



SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, July 7, 2021

Case: **V21-0016 – 685 Coley Oaks Court**
Staff Contact: Alexandra Horst (ahorst@sandyspringsga.gov)
Report Date: June 28, 2021

REQUEST

Request for a Variance from Sec. 2.3.2., Sec. 6.1.2.B., and Sec. 6.5.2.B. to allow construction of a single unit detached residence to encroach into the primary street building setback.

APPLICANT

Property Owners: Mustafa Saeed	Petitioner: Mustafa Saeed	Representative: N/A
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RECOMMENDATION

Department of Community Development

Staff recommends **Approval with Conditions** of Variance V21-0016.

MATERIALS SUBMITTED AND REVIEWED

Materials:

1. Application, received May 21 and June 14, 2021

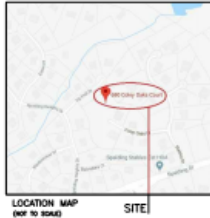
Plans:

1. “Existing Conditions,” prepared by Survey Land Express, Inc., signed and sealed by Eugene A. Stepanov, R.L.S., dated July 10, 2018, received May 21, 2021
2. “Site Plan,” prepared by Land Development & Planning Engineers Design Group Inc., signed and sealed by Hamid Golpayegani, P.E., dated June 11, 2019 and June 11, 2021, received June 14, 2021
3. “Steep Slopes Analysis Plan,” prepared by Land Development & Planning Engineers Design Group Inc., signed and sealed by Hamid Golpayegani, P.E., dated June 11, 2021, received June 14, 2021
4. “Spalding Stables Estates Lot 4” plan set, prepared by Land Development & Planning Engineers Design Group Inc., signed and sealed by Hamid Golpayegani, P.E., dated June 11, 2019 and June 11, 2021, received June 14, 2021
5. “Front Elevation,” prepared by Land Development & Planning Engineers Design Group Inc., received June 14, 2021

6. “*Rear Elevation*,” prepared by Land Development & Planning Engineers Design Group Inc., received June 14, 2021
7. “*Right Elevation*,” prepared by Land Development & Planning Engineers Design Group Inc., received June 14, 2021
8. “*Left Elevation*,” prepared by Land Development & Planning Engineers Design Group Inc., received June 14, 2021
9. “*Spalding Stables Estates Lot 4*” plan set, prepared by Land Development & Planning Engineers Design Group Inc., received June 14, 2021

PROPERTY INFORMATION	
Location:	685 Coley Oaks Court (Parcel # 06 033700010398)
Council District:	1 – John Paulson
Road frontage:	Approximately 117.00’ of frontage on Coley Oaks Court
Acreage:	Approximately 0.76 acre
Current Zoning: Existing Land Use:	RD-27 (Residential Detached, 27,000 square foot minimum lot size) Undeveloped
Previous Zoning Case:	Rezoning 2005Z-0052 was approved with conditions. Variance V08-0020 was denied.
Character Area:	Protected Neighborhood Character Area

EXISTING CONDITIONS (received June 14, 2021) (full size Existing Conditions in Package)



FLOOD NOTE:

1. THIS FLOOD NOTE, BASED ON THE "FLOOD HAZARD MAP" AND FLOOD
Hazard Data, IS NOT TO BE USED AS A FLOOD HAZARD MAP.
2. THIS FLOOD NOTE IS NOT TO BE USED AS A FLOOD HAZARD MAP.
3. THIS FLOOD NOTE IS NOT TO BE USED AS A FLOOD HAZARD MAP.

THE FLOOD INFORMATION ON THIS PLAN HAS BEEN DETERMINED AFTER
REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE
APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR CORROBORATIVE
FLOOD ELEVATION STUDY IS REQUIRED FOR ACCURATE
FLOOD INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL
ORDINANCE DEPARTMENT, COUNTY OF ENGINEERS AND INSURANCE
COMMISSION OR AN APPROVED.

THIS PLAN WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF
THE APPLICABLE FLOOD HAZARD AREA. IT IS NOT RECOMMENDED THAT
BE PLACED WITHIN THE FLOOD HAZARD AREA.
ALL RIGHTS OF TITLE ARE RESERVED. THIS PLAN IS SUBJECT TO ALL
LOCAL ORDINANCES AND RULES OF THE PUBLIC WORKS.

THIS SURVEY PLAN OF EXISTING CONDITIONS ON THE PROPERTY
MAY BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN
NOT BE GUARANTEED AND ACCEPTED, CHANGED OR CORRECTED OR
MODIFIED WITH SURVEY LINES EXCEPT BY THE SURVEYOR'S
STAMP AND SIGNATURE. THIS SURVEY PLAN IS ONLY
VALID AS A SURVEY DOCUMENT BY THE SURVEYOR'S
STAMP AND SIGNATURE TO SHOW OTHER DEVELOPMENT PROJECTS
PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL
AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF
RECORD.

OLD HOUSE FIVE N/A
HOUSE LOTS



#685 TOTAL LAND AREA

PROPOSED DEVELOPMENT

The 0.76-acre unusually-shaped subject property is currently undeveloped. It is in the Spalding Stables Estates Neighborhood, specifically the Coley Oaks Court portion, which was Rezoned in 2005 when Sandy Springs was part of unincorporated Fulton County. Rezoning 2005Z-0052 was from AG-1 (Agricultural) and R-2 (Residential) to NUP (Neighborhood Unit Plan) for a seven (7)-lot subdivision. A small eighth (8th) lot contains detention and water quality and is common area. The Rezoning was approved by Fulton County with conditions, including a minimum front yard setback of 25', a minimum interior side yard of 10', a minimum rear yard of 30', and a minimum perimeter setback of 40'. Five (5) of the seven (7) properties were developed between 2007 and 2015. In 2017, the Sandy Springs Development Code was adopted, and the entire City was Rezoned as part of that process, with most prior conditions of Rezoning being removed. As a result, the Coley Oaks Court properties are in the RD-27 (Residential Detached, 27,000 square foot minimum lot size) District, wherein the primary street building setback is 60' minimum, the side common lot line building setback is 15' minimum, and the rear building setback is 40' minimum. The most significant impact on the subject property was the increase of the primary street building setback from 25' to 60'. None of the five (5) developed Coley Oaks Court properties' single unit detached residences are 60' from the primary street lot line; it appears they get as close as approximately 25' from the front lot line.

A permit for a new residence at 685 Coley Oaks Court was applied for in September 2010, but there are no records on or documentation of it, and it expired.

A new Building Permit for a new residence on site was applied for in January 2019, and revisions were required to comply with the Code. This permit was never approved, and it expired in November 2019.

685 Coley Oaks Court contains significant topographic challenges, which are particularly focused on the RD-27 buildable area.

The V21-0016 Applicant requests a Variance to allow construction of a single unit detached residence on 685 Coley Oaks Court to encroach into the primary street building setback. The proposed residence would encroach 31.8' into the primary street setback, getting as close as 28.2' from the primary street lot line. This would exceed the original minimum front yard setback of 25'.

The subject property is adjacent to a single unit detached residence on Coley Oaks Court that was built in 2007, the detention parcel, 680 Coley Oaks Court, and RD-18 parcels in an adjacent neighborhood.

The following images show the existing conditions of 685 Coley Oaks Court. The first is the adjacent single unit detached residence, 675 Coley Oaks Court, with the subsequent images of 685 Coley Oaks Court, looking clockwise.



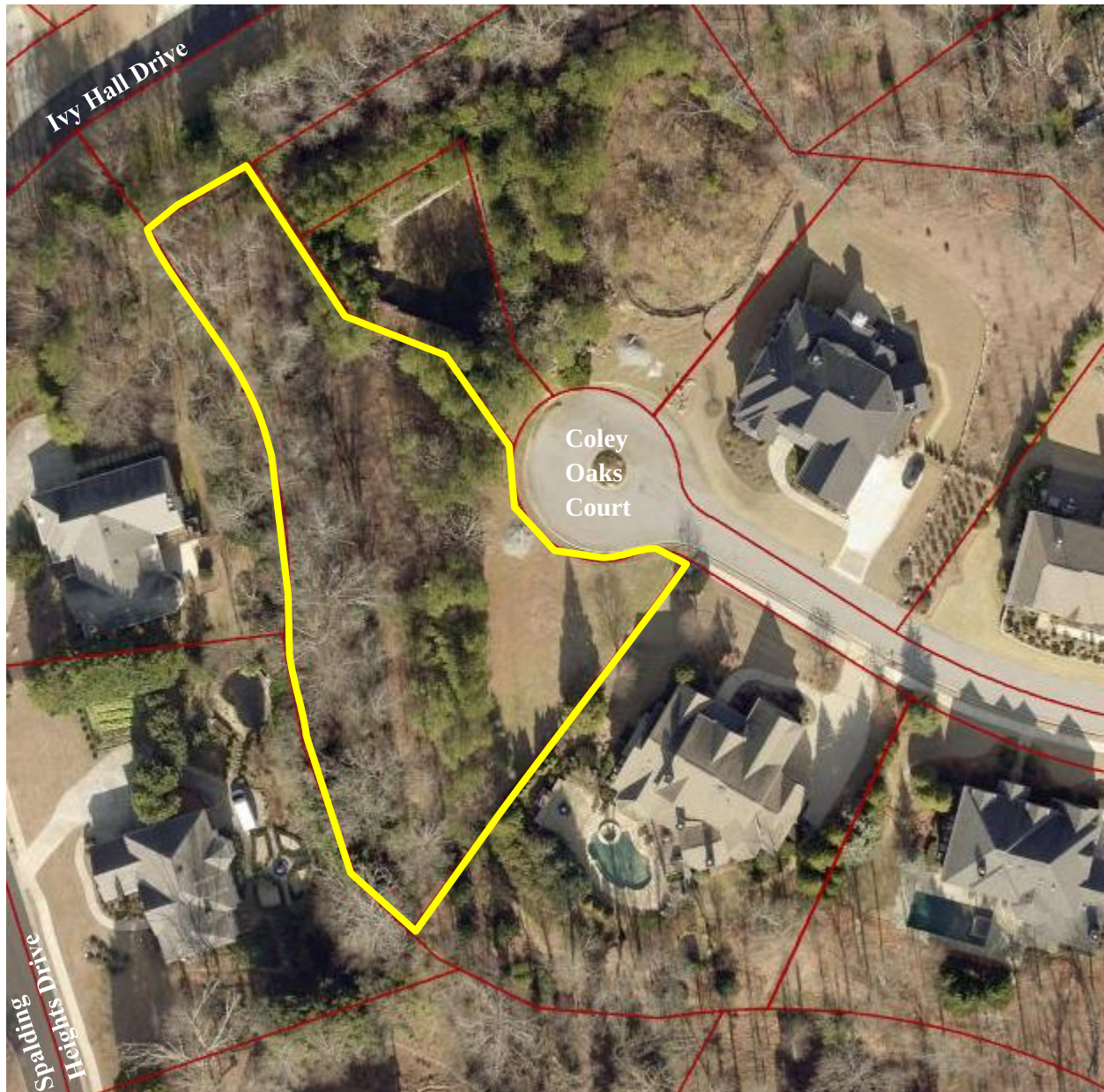




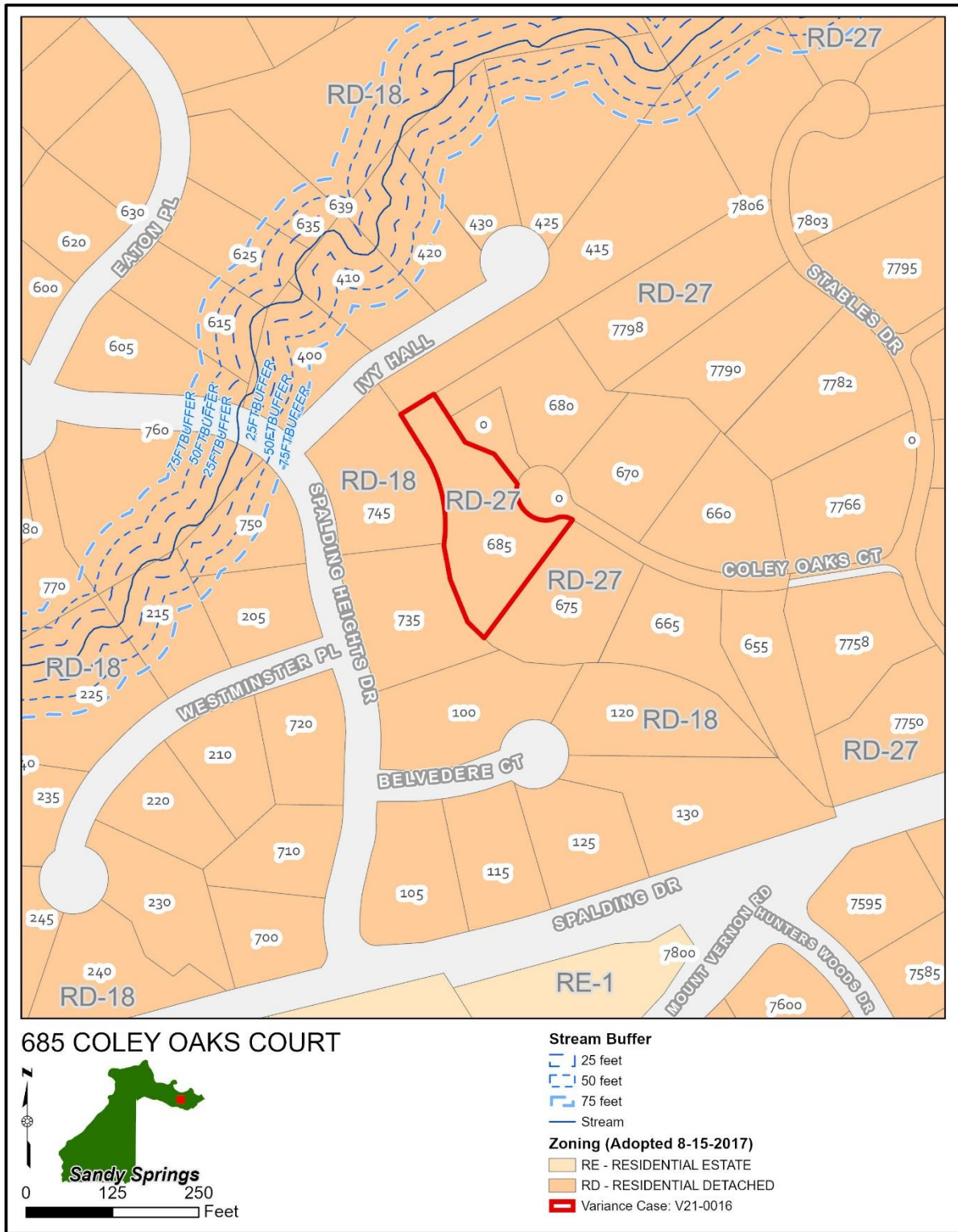
(All photographs by Alexandra Horst, June 19, 2021)

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to subject property	Zoning / Land use	Address(es)	Land area (acres) (approximate)
North	RD-27 / Undeveloped	0 Coley Oaks Court (Parcel # 06 033700010430)	0.16
Northeast	RD-27 / Undeveloped	680 Coley Oaks Court	0.69
Northeast	RD-18 / Single Unit Detached Residence	415 Ivy Hall	1.31
East	--	Coley Oaks Court	--
East	RD-27 / Single Unit Detached Residence	670 Coley Oaks Court	0.69
Southeast	RD-27 / Single Unit Detached Residence	675 Coley Oaks Court	0.69
Southwest	RD-18 / Single Unit Detached Residence	735 Spalding Heights Drive	0.62
Northwest	RD-18 / Single Unit Detached Residence	745 Spalding Heights Drive	0.67
PROPOSED DEVELOPMENT			
--	RD-27 / Single Unit Detached Residence	685 Coley Oaks Court	0.76

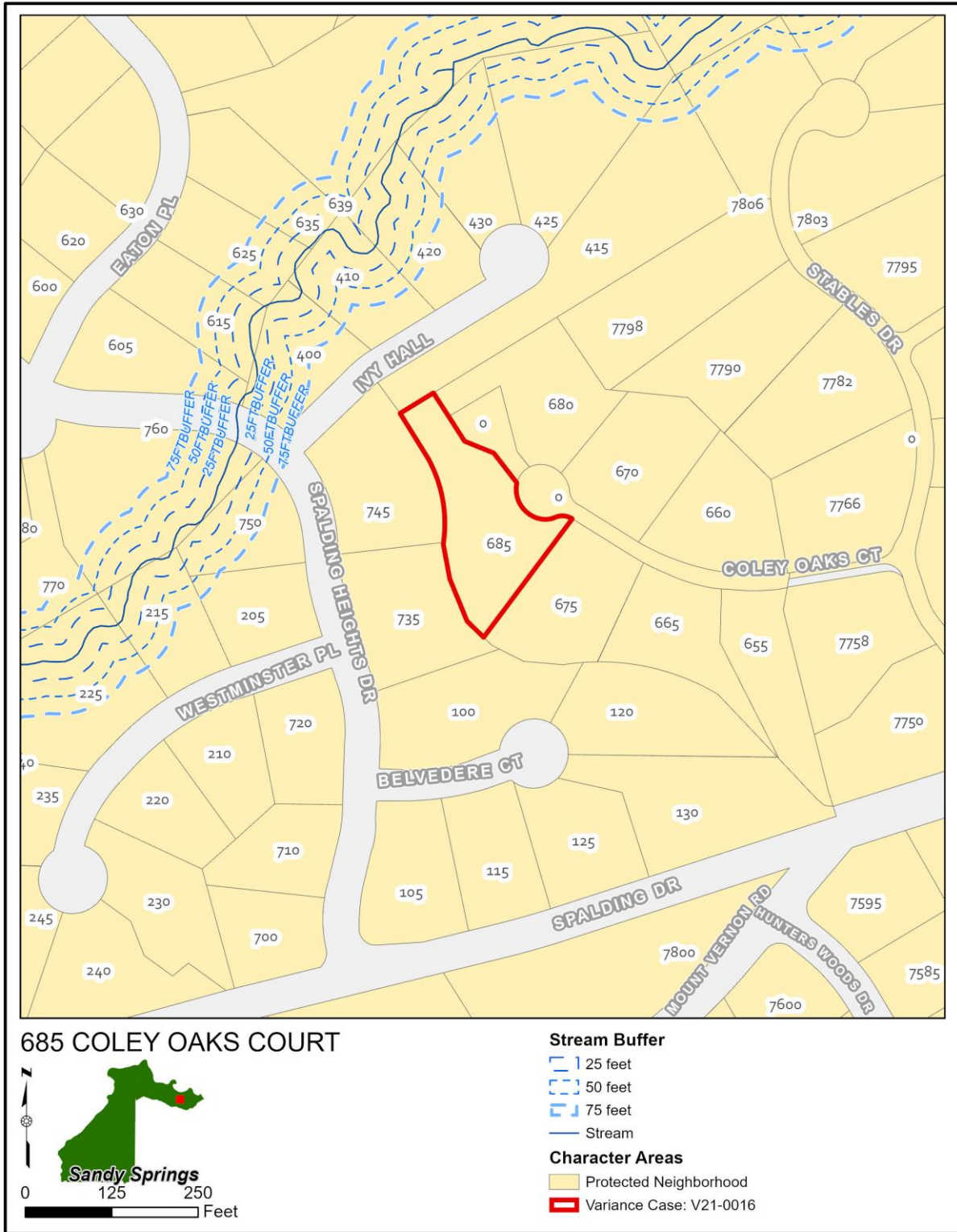
AERIAL IMAGE



ZONING MAP



CHARACTER AREA MAP

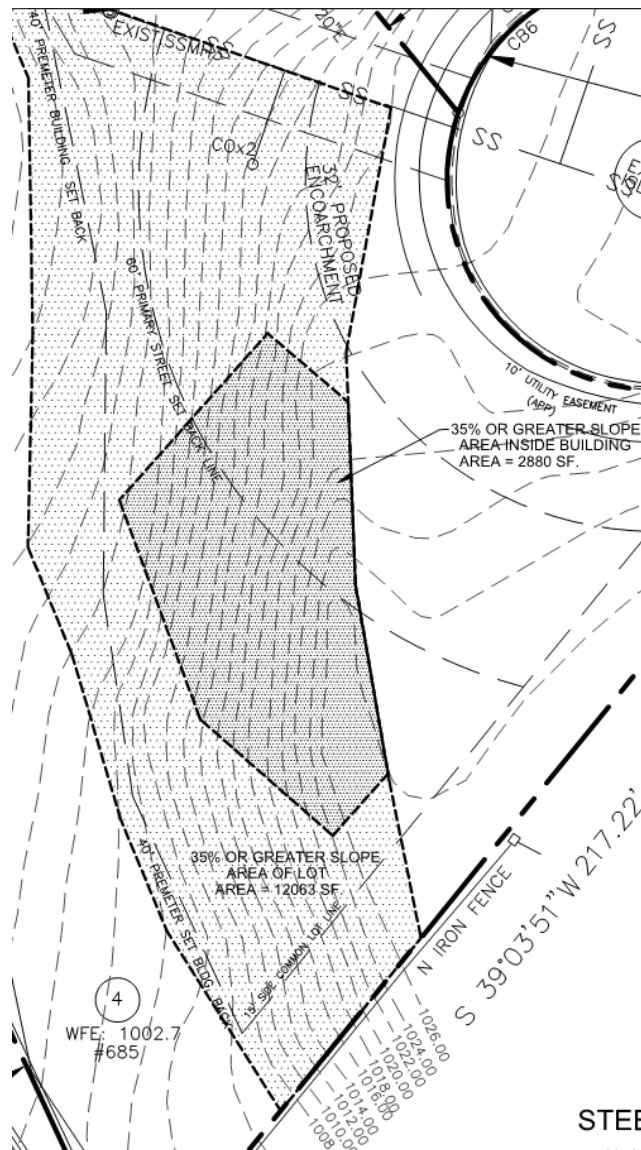


VARIANCE CONSIDERATIONS

Per Sec. 11.6.2.G. of the Development Code, the following list of approval criteria for a Variance provides guidance for making decisions on approval:

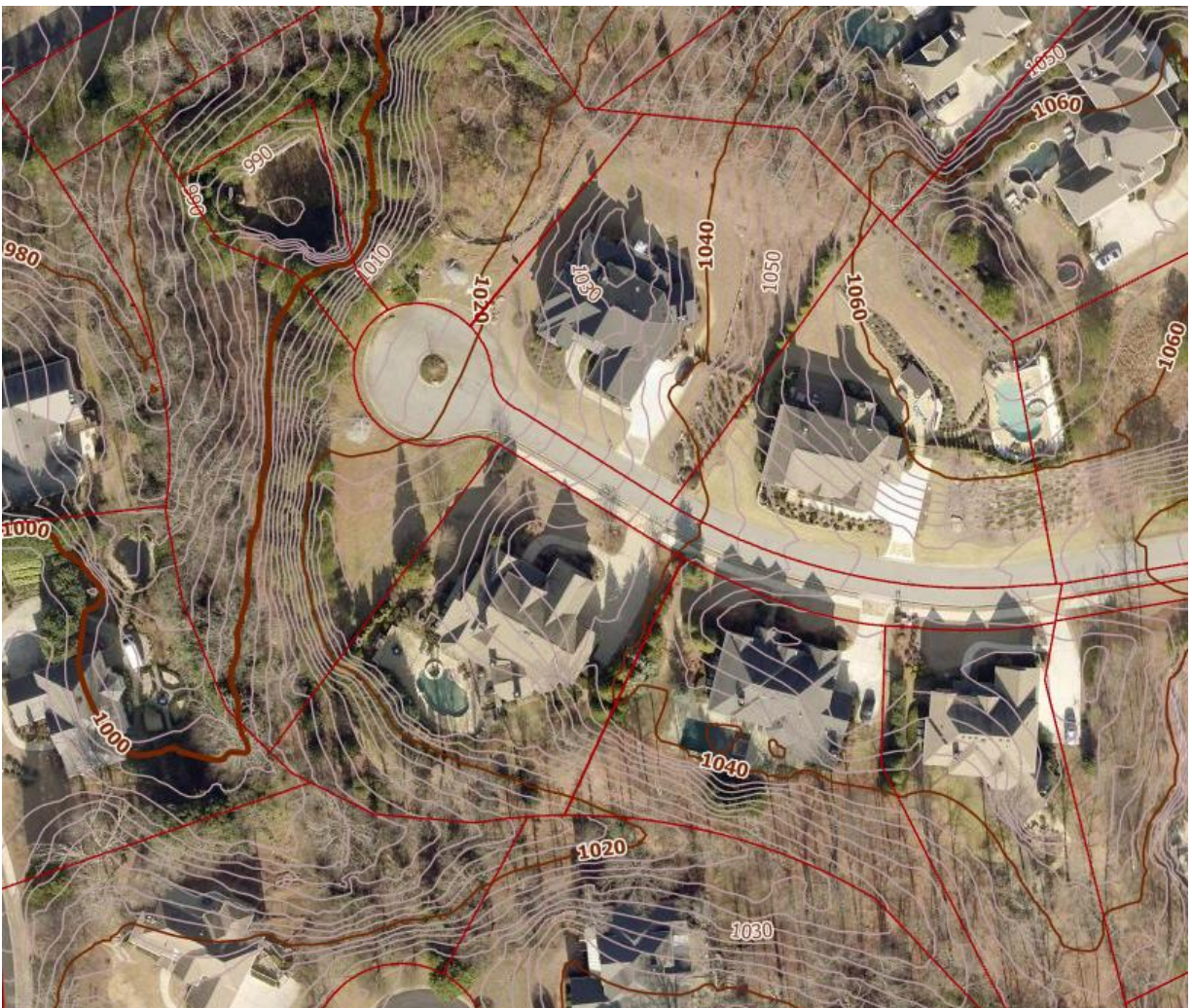
1. ***Variances will only be granted upon showing that:***
 - a. ***The application of this Development Code would create an unnecessary hardship, and not merely an inconvenience to the applicant; or***

Finding: The application of the Development Code would create an unnecessary hardship. The unusual shape of the subject property and the topography on site make the property difficult to develop in compliance with the Development Code. Most of the buildable area on site contains 35% or greater slope, as can be seen in a portion of the “*Steep Slopes Analysis Plan.*” Per the Development Code, steep slopes of 35% or greater are generally unsuitable for development, and land disturbance must not exceed $\frac{1}{4}$ of the area containing slopes of 35% or greater in areas of 1,000 square feet or more. If development had to occur in the buildable area on the subject property, it is not likely that compliance with the steep slopes regulations would be possible.



b. There are extraordinary and exceptional conditions due to the size, shape, or topography, which are specific to the subject property and not generally found in similar properties;

Finding: The subject property is 0.76 acre (33,105.60 square feet) in size, similar to others in the area. All parcels in the Spalding Stables Estates Neighborhood are zoned RD-27. However, the shape is unusual, and the distance between the primary street lot line and the rear lot line is as little as approximately 104', which is less depth than on the other properties in the subdivision. There is significant topography; the grade falls approximately 40' from Coley Oaks Court southwest to the rear lot line. The topography is particularly focused on the subject property, as shown in the image below. The other properties in the subdivision to the southeast with topographic challenges, the adjacent single unit detached residence on Coley Oaks Court and the one next to it, were built in 2007, before the Development Code was adopted and when the minimum front yard setback was 25', allowing the residences to be built closer to the street. Thus, there are extraordinary and exceptional conditions specific to the subject property.



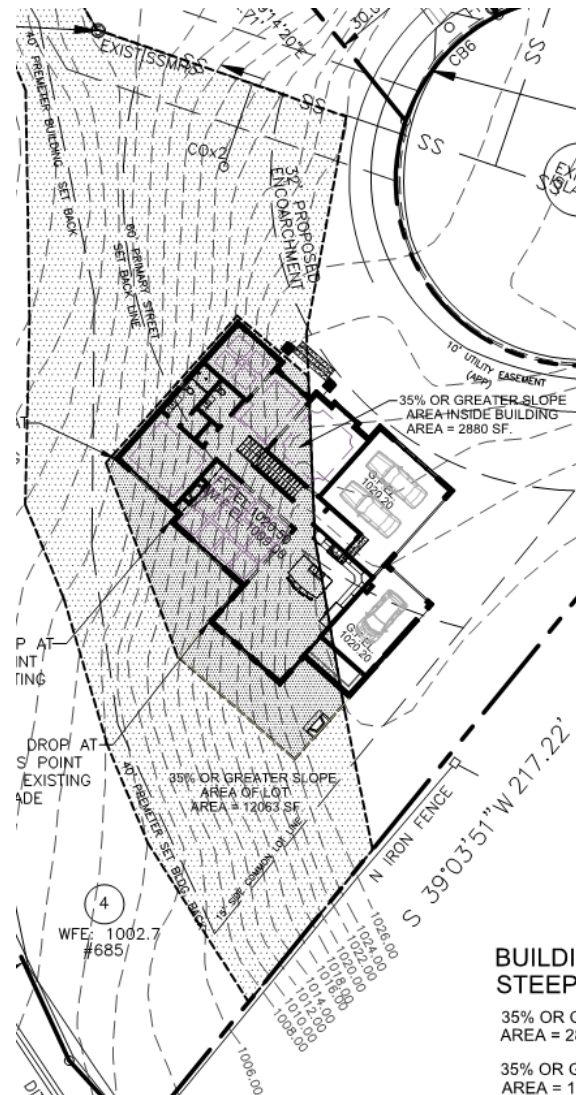
2. Further, the application must demonstrate that:

a. Such conditions are not the result of action or inaction of the current property owner; and

Finding: The size, shape, and topography of the subject property are not the result of action or inaction of the current property owner. According to the subdivision plat, the property was platted in 2007, long before the property's purchase in 2021 by the current property owner. The property remains undeveloped.

b. The Variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and

Finding: The shape of the subject property and the topography on site make the property difficult to develop in compliance with the Development Code, and most of the buildable area on site contains 35% or greater slope, meaning that it is not likely that compliance with the steep slopes regulations would be possible. Thus, the Variance request would provide the minimum relief necessary to make possible the reasonable use of the property. Allowing encroachment into the primary street setback allows some of the proposed residence to be outside and in front of the area on site containing 35% or greater slope, as can be seen in a portion of the "Steep Slopes Analysis Plan."



- c. The Variance request would result in development that is consistent with the general intent of this Development Code, with the Comprehensive Plan policies, and would not be detrimental to the public good, safety and welfare.***

Finding: The Development Code requires that all buildings and structures be located at or behind the required setbacks, in the buildable area. The request to allow construction of a single unit detached residence to encroach into the primary street building setback does not comply with Code. A major feature of *The Next Ten* is to protect and preserve the City's neighborhoods, and a way in which that is codified is through building setback and other regulations governing the location of buildings and structures. However, *The Next Ten* also prioritizes quality of place. As most of the buildable area on site contains 35% or greater slope, making compliance with the Development Code difficult, the request would allow for development of the subject property, and none of the five (5) developed Coley Oaks Court properties' single unit detached residences are 60' from the primary street lot line, the request would result in development that is consistent with the general intent of the Development Code and *The Next Ten*. Furthermore, the request would not be detrimental to the public good, safety, and welfare. The adjacent neighbor on Coley Oaks Court, who also represents the Spalding Stables Estates HOA Inc., supports the Applicant's request. The HOA expressed concern that a smaller residence would have to be built if the Variance were not approved.

COMMENTS FROM OTHER PARTIES

Sandy Springs Public Works:

No comment provided.

Sandy Springs City Engineer:

The steep slopes analysis based on the "*Steep Slopes Analysis Plan*" is in compliance with Sec. 9.4.2. of the Development Code. The proposed building area within the area containing slopes of 35% or greater would be less than the maximum $\frac{1}{4}$ (25%). It appears that most of the buildable area on site contains 35% or greater slope, and if development had to occur in the buildable area on the subject property, it is not likely that compliance with the steep slopes regulations would be possible.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

No comment provided.

Sandy Springs Sustainability Manager:

No comment provided.

Sandy Springs Building Official:

This is a well-grounded request, both from a neighborhood design point of view and from a practical one.

Pushing the house back an additional 32' would break from the existing neighborhood development pattern and result in a less harmonious character to the street.

Moving the house into areas of steep slope would create unnecessary costs for the owner while conflicting with the City's goal of minimizing alterations to existing topography from development. It

might not even be possible to terrace the site sufficiently to stay out of buffers and maintain the maximum retaining wall heights required by Code.

Sandy Springs Fire Marshal:

No comment provided.

Correspondence Received:

No public comment was submitted in writing.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommends **Approval with Conditions** of **Variance** V21-0016, request for a Variance from Sec. 2.3.2., Sec. 6.1.2.B., and Sec. 6.5.2.B. to allow construction of a single unit detached residence to encroach into the primary street building setback, subject to the following conditions:

1. That the residence's encroachment be substantially similar to that shown on the "*Site Plan*," prepared by Land Development & Planning Engineers Design Group Inc., signed and sealed by Hamid Golpayegani, P.E., dated June 11, 2019 and June 11, 2021, received June 14, 2021.
2. That the residence's encroachment into the primary street lot line building setback be limited to no more than 32'.
3. That the residence be constructed substantially similar to what is shown on the Elevations in the "*Spalding Stables Estates Lot 4*" plan set, prepared by Land Development & Planning Engineers Design Group Inc., received June 14, 2021.



SANDY SPRINGS™

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 Case No.: **V21-0016**
 Planner's initials: **AH**

PROJECT INFORMATION SHEET

PROPERTY	Address(es):	685 Coley Oaks Court.		
	Parcel Tax ID:	06-0337-0001-039-8		
	Land Lot(s):		Land District(s):	
	Total acreage:	1.76	Council district:	RD-27
	Current zoning:	RD-27	Current use:	undeveloped
	Character area:	Protected Neighborhood		

APPLICATION	Detailed request (include Ordinance/Code Section No.):		
	Request for a variance from Sec. 2.3.2., Sec. 6.1.2.B., and Sec. 6.5.2.B. to allow construction of a single unit detached residence to encroach into the primary street building setback		
	Petitioner:	Mustafa Saeed	
	Petitioner's address:	Same as below	
	Phone:	[REDACTED]	Email: Same as below

OWNER	Property owner:	Mustafa Saeed	
	Owner's address:	[REDACTED]	
		30328	
	Phone:	[REDACTED]	Email: [REDACTED]
	Signature (authorizing initiation of the process):	[Signature]	
If the property is under contract and the owner is unavailable to sign, provide a copy of the contract			

- TO BE FILLED OUT BY P&Z STAFF -

Pre-application meeting date:	[REDACTED]	Anticipated application date:	5/21/2021
Anticipated BOA date:	7/7/2021		
ADDITIONAL INFORMATION NEEDED:			

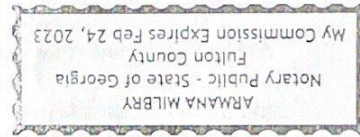


SANDY SPRINGS

GEORGIA

AUTHORIZATION FORM – PART I

A- The property owner must fill out the following section and have it notarized. If a property has multiple owners, each owner must separately fill out a copy of the authorization form.

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.	
Owner's name: <u>Mustafa Saeed</u>	Sworn and subscribed before me this
Address: [REDACTED] <u>30328</u>	<u>19</u> day of <u>May</u> 20 <u>21</u>
City, State, Zip Code: [REDACTED] <u>30328</u>	Notary public: <u>[Signature]</u>
Email address: [REDACTED]	Seal: 
Phone number: [REDACTED]	Commission expires: <u>Feb 24 2023</u>
Owner's signature: <u>[Signature]</u>	

B- If the applicant is *not* the owner of the subject property:

Fill out the following section, check the appropriate statement, and have it notarized.

Applicant states under oath that:	
☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or ☐ He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or ☐ He/she has an estate of years which permits the applicant to apply (<i>attach a copy of the lease</i>)	
Applicant's name:	Sworn and subscribed before me this
Company name:	_____ day of _____ 20 _____
Address:	Notary public: _____
City, State, Zip Code:	Seal: _____
Email address:	Commission expires: _____
Phone number:	
Applicant's signature:	

OMB Approval No. 2502-0265



A. Settlement Statement (HUD-1)

B. Type of Loan					
1. ☐ FHA	2. ☐ RHS	3. ☐ Conv. Unins.	6. File Number:	7. Loan Number:	8. Mortgage Insurance Case Number:
4. ☐ VA	5. ☐ Conv. Ins.		05-167585-REG		
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. (05-167585-REG/ 21)					
D. Name and Address of Buyer: Mustafa Saeed		E. Name and Address of Seller: Global Ventures Capital, LLC [REDACTED] 30346		F. Name and Address of Lender:	
G. Property Location: 685 Coley Oaks Court Atlanta, GA 30350 Fulton County, Georgia Parcel(s): 06 -0337-0001-039-8 Map(s):		H. Settlement Agent: (770)955-2300 O'Kelley & Sorohan, Attorneys at Law, LLC 200 Galleria Parkway, Suite 420 Atlanta, GA 30339 Place of Settlement: 200 Galleria Parkway Suite 420 Atlanta, GA 30339		I. Settlement Date: March 9, 2021 Disbursement Date: March 9, 2021	

ACKNOWLEDGMENT AND RECEIPT OF SETTLEMENT STATEMENT

Date: March 9, 2021
 Purchaser: Mustafa Saeed
 Seller: Global Ventures Capital, LLC
 Property Address: 685 Coley Oaks Court, Atlanta, GA 30350
 Settlement Agent: O'Kelley & Sorohan, Attorneys at Law, LLC

Purchaser and Seller acknowledge that each has received, reviewed, and approved the entries appearing on this Settlement Statement, and each acknowledge receipt of a copy of same. Seller acknowledges receipt of payment in full of the proceeds due from the settlement and warrants the correctness of all payoff amounts for outstanding liens and encumbrances attached to Seller and/or the property. If any party receiving a payoff as set forth in the Settlement Statement refuses to accept that amount tendered, the party obligated to make such payoff (Purchaser or Seller) agrees to immediately pay to Settlement Agent sufficient additional funds to make such payment acceptable to the refusing/receiving party.

Purchaser, Seller and all other parties to this transaction, including those receiving real estate brokerage commissions, acknowledge that all checks issued by settlement agent and its release or recording of all documents are contingent upon all checks, sight drafts and other instruments accepted as payment for amounts due under this transaction being honored for payment by the institution on which such instruments are drawn. Purchaser and Seller agree to indemnify and hold settlement agent harmless from any loss or damage suffered by them as a result of any negotiable instrument being dishonored or as a result of the authorized action of settlement agent.

Purchaser and Seller acknowledge that the Settlement Agent serves as transaction agent only and does not represent Seller or Purchaser in any matter related to this transaction. Purchaser and Seller acknowledge that they did not receive or rely upon any advice from said closing attorney regarding any matter related to or a part of this transaction. Purchaser acknowledges that the charges for title insurance shown on lines 1108, 1109 and 1110 include fees and compensation to Settlement Agent as the closing attorney and as an agent of the title insurance company underwriting this transaction.

Purchaser and Seller agree that the terms and conditions of the contract between them not performed before or at closing shall survive the closing and not be merged into or by the delivery of the warranty deed, except as otherwise agreed in said contract.

If any computation, charge or proration required by the contract of sale is erroneous or omitted, for any reason, Purchaser and Seller agree to re-prorate or adjust based on the correct figures as determined by the contract and to remit such sums to correct such error or omission. Purchaser and Seller agree that should any inadvertent errors or omissions later be discovered in any documents executed at settlement, they shall promptly execute corrective documents. Any excess recording costs are inadvertent and will be refunded upon written request. Purchaser and Seller acknowledge that settlement agent makes no representations as to the status of any outstanding or past due water, sewerage or other utility bills applicable to the property. The status of such items shall be determined by and are the responsibility of the Purchaser and Seller.

If the proration of ad valorem property taxes, assessments or any other fee is made based on estimated amounts prior to receipt of current amounts due, Purchaser and Seller agree to adjust said prorations based on the actual base amount due between themselves after closing and to immediately remit to the other the funds to make said proration correct. If the current year ad valorem property tax bill has not been issued prior to the date of closing, seller assigns the liability for the payment to the Purchaser and Purchaser accepts such assignment, and Purchaser agrees to pay in full by closing, current year due date Seller agrees to immediately forward any subsequent bills or notices received to Purchaser and to immediately remit to Purchaser the amounts for any taxes, assessments, penalties, interest or any other fees due, resulting from any assessment, reassessment or rebill, attributed to the time prior to the closing date.

Purchaser hereby acknowledges that he/she/they are solely responsible to file a real property tax return and/or homestead exemption application with the county tax commissioner in which the property lies as required by law. Seller warrants that all required tax returns and applicable exemption applications have been filed for the current tax year. Seller further agrees to reimburse Purchaser for any penalties caused by Seller's failure to file a proper and timely tax return.

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on Line 401 constitutes the Gross Proceeds of this transaction.

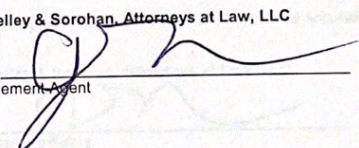
SELLER INSTRUCTIONS: If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 6252 and/or Schedule D (Form 1040). You are required by law to provide O'Kelley & Sorohan, Attorneys at Law, LLC (582577994) with your correct taxpayer identification number.

Purchaser/Borrower:

Mustafa Saeed

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction.

O'Kelley & Sorohan, Attorneys at Law, LLC

By: 
 Settlement Agent

ACKNOWLEDGMENT AND RECEIPT OF SETTLEMENT STATEMENT

Date: March 9, 2021
 Purchaser: Mustafa Saeed
 Seller: Global Ventures Capital, LLC
 Property Address: 685 Coley Oaks Court, Atlanta, GA 30350
 Settlement Agent: O'Kelley & Sorohan, Attorneys at Law, LLC

Purchaser and Seller acknowledge that each has received, reviewed, and approved the entries appearing on this Settlement Statement, and each acknowledge receipt of a copy of same. Seller acknowledges receipt of payment in full of the proceeds due from the settlement and warrants the correctness of all payoff amounts for outstanding liens and encumbrances attached to Seller and/or the property. If any party receiving a payoff as set forth in the Settlement Statement refuses to accept that amount tendered, the party obligated to make such payoff (Purchaser or Seller) agrees to immediately pay to Settlement Agent sufficient additional funds to make such payment acceptable to the refusing/receiving party.

Purchaser, Seller and all other parties to this transaction, including those receiving real estate brokerage commissions, acknowledge that all checks issued by settlement agent and its release or recording of all documents are contingent upon all checks, sight drafts and other instruments accepted as payment for amounts due under this transaction being honored for payment by the institution on which such instruments are drawn. Purchaser and Seller agree to indemnify and hold settlement agent harmless from any loss or damage suffered by them as a result of any negotiable instrument being dishonored or as a result of the authorized action of settlement agent.

Purchaser and Seller acknowledge that the Settlement Agent serves as transaction agent only and does not represent Seller or Purchaser in any matter related to this transaction. Purchaser and Seller acknowledge that they did not receive or rely upon any advice from said closing attorney regarding any matter related to or a part of this transaction. Purchaser acknowledges that the charges for title insurance shown on lines 1108, 1109 and 1110 include fees and compensation to Settlement Agent as the closing attorney and as an agent of the title insurance company underwriting this transaction.

Purchaser and Seller agree that the terms and conditions of the contract between them not performed before or at closing shall survive the closing and not be merged into or by the delivery of the warranty deed, except as otherwise agreed in said contract.

If any computation, charge or proration required by the contract of sale is erroneous or omitted, for any reason, Purchaser and Seller agree to re-prorate or adjust based on the correct figures as determined by the contract and to remit such sums to correct such error or omission. Purchaser and Seller agree that should any inadvertent errors or omissions later be discovered in any documents executed at settlement, they shall promptly execute corrective documents. Any excess recording costs are inadvertent and will be refunded upon written request. Purchaser and Seller acknowledge that settlement agent makes no representations as to the status of any outstanding or past due water, sewerage or other utility bills applicable to the property. The status of such items shall be determined by and are the responsibility of the Purchaser and Seller.

If the proration of ad valorem property taxes, assessments or any other fee is made based on estimated amounts prior to receipt of current amounts due, Purchaser and Seller agree to adjust said prorations based on the actual base amount due between themselves after closing and to immediately remit to the other the funds to make said proration correct. If the current year ad valorem property tax bill has not been issued prior to the date of closing, seller assigns the liability for the payment to the Purchaser and Purchaser accepts such assignment, and Purchaser agrees to pay in full by closing year due date Seller agrees to immediately forward any subsequent bills or notices received to Purchaser and to immediately remit to Purchaser the amounts for any taxes, assessments, penalties, interest or any other fees due, resulting from any assessment, reassessment or rebill, attributed to the time prior to the closing date.

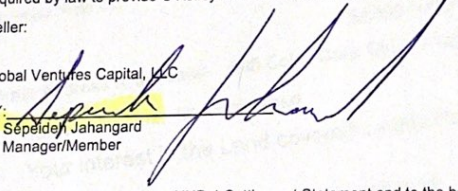
Purchaser hereby acknowledges that he/she/they are solely responsible to file a real property tax return and/or homestead exemption application with the county tax commissioner in which the property lies as required by law. Seller warrants that all required tax returns and applicable exemption applications have been filed for the current tax year. Seller further agrees to reimburse Purchaser for any penalties caused by Seller's failure to file a proper and timely tax return.

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on Line 401 constitutes the Gross Proceeds of this transaction.

SELLER INSTRUCTIONS: If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 6252 and/or Schedule D (Form 1040). You are required by law to provide O'Kelley & Sorohan, Attorneys at Law, LLC (582577994) with your correct taxpayer identification number.

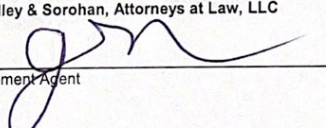
Seller:

Global Ventures Capital, LLC

BY: 
 Sepideh Jahangard
 Manager/Member

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction.

