



SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, March 3, 2021

Case: **V20-0044 – 800 Old Campus Trail**
Staff Contact: Alexandra Horst (ahorst@sandyspringsga.gov)
Report Date: February 22, 2021

REQUEST

Request for a Variance from Sec. 2.3.2. to allow construction of a detached garage in the side yard setback.

APPLICANT

Property Owners: Michael J and Megan B Tucker	Petitioners: Michael and Megan Tucker	Representative: N/A
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RECOMMENDATION

Department of Community Development

Staff recommends **Denial** of **Variance** V20-0044.

MATERIALS SUBMITTED AND REVIEWED

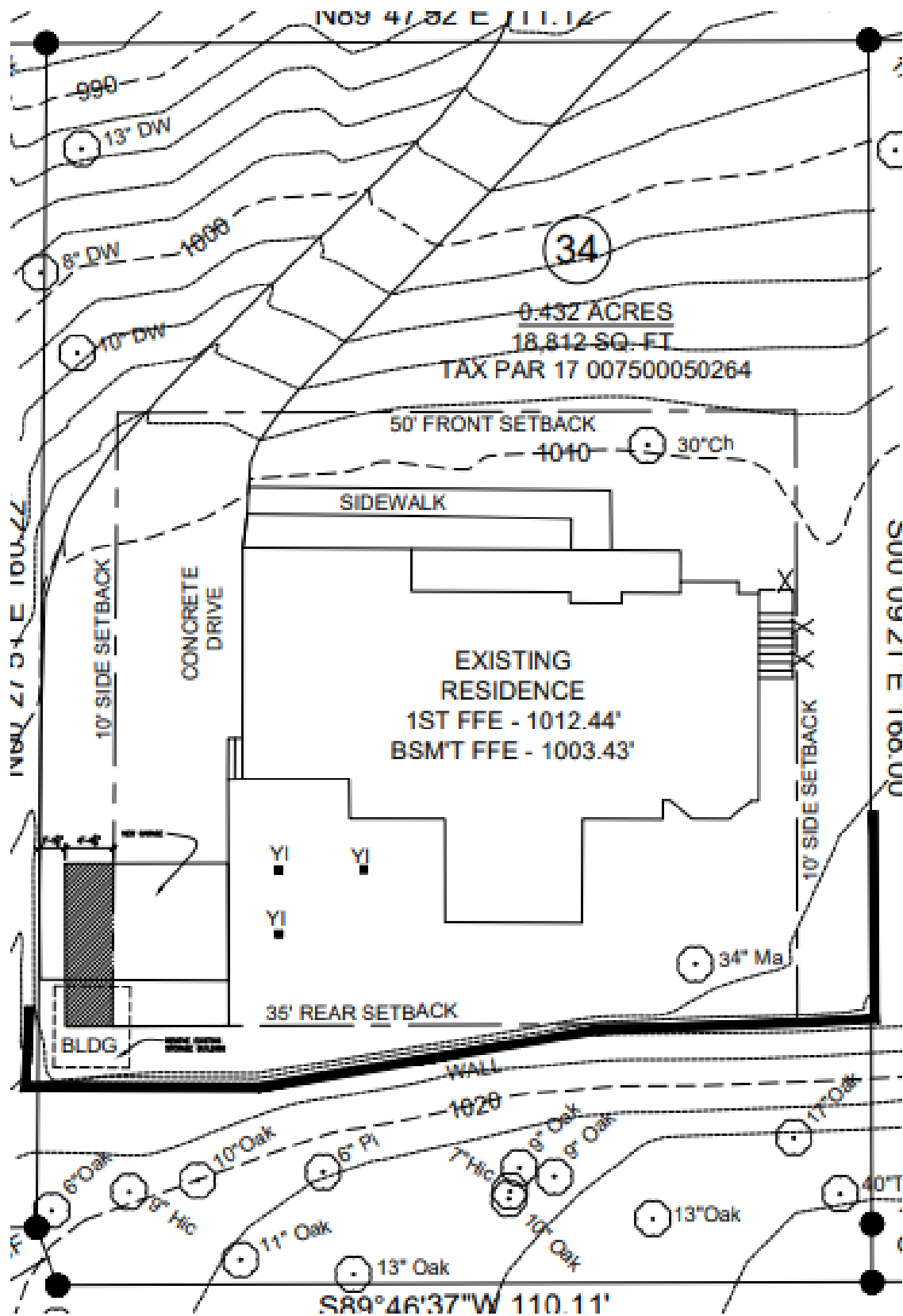
Materials:

1. Application, received December 17, 2020

Plans:

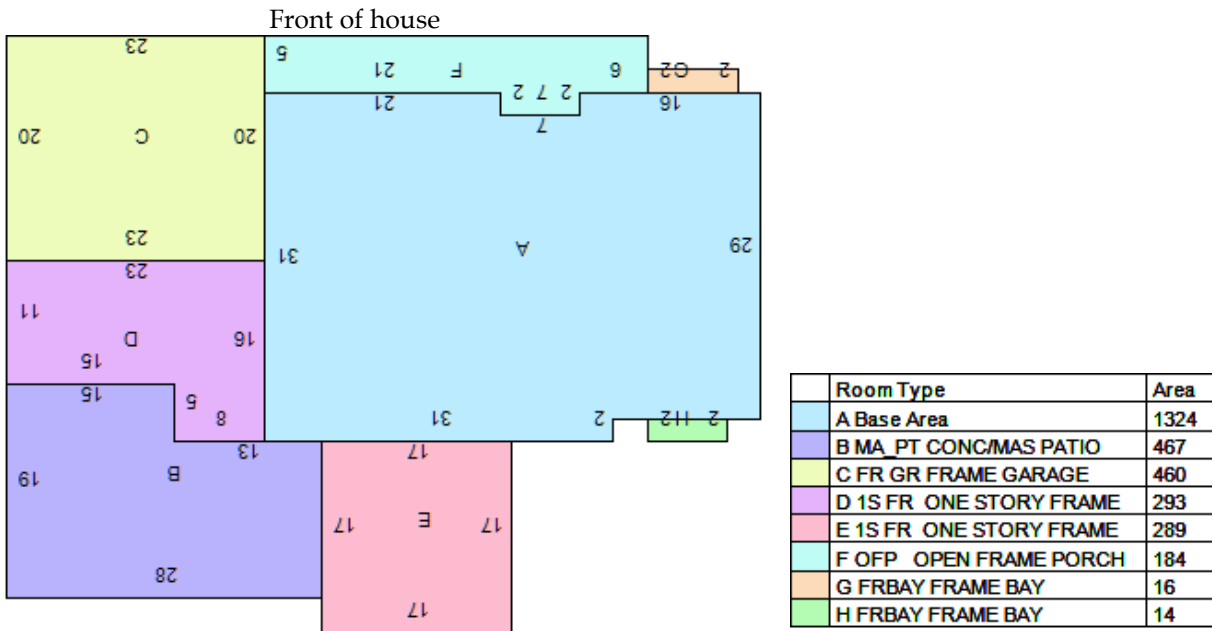
1. "Architectural Site Plan," prepared by Pless Designs, LLC, dated October 20, 2020, received December 17, 2020
2. "New Detached Garage" plan set, prepared by Pless Designs, LLC, dated October 20, 2020, received December 17, 2020
3. "Survey," prepared by LandTec Surveying, sealed by William J. Gilbert, R.L.S., dated October 15, 2020, received December 17, 2020

PROPERTY INFORMATION	
Location:	800 Old Campus Trail (Parcel # 17 007500050264)
Council District:	2 – Steve Soteres
Road frontage:	Approximately 111.8 feet of frontage on Old Campus Trail
Acreage:	Approximately 0.42 acre
Current Zoning: Existing Land Use:	RD-18 (Residential Detached, 18,000 square foot minimum lot size) Single unit detached residence
Previous Zoning Case:	Rezoning 1969Z-0043 was approved
Character Area:	Protected Neighborhood Character Area



PROPOSED DEVELOPMENT

The 0.42-acre subject property is developed with a single unit detached residence, sidewalk, driveway, wall, storage building, and trampoline. Per the Fulton County Tax Assessors, the residence was built in 1976 and included a 460 square foot framed garage, as shown in the image below. According to the Applicant, who purchased the subject property in 2019, previous property owners converted the garage into living space.



The Applicant proposes to construct a garage that would encroach into the westernmost 10' minimum side common lot line building setback and remove the existing legally nonconforming storage building. The proposed one (1)-story, two (2) car, 484 square foot detached garage would encroach 6'-6 7/8" into the side common lot line building setback, less than the storage building currently encroaches. The proposed garage would be located on the existing driveway, adjacent to the western side common lot line.

This area of the subject property adjoins 810 Old Campus Trail NE, which also contains a single unit detached residence. That property's driveway is adjacent. There are currently a legally nonconforming wall and landscaping between the two (2) driveways.

The following images show the existing conditions of 800 Old Campus Trail and 810 Old Campus Trail NE from the street.





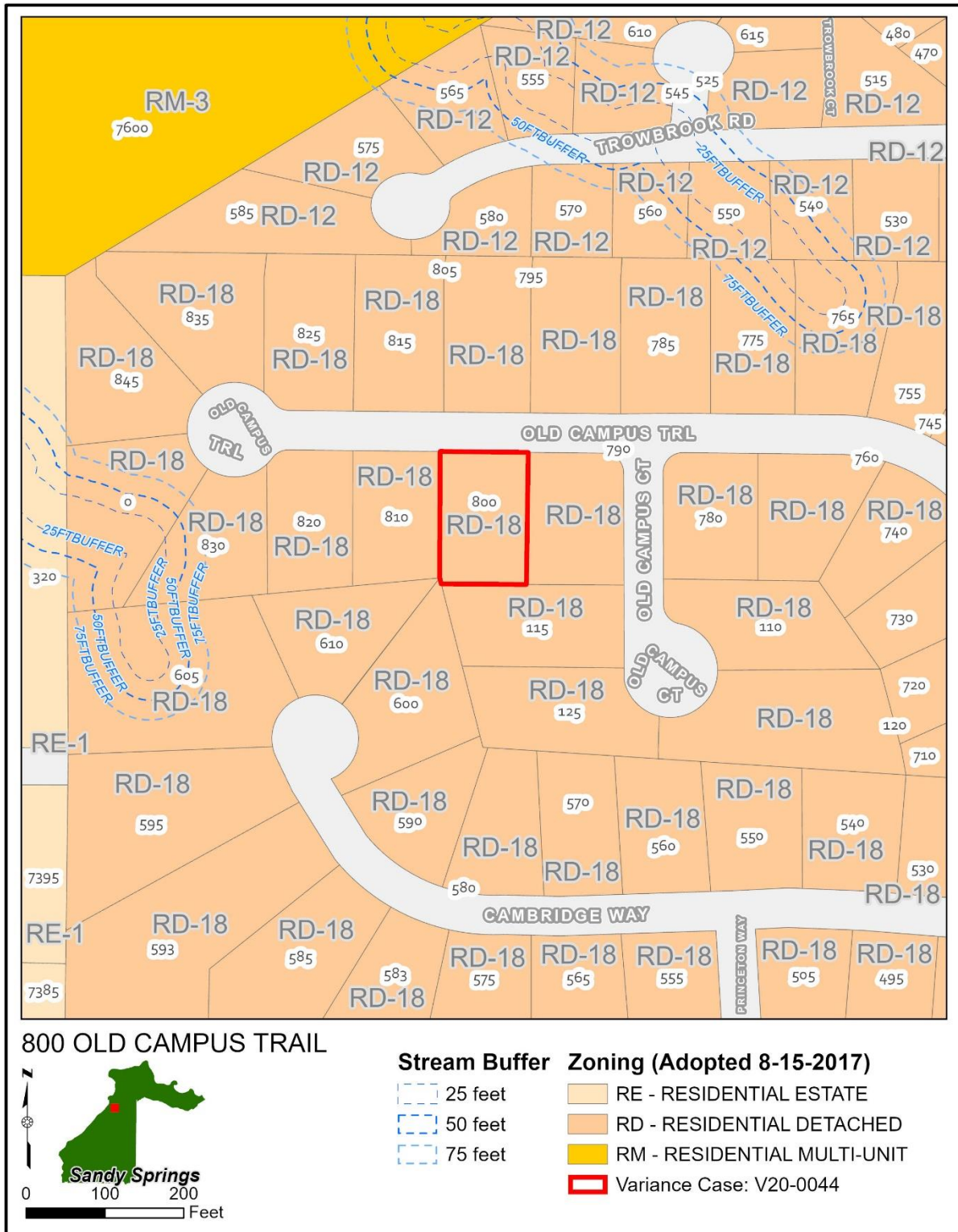
(All photographs by Alexandra Horst, February 14, 2021)

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to subject property	Zoning / Land use	Address(es)	Land area (acres) (approximate)
North	RD-18 / Single Unit Detached Residence	805 Old Campus Trail	0.50
East	RD-18 / Single Unit Detached Residence	790 Old Campus Trail	0.46
South	RD-18 / Single Unit Detached Residence	115 Old Campus Court NE	0.54
Southwest	RD-18 / Single Unit Detached Residence	600 Cambridge Way	0.58
West	RD-18 / Single Unit Detached Residence	810 Old Campus Trail NE	0.42
PROPOSED DEVELOPMENT			
--	RD-18 / Single Unit Detached Residence	800 Old Campus Trail	0.42

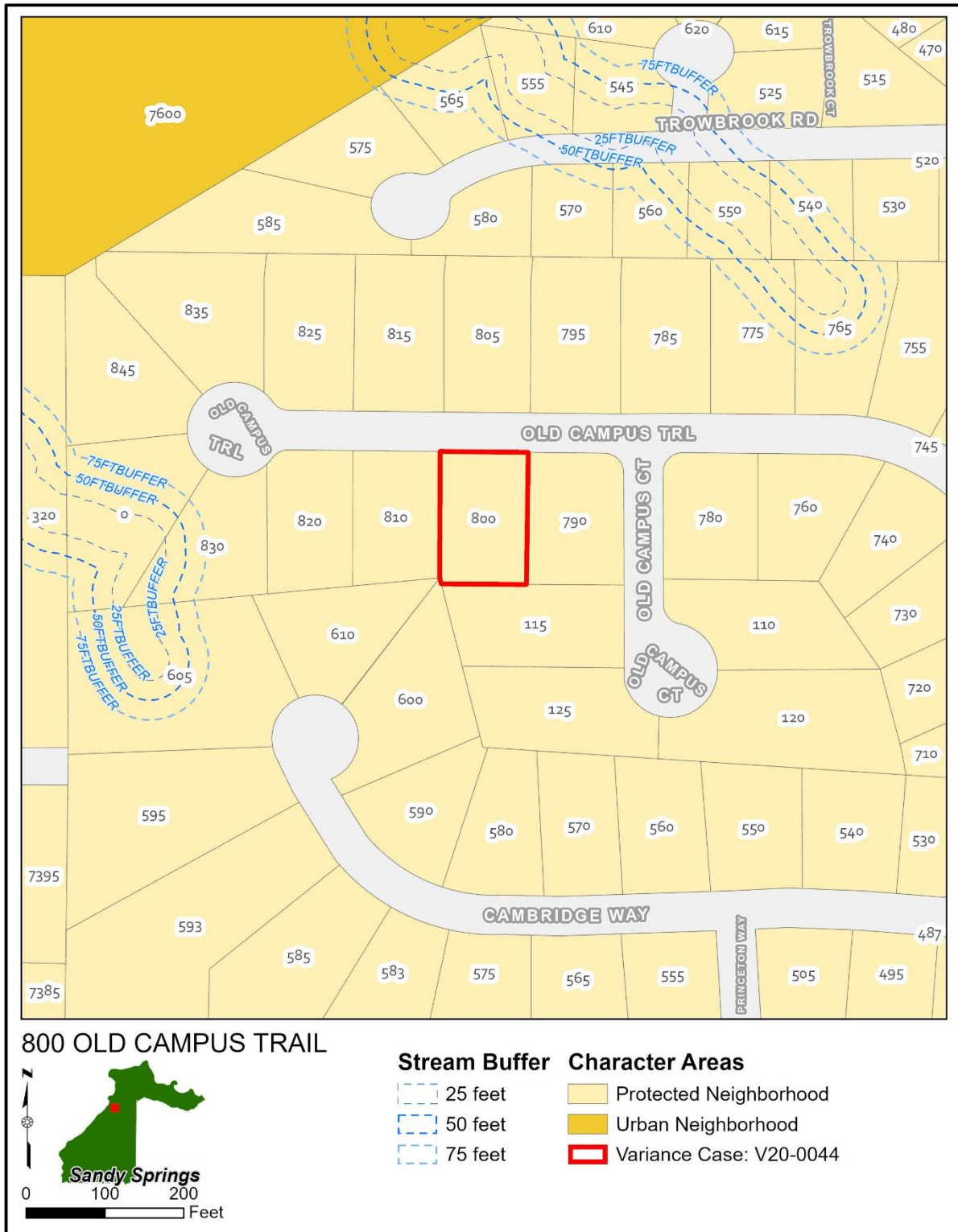
AERIAL IMAGE



ZONING MAP



CHARACTER AREA MAP



VARIANCE CONSIDERATIONS
Per Sec. 11.3.6.G. of the Development Code, the following list of approval criteria for a Variance provides guidance for making decisions on approval:
1. Variances will only be granted upon showing that: a. The application of this Development Code would create an unnecessary hardship, and not merely an inconvenience to the applicant; or Finding: The application of the Development Code would not create an unnecessary hardship.
b. There are extraordinary and exceptional conditions due to the size, shape, or topography, which are specific to the subject property and not generally found in similar properties; Finding: The subject property is 0.42 acre (18,812 square feet) in size, similar to the others in the area. Many parcels in the Princeton Square Princeton Falls Neighborhood are zoned RD-18. The shape of the subject property is a rectangle. There is some topography; the grade of the subject property rises approximately 38 feet. Extreme topography is not apparent in the area of the proposed garage, however.
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. Per the Fulton County Tax Assessors, the residence was built in 1976 with a 460 square foot framed garage. According to the Applicant, who purchased the subject property in 2019, previous property owners converted the garage into living space. A garage could be constructed on the existing driveway in the buildable area, in accordance with the Development Code. Instead, the Applicant requests a Variance for relief from the requirement that garages in RD- Districts be located in the buildable area.
b. The Variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and Finding: The subject property is currently developed with a single unit detached residence, sidewalk, driveway, wall, storage building, and trampoline. It does not contain a functioning garage.
c. The Variance request would result in development that is consistent with the general intent of this Development Code, with the Comprehensive Plan policies, and would not be detrimental to the public good, safety and welfare. Finding: The Development Code contains three (3) primary requirements for single unit detached residence garages in RD-: They cannot encroach into a required setback, front-entry garage doors must be positioned at least five (5) feet behind the front wall plane of the residence, extending no more than 40% of any street-facing width of the residence, while side-entry garages must contain architectural finish and windows facing a street, and garage doors facing a street must be either less than six (6) feet or more than 20 feet from the back of curb if there is no sidewalk (Sec. 6.5.2.B.). The request to locate a proposed garage in the side common lot line building setback does not comply with Code. A major feature of <i>The Next Ten</i> is to protect and preserve the City's neighborhoods, and a way in which that is codified is through building setback and other regulations governing the location of garages. The request would not, however, be detrimental to the public good, safety, and welfare, and the proposed garage would be located on the existing driveway. The Princeton Square/Falls Homeowners Association President supports the Applicant's request.

