

CITY OF BERKELEY LAKE
4040 SOUTH BERKELEY LAKE ROAD, BERKELEY LAKE, 30096
PLANNING & ZONING COMMISSION MEETING
FULL MINUTES
July 13, 2010
7:30 PM

Those in attendance at the meeting were as follows:

Commission Members: Tom Merkel, Vice-Chair
Jeff Cooper
Dan Huntington
Sally Rich-Kolb

Deputy City Administrator: Leigh Threadgill

Citizens Present: 2

I. CALL TO ORDER:

Merkel called the meeting to order at 7:35 P.M. at 4040 South Berkeley Lake Road.

II. MINUTES of June 8, 2010

Cooper made a motion to approve the minutes as submitted. Huntington seconded the motion. All were in favor. The motion passed.

III. APPROVAL OF AGENDA

Cooper made a motion to move the variance to be heard before the tree ordinance amendment. Kolb seconded the motion. All were in favor. The motion passed.

IV. NEW BUSINESS

a.) Variance - 3935 North Berkeley Lake Road

Merkel invited the applicant to introduce the proposal.

John Dennison, 3935 North Berkeley Lake Road, explained he is requesting a variance from the setback requirements because of the narrowness of the lot and the angle of the existing structure in relationship to the side and rear property lines. He noted that it is the corners of the structure that are pushing the envelope.

Merkel stated that according to the information submitted, the carport appears to be touching the property line shared with the Lake Berkeley Dam. Threadgill responded that according to the most recent survey the existing carport actually encroaches upon the dam property by a fraction of a foot.

Merkel requested comments from staff.

Threadgill stated that the information submitted indicates that the subject lot is unusual with regard to shape, the first criteria for variance consideration. She explained that the variance was to allow the sunroom addition, which is planned to replace the carport overhanging the side property line, to be setback 3 feet from the side property line and 31 feet from the rear property line. She further explained that it is the corners of the sunroom addition that will be closest to the side and rear property lines. The setback increases along the side property line from 3 feet at the front corner to 8.5 feet at the rear corner. Similarly, the setback increases along the rear property line from the left corner to the right.

Merkel confirmed that the proposal was to replace the carport with a sunroom but to also add a deck to the rear of the house. Dennison responded that that was correct.

Kolb asked if any trees would need to be removed. Dennison responded that no trees would be removed.

There was further discussion regarding the location of the proposed deck. It was noted that one corner of the proposed deck off the rear of the house would be 36 feet from the rear property line (along the lake), but that the closest point of the structure is the sunroom corner at 31 feet from the rear property line.

Kolb made a motion to approve the variance as requested. Cooper seconded the motion. All were in favor. The motion passed.

V. OLD BUSINESS

a.) Buffer, Landscape and Tree Ordinance Amendment

Threadgill stated that the draft ordinance is not yet finalized and that the Commission should postpone consideration of the draft until the regularly-scheduled August meeting to allow the opportunity for another work session to be held immediately following tonight's meeting.

Huntington made a motion to postpone taking any action on the tree ordinance until the next regularly-scheduled meeting. Cooper seconded the motion. All were in favor and the motion passed.

VI. CITIZEN COMMENTS

There were none.

VII. ADJOURNMENT

Cooper moved to adjourn the meeting. Huntington seconded the motion. All were in favor, and the motion passed.

Merkel adjourned the meeting at 7:47 p.m.

Respectfully submitted,

Leigh Threadgill
Deputy City Administrator