O'Kelley & Sorohan, Attorneys at Law, LLC

By: 
 Settlement Agent

	First American Title™	Homeowner's Policy of Title Insurance For a One-to-Four Family Residence
		ISSUED BY First American Title Insurance Company
Eagle Schedule A		POLICY NUMBER 5020513-0249470e

Our name and address is:

FIRST AMERICAN TITLE INSURANCE COMPANY, 1 First American Way, Santa Ana, California 92707

File No.: 05-167585-REG

Premium Amount: \$930.00

Policy Amount: \$200,000.00

Policy Date: March 9, 2021 at 04:30 PM

(or the date and time of recording of the instrument vesting insured title, whichever is later)

Deductible Amounts and Maximum Dollar Limits of Liability for Covered Risk 16, 18, 19 and 21:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$5,000

Street Address of the Land: 685 Coley Oaks Court, Atlanta, GA 30350

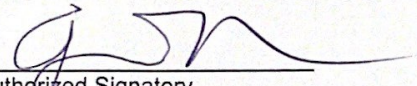
1. Name of Insured: Mustafa Saeed
2. Your interest in the Land covered by this Policy is: Fee Simple
3. The Land referred to in this Policy is described as:

All that tract or parcel of land lying and being in Land Lot 337 of the 6th District, Fulton County, Georgia, being Lot 4, Spalding Stables Estates Subdivision AKA Spalding Drive Trace Subdivision, Phase II, as pet plat recorded in Plat Book 315, Page 122, Fulton County, Georgia Records, which plat is incorporated herein by reference and made a part of this description.

SCHEDULE A
(Continued)

O'Kelley & Sorohan, Attorneys at Law, LLC
Name of Agent

Date: March 9, 2021
O'Kelley & Sorohan, Attorneys at Law, LLC
200 Galleria Parkway, Suite 420
Atlanta, GA 30339



Authorized Signatory
(This Schedule A valid only when Schedule B is attached)

685 COLEY OAKS CT

Variance Letter of intent

Hello there. Mustafa Saeed (owner) of [REDACTED] would like to request a variance to encroach into primary approach over 32' for front setback. Would like to come in 32' from property street line into the 60 ft setback.

The property is .76 of an acre

The original subdivision was created and built many years ago before sandy springs acquired it.

Previous setback requirement was 30' setback from the road. All houses built are to that requirement. After 2017 the new setback is 60' from the city of sandy springs

The hardship that it would cause is that it would be almost impossible to build a home there because the topography does not help.

Alternatives explored

Also the home would not match the other homes in the subdivision. Due to that reason homeowners would probably not approve the construction of the home due to a smaller square footage.

The new home would probably not accommodate a garage due to the area allowable to build.

Due to topo of property, if property gets set so far back then there would possibly be no room to put up retaining walls to retain the new home in the land available after new home is built.

685 colely oaks ct

Variance analysis

A. Application of code:

When the rest of the sub was created, the front setback was 30' which all homes were built upon that. Due to new enforcement and due to the topograpghy of the lot, it would make it near impossible to build a home to replicate other homes in sub and not seem awkward and have characteristics of others. Due to the severe drop in topograpghy in the rear side of property, the rear yard is not sufficiently large enough to accomadate the retaining walls to retain soils of new home for proper stability.

B. Exceptional conditions:

Due to the location of where the property sits in the subdivision (court,cul de sac) the property shape limits as to where the house can be situated. Also the property has a severe drop in topograpghy in the back which will make home very difficult to construct. The current zoning allows the property to be at 60 ft setback which is 30 ft larger then all the neighbors were created originally in the sub. With that in mind, no homes were constructed after zoning was changed to new requirements because it is very difficult to do so.

C. Action of current property owner:

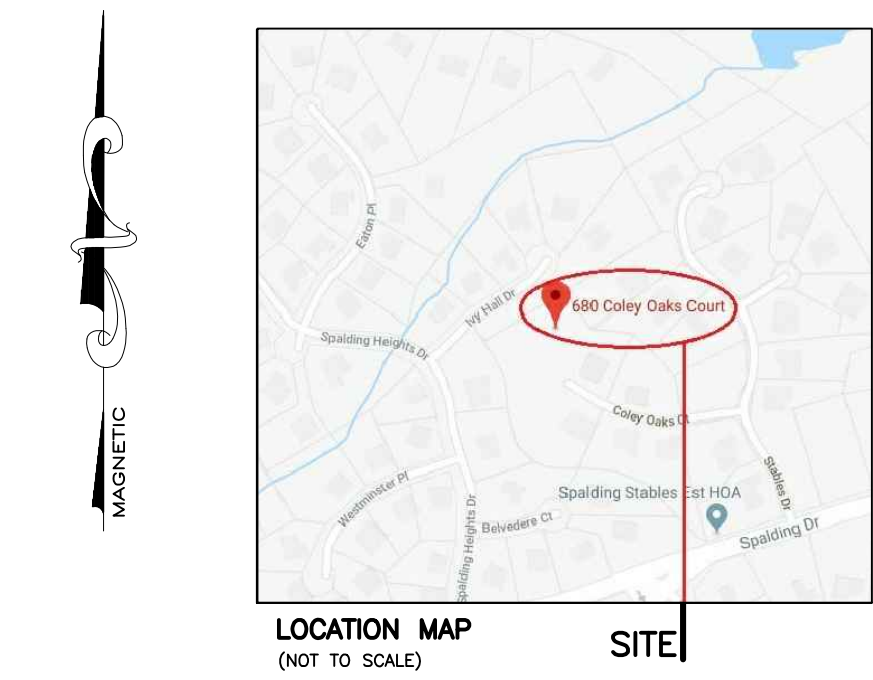
Mustafa saeed is the current property owner and plans to construct the home for himself and his family to reside in. The subdivision was created in 2005 as to when fulton had there requirements over property in area. The topo was the same now as it was in 2005. Nothing in the topo was changed and can not be changed to be more accomadating.

D. Minimum relief:

Our main goal is to build a home that fits normally in the subdivision and goes with all the other homes characteristics and setbacks. Do not want to get neighbors frustrated with a smaller home which will look odd and bring down values.

E. Consistent with development code and public good:

The property to be built is a beautiful home and will be a great attribute to the characteristics to the subdivision and the sandy springs community. Will have a great landscape appeal and conservation of trees on the property.



FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (S) (S) NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL.

MAP ID 13121C01600 DATE: 09/18/2013

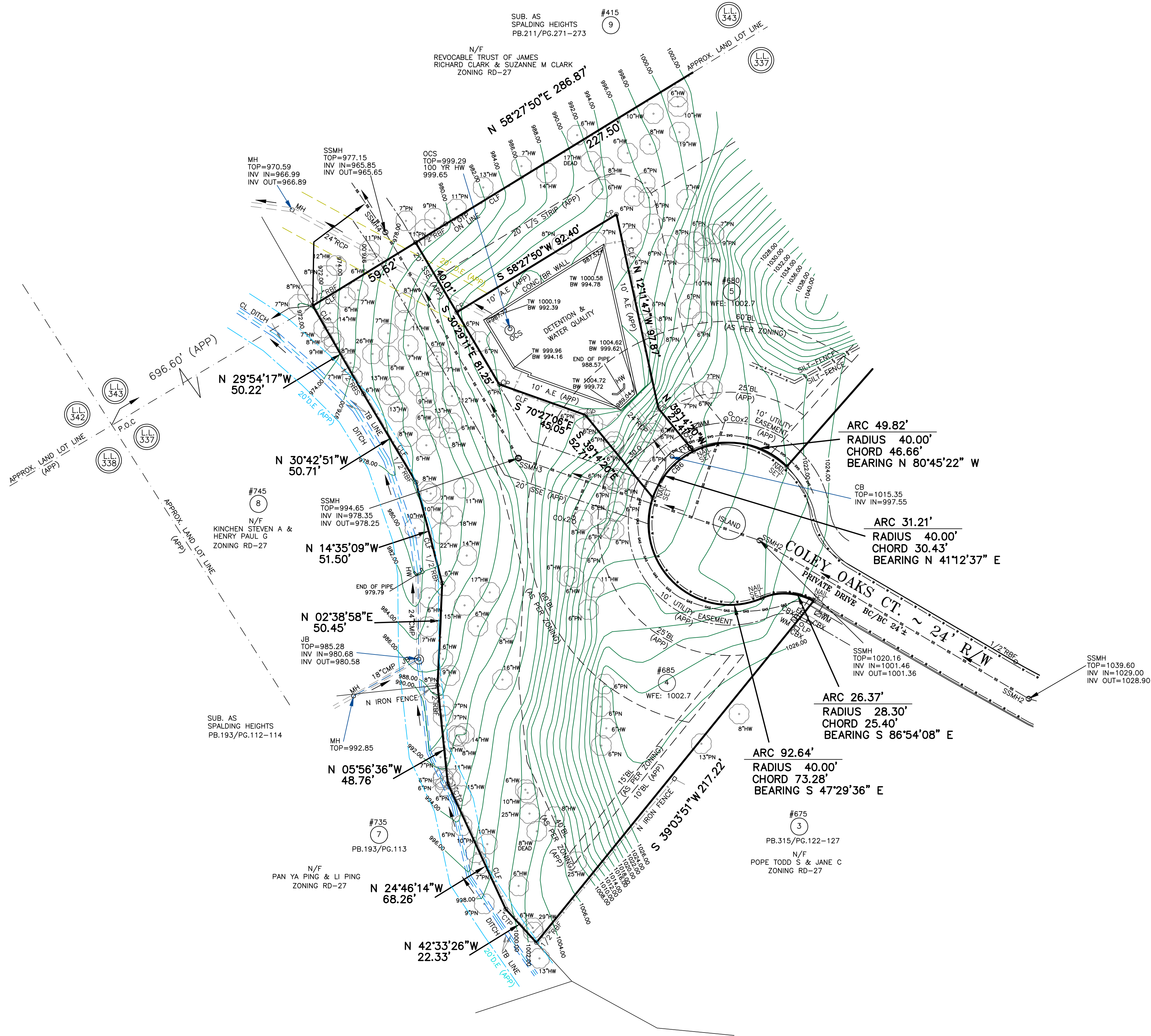
ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIZE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK. SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND STEPPANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK. SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

OLD HOUSE FFE N/A
VACANT LOTS



#685
4

TOTAL LAND AREA
32956.89 SF / 0.756 AC

LOTS 4, 5 & 15	BLOCK	EXISTING CONDITIONS PREPARED FOR:	SHEET 1 OF 1
SUBDIVISION SPALDING STABLES ESTATES	UNIT	HAMID JAHANGARD	
LAND LOT 337 & 343	6TH DISTRICT	SECTION	
FULTON COUNTY, GEORGIA	PB.315/PG.118-121	/122-127	
FIELD WORK DATE JULY 03, 2018	PRINTED/SIGNED JULY 10, 2018	PROPERTY ADDRESS:	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 24" x 36"	
24 LENOX POINT ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747		INFORM@SURVEYLANDEXPRESS.COM	
AP COORD #20181411 DWG #20181411-3		LAND SURVEYING SERVICES	

ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED RD-27

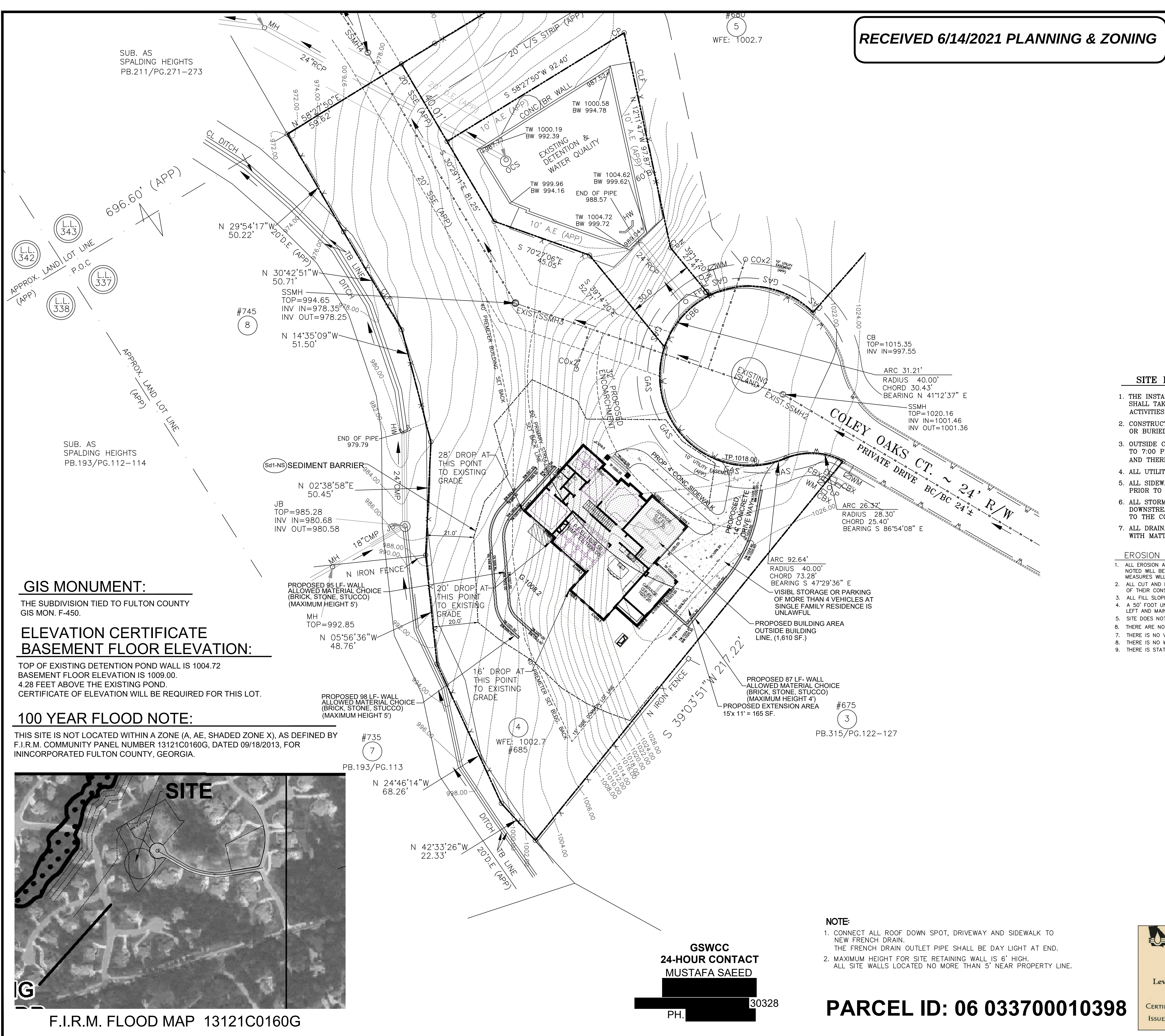
BUILDING SETBACK:
FRONT 60'
SIDE 15'
REAR 40'
MAX LOT COVERAGE 25%



- SURVEY NOTES:
1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS. PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
 2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
 3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
 5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
 6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS REIDENTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.
- * LEGEND *
- APD AS PER DEED
 - AE ACCESS EASEMENT
 - AF AS PER FIELD
 - AI ANGLE IRON FOUND
 - AIF ANGLE IRON FOUND
 - APP AS PER PLAT
 - APR AS PER RECORD
 - BC BACK OF CURB
 - BLK BLOCK
 - BL BUILDING LINE SETBACK
 - CB CATCH BASIN
 - CBT CATCH BASIN
 - CL CENTER LINE
 - CLF CITY OF ATLANTA
 - CMP CORRUGATED METAL PIPE
 - C.O.A. CITY OF ATLANTA
 - CP SAN SEWER CLEANOUT
 - CPT CARPORT
 - CPT CRIMP TOP PIPE FOUND
 - D DEED
 - DE DRAINAGE EASEMENT
 - DI DRAINAGE INLET
 - EP ELECTRIC POWER BOX
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - F FIELD
 - FC FENCE CORNER
 - FM FIRE HYDRANT
 - FR FRAME
 - CL GAS LINE
 - GM GAS METER
 - GM GAS VALVE
 - OW GUT WIRE
 - HDW HEAD WALL
 - HW HARDWOOD TREE
 - IFE IRON PIN FOUND
 - IR IRON ROD FOUND
 - IR IRON ROD FOUND
 - IR IRON ROD FOUND
 - IV IRRIGATION VALVE
 - JB JUNCTION BOX
 - LP LIGHT POLE
 - LL LAND LOT LINE
 - MAG MAGNETIC READING
 - MON MONUMENT
 - MH MAN HOLE
 - MTF METAL FENCE
 - N N'BORES
 - OT OPEN TOP PIPE FOUND
 - OU OWNERSHIP UNCLER
 - P PORCH
 - PC PROPERTY CORNER
 - PL PROPERTY LINE
 - PN PINE TREE
 - POB POINT OF BEGINNING
 - PP POWER POLE
 - FW POWER LINE
 - PLAT
 - R RECORD
 - RBT REINFORCING BAR FOUND
 - RBS REINFORCING BAR SET
 - RCP REINFORCED CONCRETE PIPE
 - R/W RIGHT-OF-WAY
 - SIGN
 - SSL SANITARY SEWER LINE
 - SSE SANITARY SEWER EASEMENT
 - SB SCREENED PORCH
 - TP TOP OF BANK
 - TR TRAFFIC POLE
 - UE UTILITY EASEMENT
 - WD WOOD
 - WDF WOOD FENCE
 - WDF WOOD FENCE
 - WL WATER LINE
 - WM WATER METER
 - WMF WIRE FENCE
 - WMF WATER VALVE
 - WMF WET WEATHER
 - YI YARD INLET
 - X-X FENCE
 - INDICATES STAIRS
- * LINE INDICATORS *
- SS SS
 - INDICATES SANITARY SEWER LINE
 - INDICATES POWER LINE
 - INDICATES WATER LINE
 - INDICATES GAS LINE
 - INDICATES FENCE LINE
 - INDICATES DRAINAGE LINE
 - INDICATES EASEMENT



IF YOU DO GEORGIA...
CALL US FIRST!
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW



LOT 4 ALTERNATE "A" DEVELOPMENT DATA:

GENERAL:	
DEVELOPMENT TYPE:	SINGLE FAMILY RESIDENTIAL
ZONING:	RESIDENTIAL RD-27
REFERENCE USE:	SPALDING STABLES ESTATES
PROJECT DATA:	
TOTAL AREA: (LOT 4)	32,957 SF. = 0.756 ACRES
TOTAL DISTURBED AREA: (LOT 4)	12,802 SF. = 0.29 ACRES
BUILDING DATA:	
NEW TWO STORY SINGLE FAMILY RESIDENTIAL	
LOT 4: FIRST FLOOR AREA = 2,162 SF.	
SECOND FLOOR AREA = 2,418 SF.	
TOTAL IDENTIFIED FLOOR AREA = 4,577 SF.	
BASEMENT FLOOR AREA = 2,162 SF.	
TOTAL IDENTIFIED FLOOR AREA = 4,577 SF.	
ATTACHED 3 DOOR GARAGE AREA = 786 SF.	
BUILDING FOOT PRINT AREA = 2,848 SF.	
DEAR COVER PORCH & DECK AREA = 438 SF.	
FRONT COVER PORCH AREA = 176 SF.	
TOTAL AFFECTED BUILDING FOOT PRINT AREA = 3,560 SF.	
SANITARY SERVICE: FULTON COUNTY PUBLIC SEWER SYSTEM	
WATER SERVICE: FULTON COUNTY PUBLIC WATER.	
BUILDING SETBACKS:	
PRIMARY STREET BUILDING SETBACK, (RD-27):	60 FT.
PREMIER BUILDING SETBACK LINE, (20052-0052):	40 FT.
COMMON LOT LINE SIDE BUILDING SETBACK, (RD-27):	15 FT.
PROPOSED PRIMARY STREET BUILDING SETBACK:	35 FT.
LOT COVERAGE CALCULATIONS, (PER SEC. 6.1.1.H):	
BUILDING FIRST FLOOR AREA =	2,162 SF.
GARAGE AREA =	786 SF.
DEAR COVERED PORCH AND DECK AREA =	438 SF.
FRONT COVERED PORCH AREA =	176 SF.
1" x 12" S.T.A.C. UTILITY AREA =	50 SF.
1" x 28" RETAINING WALL AREA =	287 SF.
AFFECTED IMPERVIOUS AREA =	3,680 SF.
TOTAL IMPERVIOUS, STEPS & SIDEWALKS AREA =	1,645 SF.
TOTAL IMPERVIOUS AREA =	5,743 SF.
TOTAL LOT AREA =	32,957 SF.
MAXIMUM LOT COVERAGE IN RD-27 =	0.174 = 17.43%
	= 90%
MAXIMUM HEIGHT LIMIT, (PER SEC. 6.1.3 DEV. CODE):	
30.00' + 30.00' + 29.00' + 29.00' + 30.00' = 158.00' / 6 = 26.33' = 26'-4"	
(SEE ARCHITECTURAL NOTES FOR CALCULATIONS)	
LOT ADDRESS:	
LOT 4: 685 COLEY OAKS CT. ATLANTA, GA. 30350	

SITE DEVELOPMENT NOTES:

- THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL TAKE PLACE PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
- CONSTRUCTION WASTE AND/OR VEGETATIVE MATERIAL MAY NOT BE BURNED OR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.
- OUTSIDE CONSTRUCTION SHALL BE LIMITED TO THE HOURS OF 7:00 AM. TO 7:00 PM. MONDAY TO FRIDAY; 8:00 AM. TO 6:00 PM. ON SATURDAY; AND THERE WILL BE NO OUTSIDE CONSTRUCTION ON SUNDAY.
- ALL UTILITY LINES SHALL BE INSTALLED UNDERGROUND.
- ALL SIDEWALK (AS APPLICABLE) FOR AND SUB-GRADE SHALL BE INSPECTED PRIOR TO POURING.
- ALL STORM WATER SHALL REDIRECTED AWAY FROM THE NEW BUILDING AND DOWNSTREAM PROPERTIES. REAR YARD STORM WATER SHALL BE DIVERTED TO THE COMMON DOWNSTREAM SWALE.
- ALL DRAINAGE SWALES SHALL BE CONTAIN SOD OR SUPPLEMENTED WITH MATTING, (Mb).

EROSION CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.
- ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
- ALL FILL SLOPES WILL HAVE SILT FENCE AT TOE OF SLOPES.
- A 50' FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
- SITE DOES NOT HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
- THERE ARE NO CRITICAL EROSION AREAS ON SITE.
- THERE IS NO VEGETATION ON LIMIT OF CONSTRUCTION.
- THERE IS NO WETLAND, STREAM BUFFER OR LAKE WITHIN 500' ON PROPERTY.
- THERE IS STATE WATER WITHIN 200' OF PROPERTY.

OWNER/DEVELOPER

MUSTAFA SAEED

CONTACT:

MUSTAFA SAEED

PH. 30328

GEORGIA REGISTERED PROFESSIONAL ENGINEER

AMIR A. GOLPAYEGANI

06/11/21

DRAWN

K.M.

CHECKED

H.G.

DATE

05/20/2021

SCALE

AS-SHOWN

JOB NO.

18-158

FILENAME

SHEET

C-1.2

OF SHEETS

SPALDING STABLES ESTATES
LOT 4
685 COLEY OAKS CT. ATLANTA, GA. 30350
LAND LOT 337, 6TH DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA
ZONED RD-27

EXISTING
CONTOUR
PLAN

OWNER/DEVELOPER
MUSTAFA SAEED
CONTACT:
MUSTAFA SAEED
PH. 30328



DRAWN
K.M.
CHECKED
H.G.
DATE
05/20/2021
SCALE
AS-SHOWN
JOB NO.
18-158
FILENAME

SHEET
C-1.2
OF SHEETS

GSWCC

GEORGIA SOIL AND WATER
CONSERVATION COMMISSION

Hamid D Golpayegani

Level II Certified Design Professional

CERTIFICATION NUMBER

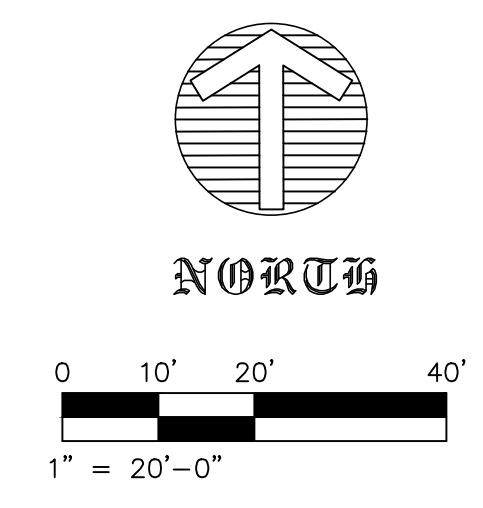
0000019335

ISSUED:

10/13/2018

EXPIRES:

10/13/2021



F.I.R.M. FLOOD MAP 13121C0160G

GSWCC

24-HOUR CONTACT

MUSTAFA SAEED

PH. 30328

NOTE:

1. CONNECT ALL ROOF DOWN SPOT, DRIVEWAY AND SIDEWALK TO NEW FRENCH DRAIN.
THE FRENCH DRAIN OUTLET PIPE SHALL BE DAY LIGHT AT END.

2. MAXIMUM HEIGHT FOR SITE RETAINING WALL IS 6' HIGH.
ALL SITE WALLS LOCATED NO MORE THAN 5' NEAR PROPERTY LINE.

PARCEL ID: 06 033700010398

RECEIVED 6/14/2021 PLANNING & ZONING

EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.
2. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
3. ALL FILL SLOPES WILL HAVE SILT FENCE AT TOE OF SLOPES.
4. A 50' FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
5. SITE DOES NOT HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
6. THERE ARE NO CRITICAL EROSION AREAS ON SITE.
7. THERE IS NO VEGETATION ON LIMIT OF CONSTRUCTION.
8. THERE IS NO WETLAND, STREAM BUFFER OR LAKE WITHIN 500' ON PROPERTY.

SITE DEVELOPMENT NOTES:

1. THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL TAKE PLACE PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
2. CONSTRUCTION WASTE AND/OR VEGETATIVE MATERIAL MAY NOT BE BURNED OR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.
3. OUTSIDE CONSTRUCTION SHALL BE LIMITED TO THE HOURS OF 7:00 AM. TO 7:00 PM. MONDAY TO FRIDAY; 8:00 AM. TO 6:00 PM. ON SATURDAY; AND THERE WILL BE NO OUTSIDE CONSTRUCTION ON SUNDAY.
4. ALL UTILITY LINES SHALL BE INSTALLED UNDERGROUND.
5. ALL SIDEWALK (AS APPLICABLE) FOR AND SUB-GRADE SHALL BE INSPECTED PRIOR TO POURING.
6. ALL STORM WATER SHALL REDIRECTED AWAY FROM THE NEW BUILDING AND DOWNSTREAM PROPERTIES. REAR YARD STORM WATER SHALL BE DIVERTED TO THE COMMON DOWNSTREAM SWALE.
7. ALL DRAINAGE SWALES SHALL BE CONTAIN SOD OR SUPPLEMENTED WITH MATTING, (MB).

Lot 4 LEGAL DESCRIPTION:

685 Coley Oaks Ct Sandy Springs GA 30350

All that tract or parcel of land lying and being in Land Lot 337 of the 6th District, Fulton County, Georgia, being Lot 4, Spalding Stables Estates Subdivision, Phase II, Plat Book 315 Page 122-127 and being more particular described as follows:

Commencing at a land lot corner common to four Land Lots 337, 338, 342, 343 thence run northeasterly along northern line of Land Lot 337 a distance of 696.60 feet to a 0.5"rbf and the True Point of Beginning for Lot 4,

From the True Point of Beginning being established thence continue northeasterly along northern line of Land Lot 337 run North 58 degrees 27 minutes 50 Seconds East a distance of 59.62 feet to a 0.5"rbf,

Thence run South 30 degrees 29 minutes 11 seconds East a distance of 81.25 feet to a point,

Thence run South 70 degrees 27 minutes 06 seconds East a distance of 45.05 feet to a point,

Thence run South 39 degrees 14 minutes 20 seconds East a distance of 52.71 feet to a 0.5"rbs located on the western right of way (cul-de-sac) of Coley Oaks Ct,

Thence run southeasterly along said right of way of Coley Oaks Ct along an arc of a curve to the left 92.64 feet, said curve having a radius of 40.00 feet and being subtended by a chord bearing and distance South 47 degrees 29 minutes 36 seconds East a distance of 73.28 feet to a point,

Thence continue southeasterly along said right of way of Coley Oaks Ct along an arc of a curve to the right 26.34 feet, said curve having a radius of 28.30 feet and being subtended by a chord bearing and distance South 86 degrees 54 minutes 08 seconds East a distance of 25.40 feet to a 0.5"rbs,

Thence leaving said right of way of Coley Oaks Ct run South 39 degrees 03 minutes 51 seconds West a distance of 217.22 feet to a 0.5"rbf at the most southern corner of lot 4, also being the most eastern corner of lot 3,

Thence run North 42 degrees 33 minutes 26 seconds West a distance of 22.33 feet to a 1.0"ctp,

Thence run North 24 degrees 46 minutes 14 seconds West a distance of 68.26 feet to a 1.0"ctp,

Thence run North 05 degrees 56 minutes 36 seconds West a distance of 48.76 feet to a 0.5"rbf,

Thence run North 02 degrees 38 minutes 58 seconds East a distance of 50.45 feet to a 0.5"rbf,

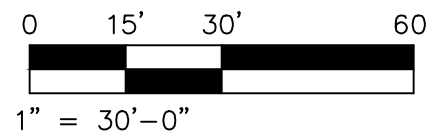
Thence run North 14 degrees 35 minutes 09 seconds West a distance of 51.50 feet to a 0.5"rbf,

Thence run North 30 degrees 42 minutes 51 seconds West a distance of 50.71 feet to a 0.5"rbs,

Thence run North 29 degrees 54 minutes 17 seconds West a distance of 50.22 feet to a 0.5"rbf and the True Point of Beginning.

Said Tract Contains 0.756 AC
Survey prepared by Survey Land Express, Inc dated July 10, 2018

The End.



REVISIONS	DATE
FOR REVIEW	05/20/2021
CITY COMMENTS	06/11/2021

SPALDING STABLES ESTATES
LOT 4
685 COLEY OAKS CT. ATLANTA, GA. 30350
LAND LOT 337, 6TH. DISTRICT, 2ND. SECTION
FULTON COUNTY, GEORGIA
ZONED RD-27

TITLE

SITE
PLAN

LDP Design Group
LAND DEVELOPMENT & PLANNING
ENGINEERS DESIGN GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS
1150 LEA DRIVE
ROSWELL, GEORGIA 30076
PHONE: (404) 993-2829
FAX: (770) 442-9876
EMAIL: lpd@lpgdgroup.com

OWNER/DEVELOPER

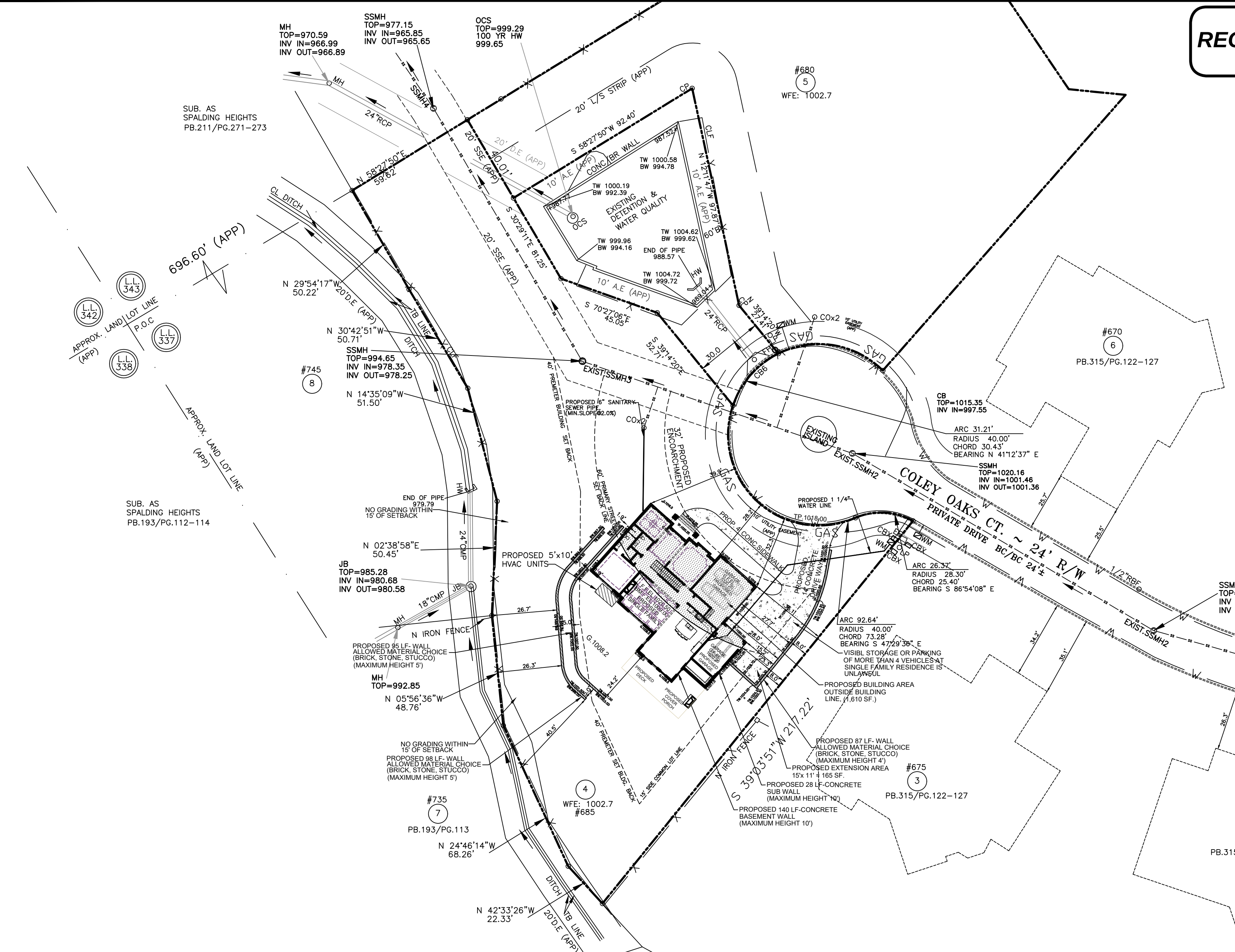
MUSTAFA SAEED
CONTACT:
MUSTAFA SAEED

PH. 30328

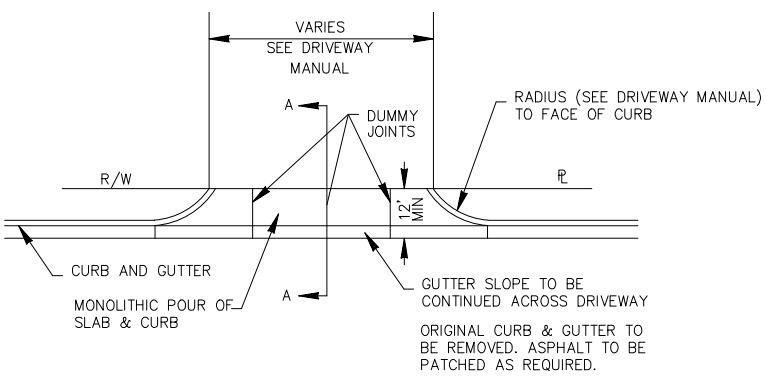


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CHECKED
H.G.
DATE
05/20/2021
SCALE
AS SHOWN
JOB NO.
21-158
FILENAME

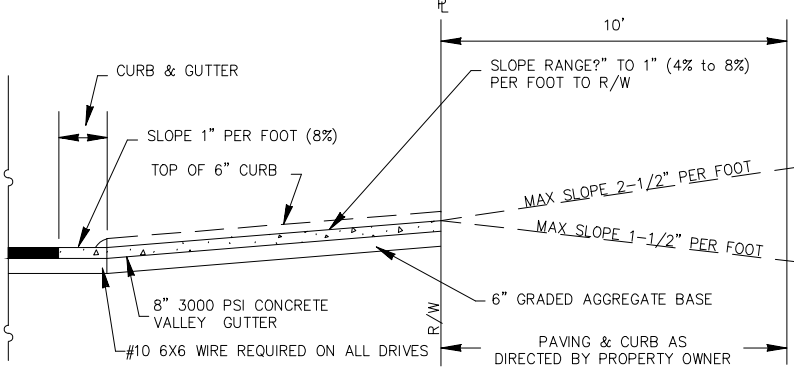
SHEET
C-0.1
OF SHEETS



DRIVEWAY/INTERSECTION USE	WIDTH IN FEET		MIN. RADIUS IN FEET
	MIN.	MAX.	
RESIDENTIAL DRIVEWAY (1-3 UNITS)	14	18	5' (RADIUS OR FLARE)
RESIDENTIAL STREET (TWO LANES)	20	25	30'
COMMERCIAL DRIVEWAY	24	30	30'
WHEN DESIGNED FOR TRUCKS	24	40	75'
TWO-LANE DIVIDED DRIVEWAY	SEE DETAIL 305		30'
FOUR-LANE DIVIDED DRIVE	SEE DETAIL 305		30'



COMMERCIAL DRIVEWAY PLAN VIEW
N.T.S.

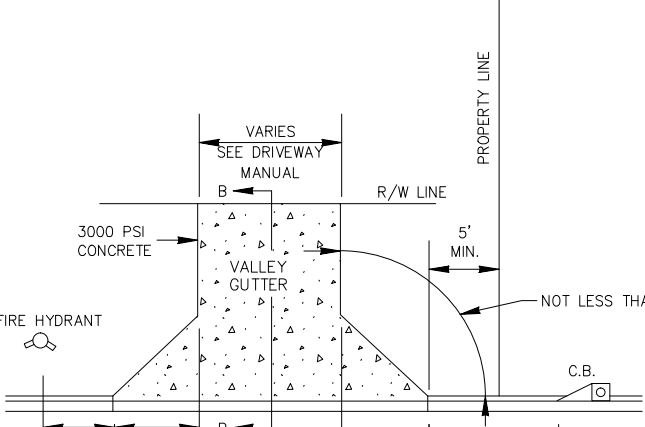


SECTION A-A
N.T.S.

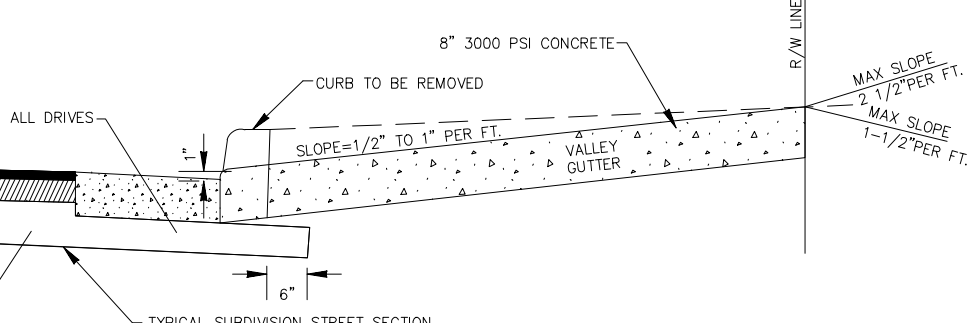
CONCRETE DRIVES:

RESIDENTIAL	COMMERCIAL
6\"	8\"
4\"	8\"

NOTE: PUBLIC STREET INTERSECTIONS SHALL BE ASPHALT



RESIDENTIAL DRIVEWAY (1-3 UNITS)
N.T.S.



SECTION B-B
N.T.S.

*NOTE: MAXIMUM DRIVEWAY GRADES SHOWN ABOVE ARE INTENDED FOR RESIDENTIAL DRIVEWAYS WHERE FLATTER GRADES ARE NOT FEASIBLE. GRADES FOR COMMERCIAL DRIVEWAYS OR FOR TRUCKS SHALL NOT BE GREATER THAN 11% UNLESS SPECIFIED OTHERWISE.

FULTON COUNTY STANDARD DETAIL 304
DRIVEWAY DETAILS

DATE	REVISIONS	DATE	REVISIONS
8/08	NRR		

DGS/DRN/CHKD: REB
APPROVED: REW
DATE: 12-2-05



FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-612-7400 FAX: 404-224-0498

DRAWING NO.
MAIN
304

100 YEAR FLOOD NOTE:

THIS SITE IS NOT LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X), AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0160G, DATED 09/18/2013, FOR INCORPORATED FULTON COUNTY, GEORGIA.

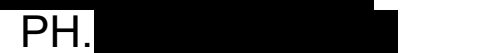


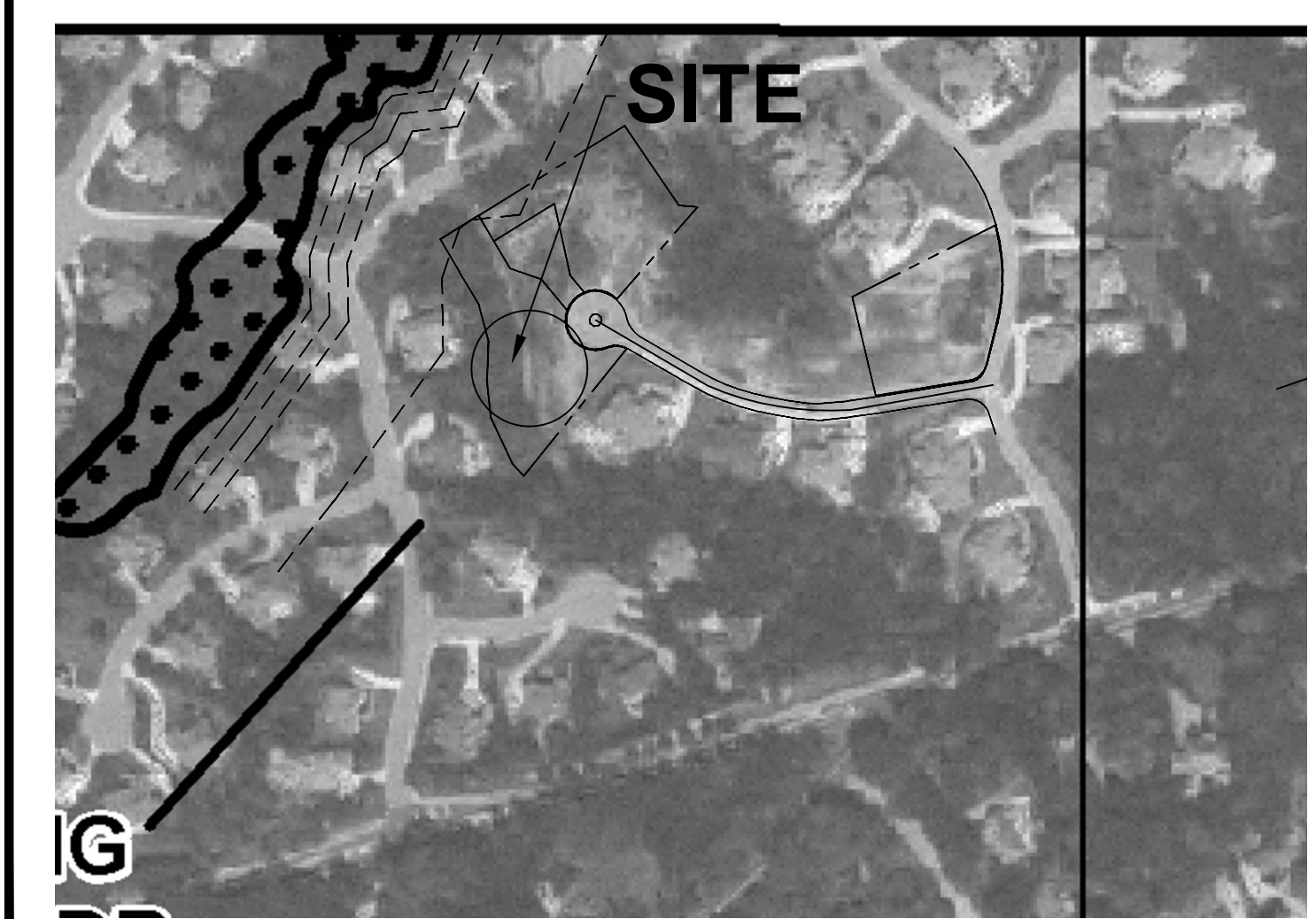
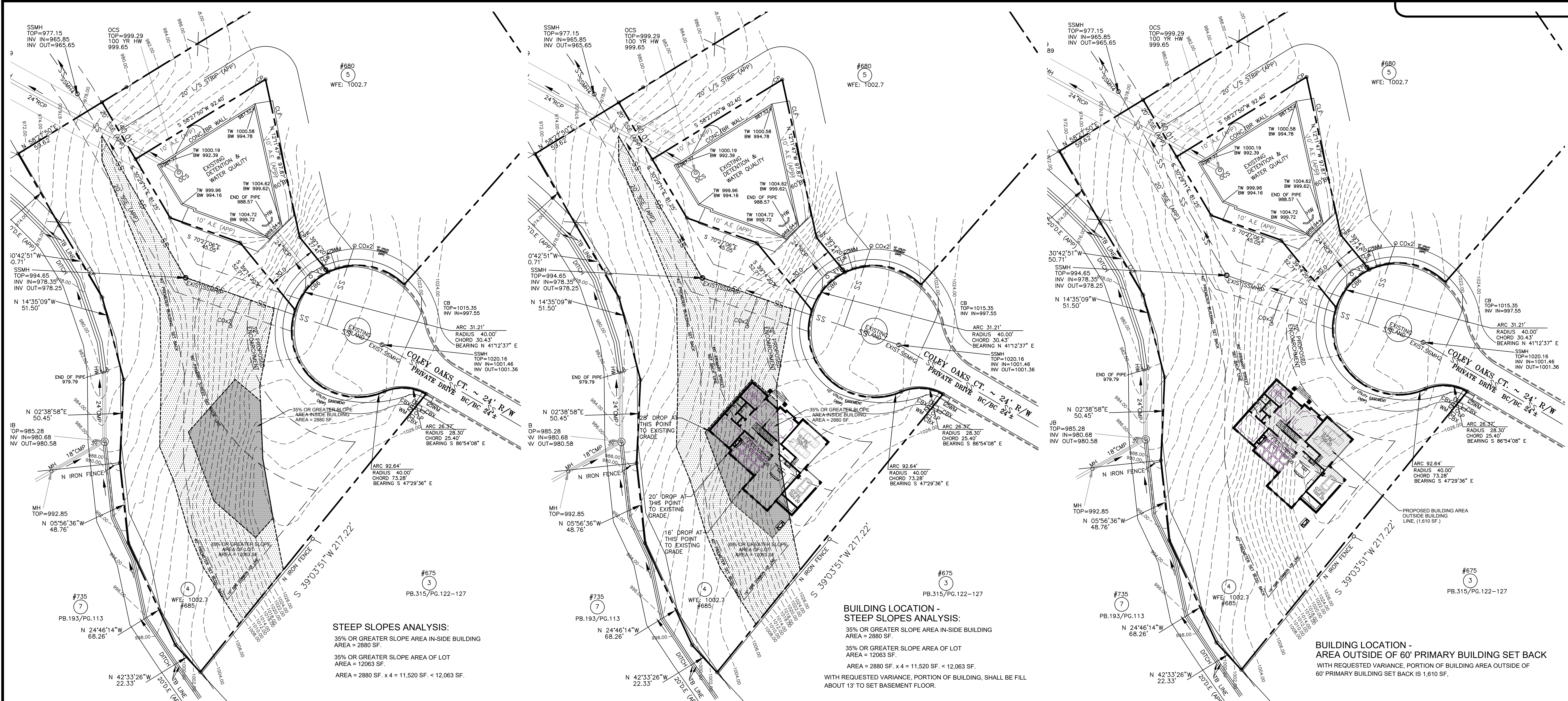
LOCATION MAP
N.T.S.