COMMENTS FROM OTHER PARTIES

Sandy Springs City Engineer:

1. The existing wall encroachment should be corrected and removed from the neighbor's property. This could be incorporated into the construction of the new structure.
2. Gutters from the new structure shall be collected and handled on the subject property. Discharge of stormwater from the structure shall be prohibited from discharging onto the neighboring property.

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 RECOMMENDATION

Following review, and based on the findings, Staff recommends **Denial** of **Variance** V20-0044, request for a Variance from Sec. 2.3.2. to allow construction of a detached garage in the side yard setback.

However, should the Board choose to approve Variance V20-0044, Staff recommends it be subject to the following conditions:

1. That the garage encroachment be limited to that shown on the "*Architectural Site Plan*," prepared by Pless Designs, LLC, dated October 20, 2020, received December 17, 2020.
2. That the garage encroachment into the westernmost side common lot line building setback be limited to no more than 6'-6 7/8".
3. That the garage be constructed as shown on the Elevations on Drawing Number A2.01 in the "*New Detached Garage*" plan set, prepared by Pless Designs, LLC, dated October 20, 2020, received December 17, 2020.
4. That the existing nonconforming portion of the existing wall be removed, in accordance with Code.

Received:
12/17/2020
City of Sandy Springs
Community Development Department



SANDY SPRINGS
GEORGIA

Case No.: _____
Planner's initials: _____

PROJECT INFORMATION SHEET

PROPERTY	Address(es):	800 Old Campus Trail Sandy Springs 30328		
	Parcel Tax ID:	17-0075-0005-026-4		
	Land Lot(s):			
	Total acreage:	0.42	Land District(s):	
	Current zoning:		Council district:	
	Character Area:	B1 - Residential Improvement NBHD-1779		

APPLICATION	Detailed request (include Ordinance/Code Section No.):		
	Tax district: 59 Sandy Springs		
	See attached.		
	Petitioner:		
	Petitioner's address:		
Phone:			
Email:			

OWNER	Property owner:	Michael + Megan Tucker		
	Owner's address:	800 Old Campus Trail Sandy Springs, GA 30328		
	Phone:			
	Signature (authorizing initiation of the process):	Megan B. Tucker		
	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:	



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>Megan B. Tucker</u>	Sworn and subscribed before me this <u>2</u> day of <u>Dec</u> 20 <u>20</u> Notary public: <u>Jane [Signature]</u> Seal:  Commission expires: <u>March 8 2022</u>
Address: <u>800 Old Campus Trail</u>	
City, State, Zip Code: <u>Sandy Springs GA 30328</u>	
Email address: [Redacted]	
Phone number: [Redacted]	
Owner's signature: <u>Megan B. Tucker</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.

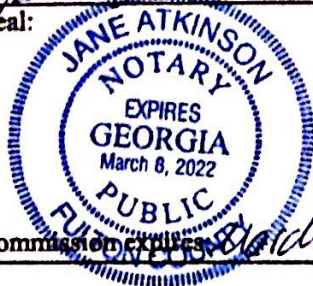
Applicant states under oath that:	
☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or	
☐ He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or	
☐ He/she has an estate of years which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



SANDY SPRINGS
GEORGIA

AUTHORIZATION FORM – PART I

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

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.	
Owner's name: <u>MICHAEL J. TUCKER</u>	Sworn and subscribed before me this <u>2</u> day of <u>DEC</u> 20 <u>20</u> Notary public: <u>Jane Atkinson</u> Seal:  Commission expires: <u>March 8 2022</u>
Address: <u>800 OLD CAMPUS TRL.</u> <u>SANDY SPRINGS</u>	
City, State, Zip Code: <u>ATLANTA, GA 30378</u>	
Email address: [REDACTED]	
Phone number: [REDACTED]	
Owner's signature: <u>[Signature]</u>	

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

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

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

To: The City of Sandy Springs Variance Request Board

From: The Homeowners of 800 Old Campus Trail Sandy Springs, GA 30328

Subject: Variance Letter of Intent

December 2, 2020

The purpose of this document is to serve as our letter of intent to accompany the application for variance. My husband and I live in the deeply established Princeton Square subdivision off Dalrymple Road in Sandy Springs. Our intention is to build a detached garage which encroaches approximately 6½ feet on the 10-foot right side setback. The detached garage is a single level, standard 2-car garage. Our goals in building this structure are to add coverage for our vehicles which have already suffered storm damage (hail and tree limbs) and provide storage space for our belongings. The prior owners of our home converted the original garage into living space over 10 years ago.

By building the garage where requested, it would not be necessary to add additional driveway resulting in an increase in impervious surface on our lot. Moving the proposed garage 6½ feet to meet the side setback requirement would require moving the garage back several feet (encroaching on the rear setback) to allow space to maneuver a vehicle around the corner of the house to enter the garage. Even then, this would be a tight movement for the vehicle and therefore a safety concern. Placing the garage where proposed would allow us to drive straight in and out of the garage which will optimize safe driving. An existing retaining wall, numerous trees and ground coverage would have to be removed if alternative placement were to be explored. Our goal is to build this structure with no tree removal and/or disturbance of existing land, slope, etc.

Upon moving into this home 1.5 years ago, significant drainage issues were discovered in the backyard with leaks into our crawl space. Several thousand dollars has been put into rectifying these problems which included installation of significant, buried drainage system. We would like to minimize any further water issues which would likely result if the retaining wall and slope within the rear set-back had to be removed or altered.

Moving the garage 6½ feet and adding the necessary additional driveway would also result in the loss of at least approximately 175 square feet of existing backyard. Because of the topography of the lot, the backyard is already quite small. We serve as foster parents to young children (under the age of 3) and need to maintain all the backyard space possible for our family and foster kids to play safely. Our front yard is at such a slope that is difficult to use for activities with children.

We feel that the addition of an architecturally attractive garage would be an improvement in the appearance of the neighborhood as compared to having two vehicles sitting outside. There are a significant number of detached garages in the immediate neighborhood, so this would not be out of character. We have lived and worked in Sandy Springs for over 20 years and are deeply invested in this community. Our desire is to build a structure our family will benefit from but to disrupt as little of the natural landscape and green space as possible. Building a structure within the set back would allow these goals to be achieved.

We appreciate your time and attention to this case and are grateful for your support on this project.

Sincerely,

Dr. & Mrs. Michael and Megan Tucker

Variance Analysis 800 Old Campus Trail



A. The application of the Developmental Code would create an unnecessary hardship and not merely an inconvenience to the petitioner

- Topography of the rear of the property would require significant change of natural space (code: 7.8.22) and likely result in significant effect on drainage. Grading would be required (code 9.4.2) if built within setback guidelines (rear 15 feet of the property) also having a significant impact on drainage. (see attached photos)



- As a result of strong, spring and summer storms, the property owner's car was damaged within the first year of owning the home (>\$2,000) which can be avoided with the protection a garage would provide. (repair invoices can be supplied upon request by Regal Nissan)
- Property is positioned on a steep hill making positioning (in line with end of the driveway) of a garage important for safety of drivers. (see attached photos)
- If garage is positioned within the setback as they are written by Sandy Springs, drivers would have to reverse putting their safety at risk due to a significant elevation change between neighbors' property and theirs. (see photos attached)



- 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.
- Building within set back guidelines would require a significant change of natural space (code: 7.8.22) and greatly alter the topography of the back of the property which is well established.
 - Topography of the backyard would likely result in significant effect on drainage since grading would be required (code 9.4.2) if built within setback guidelines.

- Topography of the front yard (slope; see attached photos) results in very ability to use for children to play and therefore would like to maximize all green space that is available in the back of the property (see attached photos).



- Size of the rear, flat yard results in a desire to preserve what little space is available to enjoy. (see attached photos)



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

- Retaining wall, slope/steep driveway and all outdoor space was landscaped and present when we purchased the home. The size and extensive growth of much of the rear of the property suggests it has a long history. (see attached photos)



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

- Rear slope of the property is covered with natural ground cover and tree placement that enhances our property by adding shade and significant root systems to hold the slope and aide in drainage. As stated, this proposal would result in zero disturbance of the area. If positioned in all alternative considerations, a disturbance would likely result. (see attached photos)



- If garage is placed within the setback, a garage would impossible as it would sit too close to the home and make it unsafe to reverse cars out of. Safety of drivers must be considered, and the variance would allow for homeowners to drive straight into the garage at the end of the existing driveway.



- The maximize the use of this property for homeowners and children have and foster, preserving small yard is key.

E. The variance request would result in development that is consistent with the general intent of the Developmental Code (Sec. 1.1.5)

- All erosion control measures will be followed.
- Consistent with vision we have seen in Sandy Springs, our desire is the preserve as much green space and natural resources as possible. If approved, nothing would have to be disturbed to build this garage. All trees would be preserves.
- Greater than 5 properties (possibly more) in Princeton Square neighborhood also have detached garages. This addition would contribute to the reinvestment in an established neighborhood and preserves its unique characteristics.
- The selected General Contractor is a license and insured professional with history of building code in Sandy Springs. This company promotes quality landscape and building design that advances the function and beauty of Sandy Springs. (Spindle and Oak)





From: Tim Maitski [REDACTED]
Date: December 2, 2020 at 12:28:56 PM EST
To: Megan Tucker [REDACTED]
Subject: Re: 2020-10-20 Tucker Residence CDs.pdf

To whom it may concern/The City of Sandy Springs,

As the president of the Princeton Square/Falls HOA, I see absolutely no problem with the Tucker's proposed garage.

There are no restrictions in Princeton Square but even if there were, I'd see no reason not to approve it.

I think it will add value to their home which in return will add value to the neighborhood.

Sincerely,

Tim Maitski
President of Princeton Square/Falls HOA
[REDACTED]

DETACHED GARAGE FOR THE TUCKER RESIDENCE

800 OLD CAMPUS TRAIL
SANDY SPRINGS, GEORGIA 30328

ZONING INFORMATION

SITE SUMMARY	
ZONING: RESIDENTIAL DETACHED (RD-18)	
TOTAL LOT AREA: 0.432 AC/ 18,812 S.F.	
LOT COVERAGE SUMMARY	
EXISTING	5,821 SF (31%)
NEW	5,940 SF (31.5%)

GENERAL PROJECT NOTES

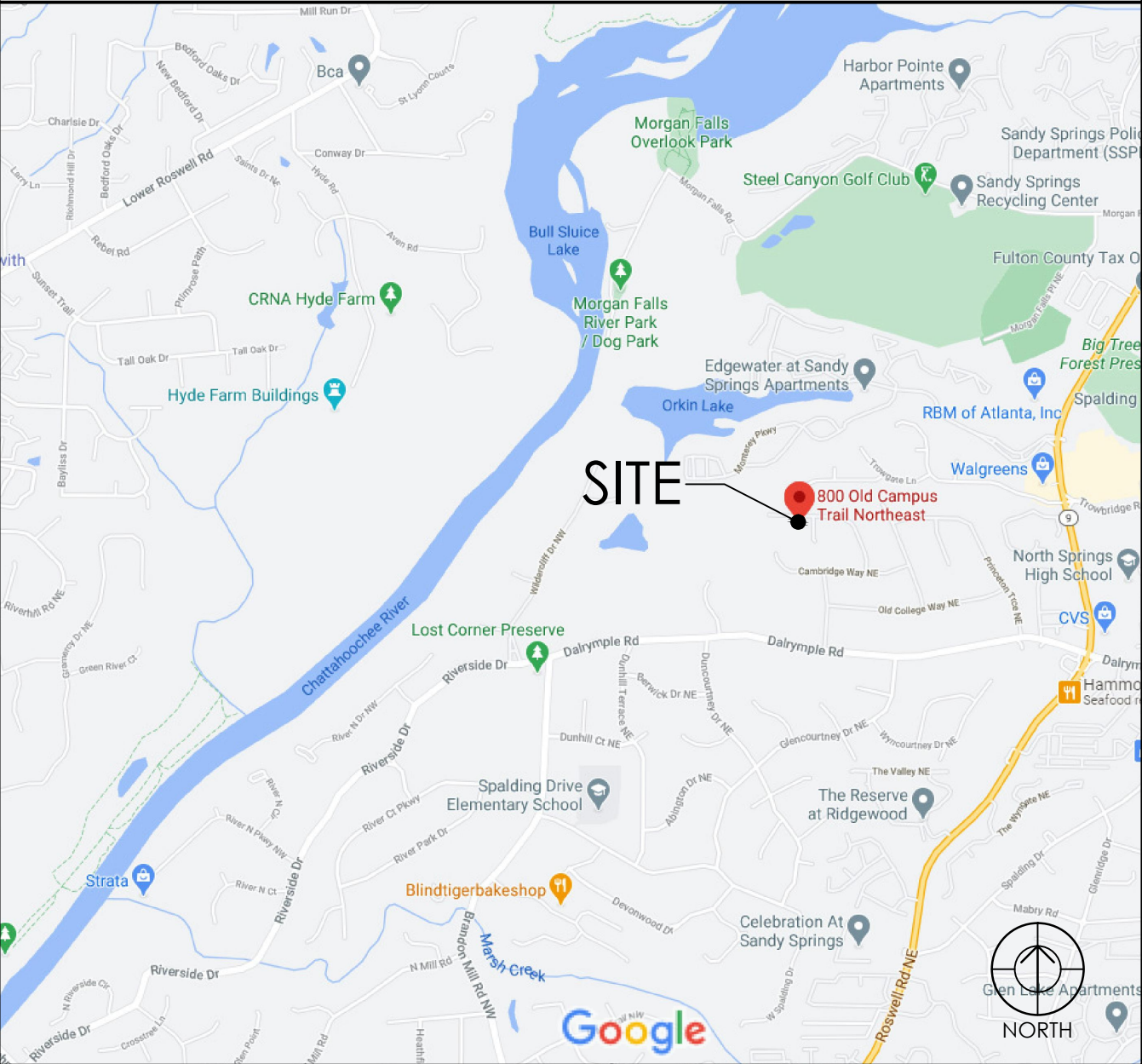
- THESE PLANS DESIGNED IN ACCORDANCE WITH:

INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL PLUMBING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL MECHANICAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL FUEL GAS CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
NATIONAL ELECTRICAL CODE, 2017 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2011, 2012)
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BIDDING AND/OR CONSTRUCTION
- ALL MATERIALS INDICATED ARE NEW AND SHALL BE PROVIDED BY CONTRACTOR UNLESS OTHERWISE NOTED
- DURING THE COURSE OF CONSTRUCTION, IF THE CONTRACTOR UNCOVERS ANY CODE VIOLATION KNOWN TO HIM OR ANY DISCREPANCY WITH THE DESIGN, CONTRACTOR SHALL NOTIFY THE ARCHITECT OF SUCH IMMEDIATELY
- CONTRACTOR SHALL ASSEMBLE AND INSTALL MATERIALS/ PRODUCTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRIAL/ASSOCIATION STANDARDS.
- CONTRACTOR TO FIELD VERIFY ALL MEASURMENTS AND DIMENSIONS PRIOR TO STARTING WORK.

PROJECT SUMMARY

PROJECT CONSISTS OF NEW DETACHED TWO-CAR GARAGE BUILDING W/ COVERED WALK-WAY TO HOUSE, AND THE REMOVAL OF AN EXISTING STORAGE SHED.

LOCATION MAP



SHEET INDEX

SHT. NO.	DESCRIPTION
A0.01	COVER SHEET
A0.02	SITE PLAN
A1.01	FLOOR PLANS
A2.01	ELEVATIONS AND DETAILS

pd
PLESS DESIGNS, LLC

106 WOODBRIDGE TRAIL
DALLAS, GEORGIA 30132
TEL 770 876-0230

THESE DRAWINGS AND DETAILS ARE BY THEIR NATURE, SCHEMATIC AND DO NOT DEPICT EVERY CONDITION DETAIL, CONNECTION, ETC. WHICH WILL OCCUR. KNOWLEDGEABLE, PROPERLY LICENSED CONTRACTORS MUST BE RELIED UPON TO ACHIEVE PROPER INSTALLATION OF MATERIALS, FLASHING, WEATHER SEALING, MATERIAL TRANSITIONS, SEPARATIONS, CONNECTIONS, ANCHORAGES, ETC. VERIFY ALL GIVEN DIMENSIONS IN THE FIELD.

THESE DRAWINGS WERE PREPARED BY A DESIGNER WHO IS NOT A LICENSED ARCHITECT IN THIS STATE.

NEW DETACHED GARAGE

800 OLD CAMPUS TRAIL
ATLANTA, GEORGIA 30328

TUCKER FAMILY

RELEASED FOR CONSTRUCTION

REVISIONS:

DATE: OCTOBER 20, 2020

JOB NUMBER: 2039

DRAWN BY: CIP

CHECKED BY:JOB NUMBER:

TITLE:
COVER SHEET

DRAWING NUMBER:

A0.01

THESE DRAWINGS AND DETAILS ARE BY THEIR NATURE, SCHEMATIC AND DO NOT DEPICT EVERY CONDITION DETAIL, CONNECTION, ETC. WHICH WILL OCCUR, KNOWLEDGEABLE, PROPERLY LICENSED CONTRACTORS MUST BE RELIED UPON TO ACHIEVE PROPER INSTALLATION OF MATERIALS, FLASHING, WEATHER SEALING, MATERIAL TRANSITIONS, SEPARATIONS, CONNECTIONS, ANCHORAGES, ETC. VERIFY ALL GIVEN DIMENSIONS IN THE FIELD.

THESE DRAWINGS WERE PREPARED BY A DESIGNER WHO IS NOT A LICENSED ARCHITECT IN THIS STATE.

