City of Dunwoody Zoning Board of Appeals
Thursday, September 3, 2009 – 7:00 PM
41 Perimeter Center East, Dunwoody GA

Call to Order / Roll Call:
The meeting was called to order by Susan Mitchell, Vice Chair of the ZBA. All were present except for Rick Otness and Ardy Bastien.

Approval of Meeting Minutes:
Mr. Tuttle motioned to approve the July 22, 2009 special called meeting minutes. Mr. McCahan seconded the motion. The vote carried unanimously (5-0).
Mr. McCahan motioned to approve the August 6, 2009 meeting minutes. Mr. Godshall seconded the motion. The vote carried unanimously (5-0).

New Business:

ZBA09-081: Jack D Hudson of 1984 Dellfield Court Dunwoody, Georgia 30338; requests the following: Variance from Chapter 27, Section 2L-6(b)(2) to permit a building addition and remodeling on the rear of an existing single family home; The subject property is located at the northern terminus of Dellfield Court, north of its intersection with Dunwoody Club Way. The tax parcel number is 06 341 01 112: Mr. Hudson spoke in favor of the variance. Jack Robinson spoke in favor of the variance. There was no opposition from the public. There was discussion among the members of the ZBA, and Mr. Wilson answered questions from the ZBA. Mr. McCahan motioned to approve the variance request. Mr. Godshall seconded the motion. The vote carried (4-1), with Ms. Penn voting against the motion.

ZBA09-082: Windsor at Convergence 1051 LLC, Windsor at Convergence 211 LLC, Windsor at Convergence 219 LLC, and Windsor at Convergence 223 LLC, represented by William Woodson Galloway and Laurel David of Dillard and Galloway of 3500 Lenox Road, NE, Suite 760, Atlanta GA 30326; request the following: Variance from Chapter 14, Section 14H-3(a) to permit a mixed-use office/residential/retail/hotel development project to be constructed into a required stream buffer; The subject property is located at the northwest corner of Hammond Drive and Perimeter Center Parkway. The tax parcel numbers involved are 18 348 04 005, 18 348 04 021, 18 348 04 022, and 18 348 04 023: Mr. Galloway represented the applicant and spoke in favor of the variances. There was no opposition from the public. There was discussion among the members of the ZBA. Mr. Godshall motioned to approve all three variance requests. Mr. Tuttle seconded the motion. The vote carried unanimously (5-0).

ZBA09-083: W. Scott Hollingsworth, owner, of 2702 Fontainebleau Drive, Atlanta GA 30360, represented by Doug Baldwin, Baldwin Building Systems of 5211 Forest Springs Drive, Dunwoody GA 30338, request the following: Variance from Chapter 14, Section 14H-3(a) to permit a front porch on an existing single-family home to be expanded into a required stream buffer; The subject property is located on the north side of Fontainebleau Drive, east of its intersection with Happy Hollow Road. The tax parcel number is 06 307 03 045: Ms.

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Hollingsworth spoke in favor of the variance. There was no opposition from the public. There was discussion among the members of the ZBA. Ms. Penn motioned to approve the variance request. Mr. Godshall seconded the motion. The vote carried unanimously (5-0).

ZBA09-084: James D. Rose, representative for 4511 Chamblee Dunwoody Road, Atlanta GA 30338, requests the following: Variance from item 11, Section 3, Article 3 of Chapter 21 to permit roof signs on an existing commercial retail center; The subject property is located on the east side of Chamblee Dunwoody Road, north of its intersection with I-285. The tax parcel number is 18 345 10 012: James Rose spoke in favor of the variance. Bob Barnwell, a resident of Dunwoody, spoke in opposition to the variance. There was discussion among the members of the ZBA. Ms. Penn motioned to deny the variance request. Mr. Tuttle seconded the motion. The vote carried (4-1) with Mr. Godshall voting against the motion.

ZBA09-085: Tad Allen, owner of 2238 Spring Mill Cove, Dunwoody, GA 30338, requests the following: Variance from Chapter 27, Article 4, Section 4-1(j) to permit the aggregate square footage of accessory structures on a residential lot under one acre to exceed 900 square feet; The subject property is located at the northeast terminus of Spring Mill Cove, northeast of its intersection with Tilly Mill Road. The tax parcel number is 18 359 02 064: Tad Allen spoke in favor of the variance. There was no public opposition. There was a discussion among the members of the ZBA. Mr. McCahan motioned to approve the variance request. Ms. Penn seconded the motion. The motion carried unanimously (5-0).

Items for discussion not otherwise addressed by this agenda:
There were no other items for discussion.

Adjourn:
There being no further business the meeting was adjourned.

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