SITE

GSWCC
24-HOUR CONTACT
MUSTAFA SAEED

PH. 30328





GIS MONUMENT:

THE SUBDIVISION TIED TO FULTON COUNTY GIS MON. F-450.

ELEVATION CERTIFICATE BASEMENT FLOOR ELEVATION:

TOP OF EXISTING DETENTION POND WALL IS 1004.72
BASEMENT FLOOR ELEVATION IS 1009.00.
4.28 FEET ABOVE THE EXISTING POND.
CERTIFICATE OF ELEVATION WILL BE REQUIRED FOR THIS LOT.

100 YEAR FLOOD NOTE:

THIS SITE IS NOT LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X), AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0160G, DATED 09/18/2013, FOR INCORPORATED FULTON COUNTY, GEORGIA.

F.I.R.M. FLOOD MAP 13121C0160G

PARCEL ID: 06 033700010398

GSWCC
24-HOUR CONTACT
MUSTAFA SAEED
PH. [REDACTED] 30328

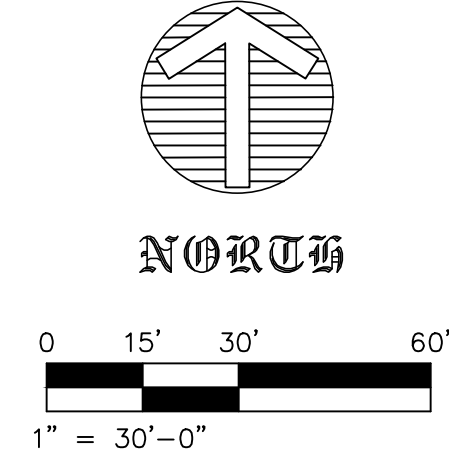
LOT 4 ALTERNATE "A" DEVELOPMENT DATA:

GENERAL:	
DEVELOPMENT TYPE:	SINGLE FAMILY RESIDENTIAL
ZONING:	RESIDENTIAL, RD-27
REFERENCE USE:	SPALDING STABLES ESTATES
PROJECT DATA:	
TOTAL AREA: (LOT 4)	32,957 SF. = 0.756 ACRES
TOTAL DISTURBED AREA: (LOT 4)	12,602 SF. = 0.29 ACRES
SANITARY SERVICE: FULTON COUNTY PUBLIC SEWER SYSTEM	
WATER SERVICE: FULTON COUNTY PUBLIC WATER.	
BUILDING SETBACKS:	
PRIMARY STREET BUILDING SETBACK, (RD-27):	60 FT.
PREMIER BUILDING SETBACK LINE, (20052-0052):	40 FT.
COMMON LOT LINE SIDE BUILDING SETBACK, (RD-27):	15 FT.
PROPOSED PRIMARY STREET BUILDING SETBACK:	35 FT.
LOT ADDRESS:	
LOT 4: 685 COLEY OAKS CT. ATLANTA, GA. 30350	

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

Hamid D Golpayegani
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000019335
ISSUED: 10/13/2018 EXPIRES: 10/13/2021



REVISIONS	DATE
FOR REVIEW	05/20/2021
CITY COMMENTS	06/11/2021

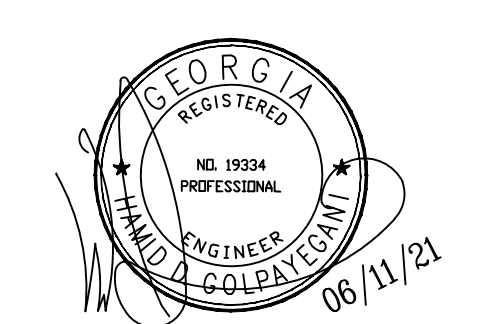
SPALDING STABLES ESTATES
LOT 4
685 COLEY OAKS CT. ATLANTA, GA. 30350
LAND LOT 337, 6TH DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA
ZONED RD-27

STEEP SLOPES ANALYSIS PLAN

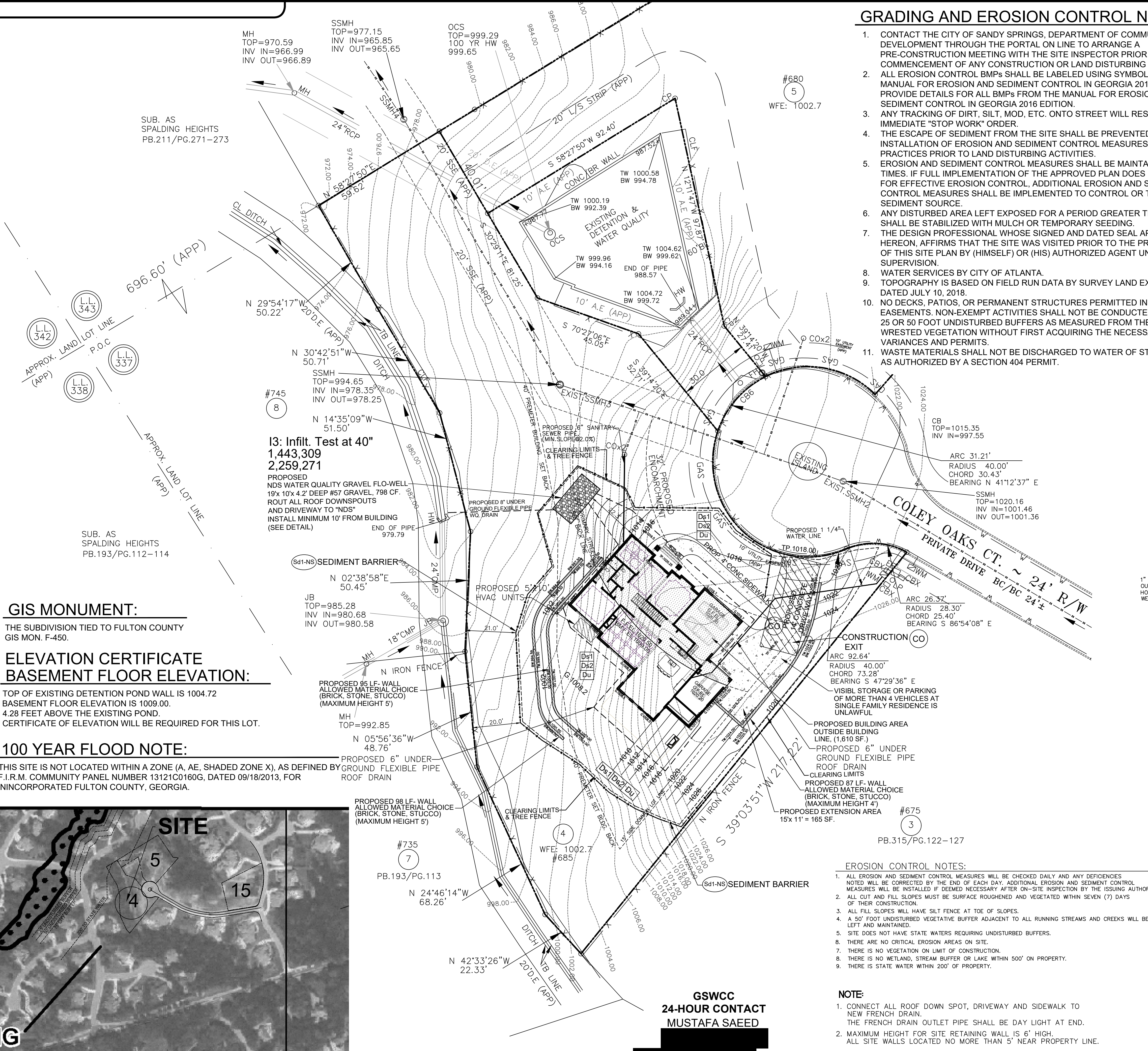
LDP Design Group
LAND DEVELOPMENT & PLANNING
ENGINEERS DESIGN GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS
1150 LEA DRIVE
ROSOWELL, GEORGIA 30076
PHONE: (404) 993-2829
FAX: (770) 442-9876
EMAIL: ldpdesign2000@gmail.com

OWNER/DEVELOPER
MUSTAFA SAEED
CONTACT:
MUSTAFA SAEED

PH. [REDACTED] 30328



DRAWN	K.M.
CHECKED	H.G.
DATE	05/20/2021
SCALE	AS-SHOWN
JOB NO.	18-158
FILENAME	
SHEET	C-1.2B
OF SHEETS	

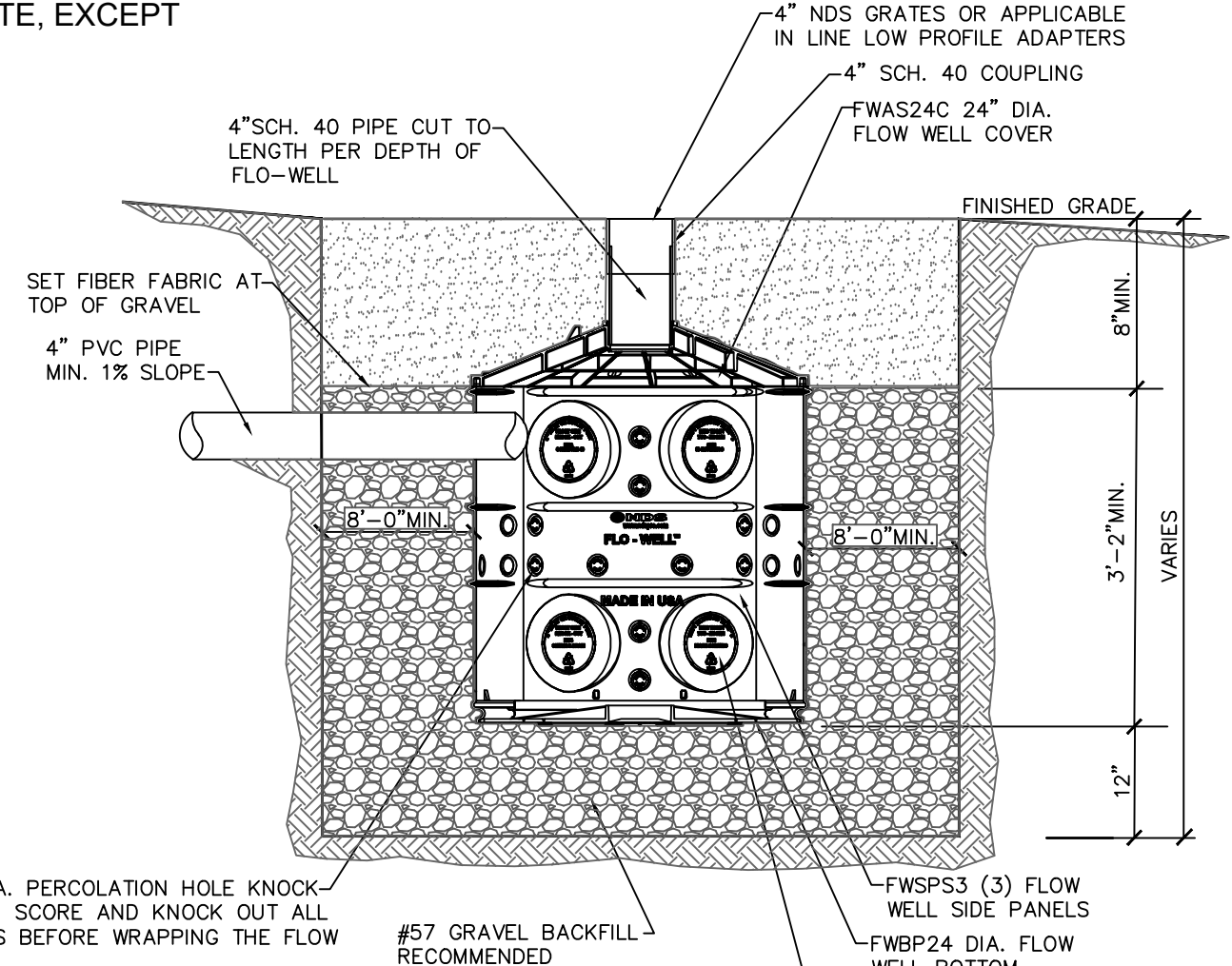


GRADING AND EROSION CONTROL NOTES:

- CONTACT THE CITY OF SANDY SPRINGS, DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL ON LINE TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR LAND DISTURBING ACTIVITY.
- ALL EROSION CONTROL BMPs SHALL BE LABELED USING SYMBOLS FROM THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA 2016 EDITION. PROVIDE DETAILS FOR ALL BMPs FROM THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA 2016 EDITION.
- ANY TRACKING OF DIRT, SILT, MOD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY (HIMSELF) OR (HIS) AUTHORIZED AGENT UNDER (HIS) SUPERVISION.
- WATER SERVICES BY CITY OF ATLANTA.
- TOPOGRAPHY IS BASED ON FIELD RUN DATA BY SURVEY LAND EXPRESS, INC. DATED JULY 10, 2018.
- NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
- WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATER OF STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

LOT 4 ALTERNATE "A" DEVELOPMENT DATA:

GENERAL:	
DEVELOPMENT TYPE:	SINGLE FAMILY RESIDENTIAL
ZONING:	RESIDENTIAL RD-27
REFERENCE USE:	SPALDING STABLES ESTATES
PROJECT DATA:	
TOTAL AREA: (LOT 4)	32,957 SF. = 0.756 ACRES
TOTAL DISTURBED AREA: (LOT 4)	12,602 SF. = 0.29 ACRES
BUILDING DATA:	
NEW TWO STORY SINGLE FAMILY RESIDENTIAL	
LOT 4: FIRST FLOOR AREA = 2,162 SF.	
SECOND FLOOR AREA = 2,418 SF.	
TOTAL BUILT FLOOR AREA = 4,577 SF.	
ATTACHED 3 DOOR GARAGE AREA = 786 SF.	
BUILDING FOOT PRINT AREA = 2,848 SF.	
REAR COVER PORCH & DECK AREA = 439 SF.	
FRONT COVER PORCH AREA = 176 SF.	
TOTAL AFFECTED BUILDING FOOT PRINT AREA = 3,560 SF.	
SANITARY SERVICE:	FULTON COUNTY PUBLIC SEWER SYSTEM
WATER SERVICE:	FULTON COUNTY PUBLIC WATER.
BUILDING SETBACKS:	
PRIMARY STREET BUILDING SETBACK, (RD-27):	60 FT.
FRONTIER BUILDING SETBACK LINE, (20052-0052):	40 FT.
COMMON LOT LINE SIDE BUILDING SETBACK, (RD-27):	15 FT.
PROPOSED PRIMARY STREET BUILDING SETBACK:	35 FT.
LOT COVERAGE CALCULATIONS, (PER SEC. 6.1.1.H):	
BUILDING FIRST FLOOR AREA =	2,162 SF.
GARAGE AREA =	786 SF.
REAR COVER PORCH AND DECK AREA =	439 SF.
FRONT COVER PORCH AREA =	176 SF.
1" x 10" S.I.A.C. UTILITY AREA =	50 SF.
1" x 28" RETAINING WALL AREA =	287 SF.
AFFECTED IMPERVIOUS AREA =	3,560 SF.
TOTAL IMPERVIOUS, STEPS & SIDEWALKS AREA =	1,445 SF.
TOTAL IMPERVIOUS AREA =	5,005 SF.
TOTAL LOT AREA =	32,957 SF.
5,005 SF / 32,957 SF =	0.152
MAXIMUM LOT COVERAGE IN RD-27	= 90%
MAXIMUM HEIGHT LIMIT, (PER SEC. 6.1.3 DEV. CODE):	
30'-0" + 30'-0" + 20'-0" + 20'-0" = 100'-0" = 30'-0" + 30'-0" + 30'-0" + 30'-0" = 120'-0" (SEE ARCHITECTURAL VIEWS FOR CALCULATIONS)	
LOT ADDRESS:	
LOT 4: 685 COLEY OAKS CT. ATLANTA, GA. 30350	



BUILDING AREA = 3,499 SF.
DRIVE WAY + SIDEWALK AREA = 1,945 SF.
IMPERVIOUS AREA, INCLUDING ROOF, DRIVEWAY AND SIDEWALK = 5,404 SF.
TOTAL IMPERVIOUS AREA = 5,404 SF.
5404 SF x 12.12% = 654.6 CF x 54 CF = 353,424 CF.
FLO-WELL VOLUME WITH 2' DIA. 12"x14" X2 = 628 CF PER FLO-WELL.
VOLUME WITH 0.4' DIA. = 54 CF x 1.04 = 56 CF.
REQUIRED TRENCH VOLUME: 54 CF + 628 CF + 28 CF = 710 CF.
PROVIDE TRENCH: 10' x 10' x 42" = 243,600 CF = 708 CF.
USE 1" - 24" DIA. NDS FLO-WELL OF 628 CF.
USE 10' x 10' x 42" H = 708 CF. OF 107 GRAVEL.

NOTE:
• MUST BE INSTALLED 10' AWAY FROM STRUCTURE OR FOUNDATION.
• FWAS24 KIT "DOES NOT" COME WITH PNP24 BTM.
• REFERENCE FLO-WELL CALCULATOR ON NDSPRO.COM.

NDS FLO-WELL GRAVEL INSTALLATION

SITE DEVELOPMENT NOTES:

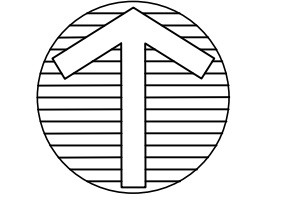
- THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL TAKE PLACE PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
- CONSTRUCTION WASTE AND/OR VEGETATIVE MATERIAL MAY NOT BE BURNED OR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.
- OUTSIDE CONSTRUCTION SHALL BE LIMITED TO THE HOURS OF 7:00 AM. TO 7:00 PM. MONDAY TO FRIDAY; 8:00 AM. TO 6:00 PM. ON SATURDAY; AND THERE WILL BE NO OUTSIDE CONSTRUCTION ON SUNDAY.
- ALL UTILITY LINES SHALL BE INSTALLED UNDERGROUND.
- ALL SIDEWALK (AS APPLICABLE) FOR AND SUB-GRADE SHALL BE INSPECTED PRIOR TO POURING.
- ALL STORM WATER SHALL REDIRECTED AWAY FROM THE NEW BUILDING AND DOWNSTREAM PROPERTIES. REAR YARD STORM WATER SHALL BE DIVERTED TO THE COMMON DOWNSTREAM SWALE.
- ALL DRAINAGE SWALES SHALL BE CONTAIN SOD OR SUPPLEMENTED WITH MATTING, (MB).



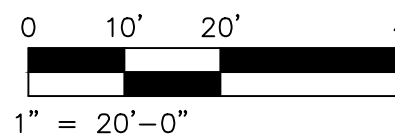
Georgia Soil and Water Conservation Commission

Hamid D Golpayegani
Level II Certified Design Professional

Certification Number: 0000019335
Issued: 10/13/2018 Expires: 10/13/2021



NORTH



0 10' 20' 40'
1" = 20'-0"

REVISIONS	DATE
FOR REVIEW	05/20/2021
CITY COMMENTS	06/11/2021

SPALDING STABLES ESTATES
LOT 4
685 COLEY OAKS CT. ATLANTA, GA. 30350
LAND LOT 337, 6TH DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA
ZONED RD-27

GRADING & EROSION CONTROL PLAN

LDP Design Group
LAND DEVELOPMENT & PLANNING
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1150 LEA DRIVE
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MUSTAFA SAEED
30328
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DRAWN	K.M.
CHECKED	H.G.
DATE	05/20/2021
SCALE	AS-SHOWN
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FILENAME	
SHEET	C-1.3
OF	18

GEORGIA UNIFORM CODING SYSTEM

FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ca	CHECKDAM			A small temporary barrier or dam constructed across a wide, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION			A travelway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site vehicle transportation routes.
Dc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	DIVERSION			An earth channel or dike located above, below or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWNDRAIN STRUCTURE			A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary, and inexpensive.
Dn2	PERMANENT DOWNDRAIN STRUCTURE			A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.
Fr	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Ga	GABION			Rock filter baskets which are hand-placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE			Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils.
Rd	ROCK FILTER DAM			A permanent or temporary stone filter dam installed across small streams or drainageways.
Re	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETRO FITTING			A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SURFACE SKIMMER			A buoyant device that releases/draws water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
Spb	SEEP BERM			Linear control device constructed as a diversion perpendicular to the direction of runoff to enhance dissipation and infiltration, while creating multiple sedimentation chambers with the employment of intermediate dikes.

STRUCTURAL PRACTICES

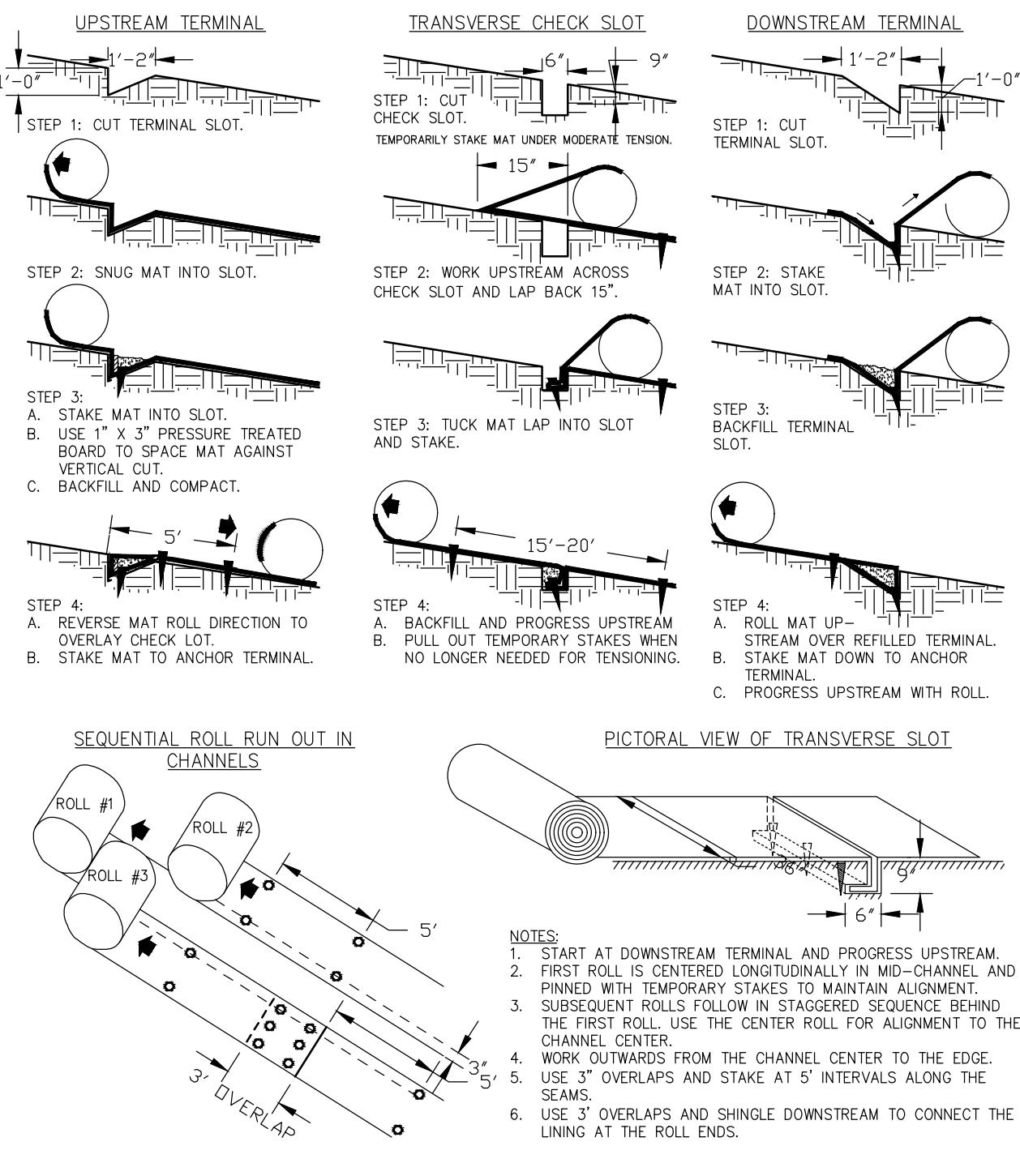
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sr	TEMPORARY STREAM CROSSING			A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMDRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING			A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Tc	TURBIDITY CURTAIN			A floating or staked barrier installed within the water (it may also be referred to as a floating boom, silt barrier, or silt curtain).
Tp	TOPSOILING			The practice of stripping off the more fertile soil, storing it, then spreading it over the disturbed area after completion of construction activities.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.
Wt	VEGETATED WATERWAY OR STORMDRAIN CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

VEGETATIVE PRACTICES

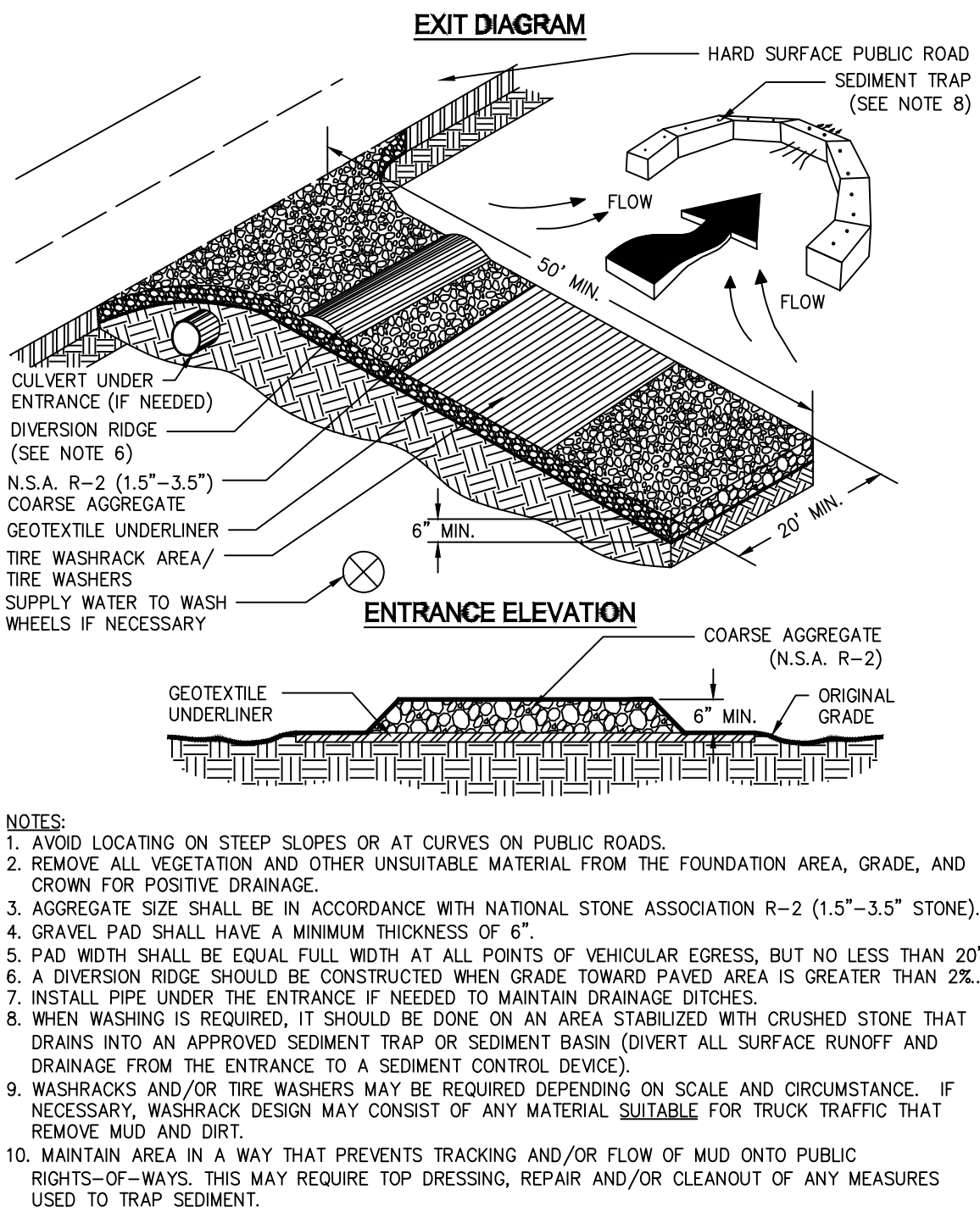
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)			Planting vegetation on dunes that are denuded artificially constructed, or re-nourished.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM. SEEDING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (WOODING)			A permanent vegetative cover using sods on highly erodible or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction site, roadways and similar sites.
Fl-Co	FLOCCULANTS AND COAGULANTS			Substance formulated to assist in the solids/liquid separation of suspended particles in solution.
Sb	STREAMBANK STABILIZATION (WITH PERM. VEGETATION)			The use of readily available native plant materials to maintain and enhance streambanks, or to prevent, or restore and repair small streambank erosion problems.
Ss	SLOPE STABILIZATION			A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.
Tac	TACKIFIERS AND BINDERS			Substance used to anchor straw or hay mulch by causing the organic material to bind together.

TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)

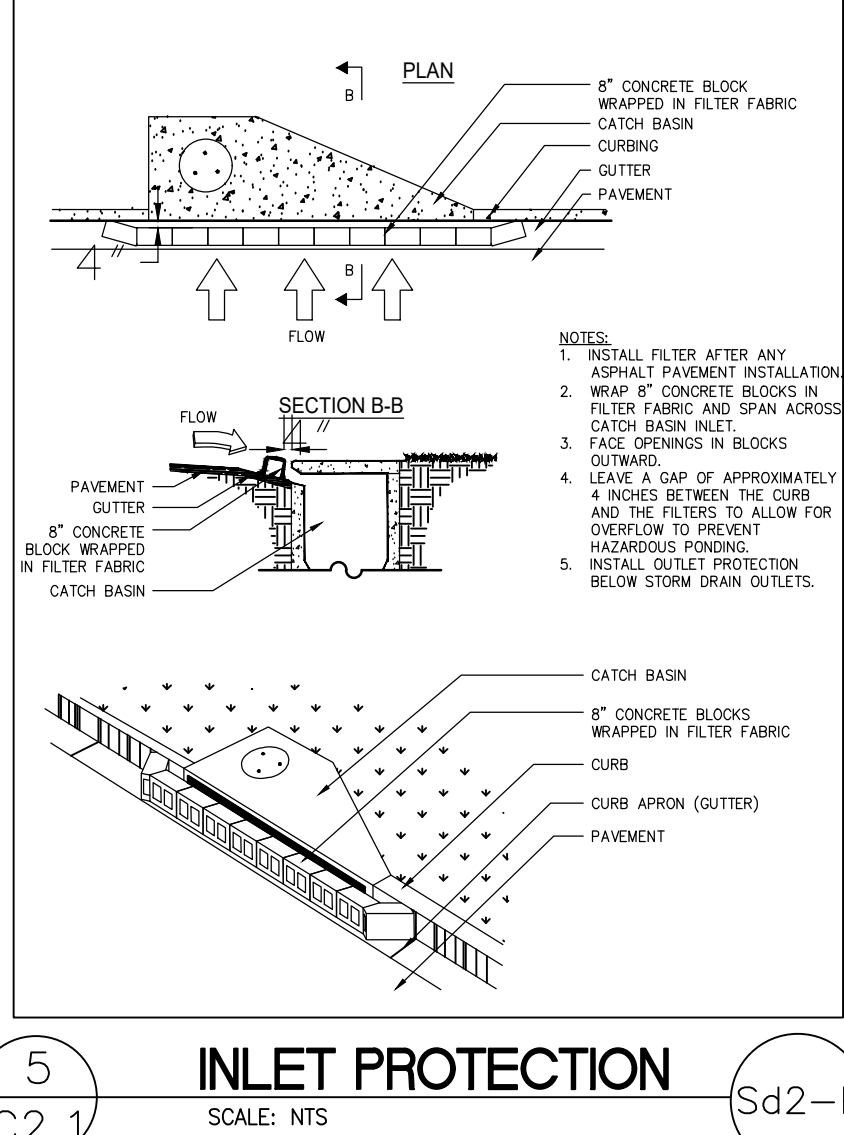
BLANKET AND MATTING CROSS-SECTIONS



CRUSHED STONE CONSTRUCTION EXIT



CURB INLET FILTER "PIGS IN BLANKET"



INLET PROTECTION

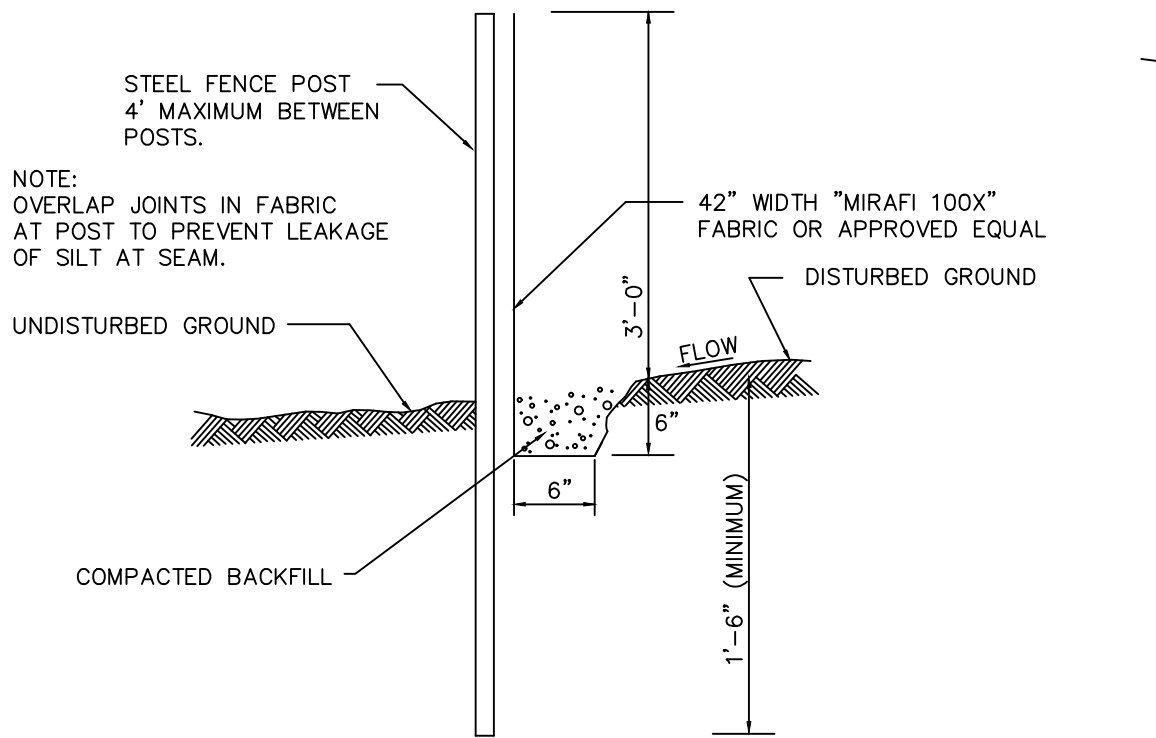
SCALE: NTS

CONSTRUCTION EXIT

SCALE: NTS

SLOPE STABILIZATION MATTING/BANKET INSTALLATION

SCALE: NTS



SEDIMENT BARRIER (TYPE "NS")

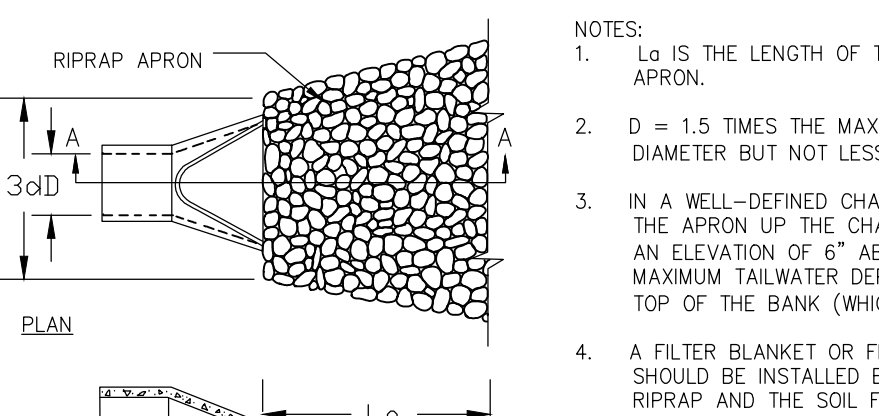
SCALE: NTS

CONCRETE WASH-OUT

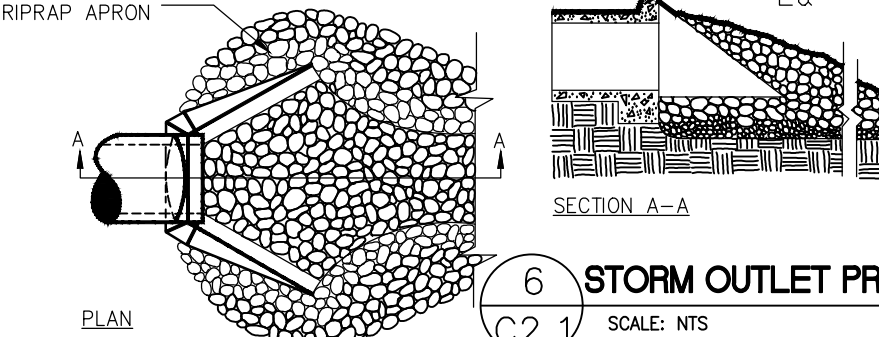
SCALE: NTS

RIPRAP OUTLET PROTECTION

PIPE OUTLET TO FLAT AREA - NO WELL DEFINED CHANNEL



PIPE OUTLET TO WELL DEFINED CHANNEL



STORM OUTLET PROTECTION

SCALE: NTS

PERMANENT GRASSING SPECIFICATIONS - LBS/ACRE

FEB. 1 TO AUG. 31	
COMMON BERMUDA GRASS (HULLED)	4 LBS/ACRE
COMMON BERMUDA GRASS (UNHULLED)	4 LBS/ACRE
SEPT. 1 TO NOV. 15	
ANNUAL RYEGRASS	15 LBS/ACRE
COMMON BERMUDA GRASS (HULLED)	8 LBS/ACRE
WEEDING LOVEGRASS	20 LBS/ACRE

PERMANENT GRASSING SPECIFICATIONS - LBS/ACRE

MAR. 15 TO AUG. 15	
COMMON BERMUDA GRASS (HULLED)	8 LBS/ACRE
CENTIPED	15 LBS/ACRE
FERTILIZER RATE-(PERM.)	
N-P-K	6-12-12
N TOP DRESS	50 - 100 LBS/ACRE
LIME	1 TO 2 TONS/ACRE

FERTILIZER RATE-(TEMP.)

N-P-K	10-10-10 (IF NEEDED UPON TESTING)	500-700 LBS/AC.
LIME		1 TON/ACRE
NOTE:		
ALL SEEDING RATES FOR SINGLE SPECIES, MIXTURES CAN		
RESULT IN LOWER RATES, CONSULT MANUAL FOR EROSION		
AND SEDIMENT CONTROL IN GEORGIA FOR MIXING RATES.		

MULCH STABILIZATION

- USE AS AN OPTION IN LIEU OF TEMPORARY SEEDING.
- APPLY STRAW OR HAY 2 TO 4" DEEP OVER THE AREA (2 TO 3" IF WOOD CHIPS ARE USED).
- SPRAY SLOW CURING CUTBACK INTO THE STRAW/CHIPS TO HELP STABILIZE THEM WHEN WIND OR RAIN OCCUR.

DUST CONTROL

- USE WATER DURING DRY & DUSTY PERIODS TO MINIMIZE DUST IN THE TRAVELED AREAS NOT COVERED WITH MULCH.
- USE CALCIUM CHLORIDE AS REQUIRED AS AN ALTERNATE TO WATER TRUCKS, SUPPLEMENTING AS NEEDED.
- USE CURASOL OR TERRATAK RESINS IF 1&2 INEFFECTIVE

RETROFIT (STONE FILTER)

- REFER TO POND CALCULATIONS ON SHEET C4.0 FOR Ø, ELEVATIONS, ETC.
- USE 16 GAGE GALVANIZED CSP W/ 3"x1" CORRUGATIONS.
- REFER TO DETAIL 5, SHEET C-6.3 FOR RETROFITTING INFO.

