



SANDY SPRINGS

GEORGIA

BOARD OF APPEALS

CITY HALL · STUDIO THEATER

1 GALAMBOS WAY, SANDY SPRINGS, GEORGIA 30328

Mel Mobley, Chair

Sherri Allen, Vice Chair

Robin Conklin

Alvin Johnson

Colin Lichtenstein

Nathan Kongthum

Bill Thackston

Wednesday, August 4, 2021

Regular Meeting

6:00 p.m.

Live-stream: Public Meeting Portal (CivicClerk): <https://sandyspringsga.civicclerk.com>
Zoom Webinar: <http://spr.gs/2021boa>

Teleconference: Phone: (646) 558-8656 Webinar ID: 849 7891 9503

Public Comment: <http://spr.gs/publiccomment>

I. Call to Order

II. Roll Call and General Announcements

III. Approval of Meeting Agenda

IV. Approval of Meeting Minutes

V. Executive Session: Appeal filed

VI. Cases

- A. **V21-0023**
5 Long Island Place
Parcel# 17 012500040216
Request for a Variance from Sec. 2.4.2. and Sec. 6.1.2.B. to maintain the construction of an unenclosed deck landing and steps that encroach into the side common lot line building setback.
- B. **V21-0024 & V21-0025**
460 Dalrymple Road
Parcel # 17 0075 LL0310
Request for Variances from Sec. 2.2.2., Sec. 6.1.2.B., and Sec. 7.8.22. to maintain

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in a public meeting, or who have questions regarding the accessibility of the meeting or facilities should contact the City Clerk at 770-730-5600 promptly for assistance.

The City will make reasonable accommodations for those persons.

1 Galambos Way, Sandy Springs, Georgia 30328 • 770-730-5600 • SandySpringsGA.gov



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the construction of a detached carport that is located between the main building and the primary street (V21-0024) and that is less than 10' from the western side common lot line (V21-0025). Public notice was not provided as required, the cases will now be heard at the 10/6/2021 BOA.

VII. Ongoing Business

VIII. New Business

IX. Adjournment

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in a public meeting, or who have questions regarding the accessibility of the meeting or facilities should contact the City Clerk at 770-730-5600 promptly for assistance.

The City will make reasonable accommodations for those persons.

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SANDY SPRINGS

CITY CLERK'S OFFICE

BOARD OF APPEALS MEETING MINUTES

Mel Mobley, Chair
Sherri Allen, Vice Chair
Robin Conklin
Alvin Johnson
Colin Lichtenstein
Nathan Kongthum
Bill Thackston

Wednesday, July 7, 2021

Regular Meeting

6:00 PM

Call to Order

Chair called the meeting to order at 6:00 p.m.

Roll Call and General Announcements

Members Present: Sherri Allen, Mel Mobley, Nathan Kongthum, Robin Conklin, Bill Thackston, Colin Lichtenstein

Members Absent: Alvin Johnson

Approval of Meeting Agenda

A motion was made by Vice Chair Sherri Allen, seconded by Board Member Alvin Johnson, to approve the meeting agenda

Passed Yes 6, No 0, Abstained 0

Yeas: Sherri Allen, Colin Lichtenstein, Mel Mobley, Bill Thackston, Robin Conklin, Nathan Kongthum

Nays: None

Approval of Meeting Minutes

A motion was made by Board Member Bill Thackston, seconded by Chair Mel Mobley, to approve the Approval of Meeting Minutes.

Passed Yes 6, No 0, Abstained 0

Yeas: Sherri Allen, Colin Lichtenstein, Mel Mobley, Bill Thackston, Robin Conklin, Nathan Kongthum

Nays: None

Cases

- A. V21-0016**
685 Coley Oaks Court
Parcel# 06 033700010398

July 7, 2021 Board of Appeals Meeting Minutes
Page 1 of 3



SANDY SPRINGS

CITY CLERK'S OFFICE

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.

A motion was made by Board Member Colin Lichtenstein, seconded by Board Member Bill Thackston, to approve V21-0016 per staff recommendations.

Passed Yes 6, No 0, Abstained 0

Yeas: Sherri Allen, Colin Lichtenstein, Mel Mobley, Bill Thackston, Robin Conklin, Nathan Kongthum

Nays: None

**B. V21-0018 & V21-0019
1320 Belmore Way
Parcel# 06 038500020067**

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).

A motion was made by Board Member Bill Thackston, seconded by Board Member Nathan Kongthum, to deny V21-0018.

Passed Yes 6, No 0, Abstained 0

Yeas: Sherri Allen, Colin Lichtenstein, Mel Mobley, Bill Thackston, Robin Conklin, Nathan Kongthum

Nays: None

A motion was made by Board Member Colin Lichtenstein, seconded by Vice Chair Sherri Allen, to deny V21-0019.

Passed Yes 6, No 0, Abstained 0

Yeas: Sherri Allen, Colin Lichtenstein, Mel Mobley, Bill Thackston, Robin Conklin, Nathan Kongthum

Nays: None

**C. 2021-pending
V21-0021
8200 Innsbruck Drive
Parcel# 06 035600020021**

July 7, 2021 Board of Appeals Meeting Minutes
Page 2 of 3



SANDY SPRINGS

CITY CLERK'S OFFICE

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.

A motion was made by Board Member Colin Lichtenstein, seconded by Board Member Robin Conklin, to deny V21-0021.

Passed Yes 6, No 0, Abstained 0

Yeas: Sherri Allen, Colin Lichtenstein, Mel Mobley, Bill Thackston, Robin Conklin, Nathan Kongthum

Nays: None

Ongoing Business – none

New Business – none

Adjournment

Chair adjourned meeting at 7:22 p.m.



SANDY SPRINGS

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P&Z STAFF REPORT

Board of Appeals Meeting, August 4, 2021

Case: **V21-0023 – 5 Long Island Place**
Staff Contact: Alexandra Horst (ahorst@sandyspringsga.gov)
Report Date: July 27, 2021

REQUEST

Request for a Variance from Sec. 2.4.2. and Sec. 6.1.2.B. to maintain the construction of an unenclosed deck landing and steps that encroach into the side common lot line building setback.

APPLICANT

Property Owners: Darrin & Alice Margaret Roby	Petitioner: Darrin Roby	Representative: N/A
--	----------------------------	------------------------

RECOMMENDATION

Department of Community Development

Staff recommends **Denial** of **Variance** V21-0023.

FINAL MATERIALS SUBMITTED AND REVIEWED

Materials:

1. V21-0023 Application, received June 15 and July 13, 2021

Plans:

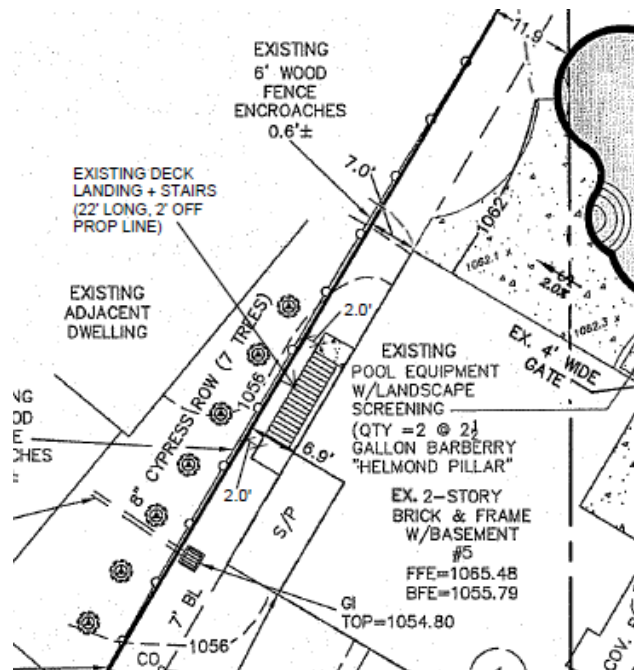
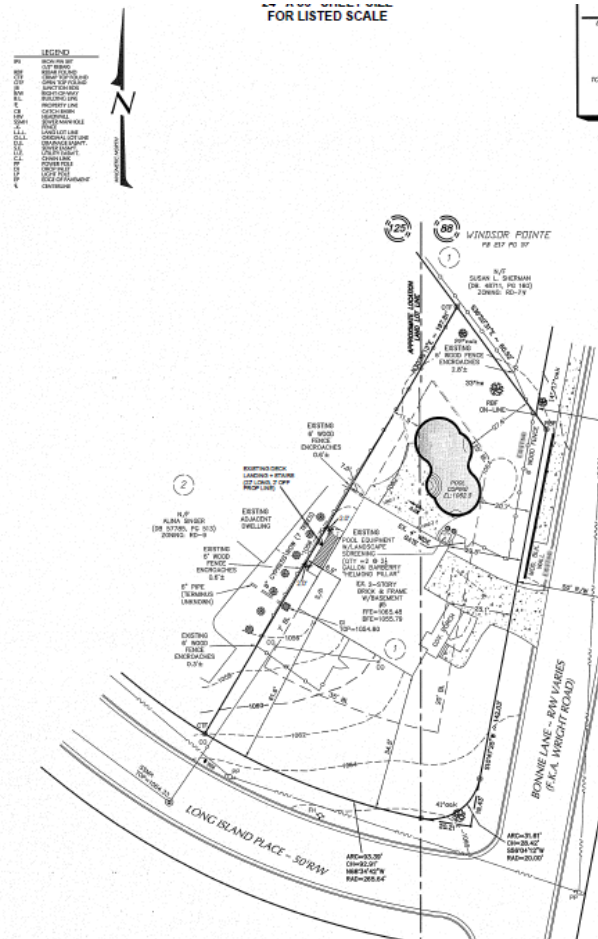
1. “Existing Conditions,” prepared by Gaddy Surveying & Design, Inc., signed and sealed by V.F. Gaddy, Jr., P.E., dated December 31, 2018, received July 13, 2021
2. “Site Plan,” Gaddy Surveying & Design, Inc., signed and sealed by Joseph E. Davis, P.E., dated July 12, 2021, received July 13, 2021

