



SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, October 6, 2021

Case: **V21-0024 & V21-0025 – 460 Dalrymple Road**
Staff Contact: Matthew Anspach (MAnspach@sandyspringsga.gov)
Report Date: September 28, 2021

REQUEST

Request for Variances from Sec. 2.2.2., Sec. 6.1.2.B., and Sec. 7.8.22. to maintain 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).

APPLICANT

Property Owners: David Page	Petitioner: Alfred White	Representative: Alfred White
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RECOMMENDATIONS

Department of Community Development

Staff recommends **Denial** of **Variance(s)** V21-0024 and V21-0025.

MATERIALS SUBMITTED AND REVIEWED

Materials:

1. V21-0024 and V21-0025 Application, received July 14, 2021

Plans:

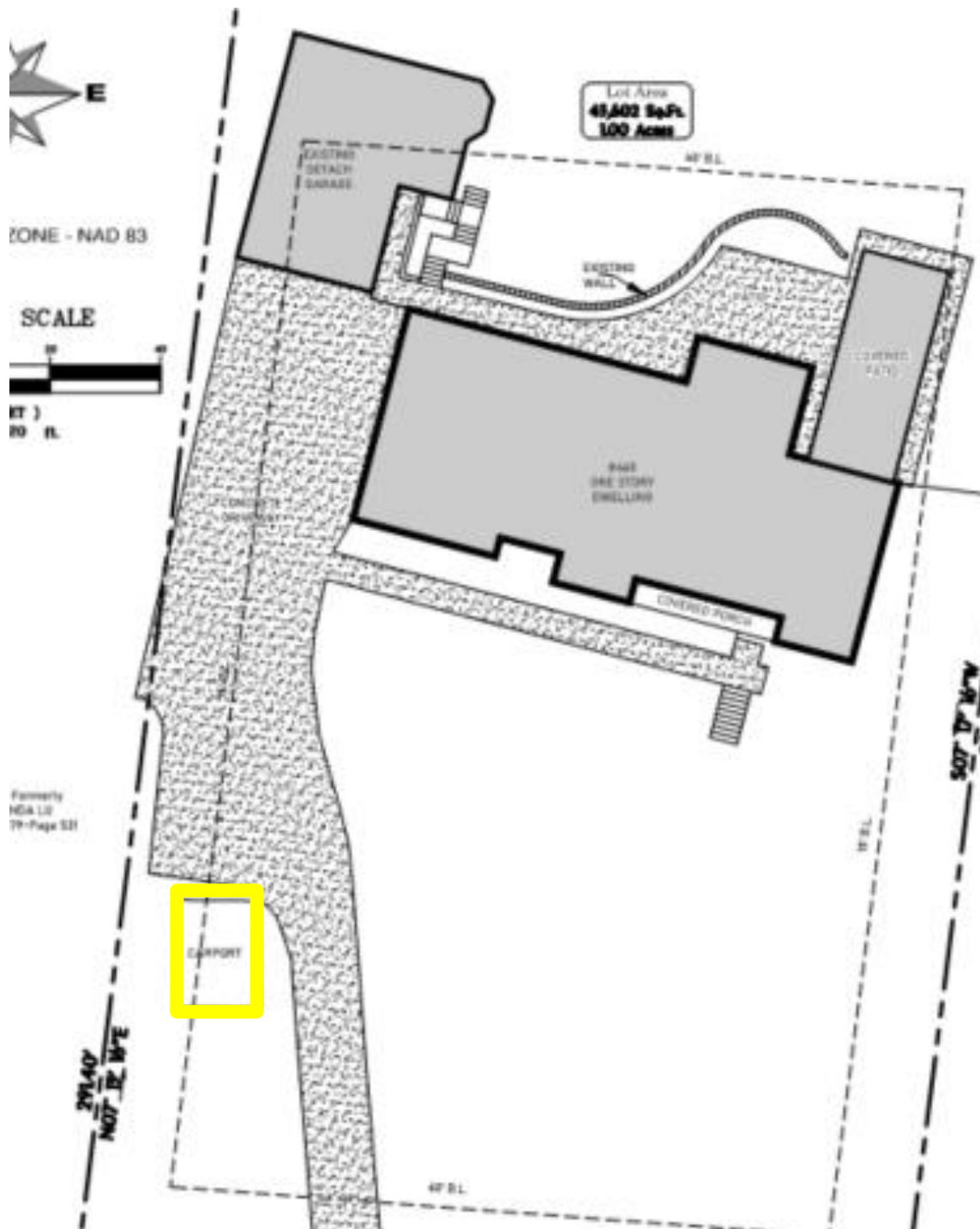
1. "Survey of: 460 Dalrymple Road," prepared by W.L.B. Associates, Inc., signed and sealed by Wesley L. Browne Jr., R.L.S., dated April 9, 2021, received July 14, 2021
2. "Specifications," Shedsforlessdirect.com, received July 14, 2021

PROPERTY INFORMATION

Location:	460 Dalrymple Road (Parcel # 17 0075 LL0310)
Council District:	2 – Steve Soteres
Road frontage:	Approximately 150' of frontage on Dalrymple Road

Acreage:	Approximately 1 acre
Current Zoning: Existing Land Use:	RE-1 (Residential Estate, 1 acre minimum lot size) Single unit detached residence
Previous Zoning Case:	N/A
Character Area:	Protected Neighborhood Character Area

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



PROPOSED DEVELOPMENT

The 1-acre subject property is developed with a single unit detached residence, including a driveway, guest house, deck, patios, walls, and other features and improvements. The applicant requests Variances to allow for the construction of a detached carport to remain between the Primary Street and the main building (V21-00024);

Per the Development Code (Sec.7.8.22.A.2.):

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

Concurrently, the proposal would require allowance for the minor residential accessory structure to remain closer than the 10' minimum distance from the side common lot line setback, for a variance of approximately 6" (V21-00025). In Sec. 6.1.2.B. many structures cannot encroach into setbacks. However, a carport structure is more specifically regulated in the aforementioned Sec. 7.8.22.A.2., Subsection b.:

- 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.***

The footprint of the unpermitted addition is approximately 290 square feet. This proposed addition would encroach approximately seventy-one feet past the front wall plane of the primary building or residence, and sit ninety-two feet from the front property line. The subject property is adjacent to other single unit detached residences on Dalrymple Road. The following images show the existing conditions of 460 Dalrymple Road:



From Dalrymple facing Northeast



Closer View of facing Northeast



Structure View Facing East from 450 Dalrymple Road

Work Without a Permit Background

The minor residential accessory structure was built without a permit in December of 2020. As the construction was completed and noticed by inspectors, the applicant was issued a Stop Work Order by Code Enforcement.