ANTICIPATED ACTIVITY SCHEDULE

ACTIVITY	JUNE 2021	JULY 2021	AUG. 2021	SEPT&OCT 2021	NOV & DEC& JAN. 2022	FEB. 2022	MARCH 2022	APRIL 2022	MAY 2022	JUNE 2022	JULY 2022
1. INSTALL SEDIMENT CONTROLS											
2. CLEARING AND GRADING											
3. TEMPORARY GRASSING											
5. SITE IMPROVEMENTS											
6. GRASS PERMANENT											
7. UTILITY INSTALLATION											
8. MAINTAIN EROSION CONTROL											
9. BLDG. CONSTR. AND PAVING											

2021 - 2022

ENGINEER
CONTACT PERSON
HAMID GOLPAYEGANI
PHONE: (404) 983-2829

GSWCC
24-HOUR CONTACT
MUSTAFA SAEED

PH. 30328

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

Hamid D Golpayegani
Level II Certified Design Professional

CERTIFICATION NUMBER 0000019335
ISSUED: 10/13/2018 EXPIRES: 10/13/2021

REVISIONS	DATE
FOR REVIEW	05/20/2021
CITY COMMENTS	06/11/2021

SPALDING STABLES ESTATES
LOT 4
685 COLEY OAKS CT. ATLANTA, GA. 30350
LAND LOT 337, 6TH DISTRICT, 2ND. SECTION
FULTON COUNTY, GEORGIA
ZONED RD-27

TITLE

SITE EROSION CONTROL DETAILS & NOTES

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ARCHITECTS, PLANNERS, ENGINEERS
1150 LEA DRIVE
ROSWELL, GEORGIA 30076
PHONE: (404) 993-2829
EMAIL: ldpdesign2000@gmail.com

OWNER/DEVELOPER

MUSTAFA SAEED
CONTACT:
MUSTAFA SAEED
PH. 30328

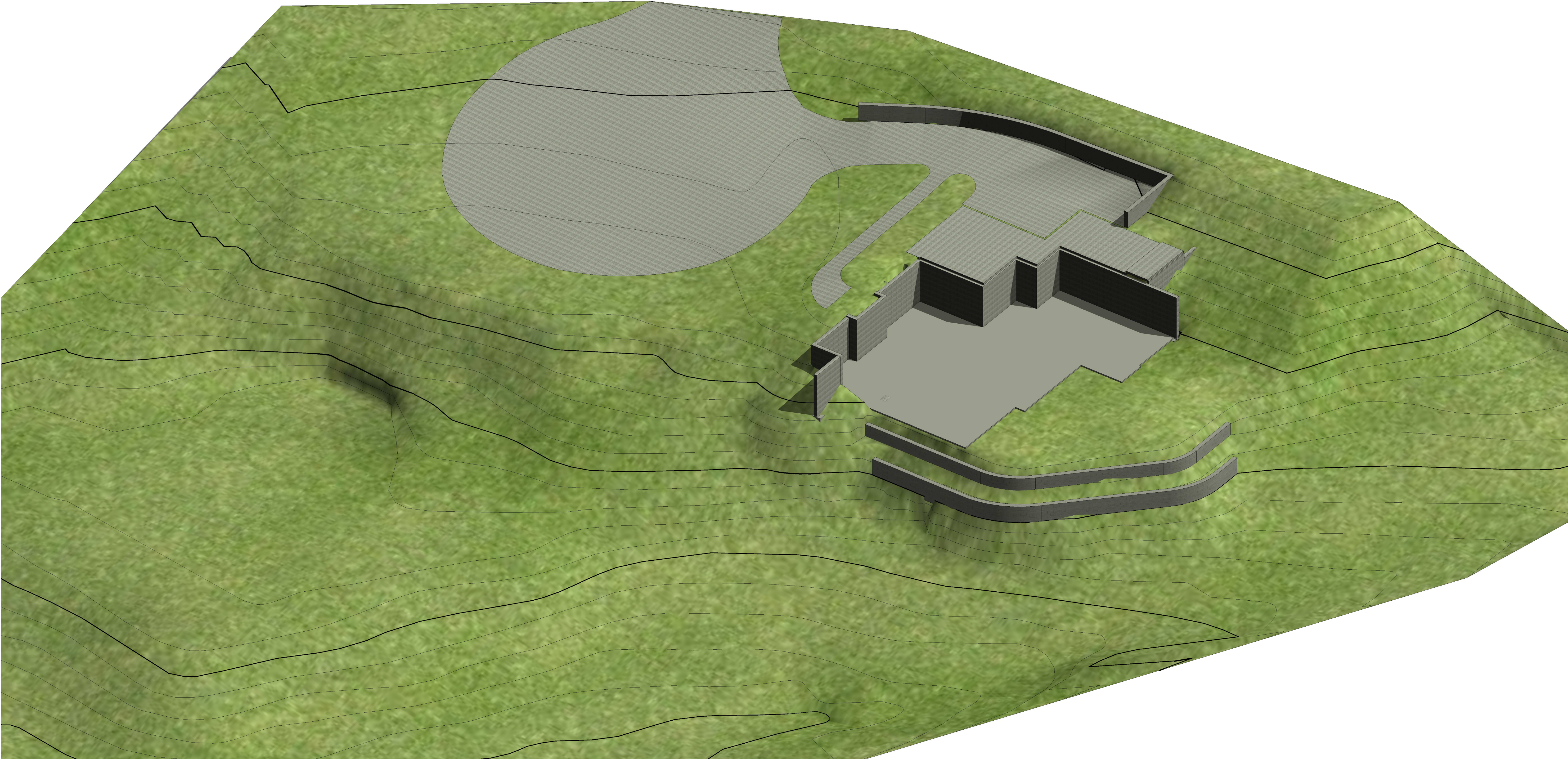
REGISTERED PROFESSIONAL ENGINEER
HAMID GOLPAYEGANI
06/11/21

DRAWN	K.M.
CHECKED	H.G.
DATE	05/20/2021
SCALE	AS-SHOWN
JOB NO.	21-158
FILENAME	
SHEET	

C-2.1

OF SHEETS

RECEIVED 6/14/2021 PLANNING & ZONING



1 GRADED SITE PLAN

6/14/2021 7:05:05 AM

DRAWING ISSUE RECORD	
DATE	DESCRIPTION
PROJECT NAME: SPALDING STABLES ESTATES LOT 4	
Enter address here	
SHEET TITLE: GRADED SITE PLAN	
LDP Design Group	
LAND DEVELOPMENT & PLANNING ENGINEERS DESIGN GROUP INC. ARCHITECTS, PLANNERS, ENGINEERS	
1150 LEA DRIVE ROSWELL, GEORGIA 30076	
PHONE: (404) 993-2829 EMAIL: ldpdesign2000@gmail.com	
SEAL	
Architect of record:	
Date:	Issue Date
PROJECT LOCATION:	
PROJECT NUMBER:	Scale:
Project Number	
DRAWN ::	Author
CHECKED	Checker
ISSUED:	
SHEET NUMBER: ORIGINAL DRAWINGS SIZES 24"x36"	
CA-01	

Legal Description

685 Coley oaks ct

Sandy springs GA 30328

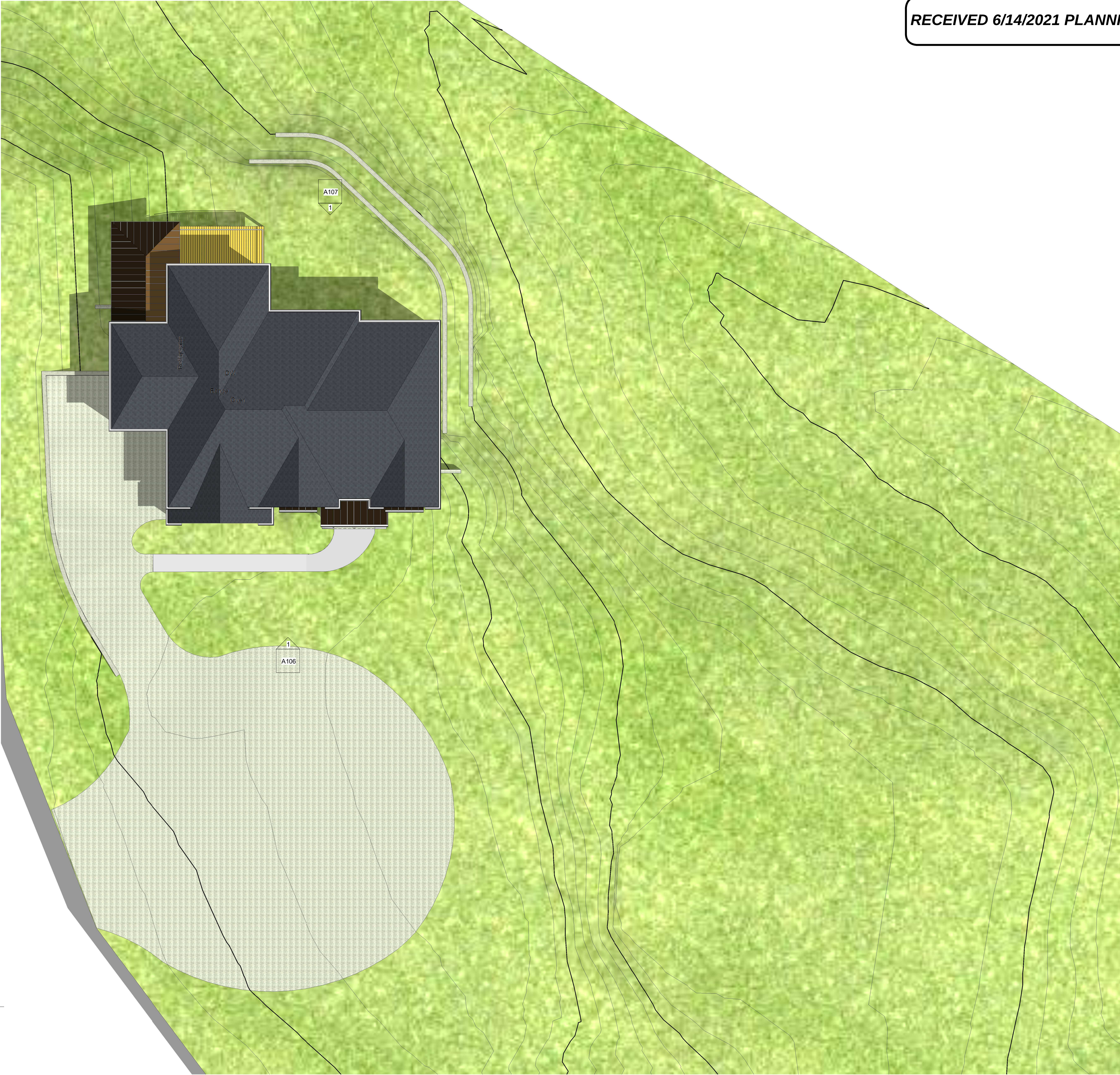
All that tract or parcel of land lying and being in land lot 337 of the 6th district Fulton County, Georgia, being lot 4 Spalding stables estates subdivision, Phase II, plat book 315 page 122-127 and being more particular described as follows.

Pin:06-0337-0001-039-8

6/14/2021 8:55:59 AM

1 ARCHITECTURAL SITE PLAN
3/32" = 1'-0"

A109 1



RECEIVED 6/14/2021 PLANNING & ZONING

DRAWING ISSUE RECORD	
DATE	DESCRIPTION

PROJECT NAME:
**SPALDING STABLES ESTATES
LOT 4**
Enter address here

SHEET TITLE:
**ARCH. SITE
PLAN**

LDP Design Group
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ENGINEERS
1150 LEA DRIVE
ROSWELL, GEORGIA 30076
PHONE: (404) 993-2829
EMAIL: lpd@lpgdesign2000@gmail.com

SEAL
Architect of record:

Date: Issue Date
PROJECT LOCATION:

PROJECT NUMBER: Scale:
Project Number 3/32" = 1'-0"

DRAWN :: Author

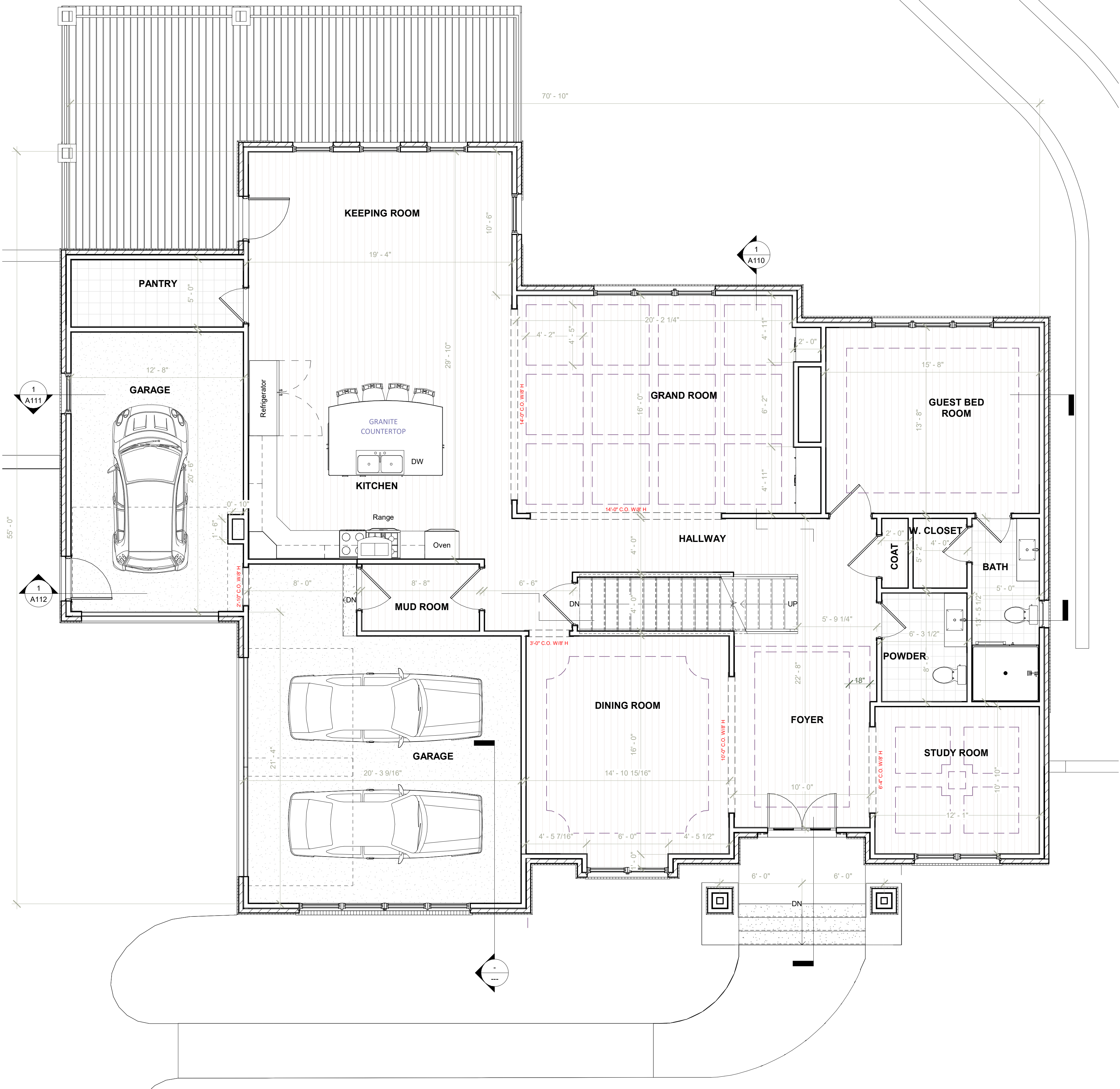
CHECKED Checker

ISSUED:

SHEET NUMBER:
ORIGINAL DRAWINGS SIZES 24"x36"

A101

RECEIVED 6/14/2021 PLANNING & ZONING



1 FIRST FLOOR PLAN
1/4" = 1'-0"

DRAWING ISSUE RECORD

DATE	DESCRIPTION

PROJECT NAME: **SPALDING STABLES ESTATES LOT 4**

Enter address here

SHEET TITLE: **FIRST FLOOR PLAN**

LDP Design Group

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PHONE: (404) 993-2829
EMAIL: ldpdesign2000@gmail.com

SEAL

Architect of record:

Date: **Issue Date**

PROJECT LOCATION:

PROJECT NUMBER: **Project Number** Scale: **1/4" = 1'-0"**

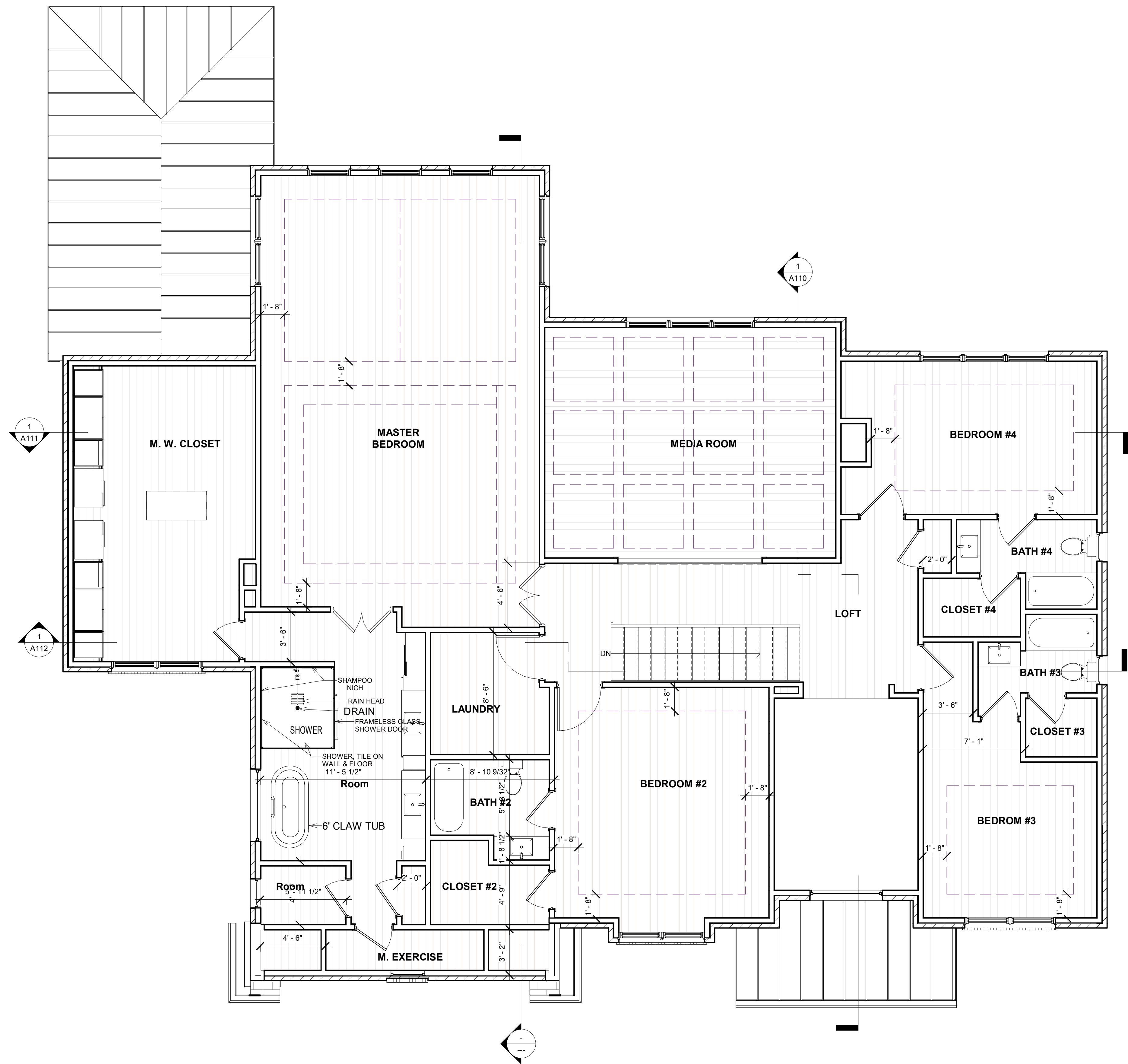
DRAWN :: **Author**

CHECKED **Checker**

ISSUED:

SHEET NUMBER:
ORIGINAL DRAWINGS SIZES 24"x36"

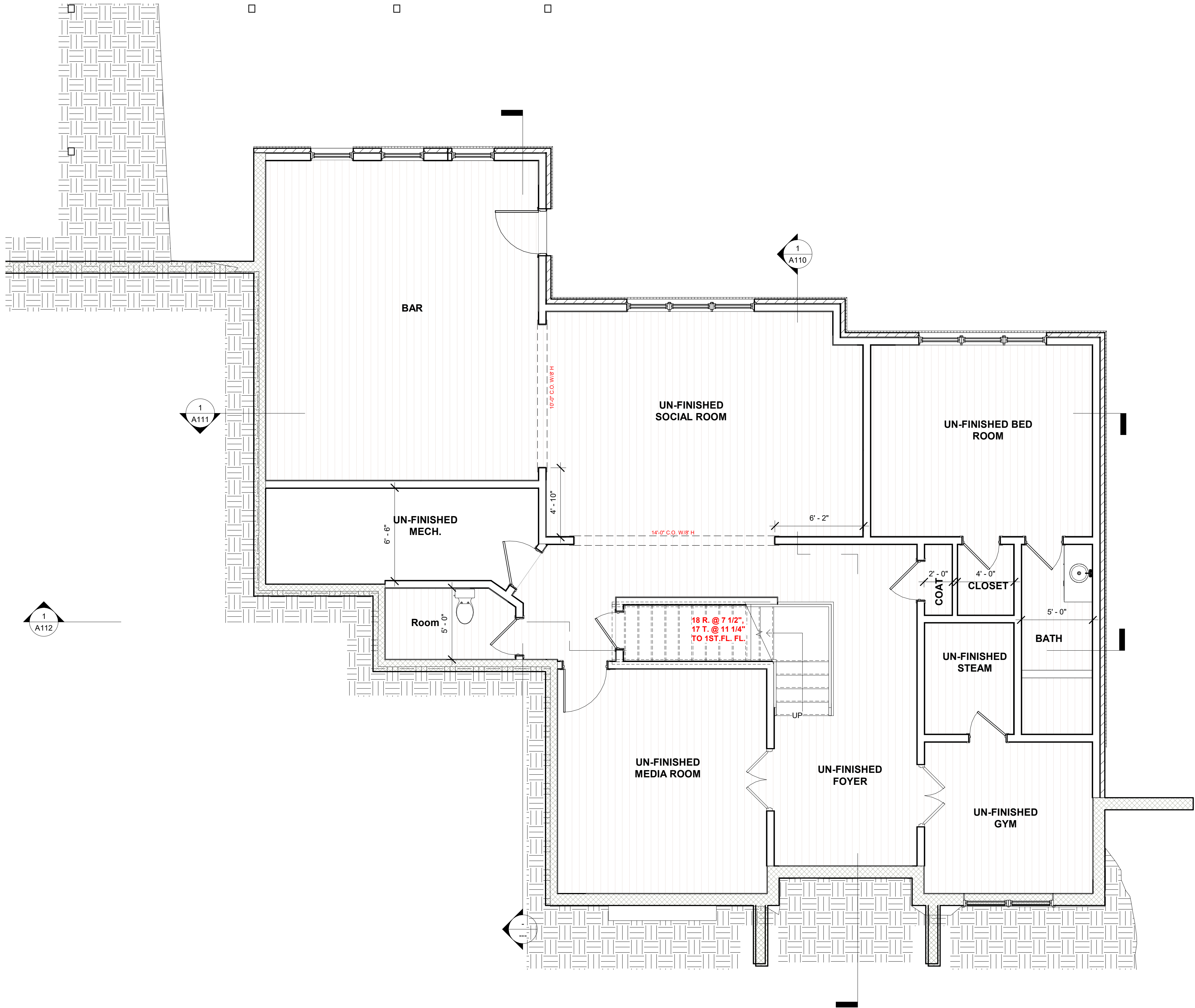
A102



1 SECOND FLOOR PLAN
1/4" = 1'-0"

DRAWING ISSUE RECORD	
DATE	DESCRIPTION
PROJECT NAME: SPALDING STABLES ESTATES LOT 4	
Enter address here	
SHEET TITLE: SECOND FLOOR PLAN	
LDP Design Group	
LAND DEVELOPMENT & PLANNING ENGINEERS DESIGN GROUP INC. ARCHITECTS, PLANNERS, ENGINEERS	
1150 LEA DRIVE ROSWELL, GEORGIA 30076	
PHONE: (404) 993-2829 EMAIL: ldpdesign2000@gmail.com	
SEAL	
Architect of record:	
Date:	Issue Date
PROJECT LOCATION:	
PROJECT NUMBER: Scale:	
Project Number	1/4" = 1'-0"
DRAWN :: Author	
CHECKED	Checker
ISSUED:	
SHEET NUMBER: ORIGINAL DRAWINGS SIZES 24"x36"	
A103	

RECEIVED 6/14/2021 PLANNING & ZONING



1 BASMENT FLOOR PLAN
1/4" = 1'-0"

DRAWING ISSUE RECORD

DATE	DESCRIPTION

PROJECT NAME:

SPALDING STABLES ESTATES
LOT 4

Enter address here

SHEET TITLE:

BASEMENT

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 ARCHITECTS, PLANNERS,
 ENGINEERS
 1150 LEA DRIVE
 ROSWELL, GEORGIA 30076
 PHONE: (404) 993-2829
 EMAIL: ldpdesign2000@gmail.com

SEAL

Architect of record:

Date:

Issue Date

PROJECT LOCATION:

PROJECT NUMBER:

Scale:

Project Number

1/4" = 1'-0"

DRAWN ::

Author

CHECKED

Checker

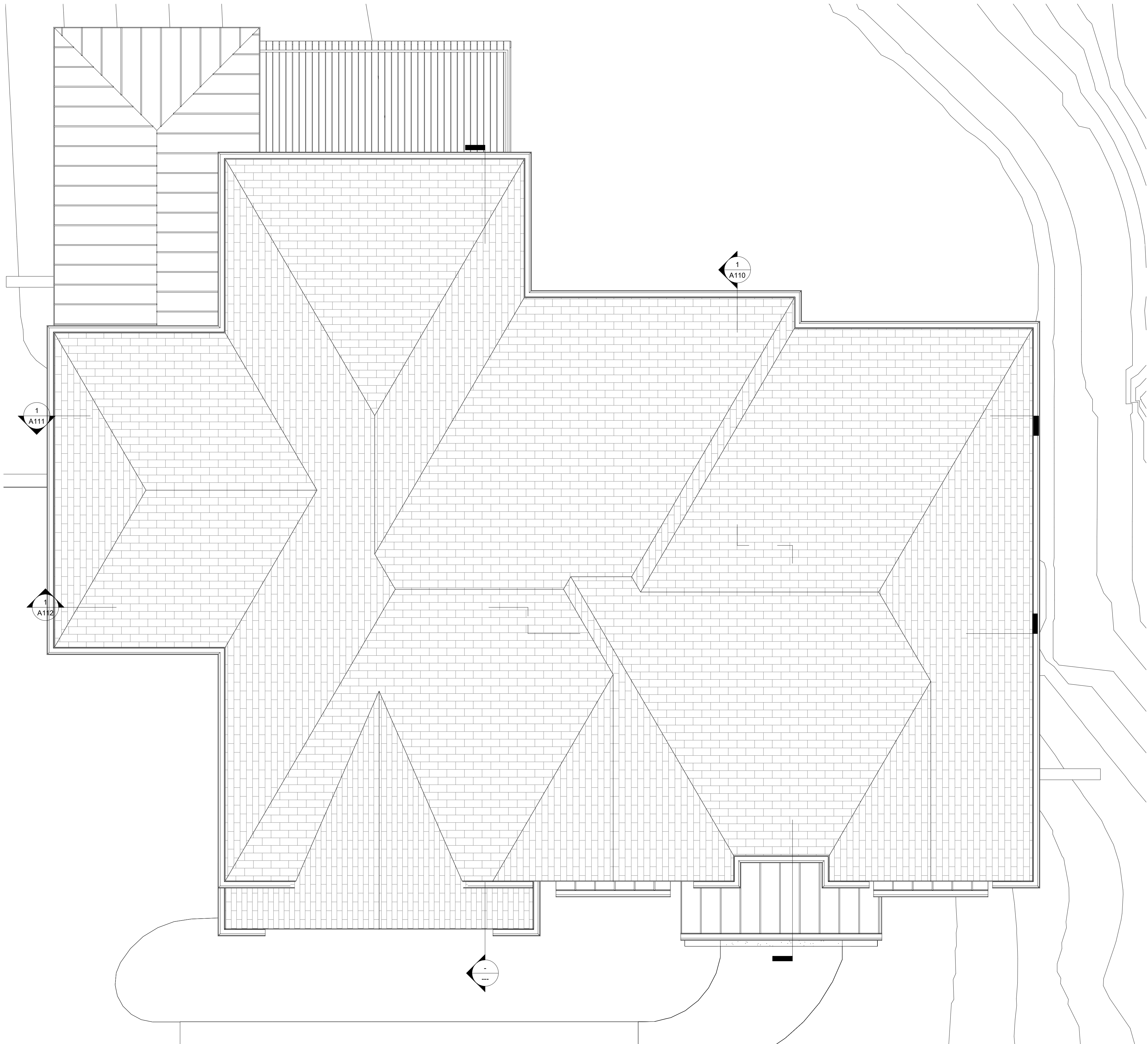
ISSUED:

SHEET NUMBER:

ORIGINAL DRAWINGS SIZES 24"x36"

A104

RECEIVED 6/14/2021 PLANNING & ZONING



1 ROOF
1/4" = 1'-0"

6/14/2021 8:57:07 AM

DRAWING ISSUE RECORD	
DATE	DESCRIPTION
PROJECT NAME: SPALDING STABLES ESTATES LOT 4	
Enter address here	
SHEET TITLE: ROOF PLAN	
LDP Design Group LAND DEVELOPMENT & PLANNING ENGINEERS DESIGN GROUP INC. ARCHITECTS, PLANNERS, ENGINEERS 1150 LEA DRIVE ROSWELL, GEORGIA 30076 PHONE: (404) 993-2829 EMAIL: ldpdesign2000@gmail.com	
SEAL	
Architect of record:	
Date:	Issue Date
PROJECT LOCATION:	
PROJECT NUMBER:	Scale:
Project Number	1/4" = 1'-0"
DRAWN ::	Author
CHECKED	Checker
ISSUED:	
SHEET NUMBER: ORIGINAL DRAWINGS SIZES 24"x36"	
A105	

RECEIVED 6/14/2021 PLANNING & ZONING

DRAWING ISSUE RECORD	
DATE	DESCRIPTION

PROJECT NAME:
**SPALDING STABLES ESTATES
LOT 4**
Enter address here

SHEET TITLE:
**FRONT
ELEVATION**

LDP Design Group
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1150 LEA DRIVE
ROSWELL, GEORGIA 30076
PHONE: (404) 993-2829
EMAIL: ldpdesign2000@gmail.com

SEAL
Architect of record:

Date: Issue Date
PROJECT LOCATION:

PROJECT NUMBER: Scale:
**Project
Number** 1/4" = 1'-0"

DRAWN :: Author

CHECKED Checker

ISSUED:

SHEET NUMBER:
ORIGINAL DRAWINGS SIZES 24"x36"

A106



① FRONT SIDE ELEVATION
1/4" = 1'-0"

RECEIVED 6/14/2021 PLANNING & ZONING

DRAWING ISSUE RECORD	
DATE	DESCRIPTION

PROJECT NAME:
**SPALDING STABLES ESTATES
LOT 4**
Enter address here

SHEET TITLE:
**REAR
ELEVATION**

LDP

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1150 LEA DRIVE
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PHONE: (404) 993-2829
EMAIL: lspdesign2000@gmail.com

SEAL
Architect of record:

Date: Issue Date
PROJECT LOCATION:

PROJECT NUMBER: Scale:
Project Number 1/4" = 1'-0"

DRAWN :: Author

CHECKED Checker

ISSUED:

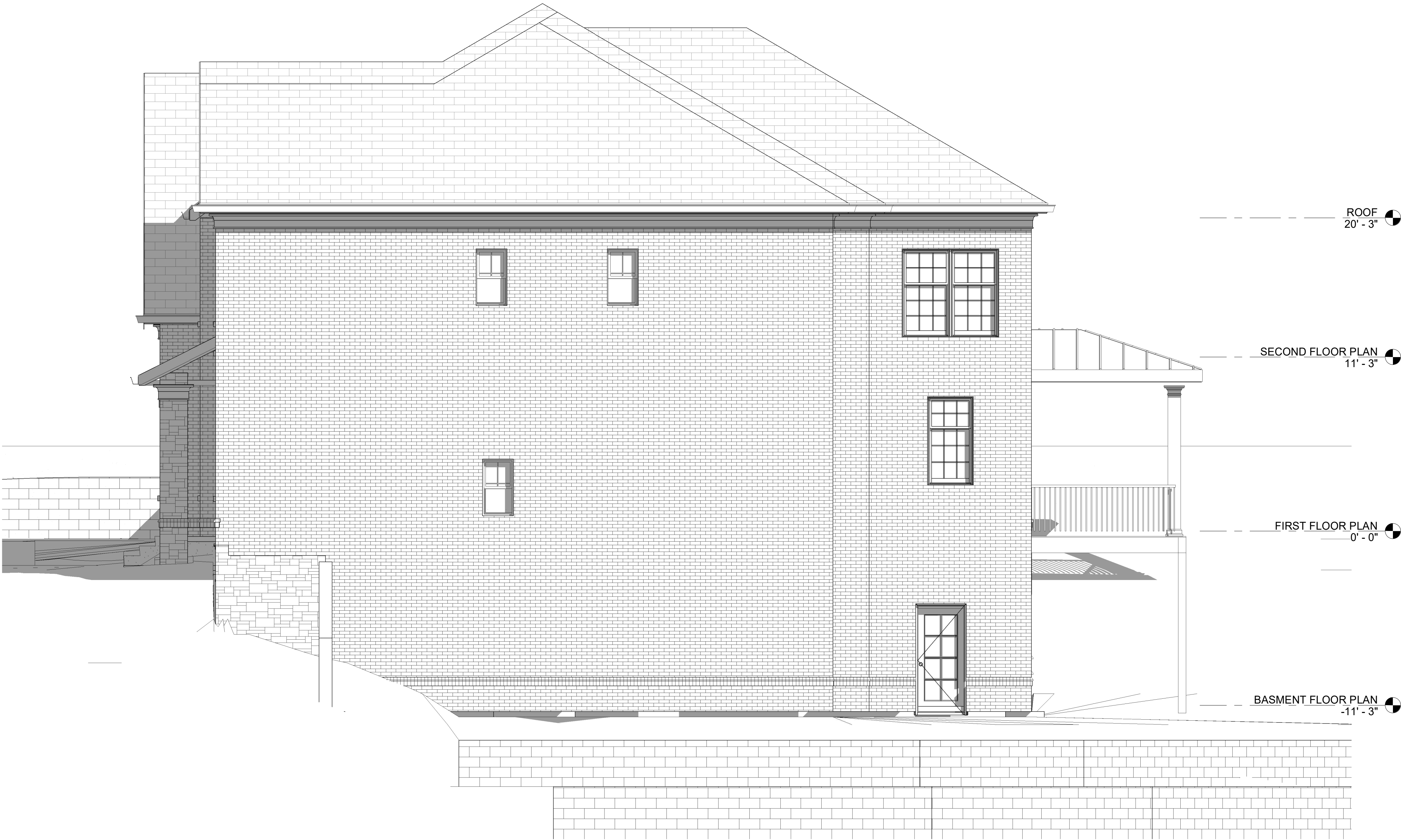
SHEET NUMBER:
ORIGINAL DRAWINGS SIZES 24"x36"

A107



1 REAR SIDE ELEVATION
1/4" = 1'-0"

RECEIVED 6/14/2021 PLANNING & ZONING



1 RIGHT SIDE ELEVATION
1/4" = 1'-0"

DRAWING ISSUE RECORD

DATE	DESCRIPTION

PROJECT NAME
**SPALDING STABLES ESTATES
LOT 4**
Enter address here

SHEET TITLE:
**RIGHT
ELEVATION**

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ENGINEERS

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PHONE: (404) 993-2829
EMAIL: ldpdesign2000@gmail.com

SEAL
Architect of record:

Date: Issue Date

PROJECT LOCATION:

PROJECT NUMBER: Scale:

Project Number 1/4" = 1'-0"

DRAWN :: Author

CHECKED Checker

ISSUED:

SHEET NUMBER:
ORIGINAL DRAWINGS SIZES 24"x36"

A108

RECEIVED 6/14/2021 PLANNING & ZONING



DRAWING ISSUE RECORD	
DATE	DESCRIPTION

PROJECT NAME:
**SPALDING STABLES ESTATES
LOT 4**
Enter address here

SHEET TITLE:
**LEFT
ELEVATION**

LDP Design Group
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ENGINEERS
1150 LEA DRIVE
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PHONE: (404) 993-2829
EMAIL: ldpdesign2000@gmail.com

SEAL
Architect of record:

Date: Issue Date
PROJECT LOCATION:

PROJECT NUMBER: Scale:
Project Number 1/4" = 1'-0"

DRAWN :: Author

CHECKED Checker

ISSUED:

SHEET NUMBER:
ORIGINAL DRAWINGS SIZES 24"x36"

A109

RECEIVED 6/14/2021 PLANNING & ZONING

DRAWING ISSUE RECORD	
DATE	DESCRIPTION

PROJECT NAME:
**SPALDING STABLES ESTATES
LOT 4**

Enter address here

SHEET TITLE:
**CROSS
SECTION -1**

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ENGINEERS

1150 LEA DRIVE
ROSWELL, GEORGIA 30076

PHONE: (404) 993-2829
EMAIL: lpdesign2000@gmail.com

SEAL
Architect of record:

Date: Issue Date
PROJECT LOCATION:

PROJECT NUMBER: Scale:
Project 1/4" = 1'-0"
Number

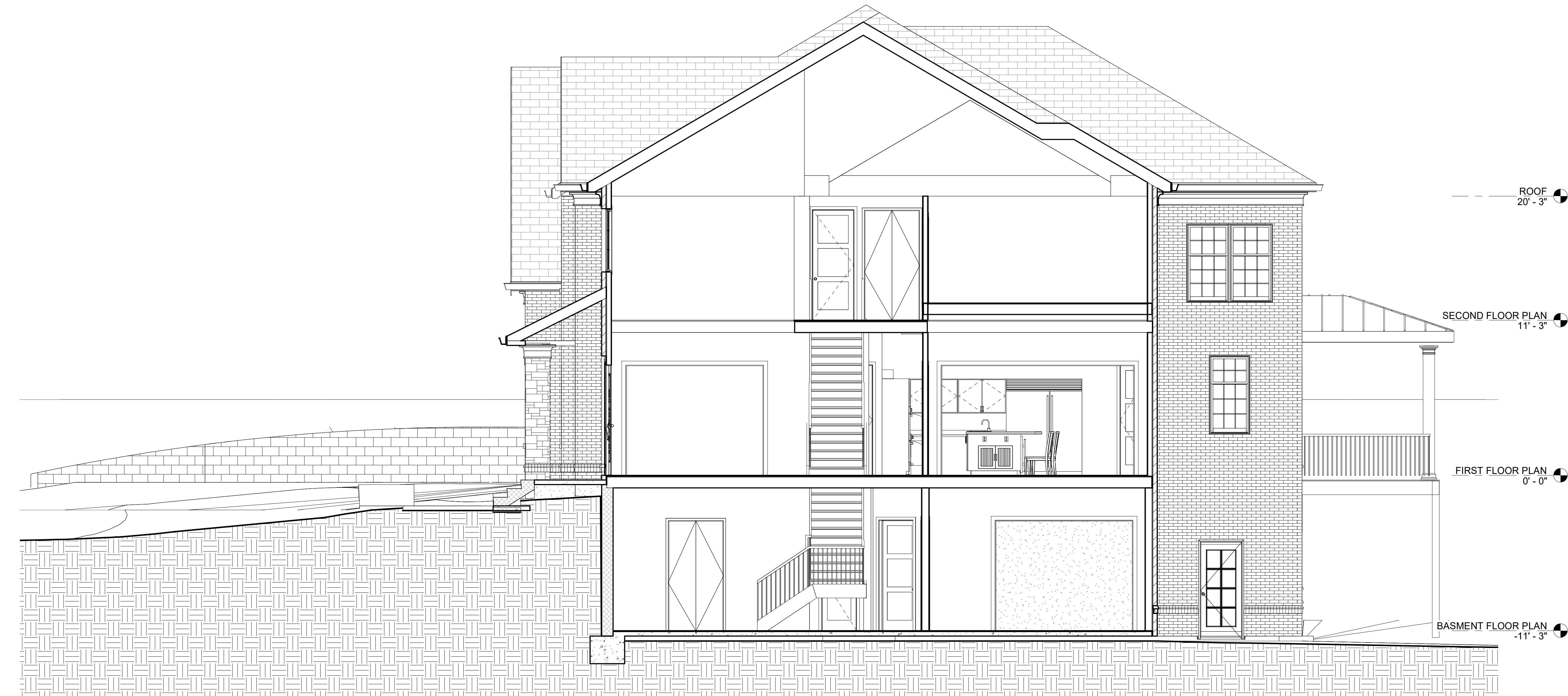
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CHECKED Checker

ISSUED:

SHEET NUMBER:
ORIGINAL DRAWINGS SIZES 24"x36"

A110



① CROSS SECTION -1
1/4" = 1'-0"

RECEIVED 6/14/2021 PLANNING & ZONING

DRAWING ISSUE RECORD	
DATE	DESCRIPTION

PROJECT NAME:
**SPALDING STABLES ESTATES
LOT 4**
Enter address here

SHEET TITLE:
**CROSS
SECTION -2**

LDP

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PHONE: (404) 993-2829
EMAIL: lpdesign2000@gmail.com

SEAL
Architect of record:

Date: Issue Date
PROJECT LOCATION:

PROJECT NUMBER: Scale:
Project 1/4" = 1'-0"

DRAWN :: Author

CHECKED Checker

ISSUED:

SHEET NUMBER:
ORIGINAL DRAWINGS SIZES 24"x36"

A111



CROSS SECTION -2
1/4" = 1'-0"



1 CROSS SECTION -3
1/4" = 1'-0"

DRAWING ISSUE RECORD

DATE	DESCRIPTION

PROJECT NAME:
**SPALDING STABLES ESTATES
LOT 4**
[Enter address here](#)

SHEET TITLE:
**CROSS
SECTION -3**

LDP Design Group

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ENGINEERS

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ROSWELL, GEORGIA 30076

PHONE: (404) 993-2829
EMAIL: ldpdesign2000@gmail.com

SEAL
Architect of record:

Date: **Issue Date**

PROJECT LOCATION:

PROJECT NUMBER: Scale:

**Project
Number** **1/4" = 1'-0"**

DRAWN :: **Author**

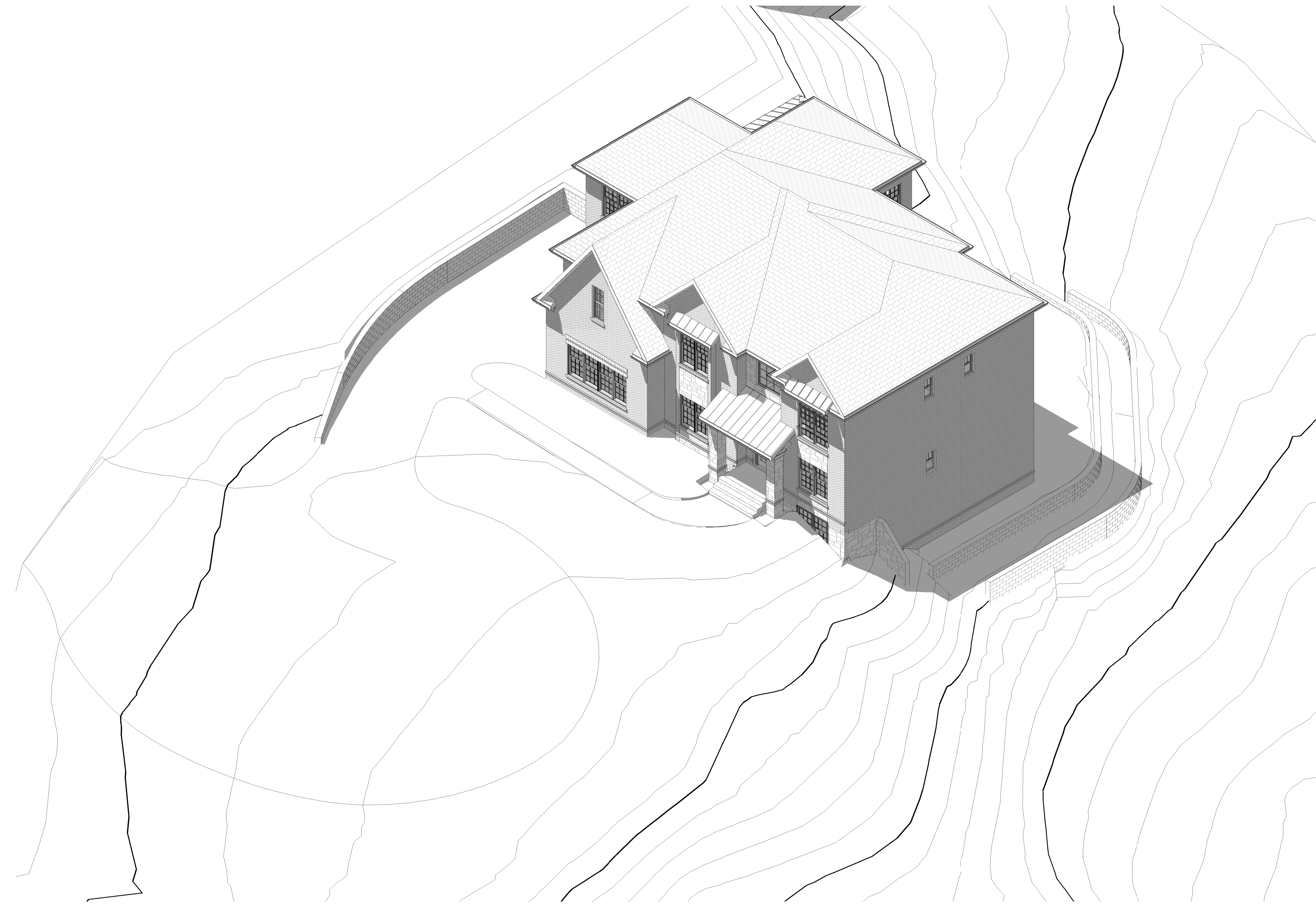
CHECKED **Checker**

ISSUED:

SHEET NUMBER:
ORIGINAL DRAWINGS SIZES 24"x36"

A112

RECEIVED 6/14/2021 PLANNING & ZONING



1 3D VIEW -1

DRAWING ISSUE RECORD	
DATE	DESCRIPTION
PROJECT NAME: SPALDING STABLES ESTATES LOT 4	
Enter address here	
SHEET TITLE: 3D VIEW -1	
LDP Design Group LAND DEVELOPMENT & PLANNING ENGINEERS DESIGN GROUP INC. ARCHITECTS, PLANNERS, ENGINEERS 1150 LEA DRIVE ROSWELL, GEORGIA 30076 PHONE: (404) 993-2829 EMAIL: ldpdesign2000@gmail.com	
SEAL	
Architect of record:	
Date:	Issue Date
PROJECT LOCATION:	
PROJECT NUMBER: Scale:	
Project Number	
DRAWN ::	Author
CHECKED	Checker
ISSUED:	
SHEET NUMBER: ORIGINAL DRAWINGS SIZES 24"x36"	
A113	

From: Mustafa Saeed [REDACTED]
Subject: Re: Variance
Date: Mar 16, 2021 at 9:04:31 AM
To: Todd Pope Todd.Pope@simpsonhousing.com

Thank you very much Todd! Looking forward to meeting you and working with you!

Mustafa saeed
[REDACTED]

Sent from my iPhone

On Mar 15, 2021, at 4:43 PM, Todd Pope <Todd.Pope@simpsonhousing.com> wrote:

Mustafa I am writing as an officer representing the Spalding Stables Estates HOA boards endorsement and support in your request for a variance on the set back requirement for the lot you purchased at [REDACTED]. Additionally, as your immediate neighbor residing at [REDACTED] I fully agree with and endorse your request for variance. The HOA board understands the significant challenge to construction of a complimentary home with the current set back requirement from the city and the challenging topography of the lot as it exists. The board also has a strong concern that not granting the variance could result in a much smaller home being built, due to the physical constraints of the lot under the existing set back requirements, which would impact the other twenty three home owners in the neighborhood. Should you need any further information from myself or the board please feel free to contact myself or Mike Thomas, President.