NEW DETACHED GARAGE

800 OLD CAMPUS TRAIL
ATLANTA, GEORGIA 30328

TUCKER FAMILY

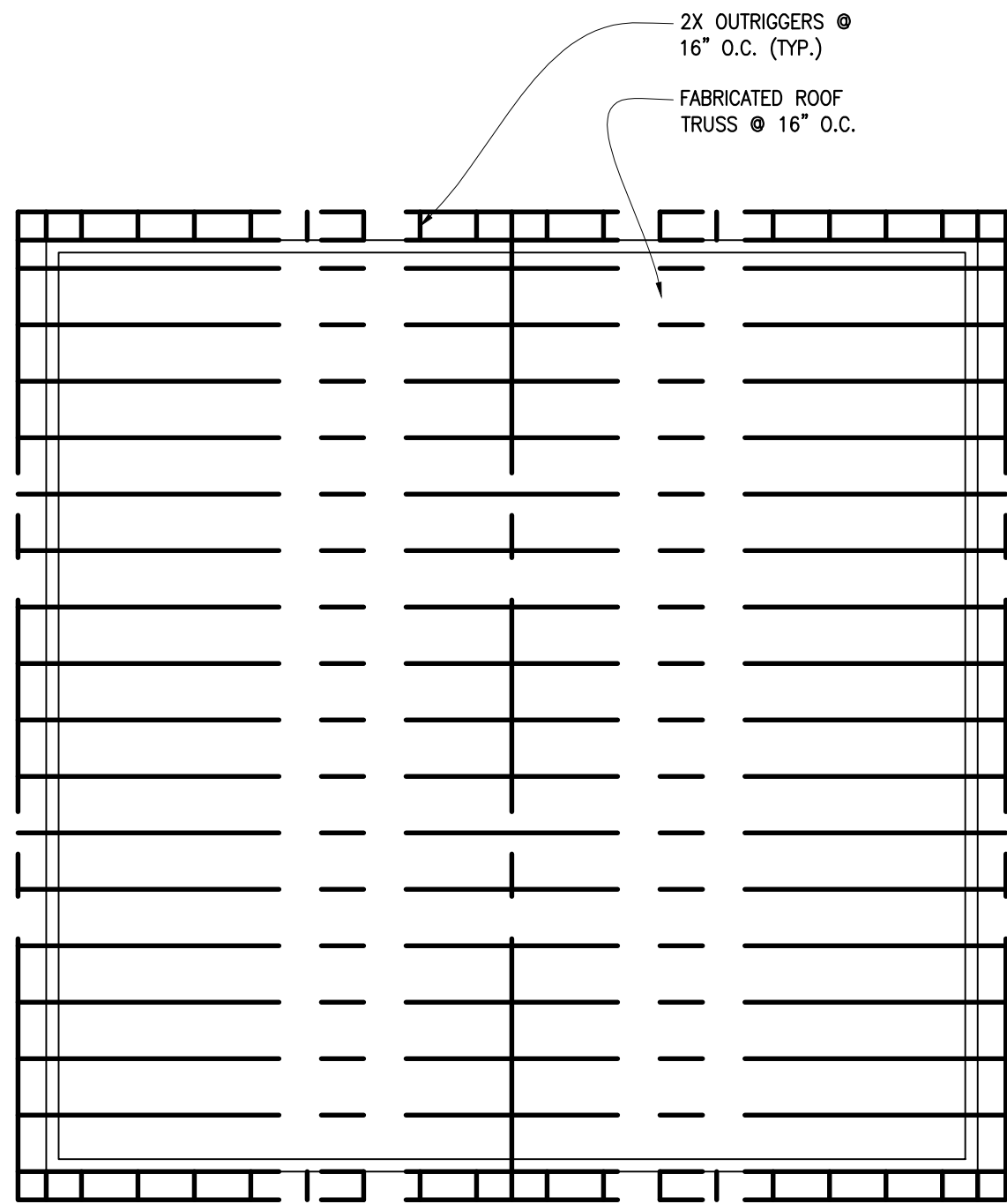
RELEASED FOR CONSTRUCTION

REVISIONS:

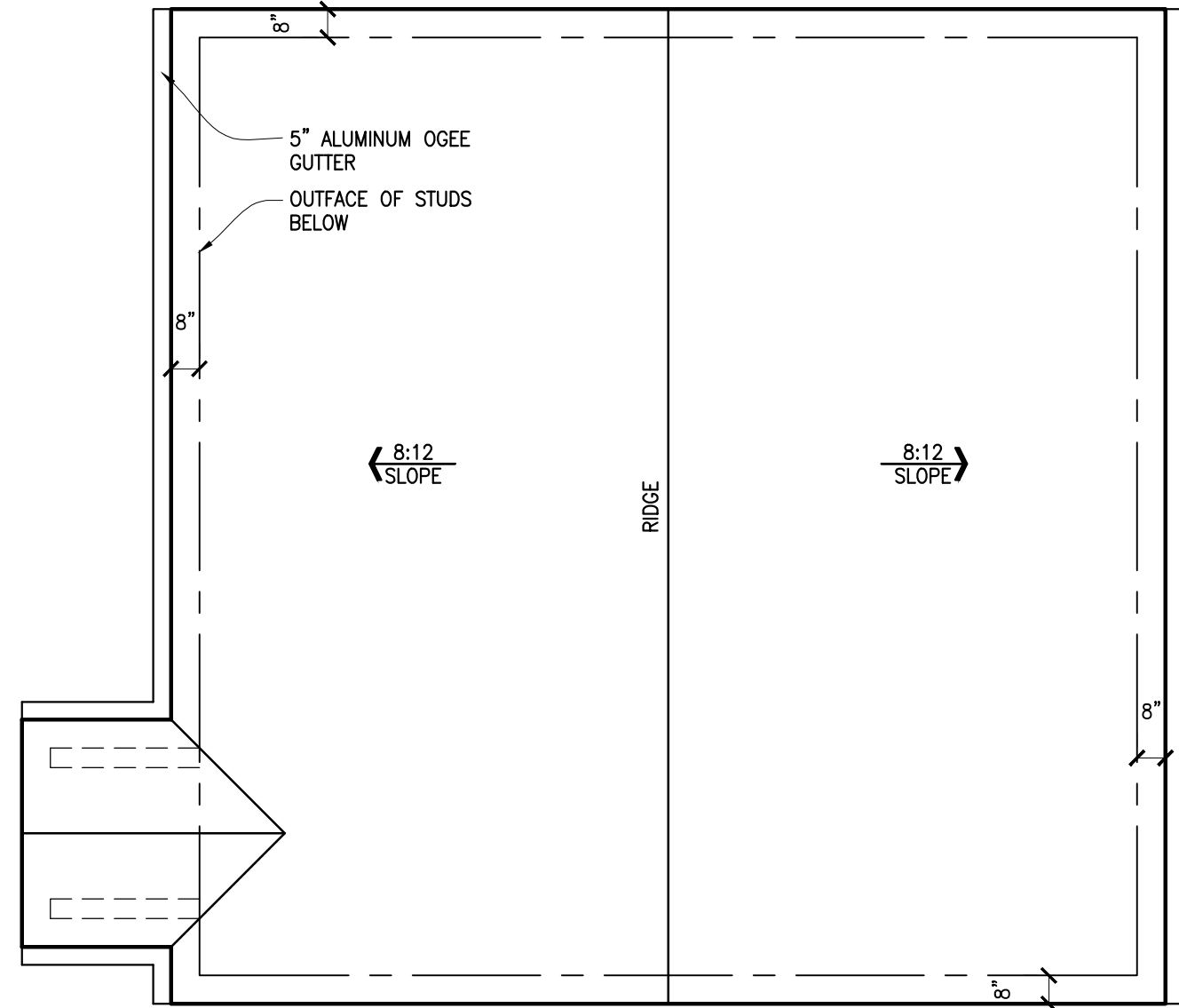
DATE: OCTOBER 20, 2020
JOB NUMBER: 2039
DRAWN BY: CIP
CHECKED BY:JOB NUMBER:
TITLE: FLOOR PLANS

DRAWING NUMBER:

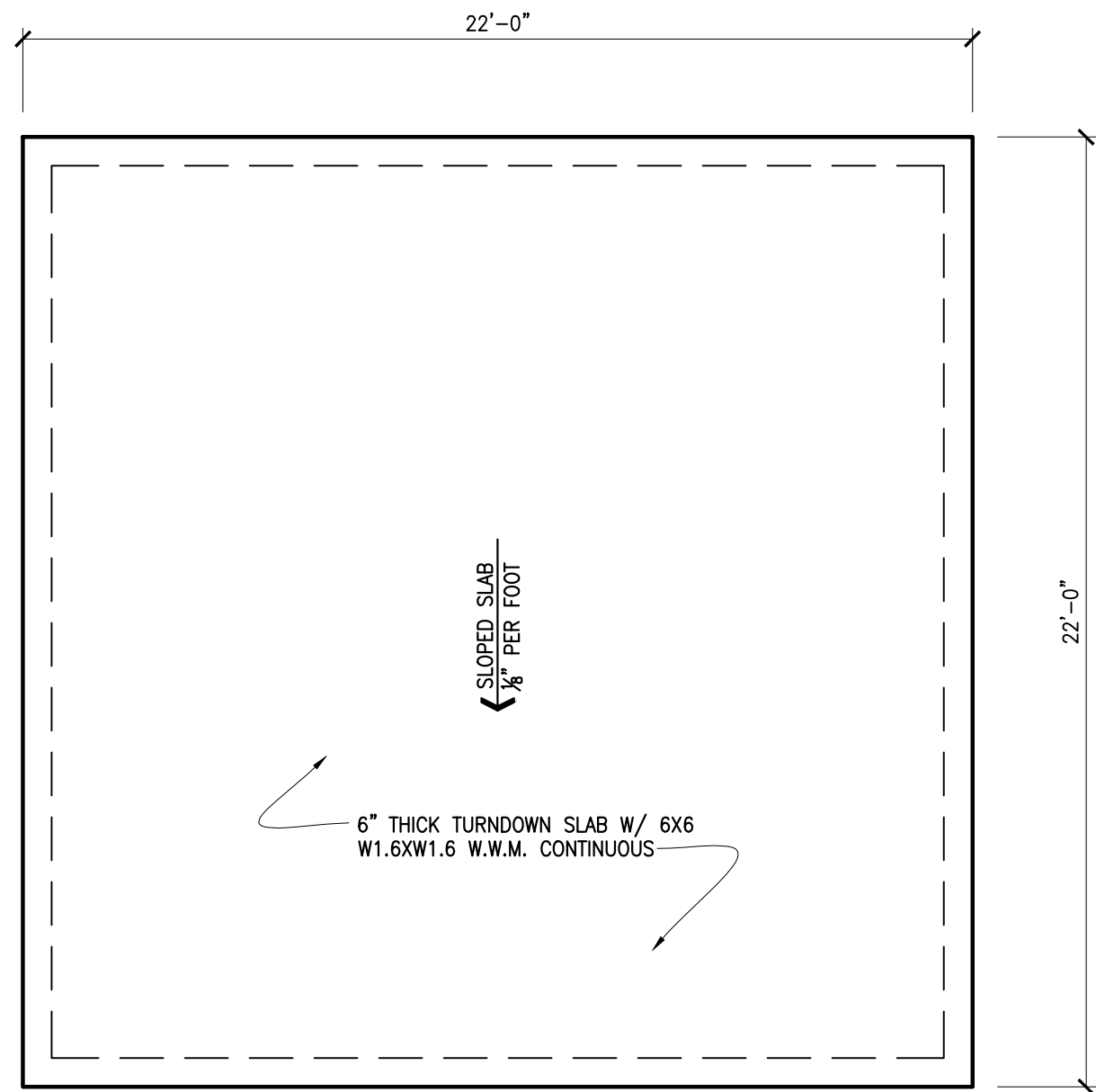
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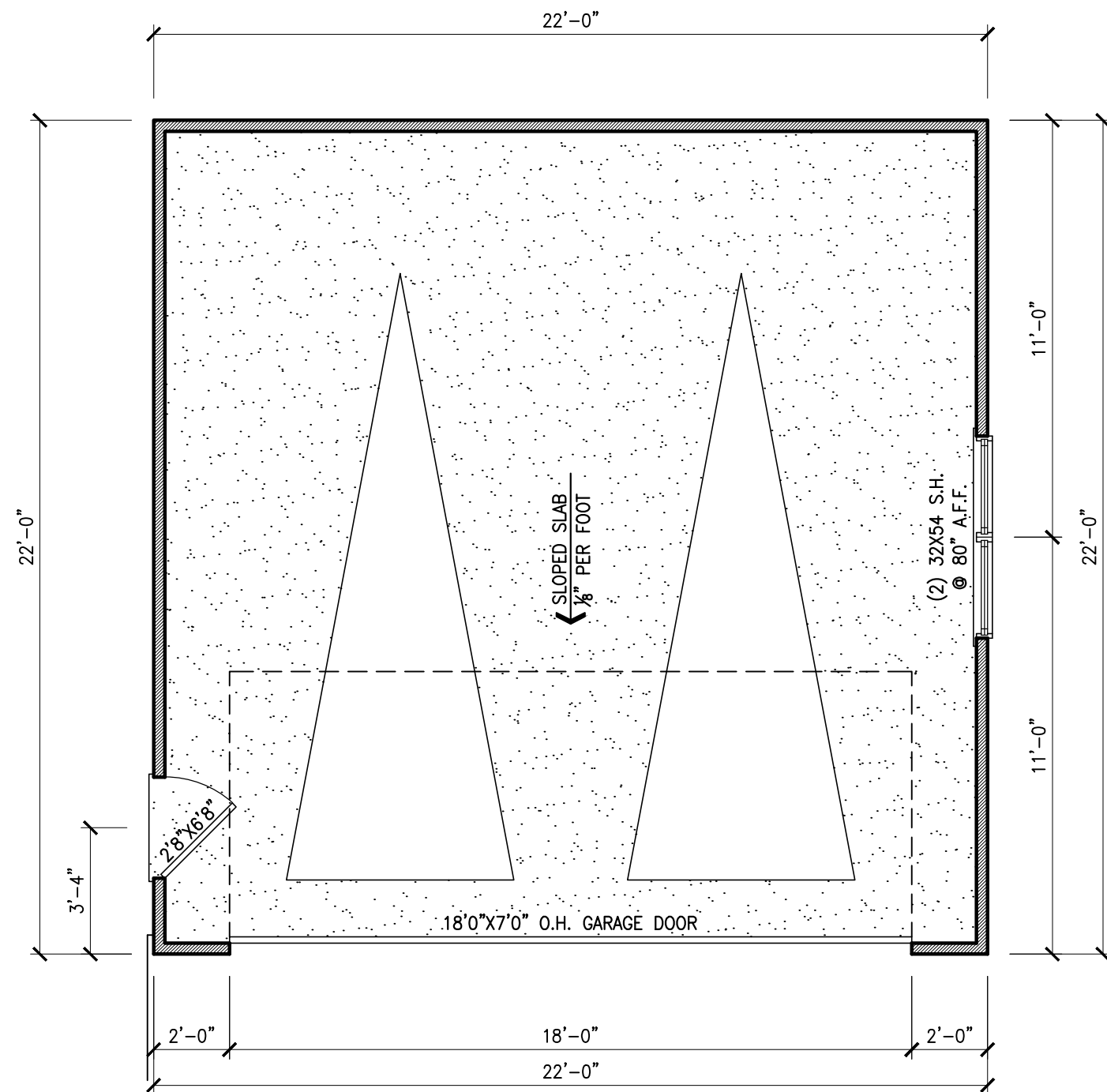
4 ROOF FRAMING PLAN
1/4"=1'-0"



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



2 FOUNDATION PLAN
1/4"=1'-0"



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

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THESE DRAWINGS WERE PREPARED BY A DESIGNER WHO IS NOT A LICENSED ARCHITECT IN THIS STATE.

NEW DETACHED GARAGE

800 OLD CAMPUS TRAIL
ATLANTA, GEORGIA 30328

TUCKER FAMILY

RELEASED FOR CONSTRUCTION

REVISIONS:

DATE: OCTOBER 20, 2020

JOB NUMBER: 2039

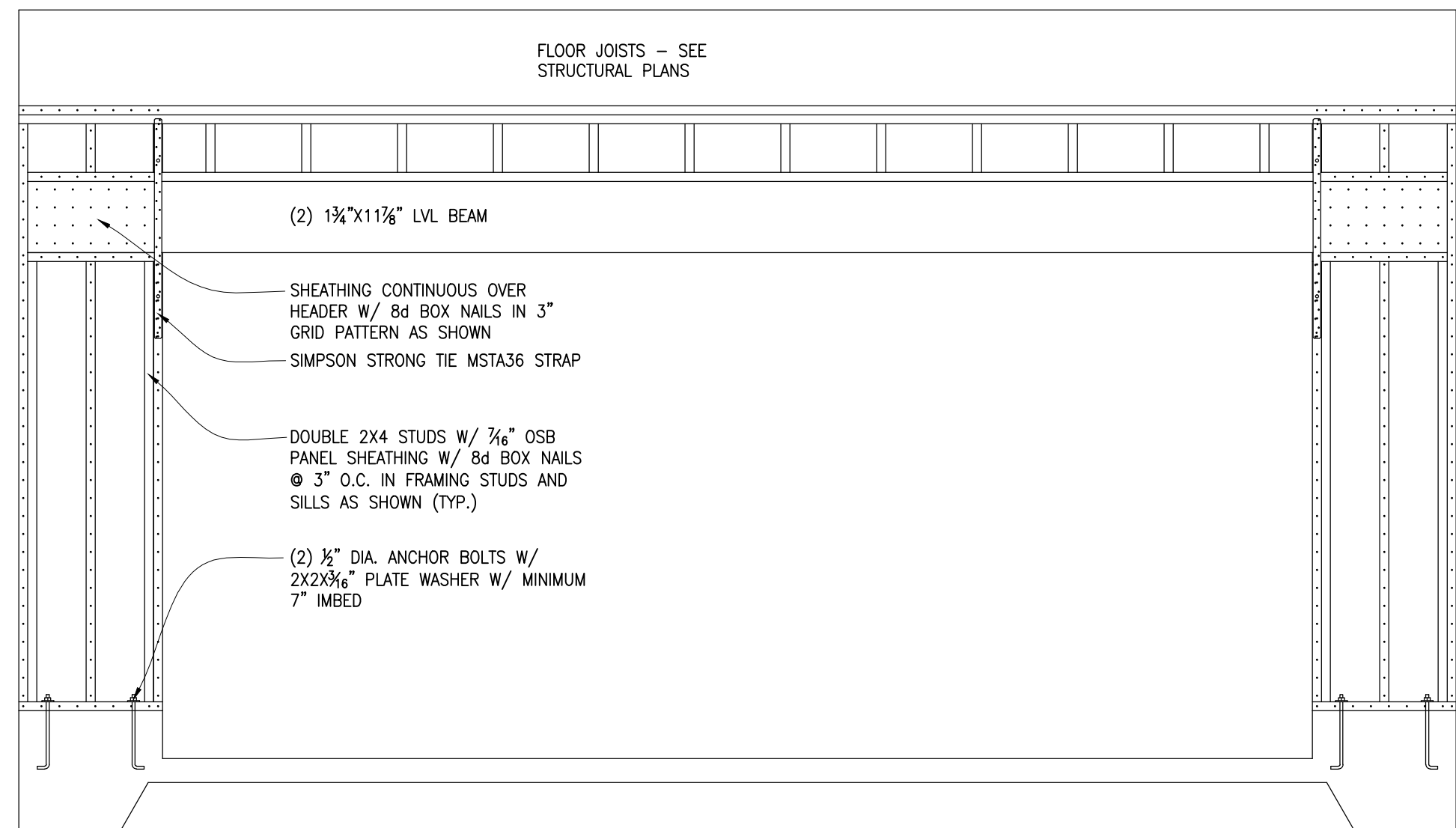
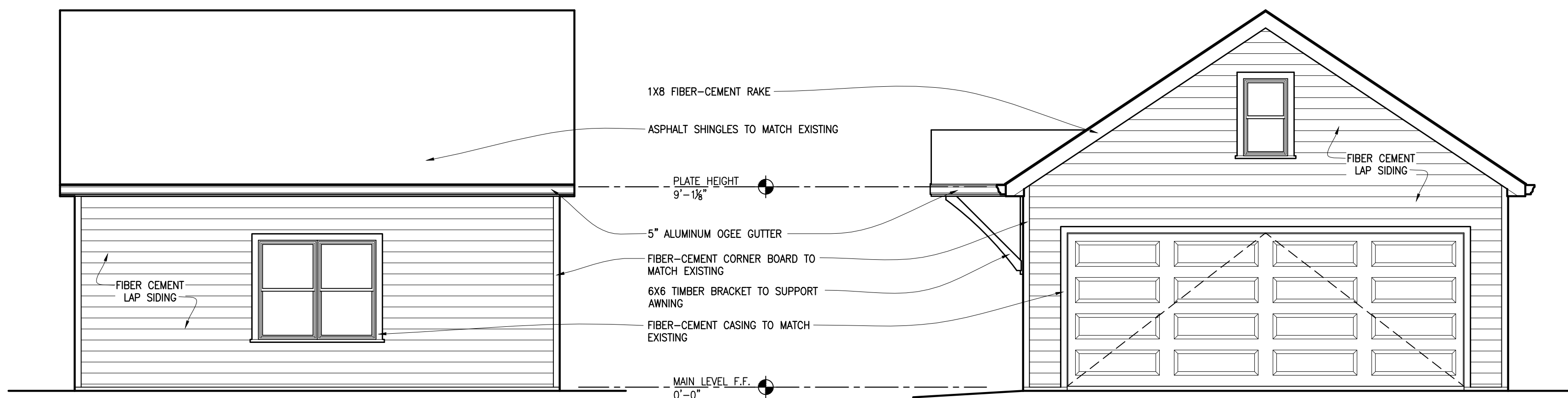
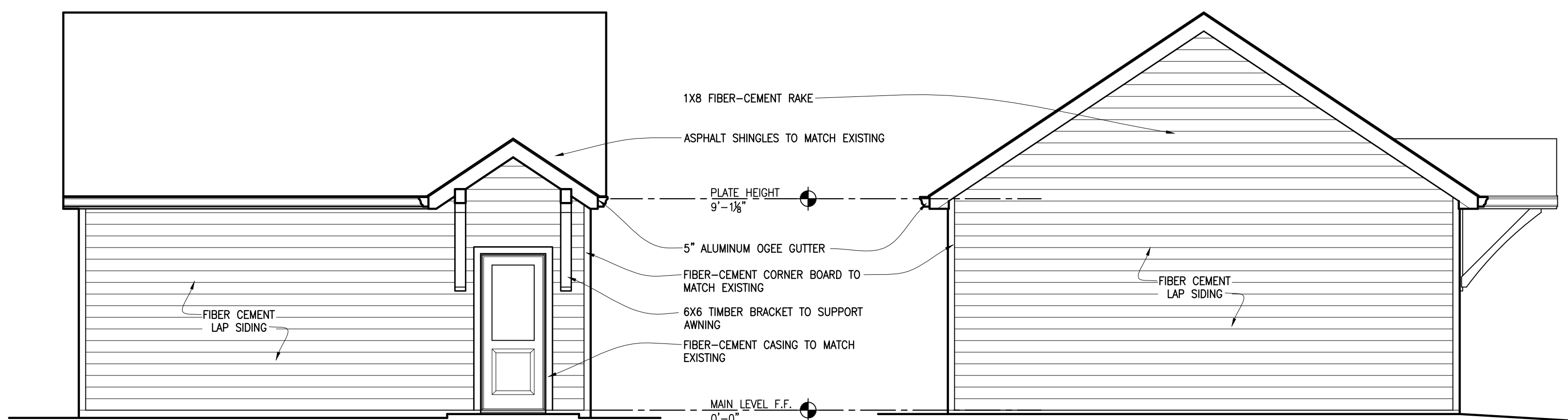
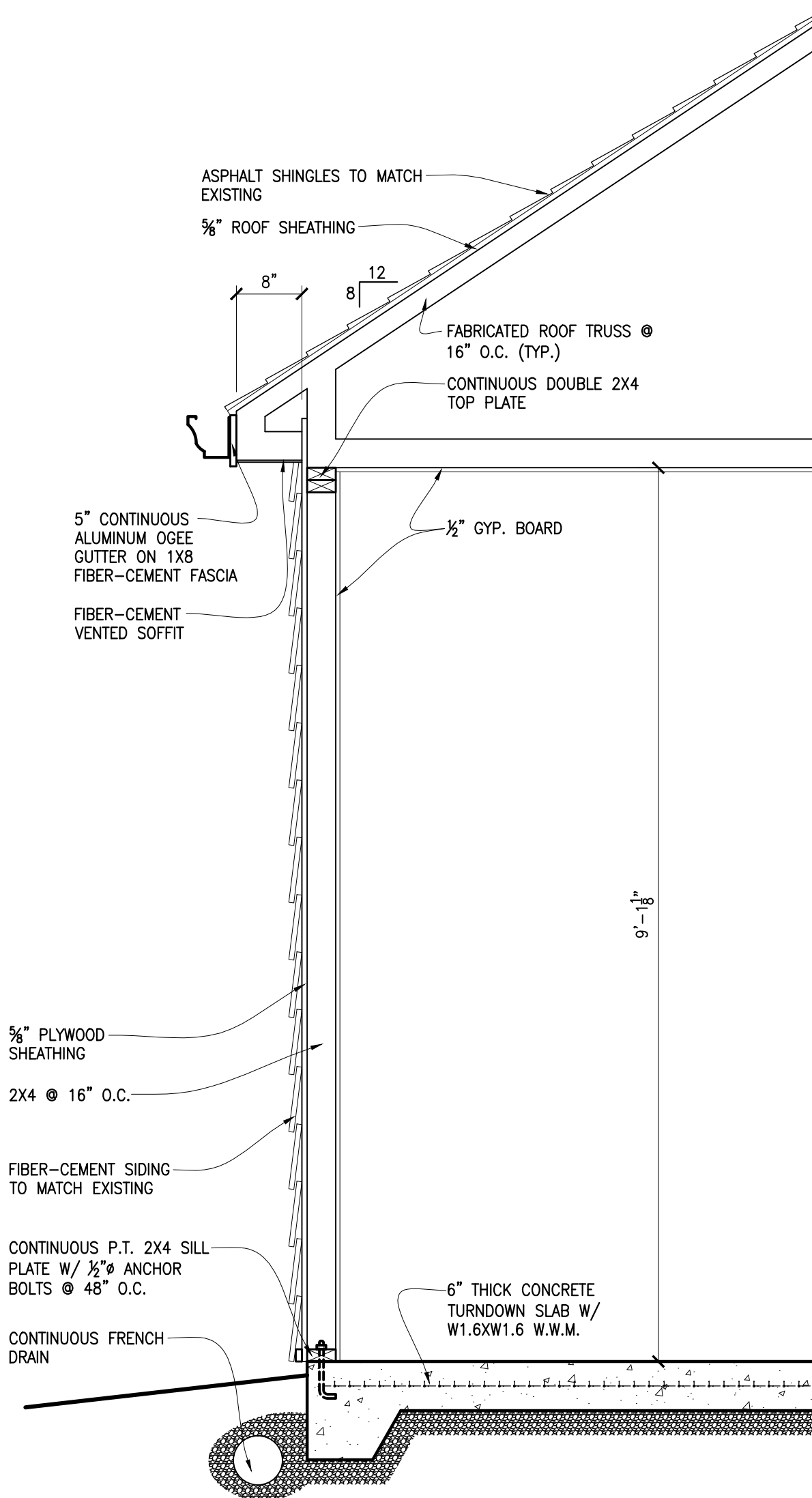
DRAWN BY: CIP

CHECKED BY: JOB NUMBER:

TITLE:
ELEVATIONS AND DETAILS

DRAWING NUMBER:

A2.01

5 PORTAL FRAME DETAIL
A2.01 1/2"=1'-0"4 RIGHT SIDE ELEVATION
A2.01 1/4"=1'-0"3 FRONT ELEVATION
A2.01 1/4"=1'-0"2 LEFT SIDE ELEVATION
A2.01 1/4"=1'-0"1 REAR ELEVATION
A2.01 1/4"=1'-0"6 WALL SECTION
A2.01 3/4"=1'-0"

LEGEND	
OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
REF	Rebar Found
RBS	Rebar Set
B/L	Building Line
N or F	Utility Pole
—	Now or Formerly
—	Fence
—	Overhead Wire
—	Not to Scale
Δ	Calculated Point

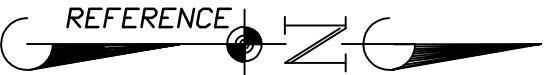
William F. Dilbert

William J. Gilbert
William J. Gilbert Ga. RLS # 2843



NOTES:

- 1.) Field Data: Closure Precision - 1/29,558".
- Angular Error = 04"/STA.
- 2.) Measurements were taken with a Leica TS12P on 10/08/2020 and were balanced using the Compass Rule.
- 3.) Bearings are based on Magnetic Reading.
- 4.) Plat Precision - 1/100,000+.
- 5.) No portion of this property is located in a Special Flood Area as indicated on F.I.R.M. Map No. 13121C0134G, dated 09/18/2013.



TREE LEGEND

oak - oak
pi - pine
ch - cherry
mim - mimosa
ma - maple
dw - dogwoodwood
hic - hickory

The logo for LandTec Surveying. It features the word "LandTec" in a large, bold, sans-serif font, with "Land" in black and "Tec" in grey. Below it, the word "Surveying" is written in a smaller, black, sans-serif font. A stylized graphic of a surveying instrument, possibly a theodolite or level, is positioned to the right of the text, with a horizontal line passing through the center of the word "LandTec".

205 WILLIAMS BRIDGE ROAD,
TOCCOA, GEORGIA 30577
PHONE: (678)780-8832

SURVEY OF:
800 OLD CAMPUS TRAIL FOR:

MEGAN
TUCKER

LAND LOT 75, 17TH DISTRICT
FULTON COUNTY GEORGIA
10/15/2020

CC: HB

DRAWN BY: WJG

SCALE: 1" = 30'

PROJECT NO. - 20-077

SHEET NO. 1 OF 1

SPINDLE & OAK™

Custom Remodeling Quote

Prepared For:

The Tucker Family





SPINDLE & OAK™

Our Promise:

We want you to love the newest finishes to your home. We will work with you to understand your vision and make it a reality, surpassing your expectations. We pride ourselves on custom craftsmanship and customer experience, using local sustainable materials and finishes that are safe for you and your family. We offer a one year labor warrantee, to give you peace of mind that your investment is a sound decision.

Whether you are looking for the best solution for a functional addition to your home, or that perfect accent to set off a room, we partner with you to provide what you need. We not only offer design and build services, but we also partner with true artists and craftsman here in the South who put their heart and soul in their work. Made in the USA. Made in the South.



SPINDLE & OAK™

Our Values:

We design and build custom pieces that make your house feel like home. Founded on principles of customer service, expert craftsmanship and project management, we strive to build client relationships for life. In the South, we are proud of who we are and love our culture of gracious living, hospitality and community. Our mission is to instill this pride and these values into all of our offerings.

QUALITY CRAFTSMANSHIP



We take pride in the precision of our work, and guarantee your satisfaction. We have a team of master craftsmen who know how to get the job done right, the first time. Whether it's a simple upgrade of trimwork or a ornate mahogany-paneled office, we ensure attention to detail.



SAFE MATERIALS

We have families of our own, and treat your home as if it were ours, protecting the health of you and your family in all of our material decisions. For example, we only use low- to no-VOC materials when available and solid surfaces that don't give off harmful gases.

CUSTOMER SERVICE



We are here to serve you, partnering with you along the full project. In a sea of remodelers and designers, we understand that the toughest obstacle for the homeowner might be holding contractors accountable with project management, transparency and communication.



LOCAL MATERIALS

When available, we use local materials sourced from the USA & especially the South. We love to reuse materials found in old buildings, or in our natural elements. Sourcing locally helps reduce waste and energy consumed, as well as helps fuel the economy of small business owners.

STAYING ON BUDGET



We are stewards with your money, keeping the project on track and mitigating risks. We all work hard for our money, and want to ensure that it is used to the maximum value. Projects are filled with changes and unknowns. When these are uncovered, we will work with you to identify the best course forward.



NON-PROFIT PARTNERS

We have several non-profit partners - who are doing extremely great work. We all wish that we could be on the front lines of these great causes... but we can help. We are helping to fight the effects of cancer on families, providing clean water to villages for the first time and doing what we can to stop human trafficking.



SPINDLE & OAK™

What Being “Southern” Means To Us:

Being a “Southerner” means different things to different people. In this “New South” of ours, we love how our fellow Southerners (and “transplants” from elsewhere!) are gracious and thankful for what they have. Southerners appreciate the hard work that it takes to build beautiful homes and lives, so we value exquisite craftsmanship and design. We love that old truck, because it has served us well and still runs like a deer, but we also love technology that adds functionality and efficiency into our lives. We love that old dining room table because it’s been in the family for 3 generations, and we love that we can tell stories about what that table has witnessed more than we could ever love a new, shiny table from China. We’re proud and passionate about products made in the good ‘ole USA (especially those made in the South) and the safety and origin of the materials that go into each finished product.

We want every customer experience to be exceptional. Our faith runs deep, along with our family ties and the quality of our leisure. Like you, we are passionate about nonprofits that do great work around the world sometimes related to issues that are often difficult to discuss around the dinner table. In this New South, we take “Southern Hospitality” seriously, and that is reflected in how we do business and how we treat one another with grace and compassion, regardless of race, religion or origin.

Pursuing Our Passions...

Our founders and leadership team is made up of true Southerners, born and raised, and design and building run in our blood. Each of our fathers were builders and master craftsman, so we swung a hammer in our early years making “forts,” and spent teenage years working for our fathers’ companies during summers and school breaks. We are proud to use all that we’ve learned to help others create beautiful and gracious homes.

Our roots, Southern values, and faith run deep. We believe that we are here for a purpose, and nothing happens by chance – including our relationship with you, our customers. Our goal is to bring happiness, fulfillment and joy to your life, and we look forward to sharing those emotions with you as you create the home of your dreams.

The background image shows a dirt path leading through a dense forest of tall, mature trees. The path is flanked by a white wooden fence. The Spindle & Oak logo is centered at the top of the image.

SPINDLE & OAK™

Our Nonprofit Partners:

We are passionate about supporting those doing great things. We all wish that we could have a huge impact on the world through our life's work, but sometimes it doesn't feel like we make any difference at all... but we can always help those who are on the frontlines of the issues that tug on our heart. We are helping to fight the effects of cancer on families, providing clean water to a villages for the first time and doing what we can to stop human trafficking. We give a portion of our profit to our partners listed below, and occasionally have the opportunity to host fundraisers to support their efforts.

Lighthouse Family Retreat

This year in the United States, more than 15,000 families will hear the dreadful news that their child has been diagnosed with cancer. Because of these realities and so many more, the family unit bears unimaginable weight and is exposed to profound risk. And that's just not going to work for us.

Lighthouse Family Retreat is a faith-based non-profit that exists to strengthen every family living through childhood cancer. We host restorative retreats and develop valuable resources so that families and their support systems can find hope in God and help in their fight.

Charity: Water

Charity: water is a non-profit organization that provides clean and safe drinking water to people in developing nations. The organization was founded in 2006 and has helped fund 24,537 projects in 24 countries, benefiting over 8.2 million people.

We track every dollar you raise, and show the projects you helped fund with photos and GPS. We've consistently received the highest grades available for accountability and transparency. Private donors cover our operating costs so 100% of your money can fund water projects.

Destiny Rescue

Destiny Rescue is committed to liberating the enslaved and restoring those who have been abused. Already serving in several nations, Destiny Rescue will keep expanding to reach even more children.

Destiny Rescue is an internationally-recognized Christian non-profit organization dedicated to rescuing children trapped in the sex trade. Our vision is to rescue the sexually exploited and enslaved, restore the abused, protect the vulnerable, empower the poor and be a voice for those who can't speak up for themselves.

Thorn

Thorn joins forces with the sharpest minds from tech, non-profit, government and law enforcement. We work to stop the spread of child sexual abuse material and stand up to child traffickers. We're also uncovering new kinds of abuse, and fighting those too.

Thorn is the dedication of more than 350 inspiring volunteers and members of the tech community. Thorn is the tireless efforts of our 20+ international NGO partners and 40+ tech partners. Thorn is committed to serving over 5,000 law enforcement officers in all 50 states and over 18 countries.



Remodeling Quote

Estimate #: 168
(Quote expires in 30 days)

75 Brandon Ridge Drive
Sandy Springs, GA 30328
404-642-5900
SpindleAndOak.com

Project Name: Garage Project

Date: October 30, 2020

Client Name: Megan Tucker

Estimated Duration: 7-10 weeks

Address: 800 Old Campus Trail. Sandy Springs, GA 30328

Phone: 404-447-0806

Detached Garage

(Allocations are for material costs)

Item	Description	Amount
Detached Garage	• Permitting • Site prep • Run electrical • Demo concrete for footers • Footers • Slab • Framing • Exterior door to walkway (Allocation= \$450) • Windows (2 side by side) (Allocation= \$350/window) • Roofing (Allocation= \$315/square) • Exterior siding & cornice • Electrical rough • Insulation • Drywall • Trim • Paint (Allocation= \$65/gallon) • Floodlights (Allocation= \$75) • Exterior sconce by pathway door (Allocation= \$85) • LED strip lights in garage (Allocation= \$40/light fixture) • Garage door with opener (Allocation= \$1,750)	64,849



Remodeling Quote

Estimate #: 168
(Quote expires in 30 days)

75 Brandon Ridge Drive
Sandy Springs, GA 30328
404-642-5900
SpindleAndOak.com

Tentative Timeline, Phasing, and Payment Structure (*timelines will overlap*)

Phase & Durations	Description	Payment Due @ Start of Phase
1 (2-3 weeks)	Permitting Site prep Run electrical Demo concrete for footers Footers Slab	12,784
2 (3-4 weeks)	Framing Exterior door to walkway Windows (2 side by side) Roofing Exterior siding & cornice	36,867
3 (2-3 weeks)	Electrical rough Insulation Drywall Trim Paint	10,811
4 (1-2 weeks)	Floodlights Exterior sconce by pathway door LED strip lights in garage Garage door with opener	4,387

Total: \$64,849



Remodeling Quote

Estimate #: 168
(Quote expires in 30 days)

75 Brandon Ridge Drive
Sandy Springs, GA 30328
404-642-5900
SpindleAndOak.com

Approval

After reviewing this residential construction proposal, please eSign in the field below to indicate your approval. A member of our team will reach out to you to begin project scheduling and contract drafting.

