



SANDY SPRINGS
GEORGIA

BOARD OF APPEALS

Mel Mobley, Chair

Sherri Allen

Jason Bodwell

Fred Jewell

Nathan Kongthum

Justin Sparano

Bill Thackston

Wednesday, February 8, 2023

Regular Meeting

6:00 p.m.

The Board of Appeals meeting will be held in the Studio Theatre at Sandy Springs City Hall
(1 Galambos Way, Sandy Springs, GA 30328)

Live-stream:	Public Meeting Portal (CivicClerk): https://sandyspringsga.portal.civicclerk.com Zoom Webinar: http://spr.gs/boameeting
Teleconference:	Phone: (646) 558-8656 Webinar ID: 849 7891 9503
Public Comment:	http://spr.gs/publiccomment

I. Call to Order

II. Roll Call and General Announcements

III. Approval of Meeting Agenda

A. **BOA 2023-0001** February 8, 2023 Board of Appeals Agenda

IV. Approval of Meeting Minutes

A. **BOA 2023-0002** December 7, 2022 Board of Appeals Meeting Minutes

V. Cases

A. **BOA 2023-0003 V22-0039 4711 Northside Drive** - Request for a variance from Division 7.8 to allow a garage/guest house to be 10 feet on the 25-foot side of the setback.

(Presented by LaQuita Williams, Planner I)

VI. Ongoing Business

VII. New Business

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

The City will make reasonable accommodations for those persons.

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A. **BOA 2023-0004** Election of Officers

VIII. Adjournment

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

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P&Z STAFF REPORT

Board of Appeals Meeting, February 8, 2023

Case: **V22-0039 – 4711 Northside Drive**
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)
Report Date: January 20, 2023

REQUEST

Request for a variance from Division 7.8 to allow a garage/guest house to encroach 10 feet in the 25-foot side setback.

APPLICANT

Property Owners:	Petitioner:	Representative:
Eric and Melissa Riesenberg	Michael DeCarlo	Michael DeCarlo

RECOMMENDATIONS

Department of Community Development

Staff recommends **Denial** of **Variance(s)** V22-0039.

MATERIALS SUBMITTED AND REVIEWED

Materials:

1. *Variance Application 2022-completed-notarized.pdf* received on December 22, 2022

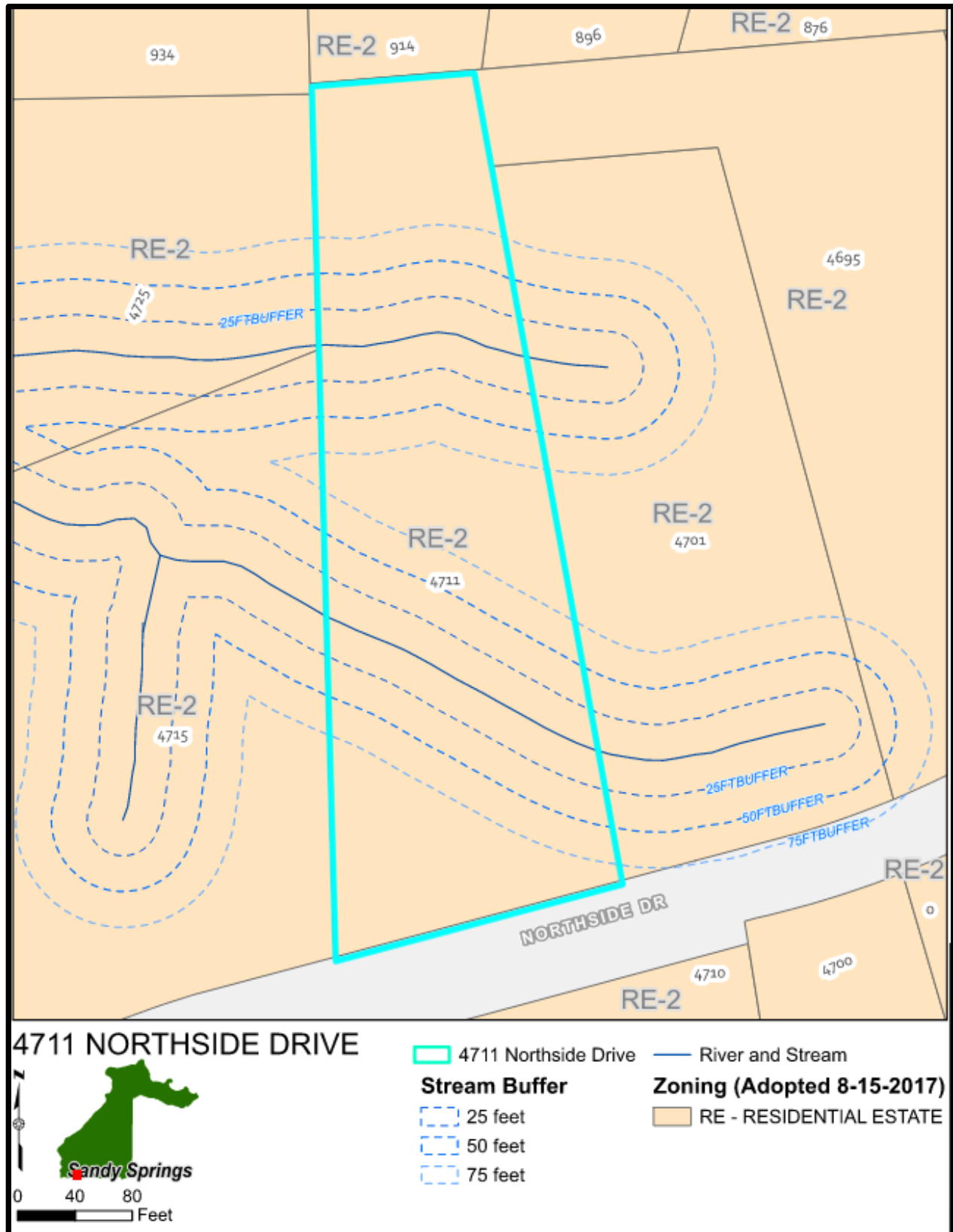
Plans:

1. *"Variance drawing set- 4711 Northside pdf."* prepared by Alpha Land Services dated September 17, 2020

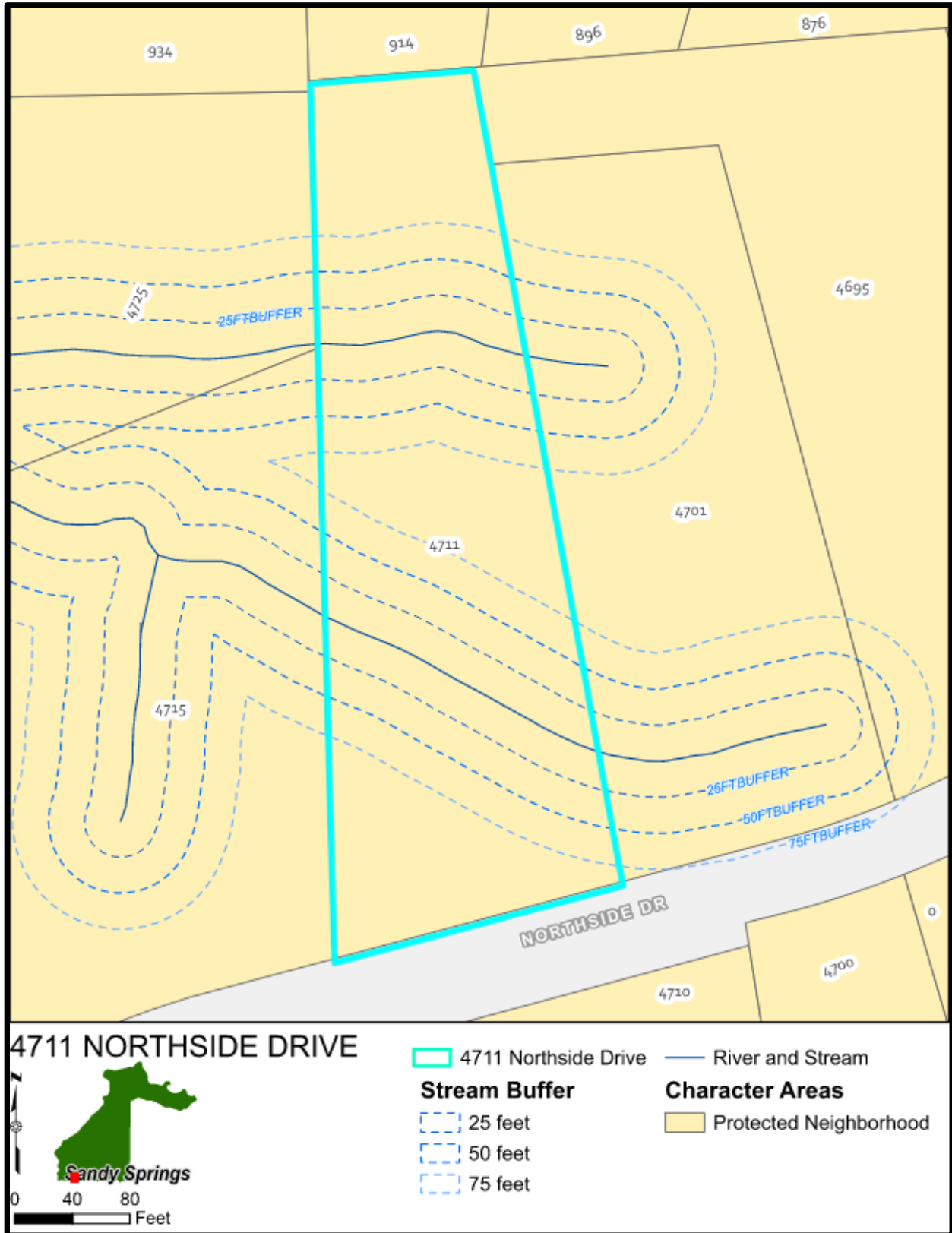
PROPERTY INFORMATION	
Location:	4711 Northside Drive (Parcel # 17 0177LL0291)
Council District:	6-Andy Bauman
Neighborhood:	Northside Woods
Road frontage:	Approximately 209 feet along Northside Drive
Lot Depth	588 feet and greater
Acreage:	2.30 acres
Current Zoning	RE-2 (Residential estate – 2 acres minimum)
Existing Land Use:	Residential
Previous Zoning Cases:	N/A
Character Area:	Protected Neighborhood

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to subject property	Zoning	Address(es)	Land area (acres) (approximate)
North	RE-2/ Residential Estate	914 Davis Drive NW	2.20 Acres
Northeast	RE-2/ Residential Estate	896 Davis Drive NW	2.10 Acres
East	RE-2/ Residential Estate	4695 Northside Drive NW	2.25 Acres
East	RE-2/ Residential Estate	4701 Northside Drive	2.00 Acres
Southeast	RE-2/ Residential Estate	4700 Northside Drive	0.88 Acres
South	RE-2/ Residential Estate	4710 Northside Drive	1.97 Acres
Southwest	RE-2/ Residential Estate	4716 Northside Drive	2.07 Acres
West	RE-2/ Residential Estate	4715 Northside Drive NW	2.15 Acres
West	RE-2/ Residential Estate	4725 Northside Drive	6.58 Acres
Northwest	RE-2/ Residential Estate	934 Davis Drive NW	3.00 Acres
PROPOSED DEVELOPMENT			
-	RE-2/ Residential Estate	4711 Northside Drive	2.30 Acres