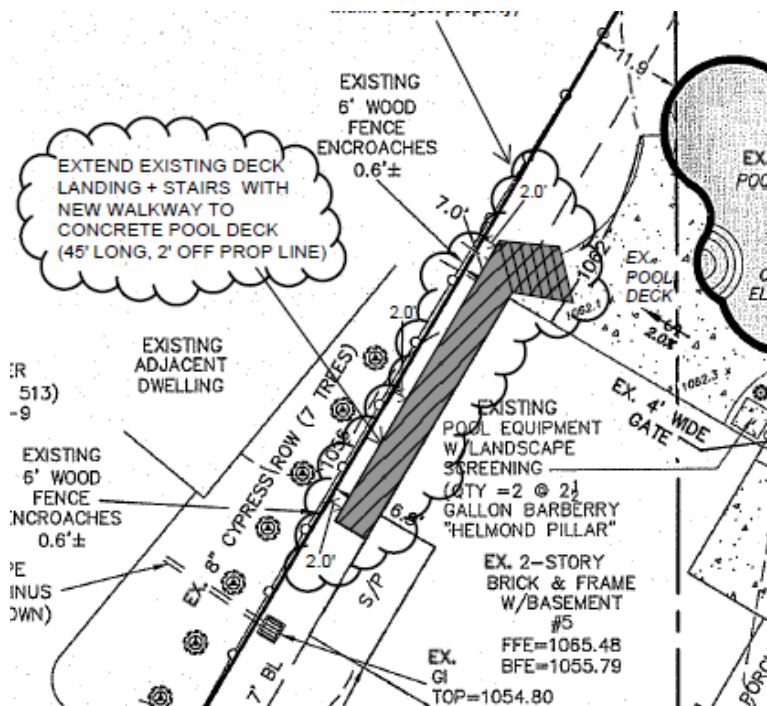
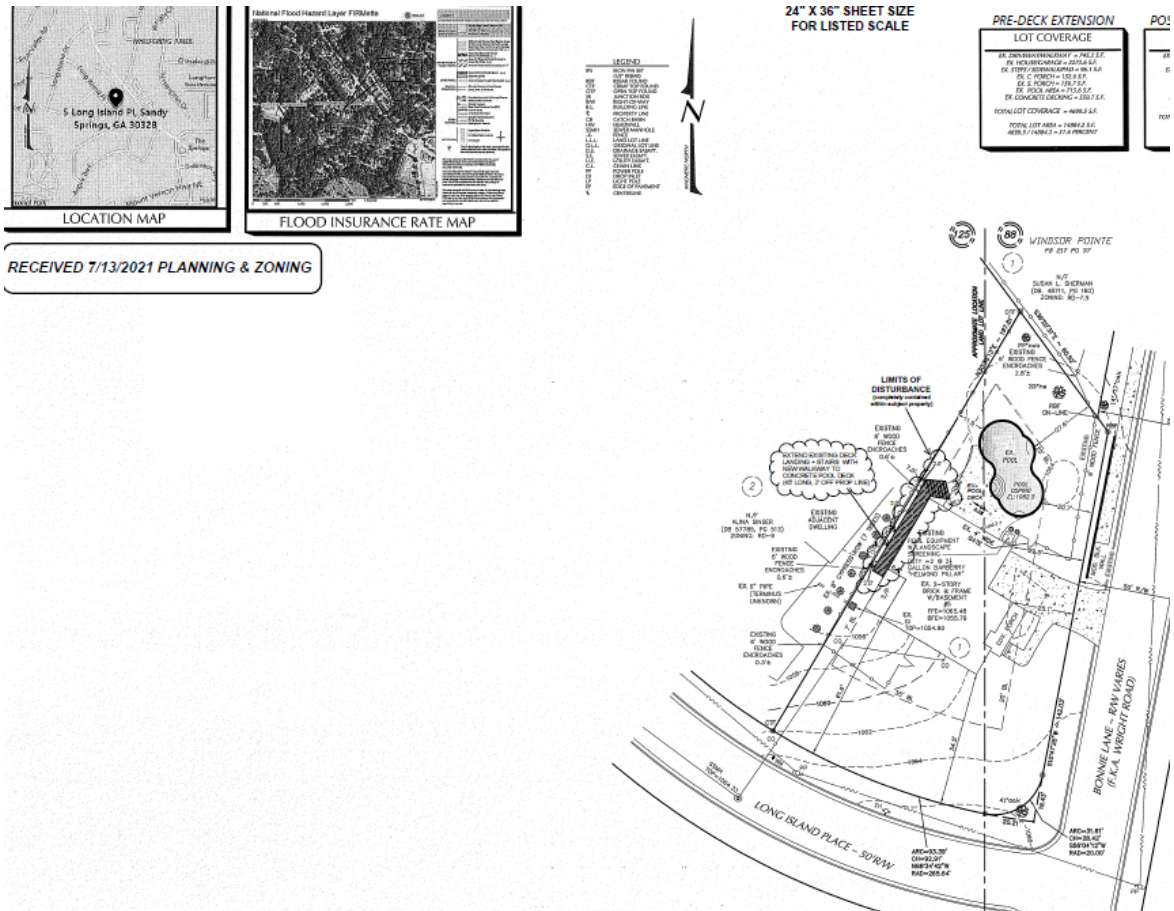
PROPERTY INFORMATION	
Location:	5 Long Island Place (Parcel # 17 012500040216)
Council District:	3 – Chris Burnett
Road frontage:	Approximately 98.10’ of frontage on Long Island Place Approximately 163.50’ of frontage on Bonnie Lane
Acreage:	Approximately 0.34 acre
Current Zoning: Existing Land Use:	RD-9 (Residential Detached, 9,000 square foot minimum lot size) Single unit detached residence
Character Area:	Protected Neighborhood Character Area

SURVEY (received July 13, 2021) (full size Survey in Package)



