

**CITY OF BERKELEY LAKE  
4040 SOUTH BERKELEY LAKE ROAD  
BERKELEY LAKE, GEORGIA 30096  
PLANNING & ZONING COMMISSION  
FULL MINUTES  
February 14, 2023  
7:15 PM**

Those in attendance at the meeting were as follows:

Commission Members:           Pekka Ignatius, Vice-Chair  
  George Kaffezakis  
  Rand Kirkus

City Administrator:            Leigh Threadgill

Citizens Present:                5

**I. CALL TO ORDER**

Ignatius called the meeting to order at 7:17 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**

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

**Kaffezakis moved to change the agenda to reverse the order of new business. Kirkus seconded and all voted to approve the agenda.**

**III. MINUTES**

1. Minutes of October 25, 2022

**Kaffezakis moved to approve the minutes of the October 25<sup>th</sup> meeting. Kirkus seconded and all voted to approve the minutes.**

**IV. OLD BUSINESS**

There was no old business to discuss.

**V. NEW BUSINESS**

1. PZV-23-02 – 498 Lakeshore Drive variance to expand a non-conforming structure and encroach 29.5 feet into the 40-foot rear setback and increase the building coverage from 20% to 25.63%.

Ignatius recognized the applicant.

Marty Brinton, 498 Lakeshore Drive, introduced the request and went through the application and noted that there is a plan change for consideration in March. Brinton explained that since submitting his

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application he had worked with his neighbor to try to address his concerns regarding his view of the lake which changes his request relative to the rear setback.

Brinton explained that he is interested in reducing the overall impervious surface coverage on the lot. He explained that his proposal will increase the building coverage on the lot, but he plans to reduce the lot coverage.

Brinton continued in his presentation by reviewing the need to relocate the septic system resulting in the need for a variance from the 75-foot septic setback.

There was discussion regarding the septic tank relocation approval by environmental health. Brinton confirmed that he did not have environmental health approval yet.

There was discussion regarding the use of pervious materials.

There was further discussion regarding the existing non-conformities and the proposed changes that will increase some of those non-conformities and the need for a final plan for variance consideration.

**Kaffeidakis moved to table the request until next month. Kirkus seconded the motion. All were in favor and the motion passed.**

2. PZV-23-01 – 586 Lakeshore Drive variance to expand a non-conforming structure and encroach 20 feet into the 65-foot front setback and 2.5 feet into the 12.5-foot north side setback.

Ignatius recognized the applicant.

Carl Lietz, 586 Lakeshore Drive, noted that he recently bought the subject property. He explained there are a couple of issues that need to be addressed to make it more suitable for his family. The first issue is that the detached garage is built in violation of the front setback.

Lietz acknowledged the architect who prepared the drawings, Clark Tate, and explained they looked at relocating the garage but determined that wasn't feasible. The plan for the garage now is to remove the roof and change the pitch of the garage roof because it is inconsistent with the architecture of the house. The garage isn't in an ideal location, and it is imposing with the tall roof. In addition, they want to expand the house. It is a three-bedroom house, but one of the rooms called a bedroom lacks a closet and is not a true bedroom. The goal is to add on to the right (north) side of the property. The neighbor on the side of the addition has indicated he does not oppose the addition. Most of the addition is tucked behind the existing garage.

Lietz explained that he had considered alternative locations for the expansion that would not require a variance, but those would be toward the rear of the house and may adversely affect the view of the lake from the neighbors on the right. They chose to tuck the expansion behind the garage. 304 square feet of the proposed addition is within the front setback. Of that 304 square feet, 240 square feet is behind the garage and 64 square feet is off to the right coming off the side. The eaves of the house do cross the side lot line and there is a request for a side setback variance to allow for that.

The commission commended the applicant on the plans and application and noted there was a lot of thought that went in to minimizing the non-conformity.

There was further discussion.

Kaffeidakis noted that generally he doesn't like making a non-conforming structure more non-conforming, but as it relates to the front setback non-conformity, this plan to change the garage roof

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enhances the viewshed. He further stated that he has a real issue with creating a new non-conformity relative to the side setback. He asked the applicant if he had considered shortening up the expansion to avoid the need for the side setback variance. The architect, Clark Tate, noted that he considered both a smaller footprint and changing the roof form to eliminate the eave overhang, but in either case there is an impact either architecturally or in terms of square footage.

There was further discussion about the potential modifications that could be made to avoid the need for the side setback variance and the option to table the request to allow the applicant time to consider whether any changes could be made.

There was discussion about the next meeting date and the possibility of changing it to March 21<sup>st</sup>.

**Kaffezakis moved to table the request until the March 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 the motion. All voted in favor and Ignatius adjourned the meeting at 8:27 PM.**

Respectfully submitted,



Leigh Threadgill  
City Administrator

