

**CITY OF BERKELEY LAKE
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
PLANNING & ZONING COMMISSION
FULL MINUTES
MAY 9, 2023
7:15 PM**

Those in attendance at the meeting were as follows:

Commission Members: Dan Huntington, Chair
 George Kaffeazakis
 Rand Kirkus
 Robin Sansone

City Administrator: Leigh Threadgill

Citizens Present: 2

I. CALL TO ORDER

Huntington called the meeting to order at 7:15 PM. A quorum of the commission along with City Administrator, Leigh Threadgill, were present at the meeting.

II. APPROVAL OF OR CHANGES TO THE AGENDA

Huntington asked if there were any suggested changes to the agenda.

Kaffeazakis moved to approve the agenda as submitted. Sansone seconded and all voted to approve the agenda.

III. MINUTES

1. Minutes of April 11, 2023

Sansone moved to approve the minutes of the April 11th meeting. Kaffeazakis seconded and all voted to approve the minutes.

IV. OLD BUSINESS

1. PZV-23-02 – 498 Lakeshore Drive variance to expand a non-conforming structure (Sec. 78-141) and increase the lot and building coverage by 11.2% and 3.2% respectively (Sec. 78-197(10) and (11)) and reduce the side setback from 12.5 feet to 11.5 feet (Sec. 78-197(7)).

Threadgill noted that the lot and building coverage are already non-conforming, but the proposed increases are very small over what exists. The percentage change noted in the staff report and in the agenda item title represent the difference between the proposal and the standard, not the proposal and existing condition.

Huntington recognized the applicant for comment on the application.

Janine Brinton, 498 Lakeshore Drive, noted that a tree fell on their house last July that caused significant damage, taking out the garage, the kitchen and part of the upstairs bedroom. She noted that the plan has evolved because they were already going to have to replace the garage and re-do the kitchen from the damage and this was an opportunity to expand the house to increase the living space and address some other issues like difficulty with the sun. She continued to describe some of the earlier iterations of potential plans for the expansion. After exploring the options with the builder, the project was getting too expensive. The final plan is to expand the garage by 5 feet to accommodate laundry facilities and create an eat-in kitchen, which addresses the issues with the sun. Environmental Health approved the expansion plan. Brinton went through the proposed plans and noted the expansion area of 120 square feet. She went on to talk about the lot constraints that make it difficult to do anything that complies. She mentioned the close rear setback to the lake, the long driveway that adds impervious area and the pie shape of the lot. The current building coverage is 17.12% and the request is a 1.08% increase bringing it to 18.2%. The current lot coverage is 40.2% and the request is a 1% increase bringing it to 41.2%. The average lot is around 28,000 square feet and the subject lot is 13,500 square feet. This lot is much smaller than average. The addition will result in a roof overhang that will encroach 1 foot into the 12.5 feet setback at one corner for a total encroachment into the side setback of 2.5 square feet.

There was discussion regarding the plans and other improvements on the property.

Sansone asked about the height of the proposed addition. Brinton said no height change. Huntington clarified that the roof will be extended five feet at the original height.

There was further discussion.

Kaffezakis noted that he struggles with encroachments and increasing non-conformities. He acknowledged that the original application was going to be difficult to approve, but this is much less impactful. He suggested Brinton consider mitigating the impervious amount and lot coverage non-conformity with rain barrels or rain gardens to allow runoff from the gutters to be soaked into the ground instead of running off directly to the lake, but he did not recommend this as a condition of approval. He acknowledged that the current variance request is reasonable.

There was further discussion regarding rain barrels.

Huntington concurred that the request tonight is much more reasonable than the original and requested that the applicant consider some stormwater management to offset the amount of impervious on the lot. However, Huntington reiterated that this was not suggested to be a condition of variance approval.

There was further discussion.

Kaffezakis moved to approve the variance as requested. Sansone seconded the motion. All were in favor and the motion passed.

V. NEW BUSINESS

There was no new business.

VI. CITIZEN COMMENTS

There were none.

VII. DISCUSSION

There was no further discussion.

VIII. ADJOURNMENT

There being no further business, Huntington adjourned the meeting at 7:45 PM.

Respectfully submitted,



Leigh Threadgill
City Administrator