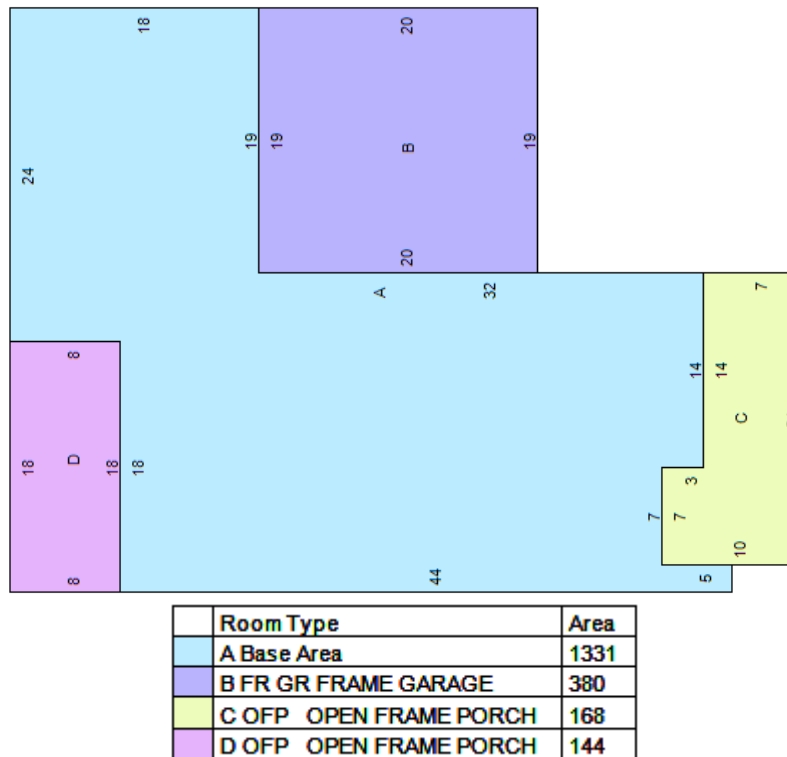
RECEIVED 7/13/2021 PLANNING & ZONING





DEVELOPMENT

The 0.34-acre subject property is developed with a single unit detached residence, porches, decks, swimming pool, driveway, and other features and improvements. The image below is from the Fulton County Tax Assessors and does not reflect the unenclosed deck landing and steps.



According to the Applicant, the unenclosed deck landing and steps were installed in June 2020 as “an extension of an existing deck landing and stairs attached to the applicant’s single-family, residential home...the home was constructed with an original, existing deck landing and set of stairs off the screened porch that extend to within 2 feet of the common side lot line...” An approximately 65 square foot unenclosed deck landing and steps previously existed in the western side common lot line building setback, two feet (2’) from the western lot line; however, the unenclosed deck landing and steps now measure 249.1 square feet.

A Code Enforcement case was opened on January 27, 2021 due to an “Anonymous caller reporting neighbor wrap around deck build. 5 long Island Place which is extremely close to neighboring property.” A Notice of Violation was issued for construction without a permit, requiring compliance by February 26, 2021.

A permit was applied for on February 18, 2021 to “Extend existing landing and walkway off porch to my pool deck.” As part of the reviews, the Applicant was informed, “The 2014 approved building plans never showed the existing stairwell on the west side of the house, well in side the...side yard setback. Therefore, we cannot allow the construction of the proposed deck structure in the proposed section. As per our exceptions section of Sec 6 of the Development Code, Common Side and Rear Setbacks. Unenclosed patios, decks, terraces or fire escapes may encroach into a common side or rear setback, provided that such extension is at least 5 feet from the vertical plane of any common side lot line and 10 feet from any rear lot line.” Therefore, the permit has not been approved.

The existing unenclosed deck landing and steps are located in the western side common lot line building setback, two feet (2') from the western side common lot line. This area of the subject property adjoins 15 Long Island Place, which also contains a single unit detached residence. There are seven (7) eight-inch (8") cypress trees on the adjacent property between a portion of the unenclosed deck landing and steps and the neighboring residence.

The Applicant requests a Variance to maintain the construction of the unenclosed deck landing and steps that are less than five feet (5') from the side common lot line.

The following images show the existing conditions of 15 and 5 Long Island Place from Long Island Place and Bonnie Lane.



View northeast from Long Island Place (subject property to right)



View northeast from Long Island Place (subject property to right)



View northeast from Long Island Place



View northwest from Long Island Place (subject property to right)



View northwest from Long Island Place (subject property to right)



View west from Bonnie Lane



View southwest from Bonnie Lane

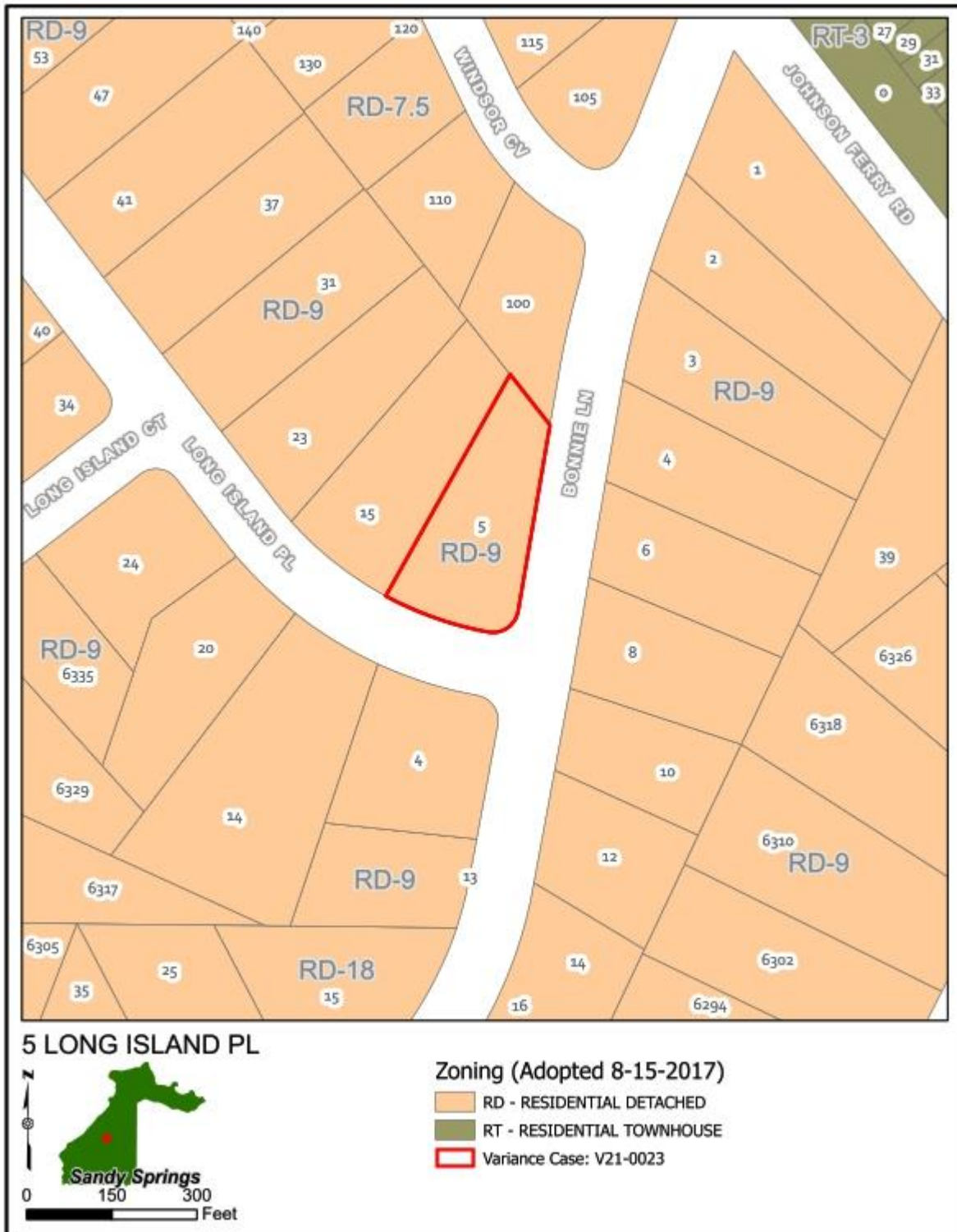
(All photographs by Alexandra Horst, July 26, 2021)

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-7.5 / Single Unit Detached Residence	100 Windsor Cove	0.23
East	--	Bonnie Lane	--
East	RD-9 / Single Unit Detached Residence	4 Bonnie Lane	0.30
East	RD-9 / Single Unit Detached Residence	6 Bonnie Lane	0.27
East	RD-9 / Single Unit Detached Residence	8 Bonnie Lane	0.24
South	--	Long Island Place	--
South	RD-9 / Single Unit Detached Residence	4 Long Island Place	0.29
Southwest	RD-9 / Single Unit Detached Residence	14 Long Island Place	0.54
West	RD-9 / Single Unit Detached Residence	15 Long Island Place	0.34
PROPOSED DEVELOPMENT			
--	RD-9 / Single Unit Detached Residence	5 Long Island Place	0.34

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 0.34 acre in size, similar to others in the area, and the shape is almost rectangular. The grade on site changes approximately eight feet (8') from Belmore Way. The buildable area is mostly 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 2015, before the property's purchase in 2018 by the current property owners. The swimming pool was built in 2019.
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 was and remains developed with a single unit detached residence, porches, decks, swimming pool, driveway, 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 <i>The Next Ten</i>. The Development Code requires that unenclosed decks, terraces, or fire escapes be at least five feet (5') from the vertical plane of any common side lot line. The request to maintain the construction of the unenclosed deck landing and steps farther into the western side common lot line building setback than allowed does not comply with Code. A major feature of <i>The Next Ten</i> 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. Thus, the request would not result in development that is consistent with <i>The Next Ten</i>, either. Furthermore, a caller reported the violation to Code Enforcement, indicating a negative impact on the public good, safety, and welfare. An approximately 65 square foot unenclosed deck landing and steps did previously exist in the western side common lot line building setback, two feet (2') from the western lot line; however, the unenclosed deck landing and steps now measure 249.1 square feet.

