



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, December 8, 2021

Case: **V21-0033 – 4955 Riverview Road**
Staff Contact: Michele McIntosh-Ross (mmcintosh-ross@sandyspringsga.gov)
Report Date: November 29, 2021

REQUEST

Request for a Variance from Sec. 7.8.22.A.2.a. to maintain the location of a play structure in the front yard, between the main building and the primary street.

APPLICANT

Property Owners: Jim & Sheri Libby	Petitioner: Charles Sears	Representative: N/A
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RECOMMENDATION

Department of Community Development

Staff recommends **Denial** of **Variance** V21-0033.

FINAL MATERIALS SUBMITTED AND REVIEWED

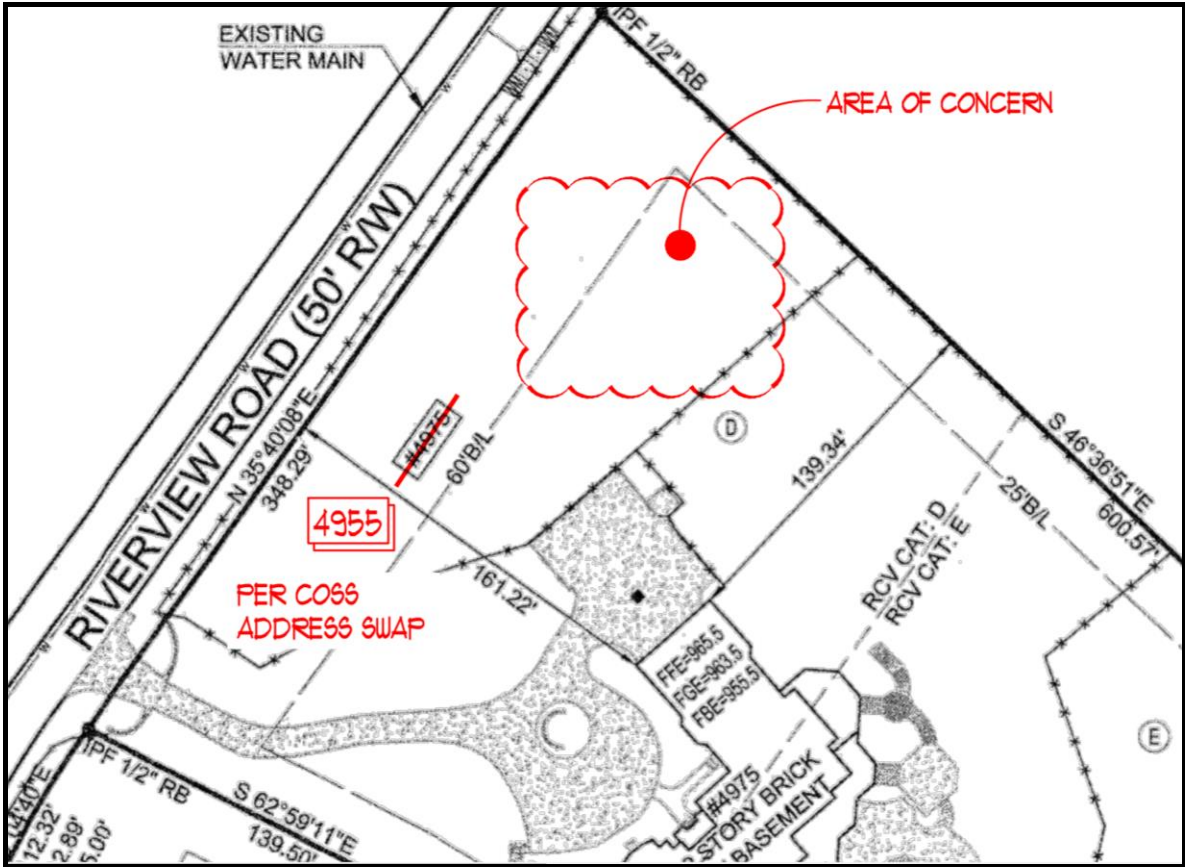
Materials:

1. V21-0033 Application, received October 08, 2021

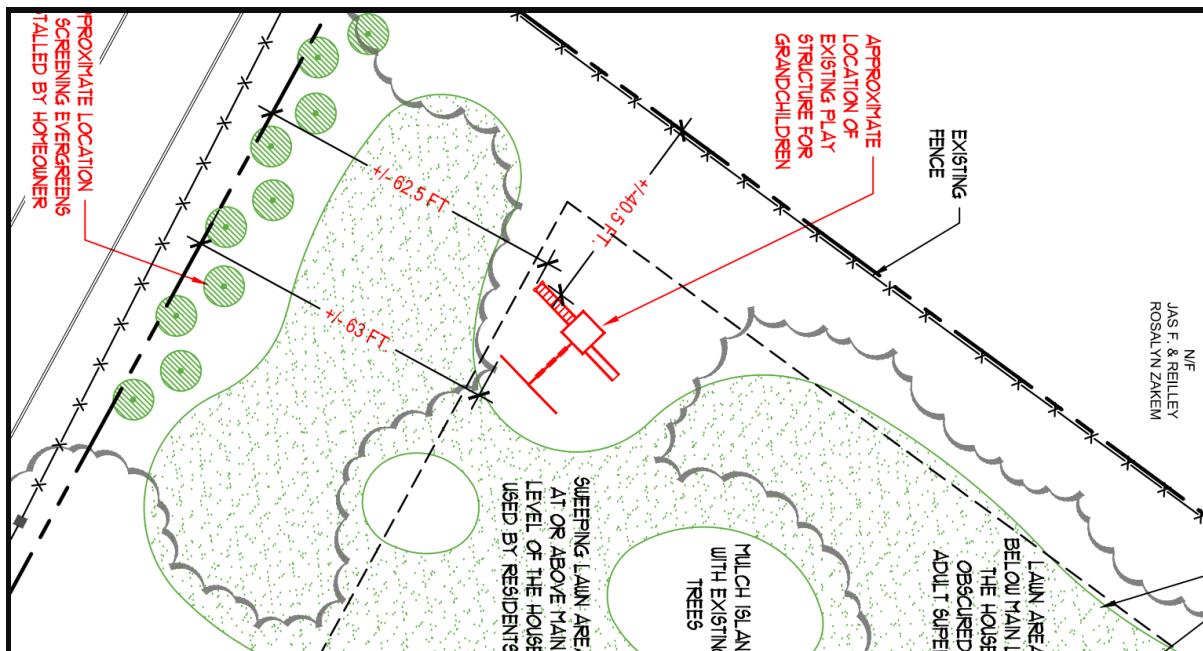
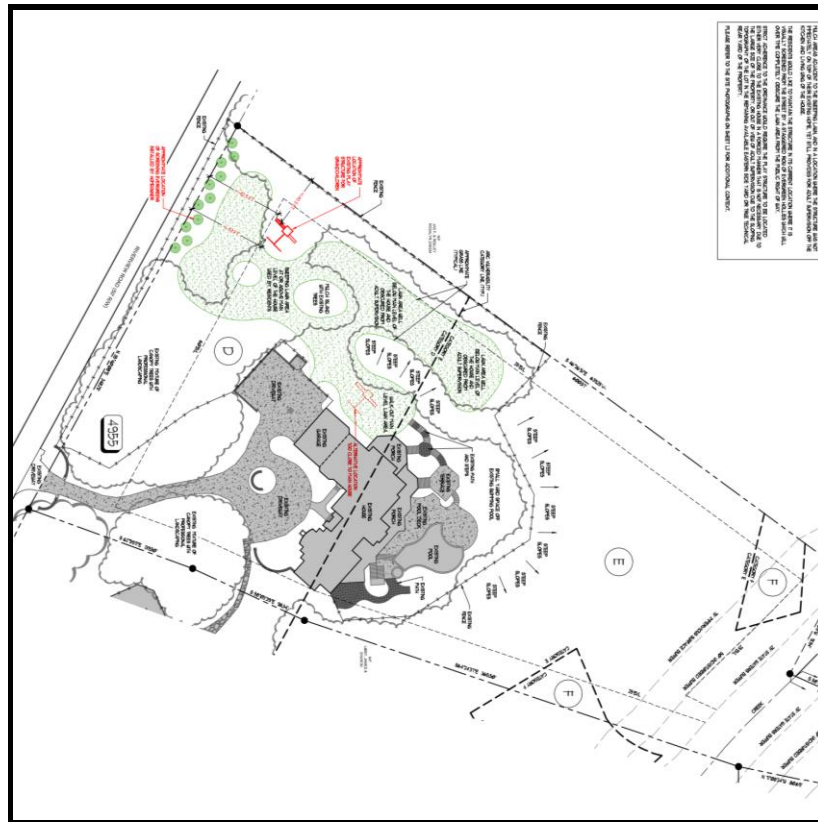
Plans:

1. “*Existing Conditions*,” prepared by Douglas Consulting LLC., signed and sealed by Jonathan E. Douglas, dated October 18, 2019, received October 08, 2021
2. “*Site Plan*,” Land Plus Associates, LTD., signed and sealed by Charles B. Sears III, dated October 08, 2021, received October 08, 2021

PROPERTY INFORMATION							
Location:	4955 Riverview Road (Parcel # 17 0211 LL0943)						
Council District:	6 – Andy Bauman						
Neighborhood:	Clark Estates, Fulton County Plats, Recorded 10-31-1995						
Road frontage:	Approximately 300 feet of frontage on Riverview Road						
Acreage:	Approximately 3.80 acre						
Current Zoning:	RE-2 (Residential Estate, 2 acre minimum lot size) <table border="1"> <tr> <td>Front Setback</td><td>60 feet</td></tr> <tr> <td>Rear Setback</td><td>50 feet</td></tr> <tr> <td>Side Setback</td><td>25 feet</td></tr> </table>	Front Setback	60 feet	Rear Setback	50 feet	Side Setback	25 feet
Front Setback	60 feet						
Rear Setback	50 feet						
Side Setback	25 feet						
Existing Land Use:	Single unit detached residence						
Previous Zoning Cases:	N/A						
Character Area:	Protected Neighborhood Character Area						



SITE PLAN (received October 8, 2021) (full size Site Plan in Package)



DEVELOPMENT

The subject property is 3.80 acres, and is developed with a single unit detached residence, porches, decks, swimming pool, driveway, and other features and improvements.

This case was brought to the City's attention through Code Enforcement. The property in question was issued a Notice of Violation on July 9, 2021 for a play set located in the front of the property. The home owners decided to seek compliance through a variance instead of removing the structure, sighting difficulty in finding a suitable place to relocate the play structure on the property.

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.***

The Applicant requests a Variance from Sec. 7.8.22.A.2.a. to maintain the location of a play structure in the front yard, between the main building and the primary street.

The following images show the existing conditions of 4955 Riverview Road.

(All photographs by Michele McIntosh-Ross, November 24, 2021)

View looking south from Riverview Road

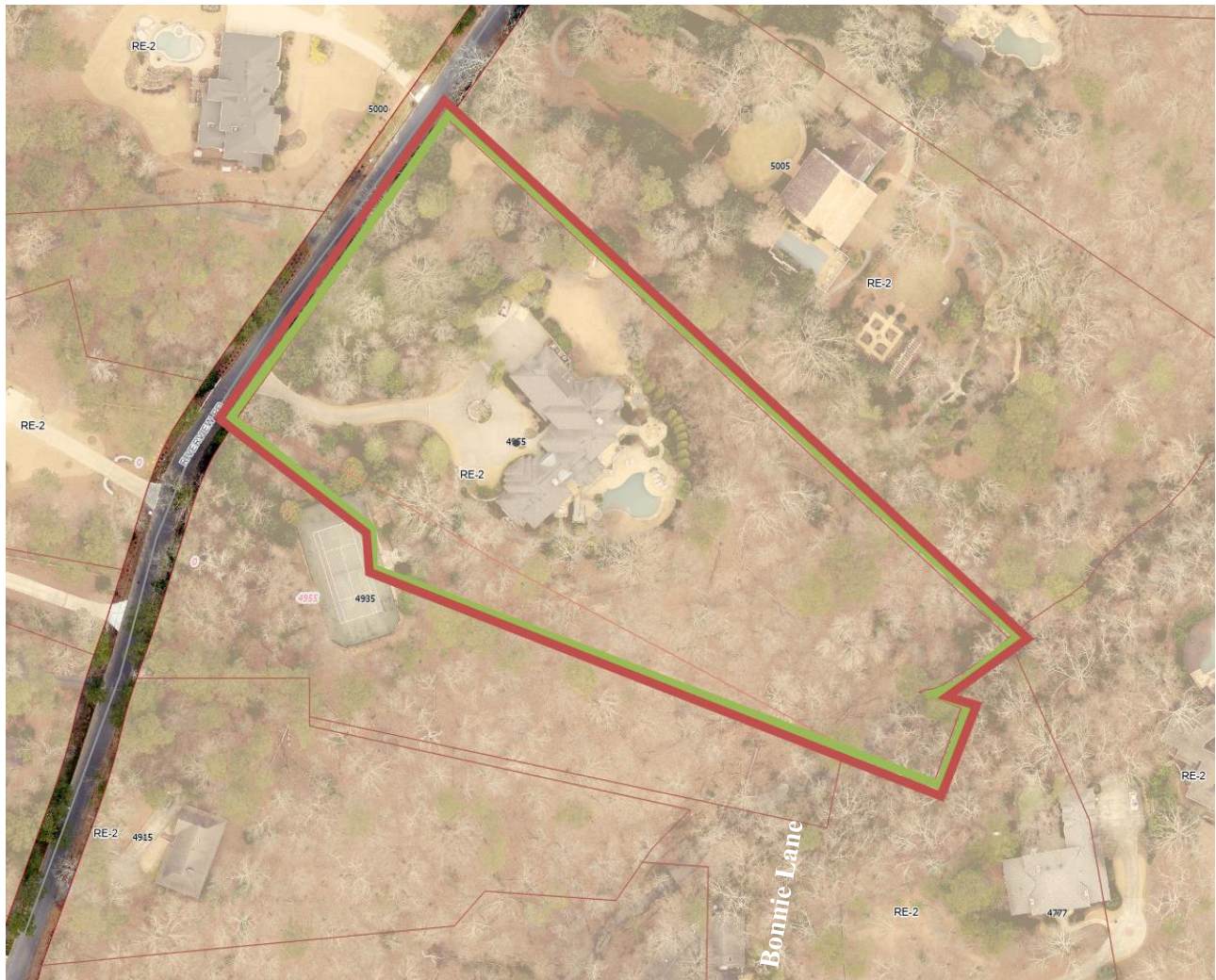


View looking southeast from Riverview Road

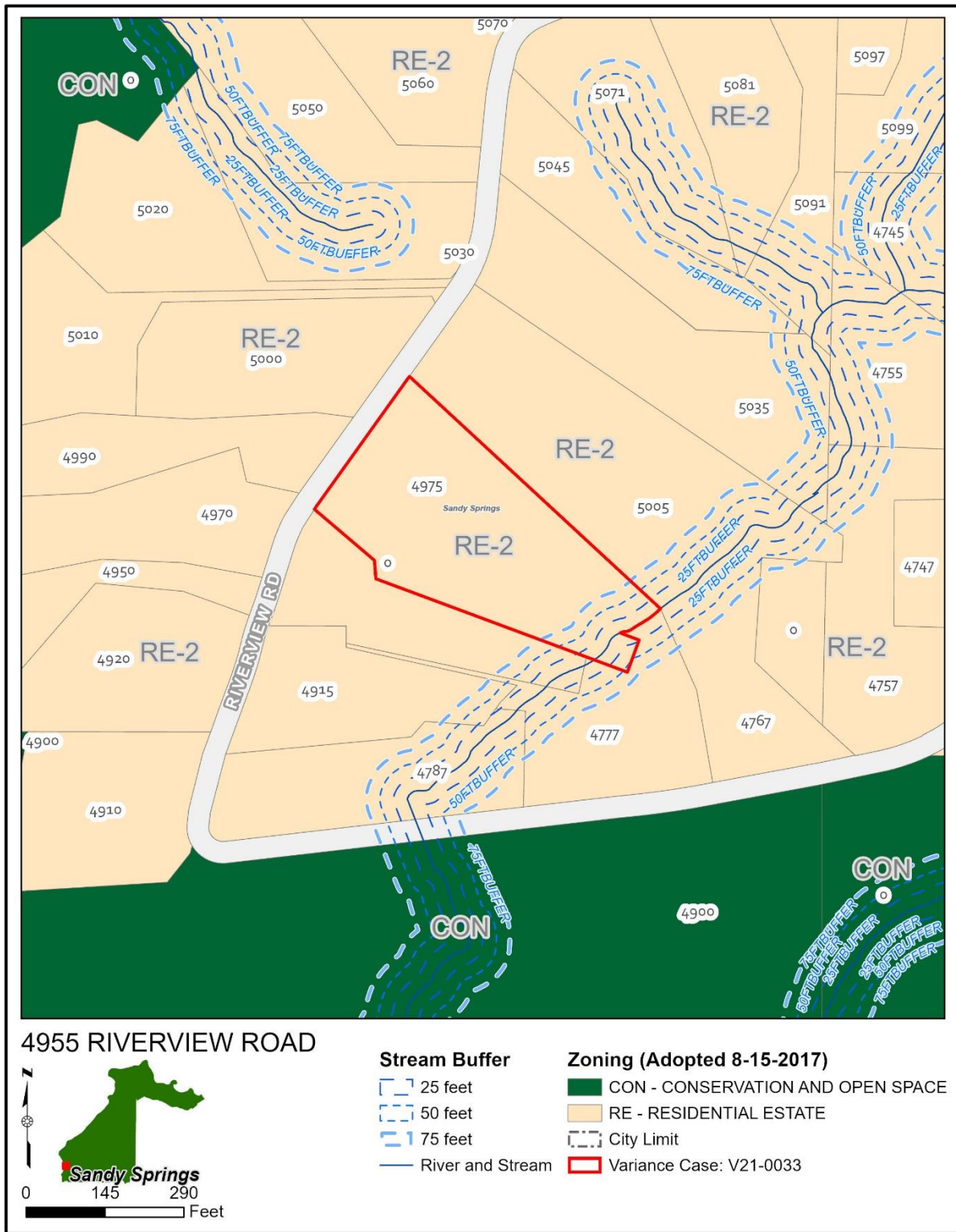


EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to subject property	Zoning / Land use	Address(es)	Land area (acres) (approximate)
North	RE-2/ Residential Estate	5005 Riverview Road	3.80
West	--	Riverview Road	--
West	RE-2/ Residential Estate	5000 Riverview Road	2.00
West	RE-2/ Residential Estate	4990 Riverview Road	3.00
West	RE-2/ Residential Estate	4970 Riverview Road	2.20
West	RE-2/ Residential Estate	4920 Riverview Road	2.00
East	RE-2/ Residential Estate	4767 Riverview Road	2.06
South	RE-2/ Residential Estate	4915 Riverview Road	2.00
South	RE-2/ Residential Estate	4777 Riverview Road	2.00
PROPOSED DEVELOPMENT			
--	RE-2/ Residential Estate	4955 Riverview Road	3.80