In reviewing the case, Code Enforcement Staff noted that nothing of note had been done by the applicant to remedy the situation, either through removal of the structure or seeking relief through application of a variance, as of March 2021.

Code Enforcement Staff proceeded to issue a Notice of Violation, or citation concerning the work done without a permit due to the apparent lack of progress in seeking mitigation for the work done. A court date with the City Solicitor was set for May of 2021, for which no one representing the applicant showed.

Also in March, Planning Staff became involved to try and help the applicant along in the process of seeking relief via a Variance request. After months of conversation and meetings with Planning Staff, the applicant officially filed for the Variance requests V21-0024 and V21-0025.

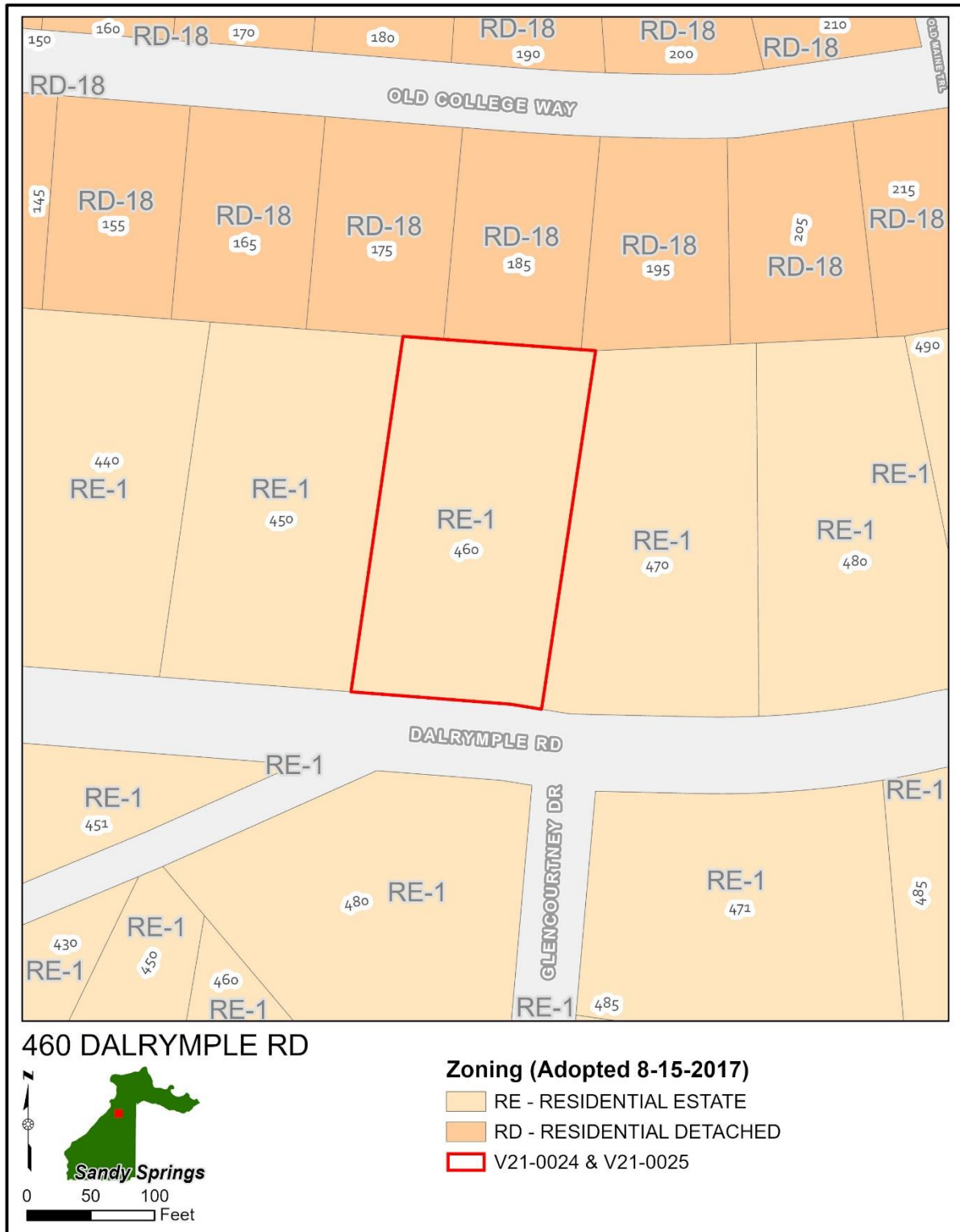
Originally scheduled for the August 2021 Board of Appeals (BOA) meeting, the hearing for the requests was rescheduled until this October meeting due to an advertising error on behalf of the applicant, as well as the lack of a scheduled BOA meeting for the month of September.

