only be parked in a carport, enclosed structure, or in the rear yard.

The applicant keeps a recreational vehicle (camper) parked at the end of the driveway to the side of his single family home. The camper is situated immediately adjacent to the existing garage and is parked on a gravel pad. There are trees and hedges on three sides of the camper, but the view of the

Page | 1

camper is unobstructed along the street front.

The applicant has a pie shaped lot and wooded backyard with mature vegetation. As can be seen from the photographs, there are numerous trees and shrubs located behind the house. The property's triangular configuration and narrow back yard would make it difficult to maneuver the camper behind the house and place it in the rear yard as the code requires.

In his letter of intent, the applicant states that if he has to relocate the RV behind his house, he'll be required to remove several existing trees, camellia plants and other shrubs that add value to his property and the neighborhood. If he were to build an enclosure to screen the camper, it would negatively affect the aesthetics of the home and, by extension, its value. Surrounding neighbors on either side of the applicant's property were consulted and both signed letters indicating their preference to keep the camper as it is currently situated. After reviewing the applicant's request and the variance criteria, Staff finds that maintaining the camper in its current location can be justified.

Mr. Josh Lane, 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, hardship of topography, no opposition from any neighbor, and sunsetting the 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, A LITERAL ENFORCEMENT OF THE ZONING RESOLUTION WILL RESULT IN UNNECESSARY HARDSHIP TO THE APPLICANT; AND THREE, GRANTING THIS APPLICATION WILL NOT RESULT IN A DETRIMENT TO THE PUBLIC SAFETY OR WELFARE; I FURTHER MOVE THAT THIS VARIANCE BE GRANTED WITH A CONDITION THAT IT EXPIRE (SUNSET) UPON TRANSFER OF PROPERTY TO A NEW OWNER.**

**By: Eric Christ**

**Seconded: Marcia Brandes**

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

**CITY BUSINESS ITEMS:**

- 1. Congratulations to Marcia Brandes and Wayne Knox on their reappointment to the ZBA.**

**2. Election of Chairman and Vice-Chairman**

**MOTION TO ELECT WAYNE KNOX AS CHAIRMAN OF ZONING BOARD OF APPEALS.**

**By: Marcia Brandes**

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

**MOTION TO ELECT ERIC CHRIST AS VICE-CHAIRMAN OF ZONING BOARD OF APPEALS.**

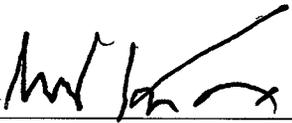
**By: Marcia Brandes**

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

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

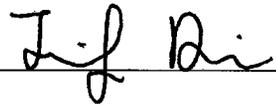
Approved,

Attest:



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Wayne Knox, Chairman



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Jennifer Davis, Deputy City Clerk