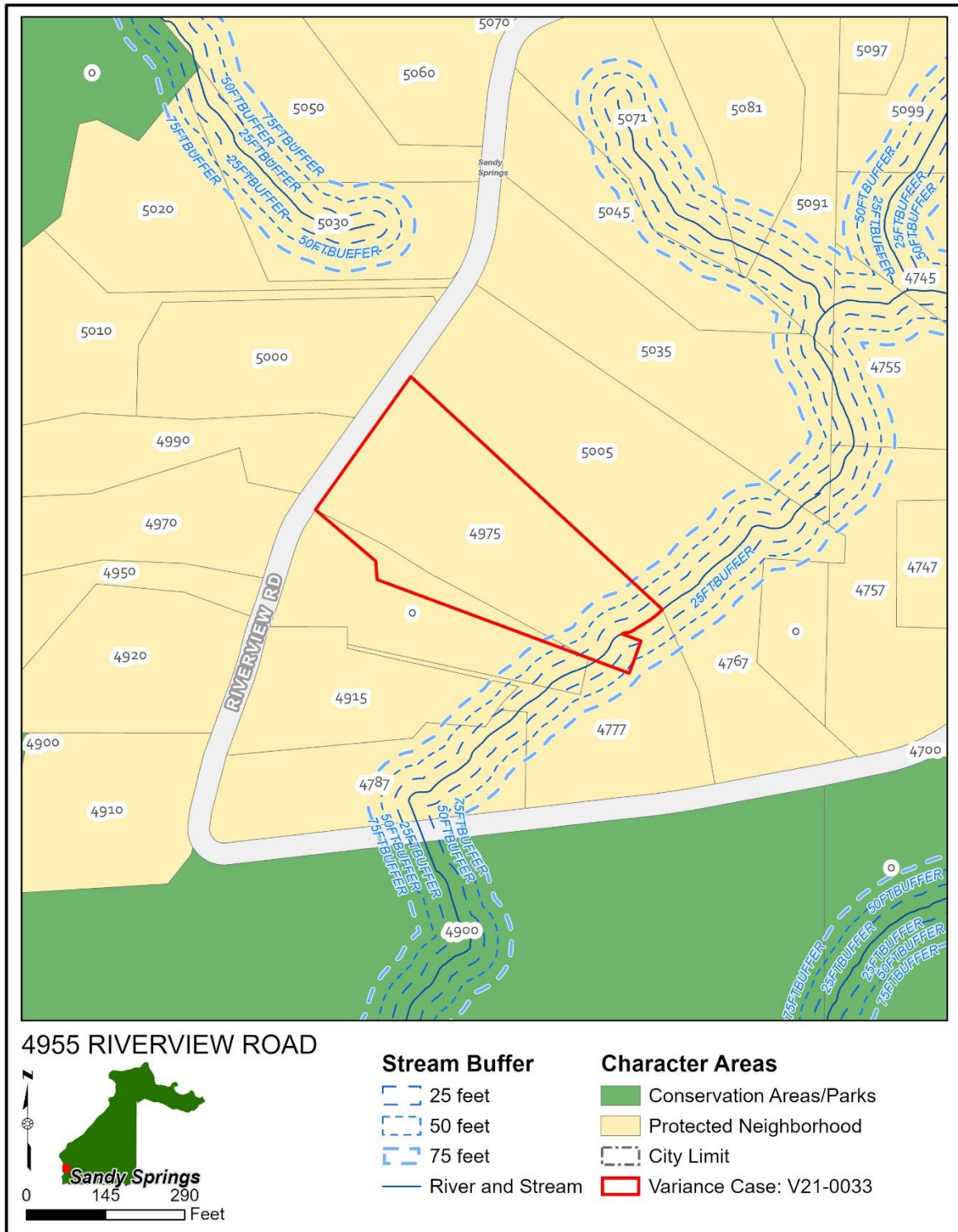
AERIAL IMAGE



ZONING MAP



CHARACTER AREA MAP



V21-0018 VARIANCE CONSIDERATIONS

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 3.80 acres in size, similar to others in the area, and the shape is almost rectangular with a wider street frontage and a narrower rear width. The grade on site is such that the highest elevation is at the street and changes approximately 100 feet along 515 linear feet to the stream at the low point at the back of the property. This property has been landscaped to create multiple flat and moderately sloping grassy areas around the house that would accommodate seating and leisure areas. 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 1993, and purchased in 2002 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 was and remains developed with a single unit estate residence, porches, decks, swimming pool, tennis court, 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 *The Next Ten*. The Development Code requires that accessory structures, in this case a play structure for kids, may not be located between the primary street and front plain of the house. The request to maintain the location of a play structure in the front yard, between the main building and the primary street is inconsistent with the 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.

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: This property is within the Chattahoochee River Corridor which falls under the Metropolitan River Protections Act. The plans outline the maximum land disturbance and impervious surfaces allowed per the Atlanta Regional Commission as well as what allocations have been used, but it does not include this work in those calculations. The square footage of impervious and disturbed areas need to be included on the plans to show compliance with the Metropolitan River Protection Act. 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 V21-0033, request for a Variance from Sec 7.8.22.A.1.a to maintain the location of a play structure in the front yard, between the main building and the primary street.



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Case No.: _____
Planner's initials: _____

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: _____



SANDY SPRINGS

GEORGIA

Case No.: _____
Planner's initials: _____

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 4955 RIVERVIEW ROAD	
	Parcel Tax ID(s): 17 0211 LL0943	
	Total acreage: 3.79 ACRES	Council District: 6
	Current zoning: RE-2	Current use: SINGLE-FAMILY
	Character Area: PROTECTED NEIGHB.	

APPLICATION	Detailed request (include Code Section No.):	
	ACCESSORY STRUCTURE (PLAY SET) LOCATED BETWEEN	
	PRIMARY STRUCTURE AND STREET.	
	SEC. 7.B.22.A	
	Petitioner: CHARLIE SEARS	
	Petitioner's address: 445 PHARR ROAD NE	
ATLANTA, GA 30305		
Phone: [REDACTED] Email: [REDACTED]		

OWNER	Property owner: JAMES AND SHARON LIBBY	
	Owner's address: 4955 RIVERVIEW ROAD	
	SANDY SPRINGS, GA 30327	
	Phone: JAMES [REDACTED]	Email: [REDACTED]
	Signature (authorizing initiation of the process): [REDACTED]	
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:
Anticipated BOA date:	
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.*



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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: JAMES & SHARON LIBBY	Sworn and subscribed before me this
Address: 4955 RIVERVIEW ROAD	28 th day of September 20 24
City, State, Zip Code: ATLANTA, GEORGIA 30327	Notary public: Kathy H Van Hoozen
Email address: [REDACTED]	Seal:
Phone number: [REDACTED]	
Owner's signature: [Signature]	Commission expires: 1/22/2024

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:

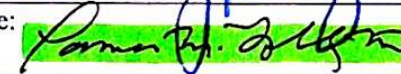


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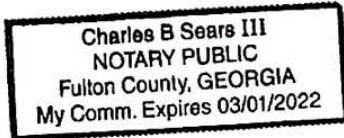
GEORGIA

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:	WESLEY YOUNG
Company:	LANE PLUS ASSOCIATES
Address:	445 PHAIZR RD NE
City, State, Zip Code:	ATLANTA, GA 30305
Email address:	
Phone number:	
Agent's signature:	
Applicant's signature:	
OWNER'S	

Sworn and subscribed before me this
08 th day of OCTOBER 20 21
Notary public:

Seal:

Commission expires: 03/01/2022



LETTER OF INTENT

JOB # 23130

Date: October 08, 2021
To: **City of Sandy Springs** / Planning and Zoning Staff
From: **Charlie Sears** / Managing Principal, Land Plus Associates
RE: **4955 Riverview Road NW** / Letter of Intent for Variance

Planning and Zoning Staff:

Please find the below written justification for our requests for the following variances ...

Property owner seeks a Variance from the requirements of the City of Sandy Springs Zoning Ordinance for the following condition:

Var. 1 Section 7.8.22.A.1.a – Minor Residential Accessory Structures
No minor residential accessory structures (play structure) may be located between the main building (house) and a primary street (Riverview Road)

Since the existing play structure is located in the lawn area between your house and Riverview Road, the City of Sandy Springs requires you to obtain a variance to bring this condition into compliance.

Property Location:

The subject property fronts 348.29 feet on the south side of Riverview Road. The property is located in Land Lot 211 of the 17th District, Fulton County, Georgia. The subject property is Zoned RE-2 in the Protected Neighborhood Character Area of Council District 6.

Relevant Zoning Requirements:

- The subject property is zoned RE-2 (Single-Family Residential)
- The lot is 3.796 acres
- The lot lies within the ARC River Corridor and complies with the MRPA per a recent analysis and review RC19-03SS

Variance Analysis – included on sheet L1 of the Plan Submittal

The Libby family has an existing play structure that recently received a code violation from the City of Sandy Springs for having this structure located between the principal structure and the street.

The play structure was located by the homeowners to be well integrated into their existing sweeping lawn off the garage motor court and main level of the house where their grandchildren play when they come and visit. Due to the large lot size (RE-2 zoning), the existing residence was originally designed and constructed in more of an estate approach, not addressing the street as one would typically see in a suburban neighborhood setting with smaller lots.

As such, the "rear lawn" of the property as it relates to the house, is located more in the eastern side yard and technical front yard per City of Sandy Springs zoning.

This sweeping lawn area is the logical place to locate a play structure for the benefit of their grandchildren since it relates more closely to the main level of the house where the residents spend most of their time.

The play structure was sited by the residents to be nestled nicely into one of the large mulch areas adjacent to the sweeping lawn, and in a location where the structure was not immediately on top of their existing home, yet still provides for adult supervision off the kitchen and living wing of the house.

The residents would like to maintain the structure in its current location where it is visually screened from the street by a staggered row of evergreen hollies which will over time completely obscure the lawn area from the public right of way.

Strict adherence to the ordinance would require the play structure to be located either very close to the existing house in a forced manner that is not necessary due to the large size of the property, or out of view of adult supervision due to the sloping topography of the lot in the remaining available eastern side yard or true technical rear yard of the property.

Please refer to the site photographs for additional context.

-END-

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SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, December 8, 2021

Case: **V21-0032 & V21-0034 – 720 E. Northway Lane**
Staff Contact: Michele McIntosh-Ross (mmcintosh-ross@sandyspringsga.gov)
Report Date: November 29, 2021

REQUEST

Request for Variances from Sec. 2.3.2., Sec. 6.1.2. B, and Sec. 6.5.2.B.1. to construct a side-entry garage that will encroach 3 feet, 7 inches into the northwestern side common lot line setback (V21-0032) and will encroach 12 feet, 9 inches into the front yard, primary street setback (V21-0034).

APPLICANT

Property Owners: Michael and Katie Cotton	Petitioner: Michael Cotton	Representative: Michael Cotton
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RECOMMENDATIONS

Department of Community Development

Staff recommends **Denial** of **Variance(s)** V21-0032 and V21-0034.

MATERIALS SUBMITTED AND REVIEWED

Materials:

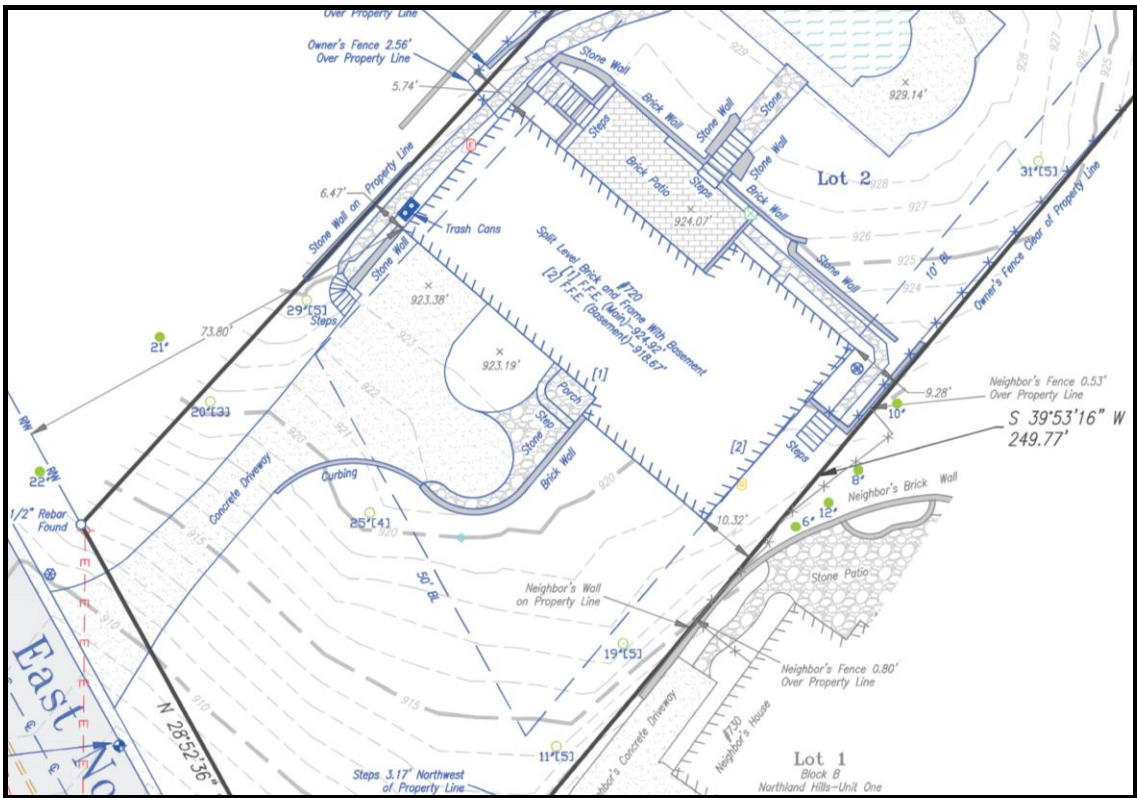
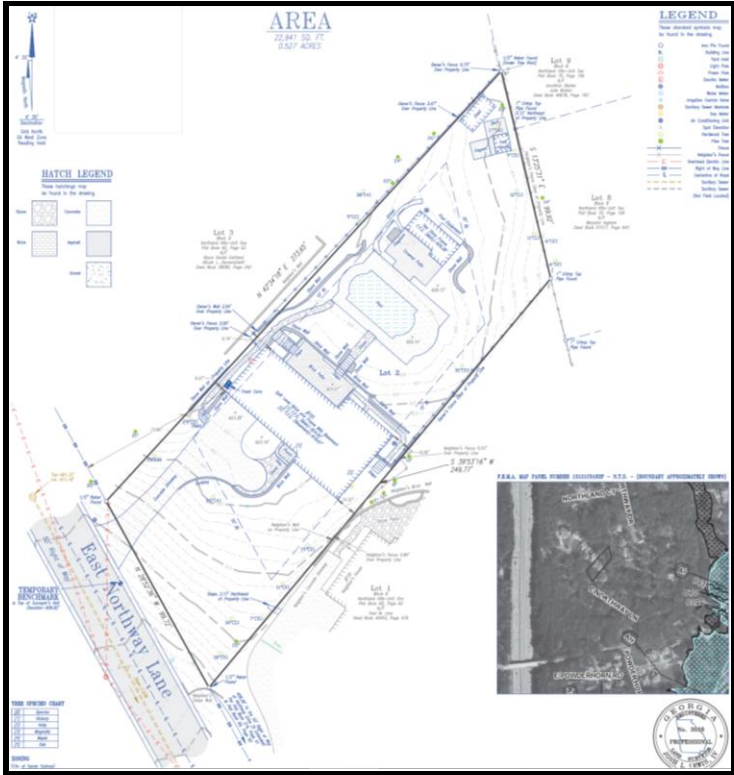
1. V21-0032 and V21-0034 Application, received October 25, 2021

Plans:

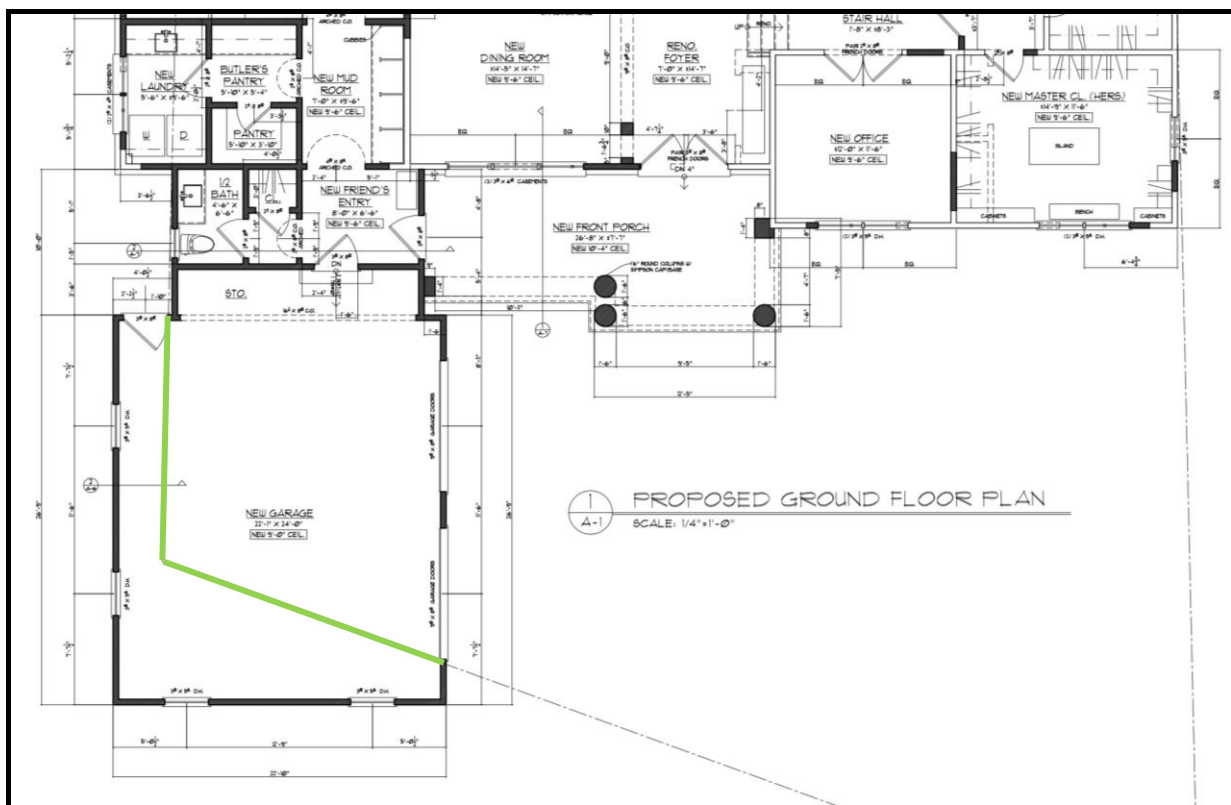
1. “*Existing Conditions*,” prepared by Georgia Land Surveying Co., signed and sealed by Josh L. Lewis, IV, dated September 30, 2020. Received September 30, 2021, and October 25, 2021
2. “*Architectural Set*” prepared by Ross Piper Architect Inc., signed and sealed by Ross Piper, dated September 23, 2021. Received September 30, 2021, and October 25, 2021
3. “*Variance Application Summary*” prepared by BCLA Design, LLC., signed and sealed by William H. Caldwell, dated March 01, 2021 and updated October 11, 2021. Received October 25, 2021

PROPERTY INFORMATION			
Location:	720 E. Northway Ln (Parcel # 17 004000010104)		
Council District:	5 – Tibby DeJulio		
Neighborhood:	Northland Hills Subdivision. Recorded 1957		
Road frontage:	Approximately 100 feet of frontage on E. Northway Lane		
Acreage:	Approximately 0.60 acre		
Current Zoning:	RD-18 (Residential Detached)		
	Front Setback	50 feet	
	Rear Setback	35 feet	
	Side Setback	10 feet	
Existing Land Use:	Single unit detached residence		
Previous Zoning Cases:	N/A		
Character Area:	Protected Neighborhood Character Area		

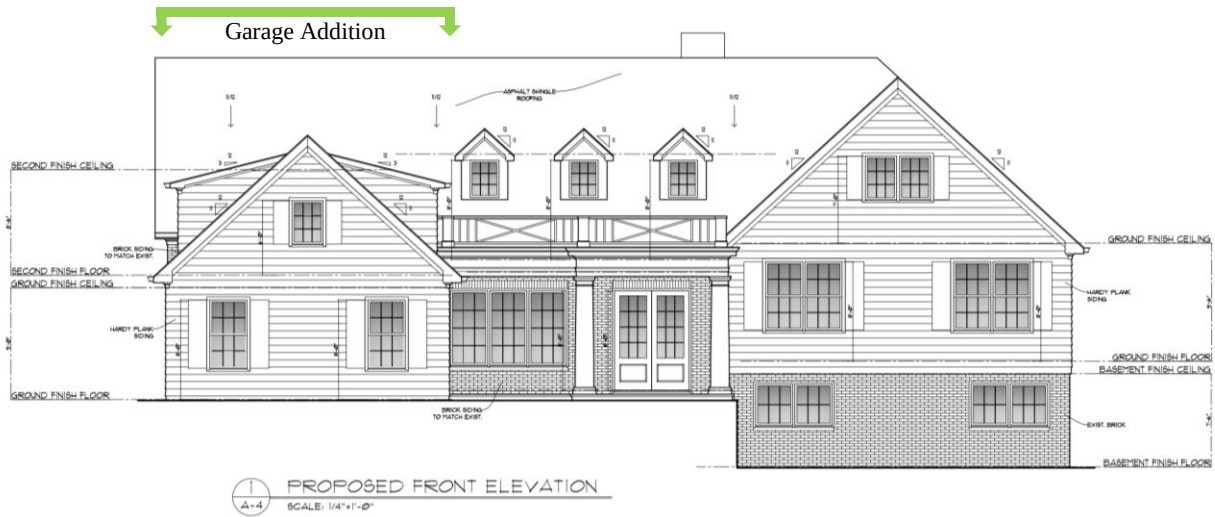
EXISTING CONDITIONS SURVEY (received October 25, 2021) (full size Survey in Package)