I agree to the colors, finishes and pricing listed above. I understand that once work has begun, any changes in paint color, finishes and/or overall design are subject to additional fees. Quote does not include painting the inside of cabinets, inside of drawers or bottoms (non-visible) parts of the cabinetry unless specifically mentioned. I understand that the estimated completion date is an estimate only, and work may take longer due to weather and/or changes made.

I agree to allow Spindle & Oak, LLC use of any and all photographs of myself, my furniture and all items related to this project for business and marketing purposes.

Spindle & Oak, LLC

Client

Ben Walker

Megan Tucker

What Our Clients Are Saying:



Social Media Properties, Reviews & Galleries

Houzz: <https://www.houzz.com/pro/spindle-and-oak/spindle-and-oak>

Facebook: <https://www.facebook.com/spindleandoak>

LinkedIn: <https://www.linkedin.com/company/11852428>

Instagram: https://www.instagram.com/spindle_and_oak

Nextdoor: <https://nextdoor.com/pages/spindle-oak-atlanta-ga/>

Pinterest: https://www.pinterest.com/spindle_and_oak/

BBB: <https://www.bbb.org/us/ga/sandy-springs/profile/home-improvement/spindle-oak-llc-0443-28021909>

Alignable: <https://www.alignable.com/sandy-springs-ga/spindle-oak>

Yelp: <https://www.yelp.com/biz/spindle-and-oak-sandy-springs>

Google: <https://www.google.com/search?q=spindle+%26+oak&oq>

Recent Client References:

Chad Weidenhamer: chad.weidenhamer@ptcinc.com

Heather Livingston: heathersheppard23@gmail.com

Ryan Lahm: ryanlahm@gmail.com

Kacy Thomason: kacylmulligan@gmail.com

Jim Robb: jbrobb@mac.com

Chesan Brady: mchesanbrady@gmail.com

Stephanie Stewart: stephanie.stewart@ashtonwoods.com

Claire Shaw: claireshaw@bellsouth.net

Cheryl Whelan: cherylwhelan623@gmail.com

Pam Wilson: pam.wilson@mac.com

Jeff Crumrine: jac7740@bellsouth.net

Jason Hassler: jchassler@gmail.com

Sarah Panzer: sarajpanzer@gmail.com

Kirstin Summer: kirstensummer26@yahoo.com

Emily Northington: ebnorthington@gmail.com

Alan Andrew: alan@alanandrew.com

Lee Marcum: lee@lbroof.com

Brooke Henze: brooke@swellforever.com

Kurt Uhlir: kbuhlr@gmail.com

John Scott Randall: jsrandall@mac.com

Melissa Shipman: melissaloushipman@gmail.com

Mark Butler: markbbutler@gmail.com



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, March 3, 2021

Case: **V20-0045 – 5505 Claire Rose Lane**
Staff Contact: Alexandra Horst (ahorst@sandyspringsga.gov)
Report Date: February 22, 2021

REQUEST

Request for a Variance from Sec. 2.3.2. and Sec. 6.1.2.B.3. to allow placement of a generator in front of the primary residence and within the side yard setback.

APPLICANT

Property Owners: Roderick J Rusyniak and Thomas E Bat	Petitioner: Rod Rusyniak	Representative: Andrew D. Porter
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RECOMMENDATION

Department of Community Development

Staff recommends **Denial** of **Variance** V20-0045.

MATERIALS SUBMITTED AND REVIEWED

Materials:

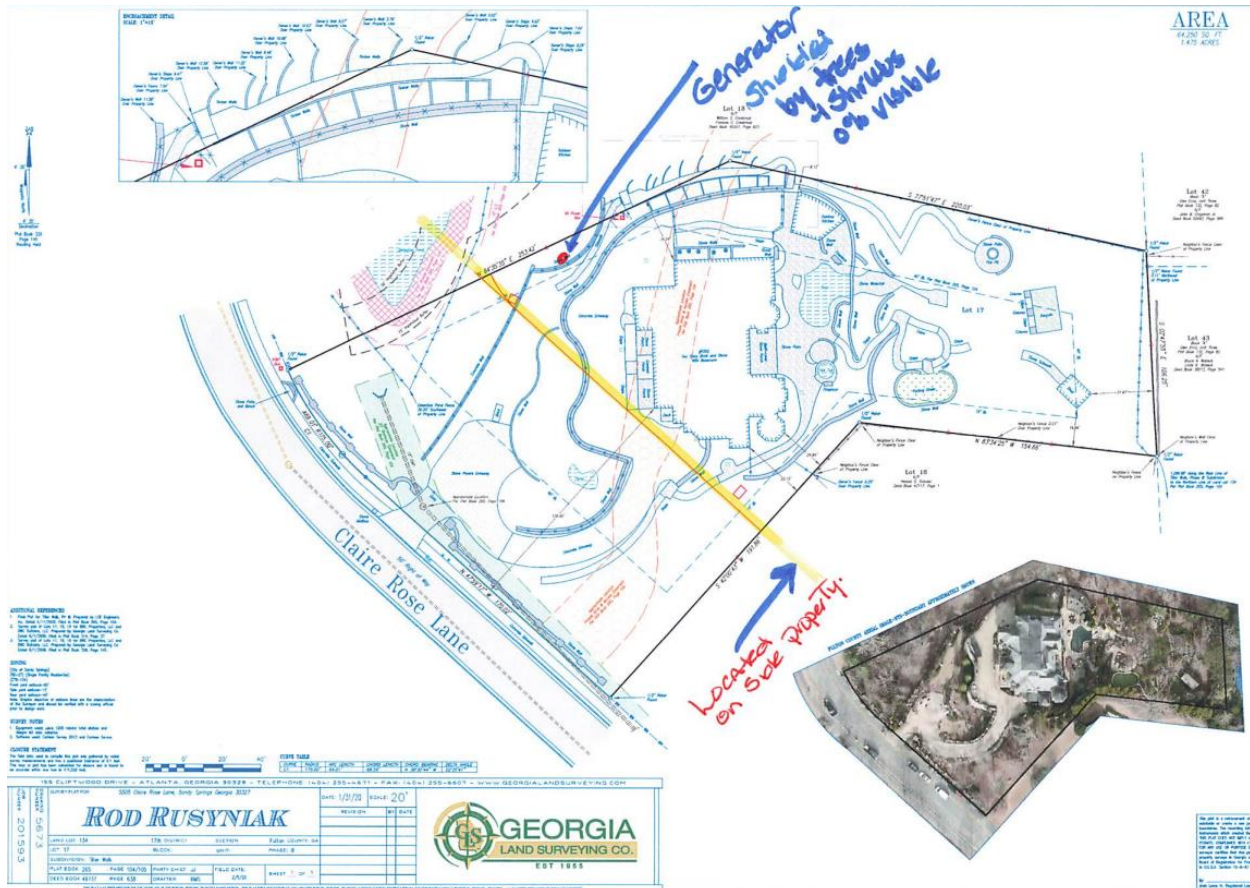
1. Application, received December 17, 2020

Plans:

1. Site Plan prepared by property owner based on “Survey Plat,” prepared by Georgia Land Surveying Co., sealed by Josh L. Lewis, IV, R.L.S., dated January 31, 2020, received December 17, 2020
2. “Survey,” prepared by Carter Land Surveyors and Planners, signed and signed by David J. Baggett, R.L.S., dated March 23, 2011, received December 17, 2020

PROPERTY INFORMATION	
Location:	5505 Claire Rose Lane (Parcel #17 0134 LL0483)
Council District:	6 – Andy Bauman
Road frontage:	Approximately 239.4 feet of frontage on Claire Rose Lane NW
Acreage:	Approximately 1.47 acres
Current Zoning: Existing Land Use:	RD-27 (Residential Detached, 27,000 square foot minimum lot size) Single unit detached residence
Previous Zoning Case:	Rezoning 1978Z -0134 was approved with conditions
Character Area:	Protected Neighborhood Character Area

SITE PLAN (received December 17, 2020) (full size Site Plan in Package)



PROPOSED DEVELOPMENT

The 1.47-acre subject property is developed with a single unit detached residence, porches, patios, driveway, swimming pool, outdoor kitchen, fire pit, putting green, pergola, retaining walls, and other features and improvements. The Applicant proposes to install a generator that would encroach into the northernmost 15' minimum side common lot line building setback and be located to the north of the existing walls onsite. According to the Applicant, the proposed emergency generator would encroach approximately eight (8) feet into the side common lot line building setback.

This area of the subject property adjoins 5515 Claire Rose Lane, an undeveloped property that contains state waters, a detention pond, state waters buffers, 0.2 percent annual chance flood hazard Zone X, and area of minimal flood hazard Zone X. Some hydrology exists on the subject property near the location of the proposed generator. There is significant topography on both the subject and adjacent properties.

The following images show the existing conditions of 5515 (undeveloped) and 5505 (developed) Claire Rose Lane from the street.







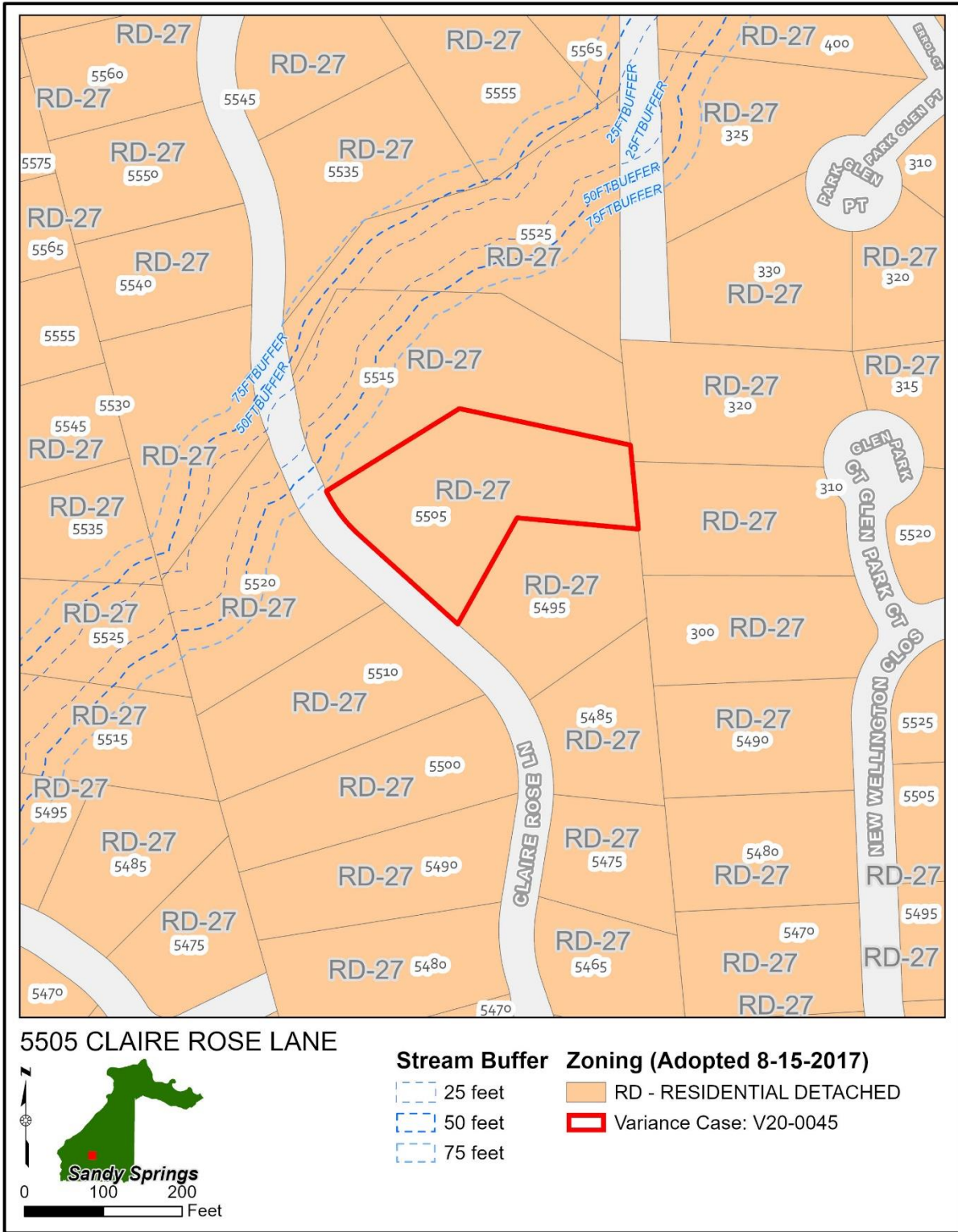
(All photographs by Alexandra Horst, February 14, 2021)

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to subject property	Zoning / Land use	Address(es)	Land area (acres) (approximate)
North	RD-27 / Undeveloped	5515 Claire Rose Lane	1.68
Northeast / East	RD-27 / Single Unit Detached Residence	320 Green Park Court	0.73
East / Southeast	RD-27 / Single Unit Detached Residence	310 Green Park	0.73
South	RD-27 / Single Unit Detached Residence	5495 Claire Rose Lane	0.96
Southwest / West	Single Unit Detached Residence	5510 Claire Rose Lane	1.04
West / Northwest	RD-27 / Single Unit Detached Residence	5520 Claire Rose Lane	0.93
PROPOSED DEVELOPMENT			
--	RD-27 / Single Unit Detached Residence	5505 Claire Rose Lane	1.47

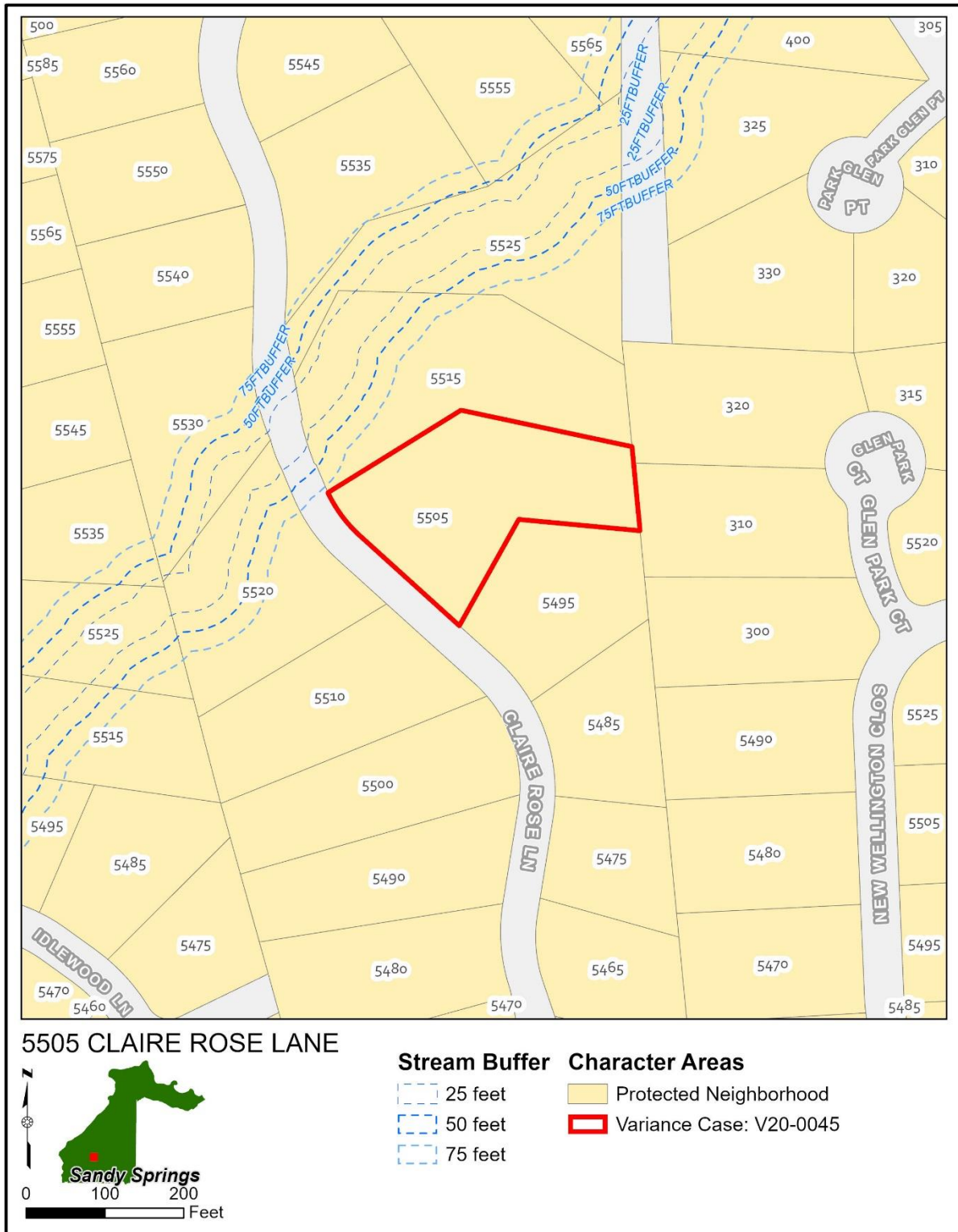
AERIAL IMAGE



ZONING MAP



CHARACTER AREA MAP



VARIANCE CONSIDERATIONS

Per Sec. 11.3.6.G. of the Development Code, the following list of approval criteria for a Variance provides guidance for making decisions on approval:

1. Variances will only be granted upon showing that:

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

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

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

Finding: The subject property is 1.47 acres in size, and the shape is not unusual. There is significant topography on both the subject and adjacent properties. The grade of the subject property changes by approximately 106 feet. However, significant topography is not unusual in this area, as shown in the image below, and there are not extraordinary and exceptional conditions 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 and shape of the subject property and its topography and hydrology 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 2007 and the swimming pool in 2008, prior to the property's purchase in 2010 by the current property owners. According to the Applicant, the outdoor structures and hardscape were onsite when the current property owners purchased the subject property. A permit was applied for to install the proposed generator in May 2020, and the Applicant was required to relocate it in the buildable area. Staff believes that there are potential locations for the proposed generator within the buildable area that comply with the Development Code. Instead, the Applicant requests a Variance for relief from the requirement to locate mechanical equipment in the buildable area in Protected Neighborhood districts.