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-18 / Single Unit Detached Residence	175 Old College Way	0.42
North	RD-18 / Single Unit Detached Residence	185 Old College Way	0.42
North	RD-18 / Single Unit Detached Residence	195 Old College Way	0.41
West	RE-1 / Single Unit Detached Residence	450 Dalrymple Road	1.00
East	RE-1 / Single Unit Detached Residence	470 Dalrymple Road	1.03
South	--	Dalrymple Road	--
Southwest	RE-1 / Single Unit Detached Residence	451 Dalrymple Road	0.96
South	RE-1 / Single Unit Detached Residence	480 Glencourtney Drive	1.05
PROPOSED DEVELOPMENT			
--	RE-1 / Single Unit Detached Residence	160 Dalrymple Road	1.00

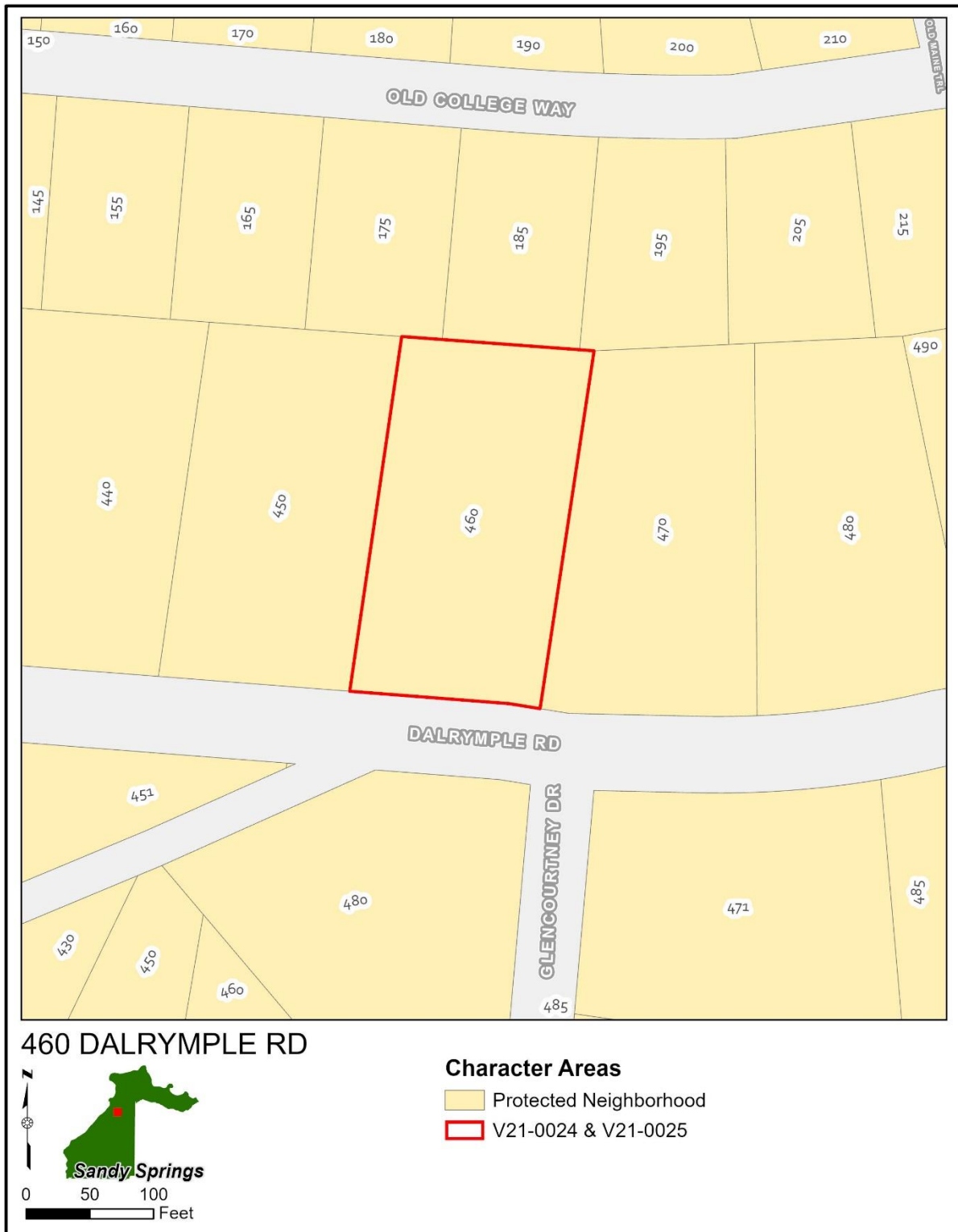
AERIAL IMAGE



ZONING MAP



CHARACTER AREA MAP



V21-0024 AND V21-0025 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. The property has a two-car garage, a lengthy driveway, and an existing parking pad. Lack of a carport structure would not effect a hardship on the property owner.

- 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 1.00 acre in size, similar to others in the area, and the shape is almost rectangular. The grade rises 20' from Dalrymple Road to the north. The buildable area slopes up gently 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 1969, long before the property's purchase in 2015 by the current property owners.

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, minus the carport is reasonably 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 accessory residential structures be located behind the front wall plane of the primary building (residence). The request to locate a car port in the front yard side 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. 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:

Construction exceeds 1,000 sf. If granted, applicant should also be required to submit and obtain a Land Disturbance Permit including stormwater management requirements.

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** V21-0024 and Variance V21-0025 concurrently, from Sec. 2.2.2., Sec. 6.1.2.B., and Sec. 7.8.22. to maintain 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).



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Case No.: V21-0024 &
V21-0025
Planner's initials: AH

APPLICATION

VARIANCE (Excluding Stream Buffer Variance and Administrative Variance)

Application Checklist:

Page No.	Item	Completed/ Included in Submittal
2	Project Information Sheet	☐
3-4	Detailed Process and Instructions	N/A
5-6	Authorization Forms	☐
7	Letter of Intent	☐
7-8	Variance Analysis	☐
8	Chattahoochee River Corridor Certificate	☐ or N/A ☐
8-9	8½" x 11" copy of Survey	☐
8-9	8½" x 11" copy of Site Plan	☐
8-9	11" x 17" copy of Survey	☐
8-9	11" x 17" copy of Site Plan	☐
8-9	Two (2) full-scale copies of Survey	☐
8-9	Two (2) full-scale copies of Site Plan	☐
8	8½" x 11" copy of Legal Description (must be in Word format)	☐
	11" x 17" copy of Elevations and/or Sections	☐ or N/A ☐
10	Meeting Schedule	N/A
11	Fee Schedule	N/A
11	Fee Payment	☐
12	Sign Specifications	N/A
	All documents in electronic form (email)	☐

The Director reserves the right to request additional information deemed necessary to analyze the request. Incomplete applications will not be accepted.

