P&Z STAFF REPORT

Board of Appeals Hearing; March 9, 2017

Case:	**V16-0146 – 185 Northglenn Ct.**
Staff Contact:	Paul Leonhardt (pleonhardt@sandyspringsga.gov)
Report Date:	February 23, 2017

REQUEST
Variance from Section 109-225 of the Development Regulations to construct a deck that is partially within the 25-foot City stream setback (25-foot additional impervious surface setback associated with a stream buffer).

APPLICANT		
Property Owners: Cindy & John Ethridge	Petitioner: Chuck Grad	Representative: Dennis Webb

PROPERTY INFORMATION	
Location:	185 Northglenn Ct.
Council District:	5 – DeJulio
Road frontage:	Approximately 70 feet
Acreage:	Approximately 0.7 acres
Existing Zoning: Existing Land Use: Overlay District: Special Planning Area:	R-3 (Residential District) Single-family dwelling N/A -
Future Land Use Designation:	R1-2 (1-2 units per acre)

UPDATE FEBRUARY 23, 2017
At the February 9, 2017 hearing, the Board of Appeals voted on a motion to approve the applicant's request and on a motion to deny the applicant's request. Neither motion was able to gather a majority. Subsequently, the Board of Appeals deferred the case to the March 9, 2017 hearing.
UPDATE JANUARY 26, 2017
At the January 12, 2017 hearing, the Board of Appeals granted the applicant's request to defer the case a second time to the February 9, 2017 hearing to allow the applicant's representative, Dennis Webb, sufficient time to prepare.

UPDATE JANUARY 5, 2017

At the December 8, 2016 hearing, the Board of Appeals granted the applicant's request to defer the case to the January 12, 2017 hearing to explore additional design alternatives. The applicant involved an attorney, Dennis Webb, who did not have sufficient time to prepare his involvement due to the holidays. In an email received January 3, 2017, the applicant requested a second deferral to the February 9, 2017 Board of Appeals hearing.

PROPOSED DEVELOPMENT

The applicant proposes an approximately 35' by 15' deck at the west side of the existing residence. As proposed, the deck would replace an existing smaller deck. Approximately two thirds of the proposed deck will encroach into the 25-foot City setback with no encroachment into the 25-foot State or the 50-foot City stream buffer.