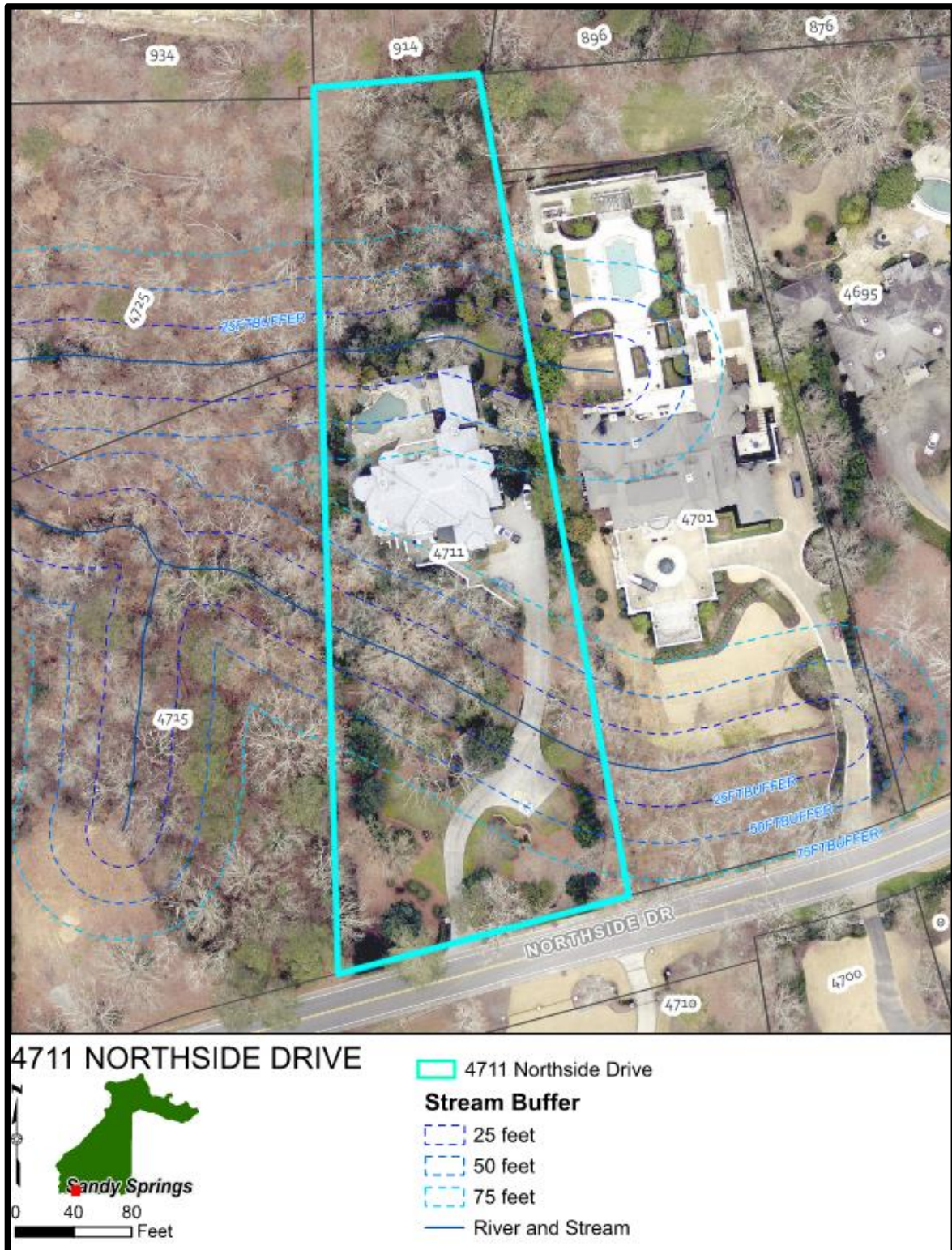
ZONING MAP

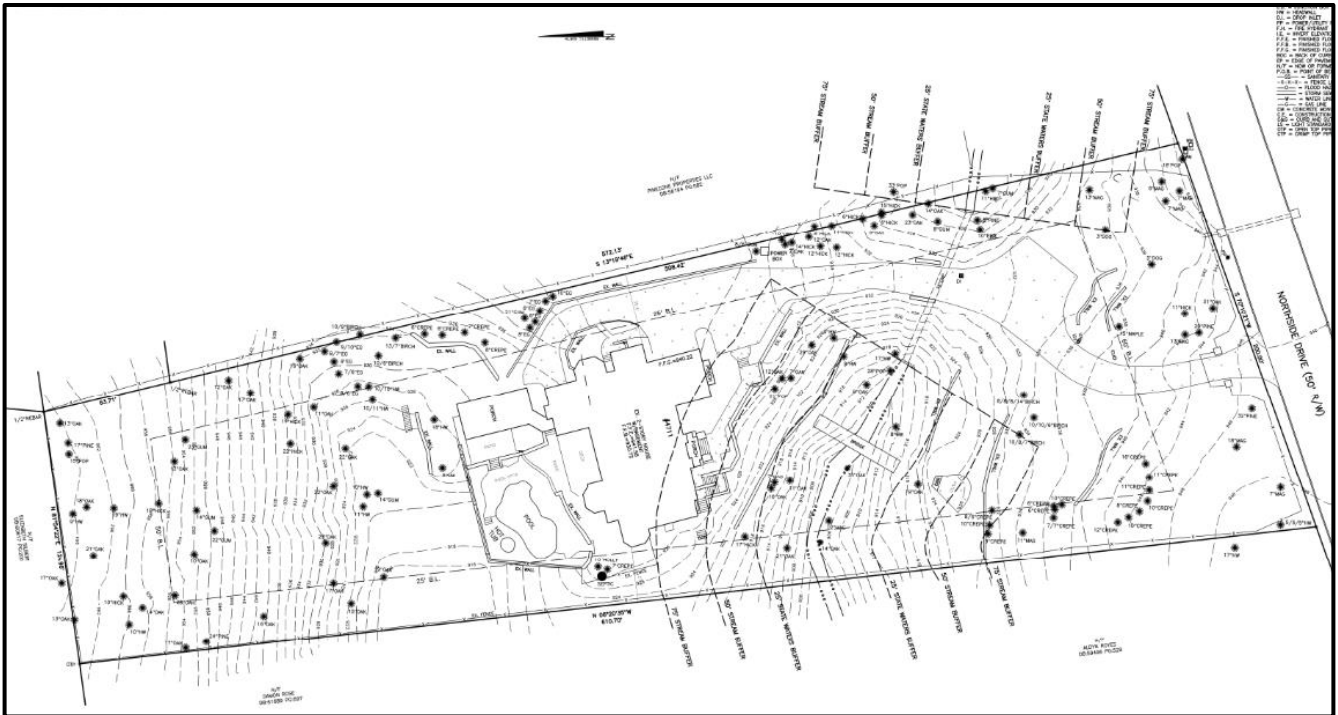


CHARACTER AREA MAP



AERIAL IMAGE





EXISTING DEVELOPMENT

The 2.30-acre subject property, zoned RE-2 (Residential Estate- 2 acres minimum), has a single unit detached two-story home with an attached two-car garage, a golf cart garage, a pool, and an attached accessory structure. According to Fulton County records, the home was built in 1984 and purchased by the Riesenbergs in 2019. The setbacks for RE-2 districts are: 60' primary, 40' rear and 25' side common lot. This parcel has significant topography ranging from 904 feet to 964 feet, a variability of 60 feet. The steepest topography is in the front yard where there is a stream that bisects the property northwest to southeast approximately 75 feet from the front plane of the house. The rear yard slopes upward west to east from 908 feet to 932 feet (24 feet over 140 feet =17% slope). The property also slopes up south to north from 920 feet to 964 feet (44 feet over 150 feet =29% slope). In comparing the dated Fulton County topography lines and the recent existing conditions survey, the elevations directly behind the pool area have been graded to create a relatively flat area off the back of the house.



Topography of entire parcel

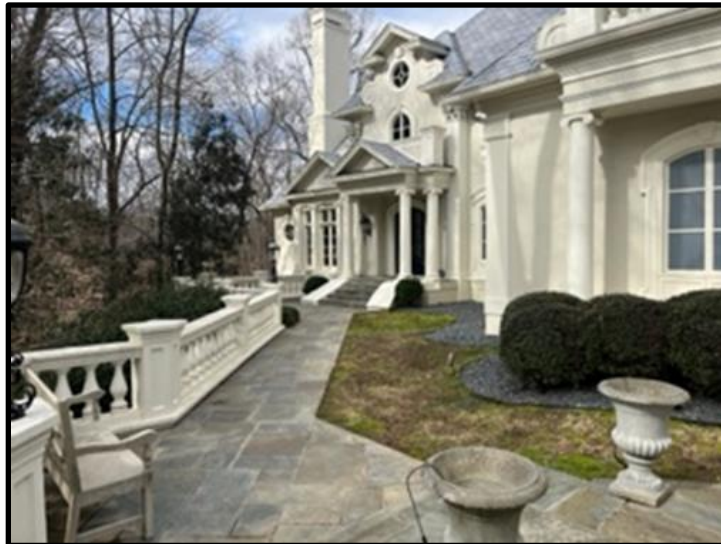


Topography of rear yard



Existing Survey rear yard

The applicant is seeking a variance from Division 7.8. to allow a garage/guest house ten feet in the 25-foot side setback.



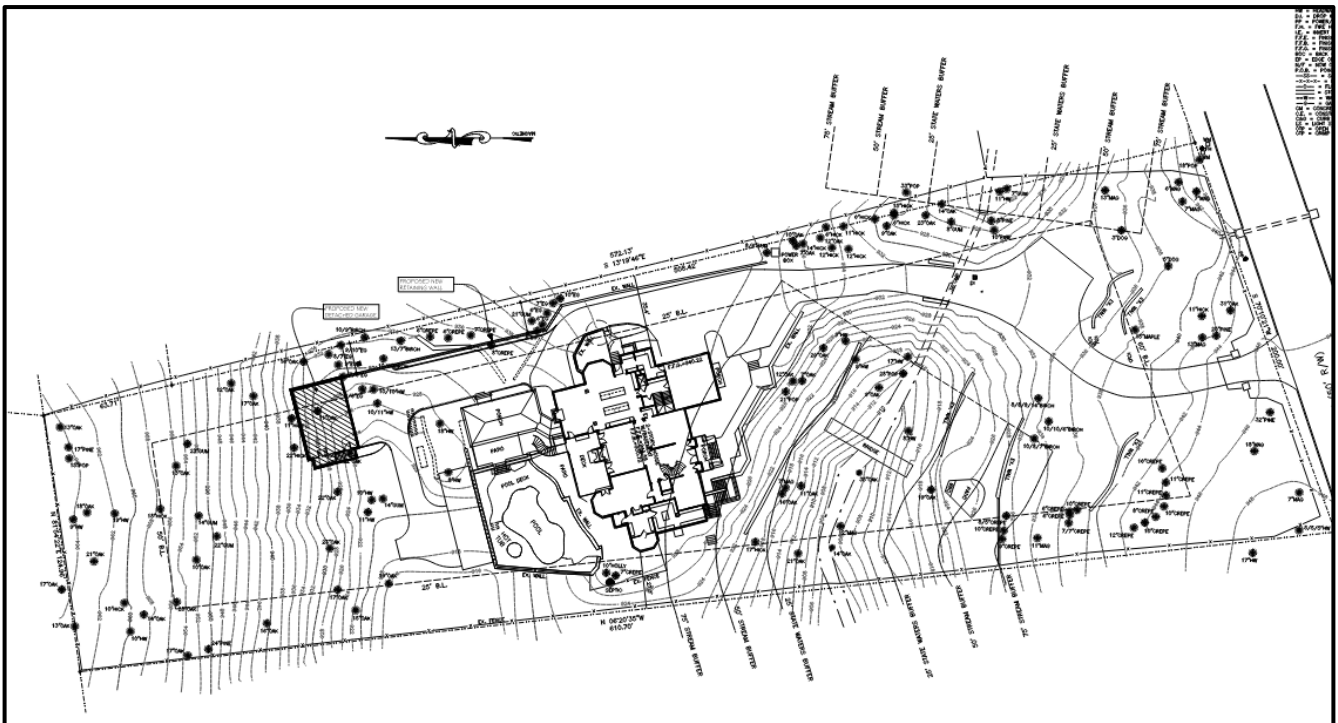
View of home facing north
View of existing two-car garage





View of golf cart garage
View of stream in the front yard facing south





PROPOSED DEVELOPMENT

The applicant is seeking a variance to allow a proposed 973 square foot three-car garage with a guest house on the upper level to encroach ten feet into the 25' side setback.

Per the Development Code 7.8.22.B.2.c. *Accessory Structure* – Major residential accessory structures shall comply with applicable building setbacks if their footprint exceeds 500 square feet. Major residential accessory structures with a footprint of less than 500 square feet must be a minimum of 10 feet or the required setback, from any property line, whichever is less restrictive.

Per the Development Code 7.8.6.B.6 *Guest House* – Basic Use Standards. The [guest house] location is limited to the rear yard and must meet all district setbacks.

The proposed garage is placed within the steeper portions of the property where shifting the building to the west and out of the side setback does not increase the topographical challenges.



Purple shading represents the proposed location of the garage/guest house and the green represents the 10 foot encroachment

V22-0039 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: It is Staff’s view that although constructing the garage/guest house in the buildable area will create an inconvenience, there are no unusual circumstances where strict adherence to the minimal buffer and setback requirements would create an unnecessary hardship. The applicants can build a smaller two-car garage within the buildable area without requiring a variance. The applicants can also build the proposed garage 10 feet to the west without requiring a variance.
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 property’s size, shape and topography does not prevent land development in the side nor rear buildable area for this proposal. Staff finds that the current topography does not create a hardship because the proposal contemplates the garage being built into the steeper portions of the property. Additionally, there are areas just north of the pool area, within the buildable area, that is relatively flat.
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. The property was developed in 1984, while the current owners, the applicants, purchased the property in 2019.
b. The Variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and Finding: The Variance request would not provide the minimum relief necessary to make possible the reasonable use of the property as reasonable use of the property is presently manifest. Existing on the property now is a two-car attached garage and a smaller golf cart garage. Variances are granted upon demonstrating a hardship and not for additional structures that could be designed to fit within the buildable parameters.
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 nor the Comprehensive Plan. The Development Code requires common side and rear setbacks in all residential zoning districts and while “major residential accessory structures may encroach within the setback by ten feet of the property line if the footprint is less than 500 square feet” the proposed 937 square foot detached garage/guest house is not listed as a permitted encroachment outside the buildable area. The Comprehensive Plan states, “All infill residential development should minimize site grading and the removal of trees and vegetation, particularly at the perimeters of lots, in order to maintain the tree canopy that defines these areas of the city”.

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:

Not all of the trees that are shown on the survey are included on the proposed site plans. The alternative site plan does not appear to impact additional trees as stated in the letter from the applicant. Based upon a review of the site plans and survey, both plans appear to affect the same amount of side setback trees that are 10" DBH or larger per Section 9.4.2.G. Furthermore, both plans appear to affect the same number of Protected Trees on the property. Additionally, the property is currently below the minimum canopy requirement 35 percent, and both site plans would equally reduce canopy coverage on the property.

Sandy Springs Sustainability Manager:

No comment provided.

Sandy Springs Building Official:

1. Sheet A1.0 G needs labels. What is existing? What is proposed? What do the red and blue lines signify? 2. In the Variance Justification Letter the first paragraph (Requested Variance) states that the proposed structure would have a 994 s.f. footprint, while the paragraph below (Factual details) states that it would be two levels at a total of 1,593 sf. Numbers do not correlate. 3. The existing house already has both a 2-car garage and a 1-car garage. 4. A 2-car garage would not encroach into the side setback. 5. A 1-bedroom apartment does not require a "Stair Hall." It can fit above an adequately sized 2-car garage.

Sandy Springs Fire Marshal:

No comment provided.

Sandy Springs Land Development Manager:

No comment provided.

Sandy Springs Transportation Planner:

No comment provided.

Correspondence Received:

N/A

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS
Following review, and based on the findings, Staff recommends Denial of Variance V22-0039 . Request for a variance from Division 7.8. to allow for garage/guest home to encroach 10 feet into the 25-foot side setback.
If the Board wishes to approve, staff recommends the following conditions:
• Restore canopy coverage of a minimum of 35% • That the project be built substantially similar to the site plan provided as part of this application.

COLUMN

Historic home hidden in forest is a Buckhead gem

Perched on a hill sits a magnificently maintained original Buckhead estate home.

Driving up the driveway, one isn't sure whether there is a house at the end or if the winding road goes on forever.



Thornton Kennedy

Finally through a clearing looms a beautiful brick English Tudor.

It is not necessarily unique. There are Tudors of similar age throughout Atlanta.

What makes this one different is the setting and its condition.

On a website created by the owners are side-by-side photos of the house today and the house way back when.

From the exterior to the grand central staircase to the rooms, they are nearly identical.

Owners English and Matthew Norman have gone to great lengths to ensure its preservation, even restoring some of the original features that had fallen into disrepair.

An Adair Realty brochure listing the house in 1953 says the house is in North Tuxedo Park.

I would put it closer to Chastain Park. It is on Hillside Drive between Northside Drive and Powers Ferry Road. The booklet also states the house has a "slopping" 600-foot frontage, which explains the endless driveway.

The Merediths had the house built in 1935.

Kenneth Meredith's listed occupation was manufacturer's agent. He eventually

became the president of Oxford Manufacturing Company. Today, it is the New York Stock Exchange-listed Oxford Industries, the manufacturer of brands including Lilly Pulitzer, Duck Head and Southern Tide, to name a few.

The couple engaged architect James Wise, a Georgia Tech grad, to design their north Buckhead home. It is not one of the names one comes across when researching Atlanta history and homes, but it should be.

He was an architect of some renown. Even if people don't know him, they know his work.

Early in his career, he worked as a draftsman for architect Lloyd Preacher, who designed Atlanta City Hall, which the city completed in 1930.

In 1931, Wise started his

own firm.

He designed homes throughout Atlanta, including on Peachtree Battle Avenue, Brookhaven Drive and Ridgewood Road. He designed many homes in Loring Heights, where he lived.

He also renovated the carriage house behind the Swan House in 1966 for the Forward Arts Foundation. It is better known today as the Swan Coach House.

The Meredith house's distinct characteristics include soaring chimneys. One is connected to a prominent fireplace in the front living room with a hand-carved mantle. The room has a high-pitched roof buttressed by thick, exposed timbers. On the front of the house are overlapping gables.