Planner's initials: AH



SANDY SPRINGS™
GEORGIA

Case No.: **V21-0024 & V21-0025**
Planner's initials: **AH**

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 460 Dalrymple Road	
	Parcel Tax ID(s): 17 0075 LL0310	
	Total acreage: 1.00	Council District: 2
	Current zoning: RE - 1	Current use: Single Unit Detached Garage
	Character Area: Protected Neighborhood	Single unit detached residence

APPLICATION	Detailed request (include Code Section No.):	
	Request for Variances from Sec. 2.2.2., Sec. 6.1.2.B., and Sec. 7.8.22	
	to maintain 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)	
	Petitioner:	David Page
	Petitioner's address:	30328
	Phone:	Email:

OWNER	Property owner: David Page	
	Owner's address:	30328
	Phone:	Email:
	Signature (authorizing initiation of the process): <i>David Page</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:	6/15/2021	Anticipated Application date:	6/29/2021
Anticipated BOA date:	10/6/2021 - public notice was not provided as required		
ADDITIONAL INFORMATION NEEDED:			

DETAILED PROCESS & INSTRUCTIONS

Legend: ☐ and o: Action required by Applicant

•: For information

Before the Pre-Application Meeting:

- ☐ Read this Application packet in its entirety.
- ☐ Consult the Sandy Springs Development Code (available online at https://library.municode.com/ga/sandy_springs/codes/development_code).
- ☐ Fill out the Project Information Sheet of this Application packet.
- ☐ Prepare a plan to scale of the proposed project.
- ☐ Obtain written permission from the property owner to pursue the project. If the property is under contract, provide a copy of the contract at the Pre-Application Meeting.
- ☐ Contact a Planner at pz@sandyspringsga.gov or (770) 730-5600 to schedule the Meeting.
- A stormwater concept plan and/or corresponding meeting may be required depending on the scope of work of the particular project or request.

Pre-Application Meeting:

- ☐ The Pre-Application Meeting must take place at least two (2) weeks but no more than two (2) months before the Application filing date.

Filing:

- ☐ Contact the Lead Planner prior to filing.
- ☐ Complete the Application packet, and submit a complete Application to the Department.
- ☐ Provide payment (verify the amount with the Lead Planner beforehand); see p. 11.
- Applications are due by **4:00 PM** on the **fourth (4th) Tuesday** of the month. No more than five (5) Applications, all types included, will be accepted each month.
- Staff will initiate review, ask for more information if needed (at which point the Application may be placed on administrative hold), and send an Initiation Letter.

Before the Board of Appeals (BOA) Meeting:

- ☐ Submit any revision to the Application at least **twenty-one (21) days** prior to a scheduled Public Meeting or Public Hearing to allow time for proper revision by Staff and legal advertisement.
- The Staff Report, including the recommendation, will be posted on the City website at least one (1) week prior to the BOA Meeting.
- Staff will publish a legal ad in the newspaper.
- ☐ Order and post signage using Staff's sign template on the subject property (see p. 12) at least **fifteen (15) calendar days** prior to the BOA Meeting before **8:30 AM**. Send date-stamped pictures of the signage once in place to the Lead Planner.
- ☐ Mail written notice to property owners within 500' at least **fifteen (15) calendar days but not more than 45 calendar days** prior to the BOA Meeting; use Staff's mailing template. *Obtain a Certificate of Mailing from the Post Office and keep for your records; Applicant must produce a Certificate of Mailing upon request from Staff.*

Board of Appeals (BOA) Meeting:

- Staff will briefly introduce your request and present its recommendation.
- ☐ You will have ten (10) minutes to present your case to BOA, including any supporters speaking in favor of your request. You may save any remaining time for rebuttal to the opposition.
- The opposition will also have ten (10) minutes to speak.
- BOA will discuss and render its decision. BOA may approve, approve with conditions, or deny the request. BOA may also defer the case to another regularly scheduled Meeting.
- ☐ Remove signage within 48 hours of final action on the petition.

TYPICAL SEQUENCE OF EVENTS

See p. 10 for Meeting Schedule

Week (approx.)	Activity & Timeframe
1	Pre-Application Meeting: Between two (2) weeks and two (2) months prior to the filing deadline
3-4	Filing: Before 4:00 PM on the fourth (4th) Tuesday of the month
4	Initial review and Initiation Letter: Approx. one (1) week after the filing deadline
4	Staff Report production
4-5	Revised Application, if necessary: At least twenty-one (21) days prior to BOA
4-5	BOA advertising: At least fifteen (15) calendar days prior to the date of BOA for sign posting, and at least fifteen (15) calendar days but not more than 45 calendar days prior to the date of BOA for mailed notice
6	Staff Report posted on website at least one (1) week prior to the BOA Meeting
7-8	BOA Meeting: First (1 st) Wednesday of the month
Days after BOA	Decision Letter: A few days after BOA (maximum seven (7) days)

Failure to complete any of these events within the above timeframe may result in an administrative hold, and the case will be rescheduled to a future filing cycle.



AUTHORIZATION FORM – PART I

A- If the applicant is also the owner of the subject property:

Fill out the following section and have it notarize.