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

Finding: The Variance request would not provide the minimum relief necessary to make possible the reasonable use of the property. The subject property is currently developed with a single unit detached residence, porches, patios, driveway, swimming pool, outdoor kitchen, fire pit, putting green, pergola, retaining 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 contains three (3) primary requirements for mechanical equipment, including generators, in Protected Neighborhood districts: They cannot encroach into any required setback, they must be screened, and they may not be located between the primary building and a primary street (Sec. 6.1.2.B.3.). The request to locate a proposed generator in the side common lot line building setback does not comply with Code, though the Applicant does propose screening by a ten (10) foot tall hedge. 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 mechanical equipment. Thus, the request would not result in development that is consistent with *The Next Ten*, either. The request would not, however, be detrimental to the public good, safety, and welfare. The property owners of 5515 Claire Rose Lane, currently undeveloped and for sale, and 5520 Claire Rose Lane and the Tiller Walk Neighborhood Homeowners Association Board support the Applicant's request.

COMMENTS FROM OTHER PARTIES

Sandy Springs City Engineer:

Due to the shaded Zone X and Detention Pond onsite, the Applicant shall complete a flood elevation certificate reflecting that the generator or any other mechanical equipment would be a minimum of three feet (3') above the 100-year High Water Elevation for the Detention Facility prior to final approval on any permitted work.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

It is stated that the generator would be surrounded by established trees and hedging, but I would like to see any landscaping proposed to screen the generator.

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 RECOMMENDATION

Following review, and based on the findings, Staff recommends **Denial** of **Variance** V20-0045, request for a Variance from Sec. 2.3.2. and Sec. 6.1.2.B.3. to allow placement of a generator in front of the primary residence and within the side yard setback.

However, should the Board choose to approve Variance V20-0045, Staff recommends it be subject to the following conditions:

1. That the generator encroachment be limited to that shown on the Site Plan prepared by the property owner based on the “*Survey Plat*,” prepared by Georgia Land Surveying Co., sealed by Josh L. Lewis, IV, R.L.S., dated January 31, 2020, received December 17, 2020.
2. That the generator encroachment into the northernmost side common lot line building setback be limited to no more than eight (8) feet.
3. That the generator be screened fully on all sides by landscaping at least ten (10) feet in height.



PROJECT INFORMATION SHEET

PROPERTY	Address(es): 5505 Claire Rose Ln, Sandy Springs, GA 30327	
	Parcel Tax ID: 17-0134-LL-048-3	
	Land Lot(s): 17	Land District(s): 59 Sandy Springs
	Total acreage: 1.47	Council district: 134
	Current zoning: R2A	Current use: Single family residence
	Character Area:	

APPLICATION	Detailed request (include Ordinance/Code Section No.):	
	All that tract or parcel of land lying and between in Land Lot 134 of the 17 th district, Fulton City, being lot 17, Phase II of	
	Tucker Walk, as per the plat recorded in plat Book 265, pages 104-105.	
	Fulton City records requests the install of a generator located within the setbacks of our side yard and adjacent property due to frequent power outages in our neighborhood. Due to the extreme sloping topography, underlying exposed granite rock and the gas line on the	
	Petitioner: Rod Rzesyniak opposite side of the property we do not have an alternate site. Our neighbors have no objections.	
	Petitioner's address: 5505 Claire Rose Ln, Sandy Springs GA 30327	
Phone: [REDACTED]		

OWNER	Property owner: Rod Rzesyniak / Thomas Bar
	Owner's address: 5505 Claire Rose Ln
	ATLANTA, GA 30327.
	Phone: [REDACTED]
	Signature: [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:	

Deed Book **49737** Pg **640**
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

Exhibit A

Legal Description

All that tract or parcel of land lying and being in Land Lot 134 of the 17th District, Fulton County, Georgia, being Lot 17, Phase III of Tiller Walk, as per plat recorded in Plat Book 265, pages 104-105, Fulton County records, said plat being incorporated herein by reference thereto.

Letter of Intent

December 15, 2020

City of Sandy Springs – Planning Department
1 Galambos Way
Sandy Springs, Ga. 30328

RE: Mechanical Equipment Variance Application – 5505 Claire Rose Lane, Sandy Springs, GA 30328

The undersigned respectfully requests your consideration for a variance to City Code section 2.3.2 (Mechanical equipment setback requirements). The purpose of this request is to allow for the installation of an emergency generator to power the home at the above address. The proposed installation site will encroach approximately eight feet (8 ft.) into the side setback and dictates the need to apply for a variance.

While many homes in Sandy Springs have generators for convenience the owners desire to install one was precipitated by a near crisis situation that occurred last year during an annual Christmas party.

There was a power failure (a relatively frequent occurrence) that trapped the owners elderly parents in the home's elevator for an extended period of time. With the owner's parents remaining under their care in the home today and for the future the owners know that a generator is a necessity not a luxury that facilitates their parents' movement in the home with the reliable and safe use of the elevator.

Existing Conditions of Subject site

- The subject site is 1.47 acres.
- Significant topographical challenges:
 - Rises over 100' in elevation (confirmed by Sandy Springs GIS and Google Earth) from front to back. Average grade change of 24.19% over the 430' lot depth.
 - Grade changes required the original builder to install massive retaining walls to allow the construction of the existing home. (See Exhibit X)
- Significant rock outcroppings: (See Exhibit X)
 - Confirmation from the original builder of the home indicates the existence subsurface rock throughout the site.
 - Rock is a significant issue as the gas line that supplies the generator has to be placed underground.
- Utility challenges:
 - The natural gas main supply line for the neighborhood is located across the street from the subject property.
 - Requires the owners to bore under the road to bring in the generator supply line which is a significant undertaking requiring a sizable investment to execute.

The subject site also has an extensive array of outdoor structures including a pool, gazebo, outdoor kitchen and is heavily professionally landscaped with planned planted areas, water features and other outdoor entertainment areas. These features and spectacular gardens have been featured on the Atlanta Botanical Gardens Tour of Homes. The very existence of these features makes the placement of the generator somewhat more challenging.

Existing conditions of adjoining lot (5515 Claire Rose Ln.)

- The adjoining parcel that will be closest to the proposed generator is a 1.68 acres vacant lot. (see Exhibit X)
- This lot has many of the same topographical features as the subject property. Depending on the final placement of any newly built home and the required grading to build it, the grade elevation changes could exceed that of the subject property.
- There are also significant rock outcropping that would indicate the potential for expensive subsurface excavation. This is important to the extent it limits the placement of the adjoining primary residence to areas that are most distant from the proposed generator location
- **This adjoining lot also has two other significant issues that serve to limit the impact of the installation of the generator in the proposed location:**
 - The lot has a “blue line” stream that runs through the lower portion and is subject to the impervious buffers that extend to 75’ on each side (see Exhibit X). This is important in that this buffer area effectively creates a natural distancing of the site where the generator is proposed from any potential new structures.
 - This adjoining lot contains the retention pond for the neighborhood. (see Exhibit X). This area is defined in Deed Book 212 Page 12 of the Fulton County deed records. It is also reflected on the recorded subdivision plat. The elevation of the pond is set at 908.08 feet and is further expanded by a surrounding 10’ access easement and, again, by another 10’ landscape easement.
 - Again, this is noteworthy in that it creates a situation that there will never be a home built within 250 feet of the proposed generator site.

Mitigation strategies and alternate site location considerations:

The owners have explored other potential locations and solutions for the generator placement and have found the following:

- The topographical conditions and subsurface rock make the installation less than a certainty in the code compliant location since these subsurface rock locations are unknown and could prohibit the installation of the required gas supply line.
- The topography of these locations would create additional hardship as it relates to time and expense since unconventional and potentially untried approaches to such an installation would need to be undertaken with still the uncertain feasibility of installing the generator.
- Every other potential location would, because of the unique features of both lots, actually cause those locations to be closer to an existing or to-be-built home. (see Exhibit X)
- Based on the conclusions from the search for alternate locations the owners sought and received agreement from the adjoining property owners to place the generator in the proposed location. (see Exhibit X). The applicant and the adjoining owners have discussed the installation in this location previously (8 years ago) and there was no objection at that time either. Today the adjacent owners also understand the need for reliable power to the subject home under the circumstances.

Conclusions

The extreme elevation changes, topography and existence of subsurface rock create a hardship for the owners to install the proposed generator in a location that meets the requirements of the code section.

The unique features of each lot and the combined conditions create an opportunity to place the proposed generator in a location where it will have negligible or no impact on the adjoining lot or the neighborhood. The owners have shown a willingness to engage the adjoining property owners and agree to any of the conditions of their approval.

Most importantly, this request is driven by a need. The owners have accepted the responsibility of caring for their aging parents and the request for this variance is vital to fulfilling that responsibility by supplying the safest conditions possible in their home.

Thank you, in advance, for your consideration. We are prepared to meet at your convenience to discuss this request in greater detail.

Respectfully submitted,



Roderick Rusyniak

Variance Analysis

December 15, 2020

City of Sandy Springs – Planning Department
1 Galambos Way
Sandy Springs, Ga. 30328

RE: Mechanical Equipment Variance Application – 5505 Claire Rose Lane, Sandy Springs, GA 30328

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.

- Significant topographical challenges:
 - Rises over 100' in elevation (confirmed by Sandy Springs GIS and Google Earth) from front to back. Average grade change of 24.19% over the 430' lot depth.
 - Grade changes required the original builder to install massive retaining walls to allow the construction of the existing home. (See Exhibit X)
- Significant rock outcroppings: (See Exhibit X)
 - Confirmation from the original builder of the home indicates the existence subsurface rock throughout the site.
 - Rock is a significant issue as the gas line that supplies the generator has to be placed underground.
- Utility challenges:
 - The natural gas main supply line for the neighborhood is located across the street from the subject property.
 - Requires the owners to bore under the road to bring in the generator supply line which is a significant undertaking requiring a sizable investment to execute.
- The subject property has significant outdoor structures (pool, pool deck, outdoor dining area, pergola, etc.) that make the placement of the generator significantly more challenging. It should be noted that, while the gardens have been significantly expanded over time, the outdoor structures and hardscapes (retaining walls, etc) were in place when the Applicant purchased the property

c. Such conditions are the result of action or inaction of the current owner and

- As stated above, while the property is lavishly landscaped (Atlanta Botanical Connoisseurs Tour of Homes), one of the hardships in this instance relates to the outdoor structures and hardscape that was in place when the Applicant purchased the property.

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

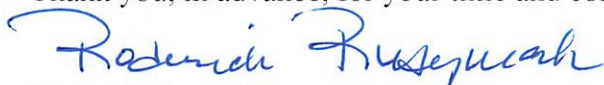
- The variance request places the generator in a thoroughly screened and secluded area. The generator will be separated from any future or existing homes by a large retention pond and protected stream buffer (see attached Exhibits).

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

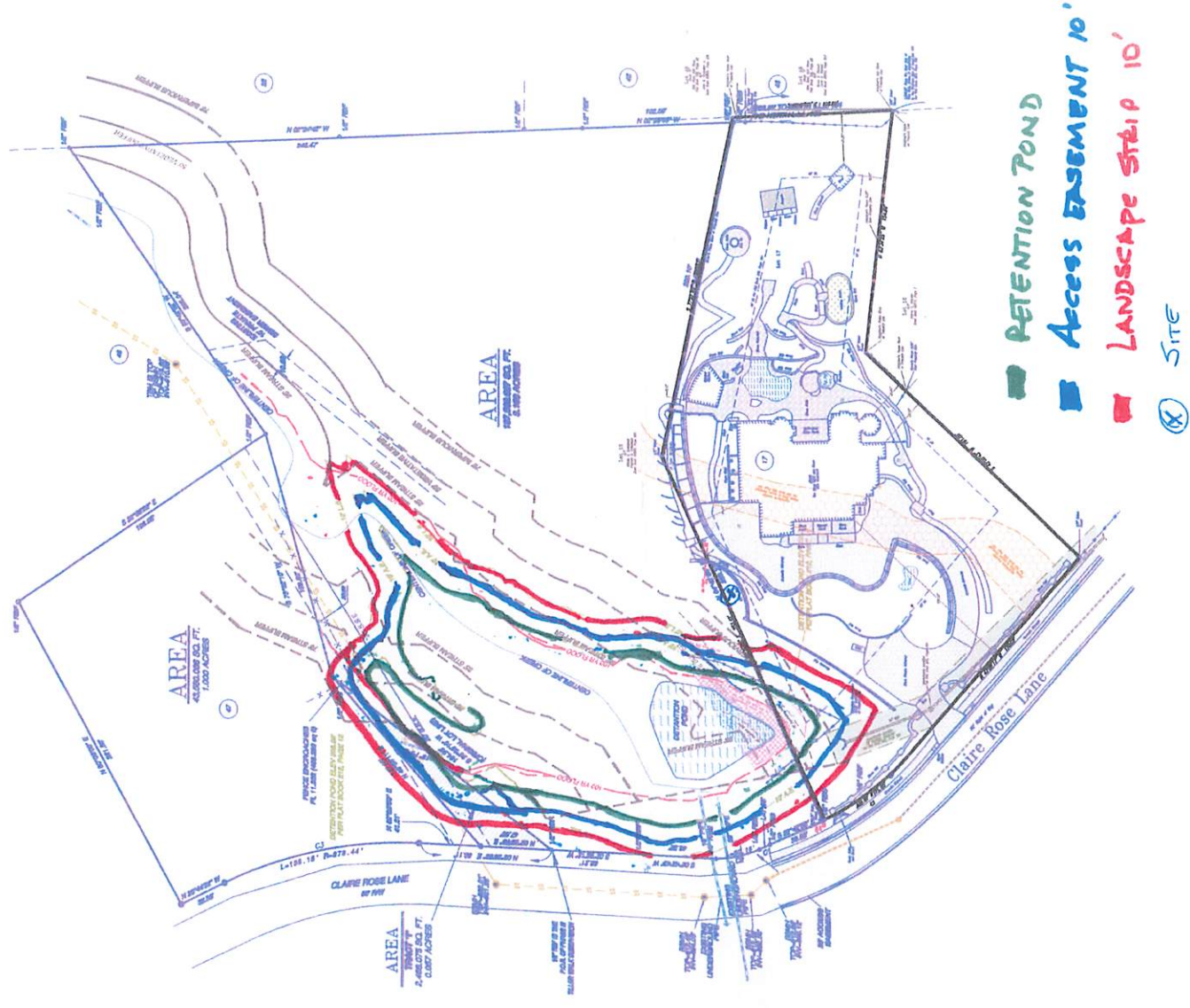
- In examining the purpose and intent of the Development Code (Sec. 1.1.5), it is clear that this variance request falls well within the guidelines of the Code. While overcoming the hardships of the Applicant, this request proposes a solution that minimizes land disturbance, makes no changes to the existing tree canopy (in fact, adding to the future canopy with screening trees), and is environmentally sound in every aspect. As to the promotion of quality landscape design, there can be no doubt when viewing pictures of the subject property

In addition, the request has been approved by the neighborhood HOA and has the support of the adjoining property owner.

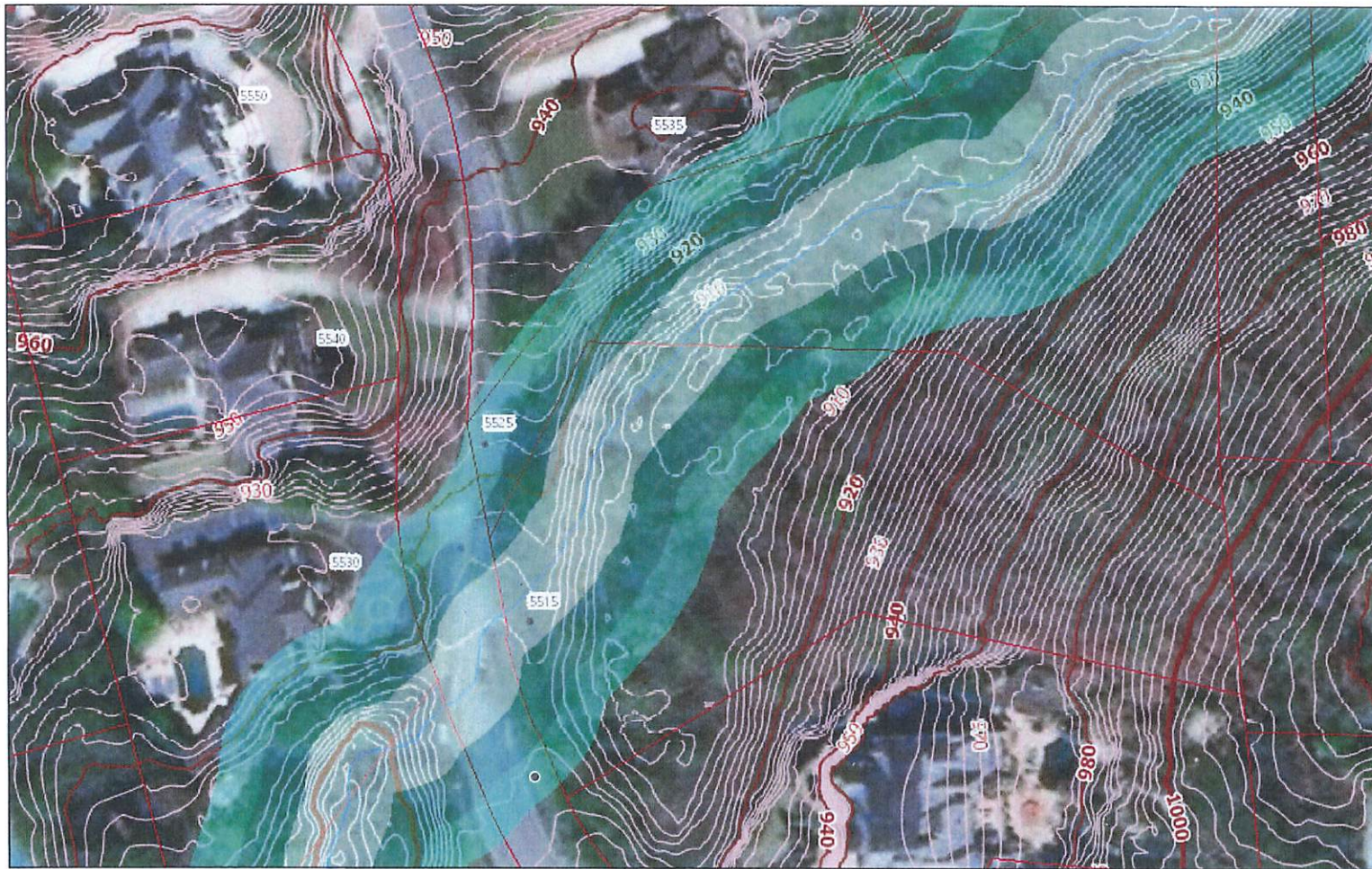
Thank you, in advance, for your time and consideration.



Roderick Rusyniak



Printed from the Community Development GIS Application

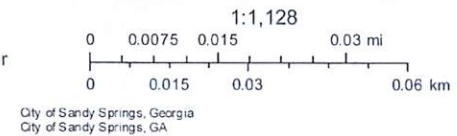


3/18/2019, 1:52:40 PM

City Limit
• Address Point
Streams and Rivers

Nancy Creek Declared Sensitive Area
Lakes and Ponds

Stream Buffer Distance
25 Ft Buffer
50 Ft Buffer
75 Ft Buffer



Print Template courtesy of: Sandy Springs GIS
This work is licensed under a Creative Commons Attribution 4.0 International License by City of Sandy Springs.