William Monroe designed the landscaping of

the now-3.5-acre property. He created much of Chastain Park and is considered Atlanta's first landscape architect. His nursery was on Boulevard, which became Monroe Drive in Midtown.

The Normans purchased their house in 2010 after a developer's plan to raze the house and build several homes on the property in 2008 fell through.

Matthew Norman says he and his wife didn't save the house. The economy did.

In 2018, they had it added to the National Register of Historic Places. Visit the-meredithhouse.com to learn more. It is, in my experience, the best-researched house in Buckhead.

For their efforts, Buckhead Heritage Society honored them with the Belle Turner Lunch Preservation

Award at its annual holiday celebration last month at the Meredith House.

Belle Turner Lynch was one of the founders of Buckhead Heritage Society. The organization spun out of her efforts to preserve the historic character of her neighborhood.

She passed away in 2021 and the society honors her legacy with the annual award.

Most Buckhead homes are ostentatious. Passerby are meant to see and admire them.

The Meredith house is the opposite. It is out of sight and out of mind. It exists purely for those who call it home.

Thornton Kennedy, the President of PR South, is a former news editor of this paper. He can be reached at thornton@prsouth.com.

SUSHI

From A1

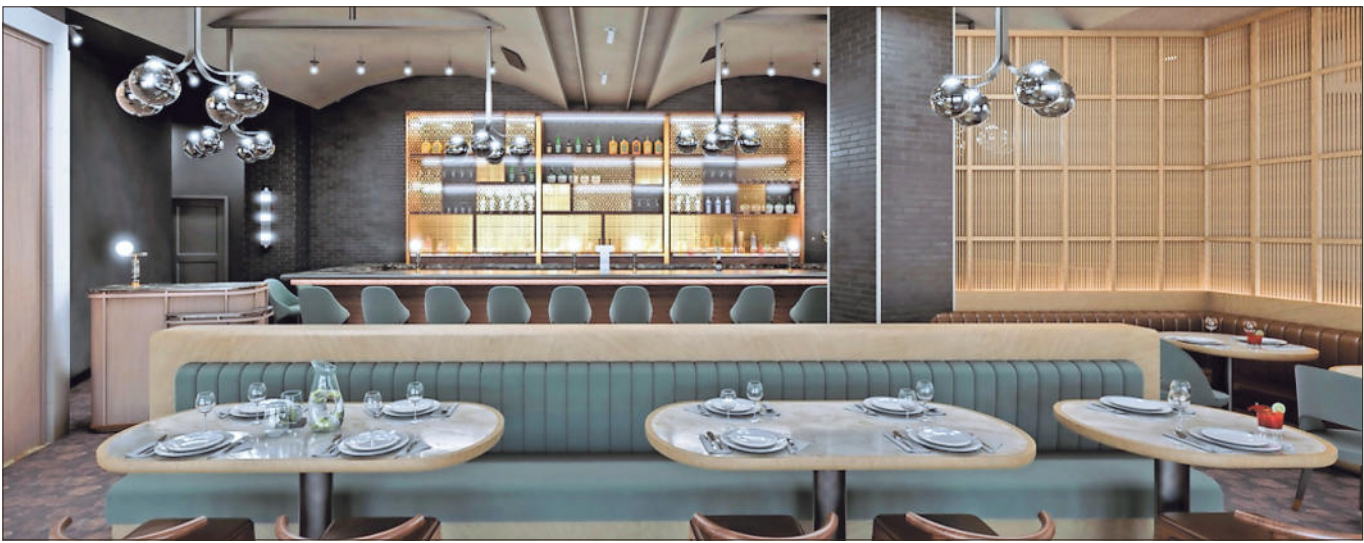
Chef Jason Liang will feature shareable dishes grilled using Binchotan charcoal and techniques focused on seasonal and detailed preparation of aging and curing of the fish. The new spot will continue to focus and elevate on what they're already known for, including an impressive omakase option — a curated experience featuring chef-selected courses by Chef Liang that can be enjoyed in the restaurant's private omakase room.

"We are so excited to bring the same high quality sushi and service to Buckhead Village that we first became known for in Decatur," Chen said. "However, guests can expect a new and different omakase experience as well."

Housed in a sleek 4,400-square-foot space, the build-out will feature a modern design with Japanese elements woven throughout including intricate carvings on large panels of hinoki, a Japanese cypress wood and other traditional accents. The space will boast a main dining room with soft, ambient lighting plus a 17-seat private room specifically for omakase tastings.

"When we first opened Brush in Decatur eight years ago, we were one of the first ones to bring the Tokyo Edomae sushi experience to Atlanta," Liang said. "In this next chapter for Brush, we want to share our bonded passion of Japanese cuisine and culture and create our own identity of sushi and dining experience. Seasonal and personal touches of the menu will be based on the flavors and ideas of our memories and experiences in Japan, Taiwan and the U.S."

For more information on Brush Sushi, please visit brushatl.com.



Special Photo

The new concept led by Executive Chef Jason Liang will feature shareable dishes grilled using Binchotan charcoal and techniques focused on seasonal and detailed preparation of aging and curing of the fish.



Special Photo

Brush Sushi, a forthcoming sushi spot offering a detailed, chef-driven sushi omakase experience, is set to open at Buckhead Village in mid-2023.



Special Photo

Brush Sushi will feature a modern design with Japanese elements woven throughout including intricate carvings on large panels of hinoki, a Japanese cypress wood and other traditional accents.

DAWGS

From A1

the largest in the history of bowl games, bypassing the 56-point margin set by LSU (2022), Army (2018), Tulsa (2007) and Centre, Ky. (1920).

While the Bulldogs' title last season was about ending 41 years of frustration, this year's triumph proved that top-ranked Georgia (15-0) wasn't a one-hit wonder or a one-off champion, but the sport's new standard-bearer.

The Bulldogs' win over the third-seeded Horned Frogs (13-2) was their 29th in 30 games the past two seasons, tying the college football record for the most in a two-year span. Georgia joined Alabama (2011-12), Southern Cal (2003-04), Nebraska (1994-95), Alabama (1978-79) and Nebraska (1970-71) as the only back-to-back champions in college football's modern era.

"They had a will to work and didn't listen to what everyone said about them," said Smart, whose team is just one of five schools in major college football history to go 15-0 or better in a season. "Everyone doubted them to start the year and that chip on their shoulder was just big enough to create an edge for our team."

The Bulldogs' path to immortality will resonate for generations, having transformed Georgia to college football royalty, with the rest of the sport now looking up to the Bulldogs whose reign will last for at least another year.

Make no mistake, what transpired in California was the Hollywood ending the Bulldogs and their fanbase had been clamoring for since

the season's outset.

Nine days after Georgia survived fourth-ranked Ohio State's missed field goal in the final seconds to win its semifinal game, the Bulldogs' dominated the Horned Frogs from the opening kickoff en route to scoring the most points in a championship game in the BCS/CFP eras dating to 1998.

Stetson Bennett went 18-for-25 passing for 304 yards with four touchdowns and no interceptions after being pulled with 13:25 left game.

Smart called a timeout so Bennett could walk off the field for the final time as a Bulldog amid cheers from Georgia's fans who made the trip west.

Bennett, who was named the Offensive MVP for this fourth consecutive playoff game, also rushed for 39 yards and two scores on three carries to cap a career in which he went from joining Georgia as a walk-on to leading it to back-to-back national championships.

"I didn't dream this," said Bennett, whose six total touchdowns tied quarterback Joe Burrow of LSU's CFP record. "I was just trying to do my job and we ended up here."

Brock Bowers finished with seven catches for 152 yards and a touchdown, with Ladd McConkey adding five receptions for 88 yards and two scores.

Kenny McIntosh rushed for a game-high 50 yards on eight carries, with Branson Robinson (7 carries, 42 yards, 2 TDs) and Kendall Milton (10 carries, 33 yards, TD) also gashing the Horned Frogs on the ground.

The Bulldogs outgained the Horned Frogs 589-188, including 254-36 on the ground, and scoring nine touchdowns and a field goal on their 11 possessions before taking a knee on their final drive. The

Bulldogs averaged a whopping 8.2 yards per play.

Georgia took a 7-0 lead it wouldn't relinquish on its first possession following a TCU punt, when Bennett's 21-yard run up the middle capped a five-play, 57-yard drive with 11:01 left in the first quarter.

After Georgia recovered a TCU fumble, Jack Podlesny's 24-yard field goal extended the advantage to 10-0 with 6:51 left in the quarter.

TCU pulled to within 10-7 on quarterback Max Dugan's 2-yard run less than two minutes later. But the Bulldogs scored the game's next 58 points, starting with Bennett's 37-yard touchdown pass to McConkey for a 17-7 lead with 2:43 to go in the quarter.

After a TCU punt, Georgia scored on its fourth straight possession, with Bennett running untouched six yards around the left end for a 24-7 advantage with 8:30 left in the half.

The Bulldogs, following Javon Bullard's interception, pushed their lead to 31-7 on Milton's 1-yard run with 1:19 to go in the first half.

Two plays after Bullard's second interception gave Georgia the ball on TCU's 22-yard line, Bennett threw a 22-yard scoring strike to Adonai Mitchell with 26 seconds left before halftime.

"We had things go about as bad as they could go in the first half," TCU coach Sonny Dykes said at halftime. "We turned the ball over three times, we gave up big plays. I think early on our guys were a little wide eyed."

Georgia's statistics in the first 30 minutes resembled more of a video game than a national championship game against a TCU squad seeking its first national title since 1938.

Bennett went 14-for-18 passing for 223 yards with two touchdowns and added 39 yards and two rushing

scores. The Bulldogs outgained the Horned Frogs 354-121, averaging a whopping 9.3 yards per play, with their 38 points a first-half CFP title game record.

The Bulldogs didn't let up in the third quarter. Bennett's 22-yard touchdown pass to Bowers, followed by Podlesny's extra point, gave Georgia its 45th point on its 45th play of the game with 10:52 remaining in the quarter.

Bennett threw his fourth touchdown pass with a 14-yard toss to McConkey for a 52-7 lead with 2:17 left in

the third quarter.

Branson Robinson's 1-yard run capped a nine-play, 54-yard drive for a 59-7 advantage with 9:24 left.

Smart called timeout to let Georgia's veteran players, including defensive back Christopher Smith, tackle Jalen Carter and cornerback Kelee Ringo walk off the field together, the next crop of Bulldogs continued to sack Duggan, who was dropped five times.

Robinson's 19-yard touchdown run made it 65-7 with 7:23 remaining after the missed extra-point.

SANDY SPRINGS NOTICE OF VARIANCES	
Petition Number:	V22-0039
Petitioner:	Michael DeCarlo
Property Location:	4711 Northside Drive Parcel # 17-0177-LL0291
Current Zoning:	RE-2
Request:	Request for a variance from Division 7.8 to allow a garage/guest house to be 10 feet in the 25-foot side setback.
Public Hearings:	Board of Appeals February 8, 2023, at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	Zoom Webinar at http://spr.gs/boameeting for instructions on how to provide public comment during Public Hearing, please visit http://spr.gs/publiccomment .

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SANDY SPRINGS™
GEORGIA

Case No.: **V22-0039**
Planner's initials: **LSW**

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.: **V22-0039**

Planner's initials: **LSW**

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 4711 Northside Drive, Sandy Springs GA 30327	
	Parcel Tax ID(s): 17-0177-LL0291	
	Total acreage: 2.181	Council District: 6
	Current zoning: RE-2	Current use: Residential
	Character Area: Protected Neighborhood	

APPLICATION	Detailed request (include Code Section No.):	
	We request relief from the zoning code section 7.8.22.B.2.c that requires major residential structures to adhere to the standard building setbacks for the property in question (25'-0" in our case).	
	We are proposing a 10'-0" encroachment into the 25' Setback for a new detached garage (994 s.f. footprint).	
	This encroachment is necessary due to the pre-existing driveway location being so close to the existing property line; and also due to the extreme topography at the areas available to build this structure.	
	Petitioner: Michael DeCarlo, DeCarlo Hawker Architects	
	Petitioner's address: [REDACTED]	
	Phone: [REDACTED] Email: [REDACTED]	

OWNER	Property owner: Eric & Melissa Riesenber	
	Owner's address: 4 [REDACTED]	
	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: 11/8/2022	Anticipated Application date: 12/22/2022
Anticipated BOA date: 2/8/2023	
ADDITIONAL INFORMATION NEEDED:	

DETAILED PROCESS & INSTRUCTIONS

Legend: ☐ and o: Action required by Applicant

•: For information

Before the Pre-Application Meeting:

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

Pre-Application Meeting:

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

Filing:

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

Before the Board of Appeals (BOA) Meeting:

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

Board of Appeals (BOA) Meeting:

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

TYPICAL SEQUENCE OF EVENTS

See p. 10 for Meeting Schedule

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

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



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: Melissa Riesenberg	Sworn and subscribed before me this 15 th day of November 20 22 Notary public: Seal: Adam N Struletz NOTARY PUBLIC Fulton County, GEORGIA My Commission Expires 10/13/2024 Commission expires:
Address: 4711 Northside Drive	
City, State, Zip Code: Sandy Springs GA 30327	
Email address: melries1@gmail.com	
Phone number: 404-661-4235	
Owner's signature:	

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

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

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



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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:	Michael DeCarlo
Company:	DeCarlo Hawker Architects
Address:	[REDACTED]
City, State, Zip Code:	[REDACTED]
Email address:	[REDACTED]
Phone number:	[REDACTED]
Agent's signature:	<i>M. DeCarlo</i>
Applicant's signature:	<i>[Signature]</i>

Sworn and subscribed before me this
15th day of November 2022
Notary public:
[Signature]
Seal:

Adam N Struletz
NOTARY PUBLIC
Fulton County, GEORGIA
My Commission Expires 10/13/2024

Commission expires:

ADDITIONAL REQUIREMENTS

Letter of Intent

Required for all cases

Address the following in detail, on a separate sheet:

1. Requested Variance
2. Factual details about the proposal:
 - Number and size of buildings
 - Square footage of gross floor area of nonresidential uses
 - Type and number of residential units
 - Number of employees and customers, number of classrooms, hours of operation, etc.
3. Alternative designs explored:
 - a. Provide details of alternative designs that could reduce the need for a Variance
 - b. Explain why the alternatives were rejected

Variance Analysis (Sec. 11.6.2.)

Required for all cases

Explain in detail, on a separate sheet, and for each Variance requested how:

- a. The application of the Development Code would create an unnecessary hardship, and not merely an inconvenience to the petitioner; or
- b. There are extraordinary and exceptional conditions due to the size, shape, or topography, which are specific to the subject property and not generally found in similar properties;

Further, the application shall demonstrate that:

- c. Such conditions are not the result of action or inaction of the current property owner; and
- d. The variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and
- e. The variance request would result in development that is consistent with the general intent of the Development Code, with the Comprehensive Plan policies, and would not be detrimental to the public good, safety and welfare.

