

**CITY OF BERKELEY LAKE
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
PLANNING & ZONING COMMISSION
FULL MINUTES
JULY 8, 2025
7:15 PM**

Those in attendance at the meeting were as follows:

Commission Members: Dan Huntington
 Pekka Ignatius
 George Kaffezakis
 Rand Kirkus
 David Meilander

City Officials: Leigh Threadgill - City Administrator

Citizens Present: 5

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.

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

III. MINUTES

1. Minutes of June 10, 2025

Kaffezakis moved to approve the minutes of the June 10th meeting. Meilander 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-25-06 – 334 Lakeshore Drive – Variance to Sec. 78-89(g)(2) and Sec. 78-141 to allow expansion and modification of a non-conforming boathouse

Huntington acknowledged the applicant.

Andy Anderson, 334 Lakeshore Drive, introduced himself and made himself available for any questions from the commission.

Kaffezakis asked about the addition of 2 feet of decking on the non-conforming side and why that is necessary. Anderson replied it was for structural support as recommended by the contractor. There was further discussion about the scope of the project.

Kaffezakis asked to confirm that the roof would be lowered to comply with the 14-foot height limit standard. Anderson replied that it would.

Huntington asked why the boathouse couldn't be moved 12.5 feet to be conforming. Anderson stated that he prefers it in its current location for the view from the house. Huntington asked what the cost difference would be or other considerations. Anderson replied that he didn't know what the cost difference would be but assumed it would be more. He indicated that he approached the project as a repair with the contractor rather than a new build, but he hasn't quoted that. Huntington asked if there was anything that wasn't getting rebuilt. Anderson stated that there will be a new roof and new posts, but some of the decking will remain as is.

Meilander asked which decking was remaining. Anderson responded that it was a 5-foot by 15-foot area to the side.

Huntington noted that in the past there was hesitation to allow expansion of a non-conforming structure. Usually there is a concession to offset the expansion. The change in roof height from 14' 10" to 14' is one thing that helps. Huntington asked if there was anything else that could be conceded to mitigate the impact of the expansion of the non-conformity.

There was further discussion about the impact to the view from the road or neighboring properties, and there was further discussion regarding the cost to shift the boathouse three feet off the non-conforming side property line and further clarification regarding the scope of the project.

Meilander asked about the changes in cost from just repairing as is to what is proposed with the additional width and length.

There was further discussion.

There was further discussion regarding the difference between this request and prior similar requests and there was the distinction that this is a repair. There was further discussion about the motivation for the project being to repair the boathouse to comply with code and in response to inquiries from neighbors.

There was discussion about the trade-off of lowering the roof height to extend the roof length.

Meilander asked if the posts furthest from the property line are leaning. There was further discussion about the structural integrity of the boathouse.

Ignatius noted that this is an improvement to the existing condition from all aspects, and the only issue is consistency with past similar requests, which he is satisfied is not an issue in this case.

There was discussion about whether the boathouse could be replaced as is in its current location if it were blown down.

Threadgill explained the standards for reconstruction of non-conforming structures in the same location following destruction.

There was further discussion regarding shifting the boathouse three feet off the non-conforming property line.

Ignatius made a motion to recommend approval of the variance. Kirkus seconded the motion.

There was further discussion about precedence versus consistency.

Kaffezakis, Kirkus and Ignatius voted in favor. Meilander and Huntington voted against. The motion to approve the variance passed with a vote of 3-2.

b) PZV-25-07 – 266 Lakeshore Drive – Variance to Sec. 78-197(6) and Sec. 78-141 to allow the addition of a pergola on top of a non-conforming deck with a 4.25-foot rear setback.

Huntington acknowledged the applicant.

Erin Glynn, 266 Lakeshore Drive, introduced herself.

Kaffezakis asked about whether the upcoming ordinance amendment would make pergolas exempt from permitting, as noted in the application.

Threadgill responded that it hasn't specifically been addressed but that she encouraged the applicant to share feedback with the consultants.

There was discussion with regard to the pergola providing privacy. Glynn responded that you can hang plants that will provide a screen. Glynn shared an image of her vision of how it would look. There was further discussion regarding the privacy screening opportunity. Glynn also noted that it would also be helpful to shade the deck and help control the temperatures in the house.

Kirkus asked if there would be any roofing added. Glynn stated that there was no plan to do that.

Kaffezakis asked about whether posts had been added. Glynn responded they had been.

There was discussion regarding the expansion to the non-conformity and whether there was any concern that the pergola could be enclosed at some point in the future.

There was clarification that the pergola top does not slope, it is flat, despite the way the rendering depicts it.

There was confirmation that there is no impact to the footprint, but it is expansion to the non-conformity because of the vertical extension. It was noted that a pergola may not have the same impact as a second story.

Ignatius moved to approve the variance. Meilander seconded the motion. All were in favor and the motion passed.

VI. CITIZEN COMMENTS

There were no comments.

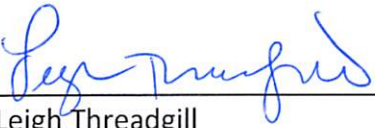
VII. DISCUSSION

Kaffezakis asked the consultants to look at considering pergolas exempt from permitting.

VIII. ADJOURNMENT

Kaffezakis made a motion to adjourn. Ignatius seconded the motion. All were in favor and Huntington adjourned the meeting at 8:00 PM.

Respectfully submitted,



Leigh Threadgill
City Administrator