Tiller Walk Homeowners Association
5485 Claire Rose Lane
Atlanta GA 30327

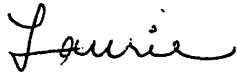
November 20, 2020

Dr. Tom Bat and Mr. Rod Rusyniak
5505 Claire Rose Lane NW
Atlanta GA 30327

Dear Tom and Rod,

The Tiller Walk Homeowners Association Board has reviewed your request for installation of a home generator on your property. We approve the plans you submitted, showing the location site and landscape screening around the generator. We understand that the owners of the adjacent lot #18 have also approved your plans for installation of the generator.

Sincerely,

A handwritten signature in cursive script, appearing to read "Laurie".

Laurie Jeffay
President, Tiller Walk HOA

cc: Robert Shulman, Kristan Goldfein, Laura Peters



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>Rod Rusyniak</u>	Sworn and subscribed before me this <u>19</u> day of <u>November</u> 20 <u>20</u> Notary public:  Seal: Commission expires: <u>November 17, 2023</u>
Address: <u>3505 Claire Road Ln</u>	
City, State, Zip Code: <u>Sandy Springs GA 30327</u>	
Email address: [REDACTED]	
Phone number: [REDACTED]	
Owner's signature: <u>Rod Rusyniak</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 _____ day of _____ 20 ____ Notary public: Seal: Commission expires:
Company name:	
Address:	
City, State, Zip Code:	
Email address:	
Phone number:	
Applicant's signature:	



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>THOMAS BAT</u>	Sworn and subscribed before me this <u>19</u> day of <u>November</u> 20 <u>20</u> Notary public: <u>CHRISTINE AUYUNG</u> Seal: Commission expires: <u>November 17, 2023</u>
Address: <u>5505 CLARE ROSE LN</u>	
City, State, Zip Code: <u>Sandy Springs GA 30327</u>	
Email address:	
Phone number:	
Owner's signature:	

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

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

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



SANDY SPRINGS
GEORGIA

AUTHORIZATION FORM – PART 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:	ANDREW D. PORTER
Company name:	
Address:	
City, State, Zip Code:	SANDY SPRINGS, GA 30328
Email address:	
Phone number:	
Agent's signature	Andrew D Porter
Applicant's signature:	Roderick Rusyniak

Sworn and subscribed before me this 12 th day of DECEMBER 20 20
Notary public: 
Seal: 
Commission expires:



Arthur E. Ferdinand
Tax Commissioner, Fulton County

2020 TAX BILL

141 Pryor St SW
Atlanta, GA 30303
(404) 613-6100

Property Owner	Parcel Identification	Description	User ID
BAT THOMAS E & RUSYNIAK RODERICK J	17 -0134- LL-048-3 IMPROVED PROPERTY	REAL PROPERTY TAX DISTRICT : 59 SANDY SPRINGS	ORG 25931585

Property Address	Account Number	Fair Market Value	Assessed Value
5505 CLAIRE ROSE LN	5673847	2,525,400	1,010,160

County Tax Credit: \$216.17

Control # 24,125

Levies	Assessment	Exemptions	Net Assessment	Net Rate	Net Tax
Fulton					
FULTON OPER	1,010,160 -	0 =	1,010,160 x	0.009776	= 9,875.32
FULTON BONDS	1,010,160 -	0 =	1,010,160 x	0.000220	= 222.24
FULTON SCHOOL GEN	1,010,160 -	0 =	1,010,160 x	0.017796	= 17,976.81
STATE	1,010,160 -	0 =	1,010,160 x	0.000000	= 0.00
SANDY SPRINGS	1,010,160 -	0 =	1,010,160 x	0.004731	= 4,779.07
Total Billed for 2020					32,853.44
Less Amount Paid					0.00
Fulton Total Due					\$32,853.44

PAY THIS AMOUNT FOR TAX YEAR 2020.

\$32,853.44

Please read the reverse side of the bill and enclosed brochure for additional information and instructions or call our 24-hour automated customer service line at (404) 613-6100.

Parcel Identification	Property Address	Due Date	Amount Due
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Parcel Identification	Property Address	Due Date	Amount Due
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17 -0134- LL-048-3

5505 CLAIRE ROSE LN

11/15/2020

\$32,853.44

[] CHECK HERE IF OWNER OF PROPERTY ADDRESS IS NOT
CORRECT. SHOW CHANGES ON THE BACK OF THE COUPON.

BAT THOMAS E & RUSYNIAK RODERICK J
5505 CLAIRE ROSE LN NW
SANDY SPRINGS GA 30327-4830

RETURN COUPON WITH FULTON PAYMENT
MAKE YOUR CHECK PAYABLE TO:
FULTON COUNTY TAX COMMISSIONER
Arthur E. Ferdinand
P.O. Box 105052
Atlanta, GA 30348-5052

TC_GBRADF
25931585



56738470320002000032853444

EXEMPTION, TAX RETURN, TAX PAYMENT INFORMATION AND INSTRUCTIONS

Exemptions: Some property owners are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all qualifying homeowners, certain elderly persons are entitled to additional homestead exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemptions. If you believe you are eligible for one of these exemptions and currently not receiving the benefit, you must apply for the exemption. There is no deadline to apply, however, to receive the exemption for the current year, applications must be filed by April 1 of the current year. Applications filed after April 1 will be considered for the following year. Once granted, the exemption will remain on the bill until our records indicate a change in ownership or residence. For more information on eligibility or the proper method of applying for an exemption, you may call the Tax Assessors' office at (404) 612-6440.

Appeal of Assessment: If you feel your property value is not reflective of fair market value, you should file a Property Tax Return requesting a change in assessment between January 1 and April 1 to have an opportunity to correct the assessment for next year's taxes. For information on filing a return, please contact the Tax Assessors' office at (404) 612-6440.

New Owner: A Property Tax Return must be filed between January 1 and April 1 of the year following the purchase or acquisition of property. A Tax Return and/or Application for Regular Homestead Exemption can be requested by calling the Tax Assessors' office at (404) 612-6440, or by visiting their website at www.fultonassessor.org.

Tax Bills: The Tax Commissioner's Office automated customer service telephone number (404) 613-6100 may be used 24 hours. To obtain automated information on a tax bill, you will need the seven digit account number found on the front of the tax bill. You also may visit our website at www.fultoncountytaxes.org or one of the following locations between the hours of 8:00 a.m. and 4:30 p.m.:

Government Center
141 Pryor Street, S.W.
Atlanta, GA

North Service Center
7741 Roswell Road
Sandy Springs, GA

South Service Center
5600 Stonewall Tell Road
College Park, GA

Alpharetta Service Center
11575 Maxwell Rd
Alpharetta, GA

Greenbriar Mall Center
2841 Greenbriar Pkwy
Suite 106
Atlanta, GA

Make Checks Payable to: FULTON COUNTY TAX COMMISSIONER

Rod Rusyniak

From: [REDACTED]
Sent: Friday, September 11, 2020 3:35 PM
To: Rod Rusyniak
Cc: Madalyn.Smith@sandyspringsga.gov; Bill Creekmuir
Subject: Variance

Rod,

We approve the generator placement within the retaining wall semicircle with the understanding the generator will be screened with hedges in all directions, including the future homesite next door.

Frances & Bill Creekmuir

Sent from my iPhone

Rod Rusyniak

From: [REDACTED]
Sent: Sunday, August 26, 2012 8:50 PM
To: Rod Rusyniak
Cc: Rod Rusyniak; Dr. Thomas Bat
Subject: Re: Thank you

Rod and Tom,

Bill and I enjoyed seeing you Friday. I hope you weren't late for your dinner. Thanks for the bottle of wine. We need to return your bottle carrier. We will drop that off this week.

I thought about you Saturday when the power was out and thought how smart you are to put in a generator. It seems we lose power too often. I'll hold on to the email and documents in case you change your minds and want to install.

I will talk with Bill about the lots. We just got the tax bill and it is about \$11,000 for both lots. I do not think you are required to build on the lots. We have had no questions about building. Also we do not pay HOA fees on the lots since they are not built on. The HOA might require the sidewalks be finished. I had told them not to install because I thought they would be ruined with the construction.

I'll be back in touch. Thanks.

Frances

Rod Rusyniak

From: [REDACTED]
Sent: Saturday, September 26, 2020 6:22 PM
To: Rod Rusyniak
Subject: Approval for Generator at 5505 Claire Rose Lane

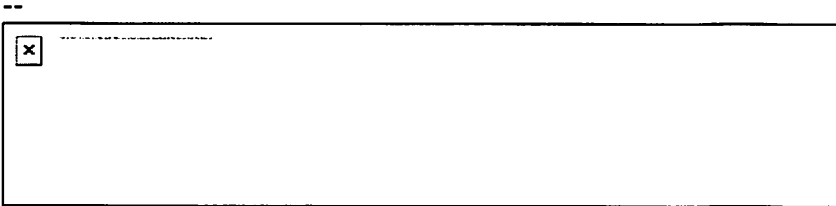
To Whom It May Concern:

We, Scott and Laura Peters, live at 5520 Claire Rose Lane. We approve of the placement of the generator that Rod Rusyniak has selected for his property at 5505 Claire Rose Lane, which we understand will be hedged to provide screening for the unit.

Please feel free to contact me with any questions or concerns.

Thank you,
Laura Peters

[REDACTED]



UTILITIES PROTECTION CENTER



CALL FREE
IN METRO ATLANTA
770-623-4344
THROUGHOUT GEORGIA
1-800-282-7411
THREE WORKING DAYS BEFORE YOU DIG

CAUTION

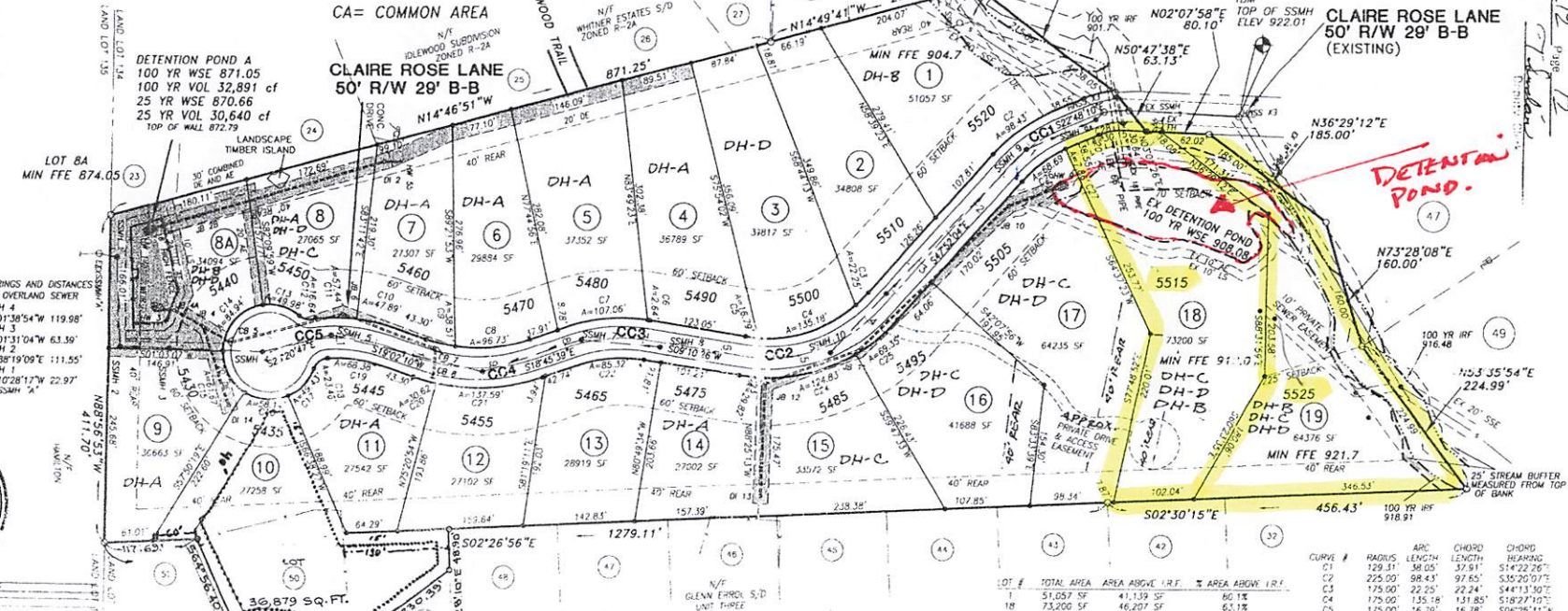
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

NOTE: DETENTION PONDS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION

OWNER

THE ESTATE OF
FRANK R. TILLER
5760 GLEN ERROL
ROAD
ATLANTA, GA. 30327
404-252-8180

ALL COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN PERPETUITY



FOR ADDITION OF LOT 50 ONLY

THIS CERTIFICATION INVOLVES ONLY BOUNDARY SURVEY FOR LOTS 1-50. THE REMAINDER OF PLAT IS FOR REFERENCE ONLY AND INVOLVES NO OTHER CHANGES.

CURRENT ZONING - R2A
PER Z78-134
AREA = 19.131 ACRES
DEVELOPER
TILLER REAL ESTATE CO., INC.
5750 GLEN ERROL ROAD
ATLANTA, GA 30327
404-252-8180
MR. STEVE TILLER

24 HOUR CONTACT
STEVE TILLER
404-252-8180

MAINTENANCE SHALL REMAIN THE RESPONSIBILITY OF THE OWNERS OF THE LAND UPON WHICH THEY EXIST. THE OWNER OF A LOT OR PARCEL THAT CONTAINS A FLOOD HAZARD AREA, IS REQUIRED TO SUBMIT A PLAN TO FULTON COUNTY, PRIOR TO THE INITIATION OF ANY IMPROVEMENTS TO THE LOT OR PARCEL.

THE SIX PLANS SHALL INCLUDE THE LOCATION AND ELEVATION OF THE 100 YR FLOOD PLAIN AND THE EXISTING AND PROPOSED IMPROVEMENTS. APPROVAL OF THE SITE PLAN BY FULTON COUNTY, IS REQUIRED PRIOR TO THE INITIATION OF ANY IMPROVEMENTS TO THE LOT OR PARCEL.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR STREAM MAINTENANCE. THE INTERMEDIATE REGIONAL FLOOD LEVELS THAT APPEAR ON THIS PLAT ARE PREPARED BY THE FULTON COUNTY, GEORGIA, HYDROLOGIC DIVISION AND STREAM MAINTENANCE DIVISION.

THE 100-YEAR FLOOD ELEVATIONS (L.F.F.) SHOWN HEREON ARE BASED ON THE FLOOD ELEVATION STUDY BY LCE ENGINEERS, INC. BASE FLOOD DATA TAKEN FROM STUDY BY HARTS & BRIGMAN.

NOTE: NO LOT SHALL HAVE LESS THAN 13,500 SF ABOVE THE LEVEL OF THE INTERMEDIATE REGIONAL FLOOD CONTOUR ELEVATION (R.F.F.). THE ABOVE AREA SHALL NOT BE LESS THAN 50% OF THE MINIMUM LOT AREAS, AS ESTABLISHED BY THE APPLICABLE ZONING DISTRICT REGULATIONS.

THE 100-YEAR INTERMEDIATE REGIONAL FLOOD (I.R.F.) CONTOURS SHOWN HEREON WERE LOCATED PER FULTON COUNTY G.I.S. TOPOGRAPHIC MAP.

THE LOWEST FLOOD ELEVATION (L.F.E.), MINIMUM FLOOR ELEVATION (M.F.E.) AND FINISHED FLOOR ELEVATIONS (F.F.E.) SHOWN HEREON INCLUDES A BASEMENT AND/OR ATTACHED GARAGE.

THE FLOOD PLAIN INDEMNIFICATION AGREEMENT FOR THIS PROJECT, DATED 5/5/93 IS RECORDED IN PLAT BOOK 1456A, PAGE 389, FULTON COUNTY RECORDS.

THE INTERMEDIATE REGIONAL FLOOD (I.R.F.) AREAS SHOWN HEREON WERE DETERMINED BY THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED HERETO. FULTON COUNTY DOES NOT, BY APPROVING THIS PLAT, WARRANT THEIR ACCURACY, NOR WAREY THAT LAND OUTSIDE THE AREAS OF FLOOD HAZARD SHOWN, WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FULTON COUNTY DOES NOT, BY APPROVING THIS PLAT, ACCEPTING PUBLIC IMPROVEMENTS THEREIN, ASSUME MAINTENANCE OF THE FLOOD CARRYING CAPACITY OF THE FLOOD AREAS OR WATERCOURSES.