Note: The general purpose and intent of the Development Code (Sec. 1.1.5.) includes:

- Ensuring conservation of land and natural resources
- Promoting the preservation and enhancement of tree canopy in residential areas
- Guiding reinvestment in established neighborhoods that preserves and reinforces their unique characteristics
- Promoting development along transit corridors that enhances their function as mixed-use, walkable centers that serve surrounding residential neighborhoods
- Providing standards for compatible transitions of use, building scale, and height between existing and new development
- Providing building and site design standards that address the public aspects of private development and how building form, placement, and uses contribute to the quality of the public realm
- Providing parking and access standards that appropriately balance pedestrian and vehicular needs and result in safe pedestrian environments of the highest quality
- Promoting quality landscape and building design that advance the function and beauty of Sandy Springs
- Providing clear regulations and processes that result in predictable, efficient, and coordinated development review
- Promoting conservation of land, energy, and natural resources

- Promoting sustainable building and site design practices
- Promoting diverse housing options along the City's major corridors and within its nodes
- Providing standards for interconnected streets and development patterns that support all modes of travel (walking, bicycling, public transit, driving)

Chattahoochee River Corridor Certificate

Required for properties located within the Chattahoochee River Corridor (within 2,000' of the Chattahoochee River)

Contact Lindsay Walker, City Arborist, at (770) 206-1568 or lwalker@sandyspringsga.gov

Survey and Site Plan

Required for **all** cases

Provide one (1) copy printed on 11" x 17" paper and two (2) copies printed to scale no larger than 30" x 42"; also include in the electronic package.

The Survey and Site Plan must include, at a minimum, the following:

Basic Information	☐ Legal description (metes and bounds; should also be submitted as a separate document)
	☐ Key and/or legend, site location map with North arrow, and scale
	☐ Boundary survey of the subject property, which includes dimensions along property lines that match the metes and bounds of the subject property's written legal description, and clearly indicate the point of beginning
	☐ Acreage of the subject property
	☐ Location of the subject property's land lot lines and identification of land lots
	☐ Current zoning district of the subject and adjacent properties
	☐ Layout and minimum lot size of proposed single unit detached residential lots
	☐ Topography on the subject and adjacent properties within 200' to assess runoff effects
	☐ Location of overhead and underground electrical and pipeline transmission/conveyance lines
	☐ Building setback lines and build-to zones, transitions, buffers, etc.
Roads	☐ Existing and proposed dedicated and reserved rights-of-way of all streets on and adjacent to the subject property
	☐ Posted speeds of existing streets
	☐ Proposed streets on the subject property
Improvements	☐ Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property
	☐ Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on adjacent properties within 400' of the subject property
	☐ Location of proposed buildings with total square footage
	☐ Required and proposed parking spaces, loading areas, service areas, etc.
	☐ Development Statistics Summary Chart with % of total lot coverage:
	○ Total area of site (acres and sq. ft.) ○ Building footprints (sq. ft. and %) ○ Parking spaces (number and %) ○ Lot coverage (sq. ft. and %)

Environmental	☐ 100-year floodplain horizontal limits and flood zone designations as shown on survey or Federal Emergency Management Agency Flood Insurance Rate Maps ☐ State waters and associated buffers ☐ Existing and proposed stormwater management facilities ☐ Community wastewater facilities, including preliminary areas reserved for septic drain fields and points of access ☐ Availability of water and sanitary sewer systems ☐ Trees and open space on the subject property ☐ Wetlands
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The Director reserves the right to request additional information deemed necessary to analyze the request.

2022 BOARD OF APPEALS SCHEDULE

Pre-App Meeting Deadline	Application Filing Deadline	Sign Posting Deadline (15 days prior to BOA Meeting)	Board of Appeals Meeting
11/10/2021	11/24/2021	12/21/2021	01/05/2022
12/15/2021	12/29/2021	01/18/2022	02/02/2022
01/11/2022	01/25/2022	02/15/2022	03/02/2022
02/08/2022	02/22/2022	03/22/2022	04/06/2022
03/15/2022	03/29/2022	04/19/2022	05/04/2022
04/12/2022	04/26/2022	05/24/2022	06/08/2022
N/A	N/A	N/A	N/A*
06/14/2022	06/28/2022	07/19/2022	08/03/2022
07/12/2022	07/26/2022	08/23/2022	09/07/2022
N/A	N/A	N/A	N/A**
09/13/2022	09/27/2022	10/18/2022	11/02/2022
10/11/2022	10/25/2022	11/22/2022	12/07/2022

*No meeting due to the week of the Independence Day holiday.

**No meeting due to the week of Yom Kippur.

NOTE: All meetings will have a virtual option available for attendees, if necessary, due to any continuance of a pandemic.

The deadlines for the Pre-Application Meetings are flexible at the discretion of the Director.

FEE SCHEDULE

Type	Adopted Fee	
Variance	For property zoned:	
	RE-, RD- PK, CON	\$300 + \$100/each additional request
	RU-, RT-, RM-, RX- ON-, OX-, CX-, SX-, TX-, CS-, IX-, CC-, PR-, PX-, PM-	\$600 + \$100/each additional request
Sign Variance	\$500 + \$100/each additional request	
Revisions to a filed Application	Variance, Sign Variance	\$250
Public Notice	Public Notice (newspaper)	Actual cost
	Readvertisement (newspaper)	Actual cost
BOA Meeting Signage (min. one (1) sign/street frontage)	Applicant handles	
Notes: • Additional technology and administrative fees apply • Debit and credit card transactions are subject to a 5% surcharge • All fees are based on each request		

SIGN SPECIFICATIONS

For Board of Appeals:

- At least one (1) sign on each public or private street frontage at a point visible from the nearest public or private street, installed parallel to the roadway; in the case of multiple lots, sufficient signs must be posted to provide reasonable notice to interested persons
- Printed on durable material; 8' wide x 4' tall in dimension
- Example sign template:



- Signage must be removed within 48 hours of final action on the petition

DECARLO · HAWKER

ARCHITECTURE & DESIGN
2470 H. L. WILLIAMS DRIVE
ATLANTA, GA. 30317
(678) 595-9002
www.decarlohawker.com

November 16, 2022

RE: Variance Letter of Intent & Analysis/Justifications – 4711 Northside Drive, Sandy Springs GA 30327

Letter of Intent:

1. *Requested Variance*

We request relief from the zoning code section 7.8.22.B.2.c that requires major residential structures to adhere to the standard building setbacks for the property in question (25'-0" in our case). We are proposing a 15'-0" setback for a new detached garage (994 s.f. footprint). Placing the structure at 15'-0" instead of 25'-0" is necessary due to the pre-existing driveway location being so close to the existing property line; and is also necessary due to the severe topography at the areas available to build this structure.

2. *Factual details about the proposal:*

Number and size of buildings:

One new detached accessory garage structure with 2nd floor: 2 stories, 15'-11¼" high, 734 s.f. heated (1,593 s.f. including unheated garage). Separate main house is existing to remain.

Square footage of gross floor area of nonresidential uses

None

Type and number of residential units

One single-family residence

Number of employees and customers, number of classrooms, hours of operation, etc.

Not applicable

3. *Alternative designs explored:*

a. *Provide details of alternative designs that could reduce the need for a Variance*

An alternative plan has been submitted for reference that would indeed avoid the need for a Variance. It shows the proposed Garage being moved 10' further off of the side property line so that it is in compliance with the 25' zoning setbacks.

(We also looked at attaching the Garage to the existing main house or existing poolhouse, but those options would require further Variances for building setbacks, Natural Grading Protection Buffer, and/or retaining walls, especially when factoring in the necessary turn-around space coming out of a Garage.)

b. *Explain why the alternatives were rejected*

The alternative plan submitted was rejected for the following reasons: While the size of the structure is the same as what we've proposed for the Variance, adhering to the 25' zoning setbacks leads to increased sitework (more retaining walls, fewer trees, more regrading and more earthwork); the proposed plan maintains more of the existing natural landscape despite being closer to the property line, including terrain and trees. The alternative plan is also less functional (the

garage is even further away from the main house in terms of distance and elevation). The alternative plan is also less aesthetically pleasing than the proposed plan because every retaining wall on the site would get taller; because there would be a higher quantity of retaining walls on the site (intruding on more existing vegetation and terrain); and because the garage would be placed more so in the middle of the existing forest and less so to the side of the property as more of a complimentary (but not primary) design feature.

Variance justifications:

Explain in detail, how:

- a. *The application of the Development Code would create an unnecessary hardship, and not merely an inconvenience to the petitioner; or*
- b. *There are extraordinary and exceptional conditions due to the size, shape, or topography, which are specific to the subject property and not generally found in similar properties;*

There is an existing stream in the front yard that pushed the original house and driveway construction overly far over toward the east side property line. The existing driveway retaining wall is 5'-6" from this property line and therefore would itself not be accepted today without several Variances (this retaining wall is 7'-8" tall at its closest point to the neighboring property). The pre-existing location of the existing house and driveway eliminate a number of typical or straightforward solutions for adding a detached accessory structure in the back yard.

The topography in the back yard is also severe and incredibly difficult to work with. There are very steep downhill slopes from the front, side, and rear of the property that all converge where an accessory structure would be located on this property. As noted in the Letter of Intent above, the proposed design solution allows for the least impact on the natural topography, trees, and aesthetics.

Further, the application shall demonstrate that:

- c. *Such conditions are not the result of action or inaction of the current property owner; and*
The conditions were generated at the creation of the property's boundaries, and how the boundaries overlaid the existing steep topography and front yard stream.
- d. *The variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and*
We took care during the design process to provide the minimum relief necessary. We declined to locate the driveway retaining walls closer to the property line, which would require a further Variance for the Natural Grading Protection Buffer. We provided sufficient distance off of the side property line to manage the natural flow of stormwater from the uphill neighbor. With the proposed 15' setback, the back corner of the Garage has a 10' high retaining wall (the largest height typically used) that can fit into the landscape and provide (minimum) clearance between the sloping hill and the back roof eaves. The alternate plan (wouldn't require a Variance) would need an 11'-6" high single retaining wall or the 10'-0" + 4'-0" terraced double retaining walls shown.
- e. *The variance request would result in development that is consistent with the general intent of the Development Code, with the Comprehensive Plan policies, and would not be detrimental to the public good, safety and welfare.*
If the Variance was granted it would indeed be very consistent with the general intent of the Development Code as it would provide a much better, less intrusive, and more appealing result than if the Variance was rejected. Approving the Variance will result in more conservation of the natural landscape, fewer trees lost, and less regrading of the site. Approving the Variance will result in a more aesthetically appealing result for the reasons noted in the justifications above. We are trying to design a new accessory structure that provides a lot of space and functionality but are taking care that it also blends into the landscape and is not overly tall or bulky. The immediately adjacent neighbors recognize that the solution proposed in our Variance is more attractive and less impactful, and they are very supportive of our efforts to obtain the Variance.

Sincerely,



Michael DeCarlo
DeCarlo · Hawker
Architecture & Design
2470 Hosea L. Williams Drive
Atlanta, GA 30317
mike@decarlohawker.com
www.decarlohawker.com

PROJECT DESCRIPTION:

--Add a new detached Garage with 2nd story workshop
--Extend the existing driveway to the new Garage and existing storage structure.

DRAWING INDEX:

AO.1-G Site Survey Variance Plan
-- Site Survey
A1.0-G Garage Lower Level & Driveway Plan
A1.1-G Garage 2nd Floor & Roof Plan
A2.1-G Exterior Elevations - Garage
A1.0-G2 Garage Lower Level & Driveway Plan - Alt. Plan
A1.0-G3 Garage Lower Level & Driveway Plan - Alt. Plan 2

PROJECT CONTACTS:

OWNERS :
Melissa & Eric Riesenberg
4711 Northside Drive
Sandy Springs, GA 30327
(404) 661-4235
melnes1@gmail.com

ARCHITECT:
Mike DeCarlo
DeCarlo Hawker Architecture
2470 H. L. Williams Drive NE
Atlanta, GA 30317
(678) 595-9002
mike@decariohawker.com

CODE INFORMATION:

Project Address: 4711 Northside Drive
Sandy Springs, GA 30327
Zoning: RE-2 (Residential Detached)
Building Setbacks: 60' front, 50' rear, 25' sides
Occupancy: R-3, Single-Family Res.
Construction Type: Type VB

Building Height: New Garage:
2 stories, 15'-1 1/2" (highest facade ht.) - 12'-1 3/4" (avg. facade ht.)
(Complies w/ 2 stories, 24'-0" max.)
(Avg. grade to midpoint of highest roof peak - averaged all sides)

Building Area: New Garage:
Lower Level = 42 s.f. (860 s.f. unheated garage space does not apply)
2nd Floor = 650 s.f.
Garage Bldg. Total = 692 s.f.

Terrace Level = 3,585 s.f. existing (no change)
Main Floor = 4,029 s.f. existing (no change)
2nd Floor = 5,721 s.f. existing (no change)
Main House Total = 10,334 s.f. existing (no change)

Total on property = 11,026 s.f. = 10,334 s.f. house + 692 s.f. garage
(Heated square footage)

Lot Coverage: Existing 19,839 s.f.
New garage +973 s.f.
New driveway (upper area - concrete) +1,495 s.f.
New driveway (lower area - 1,869 s.f. pervious pavers) +0 s.f.
New site walls & curbs +153 s.f.
New poolhouse walk & steps +36 s.f.
New garage walk +56 s.f.
Remove existing site stairs near poolhouse -39 s.f.
Remove existing site walls (partial) along new driveway -123 s.f.
Total New: +2,551 s.f.
Total Proposed: 22,390 s.f. = 19,839 s.f. existing + 2,551 s.f. new
Lot Coverage Ratio: 22,390 s.f. / 94,983 s.f. = 0.236
(Complies with 0.250 max.)
Site Area: 94,983 s.f. (2.18 acres)

DECARLO
HAWKER

ARCHITECTURE & DESIGN
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TELEPHONE: (678) 595-9002
WWW.DECARIOHAWKER.COM

LEGEND

IPF = 1/2" REBAR FOUND
IPS = 1/2" REBAR PIN SET
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
P.L. = PROPERTY LINE
C.L. = CENTERLINE
B.L. = BUILDING LINE
R/W = RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
MH = MANHOLE
C.B. = CATCH BASIN
J.B. = JUNCTION BOX
HW = HEADWALL
D.I. = DROP INLET
PP = POWER/UTILITY POLE
F.H. = FIRE HYDRANT
I.E. = INVERT ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
F.F.B. = FINISHED FLOOR BASEMENT
F.F.C. = FINISHED FLOOR GARAGE
BOG = BACK OF CURB
EP = EDGE OF PAVEMENT
N/F = NOW OR FORMERLY
P.O.B. = POINT OF BEGINNING
SS = SANITARY SEWER LINE/PIPE
X-X-X-X = FENCE LINE
O = FLOOD HAZARD ZONE LINE
O = STORM SEWER LINE/PIPE
O = WATER LINE
O = GAS LINE
O = CONCRETE MONUMENT
C.E. = CONSTRUCTION EASEMENT
C&G = CURB AND GUTTER
LS = LIGHT STANDARDS
OTPF = OPEN TOP PIPE FOUND
CTPF = CRIMP TOP PIPE FOUND

20 DEC 2022 ZONING & CODE INFORMATION
29 NOV 2022 VARIANCE APPLICATION

RIESENBERG
RESIDENCE

RENOVATION
4711 NORTHSIDE DR NW
ATLANTA, GA.

