



CITY OF PEACHTREE CORNERS
ZONING BOARD OF APPEALS MINUTES
June 20, 2018
7:00PM

The City of Peachtree Corners held a Zoning Board of Appeals meeting. The meeting was held at City Hall, 310 Technology Parkway, 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
Matthew Gries, Post D
James Blum, Post E

Staff: Diana Wheeler, Com. Dev. Director
Jeff Conkle, Planning & Zoning Admin.

AGENDA: Approval of the June 20, 2018 agenda.

MOTION TO APPROVE THE JUNE 20, 2018 AGENDA.

By: Marcia Brandes

Seconded: James Blum

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

MINUTES: Approval of September 20, 2017 Minutes.

MOTION TO APPROVE THE SEPTEMBER 20, 2017

By: Amreeta Regmi

Seconded: James Blum

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

NEW BUSINESS:

V2018-004 Lara and Craig McKay. Request to vary from Zoning Code Section 1001.5.b to permit a recreational vehicle to be parked in the side yard of a single-family property located at 3772 Summertree Court in District 6, Land Lot 300, Peachtree Corners, GA

Diana Wheeler, Community Development Director, provided background information regarding the applicant's request. The applicants would like to park a recreational vehicle ("RV") in the side yard of this property. Zoning Ordinance Sec. 1001.5.b permits the parking of an RV in the side yard only if within a garage or carport, otherwise it must be parked in the rear yard. If approved, the applicants would keep the RV parked on the existing driveway in the side yard.

The property in question is a single-family parcel at the cul-de-sac of Summertree Court, in the Summertree subdivision on the south side of Bush Road east of Medlock Bridge Road. The front of the property is long and it curves as it abuts the cul-de-sac. The property was developed in 1980; the driveway and side yard in question are on the left side of the home, accessed from the curve of the cul-de-sac.

The zoning ordinance requires RVs to be parked within carports or garages if located in the side yard. Such vehicles may be parked in the rear yard without the need for a carport or garage if located 15' from adjacent property lines. The property owner does not want to alter the rear yard to create an RV parking area and chose to apply for this variance.

In his letter of intent, the applicants state that if they have to relocate the RV behind the house, they will be required to remove several existing trees, shrubs, and other landscaping that add value to their property and the neighborhood. If they were to build an enclosure to screen the RV, it would negatively affect the aesthetics of the home and, by extension, its value. Surrounding neighbors were consulted and all have signed letters indicating their preference to keep the RV as it is currently situated.

After reviewing the applicant's request and the variance criteria, Staff finds that maintaining the RV in its current location can be justified. However, it may be possible to install a narrow canopy, similar to a carport, over the RV to enclose it and minimize its appearance to neighboring properties.

Board members asked about access to exit garage, shape of backyard and cul-de-sac, possibility of extending driveway into backyard, visibility to neighbor and use of the RV.

The applicants, Craig and Lara McKay, were present at the meeting. Mrs. McKay spoke on how the RV is parked in the furthest part of the driveway and away from the garage and that having a slim canopy would not work because of size of vehicle and maneuverability and having a carport would block garage.

Parking the RV on the backyard would destroy trees, landscape and it would make the RV more visible to neighbors. Applicants also passed out a petition to surrounding neighbors and received 14 signatures in support of having the RV parked in its existing location.

Chairman Knox opened the floor to anyone wanting to speak in favor or opposition to the application. There were three comments in favor of the applicant.

A motion was made after discussion

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 VARIANCE ON THE BASES THAT (1) THERE ARE EXTRAORDINARY AND EXCEPTIONAL CONDITIONS PERTAINING TO THIS PARTICULAR PROPERTY IN QUESTION BECAUSE OF ITS SIZE, SHAPE AND TOPOGRAPHY; AND, (2) THE REQUIREMENTS ON THIS PARTICULAR PIECE OF PROPERTY WOULD CREATE UNNECESSARY HARDSHIP; AND, (3) SUCH CONDITIONS ARE PARTICULAR PIECE OF PROPERTY INVOLVED; AND, (4) SUCH CONDITIONS ARE NOT THE RESULT OF ANY ACTIONS OF THE PROPERTY OWNER; AND, (5) RELIEF, WOULD NOT CAUSE SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD AND IMPAIR THE PURPOSES OR INTENT OF THE RESOLUTION.

I WOULD ALSO LIKE TO ADD THE FOLLOWING CONDITIONS BE PART OF THE VARIANCE: THE MAXIMUM LENGTH OF THE RV BE 35 FEET AND THAT THE VARIANCE BECOMES VOID WITH THE SALE OF THE HOME BY THE APPLICANT TO SOMEONE OTHER THAN IMMEDIATE FAMILY.

By: James Blum

Seconded: Marcia Brandes

Vote: (3-0) (Blum, Brandes, Knox, Gries, Regmi)

CITY BUSINESS ITEMS:

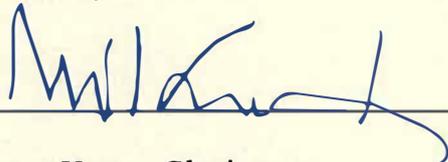
None.

COMMENTS BY BOARD MEMBERS:

None.

The Zoning Board of Appeals meeting concluded at 7:42 PM.

Approved,



Wayne Knox, Chairman

Attest:



Jeff Conkle, Planning & Zoning Admin.