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 public comment was submitted in writing.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS

Following review, and based on the findings, Staff recommends **Denial** of **Variance** V21-0023, request for a Variance from Sec. 2.4.2. and Sec. 6.1.2.B. to maintain the construction of an unenclosed deck landing and steps that encroach into the side common lot line building setback.



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Case No.: **V21-0023**
Planner's initials: **AH**

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 5 Long Island Place, Sandy Springs, GA 30328	
	Parcel Tax ID(s): 17012500040216	
	Total acreage: 0.34	Council District: 03
	Current zoning: RD-9	Current use: Single Family - Residential
	Character Area: Protected Neighborhood	

APPLICATION	Detailed request (include Code Section No.):	
	Request a waiver be granted to Sandy Springs Development Code Section 6.1.2, Item B.1.c --	
	Common Side and Rear Setbacks to allow a 3' encroachment into the side yard setback to extend	
	an existing deck landing + stair set to the rear yard pool deck.	
	Request for a Variance from Sec. 2.4.2. and Sec. 6.1.2.B. to maintain the construction of an unenclosed deck landing and steps that encroach into the side common lot line building setback.	
	Petitioner: Darrin Roby	
	Petitioner's address: [REDACTED] 30328	
	Phone: [REDACTED]	Email: [REDACTED]

OWNER	Property owner: Darrin Roby, Alice Roby	
	Owner's address: [REDACTED] 30328	
	Phone: [REDACTED]	Email: [REDACTED]
	Signature (authorizing initiation of the process): <i>Darrin Roby</i> <i>Alice Roby</i>	
<i>If the property is under contract, provide a copy of the contract</i>		

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date: 5/7/2021	Anticipated Application date: 6/15/2021
Anticipated BOA date: 8/4/2021	
ADDITIONAL INFORMATION NEEDED:	



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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: Darrin Roby	Sworn and subscribed before me this 12 th day of May 20 21
Address: [REDACTED]	
City, State, Zip Code: [REDACTED] 30328	Notary public: Tami Waters
Email address: [REDACTED]	Seal:  Commission expires:
Phone number: [REDACTED]	
Owner's signature: [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
Company name:	
Address:	th day of _____ 20 ____
City, State, Zip Code:	
Email address:	Notary public:
Phone number:	Seal:
Applicant's signature:	
Commission expires:	



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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: Alice Roby	Sworn and subscribed before me this
Address: [REDACTED]	
City, State, Zip Code: [REDACTED] 30328	12 th day of May 20 21
Email address: [REDACTED]	Notary public:
Phone number: [REDACTED]	Tami Waters
Owner's signature: Alice Roby	Seal:
	Commission expires:

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:	____ th day of _____ 20 ____
City, State, Zip Code:	Notary public:
Email address:	Seal:
Phone number:	
Applicant's signature:	Commission expires:

June 26, 2021

City of Sandy Springs
Planning & Zoning Department
1 Galambos Way
Sandy Springs, GA 30328

LETTER OF INTENT

5 Long Island Place, Sandy Springs, GA 30328

1. REQUESTED VARIANCE:

Request for a Variance from Sec. 2.4.2 and Sec. 6.1.2.B to maintain the construction of an unenclosed deck landing and steps that encroach into the side common lot line building setback. Applicant files this Variance Package requesting for the unenclosed deck landing and steps to be as close as 2' from the western side common lot line.

2. FACTUAL DETAILS ABOUT THE PROPOSAL:

The deck walkway, previously installed in June of 2020, is an extension of an existing deck landing and stairs attached to the applicant's single-family, residential home. The applicant failed to consider permitting the walkway extension considering this work to be an existing condition improvement. Upon notification of this error via Code Enforcement Notice of Violation # MISC-003729-2021 dated 02/01/2021, applicant filed for permit and Building Residential Permit BR21-00148 is now under review. Said property is a corner lot of approximately 14,884 square feet (0.34 acres), zoned RD-9, containing one (1) 2-story on basement brick & frame home of roughly 3,800 square feet utilized solely for residential purposes.

3. ALTERNATIVE DESIGNS EXPLORED:

A reduced-width deck extension was considered to comply with the side setback encroachment limit but was rejected because (a) the home was constructed with an original, existing deck landing and set of stairs off the screened porch that extend to within 2 feet of the common side lot line and (b) the reduced-width deck walkway would result in a width of less than 3 feet. The original, existing deck landing includes a more traditional and appropriate 5-foot width. For both sensible use and aesthetic reasons, the walkway extension should match the existing landing.

Thank you for your consideration of this proposed variance request,

Darrin & Alice Roby
Applicants and Homeowners

June 26, 2021

City of Sandy Springs
Planning & Zoning Department
1 Galambos Way
Sandy Springs, GA 30328

VARIANCE ANALYSIS

5 Long Island Place, Sandy Springs, GA 30328

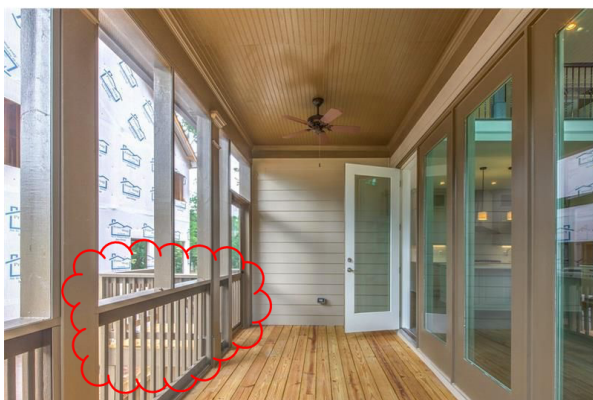
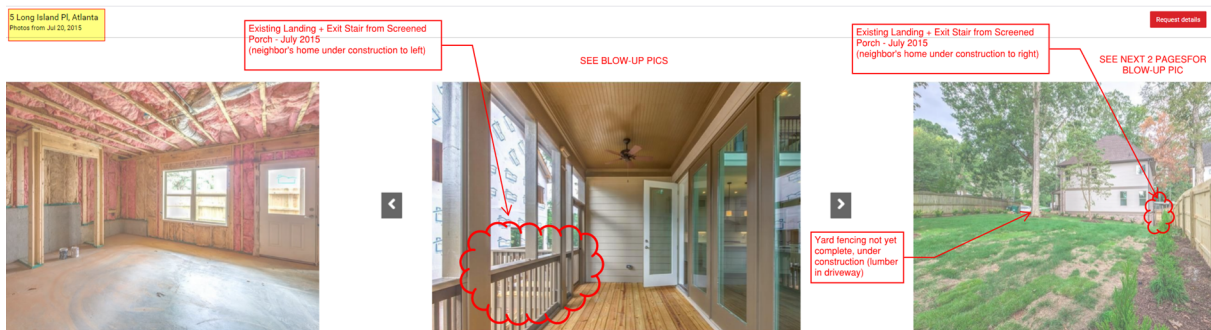
As outlined in the Letter of Intent, applicant requests approval to maintain an extension to the original, existing screened porch deck landing to the pool deck maximizing safe and beneficial egress/access from the home.