JOB NO. 1928

SITE SURVEY
VARIANCE PLAN

A0.1-G

RELEASED FOR CONSTRUCTION

ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE, GA 30052
ENGINEERING & LAND SURVEYING
PH: 770.668.4054 EMAIL: ROBERT@ALPHALANDSERVICES.COM

SURVEY FOR:
4711 NORTHSIDE DRIVE
TAX PARCEL: 17-0177-LL0291

REVISION:
REF. PLAT: PB 43 P. 25

LAND LOT: 177
DISTRICT: 17TH
COUNTY: FULTON
STATE: GEORGIA
FIELD DATE: 08/07/20
JOB No.: 20-08-414

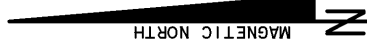
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE
TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN
GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE
RULES OF THE GEORGIA BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS
SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

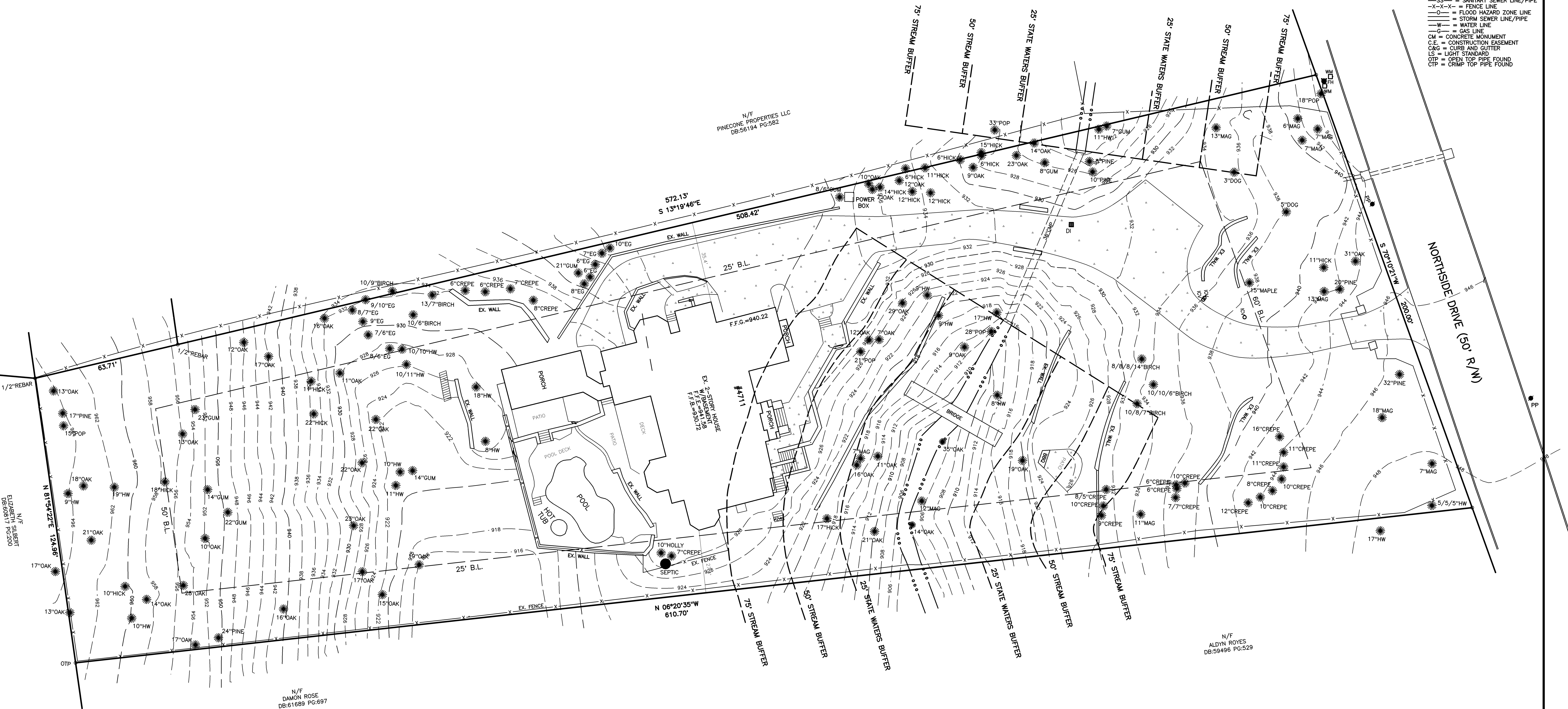
FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0143F, DATED 09/18/13



LEGEND

IPF = 1/2" REBAR FOUND
IPS = 1/2" REBAR PIN SET
LL = LAND LOT
L.L.L. = LAND LOT LINE
P.L. = PROPERTY LINE
CL = CENTERLINE
B.L. = BUILDING LINE
R/W = RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
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OTF = OPEN TOP PIPE FOUND
OTP = CRIMP TOP PIPE FOUND



20 10 0 20
GRAPHIC SCALE - 1"=20'

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67

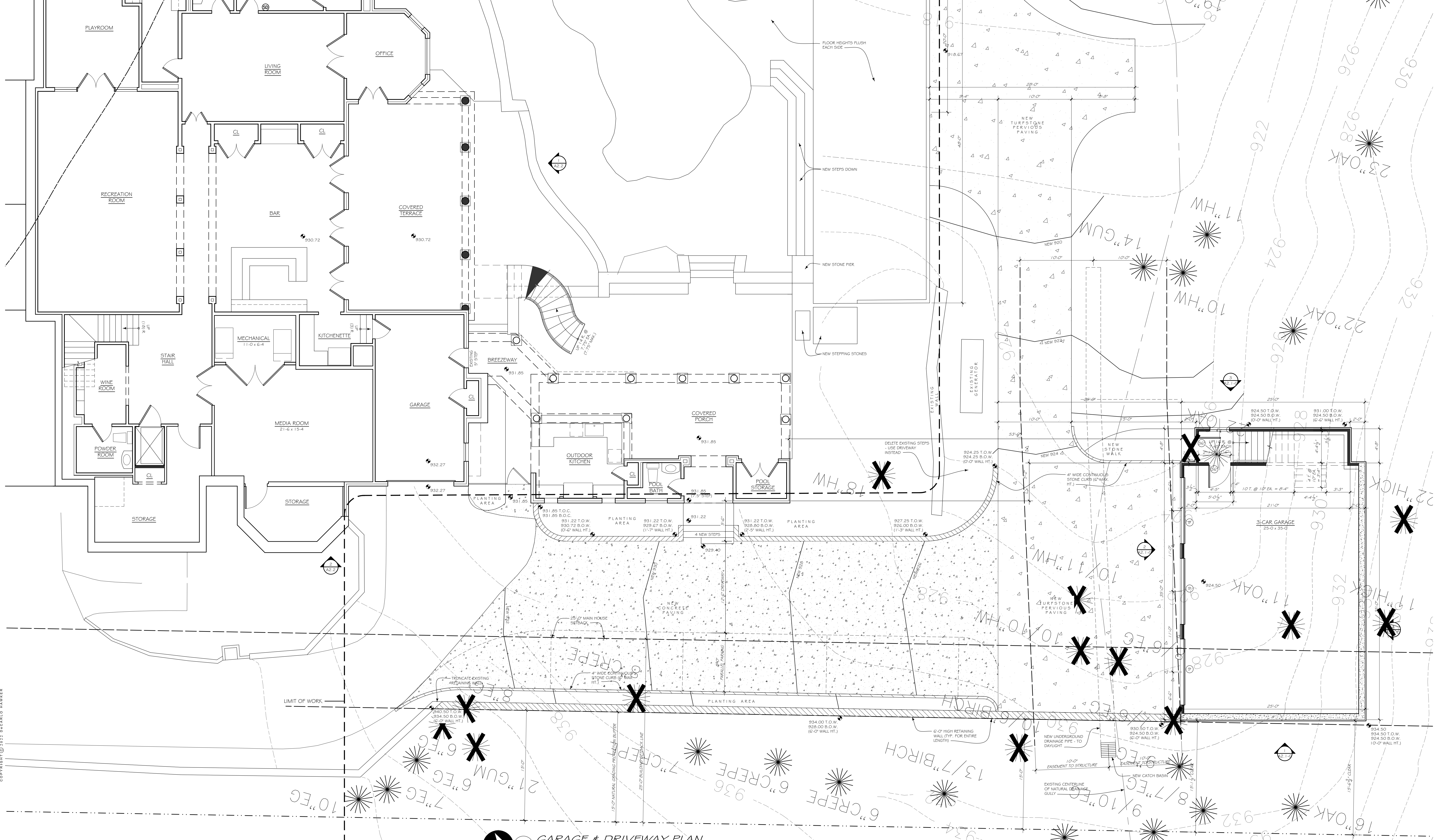


ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE, GA 30052
ENGINEERING & LAND SURVEYING
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

SURVEY FOR:
4711 NORTHSIDE DRIVE
TAX PARCEL:17-0177-LL0291

REVISION:	LAND LOT: 177	LOT: 1 BLOCK:
	DISTRICT: 17TH	SUB: O'CONNOR WOODS
	GEORGIA COUNTY	
FIELD DATE: 09/07/20	AREA = 2.181 ACRES	
REF. PLAT: PB. 43 P. 26	PLAT DATE: 09/17/20	JOB No. 20-08-414

TREE SCHEDULE							
NO.	DIA.	SPECIES	DESIGNATION	CANOPY (S.F.)	EXIST. IMPACT (S.F./PCT.)	NEW IMPACT (S.F./PCT.)	REMOVE
1	10"	EVERGREEN	BOUNDARY	767	213 (27.8%)	0	
2	7"	EVERGREEN		241	46 (19.1%)	0	
3	6"	EVERGREEN		177	39 (21.5%)	0	
4	6"	EVERGREEN		177	53 (29.9%)	21 (+11.9%)	REMOVE
5	8"	EVERGREEN		314	100 (31.8%)	73 (+23.2%)	REMOVE
6	21"	SWEETGUM	BOUNDARY / SETBACK / PROTECTED	2165	646 (29.8%)	315 (+14.5%)	REMOVE
7	8"	CRP. MYRTLE		314	62 (19.7%)	116 (+36.9%)	REMOVE
8	7"	CRP. MYRTLE		241	34 (14.1%)	0	
9	6"	CRP. MYRTLE		177	36 (20.3%)	0	
10	6"	CRP. MYRTLE		177	53 (29.9%)	0	
11	7 1/2"	BIRCH	BOUNDARY	241 / 830	19 (2.3%)	0 / 103 (+12.4%)	
12	6 1/2"	BIRCH	BOUNDARY	177 / 491	0	148 (+30.1%)	REMOVE
13	9 1/2"	BIRCH	BOUNDARY	398 / 491	0 / 0	0 / 0	
14	9 1/2"	EVERGREEN	BOUNDARY	398 / 491	0 / 0	0 / 0	
15	7 7/8"	EVERGREEN		241 / 314	0 / 0	0 / 0	
16	9"	EVERGREEN		398	0	65 (+16.3%)	
17	6 1/2"	EVERGREEN		177 / 241	0	118 (+29.6%)	REMOVE
18	6 1/8"	EVERGREEN		177 / 314	0	299 (+95.2%)	REMOVE
19	0 7/10"	HARDWOOD		491 / 491	0	459 (+93.5%)	REMOVE
20	0 7/11"	HARDWOOD		491 / 594	0	594 (+100.0%)	REMOVE
21	16"	OAK	BOUNDARY	1257	0	159 (+12.6%)	
22	17"	OAK	BOUNDARY	1419	0	0	
23	11"	OAK		594	0	540 (+90.9%)	REMOVE
24	11"	HICKORY		594	0	217 (+36.5%)	REMOVE
25	22"	HICKORY	PROTECTED	2376	0	703 (+29.6%)	REMOVE
26	22"	OAK	PROTECTED	2376	0	364 (+15.3%)	
27	11"	HARDWOOD		594	0	0	
28	10"	HARDWOOD		491	0	6 (+1.2%)	
29	14"	SWEET GUM		962	0	188 (+19.5%)	
30	19"	OAK	PROTECTED	1772	0	121 (+6.8%)	
31	18"	HARDWOOD	PROTECTED	1590	342 (21.5%)	563 (+35.4%)	REMOVE



DECARLO
HAWKER

ARCHITECTURE & DESIGN
2478 H.L. WILLIAMS DRIVE NE
ATLANTA, GEORGIA 30317
TELEPHONE: (404) 395-9982
WWW.DECARLOHAWKER.COM

20 DEC 2022	TREE INFORMATION
04 NOV 2022	VARIANCE APPLICATION
31 OCT 2022	100% CD'S
20 OCT 2022	OWNER REVIEW
13 OCT 2022	OWNER REVIEW