Sincerely,

Todd Pope
Treasurer
Spalding Stables Estates HOA Inc.
[REDACTED]



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, July 7, 2021

Case: **V21-0018 & V21-0019 – 1320 Belmore Way**
Staff Contact: Alexandra Horst (ahorst@sandyspringsga.gov)
Report Date: June 28, 2021

REQUEST

Request for Variances from Sec. 2.2.2., Sec. 6.1.2.B., and Sec. 9.4.2.G. to allow construction of an addition to a single unit detached residence to encroach into both side common lot line building setbacks: northern (V21-0018) and southern (V21-0019).

APPLICANT

Property Owners: Brian T & Nicole Henry	Petitioner: John Knight	Representative: John Knight
--	----------------------------	--------------------------------

RECOMMENDATIONS

Department of Community Development

Staff recommends **Denial** of **Variance** V21-0018.

Staff recommends **Denial** of **Variance** V21-0019.

MATERIALS SUBMITTED AND REVIEWED

Materials:

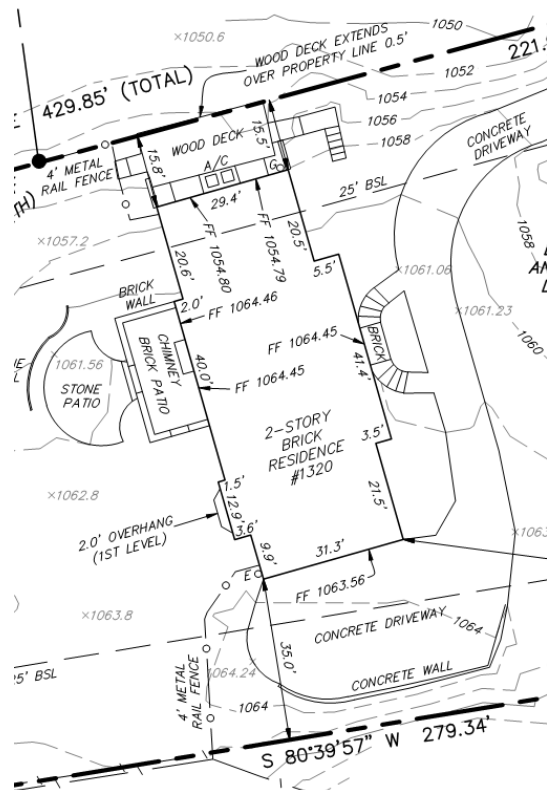
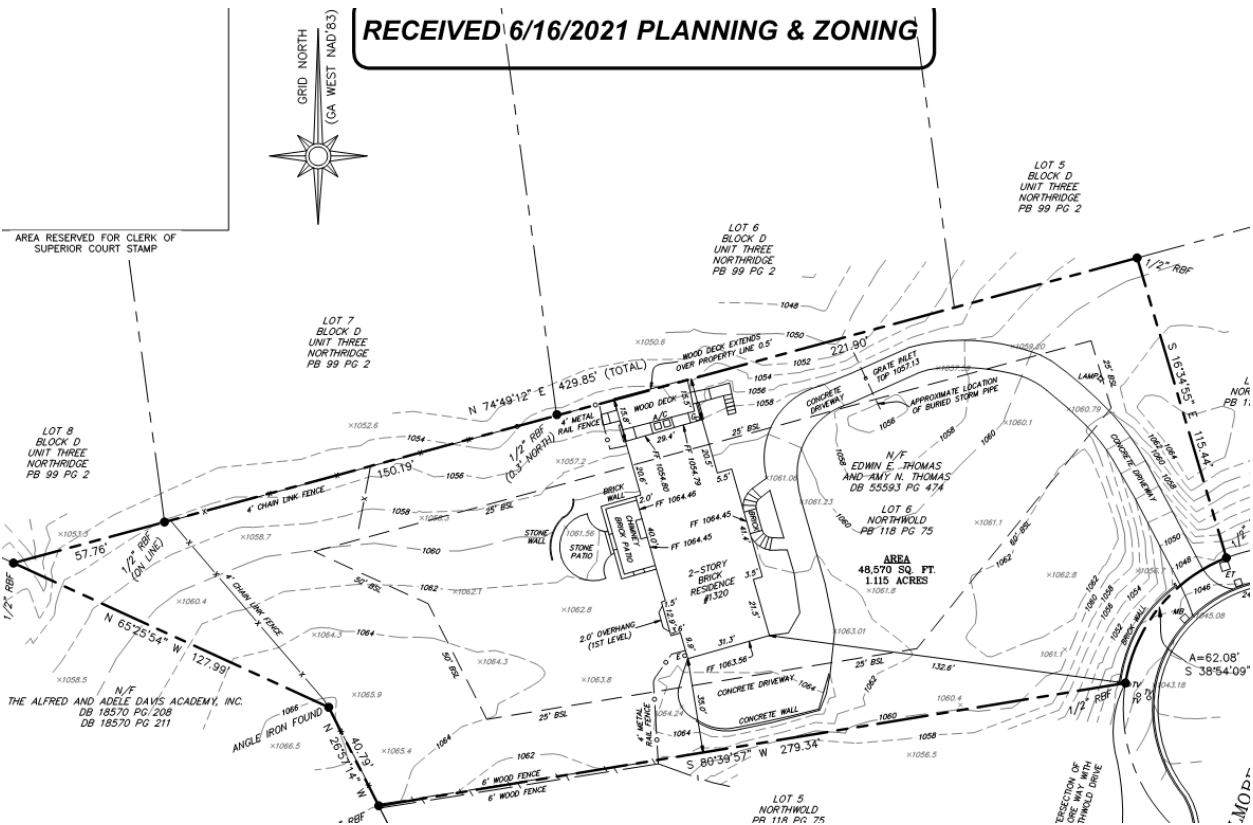
1. V21-0018 Application, received May 25 and June 16, 2021
2. V21-0019 Application, received May 25 and June 16, 2021

Plans:

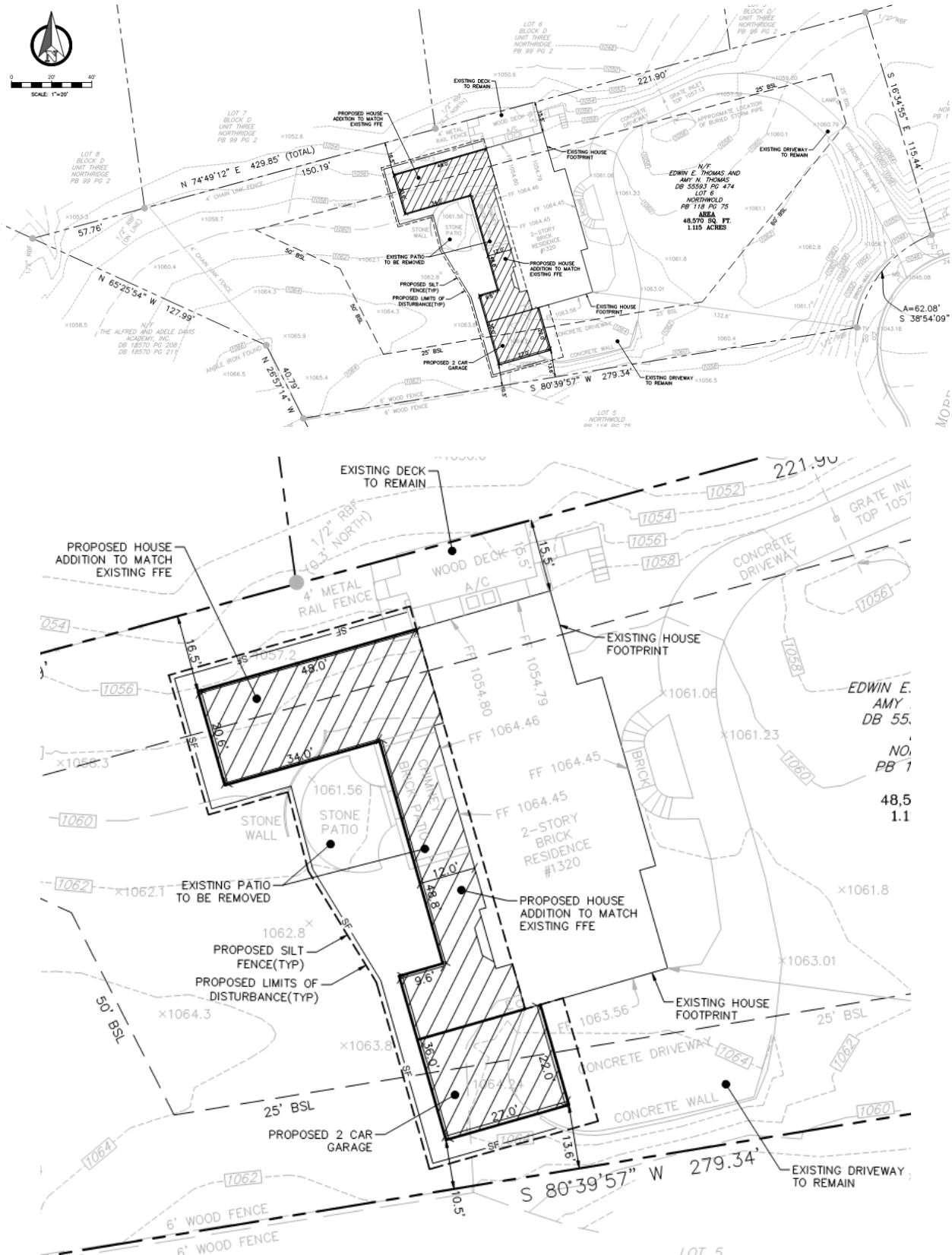
1. “*Boundary & Topographic Survey*,” prepared by GeoTerra USA, LLC, signed and sealed by Karie L. Colburn, R.L.S., dated November 16, 2020, received June 16, 2021
2. “*Site*” Plan, prepared by One Point, LLC, signed and sealed by Heng-Yi Liao, P.E., dated June 15, 2021, received June 16, 2021
3. “*Front (East) Elevation: Variance Request -Master Bedroom Addition*,” prepared by John Knight Architect, signed and sealed by John Knight, R.A., dated May 21, 2021, received June 16, 2021
4. “*Right (North) Side Elevation: Variance Request -Master Bedroom Addition*,” prepared by John Knight Architect, signed and sealed by John Knight, R.A., dated May 21, 2021, received June 16, 2021

5. *“Back (West) Elevation: Variance Request -Master Bedroom Addition,”* prepared by John Knight Architect, signed and sealed by John Knight, R.A., dated May 21, 2021, received June 16, 2021
6. *“Left Side (South) Elevation: Variance Request - Master Bedroom Addition,”* prepared by John Knight Architect, signed and sealed by John Knight, R.A., dated May 21, 2021, received June 16, 2021
7. *“Floor Plan: Variance Request -Master Bedroom Addition,”* dated May 21, 2021, received June 16, 2021
8. *“Front (East) Elevation: Variance Request - Garage Addition,”* prepared by John Knight Architect, signed and sealed by John Knight, R.A., dated May 21, 2021, received June 16, 2021
9. *“Right Side (East) Elevation: Variance Request - Garage Addition,”* prepared by John Knight Architect, signed and sealed by John Knight, R.A., dated May 21, 2021, received June 16, 2021
10. *“Back (West) Elevation: Variance Request -Garage Addition,”* prepared by John Knight Architect, signed and sealed by John Knight, R.A., dated May 21, 2021, received June 16, 2021
11. *“Left Side (South) Elevation: Variance Request -Garage Addition,”* prepared by John Knight Architect, signed and sealed by John Knight, R.A., dated May 21, 2021, received June 16, 2021
12. *“Floor Plan: Variance Request -Garage Addition,”* dated May 21, 2021, received June 16, 2021

PROPERTY INFORMATION	
Location:	1320 Belmore Way (Parcel # 06 038500020067)
Council District:	1 – John Paulson
Road frontage:	Approximately 68.30’ of frontage on Belmore Way
Acreage:	Approximately 1.11 acres
Current Zoning: Existing Land Use:	RE-2 (Residential Estate, 2 acre minimum lot size) Single unit detached residence
Previous Zoning Case:	Rezoning 1978Z-0136 was approved with conditions
Character Area:	Protected Neighborhood Character Area

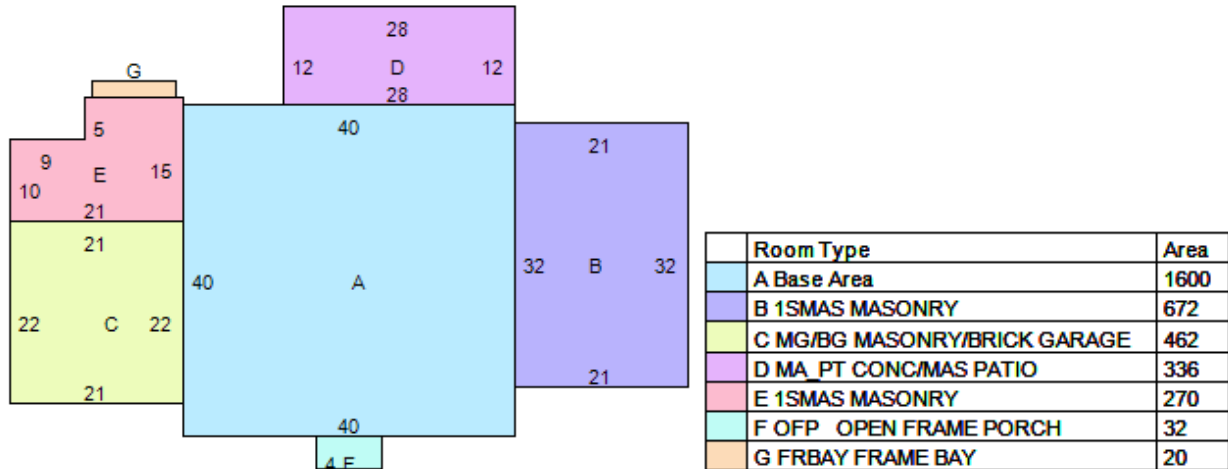


SITE PLAN (received June 14, 2021) (full size Site Plan in Package)



PROPOSED DEVELOPMENT

The 1.11-acre subject property is developed with a single unit detached residence, including a driveway, garage, deck, patios, walls, and other features and improvements. The image below is from the Fulton County Tax Assessors.



The Applicant requests Variances to allow construction of an addition to the residence to encroach into both side common lot line building setbacks: northern (V21-0018) and southern (V21-0019). V21-0018 is a request to encroach into the northern side building setback with an addition to the existing master bedroom. V21-0019 is a request to encroach into the southern side building setback with a new two (2)-car garage.

According to the Applicant, the existing residence is 5,694 square feet. The residence, HVAC, deck, and driveway are in the northern building setback, while the driveway and a wall are in the southern building setback. The northern deck extends over the lot line.

Per the Development Code, all buildings and structures must be located at or behind the required setbacks, in the buildable area. In RE- Districts, grading may only encroach up to ten feet (10') into the side building setbacks. Thus, in the RE-2 District, where the side common lot line building setback is 25' minimum, no disturbance closer than 15' to either side lot line is allowed.

The footprint of the proposed addition is approximately 2,426 square feet. Per the Applicant, the master bedroom addition on the north is proposed to be 835 square feet. This proposed addition would encroach a little over nine feet (9') into the northern side building setback, getting as close as approximately 16' from the northern side common lot line. The footprint of the proposed garage addition on the south is approximately 567 square feet and includes a bathroom and utility room, in addition to the new garage. There would then be garage space for a total of three (3) cars. This proposed addition would encroach approximately 14.5' into the southern side building setback, getting as close as approximately 10.5' from the southern side common lot line.

The subject property is adjacent to other single unit detached residences on Belmore Way and Sunnybrook Farm Road, as well as The Davis Academy Lower School.

The following images show the existing conditions of 1320 Belmore Way.





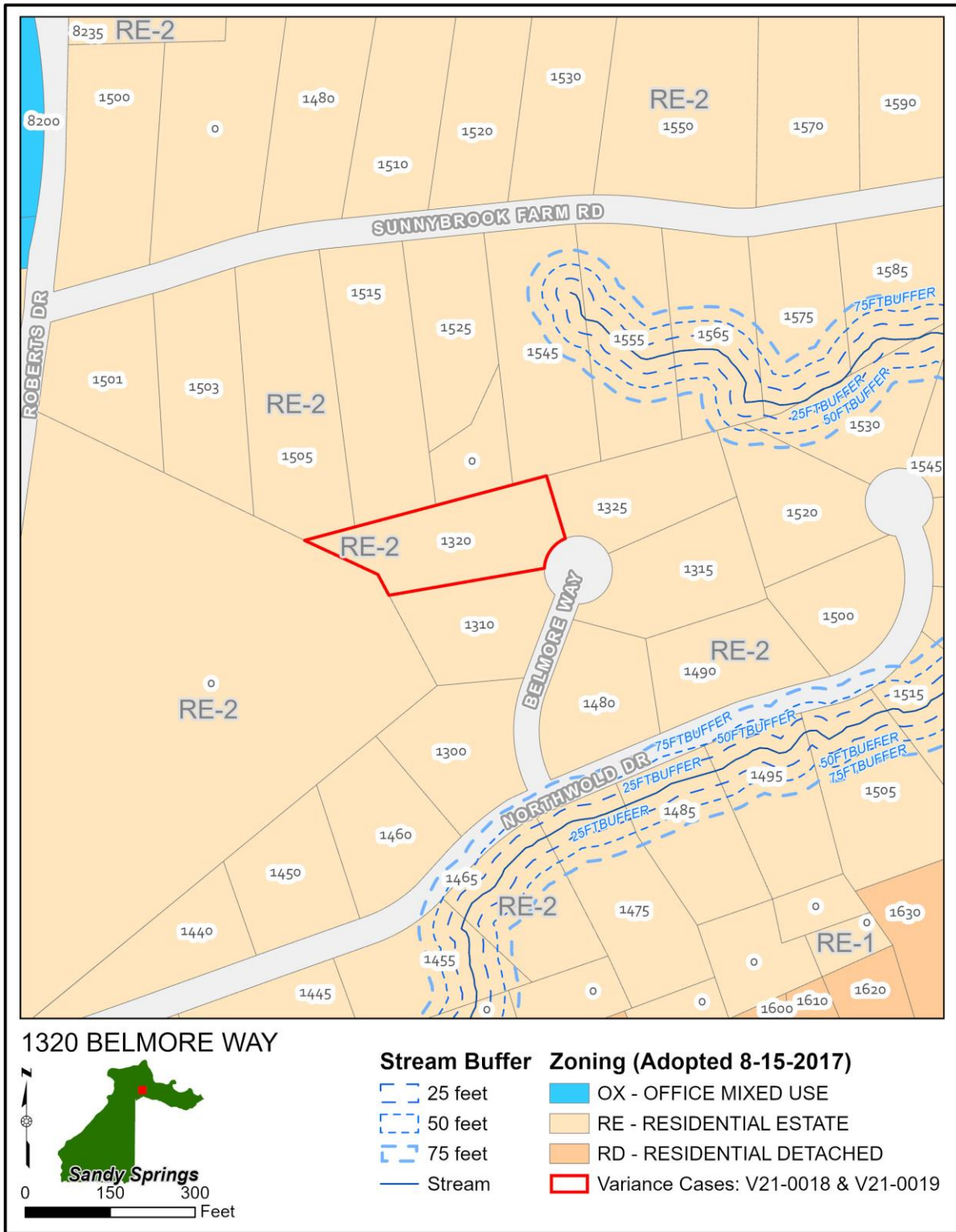
(All photographs by Alexandra Horst, June 19, 2021)

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to subject property	Zoning / Land use	Address(es)	Land area (acres) (approximate)
North	RE-2 / Single Unit Detached Residence	1505 Sunnybrook Farm Road	1.67
North	RE-2 / Single Unit Detached Residence	1515 Sunnybrook Farm Road	1.67
North	RE-2 / Undeveloped	0 Sunnybrook Farm Road Rear (Parcel # 06 036100070227)	0.46
North	RE-2 / Single Unit Detached Residence	1545 Sunnybrook Farm Road	1.51
East	RE-2 / Single Unit Detached Residence	1325 Belmore Way	1.06
Southeast	--	Belmore Way	--
South	RE-2 / Single Unit Detached Residence	1310 Belmore Way	1.30
West	RE-2 / School, Private (K-12)	8105 Roberts Drive	11.28
PROPOSED DEVELOPMENT			
--	RE-2 / Single Unit Detached Residence	1320 Belmore Way	1.11

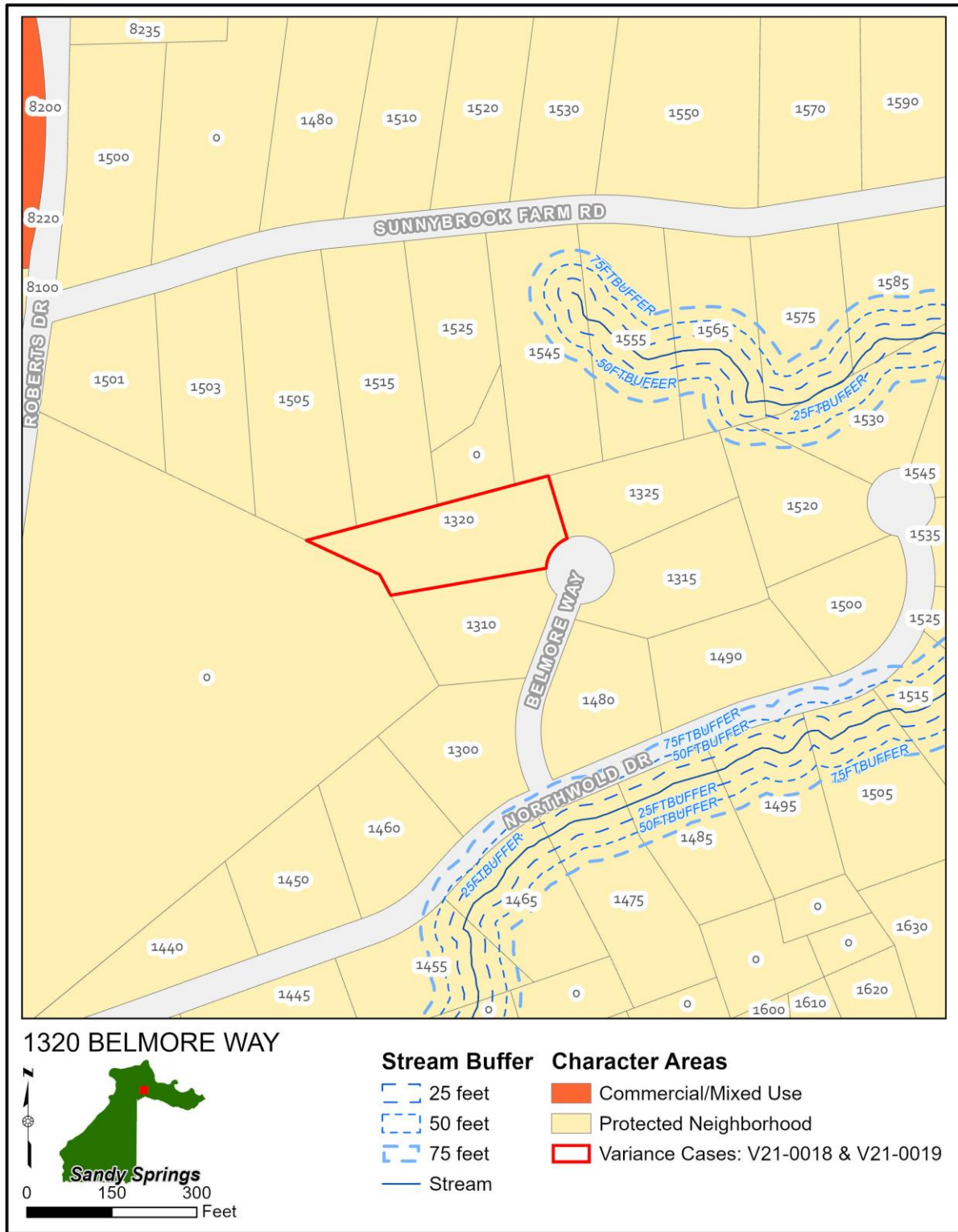
AERIAL IMAGE



ZONING MAP



CHARACTER AREA MAP



V21-0018 VARIANCE CONSIDERATIONS

Per Sec. 11.6.2.G. of the Development Code, the following list of approval criteria for a Variance provides guidance for making decisions on approval:

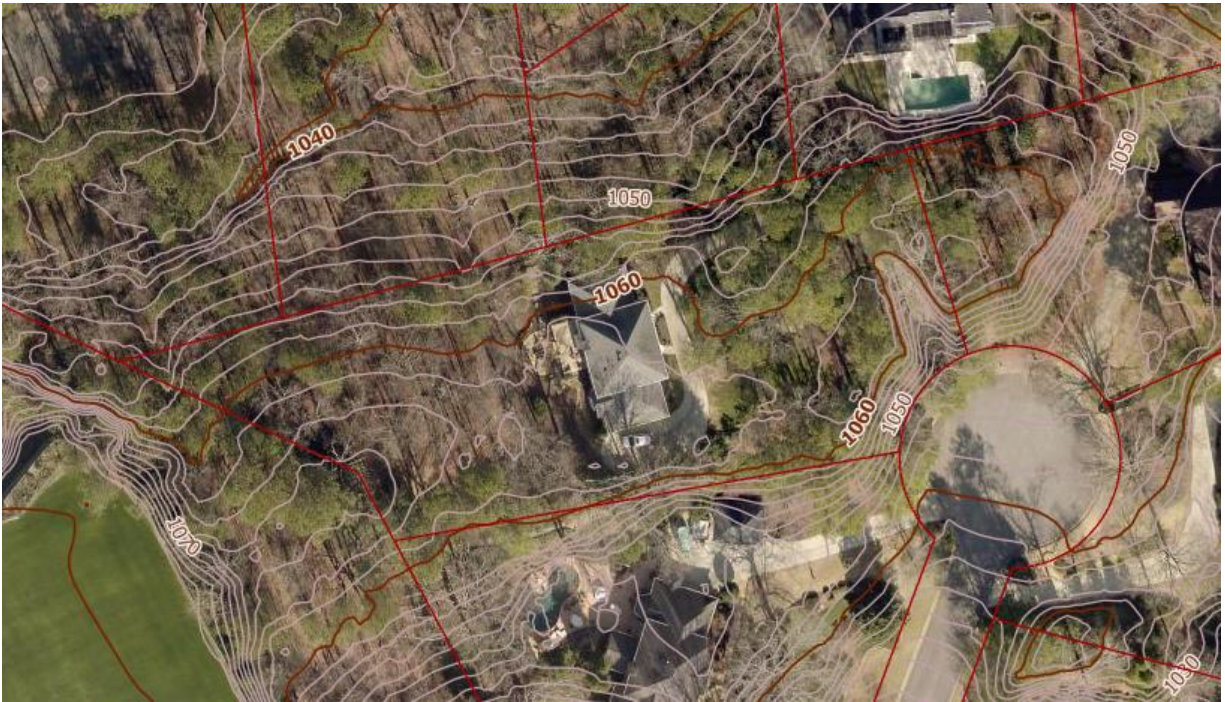
1. Variances will only be granted upon showing that:

- a. The application of this Development Code would create an unnecessary hardship, and not merely an inconvenience to the applicant; or**

Finding: The application of the Development Code would not create an unnecessary hardship.

- b. There are extraordinary and exceptional conditions due to the size, shape, or topography, which are specific to the subject property and not generally found in similar properties;**

Finding: The subject property is 1.11 acres in size, similar to others in the area, and the shape is almost rectangular. The grade rises 14' from Belmore Way to the northwest. The buildable area is relatively flat, as shown in the image below. There are no extraordinary and exceptional conditions due to the size, shape, or topography, which are specific to the subject property and not generally found in similar properties.



2. Further, the application must demonstrate that:

- a. Such conditions are not the result of action or inaction of the current property owner; and**

Finding: The size, shape, and topography of the subject property are not the result of action or inaction of the current property owners. According to the Fulton County Tax Assessors, the residence and wood deck were built in 1981, long before the property's purchase in 2020 by the current property owners.

It is important to note that the previous zoning of the property was R-2 (Single Family Dwelling District), which required a minimum lot area of one (1) acre. During the development of *The Next Ten* and Development Code, there was strong representation from the Panhandle area of the City asking

that lots be preserved as RE-2 (Residential Estate, 2 acre minimum lot size) in an attempt to prevent subdivision of existing single unit detached residential lots in Protected Neighborhoods, despite the imposition of greater building setbacks.

b. The Variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and

Finding: The Variance request would not provide the minimum relief necessary to make possible the reasonable use of the property. The subject property is developed with a single unit detached residence, including a driveway, garage, deck, patios, walls, and other features and improvements.

c. The Variance request would result in development that is consistent with the general intent of this Development Code, with the Comprehensive Plan policies, and would not be detrimental to the public good, safety and welfare.

Finding: The Variance request would not result in development that is consistent with the general intent of the Development Code or *The Next Ten*. The Development Code requires that all buildings and structures be located at or behind the required setbacks, in the buildable area, and that grading be limited in certain districts in order to protect trees and vegetation on sites and the character of the neighborhood. The request to locate a proposed addition in the northern side common lot line building setback does not comply with Code. A major feature of *The Next Ten* is to protect and preserve the City's neighborhoods, and a way in which that is codified is through building setback and other regulations governing the location of building and structures. Thus, the request would not result in development that is consistent with *The Next Ten*, either. However, the request would not be detrimental to the public good, safety, and welfare, and the residence, HVAC, deck, and driveway are already in the northern building setback.

V21-0019 VARIANCE CONSIDERATIONS

Per Sec. 11.6.2.G. of the Development Code, the following list of approval criteria for a Variance provides guidance for making decisions on approval:

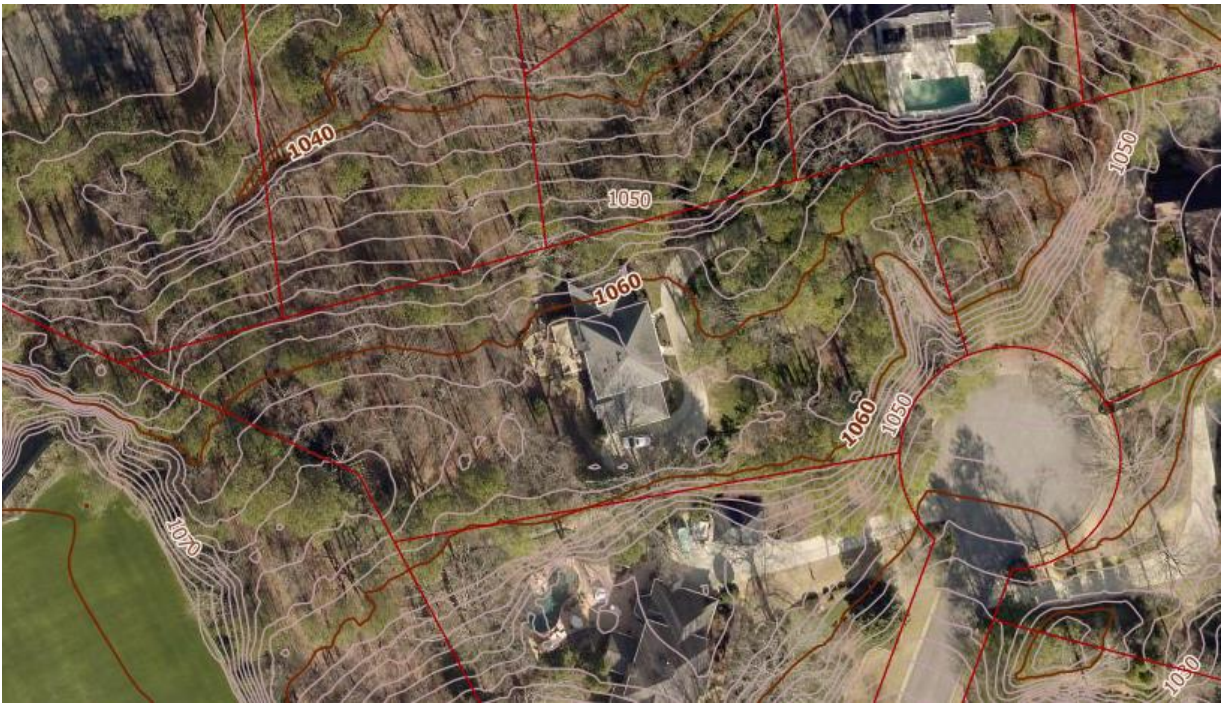
1. Variances will only be granted upon showing that:

a. The application of this Development Code would create an unnecessary hardship, and not merely an inconvenience to the applicant; or

Finding: The application of the Development Code would not create an unnecessary hardship.

b. There are extraordinary and exceptional conditions due to the size, shape, or topography, which are specific to the subject property and not generally found in similar properties;

Finding: The subject property is 1.11 acres in size, similar to others in the area, and the shape is almost rectangular. The grade rises 14' from Belmore Way to the northwest. The buildable area is relatively flat, as shown in the image below. There are no extraordinary and exceptional conditions due to the size, shape, or topography, which are specific to the subject property and not generally found in similar properties.



2. Further, the application must demonstrate that:

a. Such conditions are not the result of action or inaction of the current property owner; and

Finding: The size, shape, and topography of the subject property are not the result of action or inaction of the current property owners. According to the Fulton County Tax Assessors, the residence was built in 1981, long before the property's purchase in 2020 by the current property owners.

It is important to note that the previous zoning of the property was R-2 (Single Family Dwelling District), which required a minimum lot area of one (1) acre. During the development of *The Next Ten* and Development Code, there was strong representation from the Panhandle area of the City asking that lots be preserved as RE-2 (Residential Estate, 2 acre minimum lot size) in an attempt to prevent subdivision of existing single unit detached residential lots in Protected Neighborhoods, despite the imposition of greater building setbacks.

b. The Variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and

Finding: The Variance request would not provide the minimum relief necessary to make possible the reasonable use of the property. The subject property is developed with a single unit detached residence, including a driveway, garage, deck, patios, walls, and other features and improvements.

- c. ***The Variance request would result in development that is consistent with the general intent of this Development Code, with the Comprehensive Plan policies, and would not be detrimental to the public good, safety and welfare.***

Finding: The Variance request would not result in development that is consistent with the general intent of the Development Code or *The Next Ten*. The Development Code requires that all buildings and structures be located at or behind the required setbacks, in the buildable area, and that grading be limited in certain districts in order to protect trees and vegetation on sites and the character of the neighborhood. The request to locate a proposed addition in the southern side common lot line building setback does not comply with Code. A major feature of *The Next Ten* is to protect and preserve the City's neighborhoods, and a way in which that is codified is through building setback and other regulations governing the location of building and structures. Thus, the request would not result in development that is consistent with *The Next Ten*, either. However, the request would not be detrimental to the public good, safety, and welfare.

COMMENTS FROM OTHER PARTIES

Sandy Springs Public Works:

No comment provided.

Sandy Springs City Engineer:

There appears to be sufficient buildable area on the lot to accommodate the proposed addition without encroaching into the setback areas.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

There was a note on the plans that stated "no trees to be removed; contractor is responsible for obtaining a separate permit for tree removal if necessary." This may be misleading since there are no trees surveyed on this plan. Looking at aerial photographs, there do appear to be multiple trees that would be impacted and, potentially, removed. It is not possible to see how the canopy would be impacted without the trees on the site plan, though.

Sandy Springs Sustainability Manager:

No comment provided.

Sandy Springs Building Official:

No comment provided.

Sandy Springs Fire Marshal:

No comment provided.

Correspondence Received:

No public comment was submitted in writing.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS

Following review, and based on the findings, Staff recommends **Denial** of **Variance** V21-0018, request for a Variance from Sec. 2.2.2., Sec. 6.1.2.B., and Sec. 9.4.2.G. to allow construction of an addition to a single unit detached residence to encroach into the northern side common lot line building setback.

However, should the Board choose to approve Variance V21-0018, Staff recommends it be subject to the following conditions:

1. That the addition's encroachment be substantially similar to that shown on the "Site" Plan, prepared by One Point, LLC, signed and sealed by Heng-Yi Liao, P.E., dated June 15, 2021, received June 16, 2021.
2. That the addition's encroachment into the northern side common lot line building setback be limited to no more than 9.5'.
3. That the addition be constructed substantially similar to what is shown on the Elevations prepared by John Knight Architect, signed and sealed by John Knight, R.A., dated May 21, 2021, received June 16, 2021.

Following review, and based on the findings, Staff recommends **Denial** of **Variance** V21-0019, request for a Variance from Sec. 2.2.2., Sec. 6.1.2.B., and Sec. 9.4.2.G. to allow construction of an addition to a single unit detached residence to encroach into the southern side common lot line building setback.

However, should the Board choose to approve Variance V21-0019, Staff recommends it be subject to the following conditions:

1. That the addition's encroachment be substantially similar to that shown on the "Site" Plan, prepared by One Point, LLC, signed and sealed by Heng-Yi Liao, P.E., dated June 15, 2021, received June 16, 2021.
2. That the addition's encroachment into the southern side common lot line building setback be limited to no more than 14.5'.
3. That the addition be constructed substantially similar to what is shown on the Elevations prepared by John Knight Architect, signed and sealed by John Knight, R.A., dated May 21, 2021, received June 16, 2021.



SANDY SPRINGS™

GEORGIA

Case No.:

Planner's initials: AH

V21-0018
(associated
with V21-0019)

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 1320 BELMORE WAY, SANDY SPRINGS, GA 30350	
	Parcel Tax ID(s): 06 038500020067	
	Total acreage: 1.115	Council District: 1
	Current zoning: PE-2	Current use: SINGLE UNIT DETACHED RESIDENCE
	Character Area: PROTECTED NEIGHBORHOOD	

APPLICATION	Detailed request (include Code Section No.): Sec. 2.3.2, Sec. 6.1.2.B, and Sec. 9.4.2.G to allow construction of an addition to a single unit detached residence to encroach into the side common lot line building setback. Encroach into the 25' right side setback 10' in order to extend the first floor master bedroom suite.	
	Petitioner: JOHN KNIGHT	
	Petitioner's address: [REDACTED] 30306	
	Phone: 404-731-8700	Email: JOHN@JKNIGHTARCH.COM

OWNER	Property owner: NICOLE HENRY & Brian Henry	
	Owner's address: [REDACTED] 30342	
	Phone: [REDACTED]	Email: [REDACTED]
	Signature (authorizing initiation of the process): <i>Nicole Henry</i>	
	If the property is under contract, provide a copy of the contract	

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date:	Anticipated Application date: 5/21/2021
Anticipated BOA date: 7/7/2021	
ADDITIONAL INFORMATION NEEDED:	

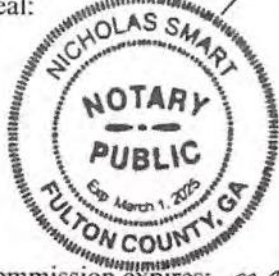


SANDY SPRINGS™

GEORGIA

AUTHORIZATION FORM – PART I

A- The property owner must fill out the following section and have it notarized. If a property has multiple owners, each owner must separately fill out a copy of the Authorization Form.

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this Application.	
Owner's name: <u>Brian Henry</u>	Sworn and subscribed before me this <u>19</u> th day of <u>MAY</u> 20 <u>21</u> Notary public: <u>Nicholas Smart</u> Seal:  Commission expires: <u>MAY 1st 2025</u>
Address: [REDACTED]	
City, State, Zip Code: [REDACTED] 30350	
Email address: [REDACTED]	
Phone number: [REDACTED]	
Owner's signature: <u>[Signature]</u>	

B- If the Applicant is *not* the owner of the subject property:

Fill out the following section, check the appropriate statement and have it notarized.

Applicant states under oath that:	
☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or ☐ He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or ☐ He/she has an estate of years which permits the Applicant to apply (<i>attach a copy of the lease</i>)	
Applicant's name:	Sworn and subscribed before me this _____ th day of _____ 20____ Notary public: Seal: Commission expires:
Company name:	
Address:	
City, State, Zip Code:	
Email address:	
Phone number:	
Applicant's signature:	

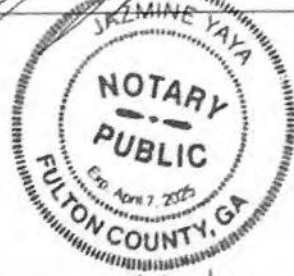


SANDY SPRINGS™

GEORGIA

AUTHORIZATION FORM – PART I

A- The property owner must fill out the following section and have it notarized. If a property has multiple owners, each owner must separately fill out a copy of the Authorization Form.

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this Application.	
Owner's name: <u>Nicole Henry</u>	Sworn and subscribed before me this
Address: [REDACTED]	<u>19</u> th day of <u>May</u> 20 <u>21</u>
City, State, Zip Code: [REDACTED] <u>30350</u>	Notary public: <u>[Signature]</u>
Email address: [REDACTED]	Seal: 
Phone number: [REDACTED]	Commission expires: <u>4/7/25</u>
Owner's signature: <u>Nicole Henry</u>	

B- If the Applicant is *not* the owner of the subject property:

Fill out the following section, check the appropriate statement and have it notarized.

Applicant states under oath that:	
☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or ☐ He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or ☐ He/she has an estate of years which permits the Applicant to apply (<i>attach a copy of the lease</i>)	
Applicant's name:	Sworn and subscribed before me this
Company name:	<u> </u> th day of <u> </u> 20 <u> </u>
Address:	Notary public:
City, State, Zip Code:	Seal:
Email address:	Commission expires:
Phone number:	
Applicant's signature:	



SANDY SPRINGS™

GEORGIA

AUTHORIZATION FORM – PART II

C- If an agent or attorney will represent the owner and/or the Applicant:

Fill out the following section and have it notarized.

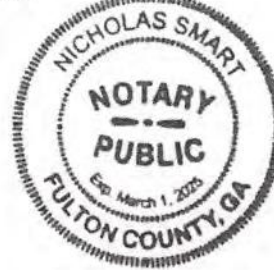
Agent's name:	John Knight
Company:	John Knight Architect
Address	[REDACTED]
City, State, Zip Code:	[REDACTED] 30306
Email address:	John@jknichtarch.com
Phone number:	404-931-8700
Agent's signature:	<i>John Knight</i>
Applicant's signature:	<i>[Signature]</i>

Sworn and subscribed before me this

19th day of May 2021

Notary public:

Seal:

Commission expires: March 1st 2025



SANDY SPRINGS™

GEORGIA

AUTHORIZATION FORM – PART II

C- If an agent or attorney will represent the owner and/or the Applicant:
Fill out the following section and have it notarized.

Agent's name:	John Knight
Company:	John Knight Architect
Address:	[REDACTED]
City, State, Zip Code:	[REDACTED] 30306
Email address:	john@jknichtarch.com
Phone number:	404-931-8700
Agent's signature:	<i>John Knight</i>
Applicant's signature:	<i>Mark Henry</i>

Sworn and subscribed before me this
19 th day of May 20 21
Notary public:
Seal:
Commission expires: 4/7/25

Sandy Springs, Georgia Variance Application

Residence
1320 Belmore Way
Sandy Springs, Georgia 30350

May 21, 2021

Master Bedroom Suite Addition

LETTER OF INTENT

Section 2.2.2 Placement and Height – Building side yard setback 25 feet

Section 6.1.2.B Setback Encroachments - All buildings and structures must be located at or behind the required setbacks

Section 9.4.2.G.2 – Grading in the side setbacks

1. Requested Variance

- a. The variance request is to add 835 square feet to the current master bedroom on the North side of the residence. The current master bedroom lies on what was originally the fifteen foot side yard setback and when rezoned to RE-2 was changed to twenty five feet. The addition would encroach ten feet into the setback the same as the existing and for that the owner requests some relief.

2. Factual details about the project

- a. There is a single residential detached 5,694 square foot two story residence on the property.
- b. NA
- c. NA
- d. NA

3. Alternative designs explored

- a. The current location of the master bedroom suite is located as described above.
- b. Options for the location, size and layout of the addition were considered.
 1. Locating the master bedroom on the front of the house was considered by placing it in front of the garage, in front of the dining room all of which would have met the setback requirements. However, placing it in front of the garage would require the owner to go through the garage to get to the master bedroom. Placing it in front of the dining room or living room would not only darken the rooms, but the owner would have to go through each to access the master bedroom. In addition, the house is very traditional in design and placing the master bedroom anywhere on the front would destroy the design. Finally, placing the master bedroom on the front of the existing master bedroom would also compromise the design of the existing house, but also sits 10 feet into the side setback.
 2. Locating the master bedroom on the back of the house was considered, but by placing the addition on the required 25 foot setback daylight and access to the family room would be compromised.
 3. Therefore expanding the room from its current location best achieved the goals of the Owner.

Sandy Springs, Georgia Variance Application

Residence
1320 Belmore Way
Sandy Springs, Georgia 30350

Master Bedroom Suite Addition

May 21, 2021

VARIANCE ANALYSIS

Request for Variances from Section 2.2.2 Placement and Height – Building side yard setback 25 feet

Section 6.1.2.B Setback Encroachments - All buildings and structures must be located at or behind the required setbacks

9.4.2.G.2 – Grading in the side setbacks

1. The application of the Development Code will create an unnecessary hardship for the property owner.
 - a. The property is zoned RE-2 and sits on 1.115 acres of land. It includes an existing two story single family residence that was constructed in 1980. The side yard setbacks at the time were fifteen feet. Later, when the property and the surrounding area was rezoned, the side yard setbacks were changed to twenty-five feet. Therefore, the house was rendered non-conforming preventing any future additions without submitting for a variance to encroach in the side yard setback thereby creating an unnecessary hardship to the owner.
2. There are extraordinary and exceptional conditions due to the size, shape, or topography which are specific to the property and not generally found in similar properties.
 - a. The lot is large, but it is narrow. When built, the right side of the house was placed directly on the fifteen foot side yard setback to allow for a drive and garage on the left. Similar conditions exist in adjoining properties as shown on an attachment.
3. Such conditions are not the result of action or inaction of the current property owner:
 - a. The State of Georgia does not require a survey at closing. Therefore the owner was not aware of setback requirements, easements, State Waters, flood zones, or any other factors that may have influenced their purchase of the property. Likewise, the selling agent or home inspector did not reveal any factors that would influence the purchase.
 - b. Had the owner known about these conditions they would not have purchased the property.
4. The variance request would provide the minimum relief necessary to make possible the reasonable use of the property.