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: <i>David A. Page</i>	Sworn and subscribed before me this _____ day of _____ 20____ Notary public: <i>[Signature]</i> Seal: Commission expires: <i>5/21/22</i>
Address: [Redacted]	
City, State, Zip Code: [Redacted] 30328	
Email address: [Redacted]	
Phone number: [Redacted]	
Owner's signature: <i>David A. Page</i>	



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:	Alfred White
Company:	Advance Design Solutions
Address:	[REDACTED]
City, State, Zip Code:	[REDACTED] 30342
Email address:	[REDACTED]
Phone number:	[REDACTED]
Agent's signature:	[REDACTED]
Applicant's sign	[REDACTED]

Sworn and subscribed before me this	
day of	20
Notary public:	[Signature]
Seal:	
Commission expires:	5/21/22

V21-0024

PROJECT INFORMATION SHEET

Address: 460 Dalrymple Road Sandy Springs, Ga 30328

Owner: David Page

Parcel Tax ID:170075LL0310

Project : Construction of Carport-9ft in height

Proposal: To maintain use of carport that has been built in code violation of Section 7.8.22 ■

Lot size: 1.00

Sec. 2.2.2., Sec. 6.1.2.B., and Sec. 7.8.22.

Lot coverage without carport: 8,947 sqft

Lot coverage including carport: 9,251 sqft

Carport: 304 sqft

Legal Description

All that tract or parcel of land lying and being in land lot 75 of the 17th district, of Fulton County, Georgia, being lot 10, Block A, Princeton Square, Unit one, as per plat recorded in plat book 91, Page 110, Fulton County, Georgia Records which plat is incorporated herein by reference and made part of this description.

Variance Analysis

Analysis 2-

Sec. 2.2.2., Sec. 6.1.2.B., and Sec. 7.8.22.

Variance 1- The owner at 460 Dalrymple Road is requesting a variance from Section 7.8.22 to maintain the construction of the detached carport. The code requires that no minor residential accessory structures may be located between the main building and a primary street. The carport is located between the main building structure and the primary main street Dalrymple Road.

Letter of Intent

The purpose for the variance request is to continue maintaining the structure being the detached carport (304 sqft) which is less than 10ft from the western side common lot line. We understand the structure was built without a permit and in violation of Sec.7.8.22. We are asking that it remain due to the home owner having no knowledge that he was in any violation by constructing the accessory carport structure.

Sec. 2.2.2.,
Sec.
6.1.2.B., and
Sec. 7.8.22.

Alternatives

The only alternatives is to have the structure demolished and rebuilt to confine within zoning regulations of Sec. 2.2.2, Sec 6.1.2 B

Sec. 2.2.2., Sec. 6.1.2.B., and Sec. 7.8.22.

V21-0025

PROJECT INFORMATION SHEET

Address: 460 Dalrymple Road Sandy Springs, Ga 30328

Owner: David Page

Parcel Tax ID:170075LL0310

Project : Construction of Carport-9ft in height

Proposal: To maintain use of carport that has been built in code violation of Section 2.2.2

Lot size: 1.000

Sec. 2.2.2., Sec. 6.1.2.B., and Sec. 7.8.22.

Lot coverage without carport: 8,947 sqft

Lot coverage including carport: 9,251 sqft

Carport: 304 sqft

Legal Description

All that tract or parcel of land lying and being in land lot 75 of the 17th district, of Fulton County, Georgia, being lot 10, Block A, Princeton Square, Unit one, as per plat recorded in plat book 91, Page 110, Fulton County, Georgia Records which plat is incorporated herein by reference and made part of this description.

Variance Analysis

Analysis 1- Sec. 2.2.2., Sec. 6.1.2.B., and Sec. 7.8.22.

Variance 1- The owner at 460 Dalrymple Road is requesting a variance from Section 2.2.2 to maintain the construction of the detached carport. [REDACTED]

[REDACTED] The carport is 9ft from the property line putting the structure less than 10ft referencing Sec.6.1.2.B, however it is an accessory structure which is an exception

Minor residential accessory structures must be a minimum of 10' or the required setback, from any property line, whichever is less restrictive (Sec. 7.8.22.).

Letter of Intent

The purpose for the variance request is to continue maintaining the structure being the detached carport (304 sqft) which is located between the main building and the primary street . We understand the structure was built without a permit and in violation of Sec. 2.2.2, Sec 6.1.2 B. We are asking that it remain due to the home owner having no knowledge that he was in any violation by constructing the accessory carport structure.

Sec. 2.2.2., Sec. 6.1.2.B., and Sec. 7.8.22.

Alternatives

The only alternatives is to have the structure demolished and rebuilt to confine within zoning regulations of Sec. 2.2.2, Sec 6.1.2 B

Sec. 2.2.2., Sec. 6.1.2.B., and Sec. 7.8.22.

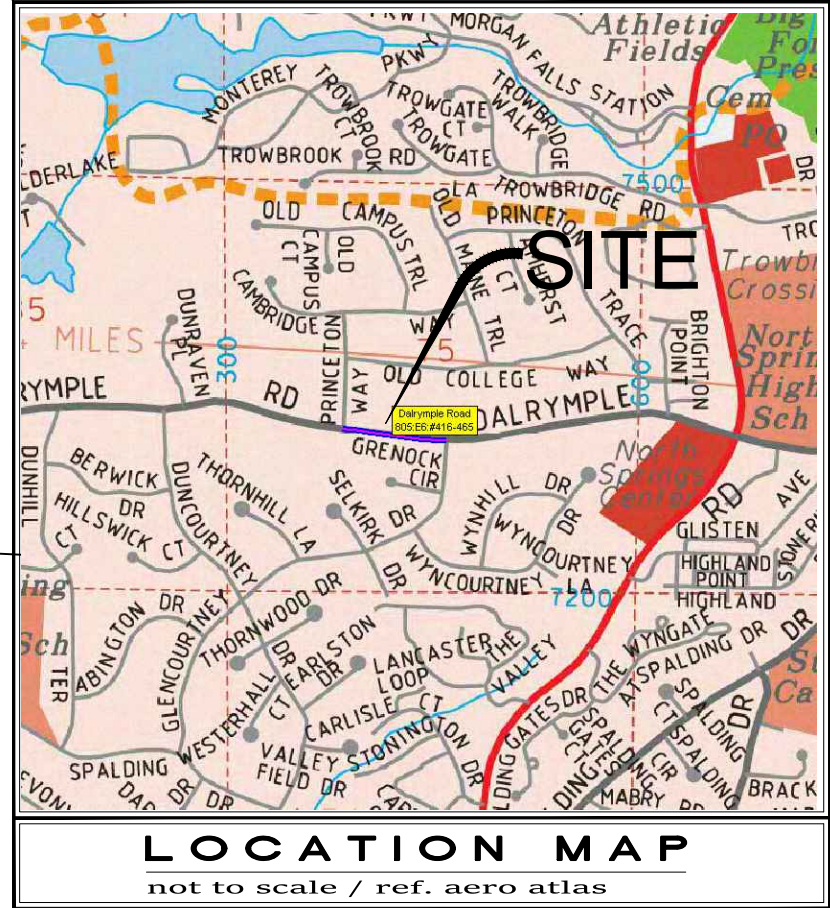
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WLB ASSOCIATES, INC.
These drawings and their reproductions are the
property of the surveyor and may not be reproduced,
or used in any way without the written permission of
this surveyor.
This plat was prepared for the exclusive use of the
person, persons, or entity named in the title block.
Said use does not extend to any unnamed person
without express permission by the surveyor naming said
person.