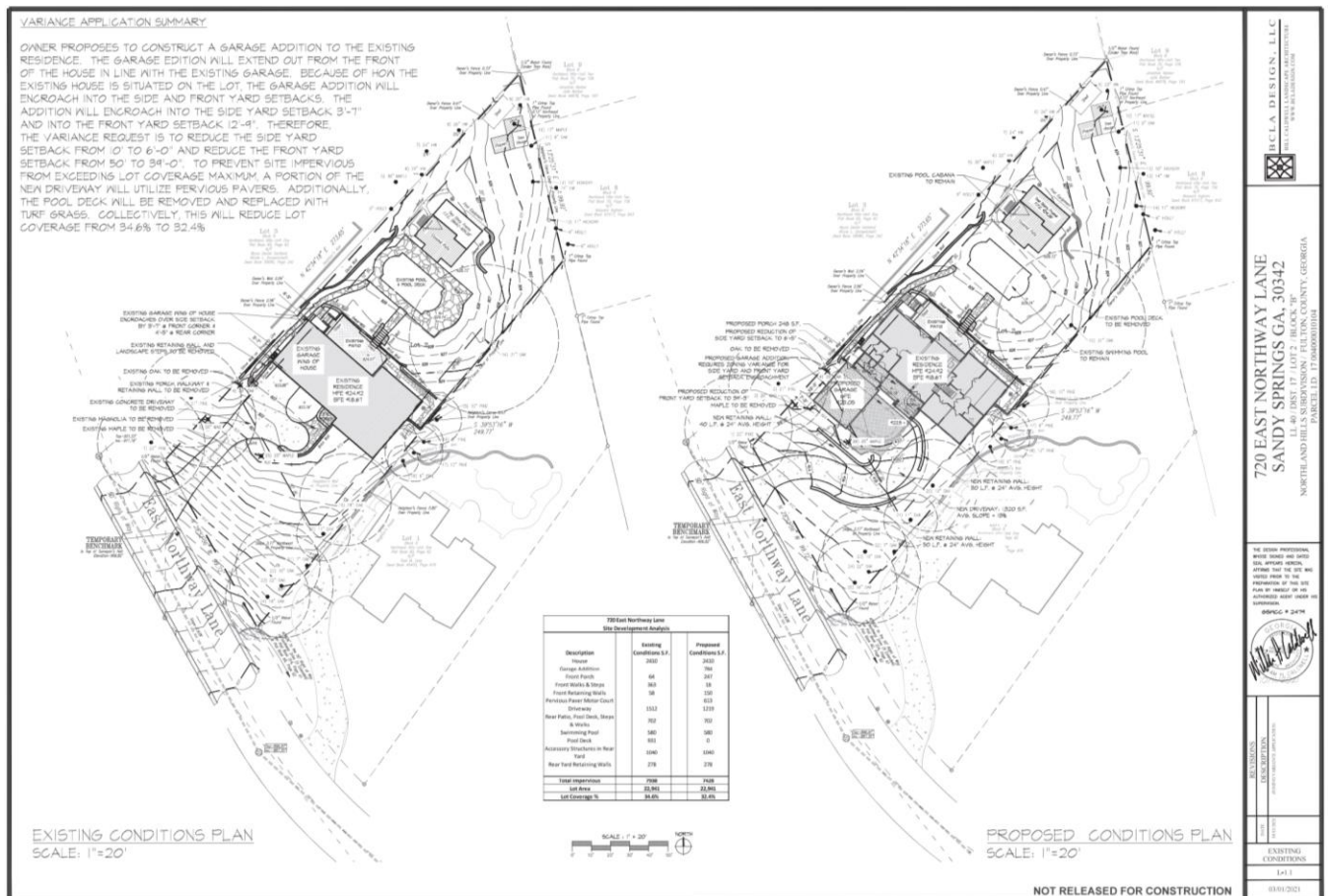
SITE PLAN (received October 25, 2021) (full size Plan in Package)



PROPOSED ELEVATIONS (received October 25, 2021) (full size Plan in Package)



VARIANCE SUMMARY (received October 25, 2021) (full size Site Plan in Package)



PROPOSED DEVELOPMENT

The 0.6-acre subject property is developed with a single unit detached residence, a front loading attached garage, including a driveway, pool, guest/pool house, deck, patios, walls, and other features and improvements. The house was built in 1958 and as situated, extends over the current RD-18 side common lot setback requirements.

The applicants want to renovate their home, mostly within and on the same foundation footprint of the existing home. The proposed new garage however, would extend beyond the original footprint of the existing house, both along the northwest side and the front. The new garage proposes to continue along the northwest side yard of the house (3 feet 7 inches into the side yard setback) at the same distance of encroachment as the rest of the house in the northwest side yard setback. The proposed new garage also extends towards the front of the house (12 feet 9 inches into the front yard, primary street setback) beyond the original footprint of the existing house. A variance is therefore required to allow the construction to encroach into setbacks beyond the original footprint of the house.

The applicant is requesting a variance from Section 2.3.2., Sec. 6.1.2.B, and Sec. 6.5.2.B.1. to construct a side-entry garage that will encroach into the northwest side common lot line setback (V21-0032).

The applicant is requesting a variance from Section 2.3.2., Sec. 6.1.2.B, and Sec. 6.5.2.B.1. to construct a side-entry garage that will encroach into the front yard, primary street setback (V21-0034).

Per the Development Code Section 2.3.2. *Placement and Height*

- the setback requirement for RD-18 is 10 feet from the side common lot line; and 50 feet from the primary street.

Per the Development Code Section 6.5.2.B.1. *Rules for Single Unit Detached Dwelling*

1. No garage may encroach into a required setback

The footprint of the new garage addition is approximately 784 square feet. The addition will encroach into the side yard setback 3 feet, 7 inches, and into the front yard, primary street setback 12 feet, 9 inches. The applicant plans to reduce the lot coverage percentage from 34.6% to 32.4% by utilizing pervious pavers on the newly aligned driveway and remove the existing pool deck and replace with turf grass.

Tree removal is proposed including the removal of Landmark and Protected trees. This would cause the site to fall below the required minimum 35% canopy coverage for RD-18. Mitigation and recompense will be required.

The subject property is adjacent to other RD-18 single unit detached residences of a similar lot size on E. Northway Ln. The following images show the existing conditions of 720 E. Northway Lane:

(All photographs by Michele McIntosh-Ross, November 24, 2021)

View looking northwest from E. Northway Lane



View looking northwest from E. Northway Lane

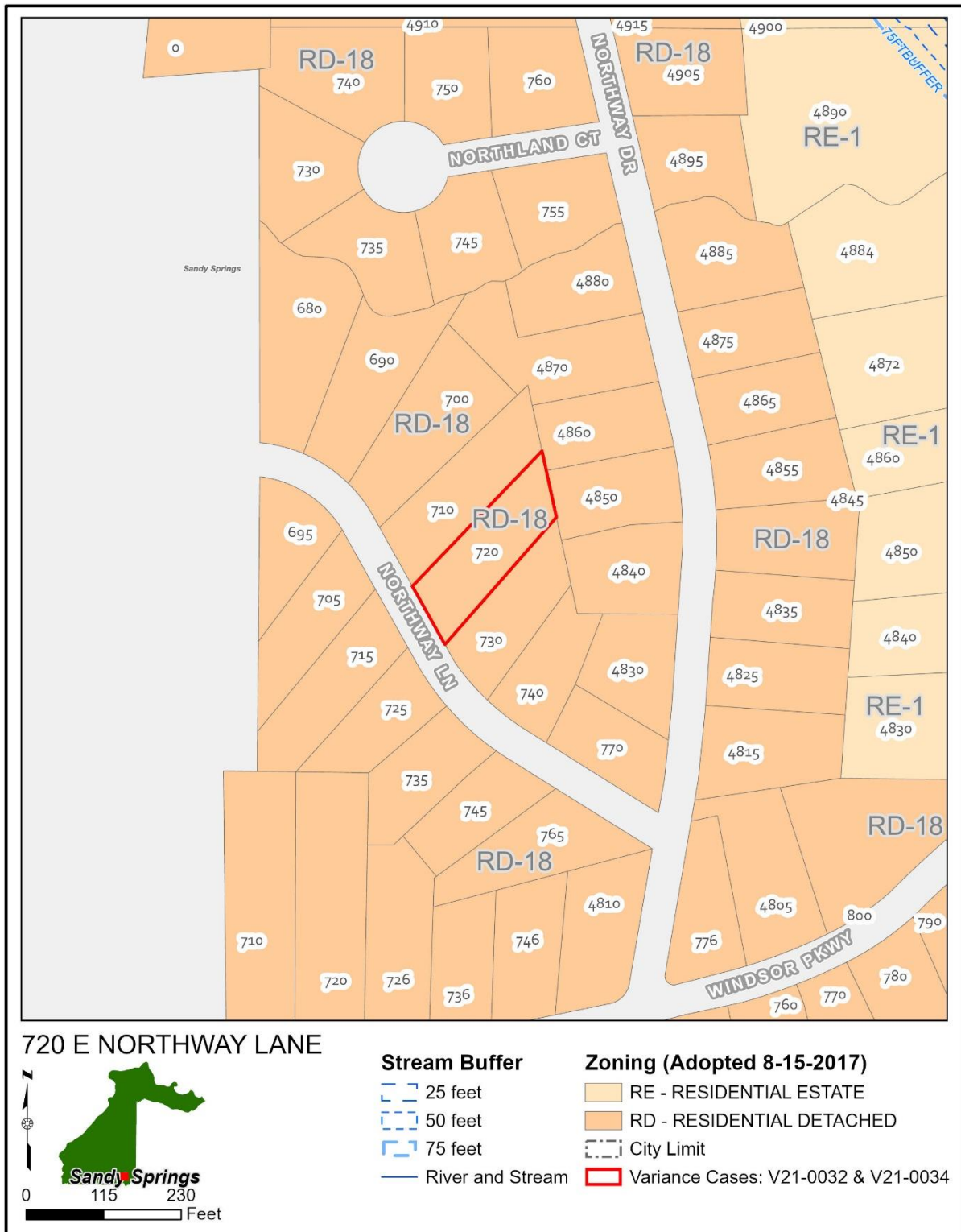


EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to subject property	Zoning / Land use	Address(es)	Land area (acres) (approximate)
North	RD-18 / Single Unit Detached Residence	710 E. Northway Ln	0.66
North & West	RD-18 / Single Unit Detached Residence	4860 Northway Dr. NE	0.45
Northeast	RD-18 / Single Unit Detached Residence	4850 Northway Dr. NE	0.46
East & South	RD-18 / Single Unit Detached Residence	730 E. Northway Ln	0.53
West	--	E. Northway Ln	--
West	RD-18 / Single Unit Detached Residence	715 E. Northway Ln	0.59
Southwest	RD-18 / Single Unit Detached Residence	725 East Northway Ln	0.43
PROPOSED DEVELOPMENT			
--	RD-18 / Single Unit Detached Residence	720 E. Northway Ln	0.60

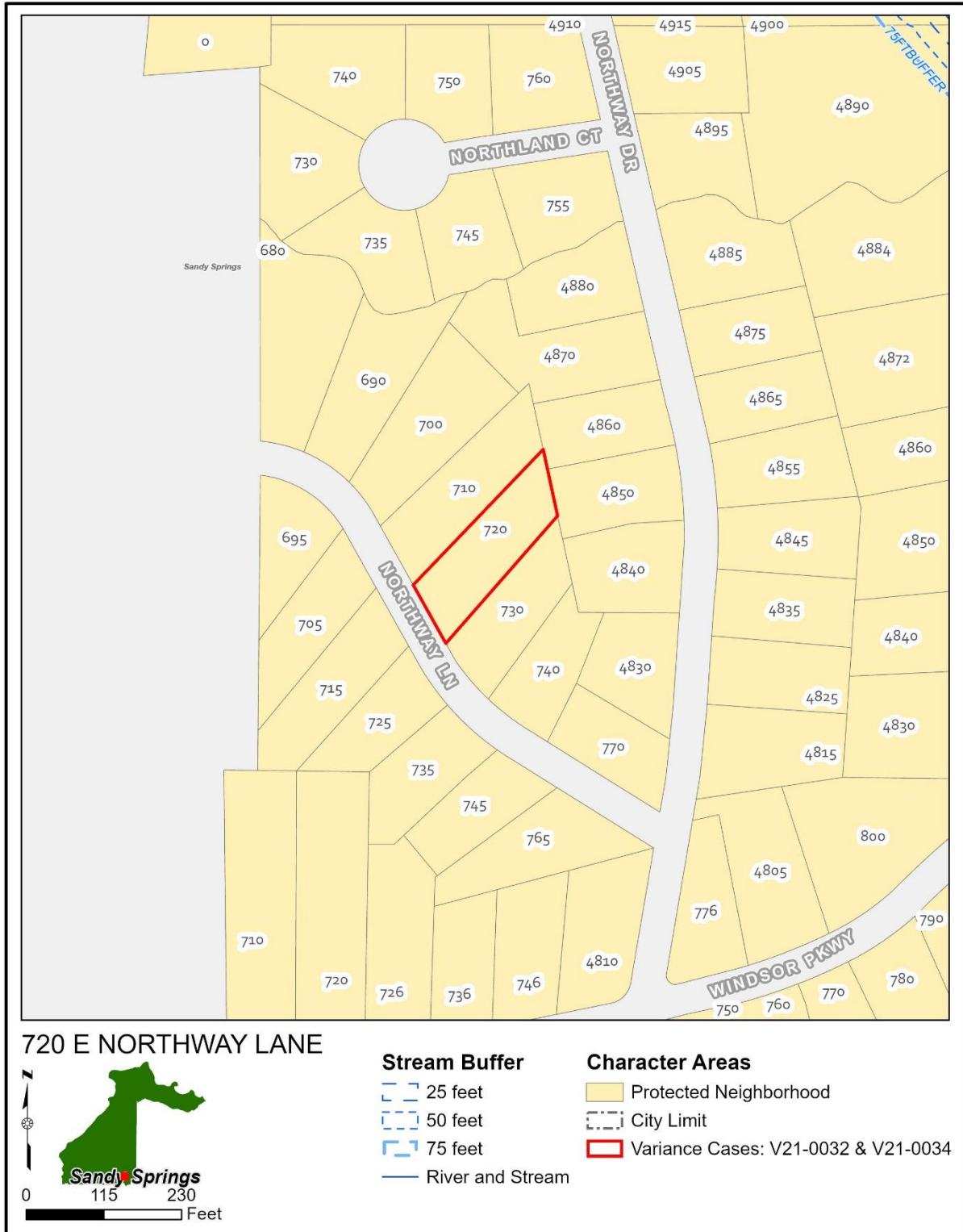
AERIAL IMAGE



ZONING MAP



CHARACTER AREA MAP



V21-0032 AND V21-0034 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 front-entry/ front-facing two-car garage.

- 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 approximately 0.60 acre in size, similar to others in the area, and the shape is almost rectangular (rhombus). The grade rises approximately 14 feet from E. Northway Lane over approximately 85 linear feet to the front of the house. Behind the house, the yard undulates within a 6 foot range towards the rear of the property, with landscaped flat areas around the pool and pool house, and grassy areas. 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 1958, 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 home renovation to reconfigure and extend the garage, is reasonably developed with a single unit detached residence, including a driveway, front facing/ front entry garage, pool, pool house, 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 no garage may encroach into a required setback. The request to extend the garage into the side yard and front yard setbacks does not comply with the 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: No comment provided. Sandy Springs Chief Environmental Compliance Officer: No comment provided. Sandy Springs Arborist: I do not see where these plans address canopy coverage for the proposed removal of Landmark and Protected Trees. Removals bring the site under 35% coverage which requires mitigation and recompense. I do not see any proposed tree replanting when the minimum, based on the scope of work, would be four 2.5” caliper large shade trees. 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 V21-0032** and **Variance V21-0034** concurrently, from Sec. 2.3.2., Sec. 6.1.2.B, and Sec. 6.5.2.B.1. to construct a side-entry garage that will encroach 3 feet 7 inches into the northwestern side common lot line setback (V21-0032) and will encroach 12 feet 9 inches into the front yard, primary street setback (V21-0034).

Should the Board of Appeals choose to approve variances V21-0032 and/or Variance V21-0034, staff recommends the following conditions:

1. To allow the construction of a new side-entry garage to the footprint shown on the Site Plan, Architectural Set prepared by Ross Piper Architect Inc., signed and sealed by Ross Piper, dated September 23, 2021.
 - i. That the measured encroachment into the side yard (3 feet 7 inches), and the measured encroachment into the primary street setback (12 feet 9 inches), do not exceed these listed herein; and
 - ii. That the lot coverage mitigation measures be implemented.
2. That a tree mitigation recompense plan approved by the City Arborist, is implemented.



SANDY SPRINGS™
GEORGIA

Case No.: _____
Planner's initials: _____

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: _____



SANDY SPRINGS™
GEORGIA

Case No.: _____
Planner's initials: _____

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 120 East Northway Lane, Sandy Springs, GA 30342	
	Parcel Tax ID(s): 17004000010104	
	Total acreage: 0.5992	Council District: 5
	Current zoning: R2018	Current use: Single Family Residential
	Character Area: Residential Neighborhood	

APPLICATION	Detailed request (include Code Section No.):	
	Seeking variance from Code Sections 2.3.2; 6.1.2; and 6.5.2 in order to build a garage addition as part of a larger renovation project. Specifically, the proposed garage addition will encroach over the primary street building setback and the side common lot line building set back as set out in the code sections above. Further detail of the request can be found in the attached letter of intent.	
	Petitioner: Michael and Katie Cotton	
	Petitioner's address: 120 East Northway Lane, Sandy Springs, GA 30342	
	Phone: [REDACTED]	Email: [REDACTED]

OWNER	Property owner: Michael and Katie Cotton	
	Owner's address: 120 East Northway Lane, Sandy Springs, GA 30342	
	Phone: [REDACTED]	Email: [REDACTED]
	Signature (authorizing initiation of the process): 	
	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:
Anticipated BOA date:	
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.*

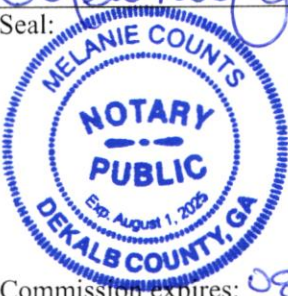


SANDY SPRINGS™

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>Michael + Katie Cotton</u>	Sworn and subscribed before me this
Address: <u>720 East Northway Lane NE</u>	<u>21ST</u> day of <u>October</u> 20 <u>21</u>
City, State, Zip Code: <u>Sandy Springs, GA 30342</u>	Notary public: <u>Melanie Guntz</u>
Email address: [REDACTED]	Seal: 
Phone number: [REDACTED]	Commission expires: <u>08-01-2025</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:	<u> </u> day of <u> </u> 20 <u> </u>
Address:	Notary public: <u> </u>
City, State, Zip Code:	Seal: <u> </u>
Email address:	Commission expires: <u> </u>
Phone number:	
Applicant's signature: <u> </u>	

Michael Cotton
Katie Cotton
720 East Northway Lane NE
Sandy Springs, GA 30342

Variance Application Letter of Intent (and Variance Analysis)

To Whom it may Concern:

We are proposing to construct a garage addition to the existing residence as part of a larger renovation project. The garage addition will extend out a total of 26'9" from the front of the house in line with the existing garage. Due to how the current residence is situated on the lot, the garage addition will encroach into the side common lot line building setback of 10' and the primary street building setback of 50' codified in the Sandy Springs Code Section 2.3.2. Specifically, the garage addition will encroach into the side common lot line setback 3'7" (still in line with the existing residence as its currently situated) and will encroach into the primary street building setback 12'9". Therefore, we are seeking a variance from Code Sections 2.3.2; 6.1.2; and 6.5.2 to reduce the side common lot line from 10' to 6' and reduce the primary street building setback from 50' to 39'. Further, to prevent site impervious from exceeding the lot coverage maximum of 35% as set out in Code Section 2.3.1, a portion of the new driveway will utilize pervious pavers and the existing pool deck will be removed and replaced with turf grass. Currently as built, lot coverage stands at 34.6%. These collective efforts and revisions will reduce lot coverage to 32.4% once the project is completed.