- a. Granting the variance would allow the extension of the existing master bedroom continue along the setback line.
- 5. The variance request would result in development that is consistent with the general intent of the Development Code, with the Comprehensive Plan policies, and would not be harmful to the public good, safety and welfare.
 - a. The proposed addition would not further encroach into the setback, would maintain the character of the structure, conform with existing structures in the area, and contribute to the tax base of the community.

Attachments:

Partial location map

Partial survey



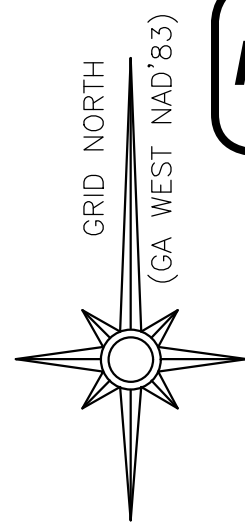
<https://www.google.com/maps/place/Belmore+Way,+Sandy+Springs,+GA+30350/@33.9776491,-84.3389814,18z/data=!4m5!3m4!1s0x88f50b9e73bf93e1:0x4a864339c19dee74!8m2!3d33.9770229!4d-84.3381226>

VARIANCE REQUEST

 Residence
1320 Belmore Way
Sandy Springs, Georgia 30050 
May 19, 2021

Map illustrates houses constructed 40 years ago around the cul-de-sac were randomly placed most likely due to topography, existing vegetation, or builder/owner preference. If these

RECEIVED 6/16/2021 PLANNING & ZONING



AREA RESERVED FOR CLERK OF
SUPERIOR COURT STAMP

LOT 7
BLOCK D
UNIT THREE
NORTHDRIDGE
PB 99 PG 2

LOT 8
BLOCK D
UNIT THREE
NORTHDRIDGE
PB 99 PG 2

LOT 6
BLOCK D
UNIT THREE
NORTHDRIDGE
PB 99 PG 2

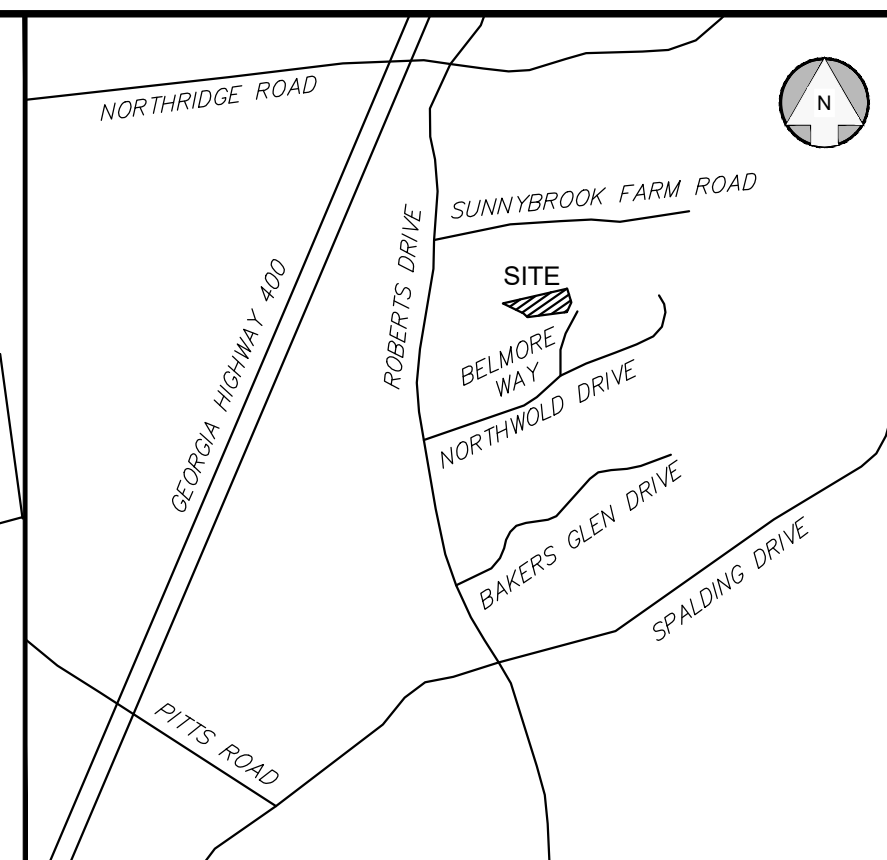
LOT 5
BLOCK D
UNIT THREE
NORTHDRIDGE
PB 99 PG 2

LOT 7
NORTHWOLD
PB 118 PG 75

LOT 6
NORTHWOLD
PB 118 PG 75

AREA
48,570 SQ. FT.
1.115 ACRES

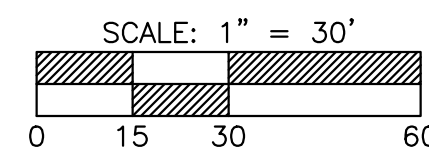
LOT 5
NORTHWOLD
PB 118 PG 75



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. THE PUBLIC RECORDS REFERENCED ON THIS PLAT WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS, RIGHT-OF-WAYS, AND COVENANTS PUBLIC AND PRIVATE.
2. THIS PLAT OR SURVEY IS INTENDED FOR THE SOLE USE OF THE PARTIES LISTED HEREON, ANY OTHER USE IS STRICTLY PROHIBITED.
3. THE BASIS OF BEARING IS GEORGIA STATE PLANE, NORTH AMERICAN DATUM 1983 (NAD'83), GEORGIA WEST ZONE.
4. THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAVD'88) FROM GPS OBSERVATIONS PERFORMED BY GEOTERRA USA, LLC. CONTOUR INTERVAL IS TWO FEET.
5. THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THE MAP NUMBER FOR THIS AREA IS 13121C0152G, DATED SEPTEMBER 18, 2013.



NOTE: THERE ARE NO TREES ON THE SITE

LOT COVERAGE:
RE-2 - 25% ALLOWABLE
CURRENT LOT COVERAGE - 8,914 SF +/- 48,570 = 18%

ZONING NOTE:

PER THE CITY OF SANDY SPRINGS GIS ZONING MAP
THIS PROPERTY IS ZONED "RE-2"
(RESIDENTIAL ESTATE DISTRICT).

SETBACKS:

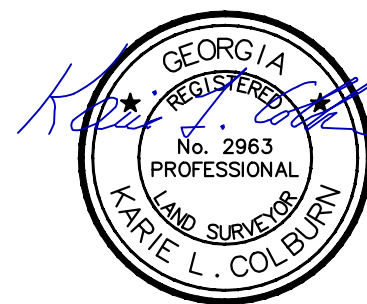
FRONT YARD: 60 FEET.
SIDE YARD: 25 FEET.
REAR YARD: 50 FEET.

SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Karie L. Colburn
KARIE L. COLBURN, GAPLS #2963

11/16/2020
DATE



CORNER LEGEND

RBF = REBAR FOUND

LEGEND

A/C = AIR CONDITIONING UNITS
BSL = BUILDING SETBACK LINE
E = ELECTRIC METER
ET = ELECTRIC TRANSFORMER
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
G = GAS METER
MB = MAILBOX
R/W = RIGHT-OF-WAY
TV = COMMUNICATION PEDESTAL
WM = WATER METER
WV = WATER VALVE

CLOSURE:

Error of Closure Plat: 1 / 154,471
Error of Closure Field: 1 / 56,451
Angular Error: 16.3"
Adjusted by: Compass Rule.
Field Date: October 30, 2020
Plat Date: November 16, 2020

EQUIPMENT:

-Trimble 5600 Total Station
-Trimble R10 GPS unit
-Trimble TSc3 Data Collector
-Trimble VRS Network

Boundary & Topographic Survey
for
NICOLE HENRY

LOT 6
NORTHWOLD
PB 118, PG 75

Land Lot 385, 18th District
Fulton County, Georgia
GeoTerra USA, LLC

760 Old Roswell Road, Suite 240
Roswell, Georgia 30076
kcolburn@geoterrausa.net
678-697-7044

COA: LSF001283

COPYRIGHT © 2020 BY GeoTerra USA, LLC
ALL RIGHTS RESERVED G2020-0265

VICINITY MAP
NOT TO SCALE

GENERAL N

1. THE PUBLIC RECORDS REFERENCED ON THIS PLAT FOR THE ESTABLISHMENT OF THE BOUNDARY ARE NOT AND DO NOT CONSTITUTE A TITLE. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS, RIGHTS, AND COVENANTS PUBLIC AND PRIVATE.
2. THIS PLAT OR SURVEY IS INTENDED FOR THE BENEFIT OF THE PARTIES LISTED HEREON, ANY OTHER USES ARE AT THE USER'S RISK.
3. THE BASIS OF BEARING IS GEORGIA STATE PLANE DATUM 1983 (NAD'83), GEORGIA WEST ZONE.
4. THE VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1988 (NAVD'88) FIDUCIAL POINT PERFORMED BY GEOTERRA USA, LLC. COORDINATES ARE IN UTM.
5. THIS PROPERTY IS LOCATED IN ZONE "X" OF THE GCS NAD83 OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD ZONE. THE FLOOD FOR THIS AREA IS 13121C0152G, DATED 01/01/2010.

The residence is not visible from the cul-de-sac due to the extreme topography at the entrance and the setback

SCALE: 1" =

0 15 30

VARIANCE REQUEST - GARAGE ADDITION

Residence

1320 Belmore Way

Sandy Springs, Georgia 30050 | 30350

May 21, 2021



Tr

TREE PROTECTION

DEFINITION

The protection of desirable trees from injury during construction activity

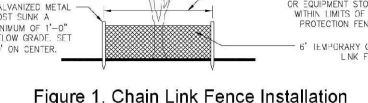


Figure 1. Chain Link Fence Installation

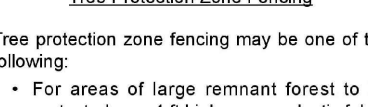


Figure 2. "Snow" Fence Installation



Tr

DISBURBED AREA STABILIZATION (WITH SODDING)

DEFINITION

A permanent vegetative cover using sods on highly erodible or critically eroded lands.



Figure 3. Disturbed Area Stabilization



D4

DISBURBED AREA STABILIZATION (WITH SODDING)

DEFINITION

A permanent vegetative cover using sods on highly erodible or critically eroded lands.

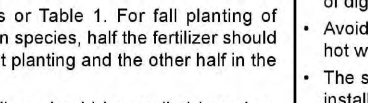


Figure 3. Disturbed Area Stabilization



D6

DISBURBED AREA STABILIZATION (WITH SODDING)

DEFINITION

A permanent vegetative cover using sods on highly erodible or critically eroded lands.

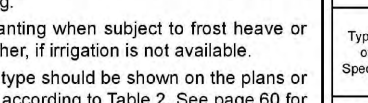


Figure 3. Disturbed Area Stabilization



D6

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DEFINITION

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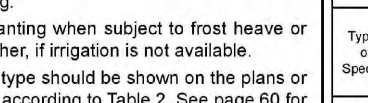


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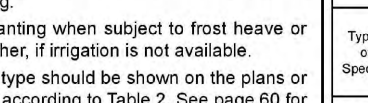


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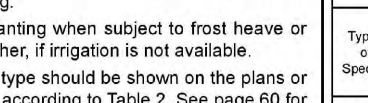


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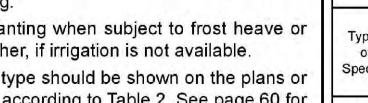


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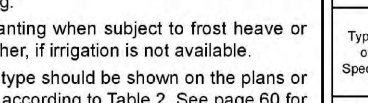


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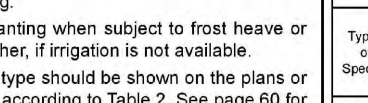


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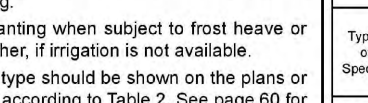


Figure 3. Disturbed Area Stabilization



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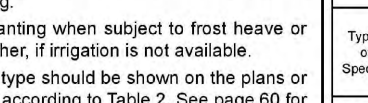


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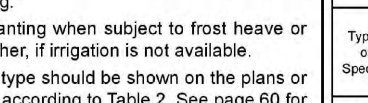


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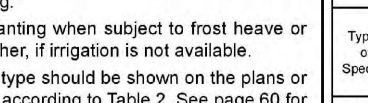


Figure 3. Disturbed Area Stabil

Sd1	SEDIMENT BARRIER	Sd1	Sd1	Sd1										
DEFINITION A temporary structure made up of porous material composed by steel or wood posts. Types include: stone, brush piles, mulch berm, compact filter socks or other filtering material.		Sensitive Areas Sd1 Sediment barriers must be placed where Type S shall have a supporting capacity of no greater than 4.0 n center, with each being driven into the ground a minimum of 18".												
PURPOSE - Minimize and prevent sediment carried by sheet flow from leaving the site. - Retain the sediment on the disturbed area. - Filter sediment from runoff.		Type C Silt Fence 36" wide with wire reinforcement or equivalent backing - To be used where runoff velocities are particularly high or where slopes exceed a vertical height of 10 ft.												
		<table border="1"> <thead> <tr> <th>Land Slope (%)</th><th>Maximum Slope Length Behind Fence (ft)</th></tr> </thead> <tbody> <tr><td><2</td><td>100</td></tr> <tr><td>2-5</td><td>75</td></tr> <tr><td>5-10</td><td>50</td></tr> <tr><td>10-20</td><td>25</td></tr> <tr><td>>20</td><td>15</td></tr> </tbody> </table>			Land Slope (%)	Maximum Slope Length Behind Fence (ft)	<2	100	2-5	75	5-10	50	10-20	25
Land Slope (%)	Maximum Slope Length Behind Fence (ft)													
<2	100													
2-5	75													
5-10	50													
10-20	25													
>20	15													
INSTALLATION - Install according to the approved plan. - Do not install across streams, ditches, waterways, or other concentrated flow areas. - The type of sediment barrier depends on whether the area is sensitive or non-sensitive. - For silt fence, Type C will be classified as sensitive and Type A & B will be classified as non-sensitive. - Install along the contour. - Along all state waters and other sensitive areas, 2 rows of Type S shall be used. The 2 rows should be placed a minimum of 36' apart		Maintenance - Remove the sediment once it has accumulated to reach the original height of the barrier. - Replace barrier whenever it has deteriorated to such an extent that the effectiveness of the product is reduced (< 6 months) or the height of the product is not maintaining 80% of its properly installed height. - Remove and dispose of all accumulated sediment at the barrier before it is removed. - Leave in place until all disturbed areas are permanently stabilized.												
		Figure 1. Static Silt Fence Trenching Method - Dig a 2'-6" wide trench with a 6" excavation. - Drive posts 18" into ground and attach fabric. - The same trenching method typically requires triple the time and effort to achieve results comparable to the silt fence method.												
		Figure 1. Type "C" Silt Fence												
		<table border="1"> <caption>Table 2. Post Size</caption> <thead> <tr> <th>Type</th><th>Min. Length</th><th>Type of Post</th><th>Size of Post</th></tr> </thead> <tbody> <tr> <td>NS</td><td>4'</td><td>Oak Steel Soft Wood</td><td>1.5"x1.5" 3" or 2"x4"</td></tr> <tr> <td>S</td><td>4'</td><td>Oak Steel</td><td>1.5"x2" 1.5"x2", min</td></tr> </tbody> </table>			Type	Min. Length	Type of Post	Size of Post	NS	4'	Oak Steel Soft Wood	1.5"x1.5" 3" or 2"x4"	S	4'
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S	4'	Oak Steel	1.5"x2" 1.5"x2", min											
		Figure 1. Thomas Carpenter OFSCS, Carpenter Division Comments:												
		111												

PROJECT NARRATIVE:
THE PROPOSED DEVELOPMENT CONSISTS IN THE ADDITION OF 2,440 SF OF HOUSE AREA AND GARAGE TO THE EXISTING HOUSE. EXISTING UTILITIES AND DRIVEWAY WILL BE REUSED. PROPERTY GRADING IS MINIMAL AND LIMITS OF CONSTRUCTION ARE LIMITED TO THE NEW CONSTRUCTION AREA. SEE ARCHITECTURAL PLAN FOR HOUSE DETAILS.

SITE AREA SUMMARY

ZONING RE-2
TOTAL SITE AREA = 48,570 SF
DISTURBED AREA = 4,500 SF

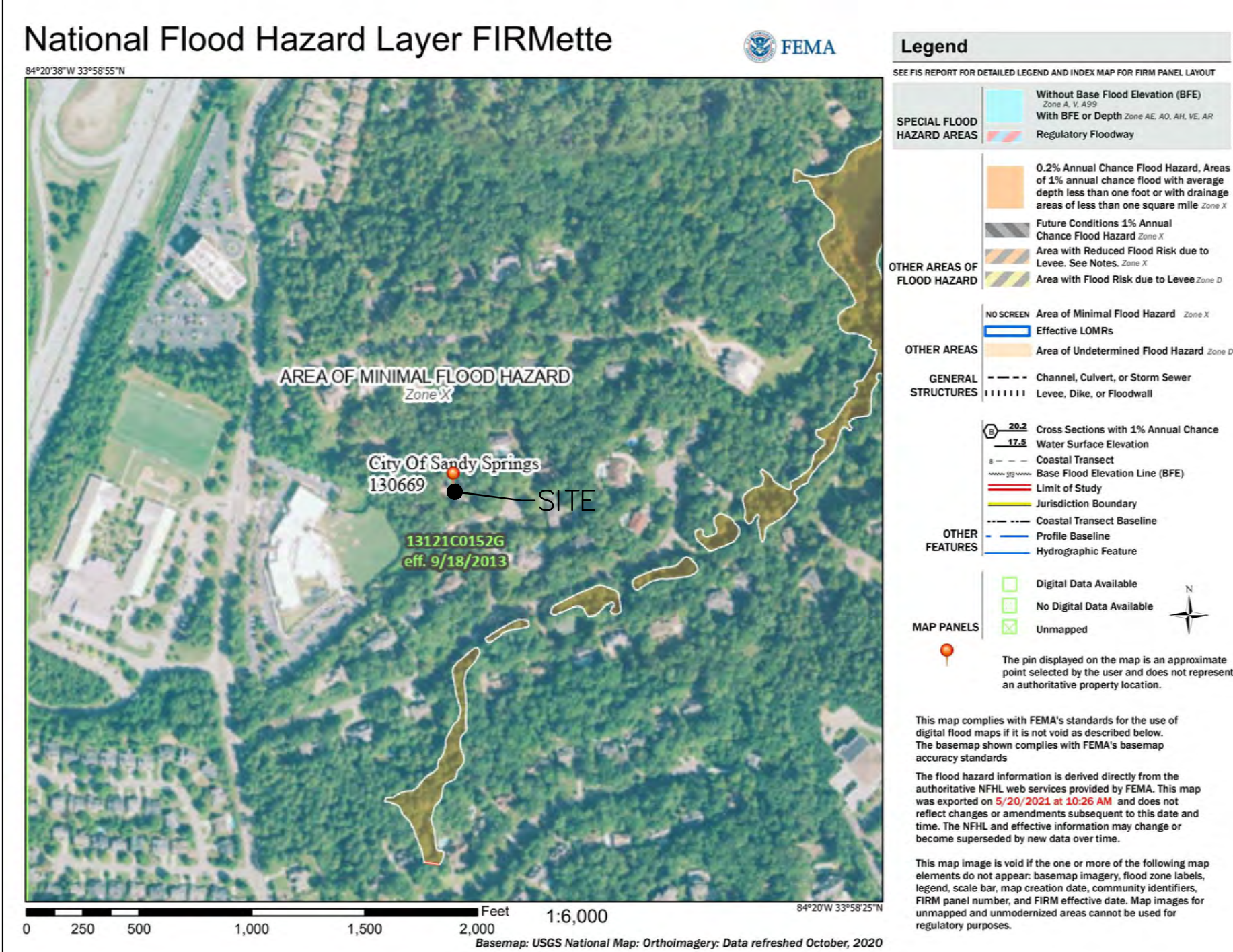
EXISTING IMPERVIOUS AREAS = 8,120 SF
EXISTING PERVIOUS AREAS = 40,450 SF

PROPOSED IMPERVIOUS AREAS = 9,680 SF (20%) Δ 1,560 SF
PROPOSED PERVIOUS AREAS = 38,890 SF (80%)

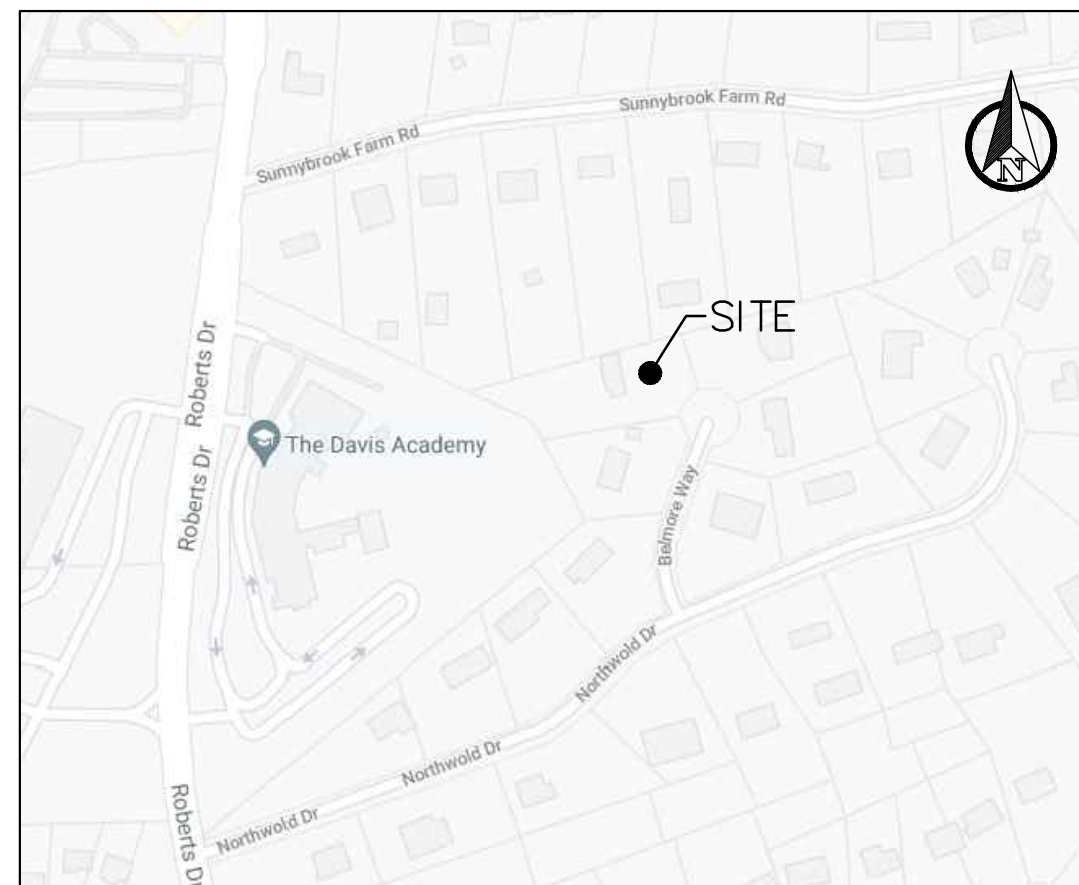
IMPERVIOUS AREA = LOT COVERAGE

TREE PRESERVATION

NO TREES PROPOSED TO BE REMOVED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING SEPARATE PERMIT FOR TREE REMOVAL IF NEEDED.



FEMA MAP
N.T.S.



VICINITY MAP
N.T.S.

DESIGN ENGINEER

JUAN DEL RIO
GSWCC LEVEL II CERTIFICATION #88142
EXPIRES 06/14/2022
PHONE: 770-648-3317
ONEPOINTPTC@GMAIL.COM

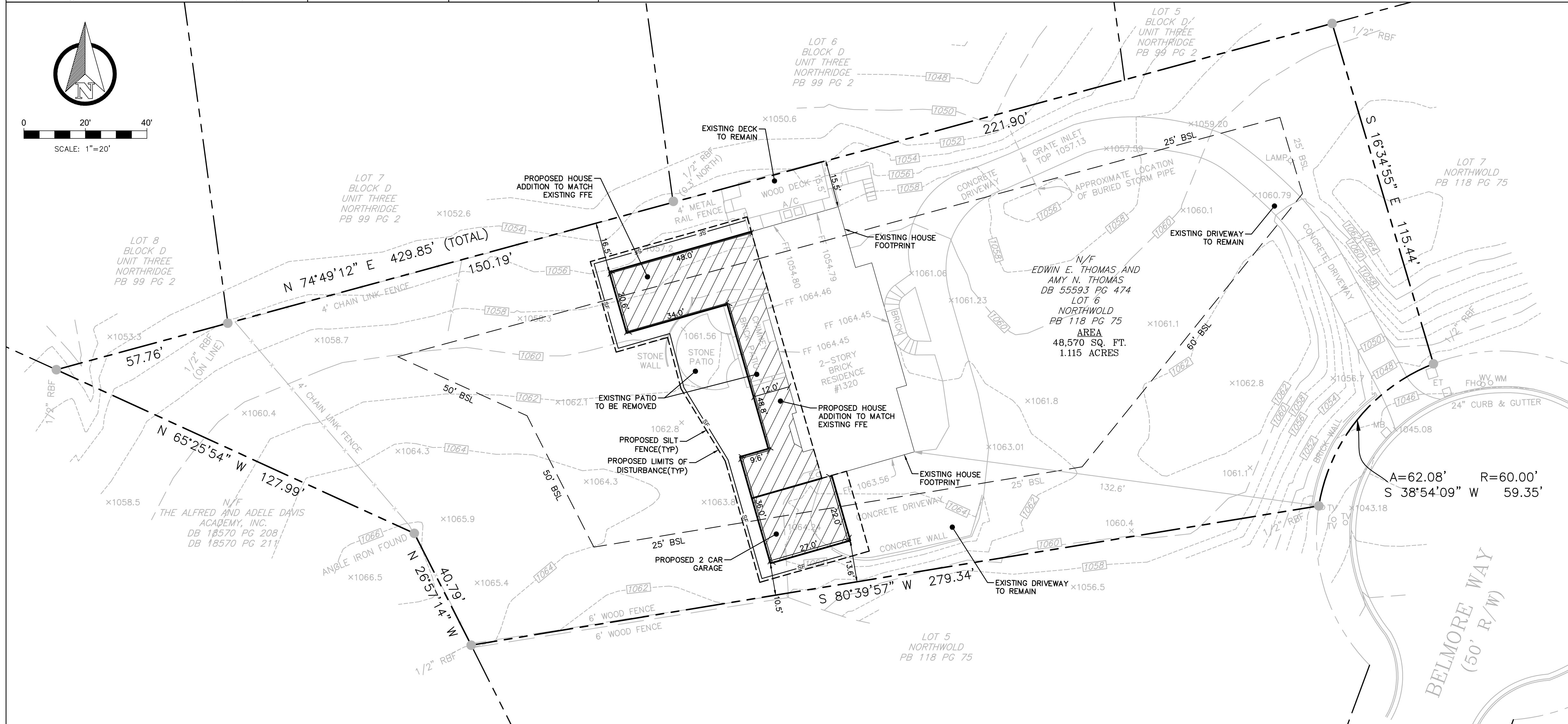


4-HR EMERGENCY CONTACT
NICOLE HENRY

1320 BELMORE WAY
RESIDENTIAL IMPROVEMENTS

JURISDICTION: CITY OF SANDY SPRINGS

1320 BELMORE WAY,
ATLANTA, GA 30350
LL 385, DISTRICT 18,
FULTON COUNTY



REVISIONS

DATE

SITE

SHEET
C01

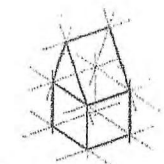
DATE: /15/2

Legal Description

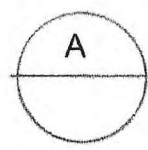
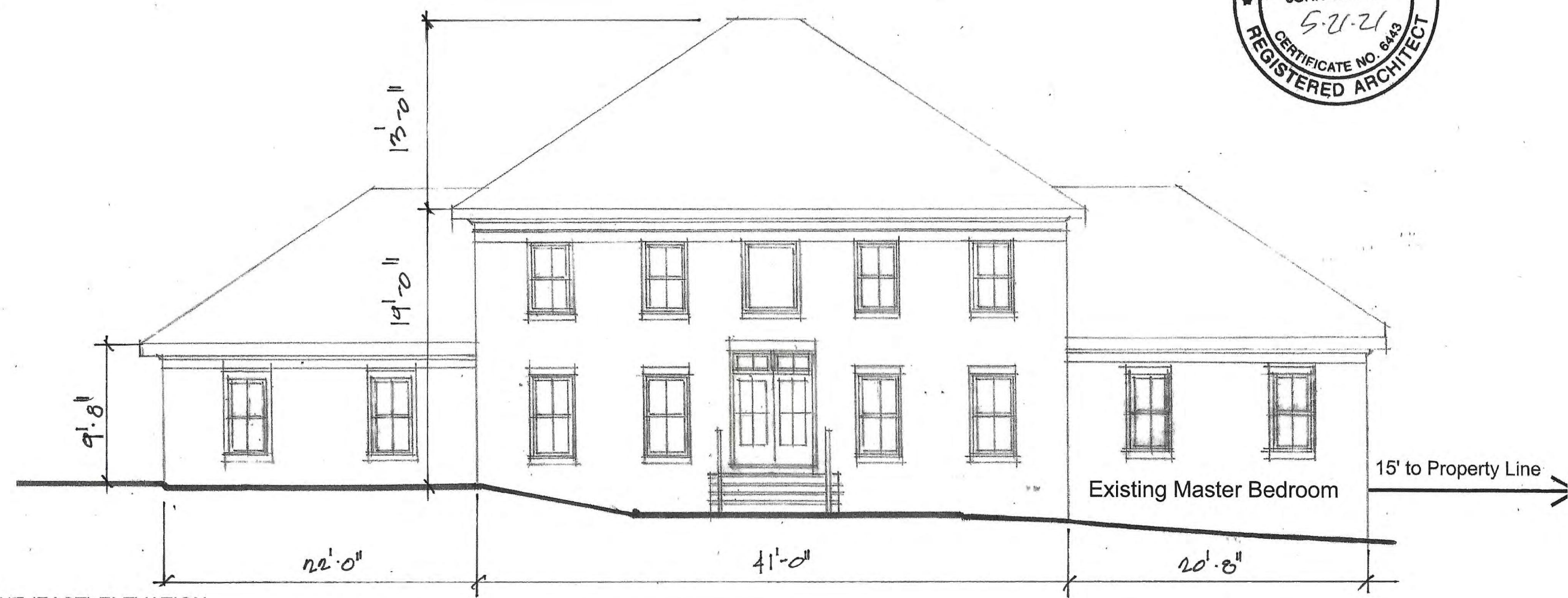
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT
385, 18TH
DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 6, NORTHWOLD
SUBDIVISION, AS PER
PLAT RECORDED IN PLAT BOOK 118, PAGE 75, FULTON COUNTY,
GEORGIA RECORDS, WHICH
PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY
REFERENCE.

Tax ID#: 06-0385-0002-006-7

1320 Belmore Way



JOHN KNIGHT ARCHITECT



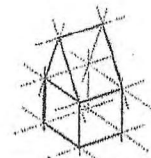
FRONT (EAST) ELEVATION

1/8" = 1' - 0"

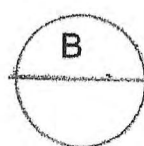
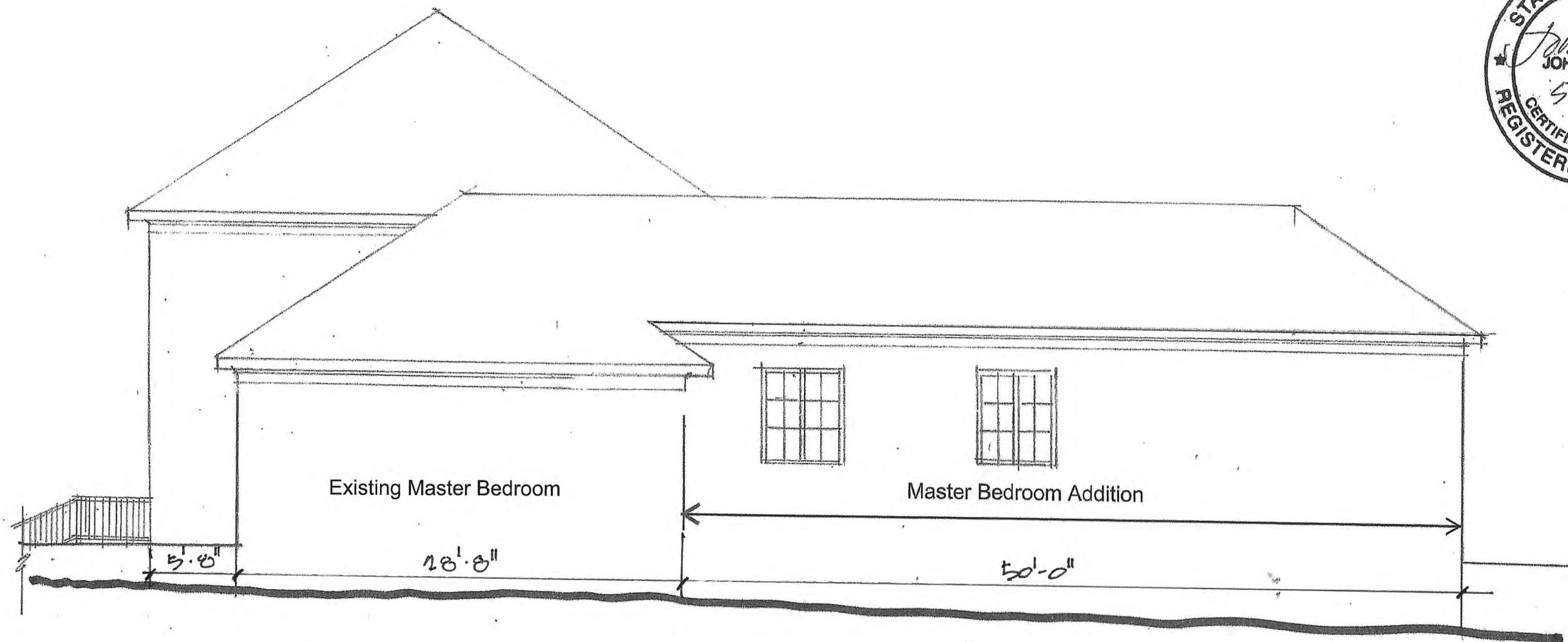
VARIANCE REQUEST -MASTER BEDROOM ADDITION

Residence
1320 Bellmore Way
Sandy Springs, Georgia 30350

May 21, 2021



JOHN KNIGHT ARCHITECT



RIGHT (NORTH) SIDE ELEVATION

1/8" = 1' - 0"

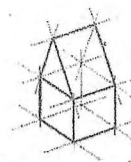
VARIANCE REQUEST -MASTER BEDROOM ADDITION

Residence

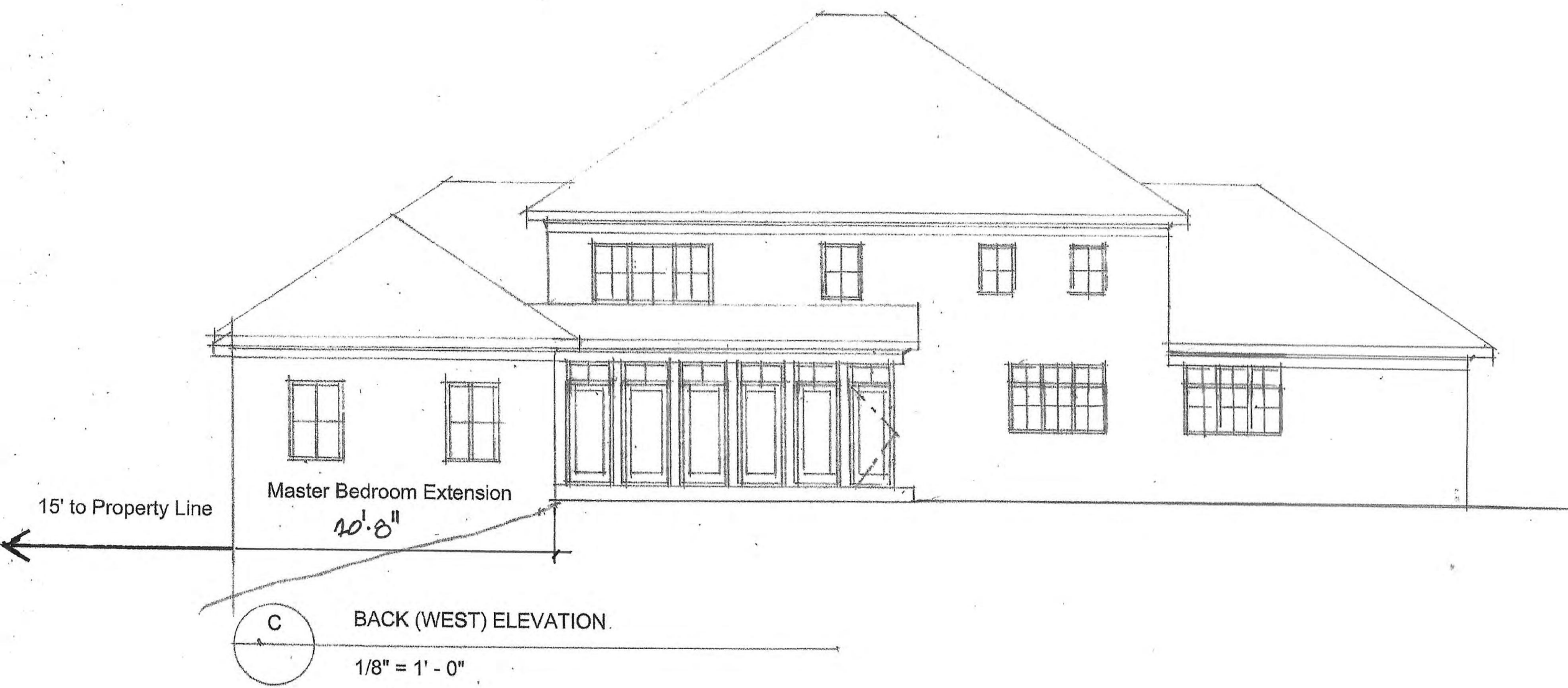
1320 Bellmore Way

Sandy Springs, Georgia 30350

May 21, 2021

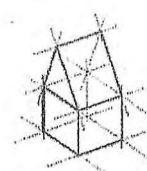


JOHN KNIGHT ARCHITECT



VARIANCE REQUEST -MASTER BEDROOM ADDITION
[Redacted] Residence
1320 Bellmore Way
Sandy Springs, Georgia 30350

May 21, 2021



JOHN KNIGHT ARCHITECT



D LEFT SIDE (SOUTH) ELEVATION
1/8" = 1' - 0"

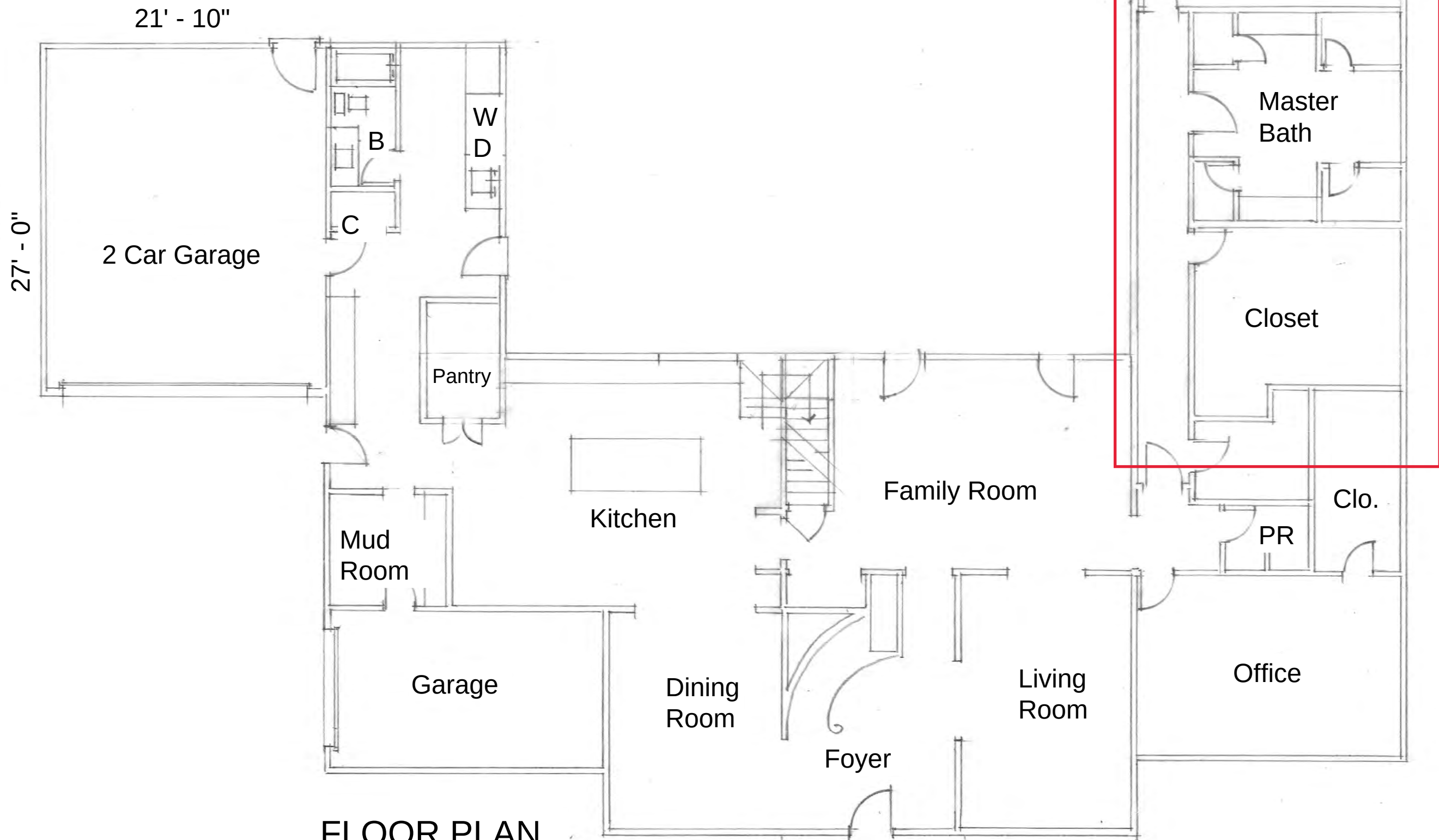
VARIANCE REQUEST - MASTER BEDROOM ADDITION
[Redacted] Residence
1320 Bellmore Way
Sandy Springs, Georgia 30350

May 21, 2021

VARIANCE REQUEST -MASTER BEDROOM ADDITION

Residence
1320 Belmore Way
Sandy Springs, Georgia 30350

May 21, 2021



FLOOR PLAN



SANDY SPRINGS™
GEORGIA

Case No.: **V21-0019**
(associated with V21-0018)
Planner's initials: **AH**

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 1320 BELMORE WAY, SANDY SPRINGS, GA 30350	
	Parcel Tax ID(s): 06038500020067	
	Total acreage: 1.115	Council District: 1
	Current zoning: PE-2	Current use: SINGLE UNIT DETACHED RESIDENCE
	Character Area: PROTECTED NEIGHBORHOOD	

APPLICATION	Detailed request (include Code Section No.): Section 2.3.2, Section 6.1.2.B, Section 9.4.2.G to all construction of an addition to a single unit detached residence to encroach into the side common lot line building setback.	
	Encroach into the 25' left side setback 14.5 feet and 11.4 feet at the corners of the proposed garage.	
	Petitioner: JOHN KNIGHT	
	Petitioner's address: [REDACTED] 30306	
	Phone: 404-931-8700 Email: JOHN@JKNIGHTARCH.COM	

OWNER	Property owner: NICOLE HENRY & Brian Henry	
	Owner's address: [REDACTED] 30342	
	Phone: [REDACTED]	Email: [REDACTED]
	Signature (authorizing initiation of the process): [Signature]	
	If the property is under contract, provide a copy of the contract	

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date:	Anticipated Application date: 5/21/2021
Anticipated BOA date: 7/7/2021	
ADDITIONAL INFORMATION NEEDED:	

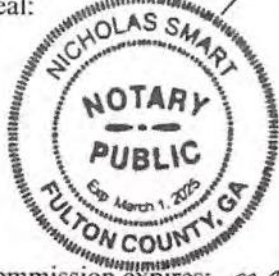


SANDY SPRINGS™

GEORGIA

AUTHORIZATION FORM – PART I

A- The property owner must fill out the following section and have it notarized. If a property has multiple owners, each owner must separately fill out a copy of the Authorization Form.