- a) *The application of the Development Code would create an unnecessary hardship, and not merely an inconvenience to the petitioner; OR*
- b) *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;*

The originally developed conditions of the subject property are extraordinary and exceptional for the following reasons:

- As evidenced via the Survey and Site Plan included to this package, the property is an irregularly shaped corner lot, which constrained prospective home siting arrangements. To meet the requirements of the front and rear yard build lines, the side street setback line, and utilize the best and most logical location of the driveway, the home was situated with the rear façade abutted to the 7-foot common side lot setback line. This condition makes it impossible to improve the property in any reasonable and necessary way along the rear side of the home without encroaching into said setback
 - The original home construction included a First Floor Level screened porch with exterior egress/access to the 7-foot side yard via an in-situ deck landing and set of stairs that discharged to existing grade at Basement Level. Note the required deck landing and stairs necessary for proper egress/access, included as part of the original construction, reside within the common side lot setback to within 2 feet of the property line (see Survey and Site Plan + Date-stamped photos pasted herein)
- c) *Such conditions are not the result of action or inaction of the current property owner; and*

These originally developed conditions noted above are not the result of any action or inaction by this applicant (and current property owner).



Original Deck Landing + Stairs off Screened Porch



Original Deck Landing + Stairs off Screened Porch

- d) *The variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and*

Please consider the deck walkway extension encroaches no further into the common side setback than the originally constructed and required deck landing plus stairs and maintains the primordial shape and aesthetic of the landing. The original 7-foot side yard conditions are less than optimal due to the presence of (7) 30' tall Leyland Cypress screening trees installed along the adjacent homeowner's shared property line coupled with the natural falling topography that resulted in a consistently damp, dark, and slippery area. Directing home occupants or visitors down those stairs and into this confined alley is unsatisfactory as evidenced by our first-hand experience whereby a family friend injured themselves utilizing this exit when falling down the last several slippery steps to grade. The walkway extension improves the existing egress/access condition by eliminating several of these difficult to navigate stair steps and providing a flat and level walk surface atop the confined and sloping side yard below. Plus, the walkway extension provides a secondary benefit by exposing the side yard grade to increased air flow and resultant drying. (see Current Condition Photos pasted below)



Current Extension (Level Across the Rear of the Home) with steps to the Pool Deck



Current Extension (Existing Landing) highlighting Cypress Screen and "Dark Alley" below Deck

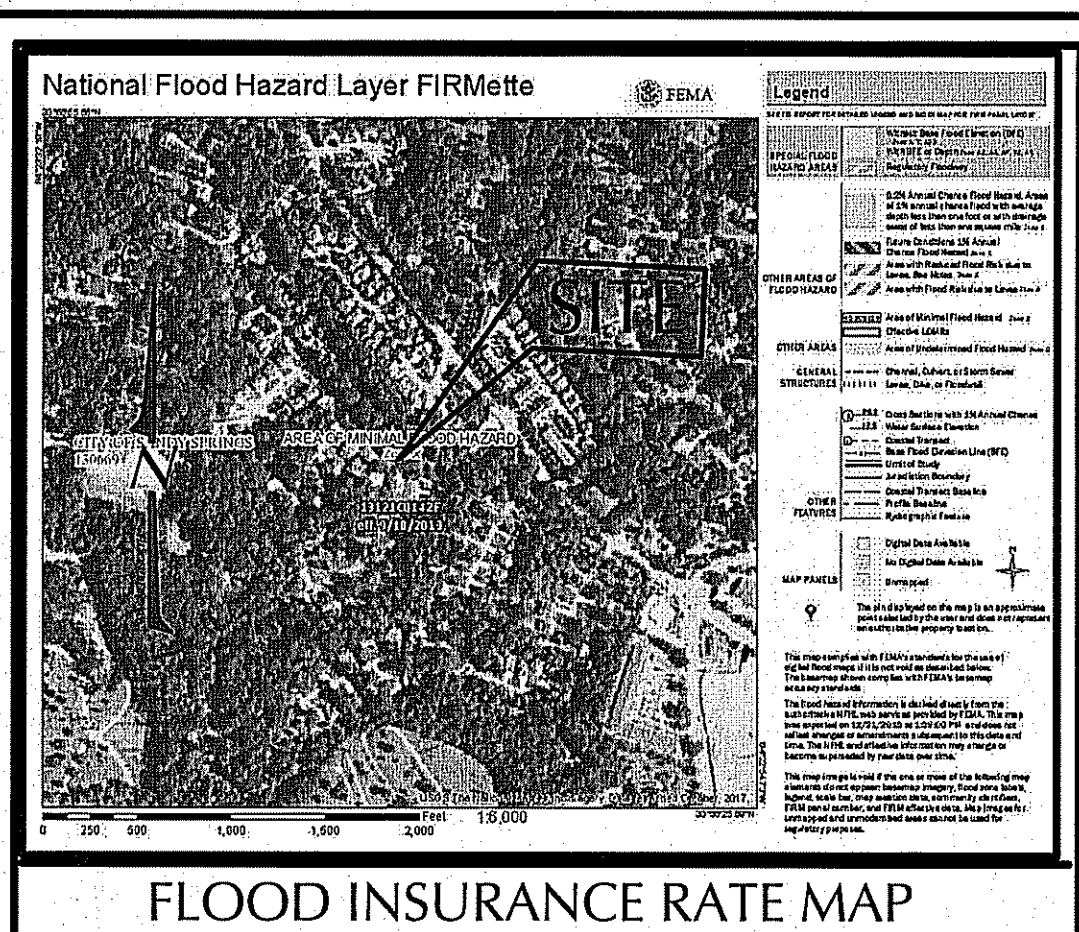
Due to these factors explained above, the requested variance provides the minimum relief necessary to make reasonable use of the property possible

- e) *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.*

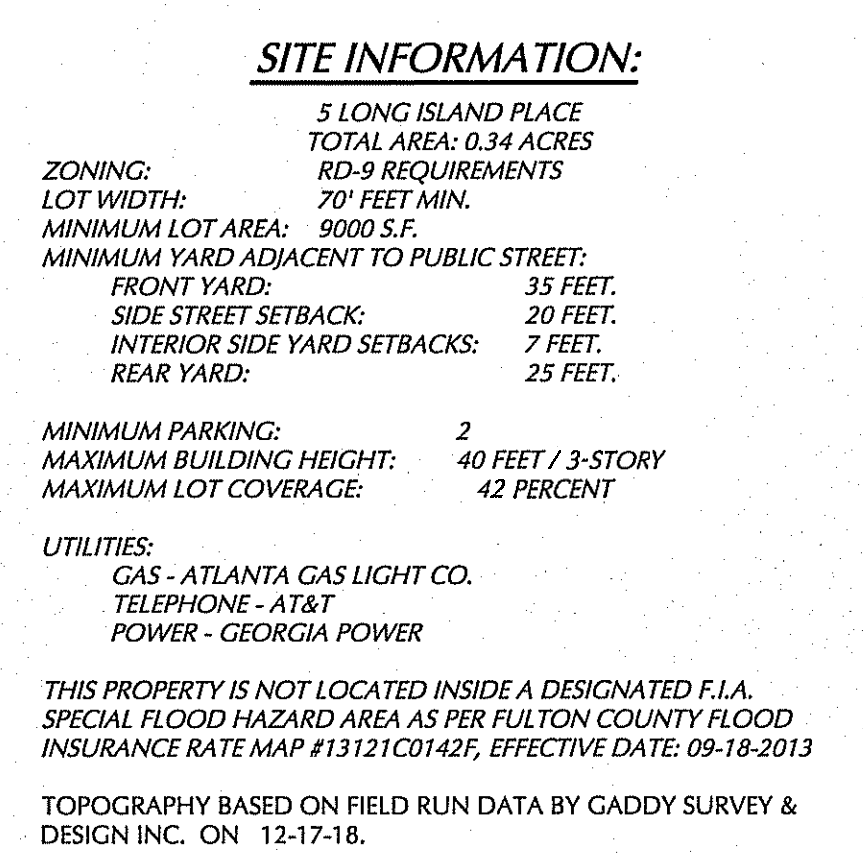
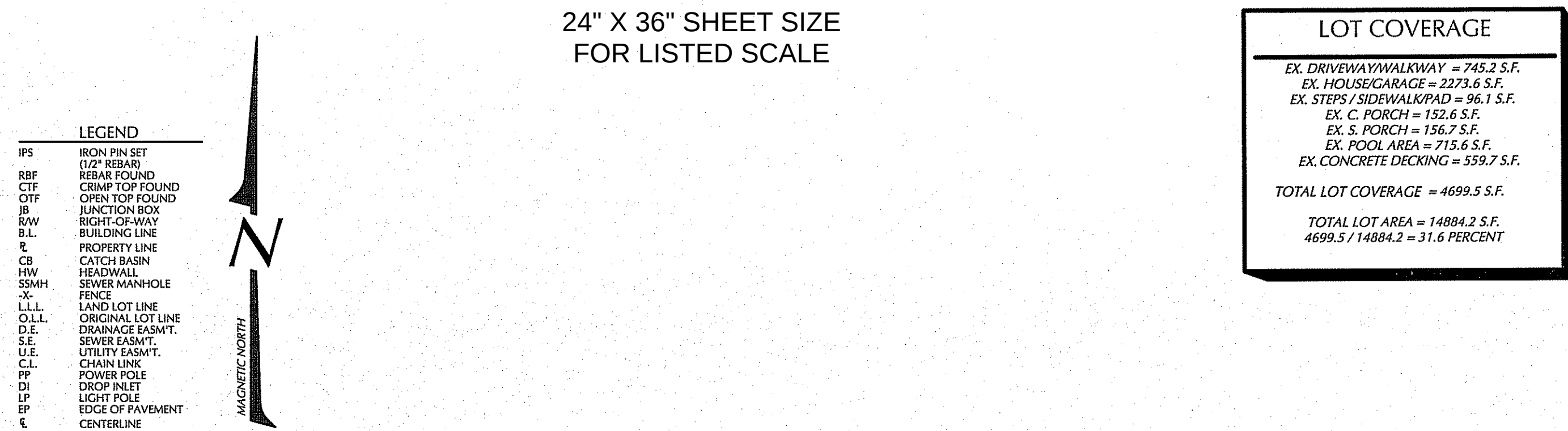
and results in development consistent with the general purpose and intent of the Code while enhancing safety and general welfare.

