

**CITY OF BERKELEY LAKE
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
PLANNING & ZONING COMMISSION
FULL MINUTES
DECEMBER 9, 2025
7:15 PM**

Those in attendance at the meeting were as follows:

Commission Members: Dan Huntington
 Pekka Ignatius
 George Kaffezakis
 Rand Kirkus

City Officials: Leigh Threadgill - City Administrator

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.

Ignatius moved to approve the agenda. Kaffezakis seconded the motion. All were in favor and the motion passed.

III. MINUTES

1. Minutes of September 9, 2025

Ignatius moved to approve the minutes of the September 9th meeting. Huntington seconded the motion, and all voted to approve the minutes.

IV. OLD BUSINESS

There was no old business to discuss.

V. NEW BUSINESS

a) PZV-25-09 – 3765 North Berkeley Lake Rd – Variance to Sec. 78-89(g)(3) and Sec. 78-141 to modify a non-conforming boathouse and reduce the 75-foot separation distance from the opposite shore to 50 feet

Huntington acknowledged the applicant and asked if he wanted to provide any additional information.

John Skobko, 3765 North Berkeley Lake Rd, made himself available for questions.

Kaffeidakis asked if there was an increase in the square footage of the roofline and asked how that came about. Skrobko responded that they are rotating the way the boat pulls into the boathouse. Currently, there is a 3-foot overhang toward the shore that will go away, but it needs to be extended in the other direction.

Kirkus asked if there was a net increase in roof area. Skrobko stated that he is increasing the total roof area but it will be cantilevered out.

Kaffeidakis asked if the roofline would be high enough so that a boat can pass by without obstruction from the roof. Skrobko said it would be able to pass without obstruction from the roof.

Kaffeidakis asked if the existing posts are adequate to support a new structure. Skrobko stated that the existing posts will be sufficient, but they aren't perfectly square. The posts are substantial.

Kaffeidakis asked about the impact to the neighbor and if she was amenable to the project. Skrobko stated that he has talked with the affected neighbor.

There was further discussion regarding the existing and proposed structure, including an existing deck that is not under the roof. Skrobko confirmed that the uncovered decking location and size will remain the same.

Skrobko noted the roof is being lowered and being changed from a gable to a hip.

There was further discussion about the condition of the deck. Skrobko noted that the deck is what started this whole project but confirmed the deck size and location will remain the same.

Huntington expressed his appreciation for the compromise suggested by the applicant in the variance application to lower the roof height from 17 feet to 14 feet. Skrobko noted that he didn't realize there was a height restriction and didn't recall that rule at the time he built the boathouse in 1988.

Threadgill noted that the measurements to the opposite shore may not be as originally submitted based on measurements from the aerial. It appears to be closer to the opposite shore, as close as 47 feet, perhaps, according to the aerial. She suggested that any motion not reference the potentially incorrect opposite shore measurement included in the application but authorize construction according to the proposed structure's dimensions as shown on the plans submitted with the application.

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Huntington noted he visited the area in his boat and was able to navigate it. It is tight but doable. He stated that the roof currently extends 3 feet towards the house. Skrobko confirmed that that overhang will go away.

Ignatius made a motion to recommend approval of the variance on the basis of the structure being built according to the dimensions on the drawing. Kirkus seconded the motion. All were in favor and the motion passed.

VI. CITIZEN COMMENTS

There were no comments.

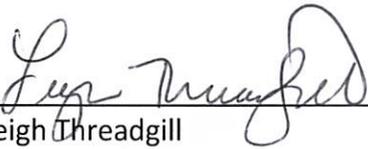
VII. DISCUSSION

There was no discussion.

VIII. ADJOURNMENT

Kaffezakis made a motion to adjourn. Ignatius seconded the motion. All were in favor and Huntington adjourned the meeting at 7:32 PM.

Respectfully submitted,



Leigh Threadgill
City Administrator