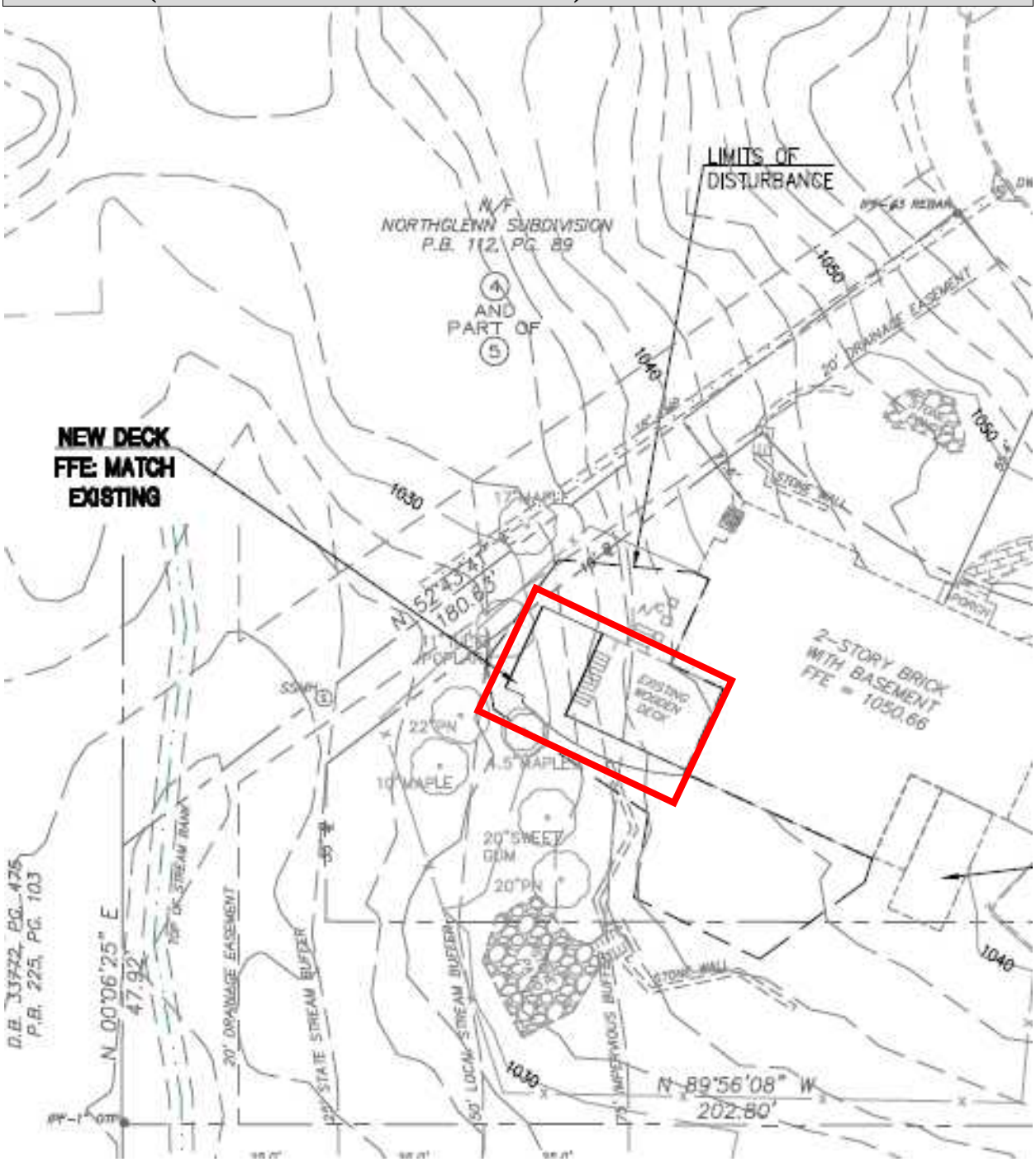
Buffer	Existing conditions – deck & patio (sf)	Proposed Plan (sf) – new deck & existing patio	Difference Proposed-Existing (sf)
25-foot State	0	0	0
50-foot City	0	0	0
25-foot City Setback	442	656	+214sf / +48%
Total	442	656	+214sf / +48%