The encroachment issue regarding the side common lot line has existed since the Sandy Springs Code Sections were enacted just by the nature of how the house was situated on the lot back in the 50's. This specific condition is not a result of action or inaction by us. Other designs have been contemplated; however, given the current encroachment into the side common lot line that exists, any addition to the front, rear, or side of the existing structure would result in having to request a variance. Therefore, this current design contemplates the minimum relief necessary to make possible the reasonable use of the property. Specifically, the front of the home and driveway. The current design makes possible the reasonable use of the front of the home by allowing us to create a safe and relatively level space for our young children to walk, run, play. The current design also allows for a level parking space for safe entry and exit from parked vehicles and will allow us to reduce the grade of the driveway overall. The steep grade of our current driveway presents a significant danger to our children and has already been the cause of injuries. Further, the steep grade of our current driveway presents a danger to pedestrian visitors. The current placement of the existing residence, coupled with the extreme topography of the front portion of the lot, creates a situation where the current application of the Development Code creates an unnecessary hardship for us. In line with the general purpose and intent of the Development Code, the current design speaks to reinvestment in an established neighborhood, preserves and reinforces the unique characteristics of the existing structure, contributes to the quality of the public realm, and advances the function and beauty of Sandy Springs as a whole.

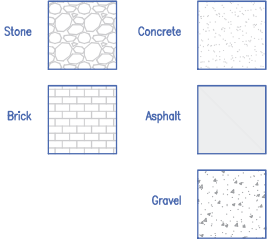
Sincerely,
Michael & Katie Cotton

4' 35" Magnetic North
4' 35" Declination
Grid North
GA West Zone
Reading Held

AREA
22,941 SQ. FT.
0.527 ACRES

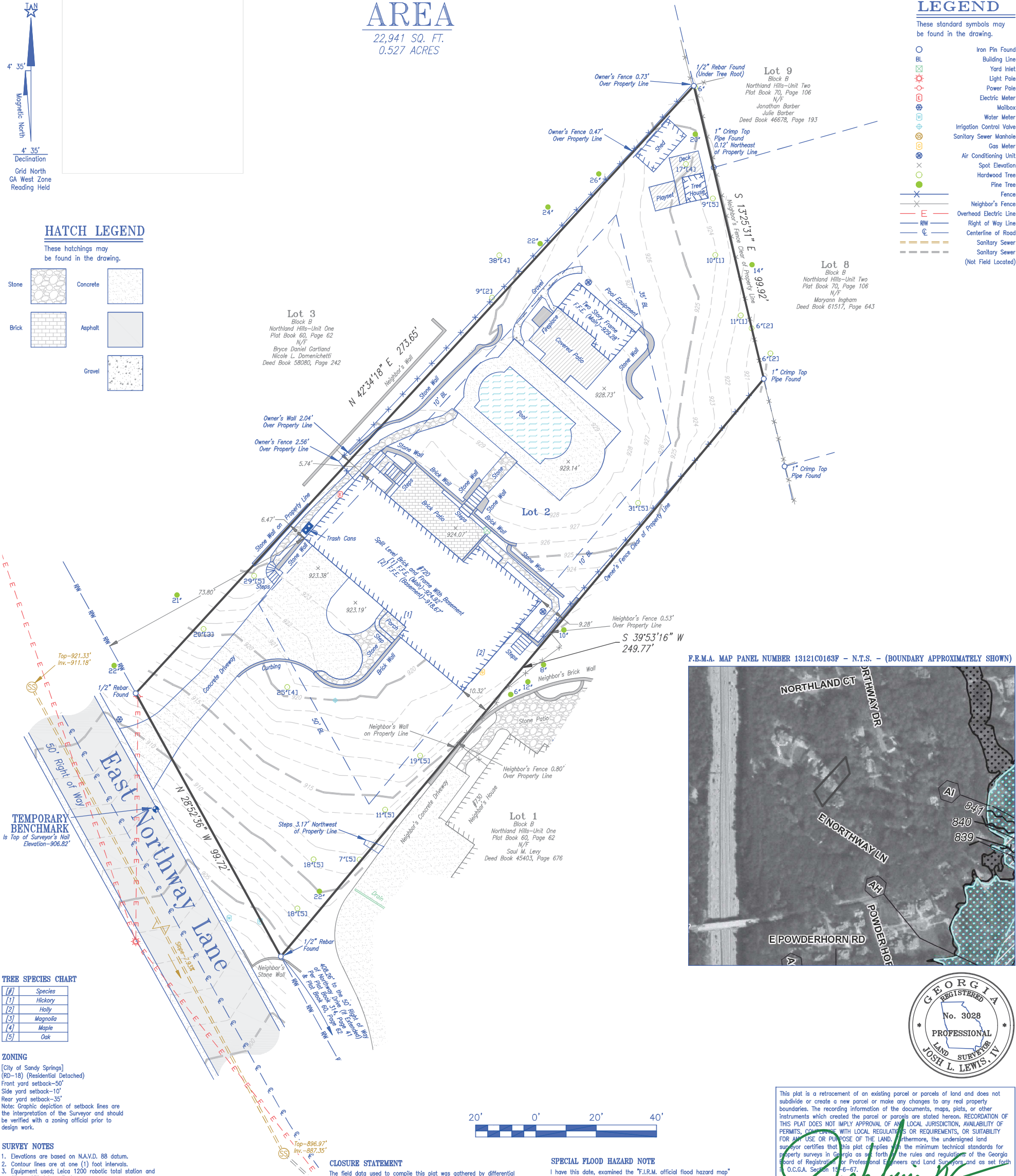
HATCH LEGEND

These hatchings may be found in the drawing.



LEGEND

These standard symbols may be found in the drawing.



F.E.M.A. MAP PANEL NUMBER 13121C0163F - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)



TREE SPECIES CHART

#	Species
[1]	Hickory
[2]	Holly
[3]	Magnolia
[4]	Maple
[5]	Oak

ZONING

[City of Sandy Springs]
[RD-18] (Residential Detached)
Front yard setback-50'
Side yard setback-10'
Rear yard setback-35'
Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

SURVEY NOTES

- Elevations are based on N.A.V.D. 88 datum.
- Contour lines are at one (1) foot intervals.
- Equipment used; Leica 1200 robotic total station and Allegro MK data collector.
- Software used: Carlson Survey 2013 and Carlson Surveys.
- Trees 18"+ DBH with species located on subject properties.
- Trees 10"+ DBH with species located along the boundaries.

CLOSURE STATEMENT

The field data used to compile this plat was gathered by differential adjusted G.P.S. coordinates and radial survey measurements and has a positional tolerance of 0.1 feet.
This map or plat has been calculated for closure and is found to be accurate within one foot in 86,061 feet.

SPECIAL FLOOD HAZARD NOTE

I have this date, examined the F.I.R.M. official flood hazard map and found in my opinion referenced parcel is not in an area having special flood hazards, without an elevation certification the Surveyor is not responsible for any damage due to its opinion for said parcel map ID 13121C0163F effective date 9/18/2013.

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 13-6-67.

By: Josh Lewis IV, Registered Land Survey Number 3028



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

TOPOGRAPHIC/TREE SURVEY PLAT FOR: 720 East Northway Lane, Sandy Springs Georgia 30342

MICHAEL COTTON
KATIE COTTON

DATE: 9/30/20 SCALE: 20'

REVISION BY DATE

LAND LOT: 40 17th DISTRICT SECTION Fulton COUNTY, GA

LOT: 2 BLOCK: B UNIT: One PHASE:

SUBDIVISION: Northland Hills

PLAT BOOK 60 , PAGE 62

PARTY CHIEF: DR

FIELD DATE:

SHEET 1 OF 1

DEED BOOK 61543 , PAGE 657

DRAFTER: BMS

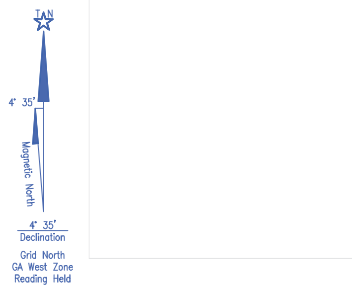
10/20/20



GEORGIA
LAND SURVEYING CO.

EST 1955

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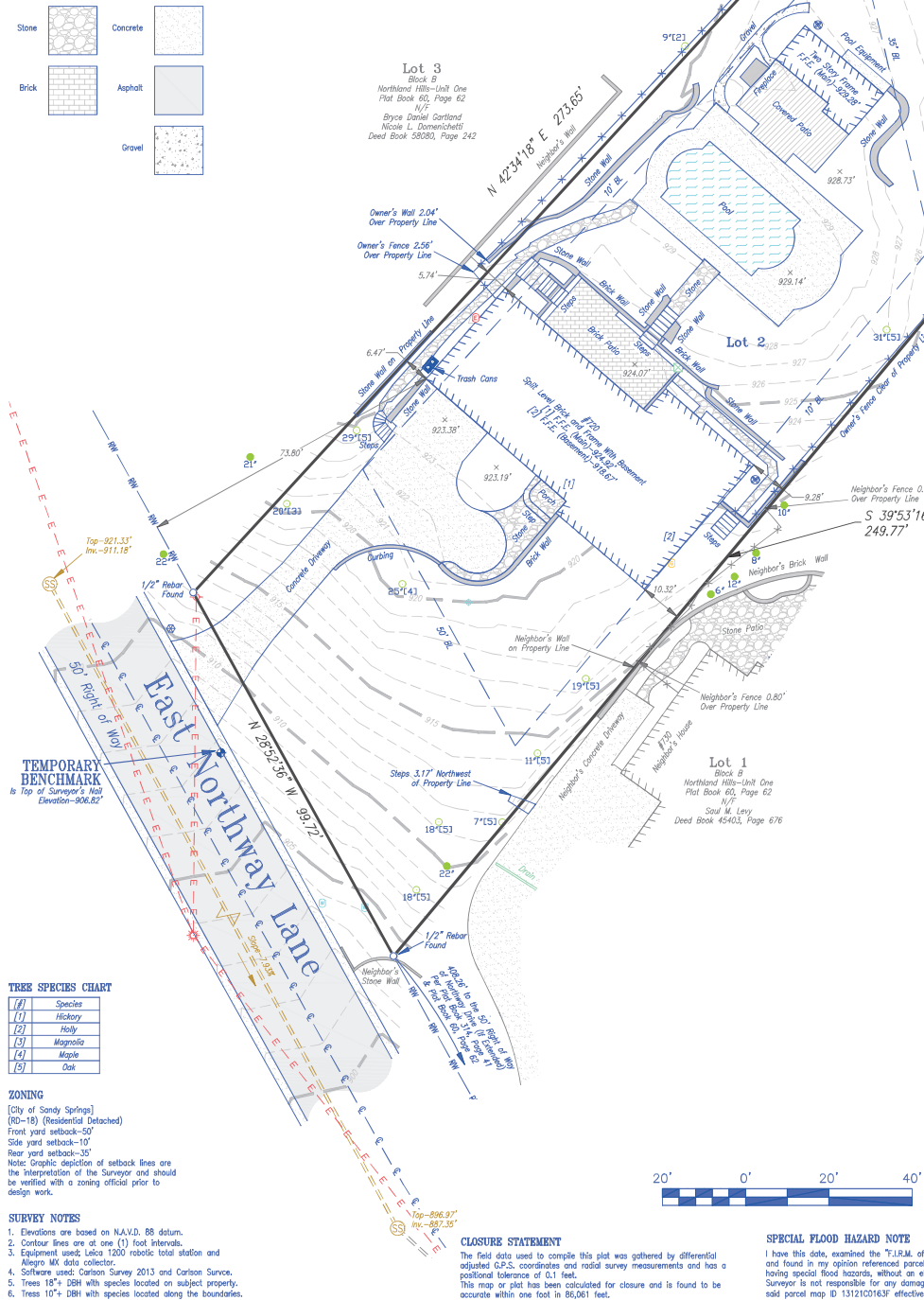
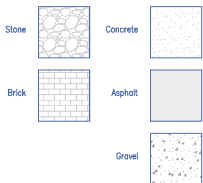


AREA
22,941 SQ. FT.
0.527 ACRES

- LEGEND**
- These standard symbols may be found in the drawing.
- Iron Pin Found
 - BL Building Line
 - Yard Inlet
 - Light Pole
 - Power Pole
 - Electric Meter
 - Mailbox
 - Water Meter
 - Irrigation Control Valve
 - Sanitary Sewer Manhole
 - Gas Meter
 - Air Conditioning Unit
 - Spot Elevation
 - Hardwood Tree
 - Pine Tree
 - Fence
 - Neighbor's Fence
 - Overhead Electric Line
 - Right of Way Line
 - Centerline of Road
 - Sanitary Sewer
 - Sanitary Sewer (Not Field Located)

HATCH LEGEND

These hatchings may be found in the drawing.



F.E.M.A. MAP PANEL NUMBER 13121C0163P - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)



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By: *Josh L. Lewis*
Josh L. Lewis, Registered Land Surveyor Number 3028

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM			
TOPOGRAPHIC/TREE SURVEY PLAT FOR: 720 East Northway Lane, Sandy Springs Georgia 30342		DATE: 9/30/20	SCALE: 20'
MICHAEL COTTON KATIE COTTON		REVISION	BY DATE
LAND LOT: 40	17th DISTRICT	SECTION	FULTON COUNTY, GA
LOT: 2	BLOCK: B	UNIT: One	PHASE:
SUBDIVISION: Northland Hills			
PLAT BOOK 60	PAGE 62	PARTY CHIEF: DR	FIELD DATE:
DEED BOOK 61543	PAGE 657	DRAFTER: BMS	10/20/20
SHEET 1 OF 1			

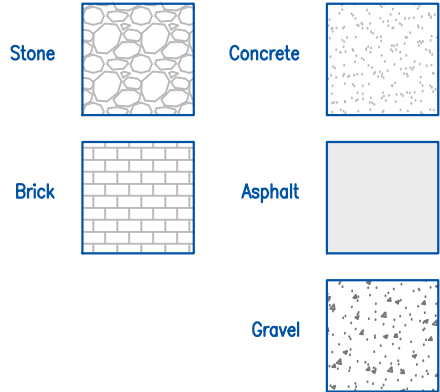


4' 35"
Magnetic North
Declination
Grid North
GA West Zone
Reading Held

AREA
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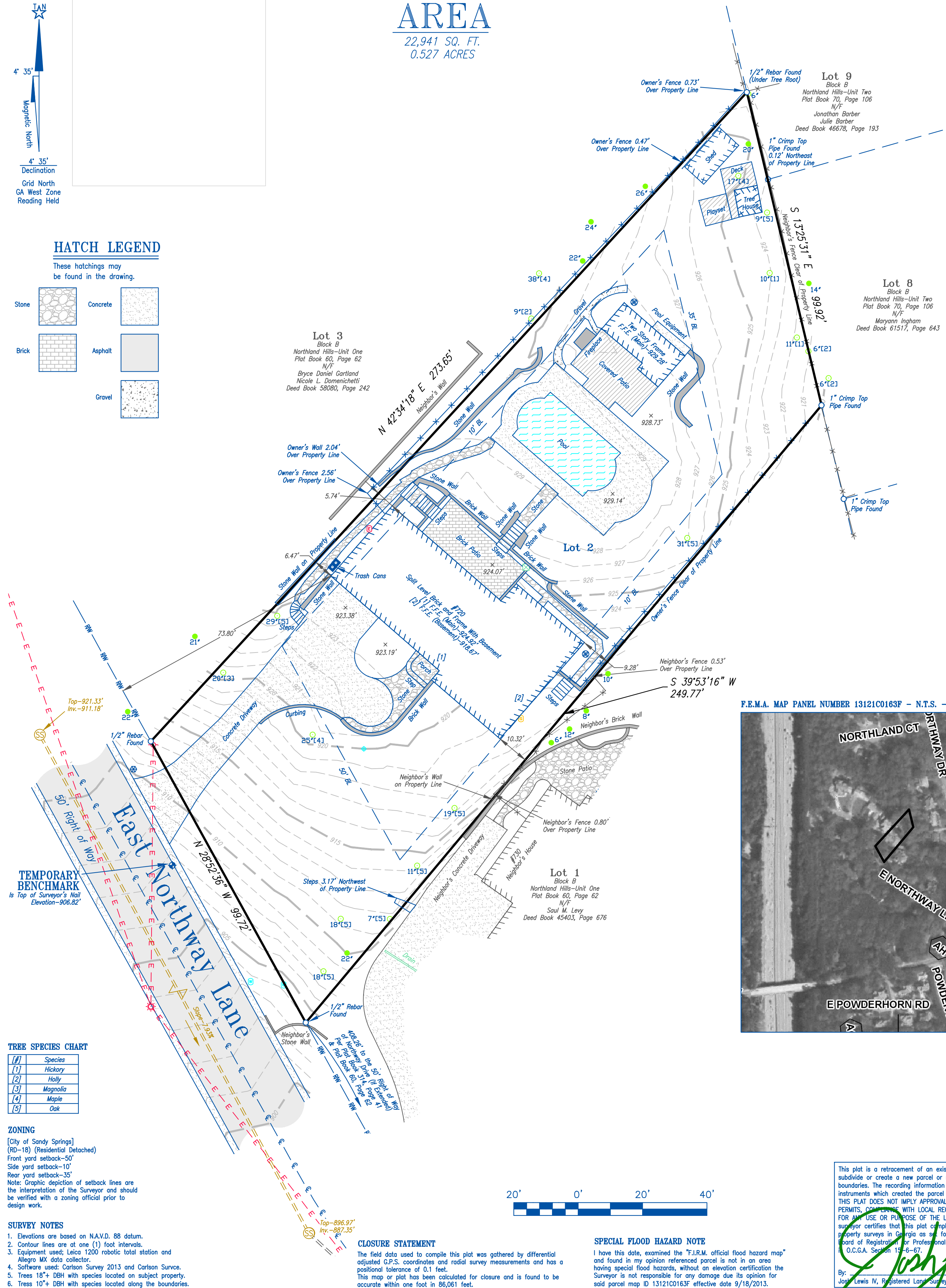
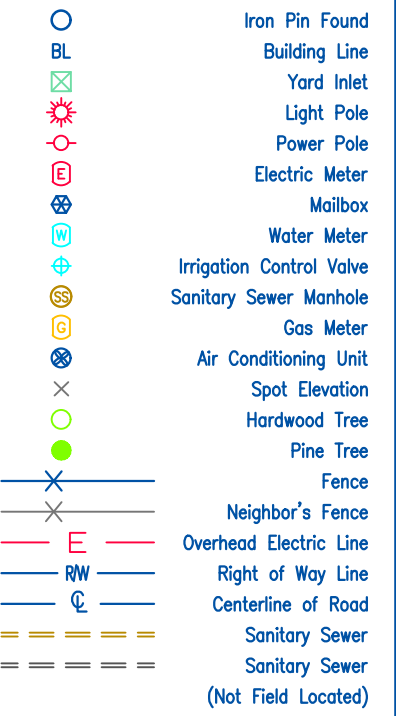
HATCH LEGEND

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LEGEND

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F.E.M.A. MAP PANEL NUMBER 13121C0163F - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)



TREE SPECIES CHART

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[2]	Holly
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[4]	Maple
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I have this date, examined the "F.I.R.M. official flood hazard map" and found in my opinion referenced parcel is not in an area having special flood hazards, without an elevation certification the Surveyor is not responsible for any damage due to its opinion for said parcel map ID 13121C0163F effective date 9/18/2013.



