

**CITY OF BERKELEY LAKE
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
PLANNING & ZONING COMMISSION MEETING
FULL MINUTES
August 10, 2021
7:15 PM**

Those in attendance at the meeting were as follows:

Commission Members: Pekka Ignatius
 George Kaffezakis
 Rand Kirkus

City Administrator: Leigh Threadgill

Citizens Present: 1

I. CALL TO ORDER

Vice-Chairman Ignatius called the meeting to order at 7:16 PM. A quorum was present. City Administrator Leigh Threadgill and one member of the public were also present.

II. APPROVAL OF OR CHANGES TO THE AGENDA

Kaffezakis proposed to postpone the second item under *Old Business* to when there is a larger quorum of the commissioners. Kirkus seconded the motion. All were in favor.

III. MINUTES

1. Minutes of June 8, 2021

Kaffezakis moved to approve the minutes of the June 8th meeting. Kirkus seconded and all voted to approve the minutes.

IV. OLD BUSINESS

1. PZV 21-10, 4035 N. Berkeley Lake Rd., Applicant Tim Rider requests relief from Section 78-89(a) and 78-89(d)(1) of the Zoning Ordinance to allow placement of an accessory structure with a 2-foot encroachment into the front yard and a 6-foot encroachment into the rear yard.

Ignatius recognized the applicant to discuss changes to the project since the last meeting on June 8, 2021. Mr. Rider reviewed the changes to the size and placement of the structure that resulted in the need for less of a front setback variance and no variance to the accessory structure size limit. The structure is now within the 550 square-foot size limit. The covered

patio that was previously proposed has been altered to not include a roof so that it will be uncovered. The plan for that patio is to be pavers to match the main house. It will not be part of the slab for the accessory structure but will be a separate stand-alone hardscape area. The patio is 6 feet by 27.5 feet. It does encroach into the 40-foot rear setback, but it is pavers and unattached to the proposed building. The building will be 16 feet tall, 2 feet under the maximum height allowed by ordinance.

Mr. Rider explained that the software he used to generate the plans created a scaled drawing and the structure will be 63 feet from the road, quite a bit further away than the original request. The structure will not have a kitchen but will have a wet bar. About 2% of the building is now encroaching into the front yard.

There was discussion.

Kaffezakis moved to approve the revised application as submitted. Kirkus seconded the motion, and all voted in favor to grant the variance to allow construction of an accessory structure in the side yard located 63 feet from the edge of North Berkeley Lake Road.

2. Discussion – Changes to Section 78-366 and 78-367 regarding voting, variance standards, and administrative variance categories.

This item was postponed.

V. NEW BUSINESS

1. Report – AV-21-11., 4629 Briar Hill Cove, Applicants/Owners Kirstin and Chris Scudato request relief per Section 78-367(2) to expand a non-conforming structure where the expansion does not increase the degree of non-conformity.

Ignatius noted that Chairman Huntington, who granted the administrative variance, was not in attendance to provide the report.

Kaffezakis moved to continue this to the next meeting. Kirkus seconded the motion. All were in favor and the motion passed.

VI. CITIZEN COMMENTS

There were none.

VII. DISCUSSION

There was no further discussion.

VIII. ADJOURNMENT

There being no further business, Kaffezakis moved to adjourn. Kirkus seconded. All voted in favor and Ignatius adjourned the meeting at 7:26 PM.

Respectfully submitted,



Leigh Threadgill

Deputy City Administrator