RECEIVED 6/29/2021 PLANNING & ZONING

Now or Formerly
David & Jonathon Stanley
Deed Book 55279-Page 601

Now or Formerly
Henry & Cynthia Coakley
Deed Book 44441-Page 642

Now or Formerly
David & Erin Lynn
Deed Book 55051-Page 258



Site Address:
460 Dalrymple Road
Sandy Springs, GA

Zoning: RE-1
Front Yard: 60'
Side Yard: 15'
Rear Yard: 40'

The surveyor in no way intends to interpret
or make conclusions regarding the zoning
designation shown hereon. This information
is reported from public information
obtained from Sandy Springs records on
4/02/2021.

Area Summary: 1.00 acres

Survey References:
SUBDIVISION PLAT BOOK 91 PAGE
110

SURVEY NOTES:

1. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A LEICA TOTAL STATION 12 AND A 100 FOOT TAPE.
2. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,638 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAVE A CLOSURE PRECISION RATIO OF 1:93,617
4. THE PROPERTY DEPICTED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP.
5. UNDERGROUND UTILITIES AS SHOWN BY THIS SURVEY ARE APPROXIMATE AND SHOULD BE FIELD VERIFY PRIOR TO ANY CONSTRUCTION.
6. THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND THIS FIRM MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.
7. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. THIS FIRM WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON(S) NAMED IN THE TITLE BLOCK.

LEGEND

IPF	IRON PIN FOUND	—X—X—	PROPERTY LINE
IPS	1/2" REBAR SET	—X—X—	FENCE
CMP	CORRUGATED METAL PIPE	—T—	TELEPHONE LINE
R/W	RIGHT OF WAY	—G—	GAS LINE
CL	CENTER LINE	—W—	WATER LINE
PL	PROPERTY LINE	—SS—	SANITARY SEWER LINE
FES	FLARED END SECTION	—P—	POWER LINE
L.L.L.	LAND LOT LINE	OTP	OPEN TOP PIPE
T.B.M.	TEMPORARY BENCHMARK	CTP	CRIMP TOP PIPE
INV.	INVERT ELEVATION	RB	REBAR
INV.	SANITARY SEWER MANHOLE	Y.I.	YARD INLET
PO	POWER POLE	D.I.	DRAIN INLET
FD	FIRE HYDRANT	SMH	SAN. SEWER MANHOLE
LP	LIGHT POLE	CO	CLEANOUT
ICV	IRRIGATION CONTROL VALVE	WM	WATER METER
TP	TRAVERSE POINT (60D NAIL)	GW	WATER VALVE
DM	DRAINAGE MANHOLE	GW	GUY WIRE
GV	GAS VALVE	AC	AIR CONDITIONER
BM	BENCHMARK	N/F	NOW OR FORMERLY
PC	PROPERTY CORNER	PT	PERC. TEST (BOREHOLE)
		4x4	TRANSFORMER
		RRT	RAIL ROAD TIE WALL

SURVEYORS 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.

"Flood Hazard Statement"

By graphic plotting only, The property shown on this
plat does not lie within a 100yr Flood Plain according
to the flood insurance rate map (FIRM) map number
13121C0357F. Last revised September 18,
2013.

GEORGIA811
Utilities Protection Center, Inc.
1-800-282-7411
Know what's below.
Call before you dig.

SURVEY OF:

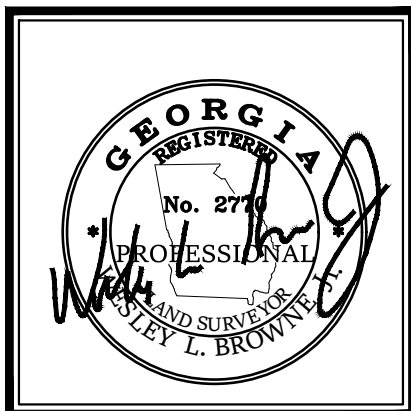
460 Dalrymple Road

FOR:

Alfred White

SHEET

1
of
1



DATE	DESCRIPTION
REVISIONS	
SURVEY CREW	FIELD BK / PG L.L. DIST. SECTION
WB, JL	75 17th N/A
FIELD WORK	DRAWN BY DATE
4/9/2021	WB April 22, 2021
JOB No.	APPROVED BY
2021-710	WB

W.L.B ASSOCIATES, INC.