RIESENBERG
RESIDENCE

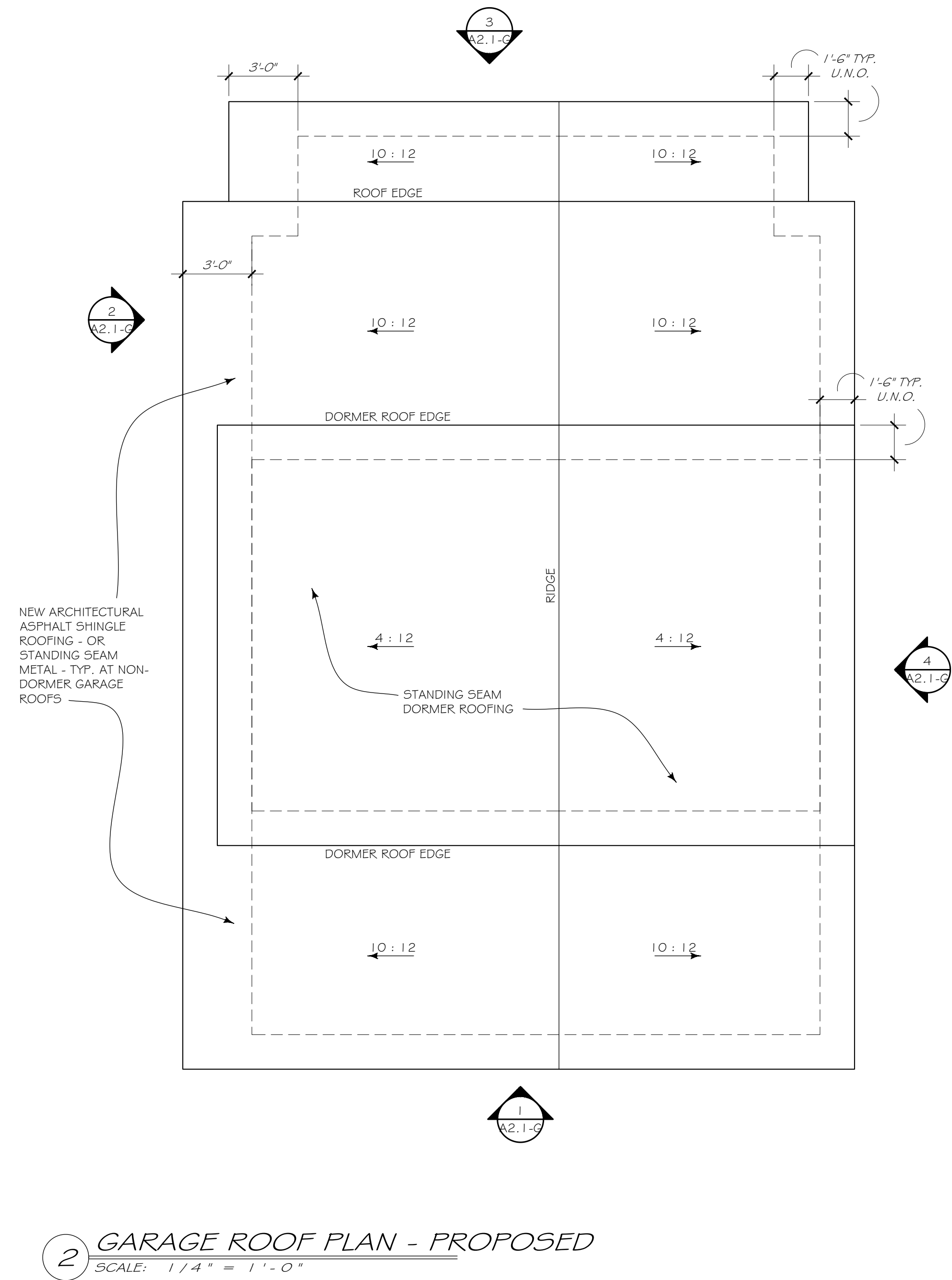
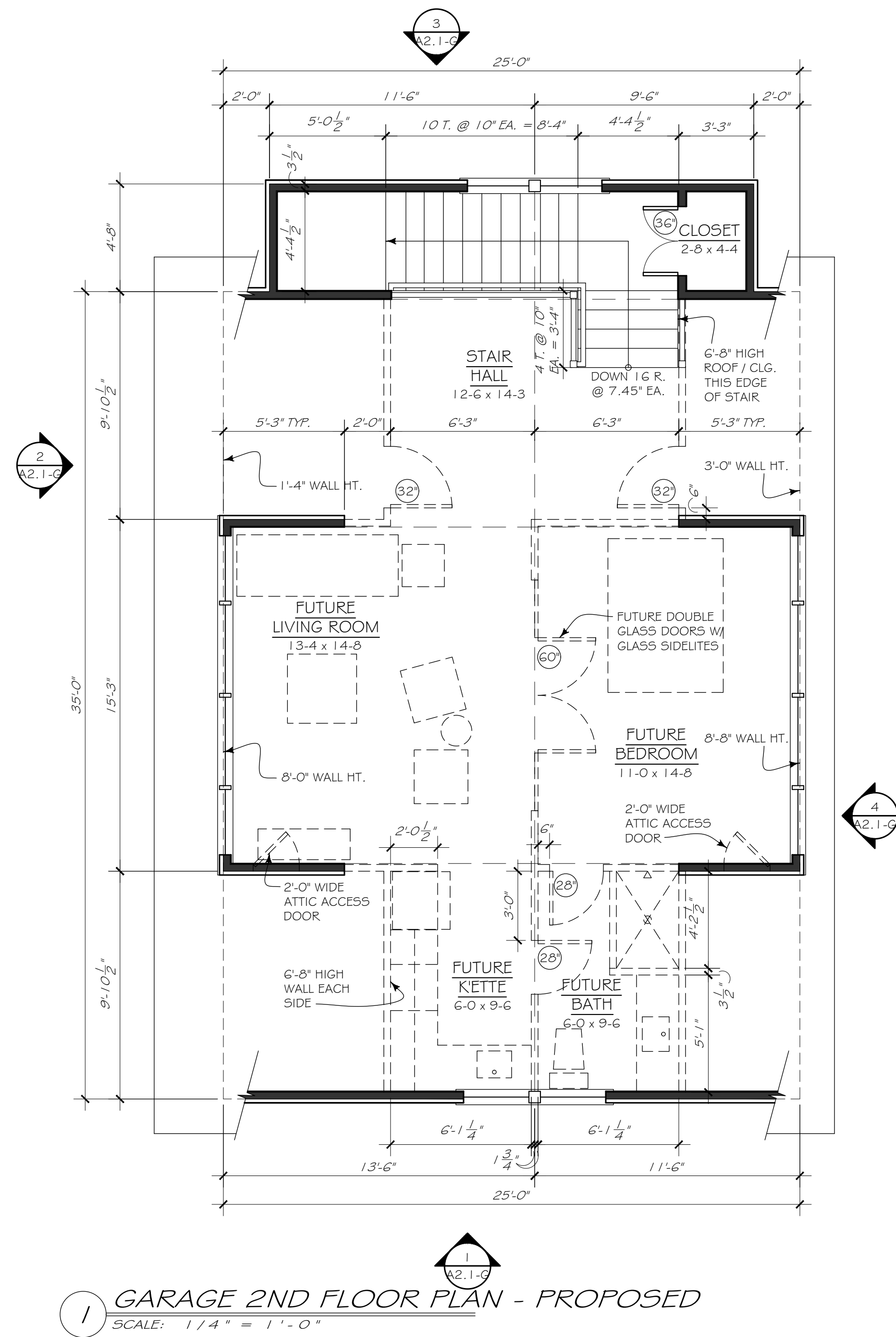
RENOVATION
4711 NORTHSIDE DR NW
ATLANTA, GA.

JOB NO. 1928

GARAGE
LOWER LEVEL &
DRIVEWAY PLAN

A1.0-G

RELEASED FOR CONSTRUCTION



04 NOV 2022 VARIANCE APPLICATION
31 OCT 2022 100% CD'S

RIESENBERG
RESIDENCE

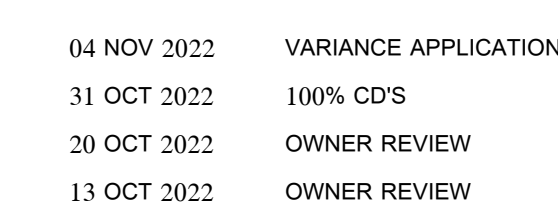
RENOVATION
4711 NORTHSIDE DR NW
ATLANTA, GA.

JOB NO. 1928

GARAGE 2ND FLOOR
& ROOF PLANS

A1.1-G

RELEASED FOR CONSTRUCTION



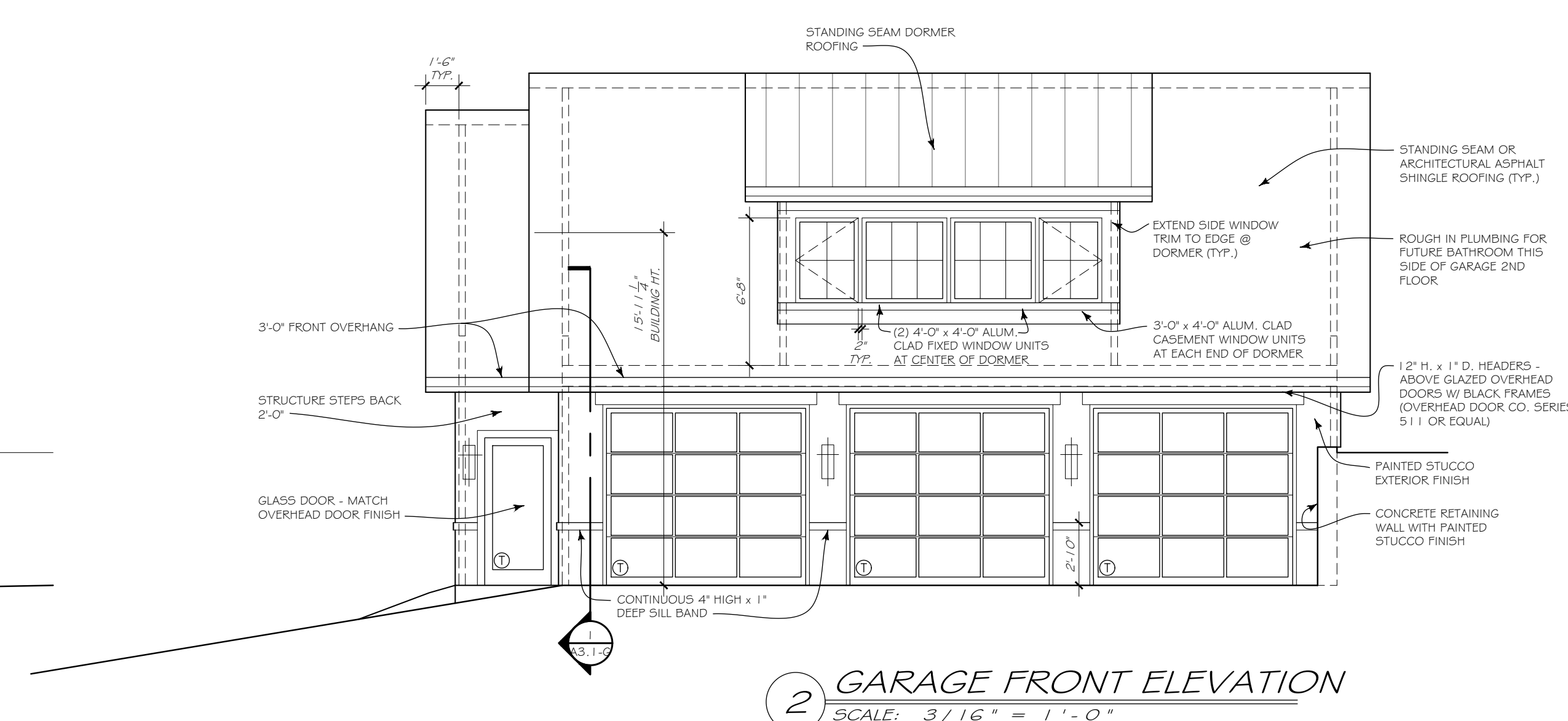
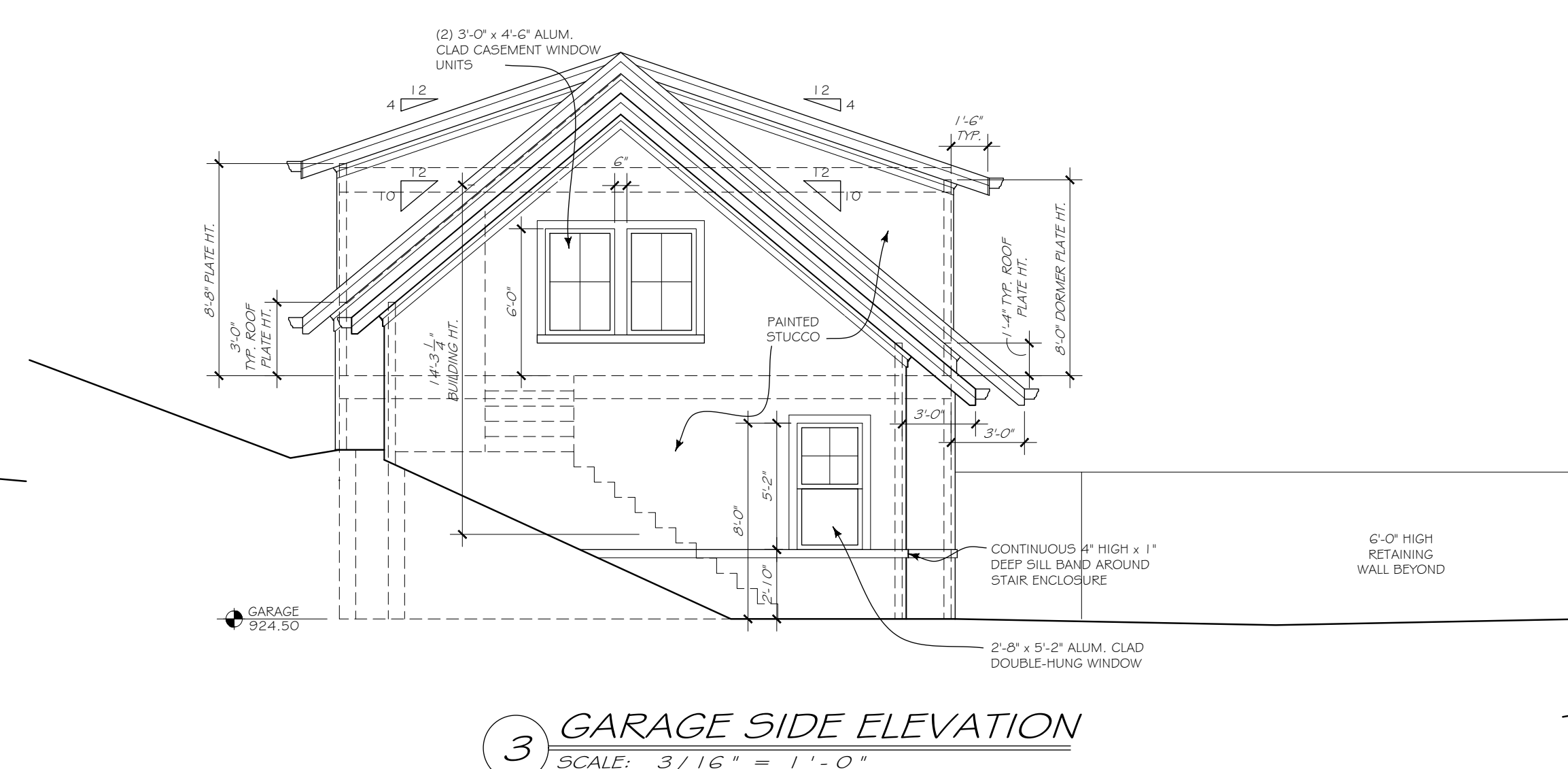
RENOVATION
4711 NORTHSIDE DRIVE
ATLANTA, GA.

