

**CITY OF BERKELEY LAKE  
4040 SOUTH BERKELEY LAKE ROAD  
BERKELEY LAKE, GA 30096  
PLANNING & ZONING COMMISSION MEETING  
MINUTES  
AUGUST 14, 2012  
7:30 PM**

Those in attendance at the meeting were as follows:

Commission Members:                     Rodney Hammond, Chair  
  Jeff Cooper  
  George Kaffezakis  
  Amy Waldheim

Deputy City Administrators:             Pat Chapman

Citizens Present:                             2

**I. CALL TO ORDER:**

Hammond called the meeting to order at 7:30 PM. at 4040 South Berkeley Lake Road. It was noted that a quorum was present with all commission members present except Dan Huntington.

**II. MINUTES**

a) Minutes of May 8, 2012

**Cooper moved to approve the minutes as submitted. Kaffezakis seconded the motion. All voted in favor. The motion passed.**

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

Hammond asked for any changes to the agenda. Cooper asked to add to the agenda discussion of changing the regular meeting time to 7:00 PM. The topic was added as item "b" under New Business

**IV. OLD BUSINESS**

There was no Old Business.

**V. NEW BUSINESS**

- a.) PZV-12-03: 10 Lakeshore Drive, application of John and Lynn Thafvelin requesting variances from the Zoning Ordinance as follows:
  - 1. Section 78-89(g)(2) – reduce boathouse/dock setback from side lot line as projected into Lake Berkeley from 12.5 feet to 7.5 feet; and

2. Section 78-89(g)(5) – increase allowed total combined gross square footage of boathouse/dock from 875 square feet to 1,064 square feet.

Cooper asked if the two parts had to both be approved or both denied. Chapman responded that each part was independent of the other.

Kaffeidakis asked if the other modifications to the structure could be done without the requested variance. Chapman responded that they were conforming modifications that did not require the Commission approval.

Chapman briefly described the requested variance – to add an open deck area to the existing non-conforming boathouse that would exceed the 875 square foot gross area limitation and be located 7.5 feet from the opposite side property line.

Kaffeidakis asked for background regarding the current size limitations. Hammond explained his understanding of the history of the current code requirements.

Kaffeidakis inquired if the maximum size could be achieved within the required setback. Chapman answered that it could.

Steve Seitz, 34 Lakeshore Drive spoke on behalf of the applicant John Thafvelin who was out of town and for Lynn Thafvelin who was present. His understanding was that all the area under the roof was not included in the calculation, just the deck area. It was explained that the open boat slip area was clearly included in the gross area.

Cooper stated that he did not see a compelling reason to allow the additional deck area above the limit. The large dock proposed would make the shoreline look cluttered and could adversely affect the value of the adjoining property. Hammond verified that the proposed widening of the boat slip was not dependent upon the requested variance.

Kaffeidakis also stated that there did not appear to be any hardship unique to this property.

Steve Seitz stated that the depth of the proposed dock was to allow access to the full length of the boat for safety reasons.

Lynn Thafvelin, co-applicant, asked if the request could be tabled to the following month to allow Mr. Thafvelin to prepare a response to the Commission's comments.

**Cooper moved to defer PZV-12-03 to the next meeting. Kaffeidakis seconded the motion. All voted in favor and the motion passed. Further consideration of the matter was deferred to the September 11, 2012 meeting.**

b.) After brief discussion it was the consensus of the Commission that the regular meeting time be moved from 7:30 PM to 7:00 PM. Chapman is to research and determine the appropriate procedure and prepare for action by the commission and/or council if necessary.

## **VI. CITIZEN COMMENTS**

There were no comments from citizens.

## **VII. ADJOURNMENT**

**Kaffeidakis moved to adjourn the meeting. Cooper seconded the motion. All were in favor, and the motion passed.**

Hammond adjourned the meeting at 7:55 P.M..

Respectfully submitted,

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Pat Chapman  
Deputy City Administrator