

**CITY OF BERKELEY LAKE  
4040 SOUTH BERKELEY LAKE ROAD  
BERKELEY LAKE, GEORGIA 30096  
PLANNING & ZONING COMMISSION MEETING  
FINAL MINUTES  
JANUARY 13, 2015  
7:00 PM**

Those in attendance at the meeting were as follows:

Commission Members:                   George Kaffezakis  
  Dan Huntington  
  Jeff Cooper  
  Neil Schaap  
  Amy Waldheim

Deputy City Administrator:           Pat Chapman

Citizens Present:                       10

**I. CALL TO ORDER:**

Kaffezakis called the meeting to order at 7:05 PM. at 4040 South Berkeley Lake Road. All members of the P&Z Commission were present. Deputy City Administrator Pat Chapman was also present.

**II. CHANGES TO OR APPROVAL OF THE AGENDA**

Kaffezakis asked if there were any changes to the printed agenda. As there were none, he proceeded to the next item of business.

**III. MINUTES**

- a) Minutes of December 9, 2014

**Cooper moved to approve the minutes. Huntington seconded. All voted in favor and the minutes were approved.**

**IV. OLD BUSINESS**

- a.) PZV 14-05: 830 Valley View Lane, Applicant/Owner Kathryn Sanders for Condestra Development requests relief from Section 78-197(11) of the Zoning Ordinance to increase the allowed building coverage in the R-100 district 15% to 18.08% for the construction of a single-family residence with a 528 square foot deck.

Kaffezakis briefly reviewed the specifics of the request and the tabling to give the applicant opportunity to introduce additional evidence relative to the hardship. He asked if additional information had been received. Chapman responded that none had. No one was present to represent the application.

**Cooper moved to deny PZV 14-05. Schaap seconded. All voted in favor and the motion was passed.**

## V. NEW BUSINESS

- a.) PZV 14-06, 600 Hilltop Lane. Applicant/owner Pamela E. Ringer requests relief from Section 78-197 (7) of the Zoning Ordinance to reduce the side building setback from 12.5 feet to 0 feet for an existing deck.

Pam Ringer, applicant/owner explained how it came to be that a small portion of her deck was located on the neighboring property as the result of an incorrect survey prepared in 1998. The variance request is to bring the property into compliance so that there is no impediment to clear title, in lieu of removing the deck back to the side setback line.

Michael Benator, 594 Hilltop Lane, state that he and his wife are the owners of the adjacent property and have agreed to the change in the boundary, giving the small area of their lot under the deck to Ms. Ringer.

**Cooper moved to approve PZV 14-06. Huntington seconded. All voted in favor and the motion passed.**

- b.) PZV 14-07, 142 Lakeshore Drive. Applicant Scott Foerst of the MOSAIC Group, for owners Bradley and Winter Horbal, requests relief from Section 78-197 (6) of the Zoning Ordinance to reduce the rear building setback from the shoreline of Lake Berkeley from 40 feet to 26 feet for the extension of a deck.

The applicant and owner were present to explain and answer questions concerning the request.

**Schaap moved to approve PZV 14-07. Waldheim seconded. All voted in favor and the motion passed.**

- c.) Election of Chair and Vice-chair for 2015

**Shaap nominated Huntington to serve as Chair for 2015. As there were no other nominations, he was elected by acclamation.**

**Huntington nominated Schaap to serve as Vice-chair for 2015. As there were no other nominations, he was elected by acclamation.**

## VI. CITIZEN COMMENTS

Michael Benator, 594 Hilltop Lane, thanked the members for the Commission for their service to the community.

## VII. DISCUSSION

There was no topic on the agenda for discussion

## VIII. ADJOURNMENT

There being no further business, Kaffezakis adjourned the meeting at 7:42 P.M.

Respectfully submitted,

---

Pat Chapman  
Deputy City Administrator