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By: Josh Lewis IV, Registered Land Survey Number 3028

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

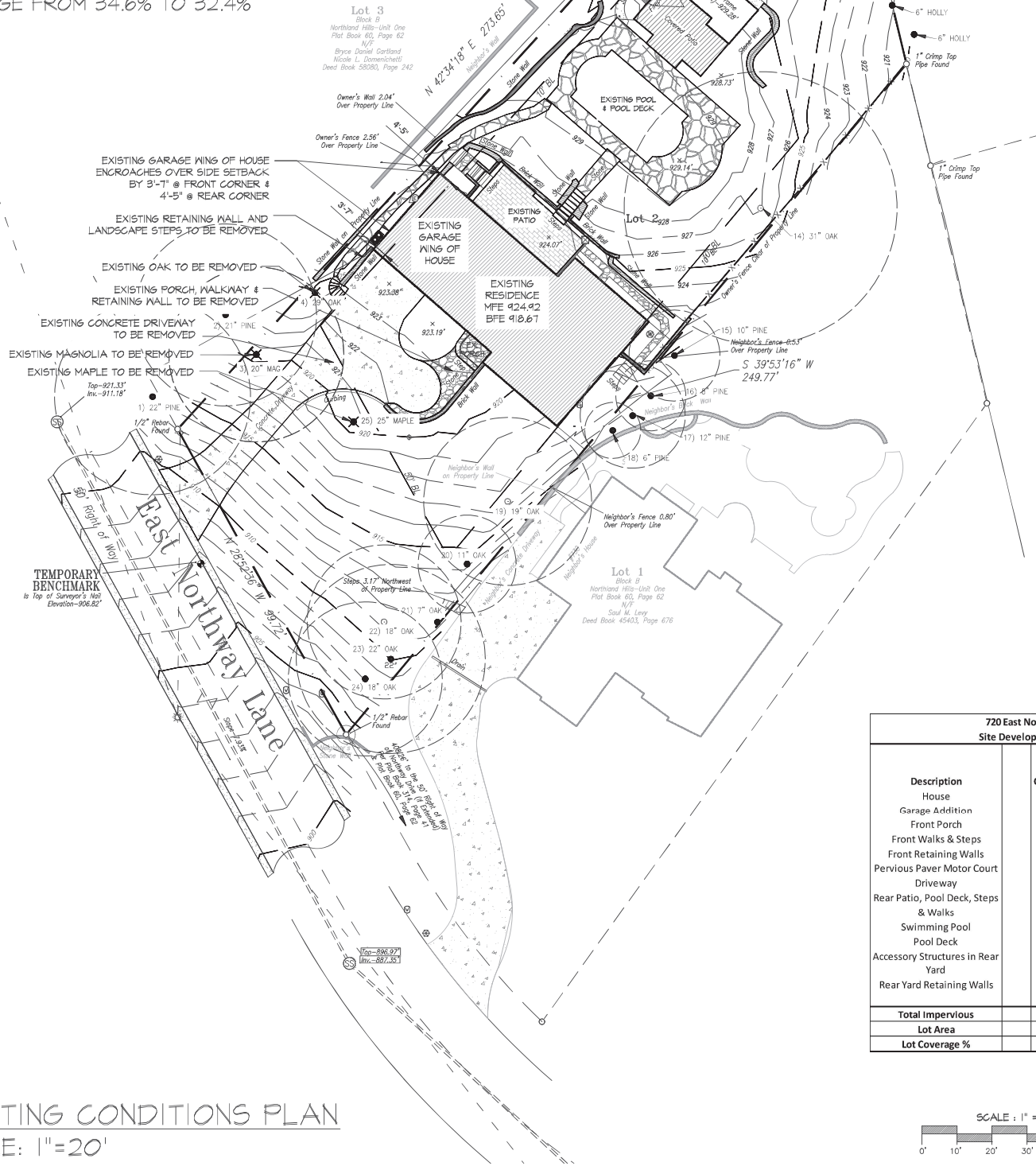
JOB NUMBER 202210	DRAWING NUMBER F-4169	TOPOGRAPHIC/TREE SURVEY PLAT FOR: 720 East Northway Lane, Sandy Springs Georgia 30342				DATE: 9/30/20	SCALE: 20'
		MICHAEL COTTON KATIE COTTON				REVISION	BY DATE
LAND LOT: 40		17th DISTRICT	SECTION	Fulton COUNTY, GA			
LOT: 2		BLOCK: B	UNIT: One	PHASE:			
SUBDIVISION: Northland Hills							
PLAT BOOK 60, PAGE 62		PARTY CHIEF: DR	FIELD DATE: 10/20/20	SHEET 1 OF 1			
DEED BOOK 61543, PAGE 657		DRAFTER: BMS					

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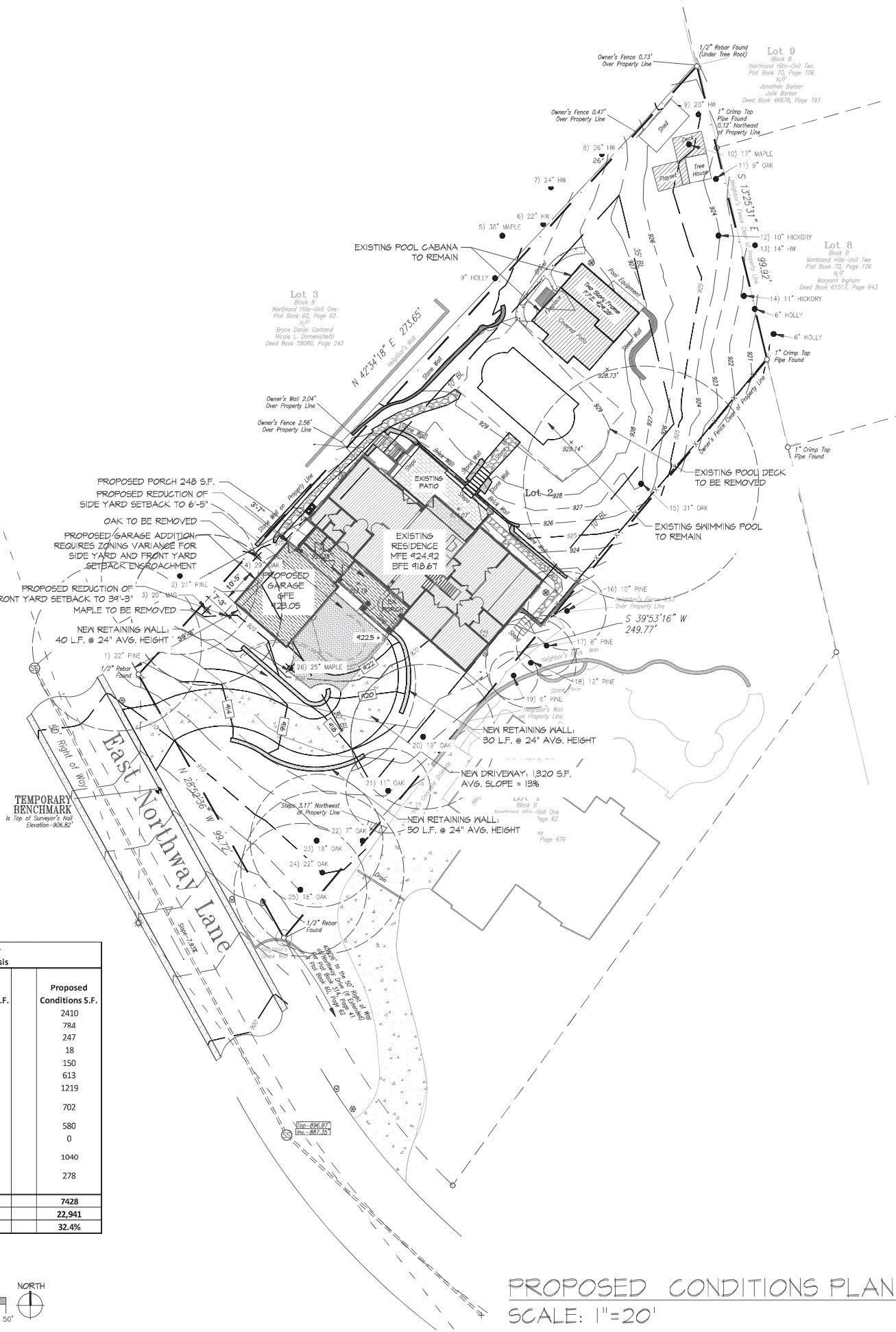
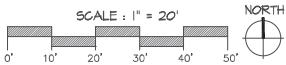


VARIANCE APPLICATION SUMMARY

OWNER PROPOSES TO CONSTRUCT A GARAGE ADDITION TO THE EXISTING RESIDENCE. THE GARAGE EDITION WILL EXTEND OUT FROM THE FRONT OF THE HOUSE IN LINE WITH THE EXISTING GARAGE. BECAUSE OF HOW THE EXISTING HOUSE IS SITUATED ON THE LOT, THE GARAGE ADDITION WILL ENCROACH INTO THE SIDE AND FRONT YARD SETBACKS. THE ADDITION WILL ENCROACH INTO THE SIDE YARD SETBACK 3'-7" AND INTO THE FRONT YARD SETBACK 12'-9". THEREFORE, THE VARIANCE REQUEST IS TO REDUCE THE SIDE YARD SETBACK FROM 10' TO 6'-0" AND REDUCE THE FRONT YARD SETBACK FROM 50' TO 39'-0". TO PREVENT SITE IMPERVIOUS FROM EXCEEDING LOT COVERAGE MAXIMUM, A PORTION OF THE NEW DRIVEWAY WILL UTILIZE PERVIOUS PAVERS. ADDITIONALLY, THE POOL DECK WILL BE REMOVED AND REPLACED WITH TURF GRASS. COLLECTIVELY, THIS WILL REDUCE LOT COVERAGE FROM 34.6% TO 32.4%



720 East Northway Lane Site Development Analysis		
Description	Existing Conditions S.F.	Proposed Conditions S.F.
House	2410	2410
Garage Addition		784
Front Porch	64	247
Front Walks & Steps	363	18
Front Retaining Walls	58	150
Pervious Paver Motor Court		613
Driveway	1512	1219
Rear Patio, Pool Deck, Steps & Walks	702	702
Swimming Pool	580	580
Pool Deck	931	0
Accessory Structures in Rear Yard	1040	1040
Rear Yard Retaining Walls	278	278
Total Impervious	7938	7428
Lot Area	22,941	22,941
Lot Coverage %	34.6%	32.4%



EXISTING CONDITIONS PLAN
SCALE: 1"=20'

PROPOSED CONDITIONS PLAN
SCALE: 1"=20'

NOT RELEASED FOR CONSTRUCTION

REVISIONS

DESCRIPTION

DATE

EXISTING CONDITIONS

L-1.1

03/01/2021

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.

GSNCC # 2479

GEORGIA

REGISTERED

LANDSCAPE ARCHITECT

WILLIAM H. CALDWELL

10/17/2021

720 EAST NORTHWAY LANE
SANDY SPRINGS GA, 30342
LL 40 /DIST. 17 /LOT 2 / BLOCK "B"
NORTLAND HILLS SUBDIVISION / FULTON, COUNTY, GEORGIA
PARCEL I.D. 17 004000010104

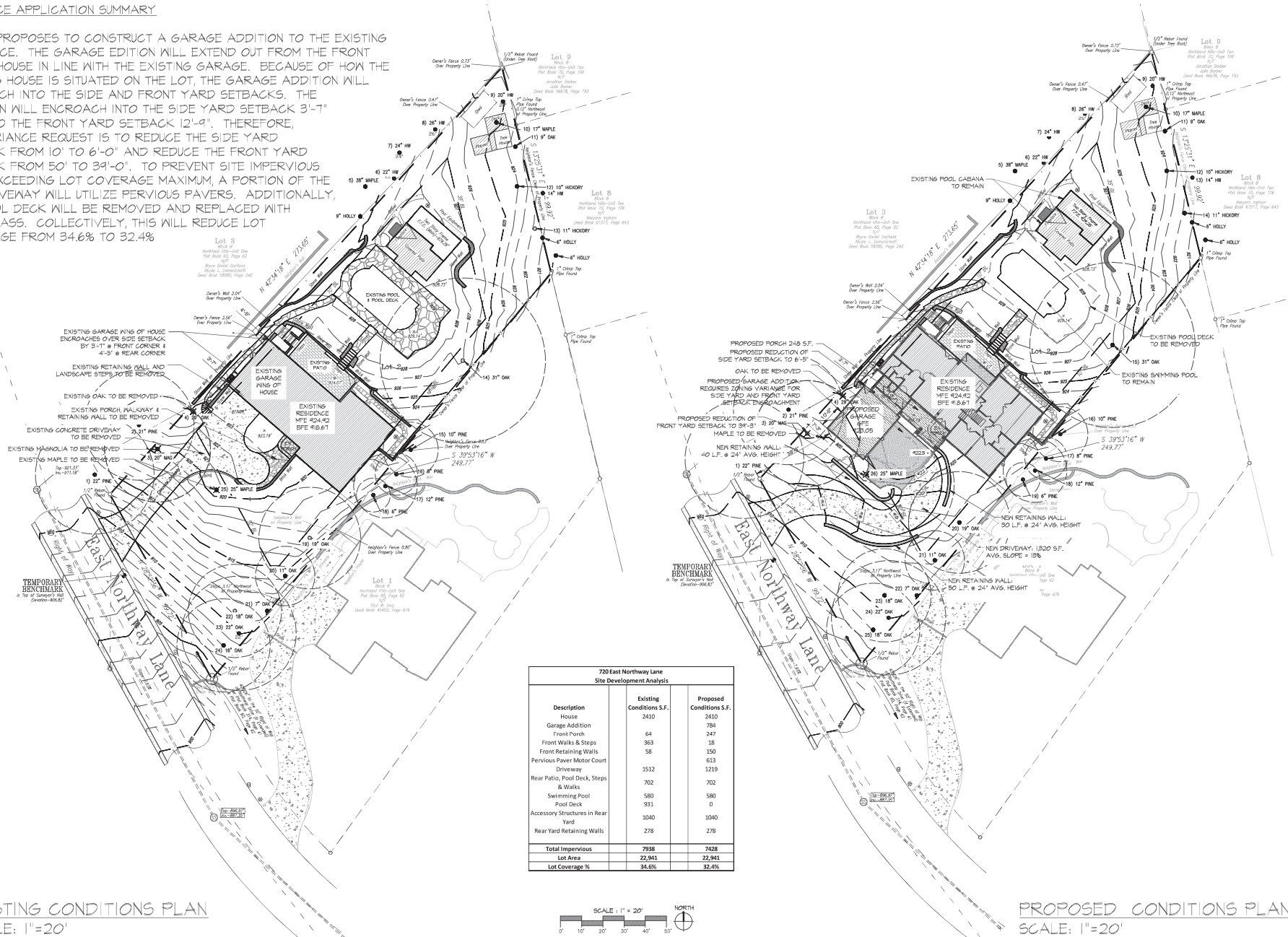
BCLA DESIGN, LLC

BILL CALDWELL LANDSCAPE ARCHITECTURE

WWW.BCLADSIGN.COM

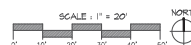
VARIANCE APPLICATION SUMMARY

OWNER PROPOSES TO CONSTRUCT A GARAGE ADDITION TO THE EXISTING RESIDENCE. THE GARAGE ADDITION WILL EXTEND OUT FROM THE FRONT OF THE HOUSE IN LINE WITH THE EXISTING GARAGE. BECAUSE OF HOW THE EXISTING HOUSE IS SITUATED ON THE LOT, THE GARAGE ADDITION WILL ENCROACH INTO THE SIDE AND FRONT YARD SETBACKS. THE ADDITION WILL ENCROACH INTO THE SIDE YARD SETBACK 3'-7" AND INTO THE FRONT YARD SETBACK 12'-0". THEREFORE, THE VARIANCE REQUEST IS TO REDUCE THE SIDE YARD SETBACK FROM 10' TO 6'-0" AND REDUCE THE FRONT YARD SETBACK FROM 50' TO 34'-0". TO PREVENT SITE IMPERVIOUS FROM EXCEEDING LOT COVERAGE MAXIMUM, A PORTION OF THE NEW DRIVEWAY WILL UTILIZE PERVIOUS PAVERS. ADDITIONALLY, THE POOL DECK WILL BE REMOVED AND REPLACED WITH TURF GRASS. COLLECTIVELY, THIS WILL REDUCE LOT COVERAGE FROM 34.6% TO 32.4%



Description	Existing Conditions S.F.	Proposed Conditions S.F.
House	2410	2410
Garage Addition		784
Front Porch	64	247
Front Walks & Steps	363	18
Front Retaining Walls	58	150
Pervious Paver Motor Court		613
Driveway	1512	1219
Rear Patio, Pool Deck, Steps & Walks	702	702
Swimming Pool	580	580
Pool Deck	931	0
Accessory Structures in Rear Yard	1040	1040
Rear Yard Retaining Walls	278	278
Total Impervious	7938	7428
Lot Area	22,941	22,941
Lot Coverage %	34.6%	32.4%

EXISTING CONDITIONS PLAN
SCALE: 1"=20'



PROPOSED CONDITIONS PLAN
SCALE: 1"=20'

NOT RELEASED FOR CONSTRUCTION

COTTON RESIDENCE

120 E NORTHWAY LN NE



TABLE OF CONTENTS

	SURVEY
	SITE PLAN
A-0	COVER SHEET
A-1	NEW GROUND FLOOR PLAN
A-2	NEW SECOND FLOOR PLAN
A-3	NEW ROOF PLAN
A-4	NEW FRONT AND REAR ELEVATIONS
A-5	NEW LEFT AN RIGHT ELEVATIONS
A-6	SECTIONS
A-7	SECTIONS
A-8	SECTIONS
AB-1	EXIST. PLANS AND ELEVATIONS
S-0	STRUCTURAL DESIGN NOTES
S-1	FOUNDATION PLAN
S-2	FIRST FLOOR FRAMING PLAN
S-3	SECOND FLOOR FRAMING PLAN
S-4	CEILING LEVEL FRAMING PLAN
S-5	ROOF FRAMING PLAN
SD-1	STRUCTURAL DETAILS

LIFE SAFETY CODE LEGEND

- (SD) SMOKE DETECTOR - HARD WIRED
- (CD) CARBON DIOXIDE DETECTOR - HARD WIRED
- [F] EXHAUST FAN REQUIRED
- [GFI] GROUND FAULT INTERRUPT REQUIRED
- (E) EGRESS WINDOW -
CLEAR OPENING: MIN. AREA 5.7 SF,
MIN. HEIGHT 24", MIN. WIDTH 20", MAX.
SILL HEIGHT = 44" AFF.

WALL LEGEND

- STUD WALLS # 16" OC. MAX. UNO.
- STONE VENEER w/ 22 GA. CORRUGATED METAL TIES
- SPACING # 24" MAX. HORIZ. AND 18" MAX. VERT.
- ABOVE
- CONCRETE FOUNDATION WALL
- 6" STEM WALL w/ 4" MASONRY LEDGE

APPLICABLE BUILDING CODES

- INTERNATIONAL BUILDING CODE,
- 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL RESIDENTIAL CODE,
- 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
INTERNATIONAL FIRE CODE,
- 2018 EDITION, WITH NO GEORGIA AMENDMENTS
INTERNATIONAL PLUMBING CODE,
- 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
INTERNATIONAL MECHANICAL CODE,
- 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
INTERNATIONAL FUEL GAS CODE,
- 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- NATIONAL ELECTRICAL CODE,
-2020 EDITION, WITH NO GEORGIA AMENDMENTS
- INTERNATIONAL ENERGY CONSERVATION CODE,
-2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
- NFPA 101
- LIFE SAFETY CODE 2018 EDITION WITH STATE AMENDMENTS (2013)
- Georgia Accessibility Code

SCOPE OF WORK

THIS IS AN EXISTING ±2,534 SQUARE FOOT (1ST, 2ND, AND BASEMENT FLOORS) SINGLE FAMILY HOME WITH AN ADDITION OF ±1,882 SQUARE FEET, FOR A NEW TOTAL OF ±4,416 SQUARE FEET. THE CHANGES TO THE HOME INCLUDE CHANGES TO THE 1ST AND 2ND FLOORS. ON 1ST, WE WILL BE RELOCATING THE KITCHEN TO THE CURRENT EXISTING GARAGE, ADDING ON A NEW TWO STORY TWO CAR GARAGE, A MUD ROOM AND BATHROOM, AND COVERED PORCH ON THE FRONT OF THE HOUSE, ADDING A SMALL BUMP OUT IN THE FAMILY ROOM ON THE BACK OF THE HOUSE, AND INTERIOR RENOVATIONS TO THE MASTER CLOSET AND BATH. ON 2ND, WE ARE REBUILDING THE ENTIRE ROOF AND ADDING A NEW SECOND STORY WITH 3 SMALL DORMERS ON THE FRONT AND 1 BIG DORMER ON THE BACK, AS WELL AS A DORMER ON THE SIDE ABOVE THE GARAGE. . ALL WINDOWS WILL BE REPLACED IN THE HOME.