RECOMMENDATION

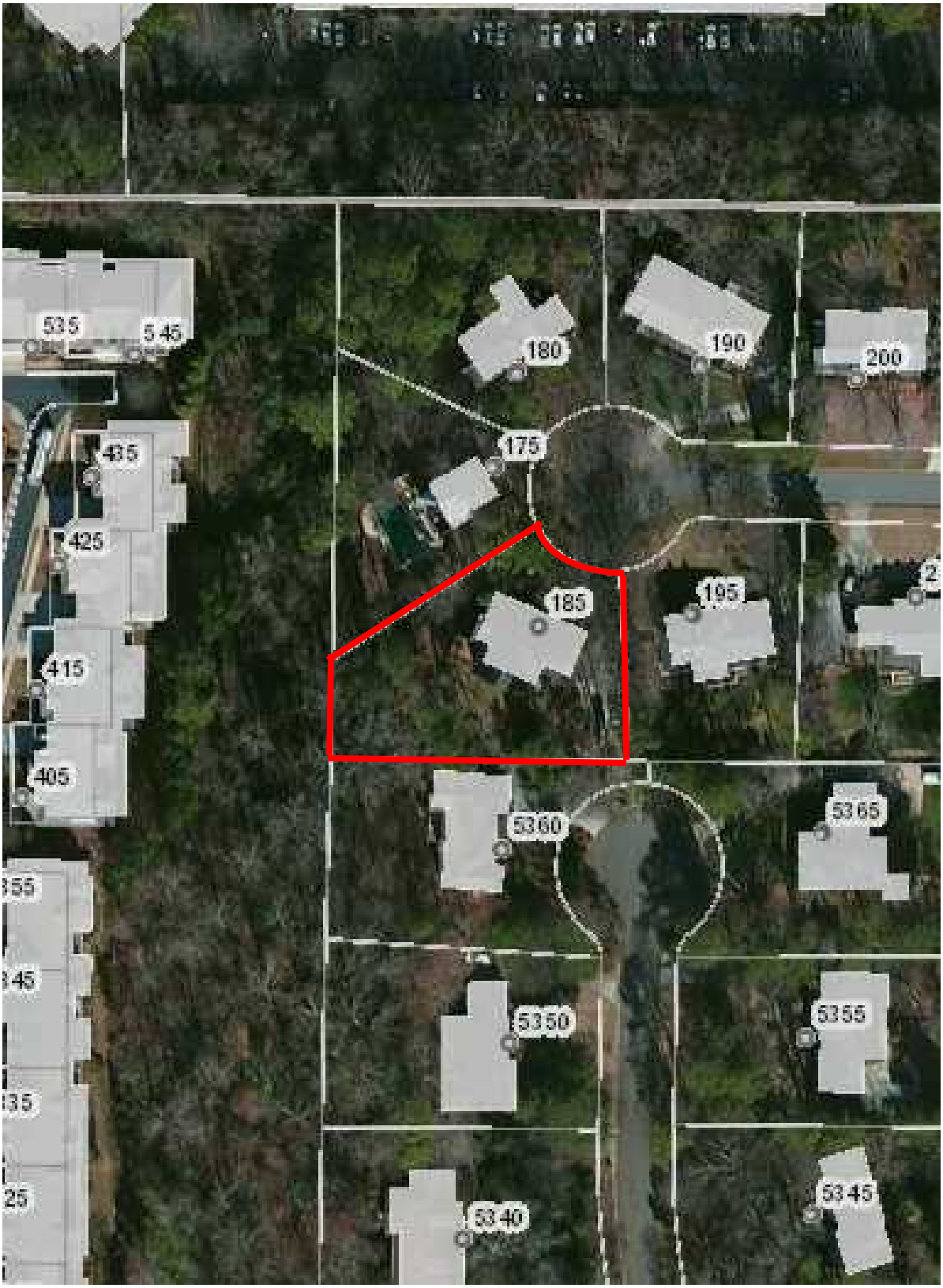
Department of Community Development

Denial of Variance request V16-0146

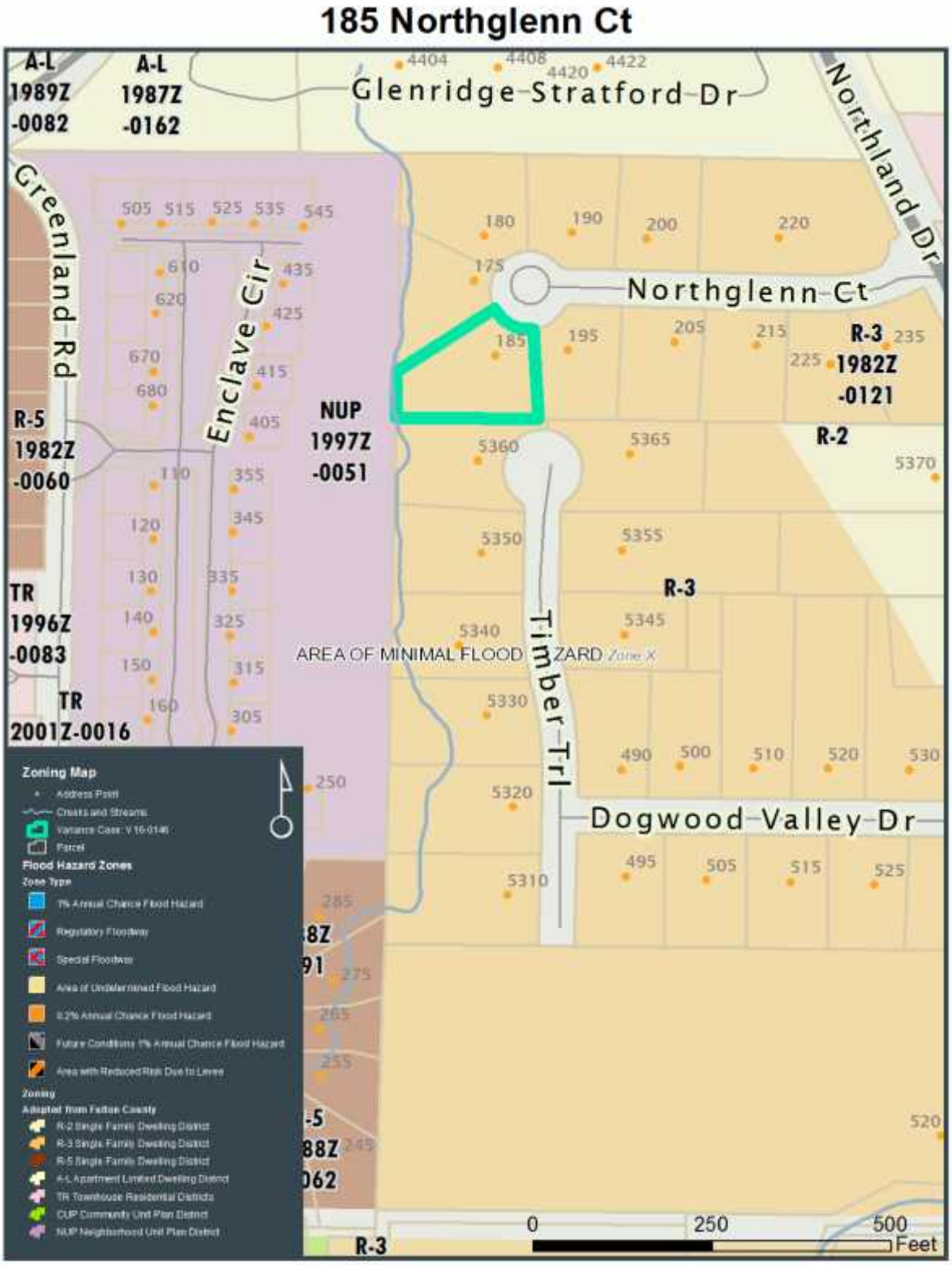
SITE PLAN (FULL SITE PLAN AS ATTACHMENT)



AERIAL IMAGE



ZONING MAP


185 Northglenn Ct
A-L
1989Z
-0082
A-L
1987Z
-0162
Glenridge Stratford Dr
Northland Dr
Greenland Rd
Enclave Cir
Northglenn Ct
R-3
1982Z
-0121
R-2
R-5
1982Z
-0060
NUP
1997Z
-0051
TR
1996Z
-0083
TR
2001Z-0016
AREA OF MINIMAL FLOOD HAZARD Zone X
R-3
Timber Trl
Dogwood Valley Dr
Zoning Map
Address Point
Creeks and Streams
Variance Case: V 16-0146
Parcel
Flood Hazard Zones
Zone Type
1% Annual Chance Flood Hazard
Regulatory Floodway
Special Floodway
Area of Undetermined Flood Hazard
0.2% Annual Chance Flood Hazard
Future Conditions 1% Annual Chance Flood Hazard
Area with Reduced Risk Due to Levee
Zoning
Adopted from Fulton County
R-2 Single Family Dwelling District
R-3 Single Family Dwelling District
R-5 Single Family Dwelling District
A-L Apartment Limited Dwelling District
TR Townhouse Residential Districts
CUP Community Unit Plan District
NUP Neighborhood Unit Plan District
0
250
500
Feet