The requested variance is appropriate and granting the request will enhance sustainability of the affected footprint, require no displacement or removal of trees or screening material, provide no negative impact to the current lot coverage, match existing design themes, and better the property and, in turn, the community. Conversely, denying this variance request would arbitrarily create unnecessary hardship to the property achieving its highest and safest use.

Darrin & Alice Roby
Applicants and Homeowners



RECEIVED 7/13/2021 PLANNING & ZONING

[illegible]

**GADDY SURVEYING
& DESIGN, INC.**

1215 Pleasant Hill Road
Lawrenceville, Georgia 30044
Phone - (770) 931-5920
FAX - (770) 931-5903



5 LONG ISLAND PLACE
LOT 1 & TRACT TO THE EAST
SUBDIVISION FOR LONG ISLAND ESTATES
(PLAT BOOK 53, PAGE 48)
LAND LOTS 88 & 125 ~ 17TH DISTRICT
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

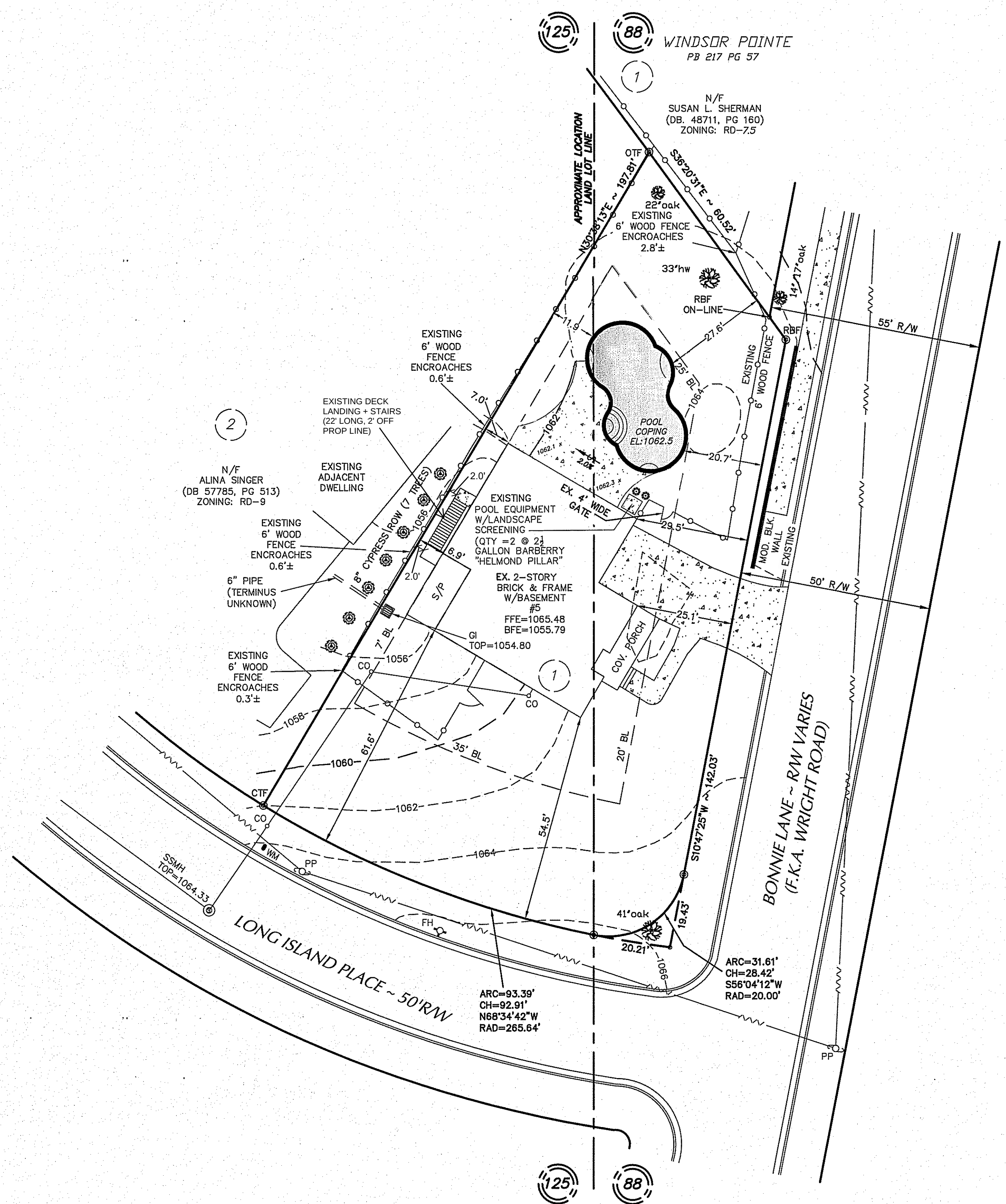
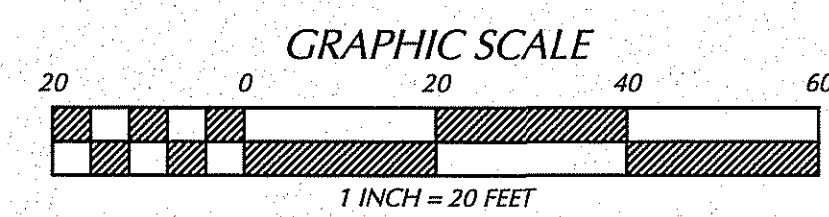
DATE 12/31/18	DRAWN CJW	CHECKED VFG
SCALE: 1" = 20'		
SHEET TITLE		
EXISTING CONDITIONS		