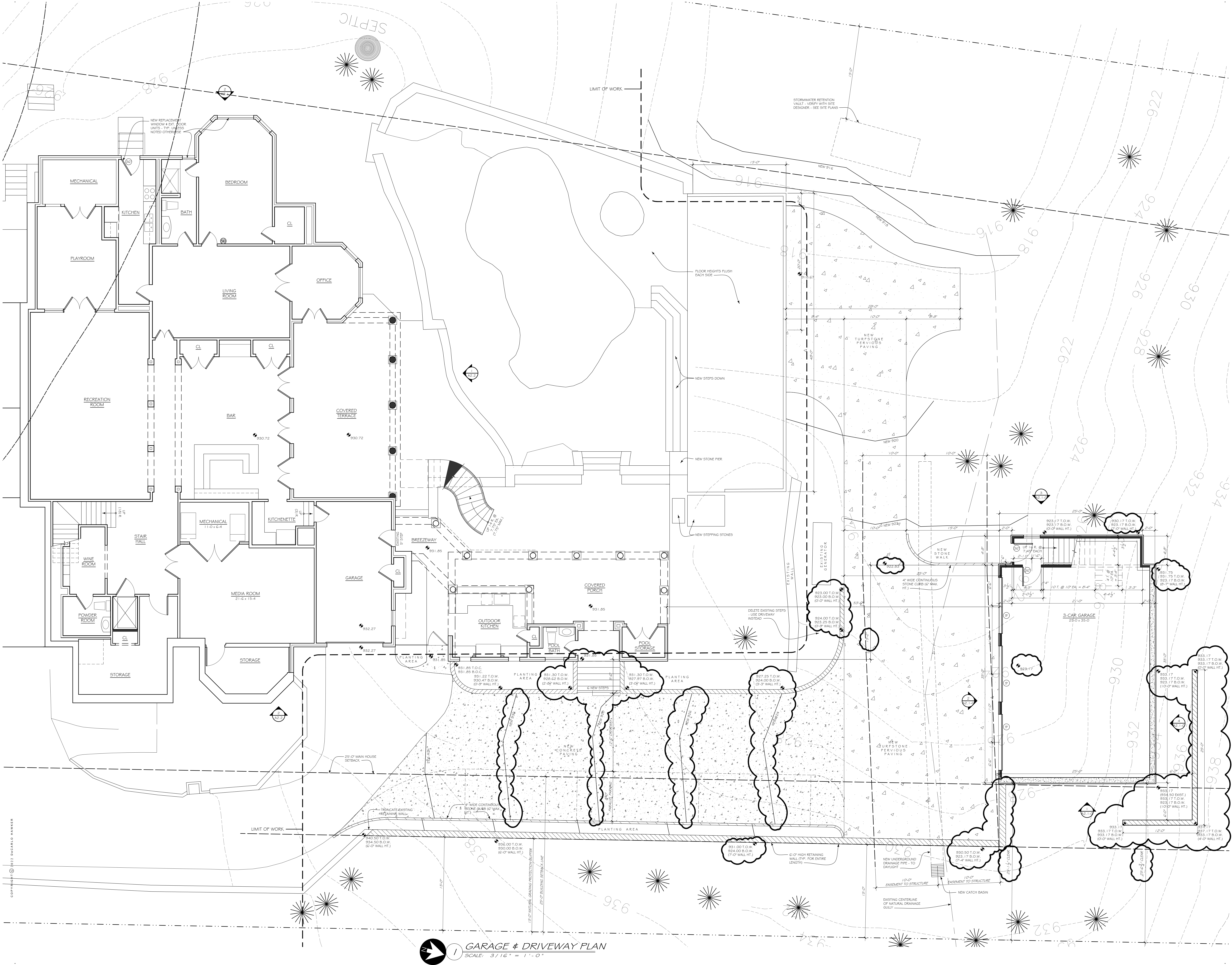
JOB NO. 1928

EXTERIOR
ELEVATIONS
- GARAGE

A2.1-G

RELEASED FOR CONSTRUCTION



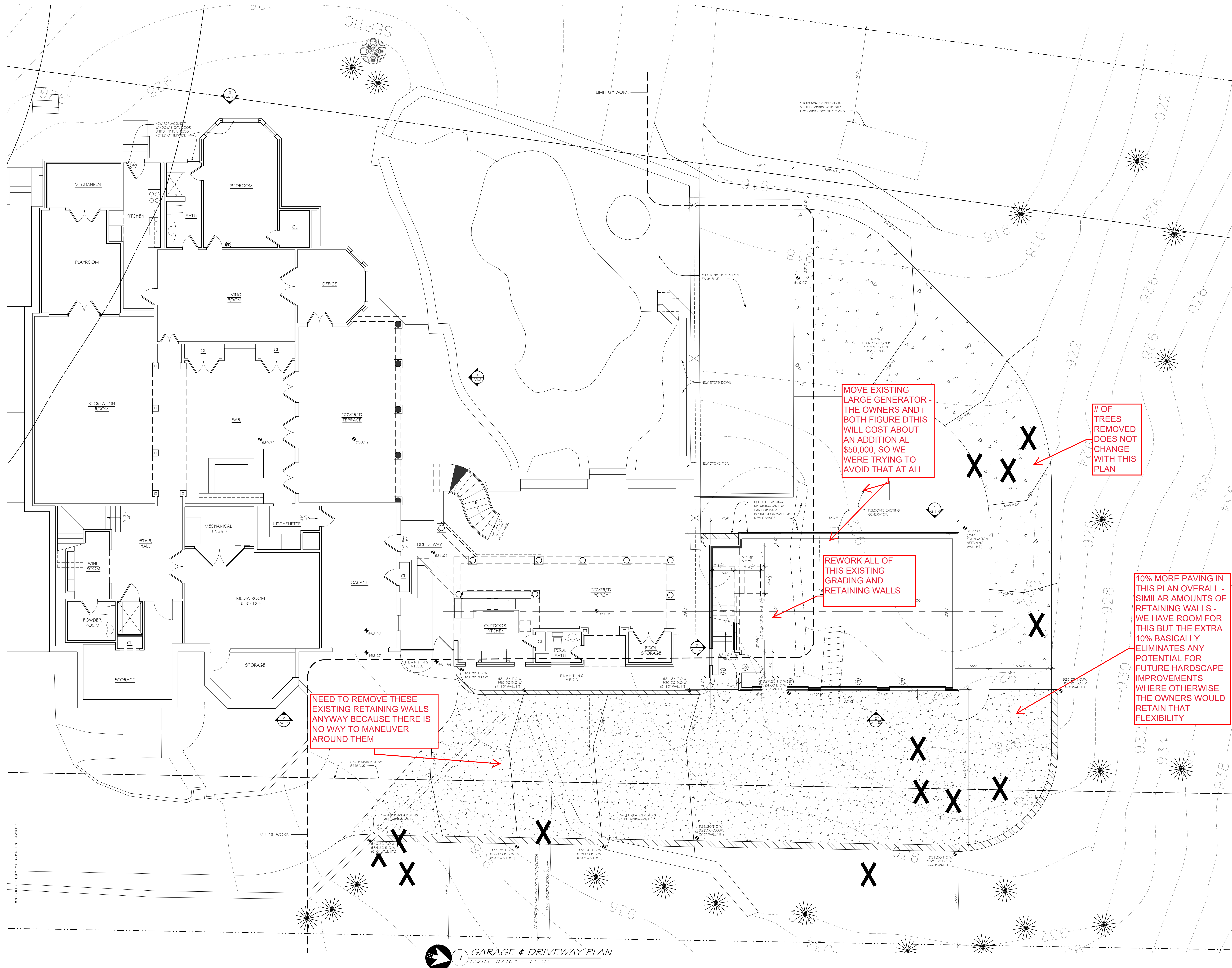


09 NOV 2022 VARIANCE APPLICATION
31 OCT 2022 100% CD'S
20 OCT 2022 OWNER REVIEW
13 OCT 2022 OWNER REVIEW

RIESENBERG
RESIDENCE
RENOVATION
4711 NORTHSIDE DR NW
ATLANTA, GA.

JOB NO. 1928
GARAGE
LOWER LEVEL &
DRIVEWAY PLAN
- ALT. PLAN

A1.0-G2
RELEASED FOR CONSTRUCTION



Board of Appeals

February 8, 2023



SANDY SPRINGS™
GEORGIA

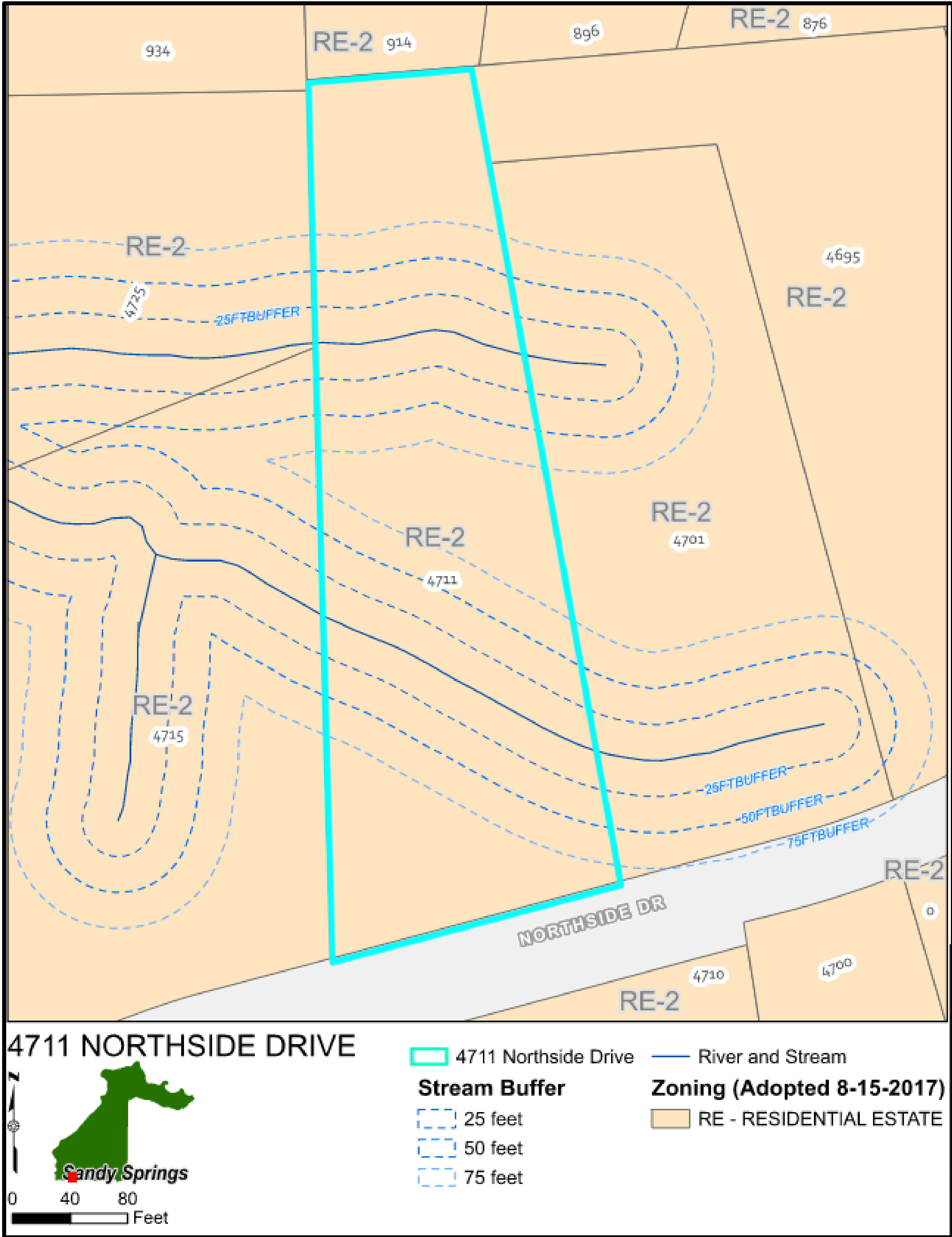
V22-0039
4711 Northside Drive

STAFF RECOMMENDATION:
Denial

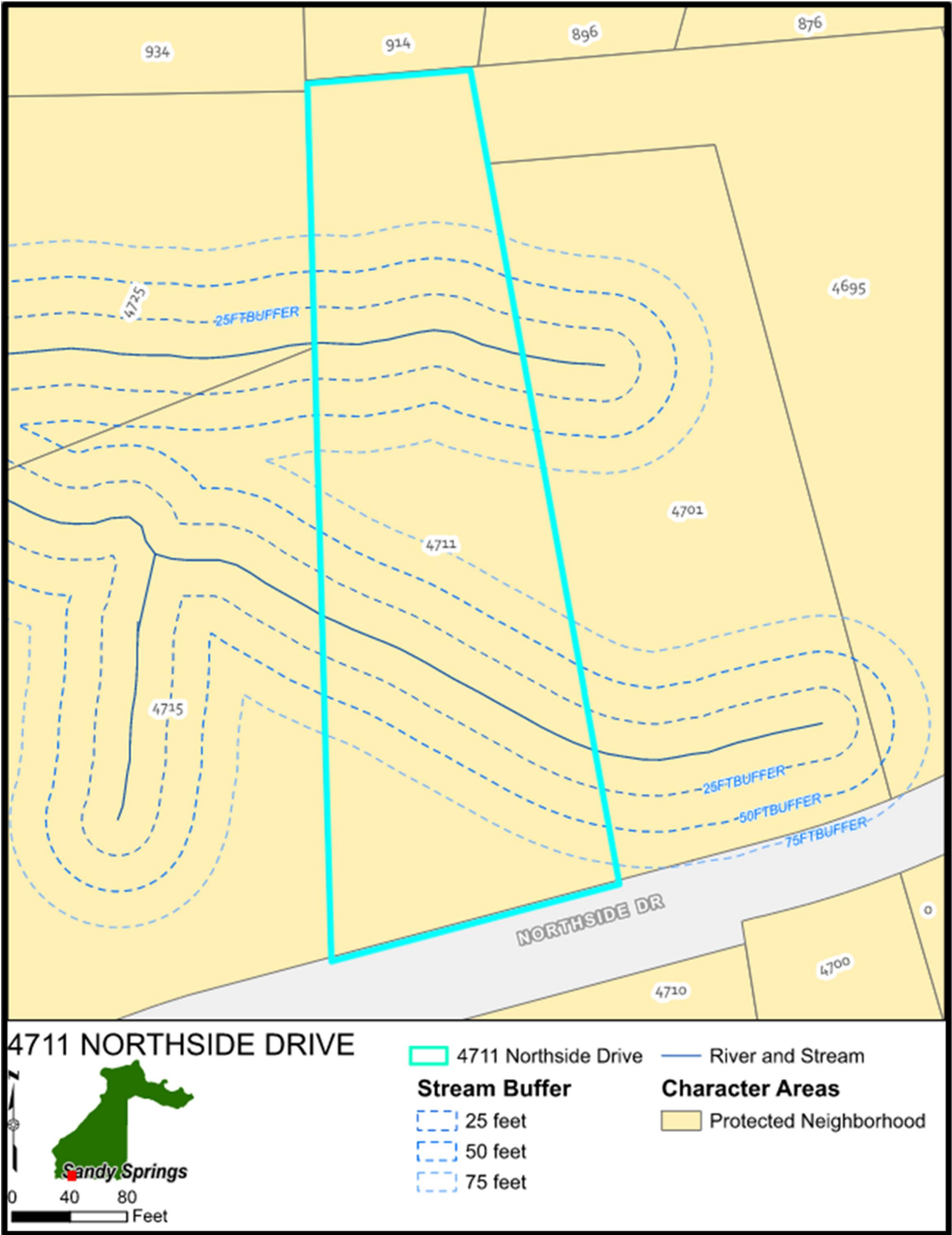
Request

- Request for a variance from Division 7.8 to allow a garage/guest house to encroach 10 feet in the 25-foot side setback.