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this Application.	
Owner's name: <u>Brian Henry</u>	Sworn and subscribed before me this <u>19th</u> day of <u>MAY</u> 20 <u>21</u> Notary public: <u>Nicholas Smart</u> Seal:  Commission expires: <u>MAY 1st</u> 20 <u>25</u>
Address: [REDACTED]	
City, State, Zip Code: [REDACTED] 30350	
Email address: [REDACTED]	
Phone number: [REDACTED]	
Owner's signature: <u>[Signature]</u>	

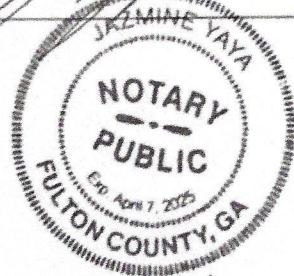


SANDY SPRINGS™

GEORGIA

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Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this Application.	
Owner's name: <u>Nicole Henry</u>	Sworn and subscribed before me this <u>19</u> th day of <u>May</u> 20 <u>21</u>
Address: <u>[REDACTED]</u>	
City, State, Zip Code: <u>[REDACTED] 30350</u>	Notary public: <u>[Signature]</u>
Email address: <u>[REDACTED]</u>	Seal: 
Phone number: <u>[REDACTED]</u>	
Owner's signature: <u>[Signature]</u>	
Commission expires: <u>4/7/25</u>	

B- If the Applicant is *not* the owner of the subject property:

Fill out the following section, check the appropriate statement and have it notarized.

Applicant states under oath that:	
☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or ☐ He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or ☐ He/she has an estate of years which permits the Applicant to apply (<i>attach a copy of the lease</i>)	
Applicant's name:	Sworn and subscribed before me this
Company name:	
Address:	<u> </u> th day of <u> </u> 20 <u> </u>
City, State, Zip Code:	Notary public: <u> </u>
Email address:	Seal:
Phone number:	
Applicant's signature:	
Commission expires: <u> </u>	



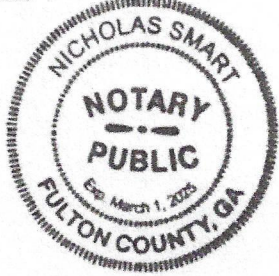
SANDY SPRINGS™

GEORGIA

AUTHORIZATION FORM – PART II

C- If an agent or attorney will represent the owner and/or the Applicant:
Fill out the following section and have it notarized.

Agent's name:	John Knight
Company:	John Knight Architect
Address:	[REDACTED]
City, State, Zip Code:	[REDACTED] 30306
Email address:	john@jknichtarch.com
Phone number:	404-931-8700
Agent's signature:	<i>John Knight</i>
Applicant's signature:	<i>[Signature]</i>

Sworn and subscribed before me this
19 th day of May 2021
Notary public:
<i>Nicholas Smart</i>
Seal:

Commission expires: March 1 st 2025



SANDY SPRINGS™

GEORGIA

AUTHORIZATION FORM – PART II

C- If an agent or attorney will represent the owner and/or the Applicant:

Fill out the following section and have it notarized.

Agent's name:	John Knight
Company:	John Knight Architect
Address:	[REDACTED]
City, State, Zip Code:	[REDACTED] 30306
Email address:	john@jknichtarch.com
Phone number:	404-931-8700
Agent's signature:	<i>John Knight</i>
Applicant's signature:	<i>Mark Henry</i>

Sworn and subscribed before me this
19 th day of May 20 21
Notary public:
Seal:
Commission expires: 4/7/25

Sandy Springs, Georgia Variance Application

Residence
1320 Belmore Way
Sandy Springs, Georgia 30350

May 21, 2021

Two Car Garage Addition**LETTER OF INTENT**

Section 2.2.2 Placement and Height – Building side yard setback 25 feet

Section 6.1.2.B Setback Encroachments - All buildings and structures must be located at or behind the required setbacks

Section 9.4.2.G.2 – Grading in the side setbacks

1. The requested variance is for the construction of an attached 2-car garage, bathroom, utility room, and mud room to the south side of the residence. At the time the residence was constructed in 1980 the side yard setback requirement was fifteen feet which would allow for up to a twenty foot addition. Later, when the property and the surrounding area was rezoned to RE-2 the side yard setback was changed to twenty-five feet thereby decreasing the distance from the house to the new setback to ten feet. RE-2 zoning requires a minimum 2 acre lot size, and this property does not meet that requirement. It does meet the RE-1 Zoning which requires a minimum 1 acre lot size which allows for a 25 foot side yard setback. Therefore, the unnecessary hardship to the owner is that the property does not meet the requirements for which it was zoned. The owner requests that the garage be allowed to encroach into the setback 14.5 feet and 11.4 feet at the respective corners of the garage. If allowed to follow RE-1 zoning the requested encroachment into the setback would be 4.5 feet and 1.4 feet and would also meet Section 9.4.2.G.2.
2. Factual details about the project
 - a. Single 5,694 square foot two story residence.
 - b. NA
 - c. NA
 - d. NA
3. Alternative designs explored
 - a. The current drive location is on the South side of the residence.
 - b. Options for the location, size, and layout of the addition were considered that kept the garage in the 25' setback.
 1. By locating the garage in front of the house as an extension to the existing garage it became the dominant feature of the house compromising the original design intent of the original structure. It would also have required the driveway to be relocated doubling access to the front entry from where it sits now.
 2. The only option for placing the garage behind the house was to put it behind the kitchen which obstructed daylight and blocked views to the back yard.
 3. Placing the garage at the back left corner of the house where the distance from the corner to the 25' setback is 10' did not allow for two cars.

4. So, the garage was placed in the proposed location thereby encroaching into the setback 14.5 feet and 11.4 feet at the respective garage corners.
5. Placing the garage in the proposed location puts it 31.5 feet from the front plane of the house and is not visible from the street.

Sandy Springs, Georgia Variance Application

Residence
1320 Belmore Way
Sandy Springs, Georgia 30350

Master Bedroom Suite Addition

May 21, 2021

VARIANCE ANALYSIS

Request for Variances from Section 2.2.2 Placement and Height – Building side yard setback 25 feet

Section 6.1.2.B Setback Encroachments - All buildings and structures must be located at or behind the required setbacks

9.4.2.G.2 – Grading in the side setbacks

1. The application of the Development Code will create an unnecessary hardship for the property owner.
 - a. The property is zoned RE-2 and sits on 1.115 acres of land. It includes an existing two story single family residence that was constructed in 1980. The side yard setbacks at the time were fifteen feet. Later, when the property and the surrounding area was rezoned, the side yard setbacks were changed to twenty-five feet. Therefore, the house was rendered non-conforming preventing any future additions without submitting for a variance to encroach in the side yard setback thereby creating an unnecessary hardship to the owner.
2. There are extraordinary and exceptional conditions due to the size, shape, or topography which are specific to the property and not generally found in similar properties.
 - a. The lot is large, but it is narrow. When built, the right side of the house was placed directly on the fifteen foot side yard setback to allow for a drive and garage on the left. Similar conditions exist in adjoining properties as shown on an attachment.
3. Such conditions are not the result of action or inaction of the current property owner:
 - a. The State of Georgia does not require a survey at closing. Therefore the owner was not aware of setback requirements, easements, State Waters, flood zones, or any other factors that may have influenced their purchase of the property. Likewise, the selling agent or home inspector did not reveal any factors that would influence the purchase.
 - b. Had the owner known about these conditions they would not have purchased the property.
4. The variance request would provide the minimum relief necessary to make possible the reasonable use of the property.

- a. Granting the variance would allow the extension of the existing master bedroom continue along the setback line.
- 5. The variance request would result in development that is consistent with the general intent of the Development Code, with the Comprehensive Plan policies, and would not be harmful to the public good, safety and welfare.
 - a. The proposed addition would not further encroach into the setback, would maintain the character of the structure, conform with existing structures in the area, and contribute to the tax base of the community.

Attachments:

Partial location map

Partial survey



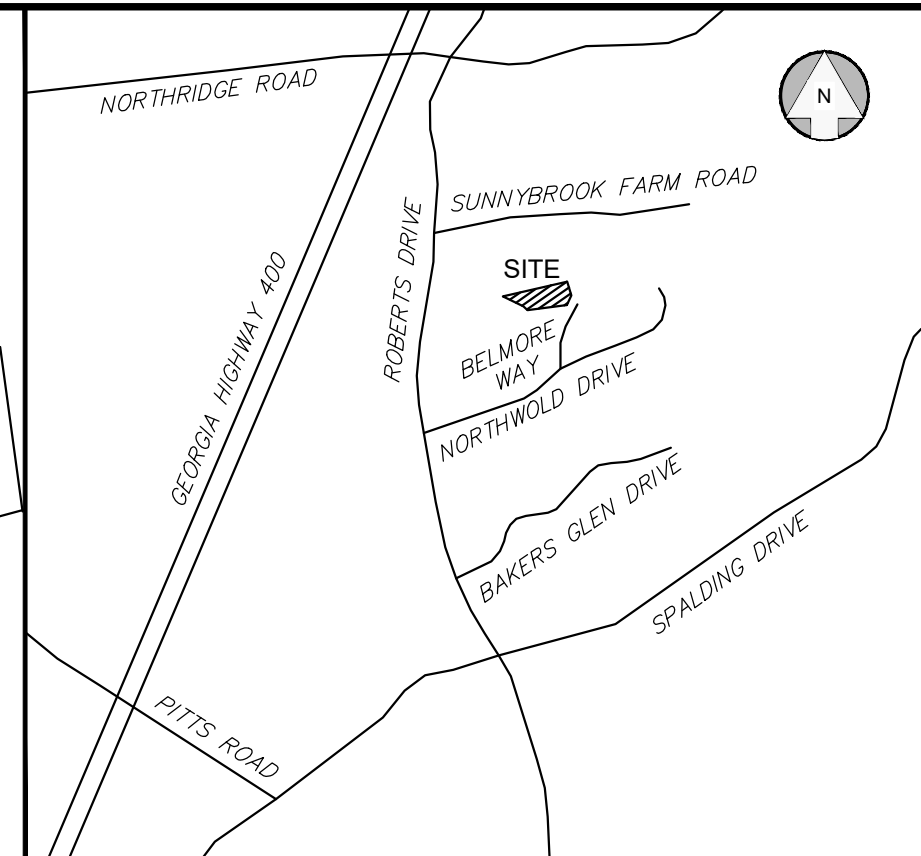
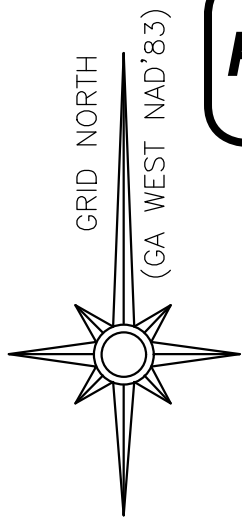
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VARIANCE REQUEST

 Residence
1320 Belmore Way
Sandy Springs, Georgia 30050 30350
May 19, 2021

Map illustrates houses constructed 40 years ago around the cul-de-sac were randomly placed most likely due to topography, existing vegetation, or builder/owner preference. If these

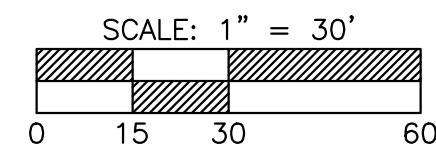
RECEIVED 6/16/2021 PLANNING & ZONING



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. THE PUBLIC RECORDS REFERENCED ON THIS PLAT WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS, RIGHT-OF-WAYS, AND COVENANTS PUBLIC AND PRIVATE.
2. THIS PLAT OR SURVEY IS INTENDED FOR THE SOLE USE OF THE PARTIES LISTED HEREON, ANY OTHER USE IS STRICTLY PROHIBITED.
3. THE BASIS OF BEARING IS GEORGIA STATE PLANE, NORTH AMERICAN DATUM 1983 (NAD'83), GEORGIA WEST ZONE.
4. THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAVD'88) FROM GPS OBSERVATIONS PERFORMED BY GEOTERRA USA, LLC. CONTOUR INTERVAL IS TWO FEET.
5. THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THE MAP NUMBER FOR THIS AREA IS 13121C0152G, DATED SEPTEMBER 18, 2013.



NOTE: THERE ARE NO TREES ON THE SITE

LOT COVERAGE:
RE-2 - 25% ALLOWABLE
CURRENT LOT COVERAGE - 8,914 SF +/- 48,570 = 18%

ZONING NOTE:

PER THE CITY OF SANDY SPRINGS GIS ZONING MAP
THIS PROPERTY IS ZONED "RE-2"
(RESIDENTIAL ESTATE DISTRICT).

SETBACKS:

FRONT YARD: 60 FEET.
SIDE YARD: 25 FEET.
REAR YARD: 50 FEET.

SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Karie L. Colburn
KARIE L. COLBURN, GAPLS #2963

11/16/2020
DATE



CORNER LEGEND

RBF = REBAR FOUND

LEGEND

A/C = AIR CONDITIONING UNITS
BSL = BUILDING SETBACK LINE
E = ELECTRIC METER
ET = ELECTRIC TRANSFORMER
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
G = GAS METER
MB = MAILBOX
R/W = RIGHT-OF-WAY
TV = COMMUNICATION PEDESTAL
WM = WATER METER
WV = WATER VALVE

CLOSURE:

Error of Closure Plat: 1 / 154,471
Error of Closure Field: 1 / 56,451
Angular Error: 16.3"
Adjusted by: Compass Rule.
Field Date: October 30, 2020
Plat Date: November 16, 2020

EQUIPMENT:

-Trimble 5600 Total Station
-Trimble R10 GPS unit
-Trimble TSc3 Data Collector
-Trimble VRS Network

Boundary & Topographic Survey
for
NICOLE HENRY

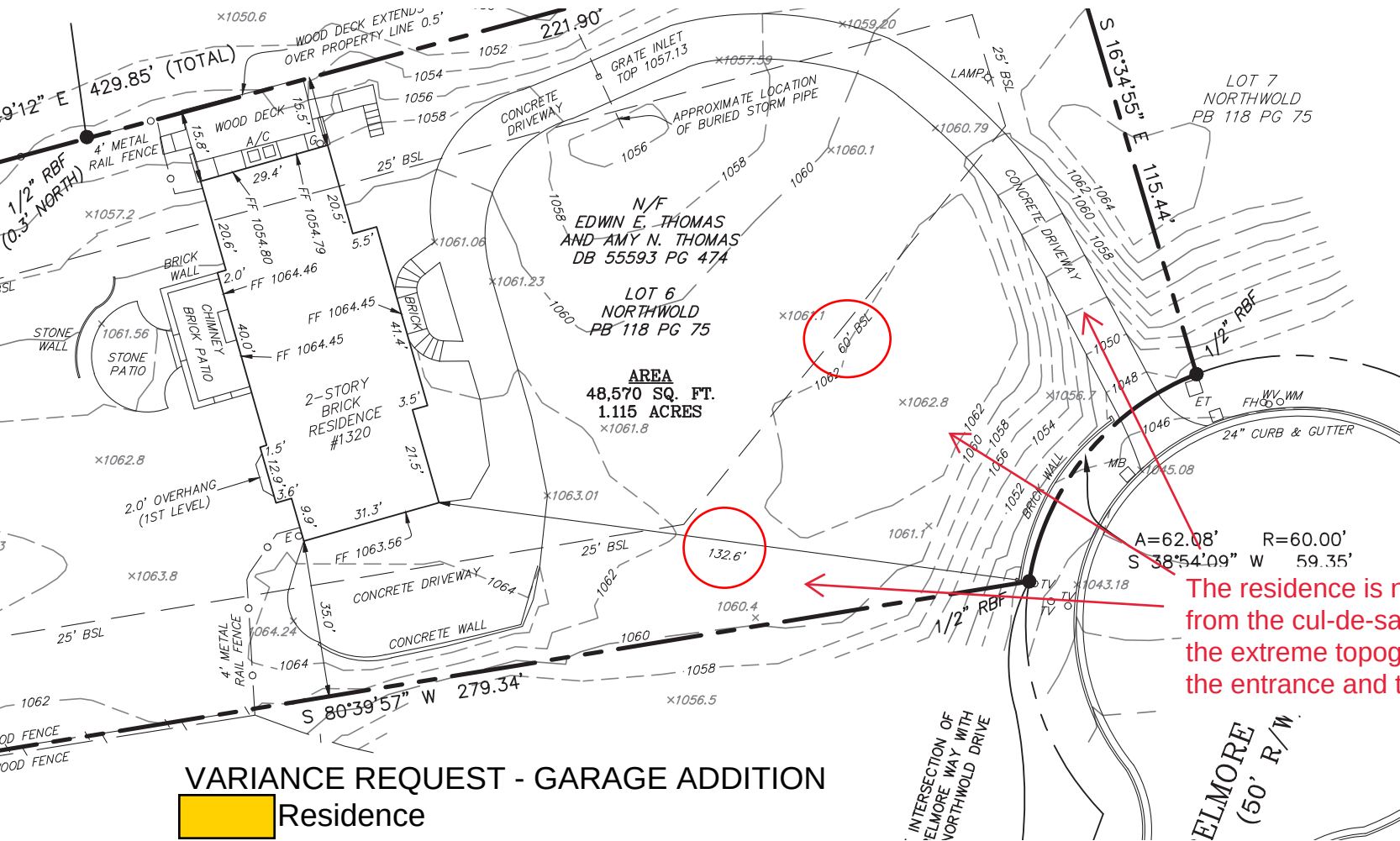
LOT 6
NORTHWOLD
PB 118, PG 75

Land Lot 385, 18th District
Fulton County, Georgia
GeoTerra USA, LLC

760 Old Roswell Road, Suite 240
Roswell, Georgia 30076
kcolburn@geoterrausa.net
678-697-7044

COA: LSF001283

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ALL RIGHTS RESERVED G2020-0265



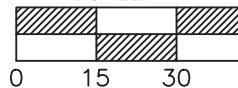
VICINITY M
NOT TO SCALE

GENERAL N

1. THE PUBLIC RECORDS REFERENCED ON THIS PLAT FOR THE ESTABLISHMENT OF THE BOUNDARY ARE NOT AND DO NOT CONSTITUTE A TITLE. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS, RIGHTS, AND COVENANTS PUBLIC AND PRIVATE.
2. THIS PLAT OR SURVEY IS INTENDED FOR THE BENEFIT OF THE PARTIES LISTED HEREON, ANY OTHER USES ARE AT THE USER'S RISK.
3. THE BASIS OF BEARING IS GEORGIA STATE PLANE DATUM 1983 (NAD'83), GEORGIA WEST ZONE.
4. THE VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1988 (NAVD'88) FIDUCIAL POINT PERFORMED BY GEOTERRA USA, LLC. COORDINATES ARE IN UTM.
5. THIS PROPERTY IS LOCATED IN ZONE "X" OF THE 1828 OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD AREA. FOR THIS AREA IS 13121C0152G, DATED 01/11/2011.

The residence is not visible from the cul-de-sac due to the extreme topography at the entrance and the setback

SCALE: 1" =



VARIANCE REQUEST - GARAGE ADDITION

Residence

1320 Belmore Way

Sandy Springs, Georgia 30050 30350

May 21, 2021

Tr

DEFINITION

The protection of desirable trees from injury during construction activity.

PURPOSE

- Ensure the survival of desirable trees where they will be effective for erosion and sediment control, watershed protection, landscape beautification, dust and pollution control, noise reduction, shade and other environmental benefits while the land is being converted.

SPECIFICATIONS

Tree Protection Zones

(1) Measure the diameter of the tree trunk in inches 4.5 ft from the ground. This is the Diameter Breast Height (DBH).

(2) Multiply this value by 1.5. This result is the radius of the root protection zone in ft. Also consider the critical rooting distance.

154

Tr

DEFINITION

Tree Protection Zone Fencing

Tree protection zone fencing may be one of the following:

- For areas of large remnant forest to be protected, use 4 ft high orange plastic fabric fencing stapled in 3 locations to 2x6 treated wood stakes. Set stakes 6 ft on center. Do not use rebar as stakes.
- For single family homes use a treated wood fencing. It may have orange fabric attached to it.
- For all other developments use 5 ft high chain link fencing attached to galvanized metal post.

PURPOSE

- Establish immediate ground cover
- Reduce runoff and erosion
- Improve aesthetics and land value
- Reduce dust and sediments
- Stabilize waterways and critical areas
- Filter sediments, nutrients and bugs
- Reduce downstream complaints
- Reduce likelihood of legal action
- Reduce likelihood of work stoppage due to legal action
- Increase "good neighbor" benefits

INSTALLATION

Drill soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.

Figure 1. Chain Link Fence Installation

Figure 2. "Snow" Fence Installation

155

Ds4

DEFINITION

A permanent vegetative cover using sods on highly erodible or critically eroded lands.

PURPOSE

- Establish immediate ground cover
- Reduce runoff and erosion
- Improve aesthetics and land value
- Reduce dust and sediments
- Stabilize waterways and critical areas
- Filter sediments, nutrients and bugs
- Reduce downstream complaints
- Reduce likelihood of legal action
- Reduce likelihood of work stoppage due to legal action
- Increase "good neighbor" benefits

INSTALLATION

Drill soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.

156

Ds4

DEFINITION

Topsoil properly applied will help guarantee a stand. Don't use topsoil recently treated with herbicides or soil sterilants.

PURPOSE

- Mix fertilizer into soil surface. Fertilize based on soil tests or Table 1. For fall planting of warm season species, half the fertilizer should be applied at planting and the other half in the spring.
- Agricultural lime should be applied based on soil tests or at a rate of 1-2 tons/acre.
- Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod.

INSTALLATION

Drill soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.

157

Ds4

DEFINITION

Sod should be cut to the desired size within ±4%. Torn or uneven pads should be rejected.

PURPOSE

- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather, if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 2. See page 60 for your Resource Area.

INSTALLATION

Drill soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.

158

Ds4

DEFINITION

Fertilizer grasses in accordance with soil tests or Table 3.

PURPOSE

- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather, if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 2. See page 60 for your Resource Area.

INSTALLATION

Drill soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.

159

Sd1

DEFINITION

A temporary structure made up of porous material typically supported by steel or wood posts. Types include silt fence, brush piles, mulch berms, compost filter socks or other filtering material.

PURPOSE

- Minimize and prevent sediment carried by sheet flow from leaving the site.
- Retain the sediment on the disturbed area.
- Filter sediment from runoff.

INSTALLATION

- Install according to the approved plan.
- Do not install across streams, ditches, waterways, or other concentrated flow areas.
- The type of sediment barrier depends on whether the area is sensitive or non-sensitive.
- For silt fence, Type C will be classified as non-sensitive.
- Install along the contour.
- Along all state waters and other sensitive areas, 2 rows of Type S shall be used. The 2 rows should be placed a minimum of 36" apart.

160

Sd1

DEFINITION

Overlap barriers 18" when using multiple types of sediment barriers in a single run on a site.

PURPOSE

- When storm runoff behind the sediment barrier, the maximum continuous slope length behind the sediment barrier shall not exceed the ground as found in Table 1.
- Provide a riprap splash pad or other protection device at any point where flow may overtop the sediment barrier.

INSTALLATION

Static Slicing Method

- Using a machine, pull a narrow blade through the ground to create a 12" deep slit, and simultaneously insert the silt fence fabric into the slit behind the blade.
- Roll a tractor wheel along both sides of the slit in the ground 2-4 times to achieve compaction.
- Drive posts 18" into ground and attach fabric.

Figure 1. Static Slicing Machine

161

Sd1

DEFINITION

Sediment barriers being used as Type S shall have a support spacing of no greater than 4 ft on center, with each being driven into the ground a minimum of 18".

PURPOSE

- When storm runoff behind the sediment barrier, the maximum continuous slope length behind the sediment barrier shall not exceed the ground as found in Table 1.
- Provide a riprap splash pad or other protection device at any point where flow may overtop the sediment barrier.

INSTALLATION

Static Slicing Method

- Using a machine, pull a narrow blade through the ground to create a 12" deep slit, and simultaneously insert the silt fence fabric into the slit behind the blade.
- Roll a tractor wheel along both sides of the slit in the ground 2-4 times to achieve compaction.
- Drive posts 18" into ground and attach fabric.

Figure 1. Type "C" Silt Fence

162

Sd1

DEFINITION

Overlap barriers 18" when using multiple types of sediment barriers in a single run on a site.

PURPOSE

- When storm runoff behind the sediment barrier, the maximum continuous slope length behind the sediment barrier shall not exceed the ground as found in Table 1.
- Provide a riprap splash pad or other protection device at any point where flow may overtop the sediment barrier.

INSTALLATION

Static Slicing Method

- Using a machine, pull a narrow blade through the ground to create a 12" deep slit, and simultaneously insert the silt fence fabric into the slit behind the blade.
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- Drive posts 18" into ground and attach fabric.

Figure 1. Static Slicing Machine

163

Sd1

DEFINITION

Overlap barriers 18" when using multiple types of sediment barriers in a single run on a site.

PURPOSE

- When storm runoff behind the sediment barrier, the maximum continuous slope length behind the sediment barrier shall not exceed the ground as found in Table 1.
- Provide a riprap splash pad or other protection device at any point where flow may overtop the sediment barrier.

INSTALLATION

Static Slicing Method

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Figure 1. Static Slicing Machine

164

Sd1

DEFINITION

Overlap barriers 18" when using multiple types of sediment barriers in a single run on a site.

PURPOSE

- When storm runoff behind the sediment barrier, the maximum continuous slope length behind the sediment barrier shall not exceed the ground as found in Table 1.
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INSTALLATION

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Figure 1. Static Slicing Machine

165

Sd1

DEFINITION

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PURPOSE

- When storm runoff behind the sediment barrier, the maximum continuous slope length behind the sediment barrier shall not exceed the ground as found in Table 1.
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Figure 1. Static Slicing Machine

166

Sd1

DEFINITION

Overlap barriers 18" when using multiple types of sediment barriers in a single run on a site.

PURPOSE

- When storm runoff behind the sediment barrier, the maximum continuous slope length behind the sediment barrier shall not exceed the ground as found in Table 1.
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Figure 1. Static Slicing Machine

167

Sd1

DEFINITION

Overlap barriers 18" when using multiple types of sediment barriers in a single run on a site.

PURPOSE

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Figure 1. Static Slicing Machine

168

Sd1

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Overlap barriers 18" when using multiple types of sediment barriers in a single run on a site.

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Figure 1. Static Slicing Machine

169

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Figure 1. Static Slicing Machine

170

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171

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Figure 1. Static Slicing Machine

172

Sd1

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Figure 1. Static Slicing Machine

173

Sd1

DEFINITION

Overlap barriers 18" when using multiple types of sediment barriers in a single run on a site.

PURPOSE

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- Roll a tractor wheel along both sides of the slit in the ground 2-4 times to achieve compaction.
- Drive posts 18" into ground and attach fabric.

Figure 1. Static Slicing Machine

174

DEFINITION

The protection of desirable trees from injury during construction activity.

PURPOSE

- Ensure the survival of desirable trees where they will be effective for erosion and sediment control, watershed protection, landscape beautification, dust and pollution control, noise reduction, shade and other environmental benefits while the land is being converted.

SPECIFICATIONS

Tree Protection Zones

(1) Measure the diameter of the tree trunk in inches 4.5 ft from the ground. This is the Diameter Breast Height (DBH).

(2) Multiply this value by 1.5. This result is the radius of the root protection zone in ft. Also consider the critical rooting distance.

175

DEFINITION

Tree Protection Zone Fencing

Tree protection zone fencing may be one of the following:

- For areas of large remnant forest to be protected, use 4 ft high orange plastic fabric fencing stapled in 3 locations to 2x6 treated wood stakes. Set stakes 6 ft on center. Do not use rebar as stakes.
- For single family homes use a treated wood fencing. It may have orange fabric attached to it.
- For all other developments use 5 ft high chain link fencing attached to galvanized metal post.

PURPOSE

- Establish immediate ground cover
- Reduce runoff and erosion
- Improve aesthetics and land value
- Reduce dust and sediments
- Stabilize waterways and critical areas
- Filter sediments, nutrients and bugs
- Reduce downstream complaints
- Reduce likelihood of legal action
- Reduce likelihood of work stoppage due to legal action
- Increase "good neighbor" benefits

INSTALLATION

Drill soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.

176

DEFINITION

A permanent vegetative cover using sods on highly erodible or critically eroded lands.

PURPOSE

- Establish immediate ground cover
- Reduce runoff and erosion
- Improve aesthetics and land value
- Reduce dust and sediments
- Stabilize waterways and critical areas
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- Increase "good neighbor" benefits

INSTALLATION

Drill soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.

177

DEFINITION

Topsoil properly applied will help guarantee a stand. Don't use topsoil recently treated with herbicides or soil sterilants.

PURPOSE

- Mix fertilizer into soil surface. Fertilize based on soil tests or Table 1. For fall planting of warm season species, half the fertilizer should be applied at planting and the other half in the spring.
- Agricultural lime should be applied based on soil tests or at a rate of 1-2 tons/acre.
- Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod.

INSTALLATION

Drill soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.

178

DEFINITION

Sod should be cut to the desired size within ±4%. Torn or uneven pads should be rejected.

PURPOSE

- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather, if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 2. See page 60 for your Resource Area.

INSTALLATION

Drill soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.

179

DEFINITION

Fertilizer grasses in accordance with soil tests or Table 3.

PURPOSE

- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather, if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 2. See page 60 for your Resource Area.

INSTALLATION

Drill soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.

180

DEFINITION

Topsoil properly applied will help guarantee a stand. Don't use topsoil recently treated with herbicides or soil sterilants.

PURPOSE

- Mix fertilizer into soil surface. Fertilize based on soil tests or Table 1. For fall planting of warm season species, half the fertilizer should be applied at planting and the other half in the spring.
- Agricultural lime should be applied based on soil tests or at a rate of 1-2 tons/acre.
- Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod.

INSTALLATION

Drill soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.

181

DEFINITION

Sod should be cut to the desired size within ±4%. Torn or uneven pads should be rejected.

PURPOSE

- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather, if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 2. See page 60 for your Resource Area.

INSTALLATION

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182

DEFINITION

Fertilizer grasses in accordance with soil tests or Table 3.

PURPOSE

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- The sod type should be shown on the plans or installed according to Table 2. See page 60 for your Resource Area.

INSTALLATION

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183

DEFINITION

Topsoil properly applied will help guarantee a stand. Don't use topsoil recently treated with herbicides or soil sterilants.

PURPOSE

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184

DEFINITION

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PURPOSE

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INSTALLATION

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185

DEFINITION

Fertilizer grasses in accordance with soil tests or Table 3.

PURPOSE

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INSTALLATION

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186

DEFINITION

Topsoil properly applied will help guarantee a stand. Don't use topsoil recently treated with herbicides or soil sterilants.

PURPOSE

- Mix fertilizer into soil surface. Fertilize based on soil tests or Table 1. For fall planting of warm season species, half the fertilizer should be applied at planting and the other half in the spring.
- Agricultural lime should be applied based on soil tests or at a rate of 1-2 tons/acre.
- Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod.

INSTALLATION

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187

DEFINITION

Sod should be cut to the desired size within ±4%. Torn or uneven pads should be rejected.

PURPOSE

- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather, if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 2. See page 60 for your Resource Area.

INSTALLATION

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188

DEFINITION

Fertilizer grasses in accordance with soil tests or Table 3.

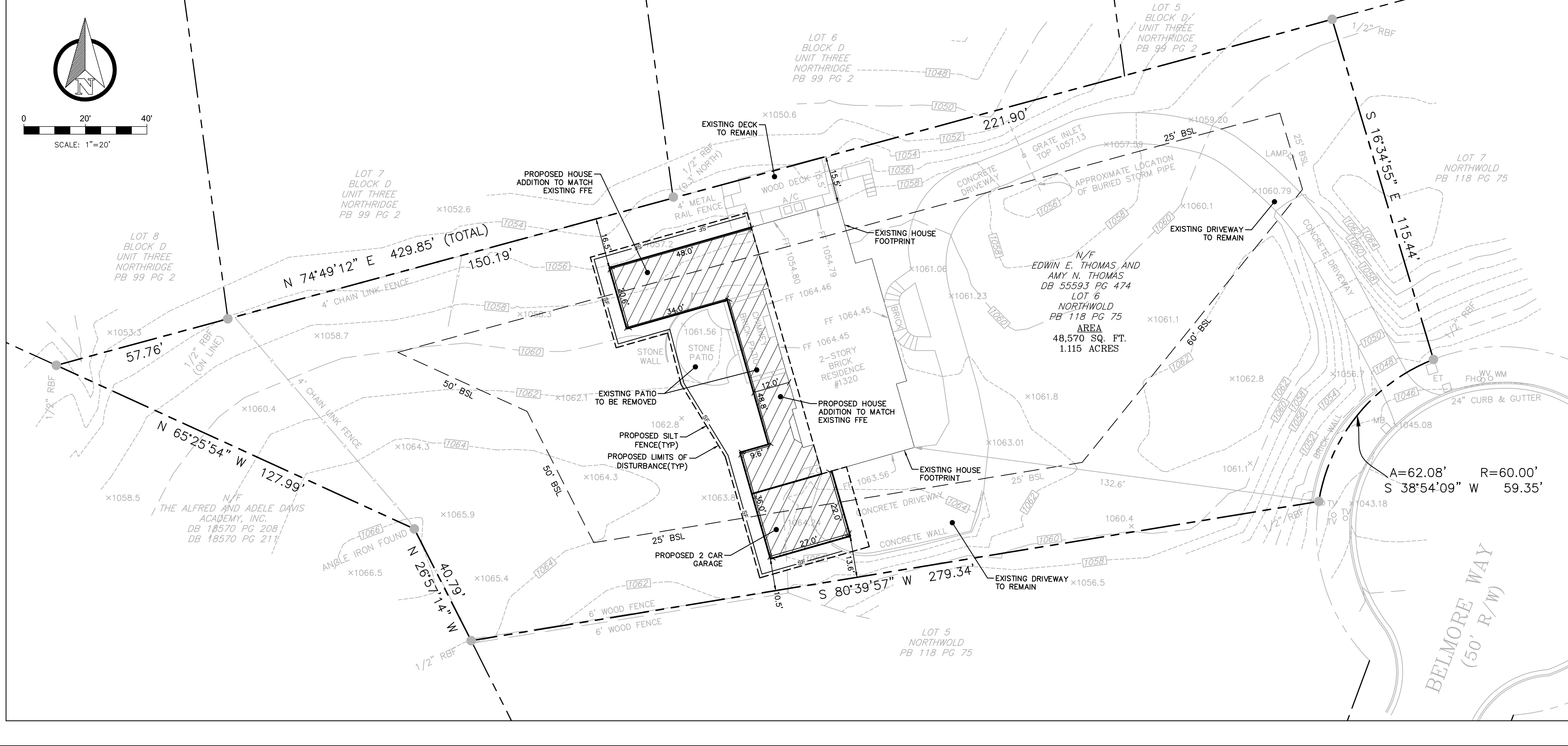
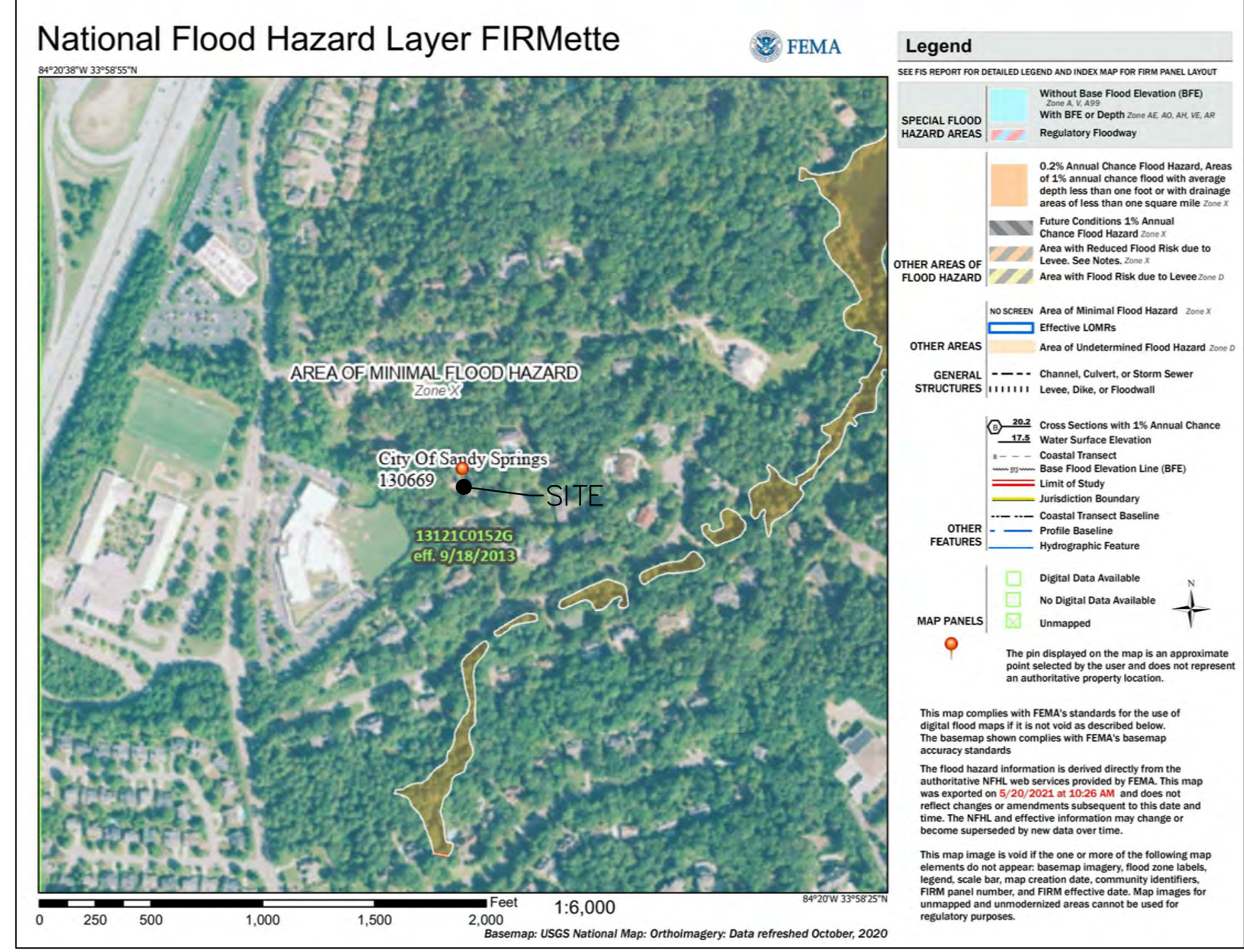
PURPOSE

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- Avoid planting when subject to frost heave or hot weather, if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 2. See page 60 for your Resource Area.

INSTALLATION

Drill soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.

189



LEGAL DESCRIPTION

Belmore

1320 Bellmore Way

Sandy Springs, Georgia 30350

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 385, 18TH DISTRICT, FULTON COUNTY, GEORGIA BEING LOT 6, NORTHWOLD SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 118, PAGE 75, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

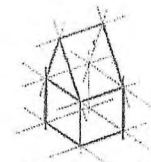
Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT
385, 18TH
DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 6, NORTHWOLD
SUBDIVISION, AS PER
PLAT RECORDED IN PLAT BOOK 118, PAGE 75, FULTON COUNTY,
GEORGIA RECORDS, WHICH
PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY
REFERENCE.

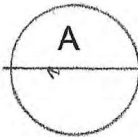
Tax ID#: 06-0385-0002-006-7

1320 Belmore Way

RECEIVED 6/16/2021 PLANNING & ZONING



JOHN KNIGHT ARCHITECT



FRONT (EAST) ELEVATION

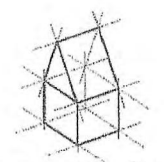
1/8" = 1' - 0"

VARIANCE REQUEST - GARAGE ADDITION

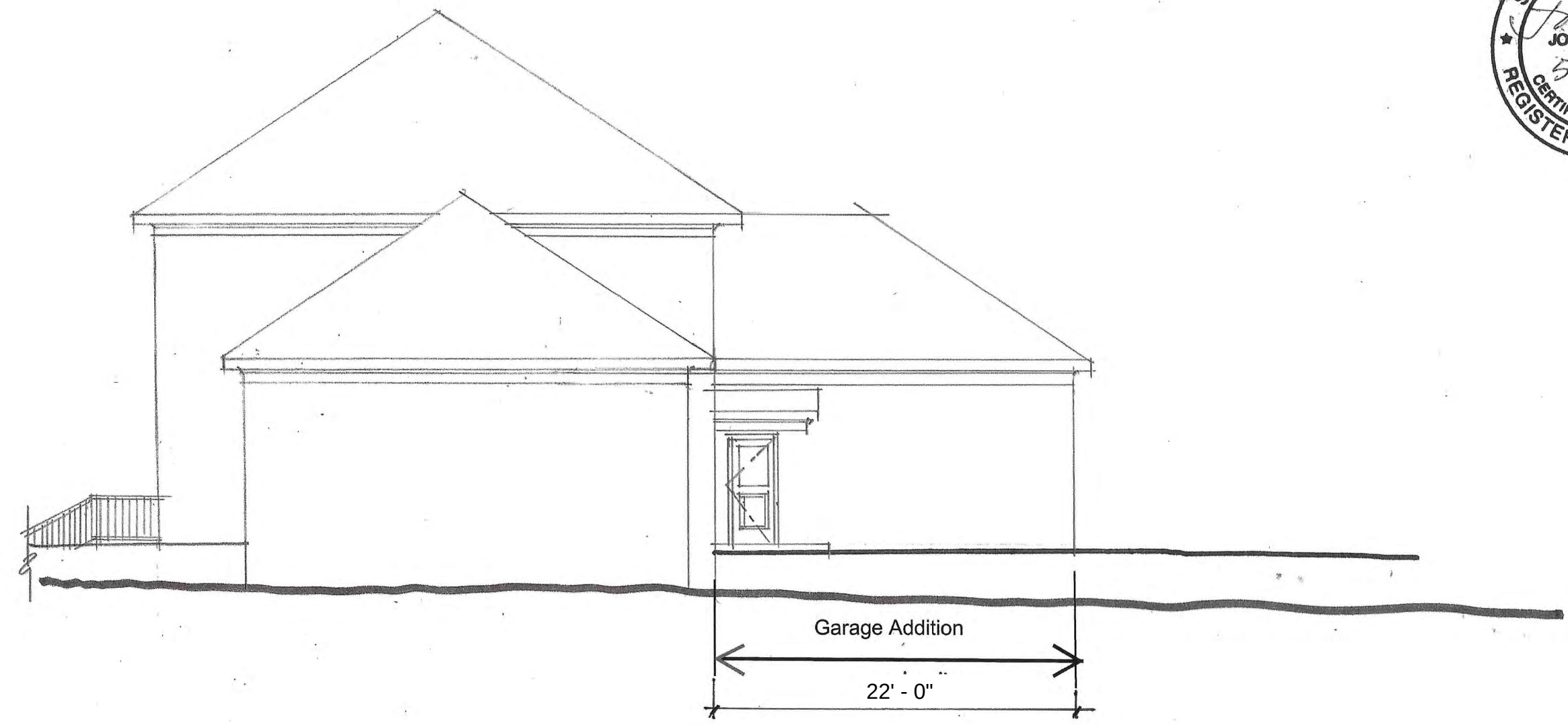
Residence
1320 Belmore Way
Sandy Springs, Georgia 30050

May 21, 2021

RECEIVED 6/16/2021 PLANNING & ZONING



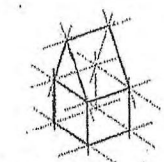
JOHN KNIGHT ARCHITECT



B RIGHT SIDE (EAST) ELEVATION
1/8" = 1' - 0"

VARIANCE REQUEST - GARAGE ADDITION
[Redacted] Residence
1320 Bellmore Way
Sandy Springs, Georgia 30350

May 21, 2021



JOHN KNIGHT ARCHITECT

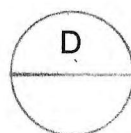
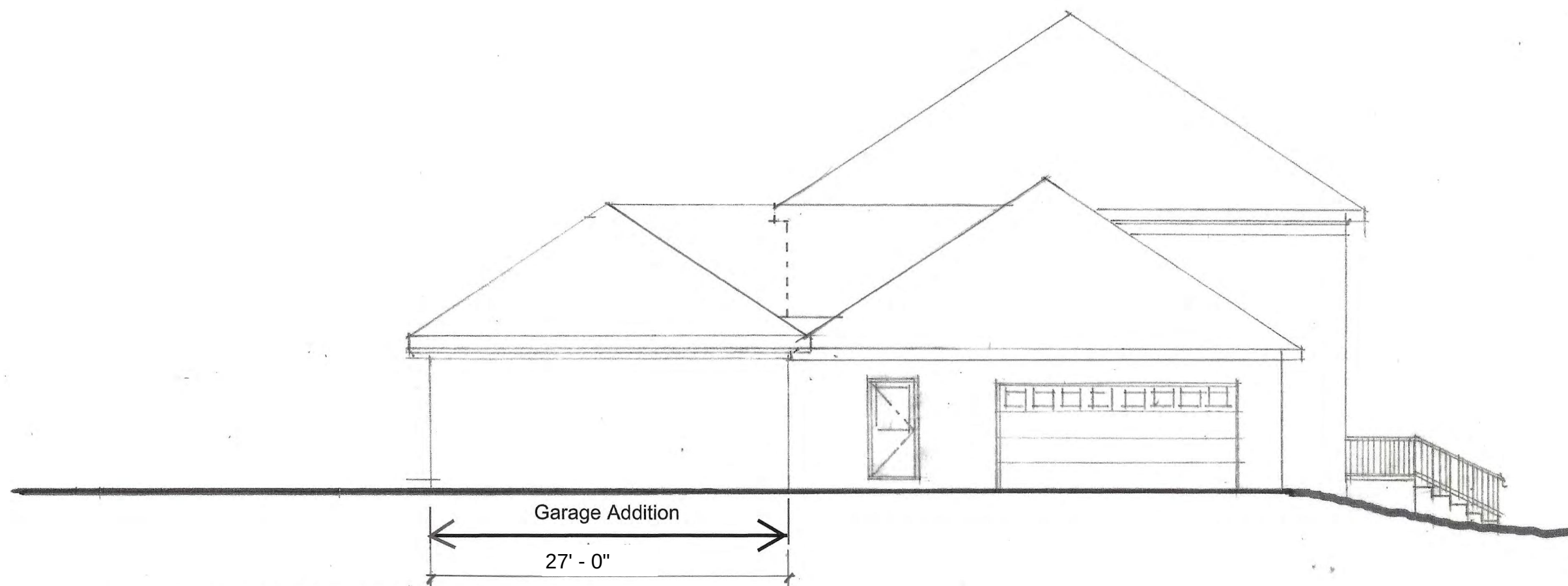


VARIANCE REQUEST -GARAGE ADDITION
[Redacted] Residence
1320 Bellmore Way
Sandy Springs, Georgia 30050

May 21, 2021



JOHN KNIGHT ARCHITECT



LEFT SIDE (SOUTH) ELEVATION

1/8" = 1' - 0"

VARIANCE REQUEST -GARAGE ADDITION

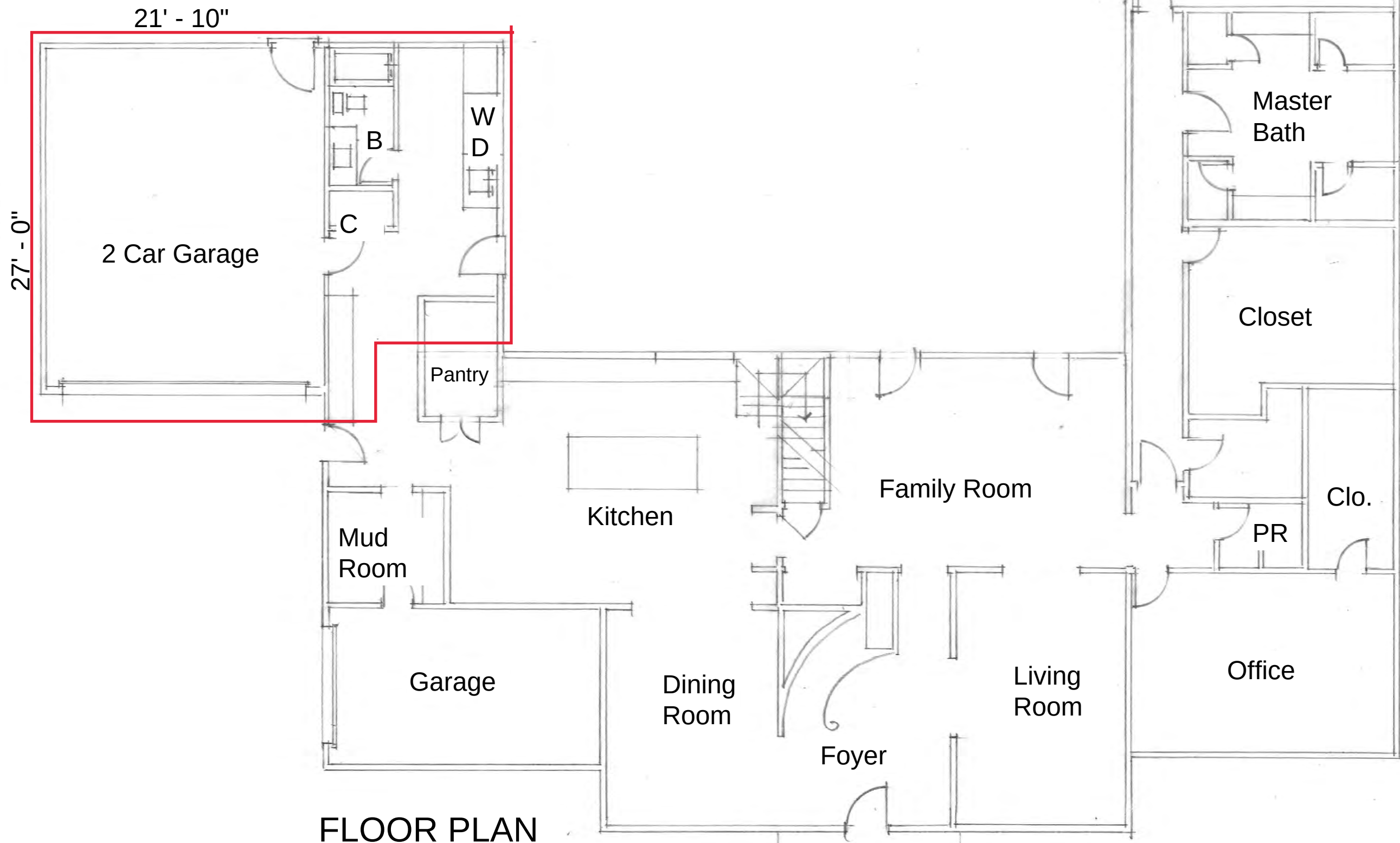
Residence
1320 Bellmore Way
Sandy Springs, Georgia 30350

May 21, 2021

VARIANCE REQUEST -GARAGE ADDITION

Residence
1320 Belmore Way
Sandy Springs, Georgia 30350

May 21, 2021



FLOOR PLAN



SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, July 7, 2021

Case: **V21-0021 – 8200 Innsbruck Drive**
Staff Contact: Matthew Anspach (manspach@sandyspringsga.gov)
Report Date: June 28, 2021

REQUEST

Request for a Variance from Sec. 7.8.22.A.1. “Accessory Structures” for use of a fire pit located between the main building and primary street.