HEATED SPACE:

FIRST FLR HEATED SPACE:	2578 SQFT.
SECOND FLR HEATED SPACE:	112 SQFT.
BASEMENT FLR HEATED SPACE:	726 SQFT.
TOTAL HEATED SPACE:	4,416 SQFT.

OTHERS:

FRONT PORCH:	234 SQFT.
GARAGE:	672 SQFT.
UNFIN. SPACE ABOVE GARAGE:	614 SQFT.

NOTES

- ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND RESTRICTIVE ORDINANCES FOR CONSTRUCTION, PLUMBING, ELECTRICAL, AND MECHANICAL.
- DO NOT SCALE DRAWINGS
- THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE BUILDER GENERAL GUIDELINES FOR SOUND CONSTRUCTION OF THE STRUCTURE INDICATED WITHIN, DEVIATIONS FROM THESE DRAWINGS ARE AT THE BUILDERS RISK UNLESS APPROVED IN WRITING OR WITH SUPPLEMENTARY DRAWINGS FROM THE ARCHITECT.
- IT IS REQUIRED THAT THE SERVICES OF A REGISTERED LAND SURVEYOR BE EMPLOYED FOR THE PROPER PLACEMENT OF THE STRUCTURE IN RELATION TO PROPERTY LINES, SETBACK LINES, EASEMENTS, ETC.
- DIMENSIONS INDICATED ON DRAWINGS ARE TO FACE OF BRICK LEDGE OR FACE OF FRAMING.
- IT IS THE RESPONSIBILITY OF THE OWNER AND/ OR THE CONTRACTOR TO CHECK THE STATE AND LOCAL BUILDING CODES, SUBDIVISION RESTRICTIONS AND HEALTH DEPARTMENT GUIDELINES AND ADHERE TO THEIR REQUIREMENTS.
- ANY DISCREPANCIES CONTAINED WITHIN THESE DRAWINGS ARE TO BE IMMEDIATELY REPORTED TO ROSS PIPER ARCHITECT INC. AT 404-343-1980.

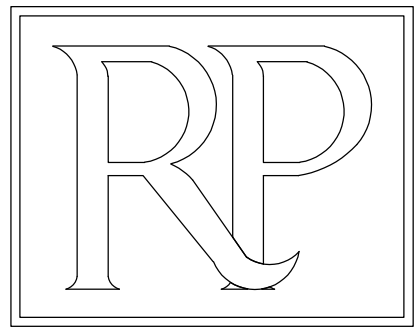
- AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE ONLINE PORTAL TO SCHEDULE A BUILDING PRE-CONSTRUCTION MEETING WITH THE BUILDING INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

PROPERTY OWNERS
MICHAEL AND KATIE COTTON

CONTRACTOR (24 HOUR CONTACT)
JAMES T. KNIGHT
JT KNIGHT CORPORATION
CELL: 678-296-5120
EMAIL: james@jtknightcorp.com

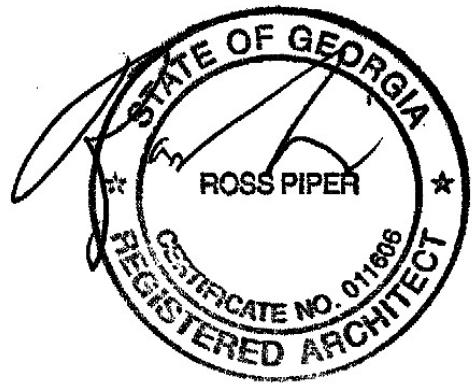
AVERAGE BUILDING HEIGHT = ±30'-2"

NOTE: ALL EXISTING CONDITIONS
SHALL BE VERIFIED IN FIELD
BY THE CONTRACTOR



Ross Piper
Architect Inc.

1708 Peachtree Street
Suite 107
Atlanta, GA. 30309
404-579-5353



COTTON RESIDENCE

120 E NORTHWAY LN NE

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SCALE: 1/4" = 1'-0"

DRAWN BY: M.L.

CHECKED: R.P.

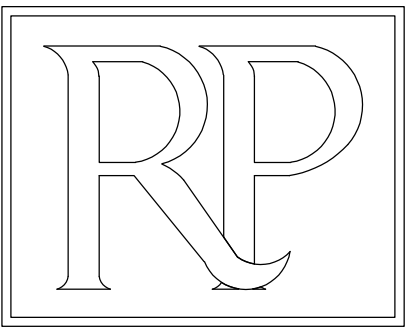
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PROJECT NO:

SHEET NO:

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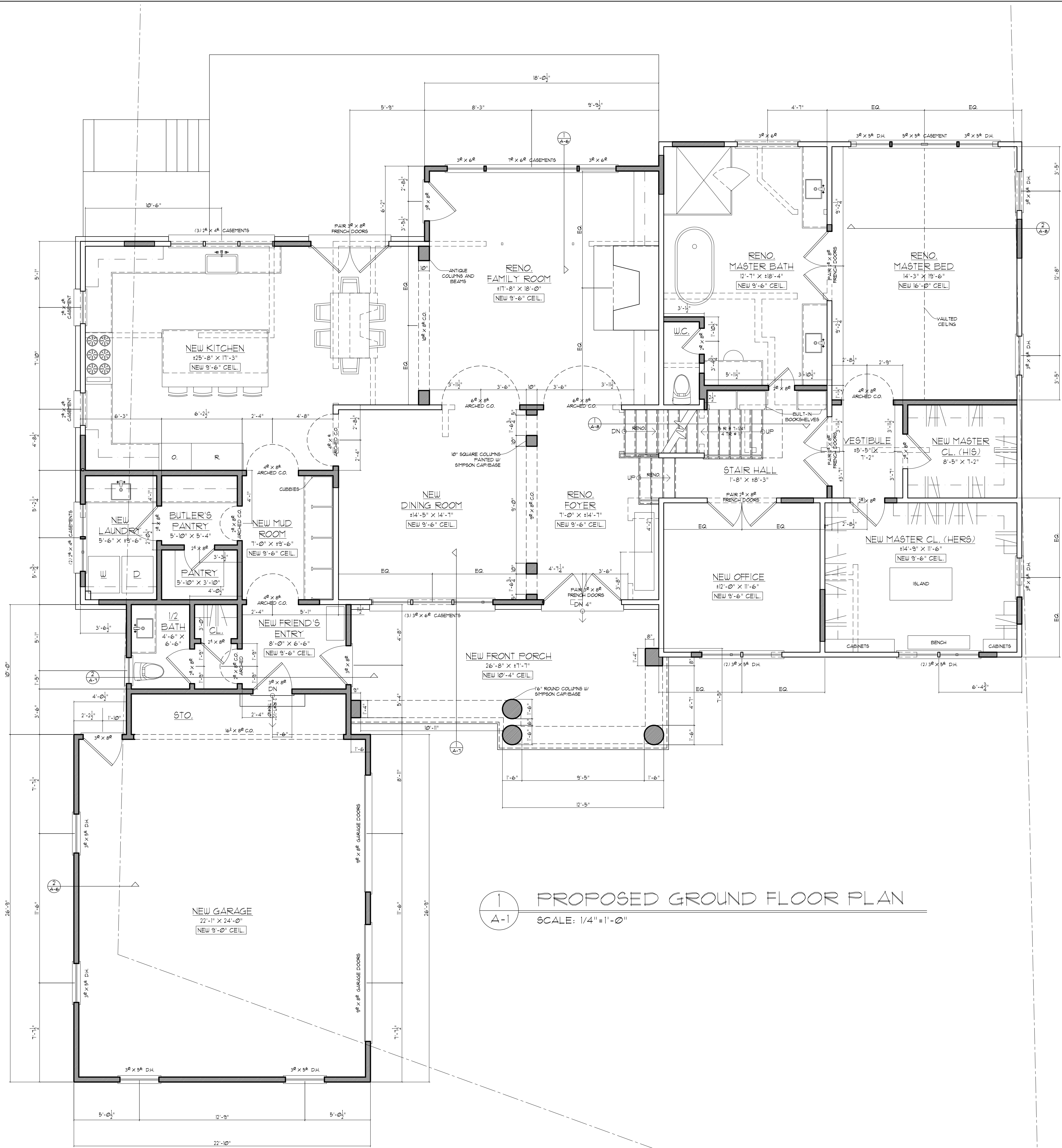


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COTTON RESIDENCE

T20 E NORTHWAY LN NE



1
A-1
PROPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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SCALE: 1/4" = 1'-0"

DRAWN BY: M.L.

CHECKED: R.P.

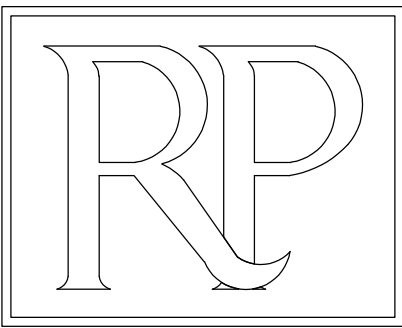
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A=1

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T20 E NORTHWAY LN NE

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SCALE: 1/4" = 1'-0"

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CHECKED: R.P.

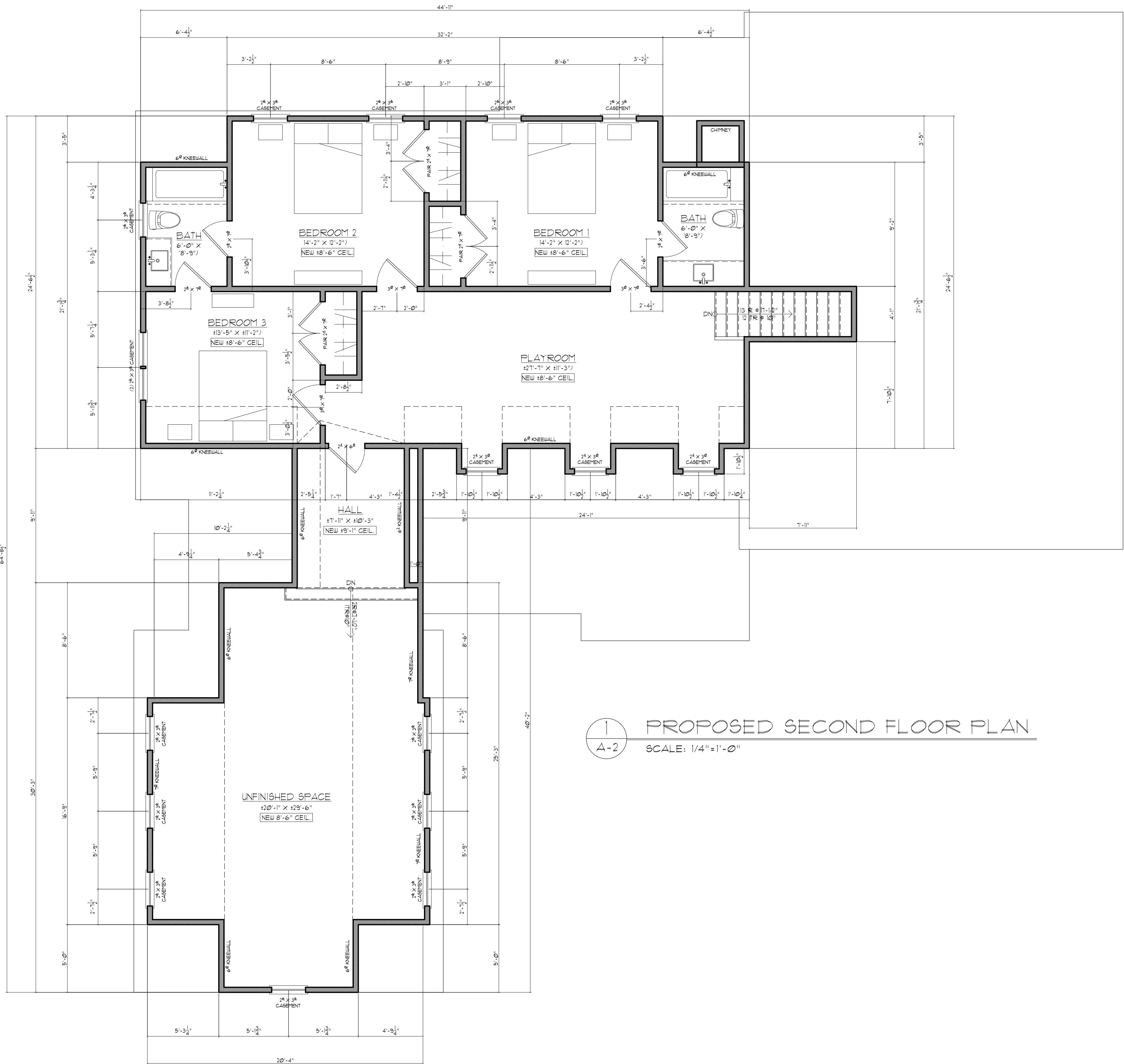
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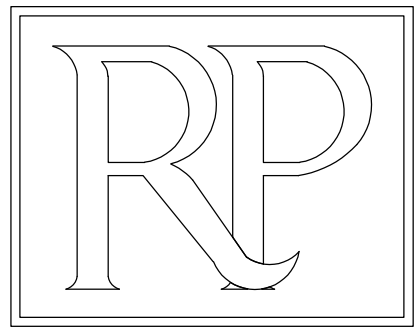


1
A-2
PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



1
A-3

PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



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COTTON RESIDENCE

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SCALE: 1/4" = 1'-0"

DRAWN BY: M.L.

CHECKED: R.P.

DATE: 02-08-2021

PROJECT NO:

SHEET NO:

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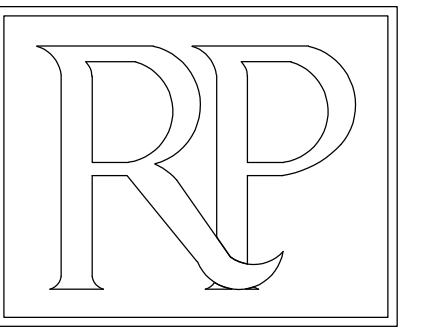
RELEASED FOR CONSTRUCTION



1
A-4
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2
A-4
PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



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COTTON RESIDENCE
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SCALE: 1/4" = 1'-0"

DRAWN BY: M.L.

CHECKED: R.P.

DATE: 02-08-2021

PROJECT NO:

SHEET NO:

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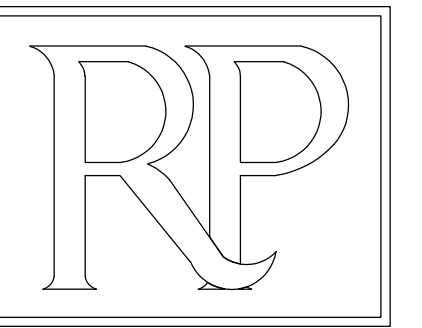
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1 PROPOSED LEFT ELEVATION
A-5 SCALE: 1/4" = 1'-0"



2 PROPOSED RIGHT ELEVATION
A-5 SCALE: 1/4" = 1'-0"



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COTTON RESIDENCE
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SCALE: 1/4" = 1'-0"

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CHECKED: R.P.

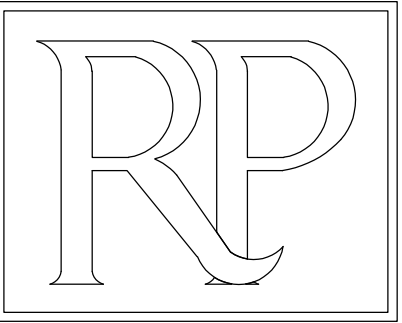
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A-5

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SCALE: 1/2" = 1'-0"

DRAWN BY: M.L.

CHECKED: R.P.