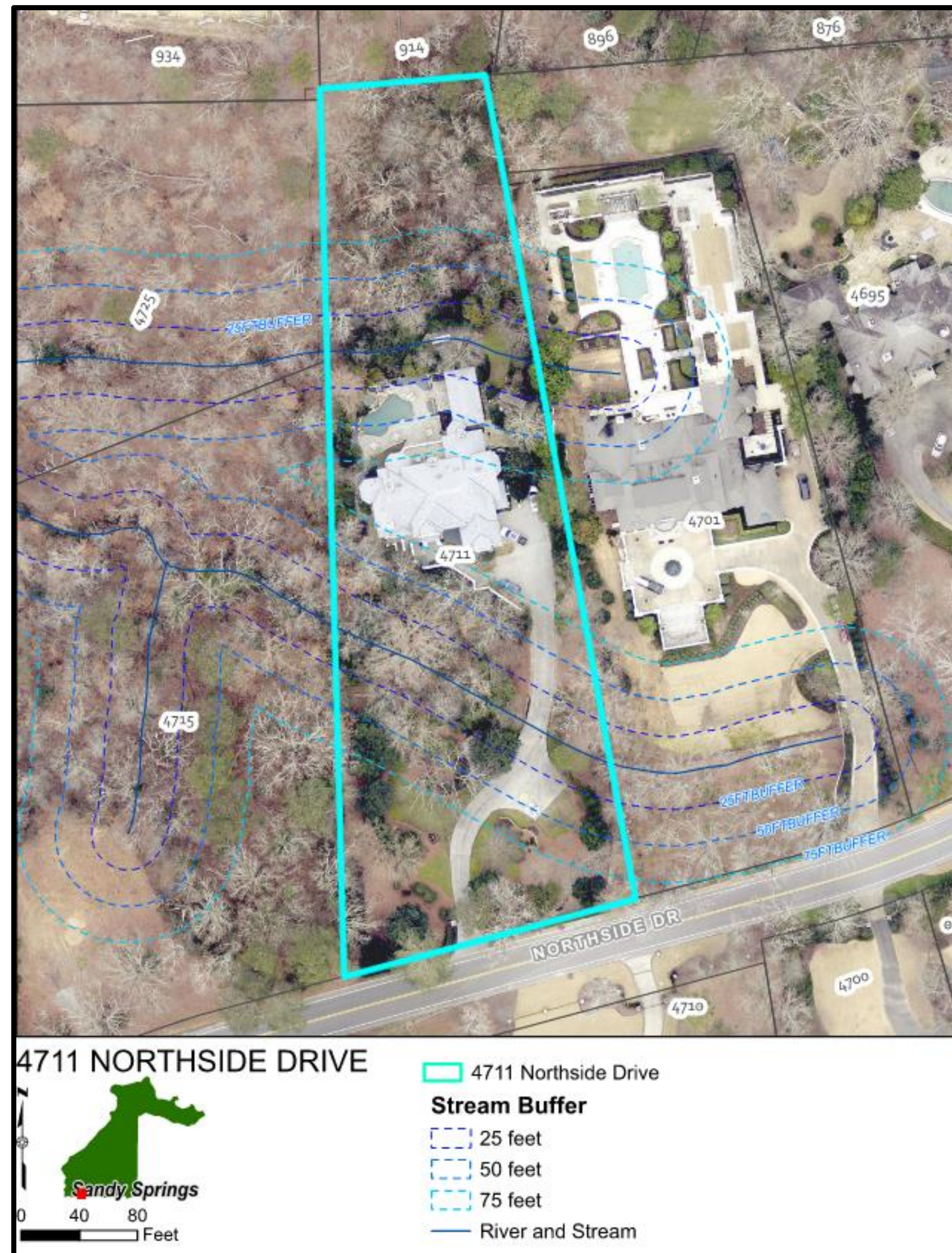
Zoning



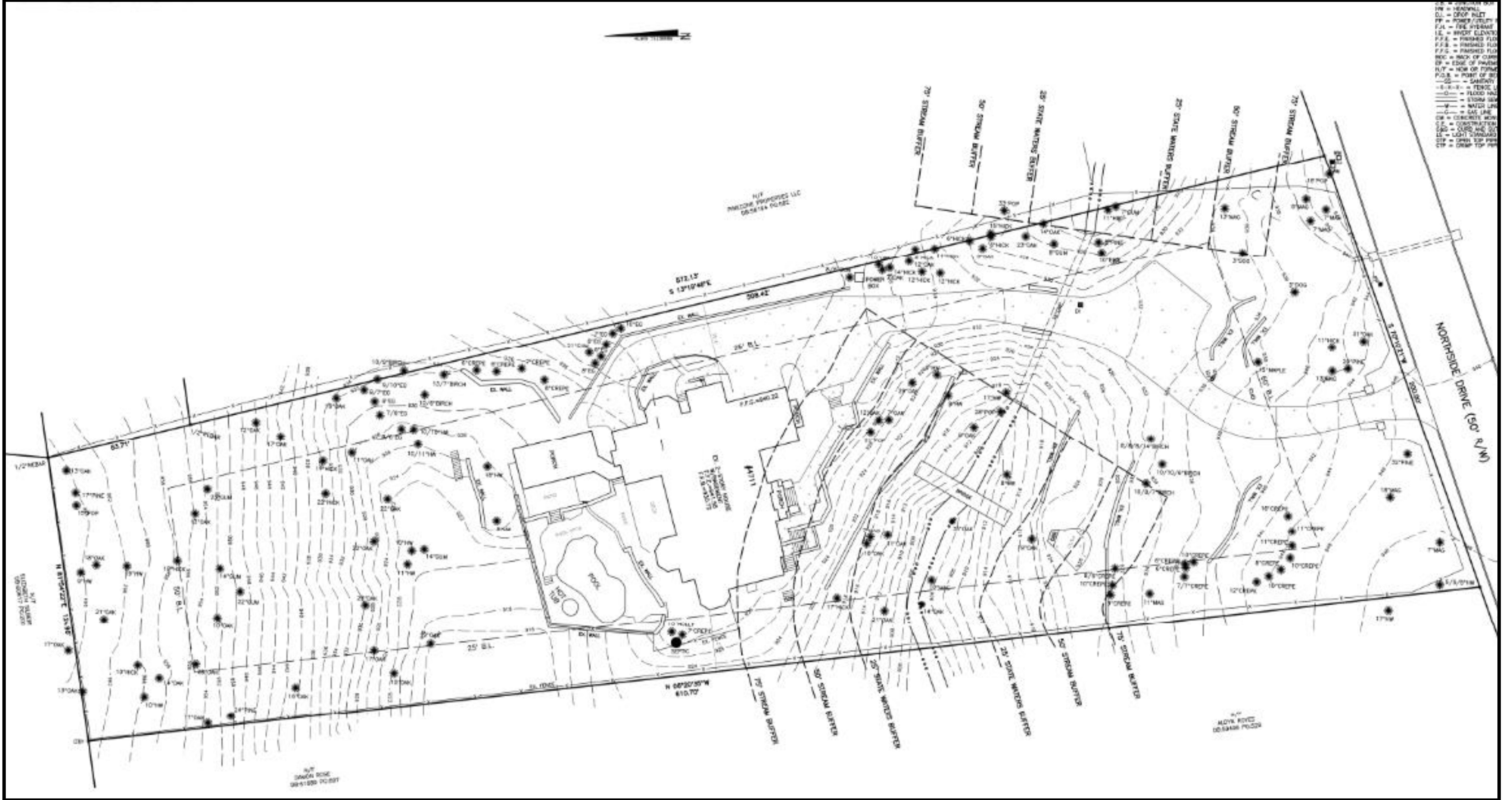
Character Area



Aerial Image



Survey



Existing Development

- The 2.30-acre subject property, zoned RE-2 (Residential Estate-2 acres minimum), has a single unit detached two-story home with an attached two-car garage, a golf cart garage, a pool, and an attached accessory structure.
- According to Fulton County records, the home was built in 1984 and purchased by the Riesenbergs in 2019
- The setbacks for RE-2 districts are: 60' primary, 40' rear and 25' side common lot.
- The contours show significant topography through out the entire parcel, however in comparing the dated Fulton County topography lines and the recent existing conditions survey, the elevations directly behind the pool area have been graded to create a relatively flat area off the back of the house.

Existing Conditions



View of home facing north



View of existing two-car garage

Existing Conditions

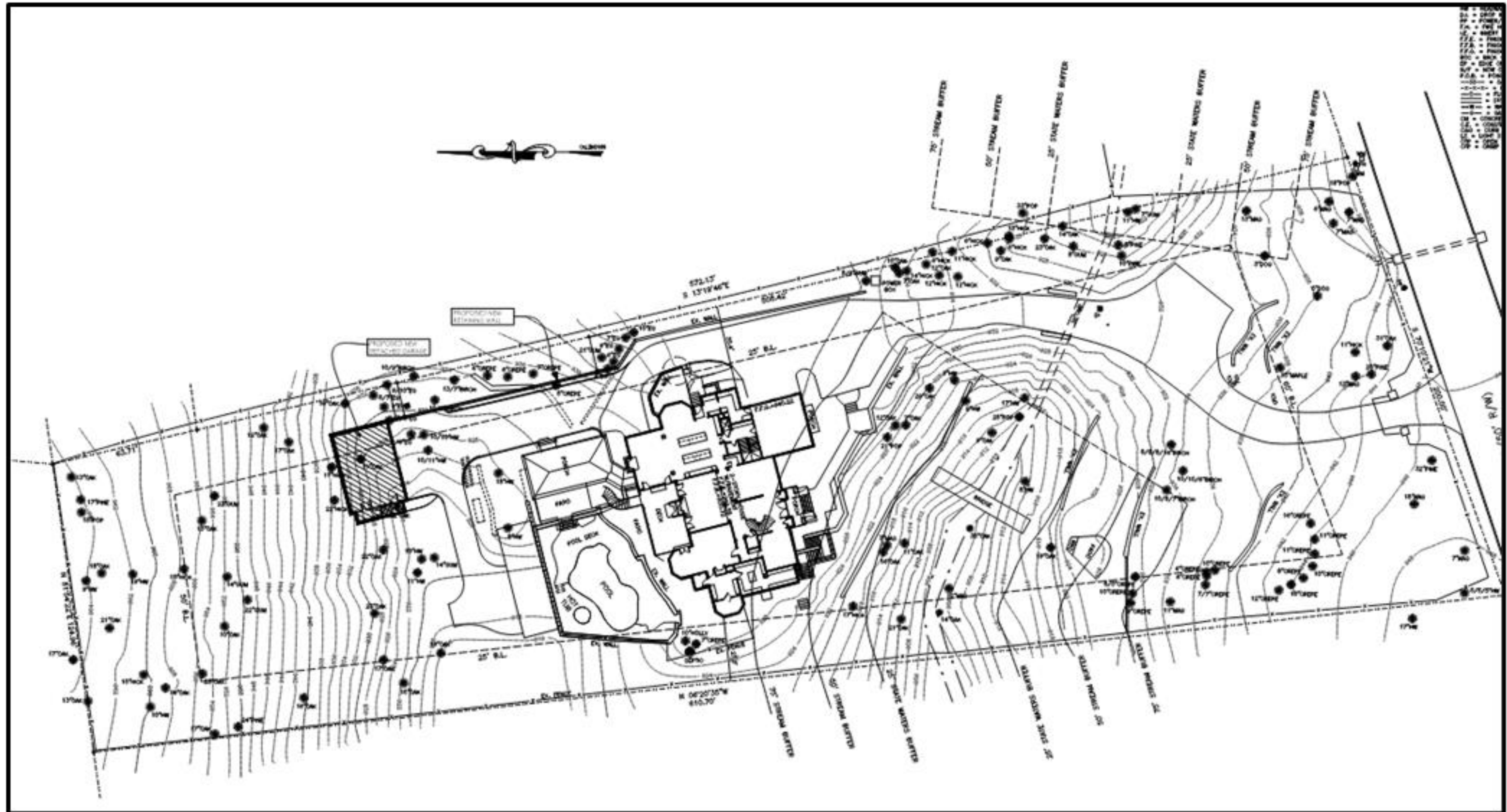


View of golf cart garage



View of stream in the front yard facing south

Proposed Site Plan



The site plan illustrates a residential property with a main house, pool, deck, and proposed new detached garage and retaining wall. The plan includes topographic contours, property lines, and various annotations.

Proposed New Detached Garage: A rectangular structure with a green roof and purple walls, located adjacent to the main house.

Proposed New Retaining Wall: A wall structure located along the top boundary of the property.

Main House: A large, multi-story structure with a complex roofline, featuring a central chimney and multiple windows.

Pool and Deck: A swimming pool and an adjacent pool deck are located near the main house.

Topographic Contours: The plan shows numerous contour lines indicating elevation changes across the site.

Property Lines and Dimensions: The plan includes various boundary lines and dimensions, such as 572.13' S 13°19'46"E, 508.42', 25' B.L., and 63.71'.

Other Features: The plan also shows a power box, a septic tank, and various trees and landscaping elements.

Proposed Development

- The applicant is seeking a variance to allow a proposed 973 square foot three-car garage with a guest house on the upper level to encroach ten feet into the 25' side setback.
 - Per the Development Code 7.8.22.B.2.c. *Accessory Structure* – Major residential accessory structures shall comply with applicable building setbacks if their footprint exceeds 500 square feet. Major residential accessory structures with a footprint of less than 500 square feet must be a minimum of 10 feet or the required setback, from any property line, whichever is less restrictive.
 - Per the Development Code 7.8.6.B.6 *Guest House* – Basic Use Standards. The [guest house] location is limited to the rear yard and must meet all district setbacks.
- The proposed garage is placed within the steeper portions of the property where shifting the building to the west and out of the side setback does not increase the topographical challenges.

V22-0039 Variance Considerations

Variance will only be granted upon showing that

- **The application of this Development Code would create an unnecessary hardship, not merely an inconvenience to the applicant;**
 - It is Staff's view that although constructing the garage/guest house in the buildable area will create an inconvenience, there are no unusual circumstances where strict adherence to the minimal buffer and setback requirements would create an unnecessary hardship.
- **There are extraordinary and exceptional conditions due to the size, shape, or topography, which are specific to the subject property and not generally found in similar properties;**
 - The property's size, shape and topography does not prevent land development in the side nor rear buildable area for this proposal. Staff finds that the current topography does not create a hardship because the proposal contemplates the garage being built into the steeper portions of the property.

Recommendation

- Staff recommends **Denial of Variance V22-0039**. If the Board wishes to approve this request, Staff recommends the following conditions:
 - Restore canopy coverage of a minimum of 35%
 - That the project be built substantially similar to the site plan provided as part of this application