PROJECT NUMBER
DR-18-001

1

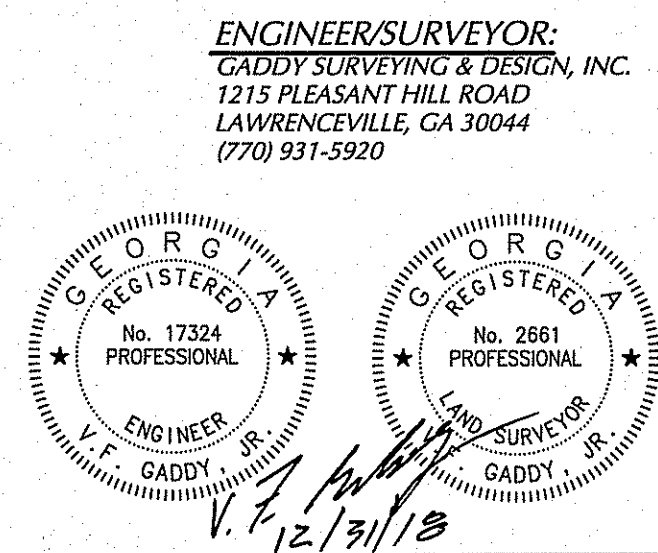
DRAWING NUMBER

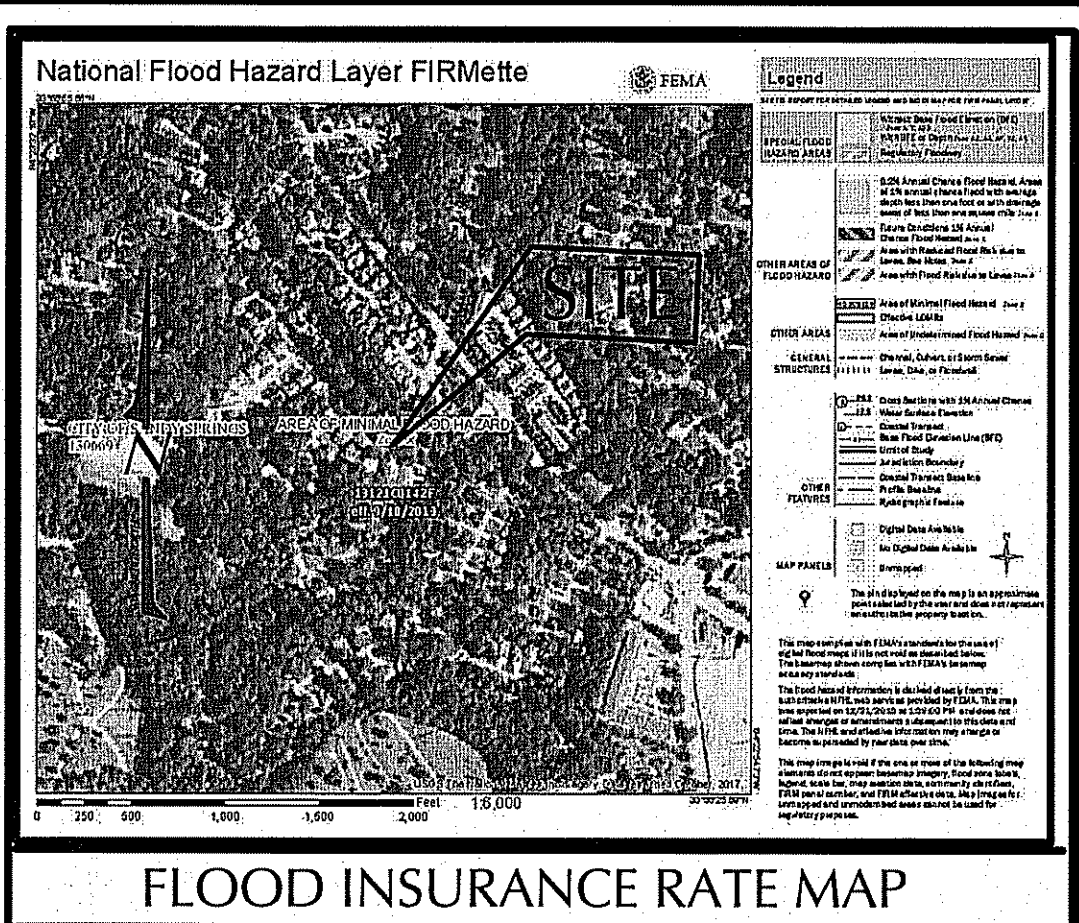
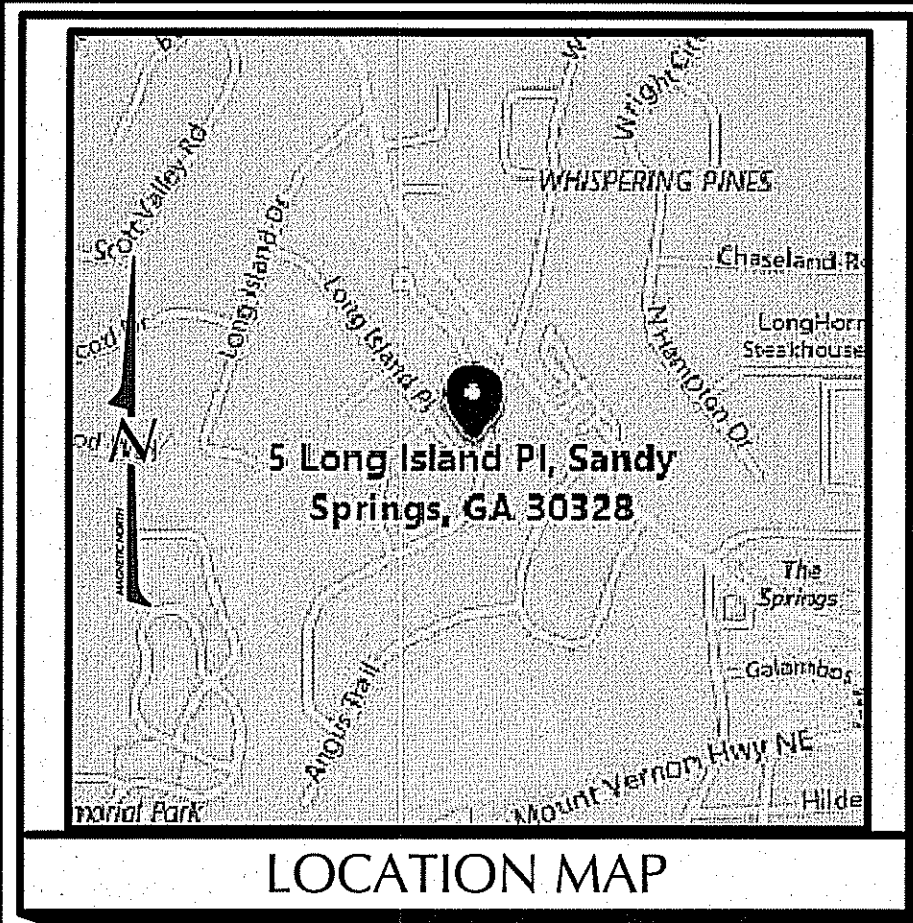
811 Know what's *below*.
Call before you dig.
 Dial **811**.
 or call 800-282-7411



EXISTING CONDITIONS
SCALE : 1" = 20'

OWNER:
DARRIN ROBY





RECEIVED 7/13/2021 PLANNING & ZONING

24" X 36" SHEET SIZE
FOR LISTED SCALE

- LEGEND
- IPS IRON PIN SET (1/2" REBAR)
 - RBF REBAR FOUND
 - CTF CRIMP TOP FOUND
 - OTF OPEN TOP FOUND
 - JB JUNCTION BOX
 - RAW RIGHT-OF-WAY
 - B.L. BUILDING LINE
 - PROPERTY LINE
 - CB CATCH BASIN
 - HW HEADWALL
 - SMH SEWER MANHOLE
 - F FENCE
 - O.L.L. ORIGINAL LOT LINE
 - D.E. DRAINAGE EASMT.
 - S.E. SEWER EASMT.
 - U.E. UTILITY EASMT.
 - C.L. CHAIN LINK
 - PP POWER POLE
 - DI DROP INLET
 - LP LIGHT POLE
 - EP EDGE OF PAVEMENT
 - CL CENTERLINE



PRE-DECK EXTENSION

LOT COVERAGE

EX. DRIVEWAY/WALKWAY = 745.2 S.F.
EX. HOUSE/CARAGE = 2273.6 S.F.
EX. STEPS / SIDEWALK/PAD = 96.1 S.F.
EX. C. PORCH = 152.6 S.F.
EX. S. PORCH = 156.7 S.F.
EX. POOL AREA = 715.6 S.F.
EX. CONCRETE DECKING = 339.7 S.F.

TOTAL LOT COVERAGE = 4699.5 S.F.
TOTAL LOT AREA = 14884.2 S.F.
4699.5 / 14884.2 = 31.6 PERCENT

POST-DECK EXTENSION

LOT COVERAGE

EX. DRIVEWAY/WALKWAY = 745.2 S.F.
EX. HOUSE/CARAGE = 2273.6 S.F.
EX. STEPS / SIDEWALK/PAD = 96.1 S.F.
EX. C. PORCH = 152.6 S.F.
EX. S. PORCH = 156.7 S.F.
EX. POOL AREA = 715.6 S.F.
EX. CONCRETE DECKING = 339.7 S.F.
WOOD DECKING = 249.1 S.F.