APPLICANT

Property Owners: Paul and Daphne Mulner	Petitioner: Paul Mulner	Representative: N/A
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RECOMMENDATION

Department of Community Development

Staff recommends **Denial** of **Variance** V21-0021.

MATERIALS SUBMITTED AND REVIEWED

Materials:

1. Application, received May 21 and June 11, 2021

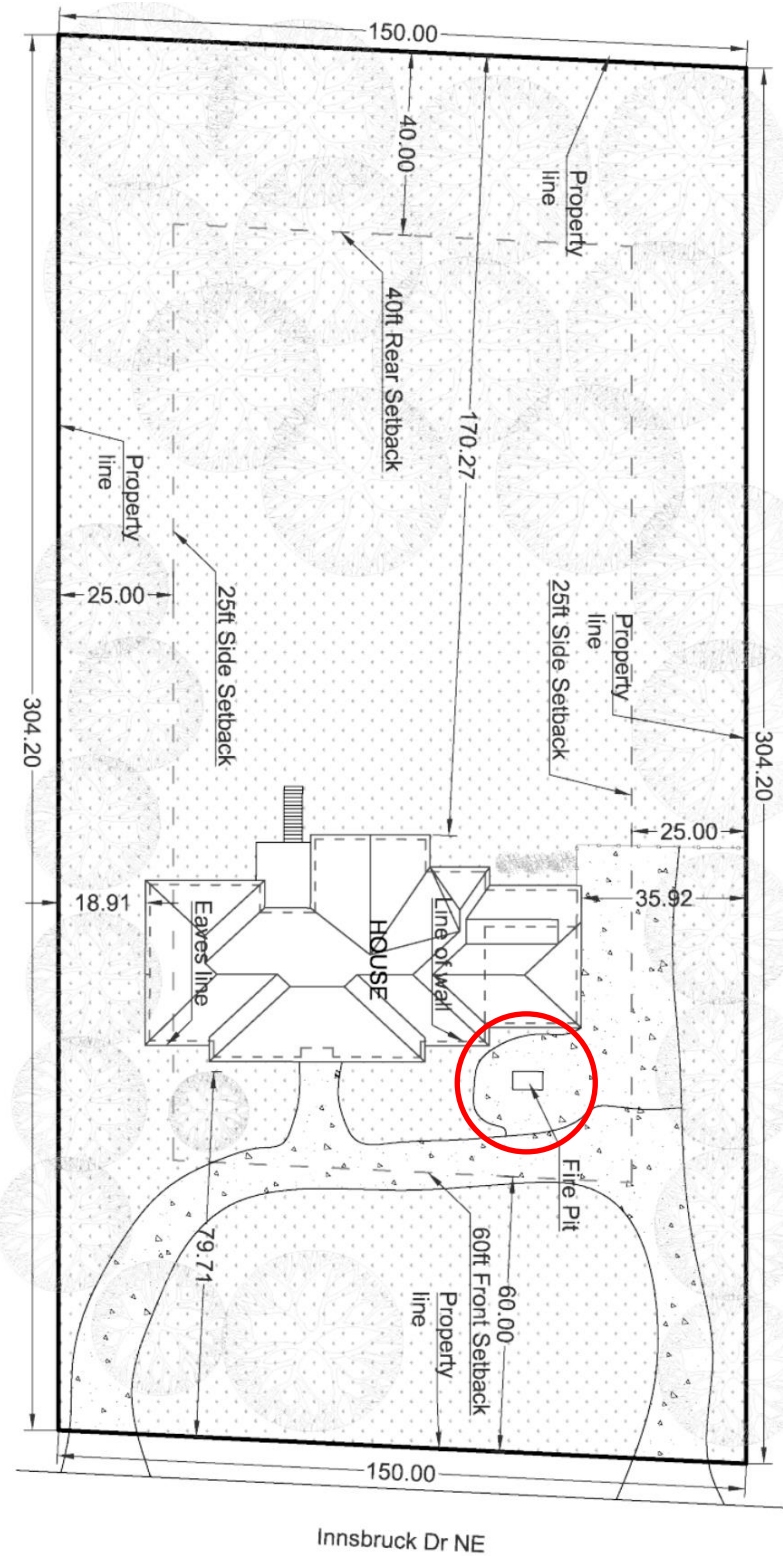
Plans:

1. “Survey and Site Plan for City of Sandy Springs,” prepared by Paul Mulner dated May 21, 2021, received June 11, 2021
-Other Plans, including site plan from 24hplans.com

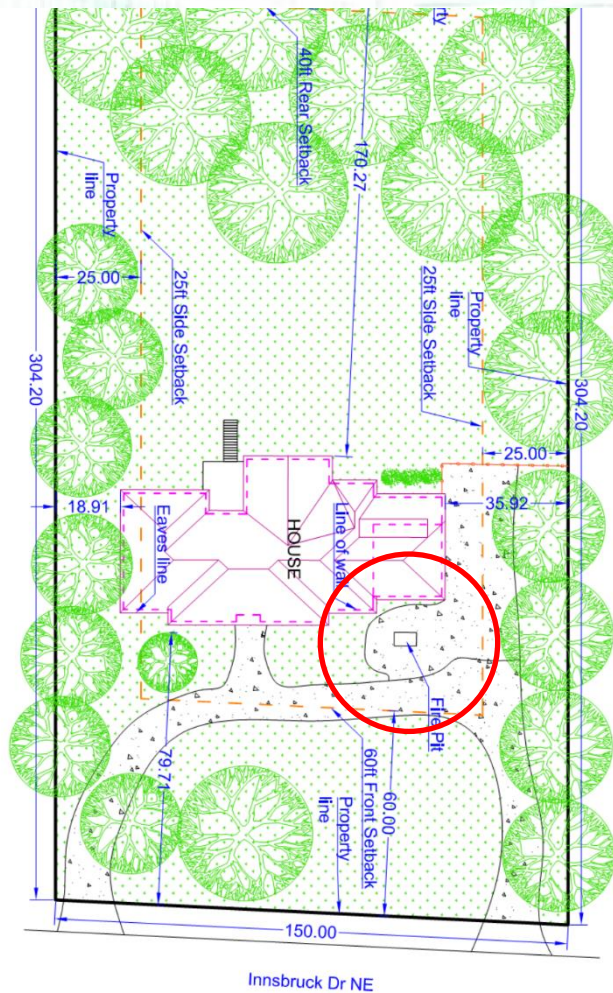
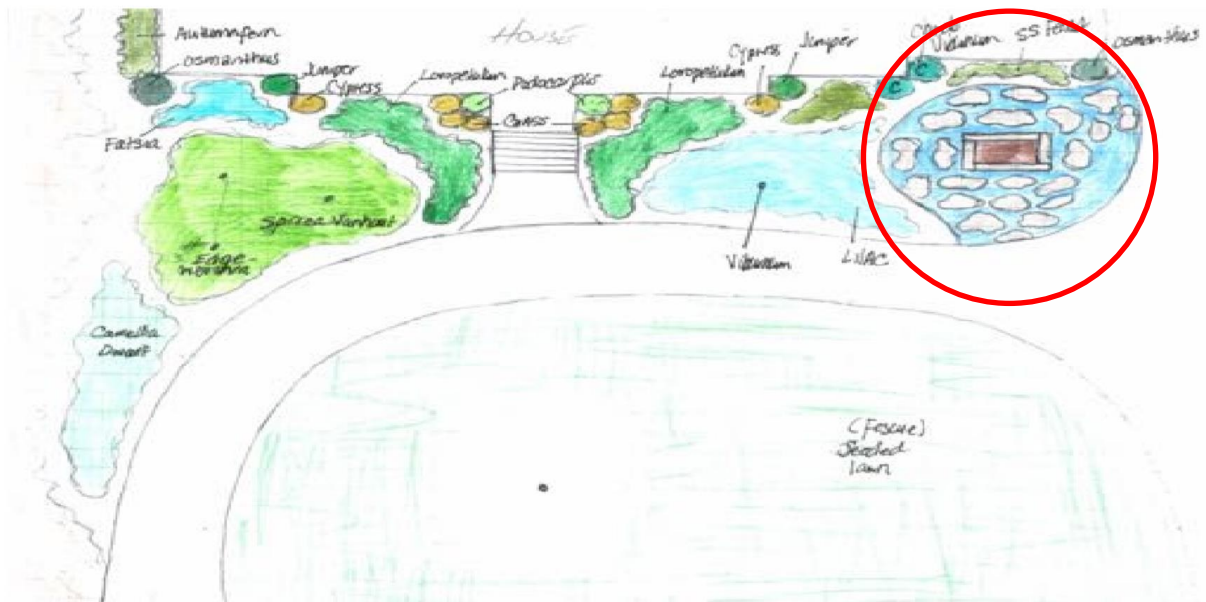
PROPERTY INFORMATION

Location:	8200 Innsbruck Drive (Parcel # 06 035600020021)
Council District:	1 – John Paulson
Road frontage:	Approximately 150.00’ of frontage on Innsbruck Drive
Acreage:	Approximately 1.04 acre

Current Zoning: Existing Land Use:	RE-2 (Residential Estate, 2 acre minimum lot size) Single Unit Detached
Previous Zoning Case:	N/A
Character Area:	Protected Neighborhood Character Area



SITE PLAN (received June 11, 2021) (full size Site Plan in Package)



PROPOSED DEVELOPMENT

The 1.04-acre rectangular shaped subject property is currently developed as a single unit residential dwelling. It is located in the Four Seasons neighborhood. The lot is generally flat, particularly in the front yard, whereas the rear has an overall slope of between ten and fifteen percent.

The outdoor fire pit area is already in existence as seen in the following photos. Fire pits are specifically defined in the Development Code as a “residential accessory structure, minor” in Sec. 7.8.22.A.1. Accessory structures are prohibited from being located between the main building and the primary street. The development of this Variance request began due to a Code Enforcement case in early 2021.

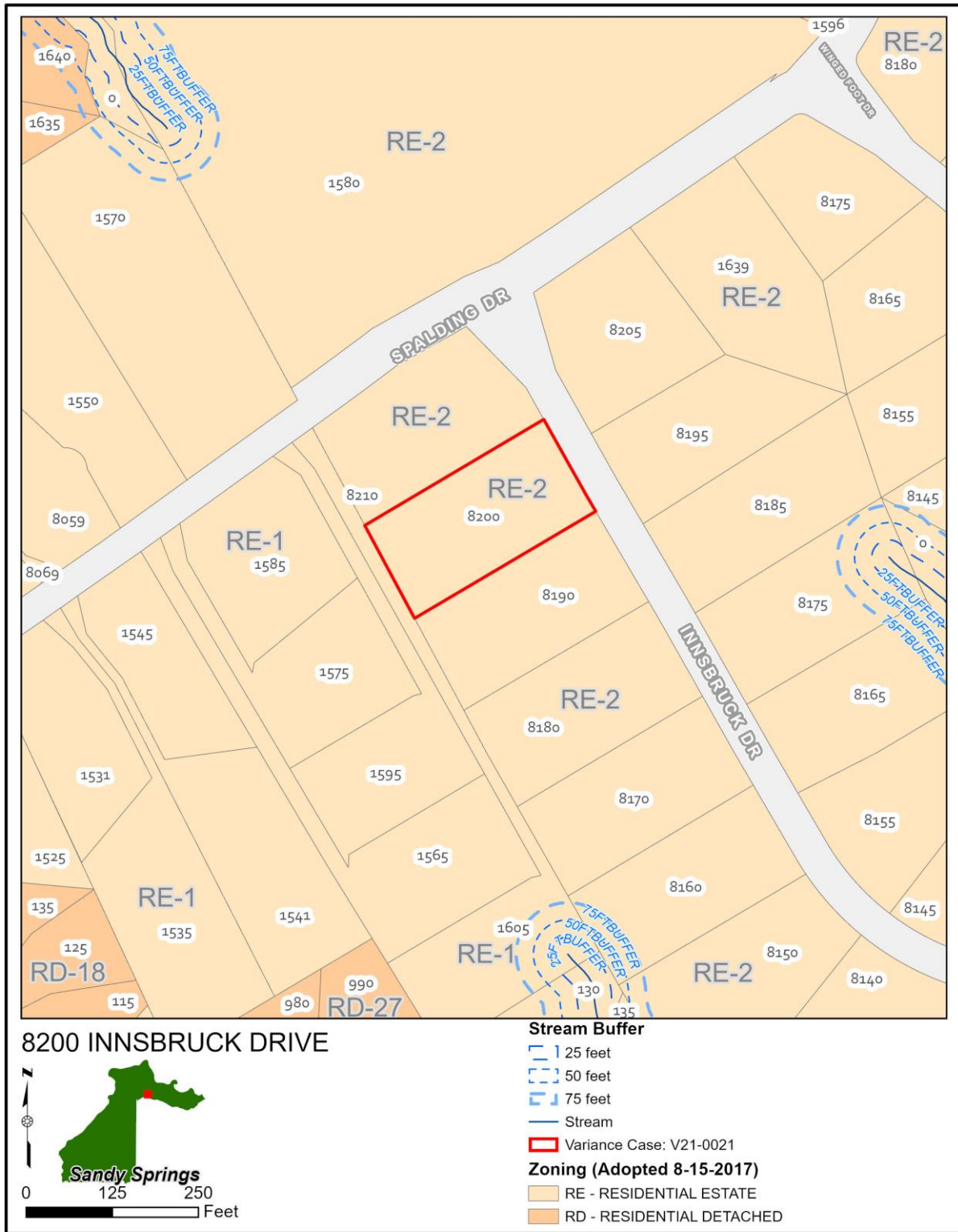


EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to subject property	Zoning / Land use	Address(es)	Land area (acres) (approximate)
North	RE-2 / Single Unit Detached	8210 Innsbruck Drive	1.10
Northeast	RE-2 / Single Unit Detached	8205 Innsbruck Drive	1.06
East	RE-2 / Single Unit Detached	8195 Innsbruck Drive	1.15
South	RE-2 / Single Unit Detached	8190 Innsbruck Drive	1.05
Southwest	RE-1 / Single Unit Detached	1605 Spalding Drive	1.43
Southwest	RE-1 / Single Unit Detached	1595 Spalding Drive	1.11
West	RE-1 / Single Unit Detached	1575 Spalding Drive	1.01
West	RE-1 / Single Unit Detached	1585 Spalding Drive	1.00
PROPOSED DEVELOPMENT			
--	RE-2 / Single Unit Detached (Fire Pit – Accessory Structure)	8200 Innsbruck Drive	1.04

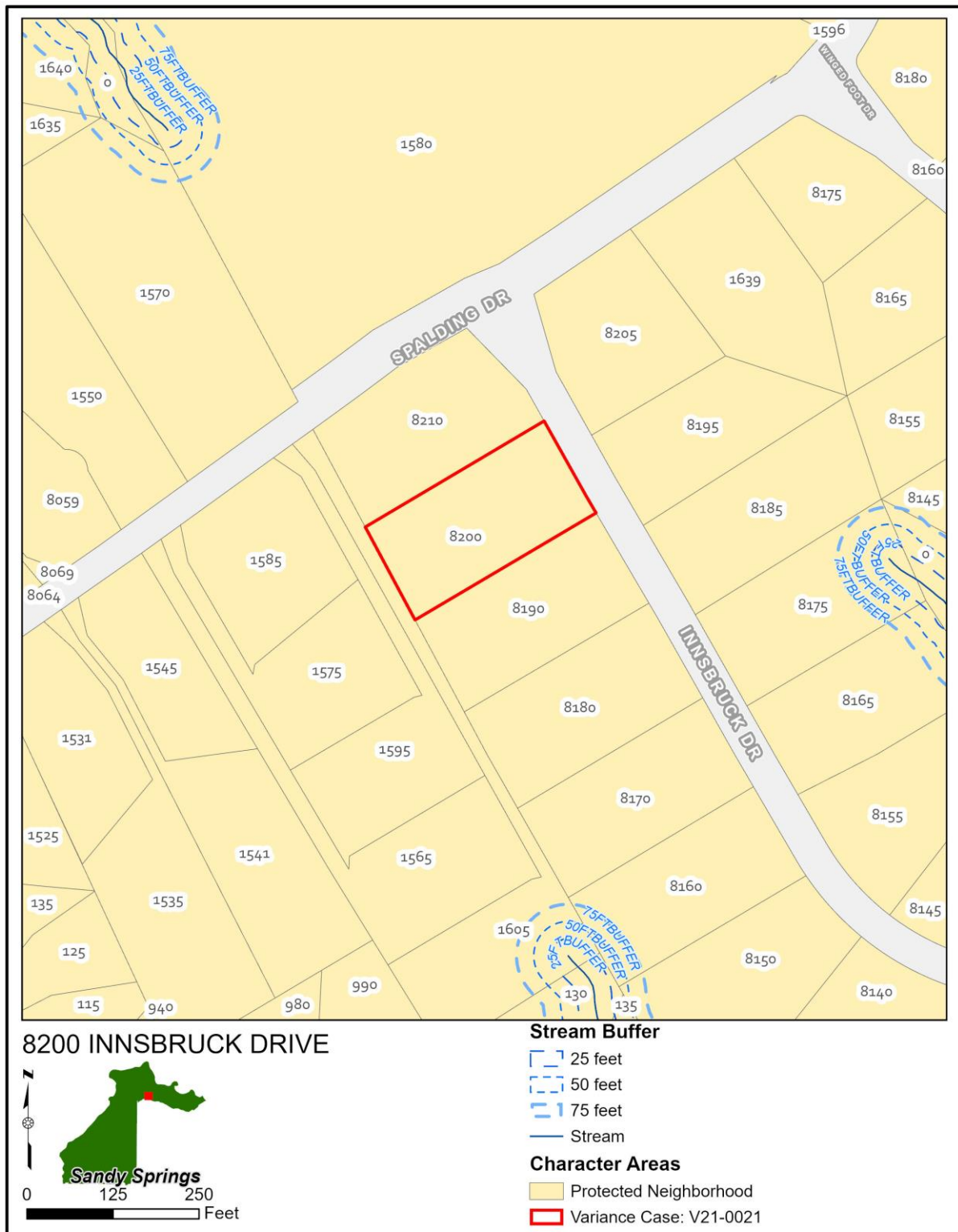
AERIAL IMAGE



ZONING MAP



CHARACTER AREA MAP



VARIANCE CONSIDERATIONS

Per Sec. 11.6.2.G. of the Development Code, the following list of approval criteria for a Variance provides guidance for making decisions on approval:

1. Variances will only be granted upon showing that:

a. The application of this Development Code would create an unnecessary hardship, and not merely an inconvenience to the applicant; or

Finding: The application of the Development Code would not create an unnecessary hardship. A fire pit is a small structure in the context of an acre and the location of the fire pit could be had elsewhere on the lot based on the size and topography of the site. The applicant made it clear in their analysis that their desire is to have “an area for socialization,” which included the fire pit, to be “visible from Innsbruck Drive,” and thus the Development Code, as applied in this instance, more accurately constitutes an inconvenience.

b. There are extraordinary and exceptional conditions due to the size, shape, or topography, which are specific to the subject property and not generally found in similar properties;

Finding: The subject property is 1.04 acre (45,302 square feet) in size, similar to others in the area. All parcels in the Four Seasons neighborhood are zoned Residential Estate - 2 acre minimum lot size (RE-2). The parcels within Four Seasons are all technically legal non-conforming lots in that RE-2 has a minimum lot size of two (2) acres. However, the size and shape of the subject lot is not unusual for the neighborhood or adjoining area.

There is moderate topography in the rear yard as the property does slope some to the southwest, but only between ten to fifteen percent throughout, with areas of more or less slope. This is not unusual for the area. Thus, there are not extraordinary and exceptional conditions specific to the subject property.

2. Further, the application must demonstrate that:

a. Such conditions are not the result of action or inaction of the current property owner; and

Finding: The size, shape, and topography of the subject property are not seen as extraordinary or exceptional, thus Staff does not recognize “such conditions.”

b. The Variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and

Finding: Use of a fire pit on a person’s property is not a guarantee. It is also not unreasonable to make use of a property without the inclusion of a fire pit. Furthermore, the property is certainly capable of accommodating a fire pit in another location, as it is relatively large. The Google image below (next page) confirms that the property has hosted a large fire pit area in the past- in the rear yard where it is permissible by the Development Code.



c. The Variance request would result in development that is consistent with the general intent of this Development Code, with the Comprehensive Plan policies, and would not be detrimental to the public good, safety and welfare.

Finding: The Development Code requires that all residential accessory structures be located to the side or rear of the main building. The proposed location of the fire pit would not be consistent with the intent of the Code and Comprehensive Plan policies regarding Residential Estate (RE-) lots.

The use and installation of the fire pit in the front yard would likely not cause harm to the public good, safety, or welfare, however.

COMMENTS FROM OTHER PARTIES

Sandy Springs Public Works:

No comment provided.

Sandy Springs City Engineer:

No comment provided.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

No comment provided.

Sandy Springs Sustainability Manager:

No comment provided.

Sandy Springs Building Official:

No comment provided.

Sandy Springs Fire Marshal:

No comment provided.

Correspondence Received:

No comment provided.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

1. Following review, and based on the findings, Staff recommends **Denial** of **Variance** V21-0021, request for a Variance from Sec. 7.8.22.A.1. "Accessory Structures" for use of a fire pit located between the main building and primary street.

Should the Board decide to approve the variance, Staff recommends the following condition(s):

- That the applicant be required to screen the fire pit area from view of the street per a planting plan approved by the Sandy Springs arborist, with a mix of evergreen plants a minimum of 3' in height at planting.



SANDY SPRINGS™
GEORGIA

Received
June 11, 2021 7:52 AM

Case No.: V21-0021
Planner's initials: [Signature]

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 8200 Innsbruck Drive	
	Parcel Tax ID(s): 06 035600020021	
	Total acreage: 1.0434	Council District: 1
	Current zoning: RA RE-2	Current use: Single-family residential
	Character Area: Protected Neighborhood	

APPLICATION	Detailed request (include Code Section No.): 7.8.22 (A) (1) - "Accessory Structures"	
	Our landscape design includes a stone firepit in a hardscape section near the garage. We are requesting a variance to 7.8.22(A)(1), which does not allow fire pits between the main structure and the primary road.	
	Petitioner: Paul & Daphne Mulner	
Petitioner's address: 8200 Innsbruck Drive Sandy Springs, GA 30350		
Phone: [Redacted]	Email: [Redacted]	

OWNER	Property owner: Paul Mulner	
	Owner's address: 8200 Innsbruck Drive Sandy Springs, GA 30350	
	Phone: [Redacted]	Email: [Redacted]
	Signature (authorizing initiation of the process): <u>[Signature]</u>	
If the property is under contract, provide a copy of the contract.		

- TO BE FILLED OUT BY P&Z STAFF -

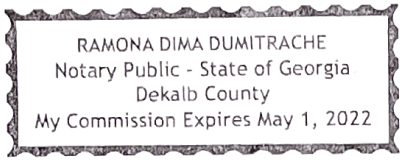
Pre-Application Meeting date: 3/11/2021	Anticipated Application date: 6/2/2021
Anticipated BOA date: 7/7/2021	
ADDITIONAL INFORMATION NEEDED:	



SANDY SPRINGS™
GEORGIA

AUTHORIZATION FORM – PART I

A- The property owner must fill out the following section and have it notarized. If a property has multiple owners, each owner must separately fill out a copy of the Authorization Form.

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this Application.	
Owner's name: Paul Mulner	Sworn and subscribed before me this <u>21st</u> day of <u>May</u> 20 <u>21</u> Notary public:  Seal:  Commission expires: <u>May, 2022</u>
Address: 8200 Innsbruck Drive	
City, State, Zip Code: Sandy Springs, GA 30350	
Email address: [REDACTED]	
Phone number: [REDACTED]	
Owner's signature: 	

B- If the Applicant is *not* the owner of the subject property:

Fill out the following section, check the appropriate statement and have it notarized.

Applicant states under oath that:	
☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or ☐ He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or ☐ He/she has an estate of years which permits the Applicant to apply (<i>attach a copy of the lease</i>)	
Applicant's name:	Sworn and subscribed before me this _____ th day of _____ 20 ____ Notary public: Seal: Commission expires:
Company name:	
Address:	
City, State, Zip Code:	
Email address:	
Phone number:	
Applicant's signature:	

Letter of Intent
for City of Sandy Springs
re: Variance Application for 8200 Innsbruck Drive

When we moved into the house in 2014, we knew that renovation of both the front and back yards were in our future. Shrubs and foundation plants were overgrown, the grass was in poor condition, and the topography of the back yard made it nearly unusable.

We began making progress on the back yard in 2014 and last year began on the front. Having lived in the neighborhood now for 5+ years, we wanted the front renovation to include an area for socialization that was visible from Innsbruck Drive.

We engaged Bloom, Inc. – a local landscape designer – to create a plan for the front yard that included a beautiful gathering space. We believe our goal was consistent with Sandy Springs Development Code Section 1.1.5.B.3. and that the space they designed “preserves and reinforces [the] unique characteristics” of our neighborhood (1.1.4.B) and “contributes to a high-quality public realm” (1.1.1).

As part of that design, Bloom suggested a rectangular firepit as a landscape feature to connect the plantings and hardscapes to the shape and façade of the house. We built the pit after the hardscape patio was installed, unaware that it was in violation of 7.8.22(A)(1), “Accessory Structures.” We take full responsibility for not researching this point in advance. Had we done so, we certainly would have applied for the variance prior to moving forward with construction.

Upon receiving the notice of code violation and reading the section, we believe we understand what this section is trying to prevent, and we believe that our structure is a great candidate for a variance based on both the specific details of our project and the general purposes of the code.

We recently considered alternative designs that moved the hardscape portion of the design to the other side of the driveway and away from the main structure. Unfortunately, there is simply not enough space on our lot due to the configuration of our (ranch) house. This alternative would require significant tree removal, a variance to 7.8.22.A.1.b (minimum of 10 feet from the property line), and there would still be significantly less space for the hardscape and social area.

The alternative design of putting this space in the backyard is entirely inconsistent with our goal to provide an inviting and welcoming space that’s visible to our neighbors and to enhance the appeal of our front yard consistent with the character of our neighborhood. No part of our back yard is visible or even easily accessible from Innsbruck Drive.

We submit the following additional considerations:

First, regarding the Development Code's general purposes: our structure does no harm to the "health, safety, and welfare" of any of Sandy Springs' citizens (Ordinance No. 2017-08-17, introduction). It also contributes to the broader goals of "maintaining the quality of existing neighborhoods" (1.1.1), "maintain[ing] the integrity of existing single-family neighborhoods" and helping to "ensure that these single-family areas retain their existing character" (2.1).

Second, other than the variance we're requesting (7.1.4.E), our structure satisfies the criteria given for Accessory Uses (7.1.4. A, B, C, and D). It "is clearly incidental to and customarily found in connection with an allowed principal use." It "is subordinate in area to and serving and allowed principal use." It "contributes to the comfort, convenience or needs of occupants"...and it "is located on the same lot as the principal use served."

We think its size and location are also important considerations. At its highest point, the firepit is 14" above the ground-level patio. It does not block visibility of the house from the road and was designed to blend in with the new landscaping. We also put the patio and firepit in front of the garage, as far from the road as possible and as close to the side of the house as is possible given the size, shape, and topography of our lot. The pit is a landscape feature more so than an accessory structure.

The implementation of the landscape design for our front yard is complete. The only part of the design that requires a variance is the firepit. Were to be removed, the remaining large patio and seating area would detract from the overall design. We would also face the hardship of missing out on the functionality of the firepit in our social gatherings, which extends the usefulness of the patio into Spring and Fall evenings.

Our firepit honors the general purposes of the code, does not introduce any concerns the "Accessory Structures" section of the code is trying to prevent, and its absence would create an unnecessary hardship due to the exceptional conditions of our property. We respectfully request a variance be granted.

Thank you,
Paul & Daphne Mulner
8200 Innsbruck Drive
Sandy Springs, GA 30350

May 21, 2021

Variance Analysis
for City of Sandy Springs
re: Variance Application for 8200 Innsbruck Drive

Variance Requested: 7.8.22(A)(1) "Accessory Structures"

7.8.22 – Accessory Structures

A. Residential accessory structures, minor

1. Defined and Basic Use Standards Improvements typically associated with single-family residential uses that are not predominately intended for the shelter of humans or goods. Typically, minor residential accessory structures are smaller in size than major residential accessory structures, and are unenclosed on three or more sides. Examples include:

- Pergola, trellis, gazebo
- ***Outdoor fire place, fire pit***
- Play structure
- Sport court
- Outdoor kitchen
- Tree house (unconditioned)
- Carport, detached
- Swimming pool

a. ***No minor residential accessory structures may be located between the main building and a primary street.***

b. Minor residential accessory structures may be located between the main building and an interior side, side street, or rear lot line. Minor residential accessory structures must be a minimum of 10 feet or the required setback, from any property line, whichever is less restrictive.

c. A minor residential accessory structure may not exceed 24 feet in height. If located within the required building setbacks, a minor residential accessory structure may not exceed 15 feet in height.

d. All swimming pools must be completely surrounded by an enclosure that meets the requirements of the International Swimming Pool and Spa Code as well as the requirements in Sec. 8.2.10. The enclosure must be in place prior to pool completion. Materials and construction must comply with the regulations administered by the Fulton County Health Department.

The application of the Development Code would create an unnecessary hardship, and not merely an inconvenience.

The desire to provide an inviting and welcoming space, accessible to friends and neighbors, is consistent with home ownership. The implementation of a comprehensive, professional design enhances the appeal of our front yard consistent with the character of our neighborhood. Having these goals thwarted by a section of code that seems rather clearly not intended to sweep up our particular fire pit is indeed an unnecessary hardship.

There are extraordinary and exceptional conditions due to the size, shape, or topography, which are specific to the subject property and not generally found in similar properties.

All of the alternative designs that meet the needs of this space would require some type of variance. Our house (a ranch) sits very wide on the lot, including the garage. The garage, and not the main house, sits between the fire pit and the road.

The pit itself is also extraordinary in that it is less than 16" off the ground at its highest point. The combinations of exceptional conditions render the fire pit as more like a landscape feature than an accessory structure as defined by this section of the code.

The variance request would provide the minimum relief necessary to make possible the reasonable use of the property.

The alternative designs that would meet our goals would require a variance to another section of the code as well as significant tree removal.

The variance request would result in development that is consistent with the general intent of the Development Code, with the Comprehensive Plan policies, and would not be detrimental to the public good, safety and welfare.

Our structure does no harm to the "health, safety, and welfare" of any of Sandy Springs' citizens (Ordinance No. 2017-08-17, introduction). It also contributes to the broader goals of "maintaining the quality of existing neighborhoods" (1.1.1), "maintain[ing] the integrity of existing single-family neighborhoods" and helping to "ensure that these single-family areas retain their existing character" (2.1). The professional, connected, and beautiful design of our front yard land- and hard-scaping reflect well on the neighborhood and city. This is in stark contrast to how the yard appeared prior to the implementation of this design.

(continued)

Other than requested variance, our structure satisfies the criteria given for Accessory Uses (7.1.4. A, B, C, and D). It "is clearly incidental to and customarily found in connection with an allowed principal use." It "is subordinate in area to and serving and allowed principal use." It "contributes to the comfort, convenience or needs of occupants"...and it "Is located on the same lot as the principal use served."

Paul & Daphne Mulner
8200 Innsbruck Drive
Sandy Springs, GA 30350

May 21, 2021

Legal Description
for City of Sandy Springs
re: Variance Application for 8200 Innsbruck Drive

Legal Description

All that tract or parcel of land lying and being in land lot 356 of the 6th district of Fulton County, Georgia, being Lot 2 in Block D of Four Seasons Subdivision, Unit One as per plat recorded in Plat Book 88, Page 97, Fulton County Records, and more particularly described as follows:

Beginning at a point on the Southwestern side of Innsbruck Drive, 172.3 feet Southeasterly, as measured along the Southwestern side of Innsbruck Drive, from the intersection of the Southwestern side of Innsbruck Drive with the Southeastern side of Spalding Drive; thence Southeasterly along the Southwestern side of Innsbruck Drive, 150.0 feet to Lot 3; thence Southwesterly along the line between Lots 2 and 3, 304.2 feet to the Southwest line of Land Lot 356; thence Northwesterly along the Southwest line of Land Lot 356, 150.0 feet to an iron pin; thence Northeasterly along the Northwest line of said Lot 2, 302.2 feet to the Southwestern side of Innsbruck Drive at the point of beginning, being improved property known as No. 8200 Innsbruck Drive.

TPN: 06-0356-0002-002-1

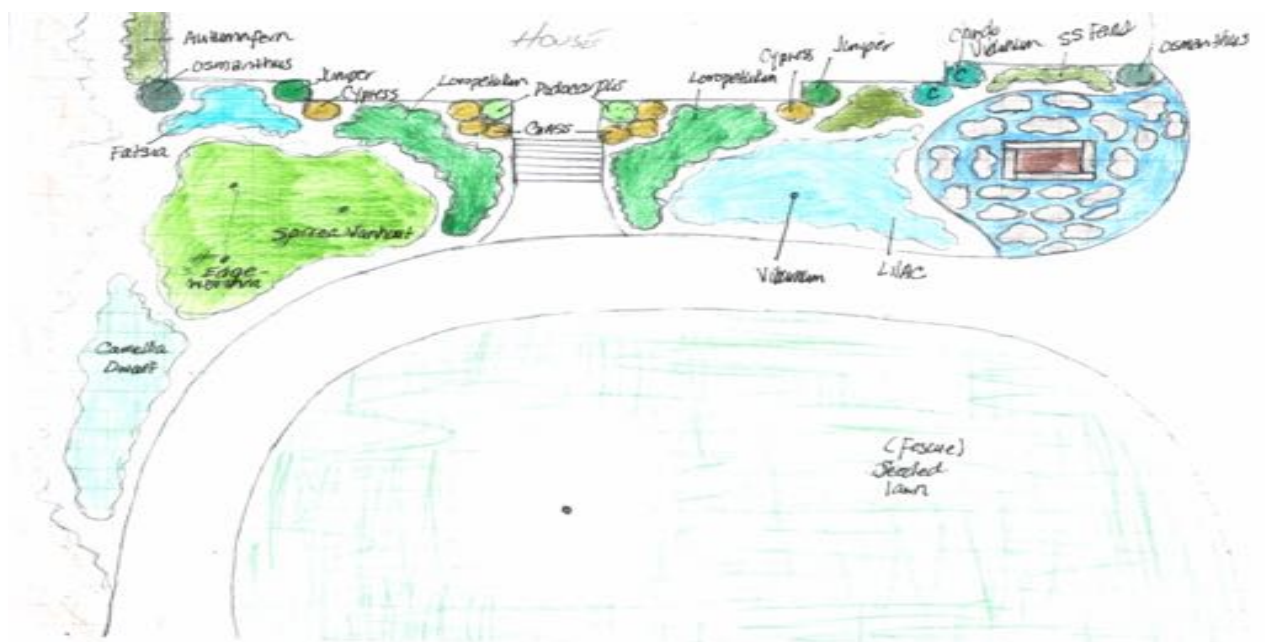
Legal Description

May 21, 2021

Survey and Site Plan
for City of Sandy Springs
re: Variance Application for 8200 Innsbruck Drive

Because the landscape structure is already built, we are including the original plan drawings and pictures in lieu of a formal survey and site plan. The Legal Description and Tax Parcel Information is also included.

Subject Area



Property Profile for 8200 INNSBRUCK DR

Property Tax Information

Tax Year	2021
Parcel ID	06 035600020021
Property Address	8200 INNSBRUCK DR
Owner	MULNER PAUL D & MULNER DAPHNEY MARIE
Mailing Address	8200 INNSBRUCK DR SANDY SPRINGS GA 30350
Total Appraisal	\$214,400
Improvement Appraisal	\$198,800
Land Appraisal	\$15,600
Assessment	\$85,760
Tax District	59
Land Area	1.0434 ac
Property Class	Residential Lots
Land Use Class	Residential 1 family
TAD	
CID	

Zoning

Political

Municipality	Sandy Springs
Commission District	1
Commission Person	Liz Hausmann
Council District	District 1
Council Person	John Paulson
Voting Precinct	SS17
Poll Location	Temple Emanuel, 1580 Spalding Dr
Congressional District	006
State Senate District	040
State House District	051

School Zones

Elementary School	Dunwoody Springs
Middle School	Sandy Springs
High School	North Springs

Other Information

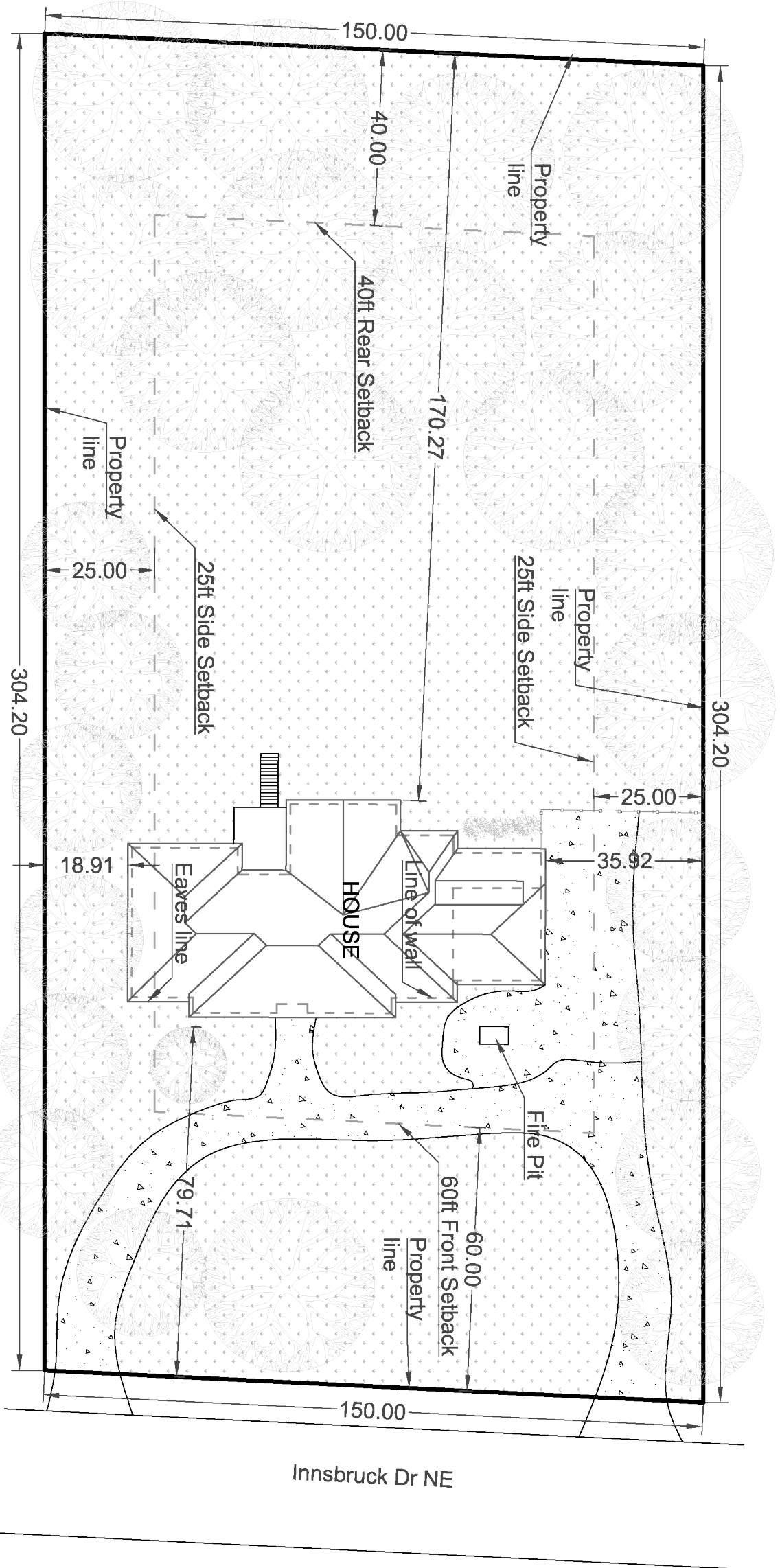
Aerial View



Property Map



Vicinity Map



GRAPHIC SCALE

Address: 8200 Innsbruck Dr NE
Sandy Springs, GA 30350
Scale 1"=30'



Landscape - Firepit is 16" above grade at its highest point