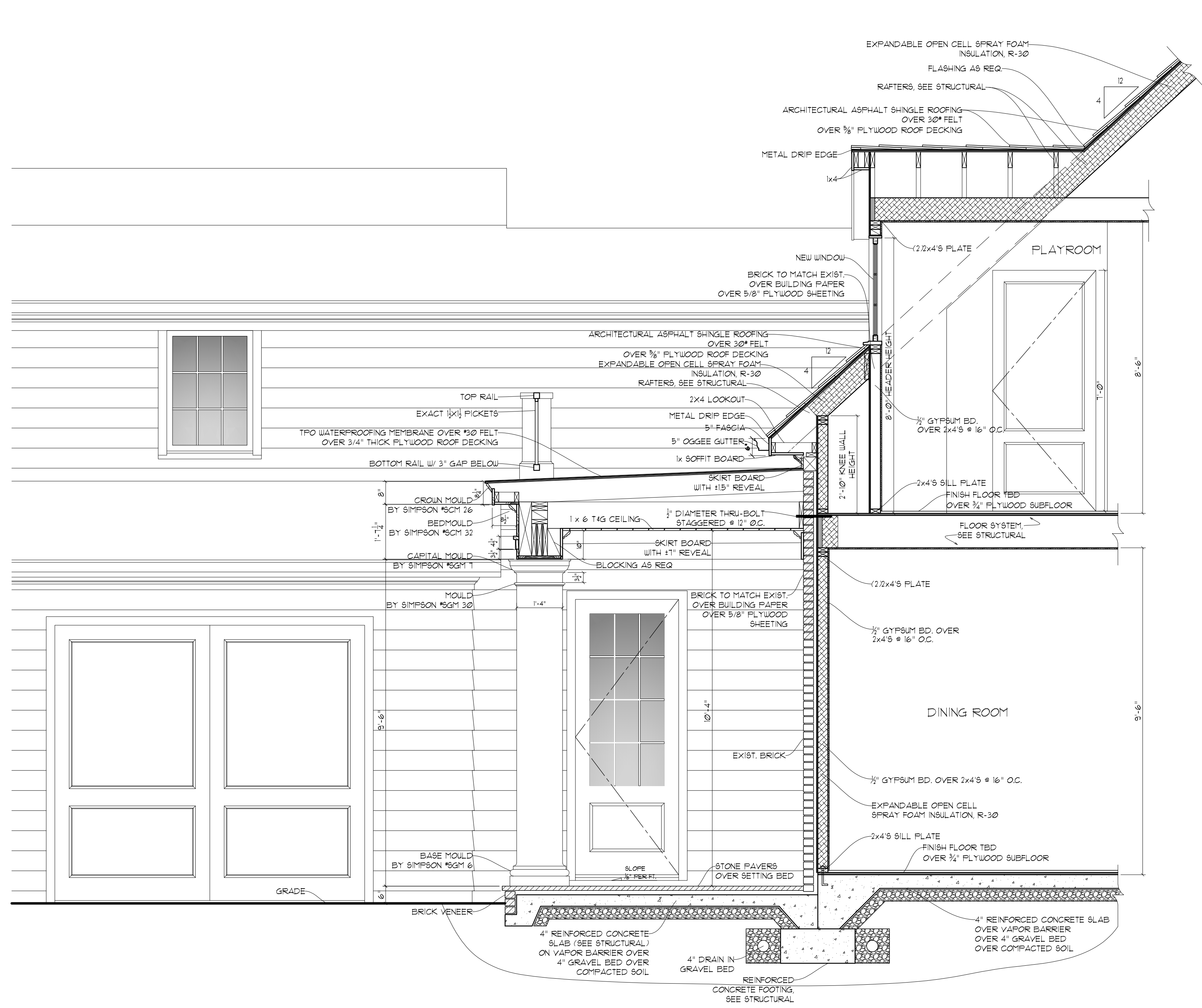
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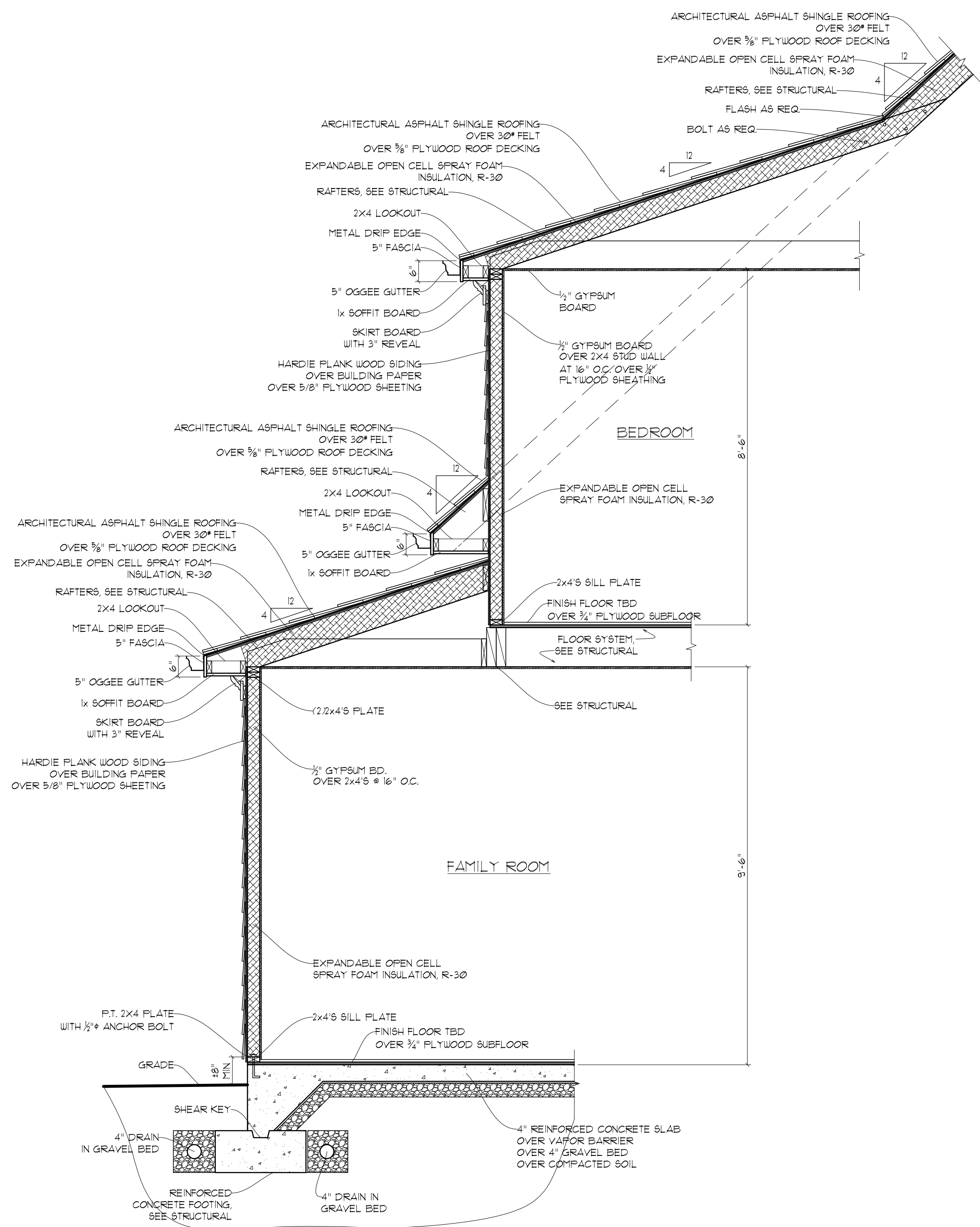
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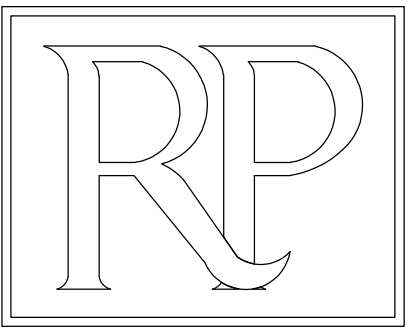
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1 FRONT PORCH + DORMER SECTION
A-6 SCALE: 1/2" = 1'-0"



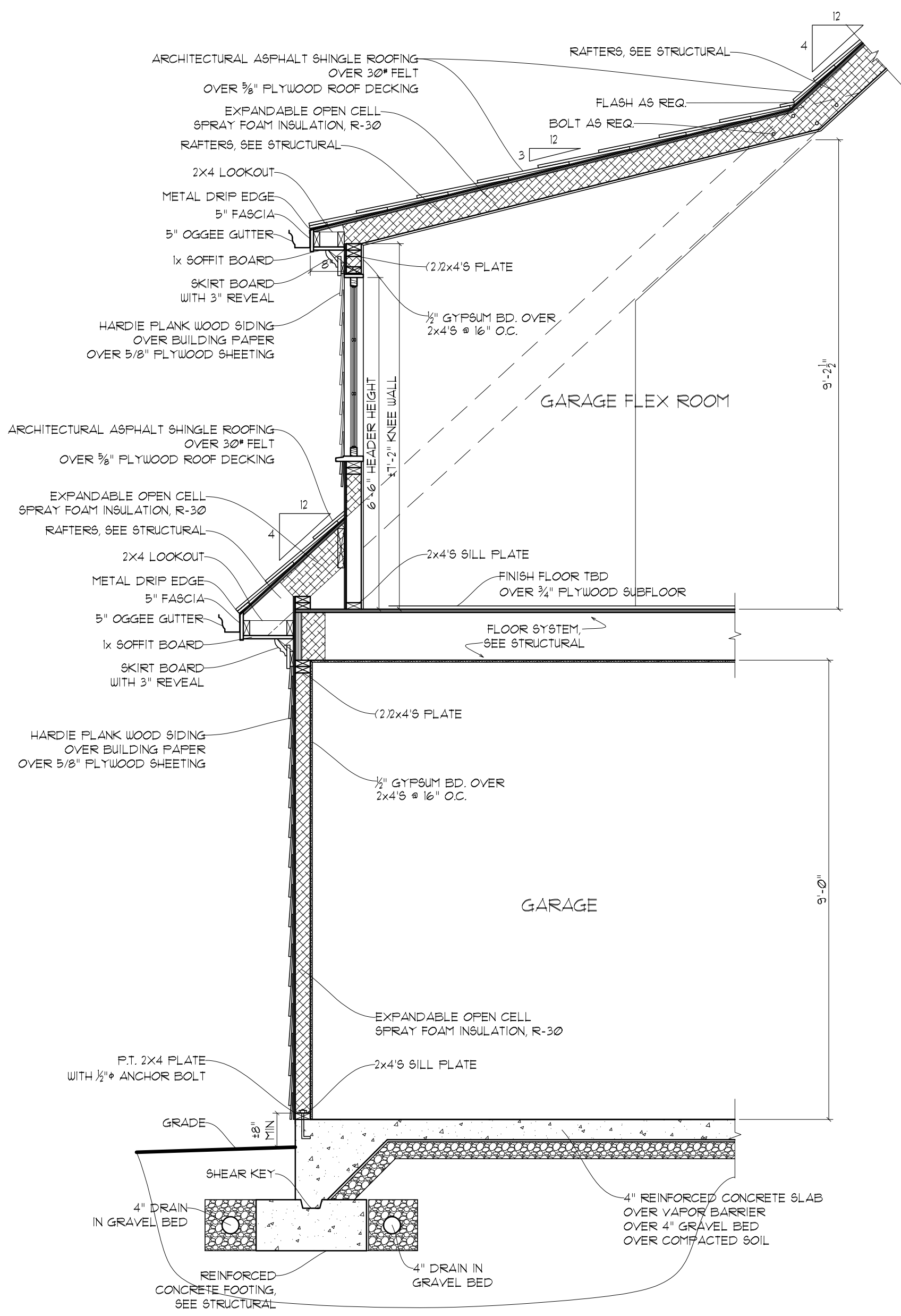
2 REAR ADDITION + DORMER SECTION
A-6 SCALE: 1/2" = 1'-0"



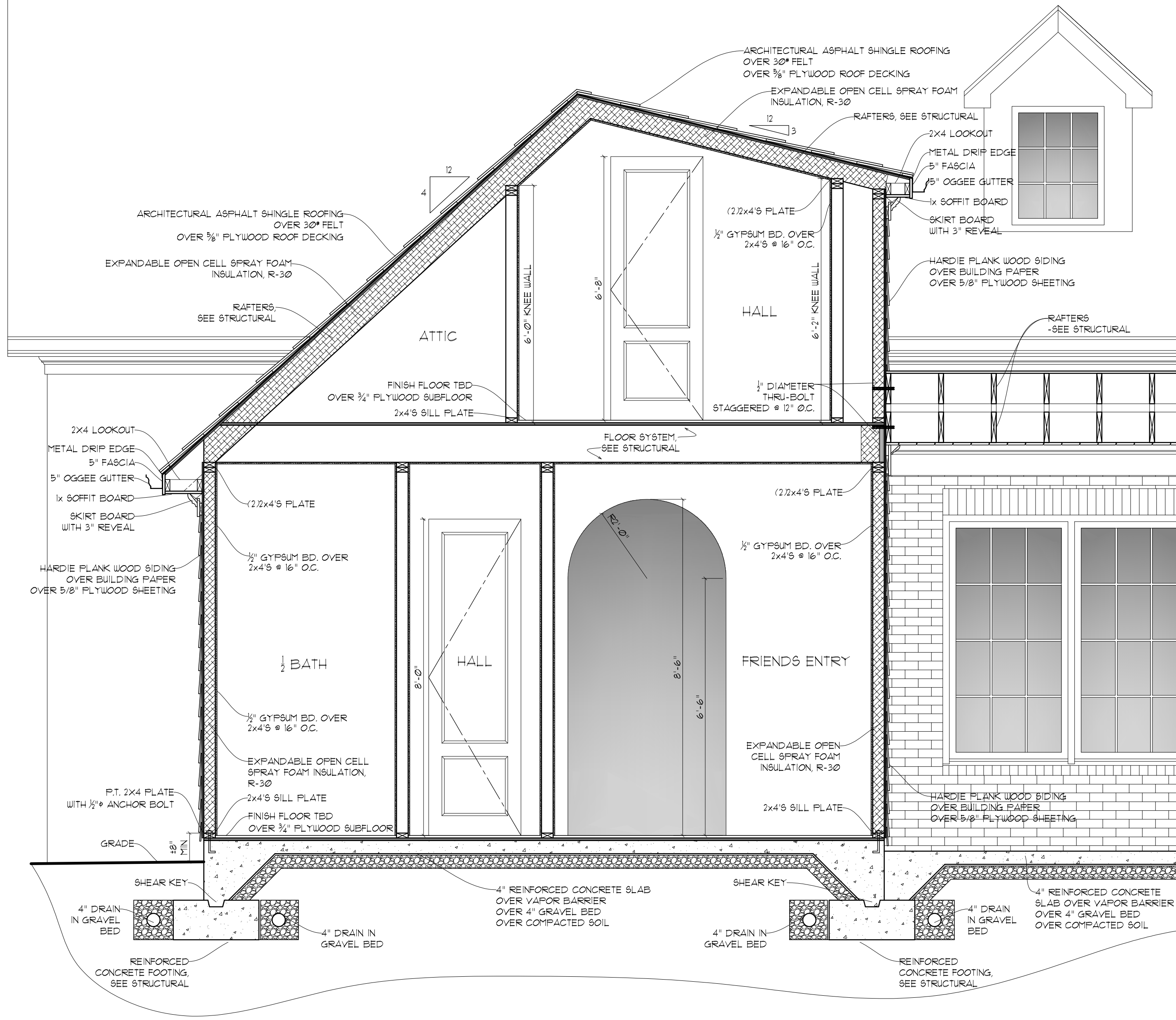
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COTTON RESIDENCE
120 E NORTHWAY LN NE



1
A-7
TYPICAL GARAGE + DORMER SECTION
SCALE: 1/2" = 1'-0"



2
A-7
ATYPICAL GARAGE SECTION
SCALE: 1/2" = 1'-0"

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SCALE: 1/2" = 1'-0"

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CHECKED: R.P.

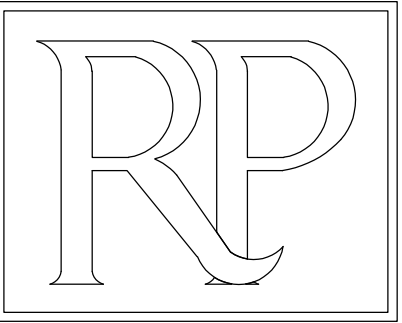
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A-7

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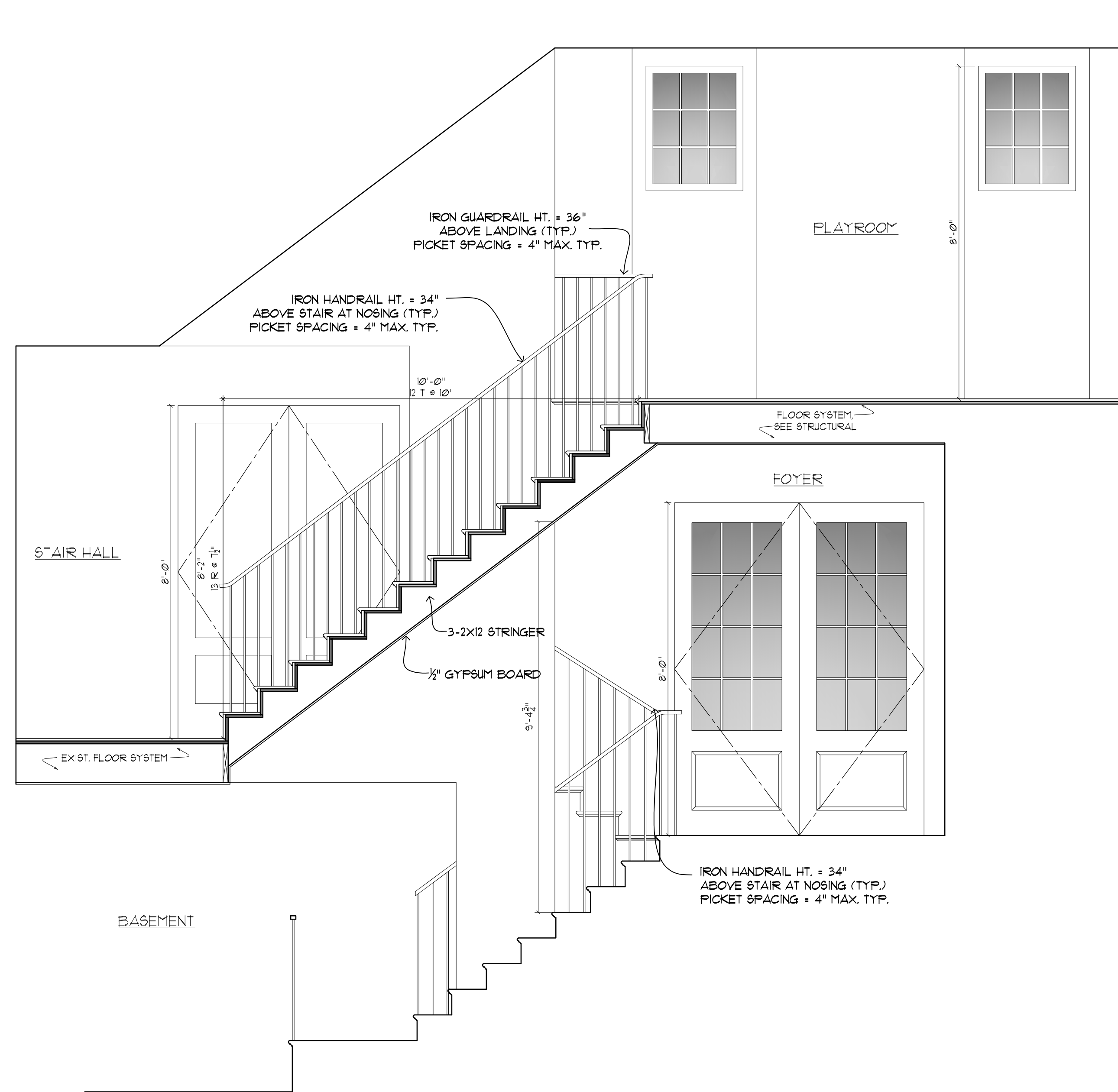
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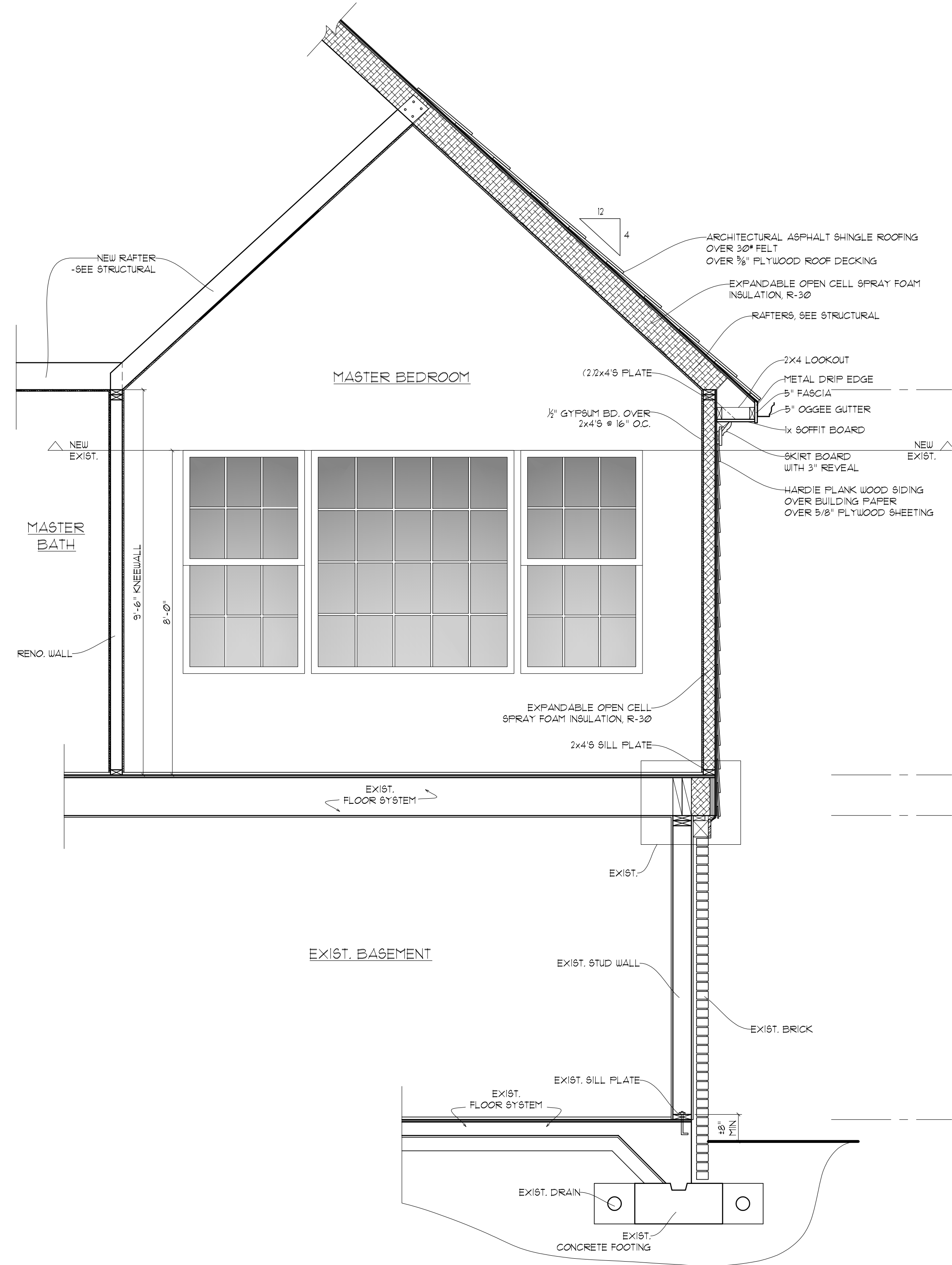
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A-8

