BOARD OF ZONING APPEALS

City Council Chambers, City Hall
Tuesday, April 16, 2024 at 6:00 PM

ACTION REPORT

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. INTRODUCTION OF MEMBERS

Present: Hodge Patel, Adam D'Anella, Billy Carman, Lauren Holmes, Zach Middlebrooks, Nick Horton

Absent: Zac Stafford

4. APPROVAL / AMENDMENT OF AGENDA

Motion to approve: Adam D'Anella
2nd: Billy Carman
Vote: 6/0 (Approved)

5. APPROVAL OF PAST MEETING MINUTES

A. Approval of March 19, 2024 Meeting Minutes
Motion to approve: Hodge Patel
2nd: Adam D'Anella
Vote: 6/0 (Approved)

6. CONSIDERATION OF PRIMARY VARIANCES

A. **V24-05, 13355 Arnold Mill Road** (Parcel ID: 22 348009450690) & Parcel ID: 22 348009450708

Request(s):

- **Part 1 -** To allow four (4) existing accessory structures to be located in front of a proposed single-family home (Sec. 64-416(i))

- **Part 2 -** To reduce the 25-foot minimum side yard to 12.4 feet adjacent to the east property line for an existing wood deck accessory structure (Sec. 64-416(c)(1))

- **Part 3 -** To reduce the existing barn housing animals distance requirement from 100 feet to 21.7 feet adjacent to the east property line (Sec.64-415(a)(4)(a)

- **Part 4 -** To reduce the existing barn housing animals distance requirement from 100 feet to 45.8 feet adjacent to the east property line (Sec.64-415(a)(4)(a)

Per the Variance Site Plan from Atlas Land Surveying & Mapping received on March 1, 2024 by the Community Development Department. A minor plat substantially similar to the variance site plan showing the proposed lot line changes from Atlas Land Surveying & Mapping received on March 1, 2024 by the Community Development Department, shall be approved by the Community Development Department and recorded with Fulton County prior to the Certificate of Occupancy of the single-family home building permit. All five (5) structures built after the City of Milton's incorporation shall receive Community Development approved building permits.

Motion to approve: Adam D'Anella

2nd: Hodge Patel

Vote: 6/0 (Approved)

B. V24-06, 2455 Bethany Bend

Request(s):

- **Part 1** - To reduce the 50-foot minimum rear yard to 42.3 feet adjacent to the rear property line (Sec. 64-416(d)) and reduce the 25-foot minimum side yard to 5.3 feet adjacent to the east property line for an existing detached garage accessory structure. (Sec. 64-416(c)(1)).

- **Part 2** - To reduce the existing barn housing animals distance requirement from 100 feet to 0.1 foot adjacent to the east property line (Sec. 64-415(a)(4)(a)).

- **Part 3** - To reduce the existing barn housing animals distance requirement from 150 feet to 80.8 feet from an occupied structure located on another property adjacent to the east property line (Sec. 64-415(a)(4)(a)).

Per Survey from Survey Land Express, Inc received on March 4, 2024 by the Community Development Department. Limitation to one (1) horse on the property. Existing trees along east and west property lines shall remain.

Motion to approve: Hodge Patel

2nd: Billy Carman

Vote: 5/1 (Approved) (Opposed – Adam D'Anella)

C. V24-07, 13268 Bethany Road

Request:

- To allow the lot coverage for an AG-1 zoned property that fronts a public street to increase from a maximum allowed 20 percent to 24.53 percent for a proposed home addition, pool house and pool. (Sec. 64-1141(d)(1)(b)).

Per the Variance Site Plan from Pristine Land Services received on March 8, 2024 by the Community Development Department. Water quality treatment to be provided for all new impervious surfaces as determined by the City Development Engineer through the permitting process.

Motion to approve: Adam D'Anella

2nd: Hodge Patel

Vote: 6/0 (Approved)

7. CONSIDERATION OF APPEALS / SECONDARY VARIANCES

- none

8. OLD BUSINESS

- none

9. NEW BUSINESS

- none

10. ADJOURNMENT

Motion to approve: Adam D'Anella

2nd: Hodge Patel

Vote: 6/0 (Approved)

Persons needing special accommodations in order to participate in any City meeting should call 678.242.2500.