VARIANCE CONSIDERATION
Per Section 109-225 of the Development Regulations, Variances will be considered only in the following cases: ***A.*** *When a property's shape, topography or other physical conditions existing at the time of the adoption of the ordinance from which the article is derived prevents land development unless a buffer variance is granted.* ***B.*** *Unusual circumstances when strict adherence to the minimal buffer requirements would create an extreme hardship.* *Variances will not be considered when, following adoption from this article is derived, actions of any property owner of a given property have created conditions of a hardship on that property.* Finding: This property was developed in 1980, prior to the establishment of the City's stream buffer regulations. A stream runs north-south along the western property line. In addition to the residence, the property is improved with a leveled grass area, an under-construction deck in the rear of the residence, a wooden deck on the side of the residence, and a stone patio several steps down from the grass area. Parts of the existing wooden deck and an existing stone patio are currently partially located within the 25-foot City impervious setback for a total encroachment of 442 sf. None of that encroachment is currently mitigated by water quality installations. To mitigate for the impacts on stream water quality, the applicant proposes to install an underground stone storage trench that collects runoff from the south side of the residence's roof. The water quality installation is sized for over 200 percent of the added impervious surface in the 25-foot City impervious surface setback. Capturing runoff from the deck itself is impractical since the structure does not contain a roof and has spaced boards. The stream reduces the buildable area of the property by approximately 25 percent with no part of the residence encroaching into the regulated area. While significant, the remaining buildable area is able to accommodate typical residential construction and accessory uses. As currently developed, the property is improved with two decks (one existing and one under-construction), and a patio. Therefore, staff cannot find that the property's shape, topography or other physical conditions prevent land development. Staff also cannot find evidence for an extreme hardship should the variance be denied, since the applicant is allowed to repair and maintain the existing deck within the existing footprint as a non-conforming structure. As proposed, extending perpendicular from the house, the specific design is not sensitive with regards to the stream and requires the highest-possible encroachment into the stream buffer for its size. Alternative designs in the rear or wrapping around the side and rear of the residence would reduce the necessary encroachment. The applicant would not require a variance to keep, maintain, or rebuild a deck within the existing footprint. The reasons provided by the applicant for the specific design address personal preferences that do not constitute a hardship status.

COMMENTS FROM OTHER PARTIES
At the December 8, 2016 public hearing, a resident residing in a neighboring property spoke in opposition to the project.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION
Staff has reviewed the request relative to the variance standards contained in Section 109-225 of the Sandy Springs Development Regulations. Based upon this review, staff recommends **DENIAL** of variance request V16-0146 to construct a deck partially within the 25-foot additional impervious surface setback associated with a stream buffer. Should the Board of Appeals instead choose to approve the request, staff recommends the following conditions: 1. To construct a deck partially within the 25-foot City setback, as shown on the site plan prepared by Crescent View Engineering, dated October 31, 2016, and received by the Department of Community Development November 1, 2016. 2. Any revisions of the submitted site plan must be reviewed and approved by Staff. 3. The applicant shall install an underground stone storage trench with sufficient capacity to treat 166.7 cubic feet of runoff, or equivalent water quality installations or mitigation measures as approved by the Department of Community Development. 4. A zoning inspection must be satisfactorily conducted and site conditions must adhere to all aforementioned conditions prior to issuance of a certificate of occupancy. 5. Prior to issuance of a certificate of occupancy, the applicant must provide an as-built survey.

RECEIVED: 1/3/2017

Leonhardt, Paul

From: chuck@chuckgrad.com
Sent: Tuesday, January 3, 2017 6:15 PM
To: Leonhardt, Paul; Webb, Dennis (Den)
Cc: John Ethridge
Subject: RE: Request for deferral V16-0146

Paul,

Dennis Webb and I spoke together. He is too busy to be as involved as needed in this variance application at this time and is looking to defer to the February hearing date. The Owner is in agreement with a deferral.