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	129.31	38.05	37.51	S14°22'26"E
C2	225.00	98.43	97.65	S35°20'07"E
C3	175.00	22.25	22.24	S44°13'30"E
C4	175.00	135.18	131.85	S18°27'10"E
C5	175.00	16.79	16.78	S06°25'31"E
C6	225.00	2.64	2.64	S08°50'14"E
C7	225.00	107.56	106.05	S05°07'48"E
C8	205.00	96.73	95.84	S05°14'36"E
C9	205.00	38.50	38.45	S13°39'19"E
C10	225.00	4.78	4.78	S12°56'00"E
C11	225.00	57.44	57.29	S00°28'20"E
C12	20.00	16.64	16.71	S16°03'13"E
C13	60.00	40.98	48.55	S16°01'47"E
C14	60.00	84.94	88.02	S48°23'27"E
C15	60.00	61.67	58.99	N61°36'24"E
C16	60.00	58.14	56.89	N04°24'54"E
C17	60.00	49.43	48.04	N45°57'32"E
C18	20.00	23.46	22.14	N16°57'19"E
C19	175.00	68.38	67.95	N07°50'32"E
C20	225.00	30.62	30.62	N15°55'33"E
C21	225.00	137.58	135.83	N02°18'10"E
C22	175.00	85.32	84.48	N04°47'37"E
C23	225.00	29.82	29.80	N05°22'36"E
C24	225.00	124.65	123.23	N14°18'50"E
C25	225.00	69.35	69.08	N39°02'15"E
C26	175.00	68.69	68.25	N36°37'20"E
C27	175.00	7.85	7.86	N24°55'33"E
C28	79.31	30.15	29.97	N11°54'43"E

SHEET # OF #
Tel.(770) 998-5763

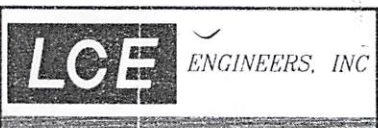
P.O. Box 1125
Roswell, GA 30077



REV.	DATE	DESCRIPTION

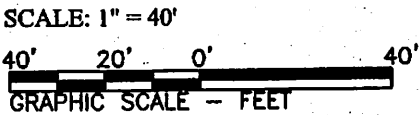
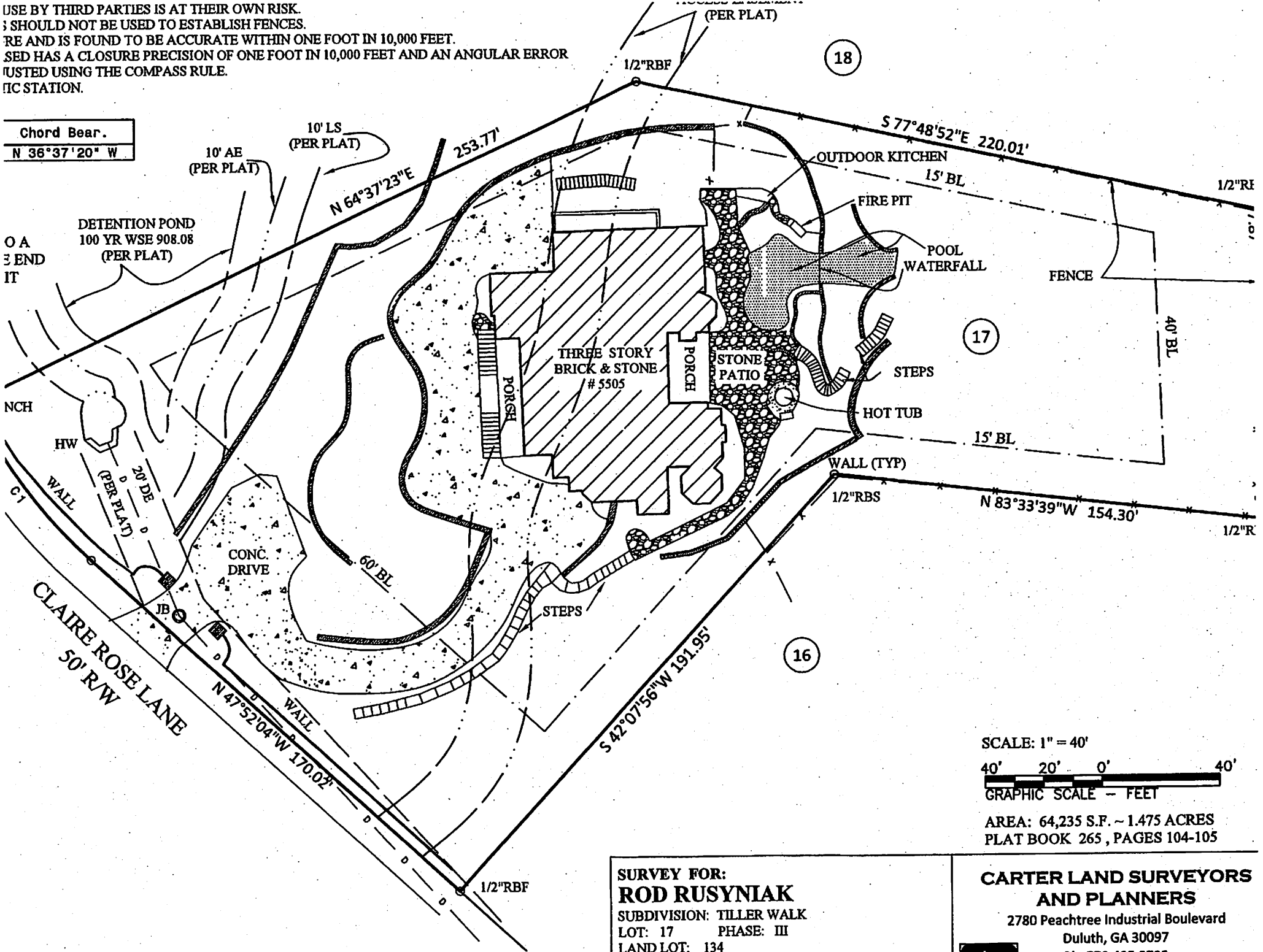
FINAL PLAT FOR
TILLER WALK, PH III
SUBDIVISION
LANDLOT 134, 17th DISTRICT, FULTON COUNTY, GEORGIA

DRAWN DKB
CHECKED LCE
DATE 4/11/00
SCALE 1"=100'
TILLER-TP-DWG



USE BY THIRD PARTIES IS AT THEIR OWN RISK.
; SHOULD NOT BE USED TO ESTABLISH FENCES.
RE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.
SED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR
USTED USING THE COMPASS RULE.
IC STATION.

Chord Bear.
N 36°37'20" W



AREA: 64,235 S.F. ~ 1.475 ACRES
PLAT BOOK 265, PAGES 104-105

SURVEY FOR:
ROD RUSYNIAK
SUBDIVISION: TILLER WALK
LOT: 17 PHASE: III
LAND LOT: 134
17TH DISTRICT

**CARTER LAND SURVEYORS
AND PLANNERS**
2780 Peachtree Industrial Boulevard
Duluth, GA 30097
Ph: 770.495.9793

GENERAL NOTES

1. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
2. CARTER LAND SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
3. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
4. BUILDING SETBACKS: FRONT 60', SIDE 15', REAR 40'
5. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
6. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
7. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.
8. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
9. EQUIPMENT USED: TOPCON APL1 TOTAL ROBOTIC STATION.

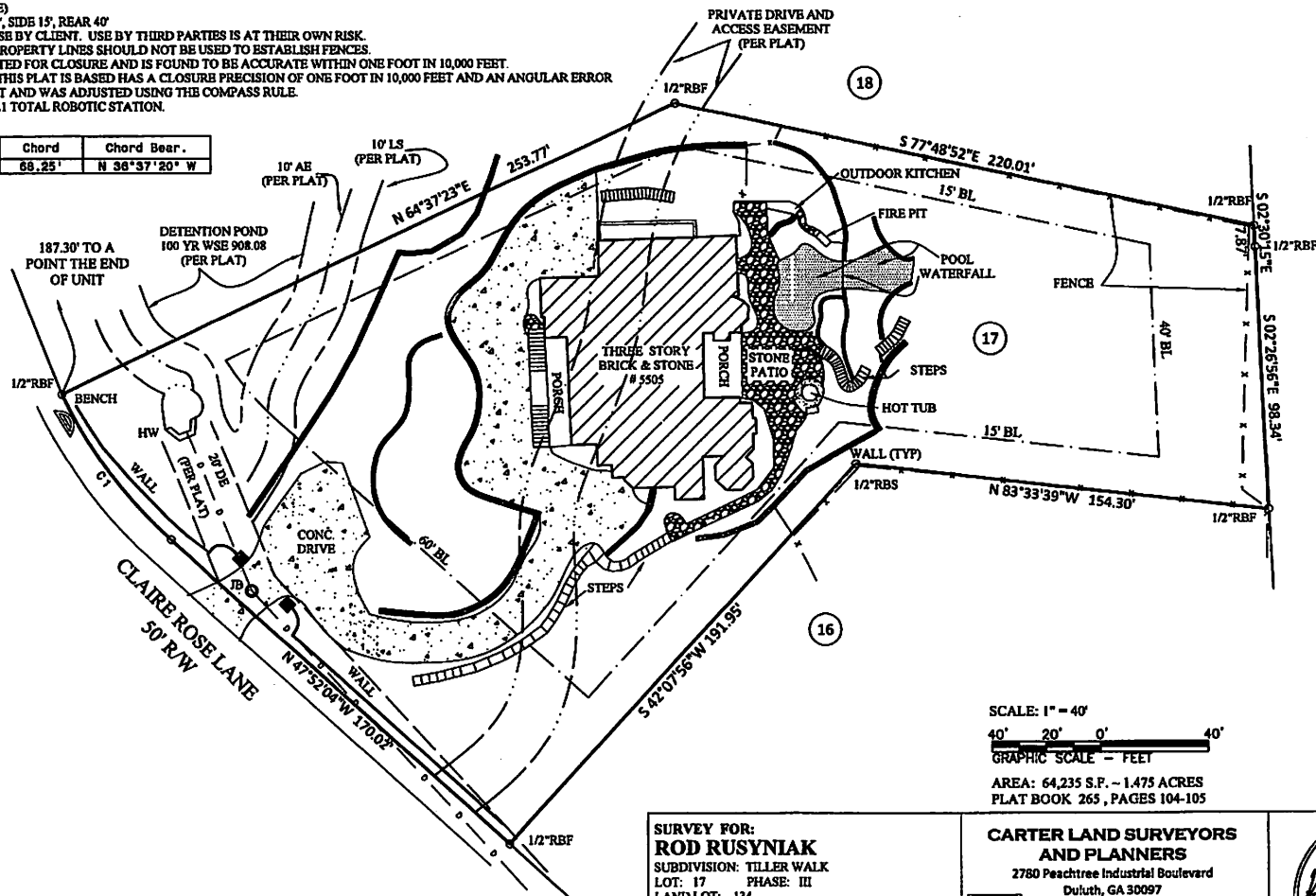
Curve	Radius	Length	Chord	Chord Bear.
G1	175.00'	68.69'	68.25'	N 36°37'20" W



LEGEND:

RBS- Reber Set
 RBF- Reber Found
 OTFF- Open Top Pipe Found
 CTFP- Crimp Top Pipe Found
 BL- Building Line
 DE- Driveway Easement
 PE- Perpetual Easement
 SSE- Sanitary Sewer Easement
 F- Forch
 UE- Utility Easement
 X- Fence
 D- Driveway Easement
 S- Sewer Easement
 CB- Catch Basin
 R/W- Right of Way
 CONC- Concrete
 Dk- Deck
 Pat- Patio
 S- Stoop

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED WITHIN THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



SCALE: 1" = 40'

40' 20' 0' 40'
GRAPHIC SCALE - FEET

AREA: 64,235 S.F. ~ 1.475 ACRES
PLAT BOOK 265, PAGES 104-105

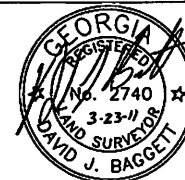
SURVEY FOR: ROD RUSYNAK

SUBDIVISION: TILLER WALK
 LOT: 17 PHASE: III
 LAND LOT: 134
 17TH DISTRICT
 FULTON COUNTY, GEORGIA
 FIELD WORK DATE: 3/14/2011

2011030092 ROD RUSYNAK

CARTER LAND SURVEYORS AND PLANNERS

2780 Peachtree Industrial Boulevard
 Duluth, GA 30097
 Ph: 770.495.9793
 Toll Free: 866.637.1048
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Printed from the Community Development GIS Application

THIS SHOWS
RETENTION POND.
KEEP in mind there
is a 10' Access
EASEMENT and another
10' LANDSCAPE STRIP



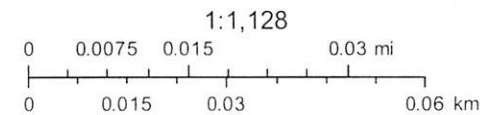
3/18/2019, 1:52:40 PM

- City Limit
- Address Point
- Streams and Rivers

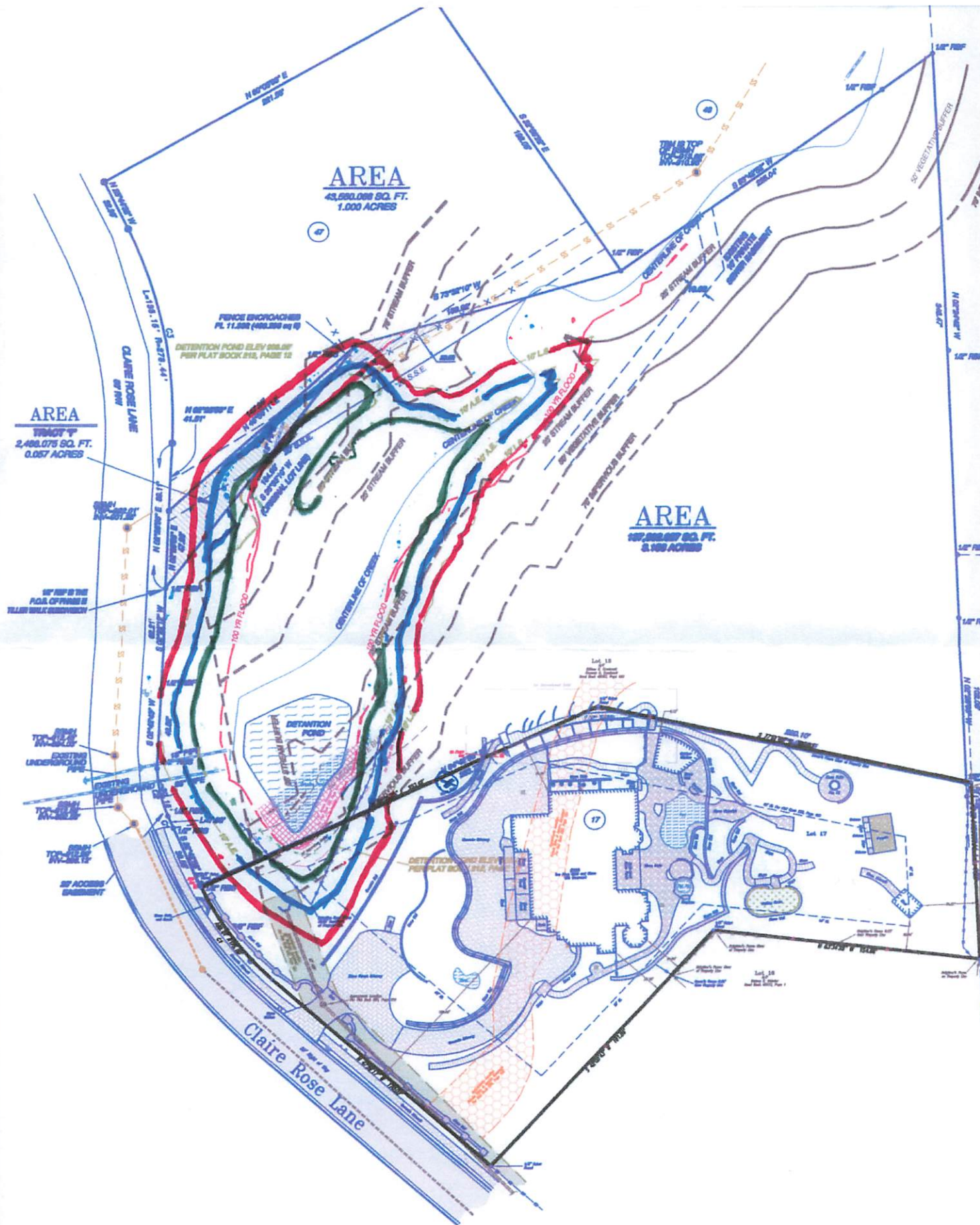
- Nancy Creek Declared Sensitive Area
- Lakes and Ponds

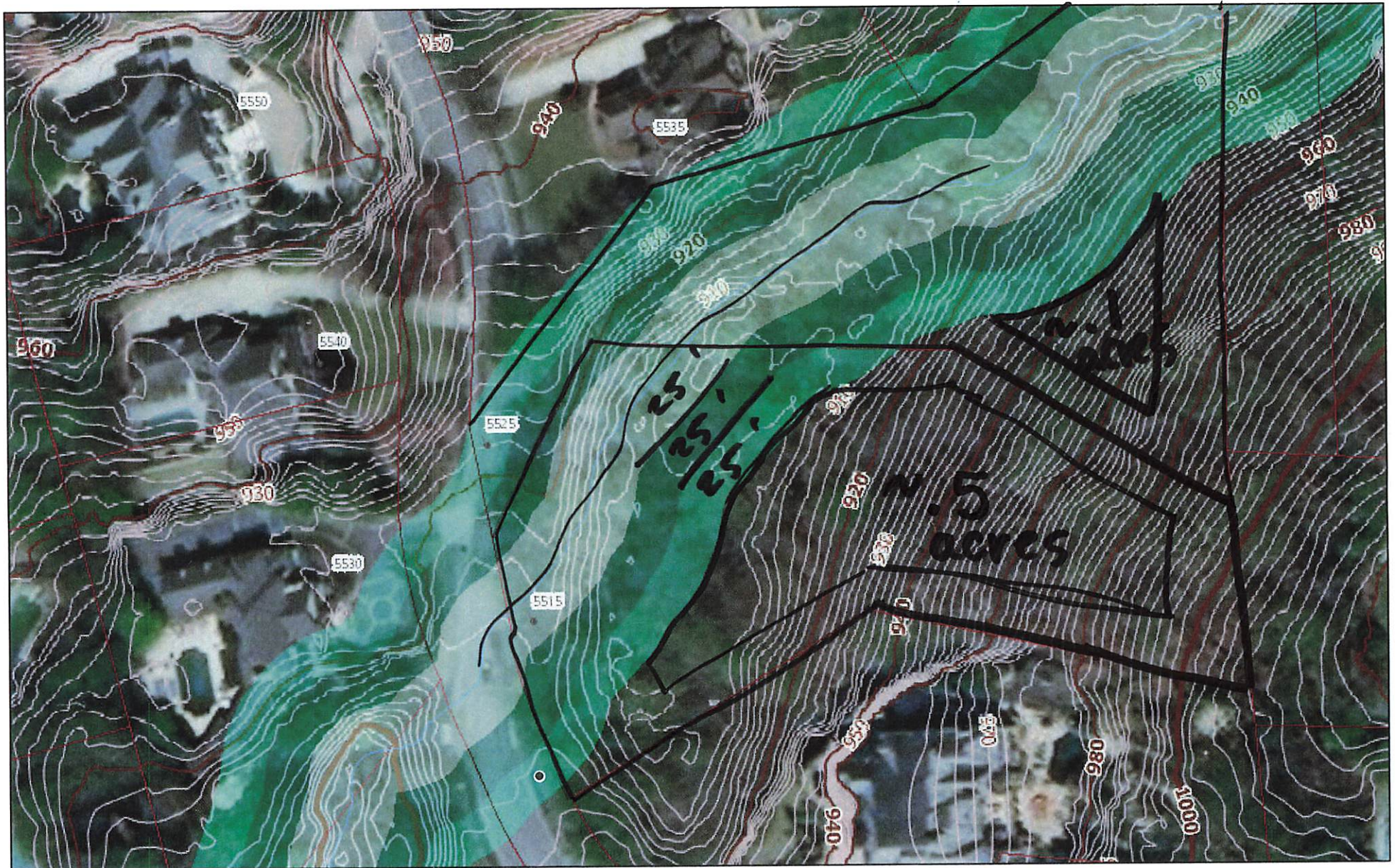
- Stream Buffer Distance
- 25 Ft Buffer
- 50 Ft Buffer

75 Ft Buffer



City of Sandy Springs, Georgia
City of Sandy Springs, GA





3/18/2019, 1:52:40 PM

- City Limit
- Address Point
- Streams and Rivers

- Nancy Creek Declared Sensitive Area
- Lakes and Ponds

- Stream Buffer Distance**
- 25 Ft Buffer
 - 50 Ft Buffer