WLB

349 CHERYL COURT
JONESBORO, GA 30238
LAND SURVEYORS • SITE PLANNING
LAND DEVELOPMENT
Office: (678) 743-4665 Fax: (678) 298-9871
www.wlbassociates.com

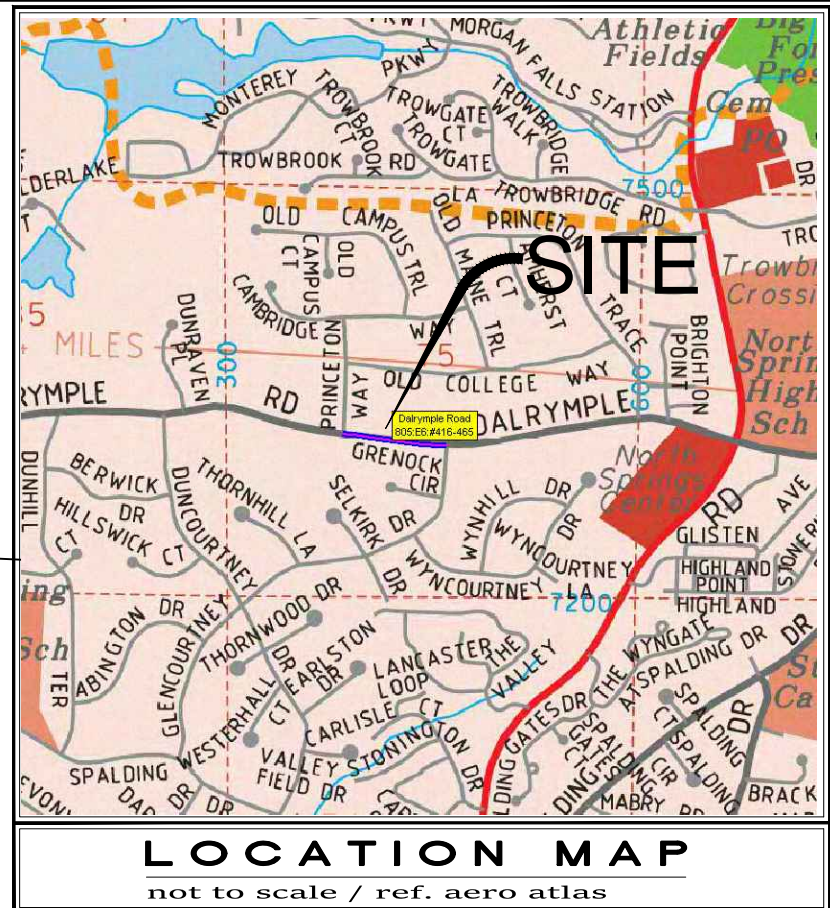
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property of the surveyor and may not be reproduced,
or used in any way without the written permission of
this surveyor.
This plat was prepared for the exclusive use of the
person, persons, or entity named in the title block.
Said use does not extend to any unnamed person
without express permission by the surveyor naming said
person.

RECEIVED 7/14/2021 PLANNING & ZONING

Now or Formerly
David & Jonathon Stanley
Deed Book 55279-Page 601

Now or Formerly
Henry & Cynthia Coakley
Deed Book 44441-Page 642

Now or Formerly
David & Erin Lynn
Deed Book 55051-Page 258



Site Address:
460 Dalrymple Road
Sandy Springs, GA

Zoning: RE-1
Front Yard: 60'
Side Yard: 15'
Rear Yard: 40'

The surveyor in no way intends to interpret
or make conclusions regarding the zoning
designation shown hereon. This information
is reported from public information
obtained from Sandy Springs records on
4/02/2021.

Area Summary: 1.00 acres

Survey References:
SUBDIVISION PLAT BOOK 91 PAGE
110

SURVEY NOTES:

1. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A LEICA TOTAL STATION 12 AND A 100 FOOT TAPE.
2. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,638 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAVE A CLOSURE PRECISION RATIO OF 1:93,617
4. THE PROPERTY DEPICTED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP.
5. UNDERGROUND UTILITIES AS SHOWN BY THIS SURVEY ARE APPROXIMATE AND SHOULD BE FIELD VERIFY PRIOR TO ANY CONSTRUCTION.
6. THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND THIS FIRM MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.
7. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. THIS FIRM WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON(S) NAMED IN THE TITLE BLOCK.

LEGEND

IPF	IRON PIN FOUND	—X—X—	PROPERTY LINE
IPS	1/2" REBAR SET	—X—X—	FENCE
CMP	CORRUGATED METAL PIPE	—T—	TELEPHONE LINE
R/W	RIGHT OF WAY	—G—	GAS LINE
CL	CENTER LINE	—W—	WATER LINE
PL	PROPERTY LINE	—SS—	SANITARY SEWER LINE
FES	FLARED END SECTION	—P—	POWER LINE
L.L.L.	LAND LOT LINE	OTP	OPEN TOP PIPE
T.B.M.	TEMPORARY BENCHMARK	CTP	CRIMP TOP PIPE
INV.	INVERT ELEVATION	RB	REBAR
SMH	SANITARY SEWER MANHOLE	Y.I.	YARD INLET
PP	POWER POLE	D.I.	DRAIN INLET
FH	FIRE HYDRANT	SMH	SAN. SEWER MANHOLE
LP	LIGHT POLE	CO	CLEANOUT
ICV	IRRIGATION CONTROL VALVE	WM	WATER METER
TP	TRAVERSE POINT (60D NAIL)	GW	WATER VALVE
DM	DRAINAGE MANHOLE	GW	GUY WIRE
GV	GAS VALVE	AC	AIR CONDITIONER
B	BENCHMARK	N/F	NOW OR FORMERLY
PC	PROPERTY CORNER	PT	PERC. TEST (BOREHOLE)
		4x4	TRANSFORMER
		RRT	RAIL ROAD TIE WALL

SURVEYORS 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 47-2-2.

"Flood Hazard Statement"

By graphic plotting only, The property shown on this plat does not lie within a 100yr Flood Plain according to the flood insurance rate map (FIRM) map number 13121C0357F. Last revised September 18, 2013.

GEORGIA811
Utilities Protection Center, Inc.
1-800-282-7411
Know what's below.
Call before you dig.