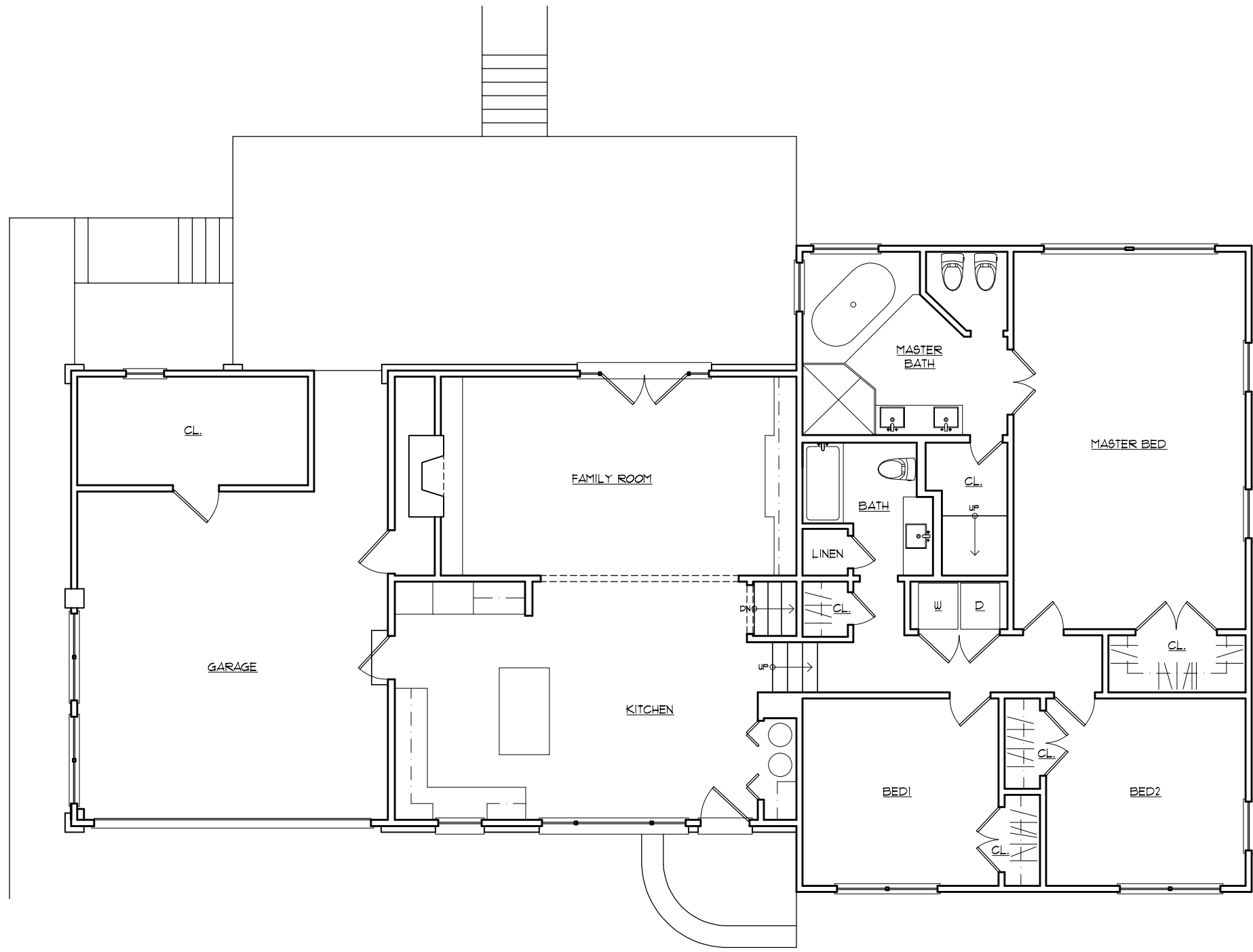
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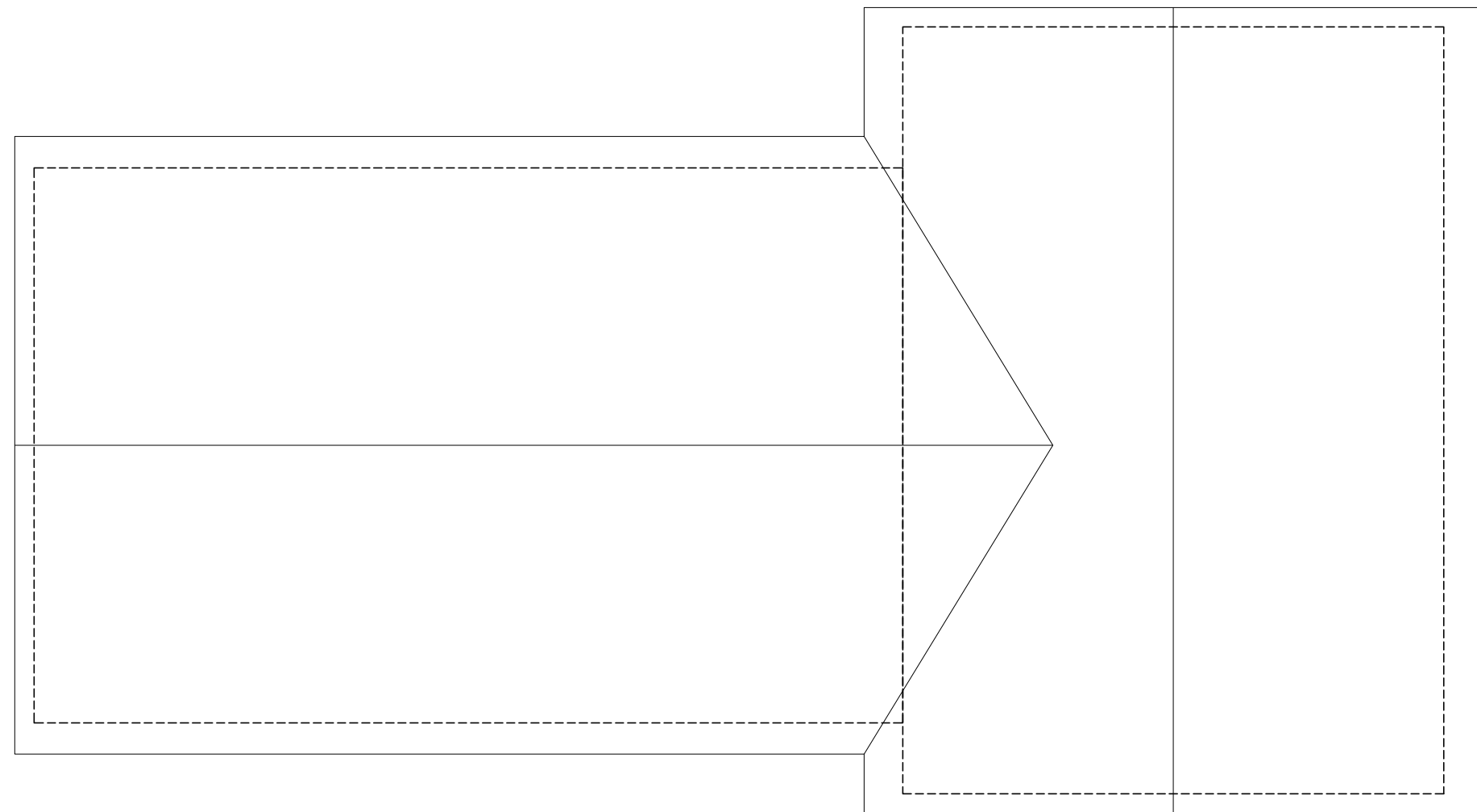
1 STAIR SECTION
A-B SCALE: 1/2" = 1'-0"



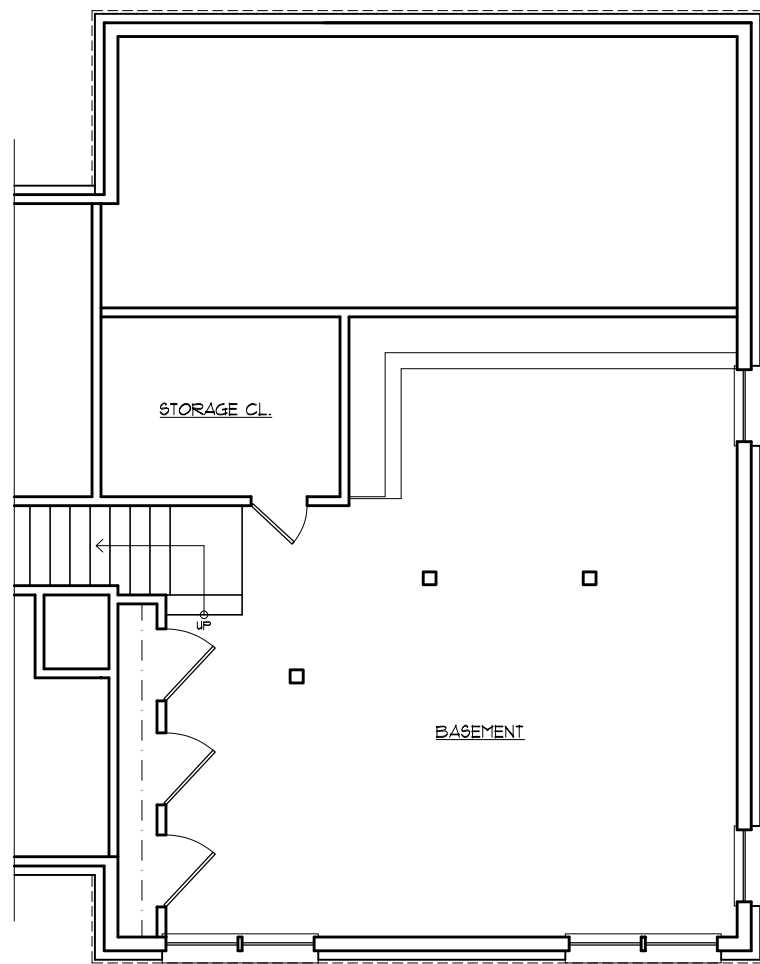
2 TYPICAL SECTION
A-B SCALE: 1/2" = 1'-0"



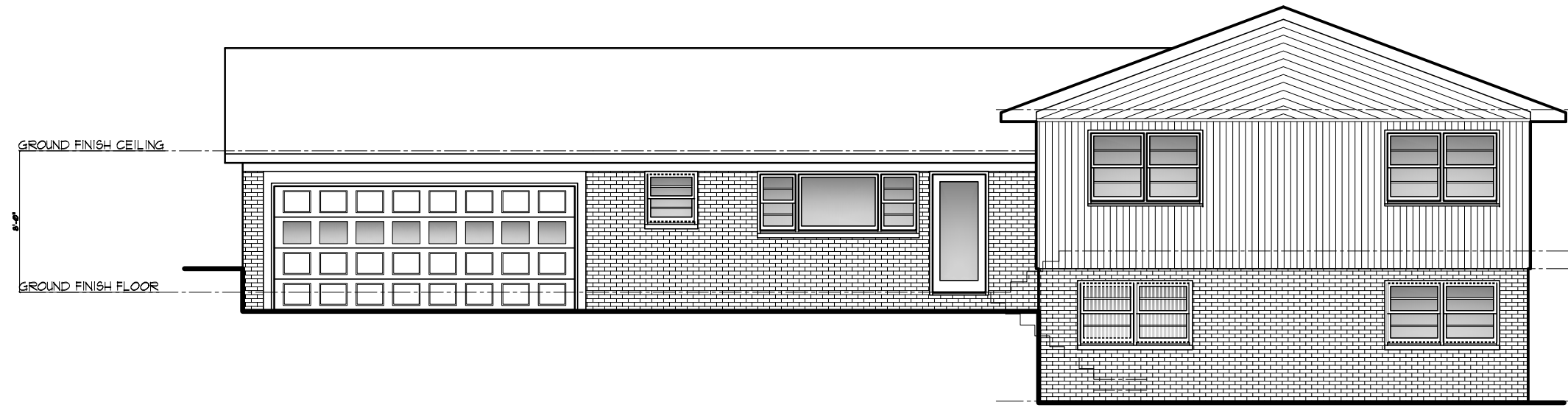
1 AS-BUILT GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"



1 AS-BUILT ROOF PLAN
SCALE: 1/8"=1'-0"



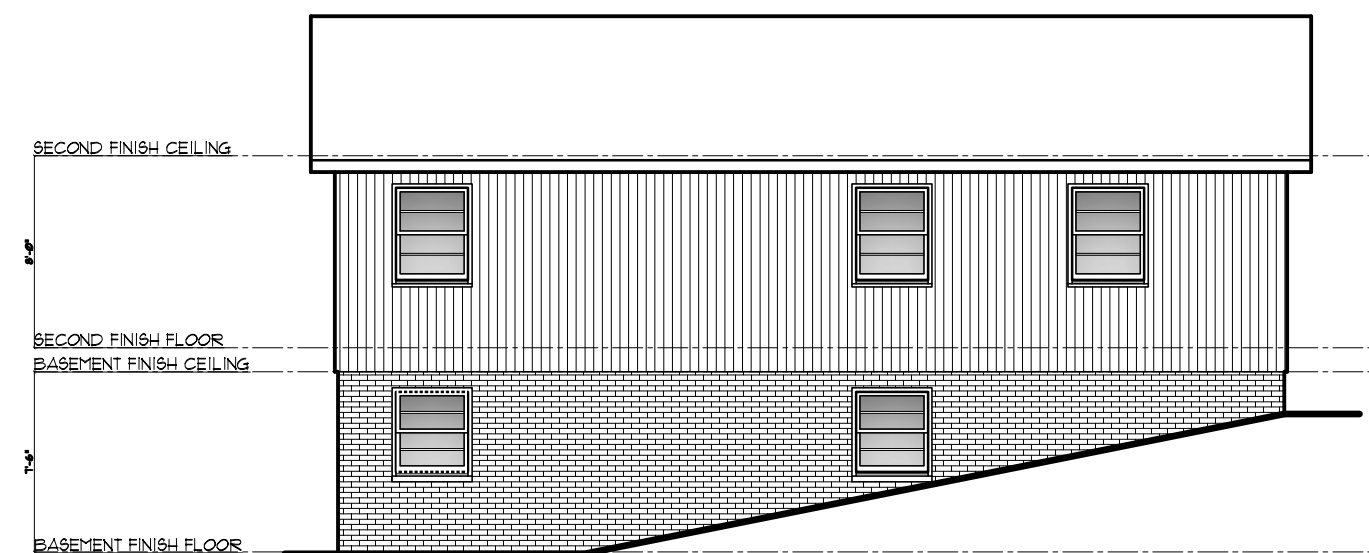
1 AS-BUILT BASEMENT PLAN
SCALE: 1/8"=1'-0"



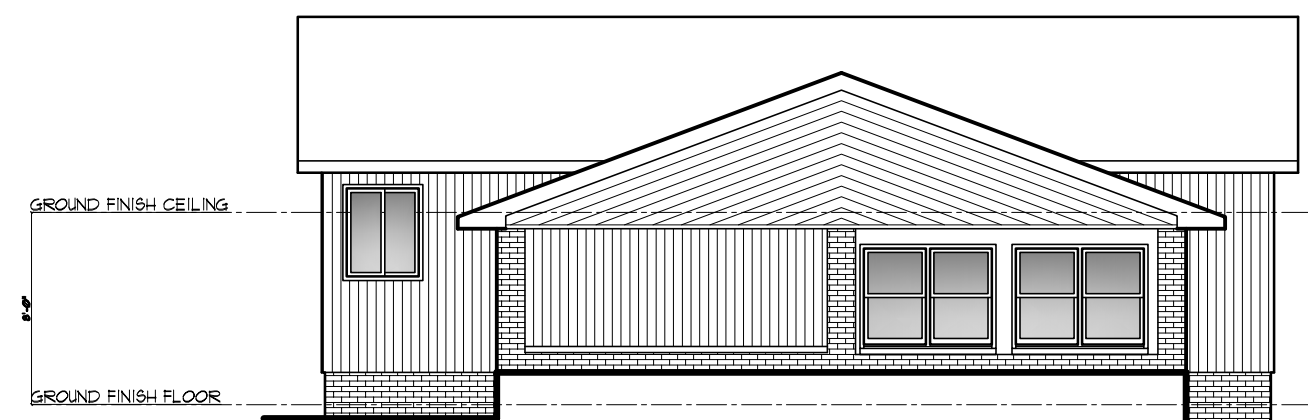
2 AS-BUILT FRONT ELEVATION
SCALE: 1/8"=1'-0"



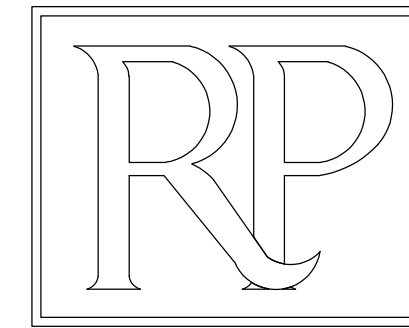
3 AS-BUILT REAR ELEVATION
SCALE: 1/8"=1'-0"



2 AS-BUILT LEFT ELEVATION
SCALE: 1/8"=1'-0"



4 AS-BUILT RIGHT ELEVATION
SCALE: 1/8"=1'-0"



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COTTON RESIDENCE
T20 E NORTHWAY LN NE

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SCALE: 1/8" = 1'-0"

DRAWN BY: M.L.

CHECKED: R.P.

DATE: 02-08-2021

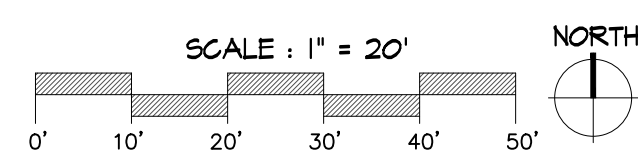
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SHEET NO:

AB-1

RELEASED FOR CONSTRUCTION

OWNER PROPOSES TO CONSTRUCT A GARAGE ADDITION TO THE EXISTING RESIDENCE. THE GARAGE ADDITION WILL EXTEND OUT FROM THE FRONT OF THE HOUSE IN LINE WITH THE EXISTING GARAGE. BECAUSE OF HOW THE EXISTING HOUSE IS SITUATED ON THE LOT, THE GARAGE ADDITION WILL ENCR OACH INTO THE SIDE AND FRONT YARD SETBACKS. THE ADDITION WILL ENCR OACH INTO THE SIDE YARD SETBACK 3'-7" AND INTO THE FRONT YARD SETBACK 12'-9". THEREFORE, THE VARIANCE REQUEST IS TO REDUCE THE SIDE YARD SETBACK FROM 10' TO 6'-0" AND REDUCE THE FRONT YARD SETBACK FROM 50' TO 39'-0". TO PREVENT SOIL IMPERVIOUS FROM EXCEEDING LOT COVERAGE MAXIMUM, A PORTION OF THE NEW DRIVEWAY WILL UTILIZE PERVIOUS PAVERS. ADDITIONALLY, THE POOL DECK WILL BE REMOVED AND REPLACED WITH TURF GRASS. COLLECTIVELY, THIS WILL REDUCE LOT COVERAGE FROM 34.6% TO 32.4%

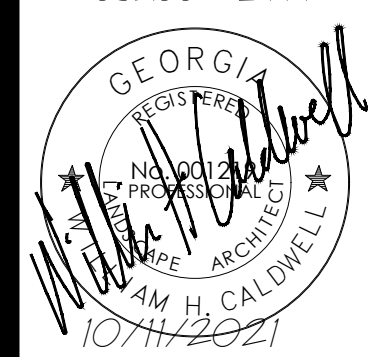


NOT RELEASED FOR CONSTRUCTION

720 EAST NORTHWAY LANE
SANDY SPRINGS GA, 30342
LL 40 / DIST. 17 / LOT 2 / BLOCK "B"
NORTHLAND HILLS SUBDIVISION / FULTON, COUNTY, GEORGIA
PARCEL I.D. 17 004000010104

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.

GSWCC # 2479

[illegible]