TOTAL LOT COVERAGE = 4948.6 S.F.
TOTAL LOT AREA = 14884.2 S.F.
4948.6 / 14884.2 = 33.2 PERCENT

SITE INFORMATION:

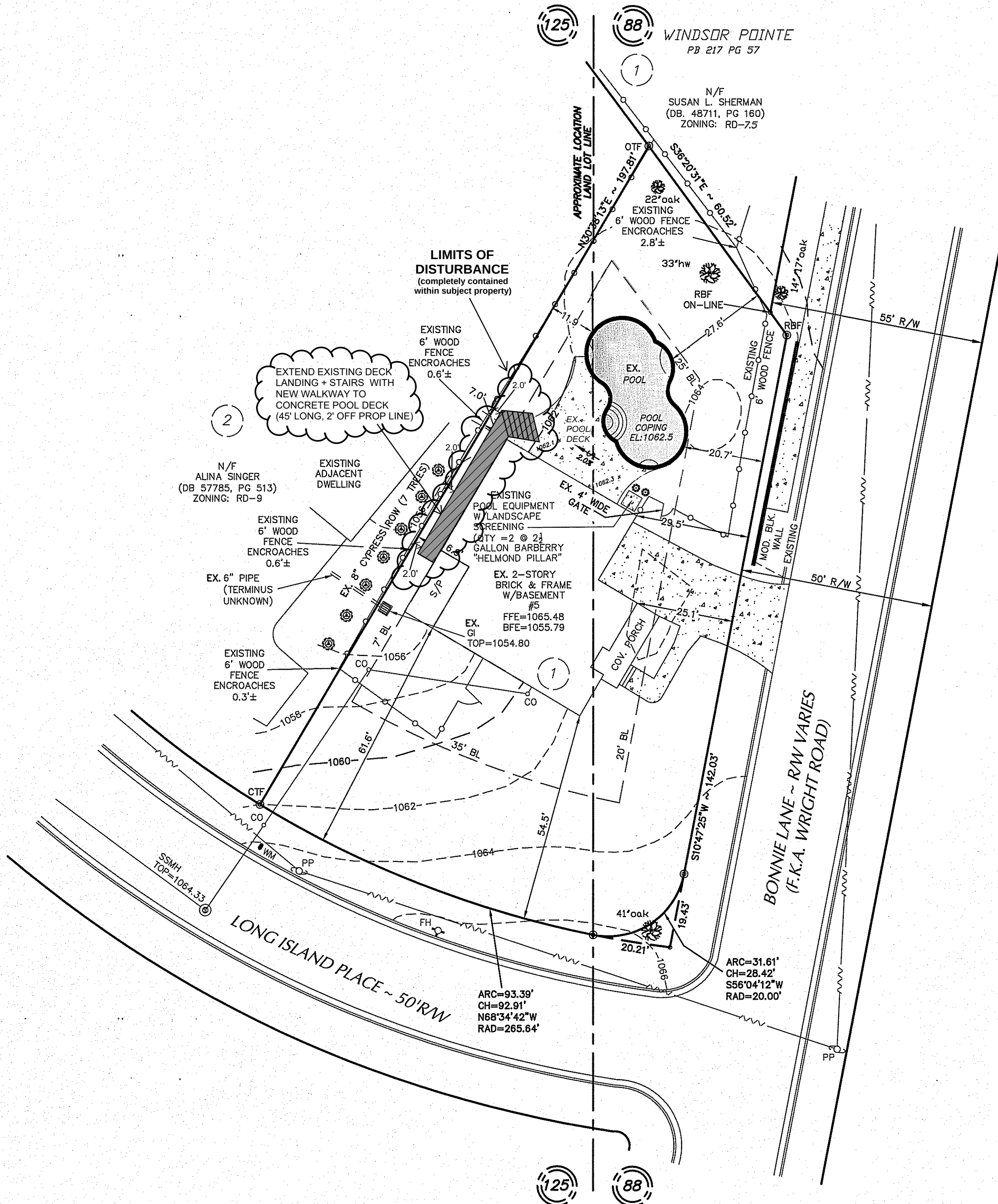
5 LONG ISLAND PLACE
TOTAL AREA: 0.34 ACRES
RD-9 REQUIREMENTS
70' FEET MIN.
MINIMUM LOT AREA: 9000 S.F.
MINIMUM YARD ADJACENT TO PUBLIC STREET:
FRONT YARD: 35 FEET.
SIDE STREET SETBACK: 20 FEET.
INTERIOR SIDE YARD SETBACKS: 7 FEET.
REAR YARD: 25 FEET.

MINIMUM PARKING: 2
MAXIMUM BUILDING HEIGHT: 40 FEET / 3-STORY
MAXIMUM LOT COVERAGE: 42 PERCENT

UTILITIES:
GAS - ATLANTA GAS LIGHT CO.
TELEPHONE - AT&T
POWER - GEORGIA POWER

THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.I.A.
SPECIAL FLOOD HAZARD AREA AS PER FULTON COUNTY FLOOD
INSURANCE RATE MAP #13121C0142F, EFFECTIVE DATE: 09-18-2013

TOPOGRAPHY BASED ON FIELD RUN DATA BY GADDY SURVEY &
DESIGN INC. ON 12-17-18.



OWNER:
DARRIN ROBY



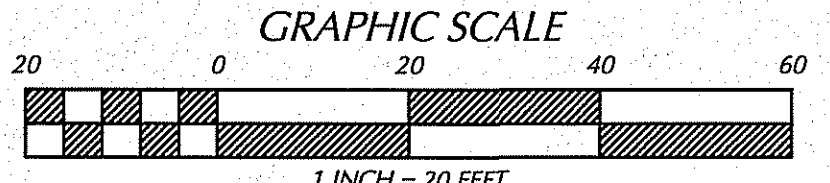
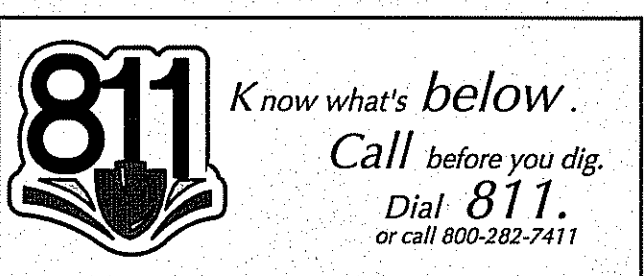
5 LONG ISLAND PLACE
LOT 1 & TRACT TO THE EAST
SUBDIVISION FOR LONG ISLAND ESTATES
(PLAT BOOK 53, PAGE 48)
LAND LOTS 88 & 125 ~ 17TH DISTRICT
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

DRAWN
DJR
CHECKED
DJR

SITE
PLAN

PROJECT NUMBER
DR-18-001

1
DRAWING NUMBER



SCALE: 1" = 20'

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 88 and 125 of the 17th District, Fulton County, Georgia, being Lot 1 of Long Island Estates Subdivision and being more particularly described as follows:

Commence at the intersection of the western right-of-way of Bonnie Lane (right-of-way varies) (F.K.A. Wright Road) and the northern right-of-way of Long Island Place (50 foot right-of-way), if said intersection was extended to form a mitre instead of curve; and run thence along the northern right-of-way of Long Island Place 20.21 feet to a point at the intersection of said right-of-way and with the Land Lot Line dividing Land Lots 88 and 125 and the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING, run thence northwesterly along the northern right-of-way of Long Island Place an arc distance of 93.39 feet (said arc being subtended by a chord bearing North 68° 34' 42" West, having a radius of 265.64 feet and a chord length of 92.91 feet) to a crimp top pipe found at the southeastern corner of Lot 2 of Long Island Estates Subdivision; run thence along the line dividing Lot 1 and Lot 2 of Long Island Estates Subdivision, North 30° 28' 13" East 197.81 feet to an open top pipe found; run thence South 36° 20' 31" East 60.52 feet to a rebar found on the western right-of-way of Bonnie Lane; run thence along the western right-of-way of Bonnie Lane South 10° 47' 25" West 142.03 feet to a point; run thence along the arc of a curve at the intersection of the western right-of-way of Bonnie Lane and the northern right-of-way of Long Island Place, an arc distance of 31.61 feet (said arc being subtended by a chord bearing South 56° 04' 12" West, having a radius of 20.00 feet and a chord distance of 28.42 feet) to the POINT OF BEGINNING; as shown on the plate entitled "Survey for Brooke M. Harrison" of Lot 1, Subdivision for Long Island Estates, prepared by McClung Surveying Services, Inc., Job #241059, dated December 24, 2015.

This is the same property described in General Warranty Deed from Peachtree Industrial Investors One, LLC, a Georgia limited liability company, to 5 Long Island Place LLC, a Georgia limited liability company, dated August 7, 2014, recorded in Deed Book 54133, Page 640, Fulton County, Georgia Records.

Tax ID#: 17-0215-0004-021-6