SURVEY OF:

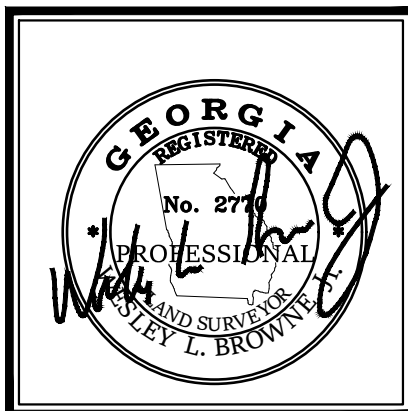
460 Dalrymple Road

FOR:

Alfred White

SHEET

1
of
1



7-14-2021	ADDED DIMENSION TO CARPORT					
DATE	DESCRIPTION					
REVISIONS						
SURVEY CREW WB,JL	FIELD BK / PG 203/24	L.L. 75	DIST. 17th	SECTION N/A	COUNTY FULTON	SCALE 1"=20'
FIELD WORK 4/9/2021	DRAWN BY WB	DATE April 22, 2021		JOB No. 2021-710	APPROVED BY WB	

W.L.B ASSOCIATES, INC.

WLB

349 CHERYL COURT
JONESBORO, GA 30238
LAND SURVEYORS • SITE PLANNING
LAND DEVELOPMENT
Office: (678) 743-4665 Fax: (678) 298-9871
www.wlbassociates.com

Specifications

RECEIVED 6/29/2021 PLANNING & ZONING

Dimensions: 19 x 16 x 9

Dimensions (inches): 227.4"L x 194.7"W x 107.7"H

Total Product Weight: 1026 lbs

Snow Load: 15.4 lbs/sq ft

Wind Load: 75 mph

Light Transmission: 10%

Roof Material: Polycarbonate

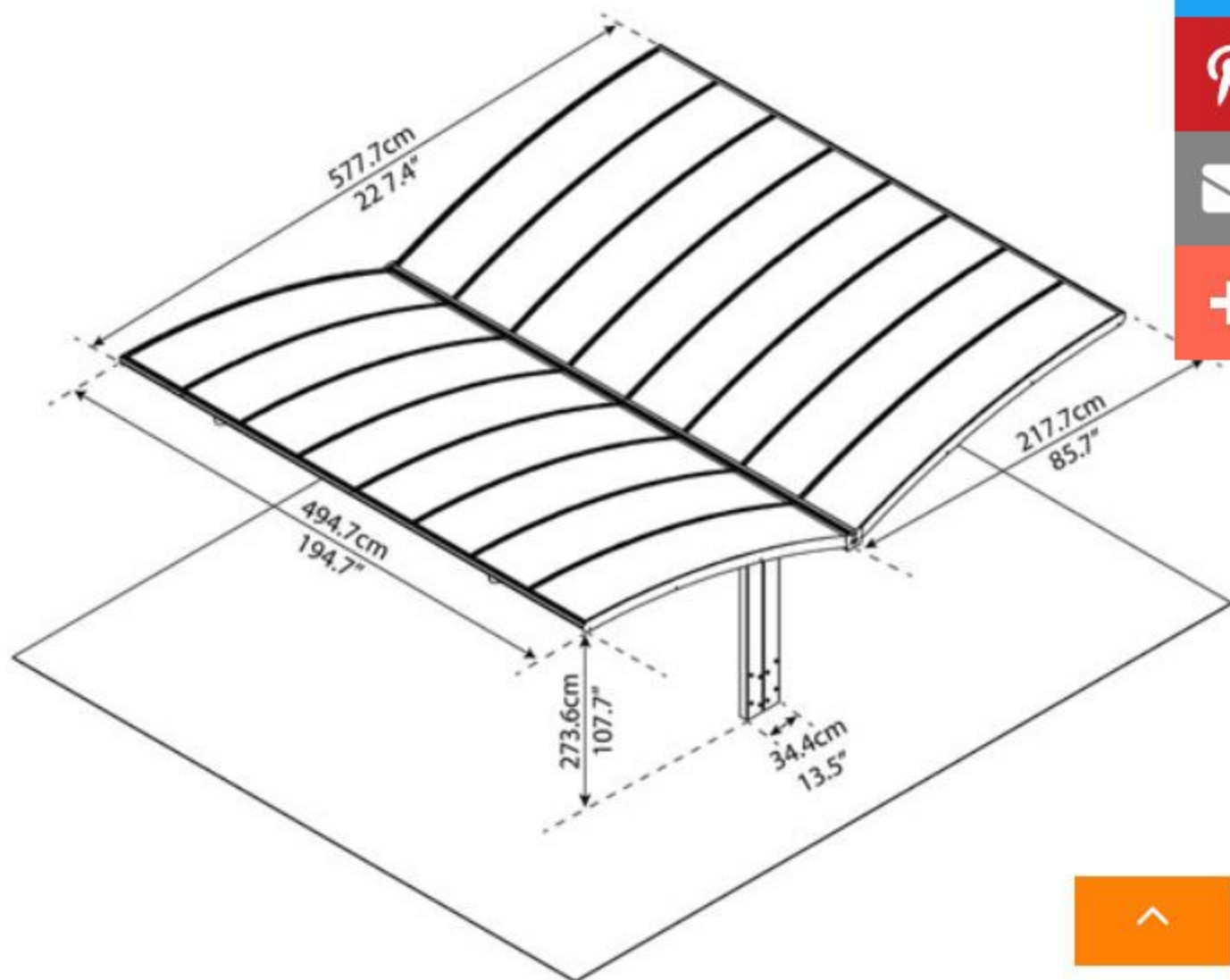
Roof Color: Bronze Tinted

Frame Material: Aluminum

Frame Color: Gray

Shipping Method: Shipped via LTL Motor Freight Only,
Curbside Tailgate Delivery

Total Boxes: 5



Categories



Checkout

0



Contact



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