Therefore,
I hereby request deferral of the variance application V16-0146 Board of Appeals hearing date from the January, 2017 to the February, 2017 hearing date.

Thank you.

Chuck Grad
CHUCK GRAD, AIA-ARCHITECT, PC
196 17th St NE
Atlanta, GA 30309
(office) 404-876-3454
[redacted]
chuck@chuckgrad.com
WWW.CHUCKGRAD.COM

-------- Original Message --------
Subject: RE: Request for deferral V16-0146
From: "Leonhardt, Paul" <PLeonhardt@SandySpringsga.gov>
Date: Tue, January 03, 2017 1:59 pm
To: "Webb, Dennis (Den)" <DWEBB@sgrlaw.com>
Cc: John Ethridge[redacted], "chuck@chuckgrad.com" <chuck@chuckgrad.com>

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RECEIVED 11/1/16

SANDY SPRINGS
GEORGIA

Case No.:

Planner's initials:

PROJECT INFORMATION SHEET

PROPERTY		
	Address(es): 185 NORTHGLENN COURT, SANDY SPRINGS, GA 30342	
	Parcel Tax ID: 17 · 006800030562	
	Land Lot(s): 68	Land District(s): 17TH
	Total acreage: .509	Council district: 5
	Current zoning: R3	Current use: RESIDENTIAL
	Overlay district: (NONE)	Future land use: RESIDENTIAL

APPLICATION	
	Detailed request (include Code/Ordinance Section No.):
	RELIEF FROM DEVELOPMENT REGULATIONS SECTION 109-225 IN ORDER TO ALLOW ENCROACHMENT OF 214 SQUARE FEET OF A SPACED-BOARD DECK INTO THE 25' ADDITIONAL IMPERVIOUS BUFFER SETBACK ASSOCIATED WITH A STREAM BUFFER.
	Petitioner: CHARLES 'CHUCK' GRAD
	Petitioner's address: 196 17TH ST NE ATLANTA, GA 30309
	Phone: 404.876.3454 Email: chuck@chuckgrad.com

OWNER	
	Property owner: CINDY & JOHN ETHRIDGE jcejratl@gmail.com
	Owner's address: 185 NORTHGLENN COURT SANDY SPRINGS, GA 30342
	Phone [redacted] Email: [redacted]
	Signature (authorizing initiation of the process):
	If the property is under contract and the owner is unavailable to sign, provide a copy of the contract

- TO BE FILLED OUT BY P&Z STAFF -

Pre-application meeting date: 10/28/2016	Anticipated application date: 11/1/2016
Anticipated PC date: N/A ☐	Anticipated BOA date:
ADDITIONAL INFORMATION NEEDED:	

SANDY SPRINGS
GEORGIA

AUTHORIZATION FORM – PART I

A- If the applicant is also the owner of the subject property:
Fill out the following section and have it notarized:

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: John C Ethridge	Sworn and subscribed before me this
Address: 185 Northglenn Ct N.E.	27th day of October 20 16
City, State, Zip Code: Atlanta, GA 30342	Notary public: Lisa C Holmes
Email address: [redacted]	Seal: LISA C HOLMES NOTARY EXPIRES GEORGIA Nov. 20, 2019 PUBLIC CHEROKEE COUNTY
Phone number:	
Owner's signature:	Commission expires:

B- If the applicant is *not* the owner of the subject property:
Fill out the following section, check the appropriate statement and have it notarized:

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

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: CHARLES GRAD	Sworn and subscribed before me this 27th day of October 20 16
Company: CHUCK GRAD, AIA · ARCHITECT, PC	Notary public: Lisa C. Holmes
Address: 196 17TH ST NE	Seal: LISA C HOLMES NOTARY EXPIRES GEORGIA Nov. 20, 2019 PUBLIC CHEROKEE COUNTY
City, State, Zip Code: ATLANTA, GA 30309	
Email address: chuck@chuckgrad.com	
Phone number: 404.876.3454	
Agent's signature:	
Applicant's signature:	Commission expires:

LETTER OF INTENT
AND
VARIANCE ANALYSIS

and

Other Material Required by
City of Sandy Springs Zoning Ordinance
for an
Application for Stream Buffer Variance

of

JOHN AND CINDY ETHRIDGE

for
DECK ADDITION
185 NORTHGLENN COURT
SANDY SPRINGS, GA

Submitted for Applicant by:

Charles 'Chuck' Grad
Chuck Grad, AIA-Architect, PC
196 17th St NE, Atlanta GA 30309
404-876-3454
chuck@chuckgrad.com

I. INTENT AND JUSTIFICATION; VARIANCE ANALYSIS

NARRATIVE

The requested variance is for enlarging an existing deck for the Owner's needs. The requested variance is to enlarge an existing deck which is partially in the present Additional Impervious Buffer by approximately 214 square feet further into the Additional Impervious Buffer. Both the existing deck and the addition have spaced boards that allow for drainage through the deck. Neither the existing deck nor the proposed deck addition encroaches into the State or Local Stream Buffer.

The existing building is a 2-story single family detached residence with basement and elevated decks. It is located on the southwest corner of 185 Northglenn Court, which is a cul-de-sac off of Northland Drive near its intersection with Glenridge Drive. The .509 acre (22,156 square feet) lot is of an irregular shape - pie shaped with 2 rear yard lines. Legal description attached.

The house was built in 1980 and in 1990 was purchased by the present Owner, Cindy and John Ethridge.

Applying the strict application of the required undisturbed buffer would result in exceptional and undue hardship upon the owner of property.

GENERAL STATEMENT OF JUSTIFICATION

The property is a cul-de-sac triangular shaped lot. The front of the house and front door face the Northglenn Court circle and driveway access is to the left of the house off of that circle. There are neighbors on each side of the house and a neighbor adjoins a portion of the back property. The remainder of the back of the property abuts an uncleared wooded area with a

buffer of at least 200 feet to the next property. The property slopes down from Northglenn Court and the neighbors on each side slope down from the cul-de-sac and toward the Subject Property. The triangle shape of the lot and the sloping topography made the placement of the existing house around 1980 more difficult and limiting than would placement of a similar house on a lot with a more rectangular shape.

Nevertheless, the placement was made and an addition accommodated around 1997, which included a deck which is and was small and not optimally sized for the house on the property. The addition to the deck will serve an obvious practical purpose as a place for occupants and visitors to the property to enjoy time outdoors. The existing deck is too small to complement the home and restricts the owner's ability to enjoy the premises owned by them. The proposed addition to the deck was designed to make sense from both a practical and environmental standpoint. It will align with the existing house and doors, and will limit the amount of intrusion into the undeveloped, pervious portions of the existing yard thereby minimizing the increase in lot coverage. Further, it will avoid tree and tree canopy loss; the area where the Applicants propose to construct the deck addition already has been cleared.

The new deck addition will only encroach by about 214 square feet into the Additional Undisturbed Buffer. Although technically pervious to some degree (there is no slab below it), the deck is deemed impervious under local interpretation. The pervious nature of a deck and the minimal intrusion caused by the addition, while requiring a variance, actually will have much less impact on the runoff from the subject property than a fully impervious covering such as concrete, mortared stone patio, etc. However, in an effort to not only mitigate new runoff but also mitigate existing runoff, the applicant has contracted with an engineer to develop a plan (a stone storage bed) that will actually enhance the ability of the subject property to handle water crossing the property and provide 200 percent greater runoff than the deck (considered as fully

impervious) creates. Thus the deck addition with these mitigation measures is an enhancement and not a detriment to the neighborhood.

The Applicant did look at other locations but there are limitations imposed by the shape of the lot, the locations of the house, and the layout of the existing structure. Moving the deck to the back of the property while feasible, is not practical as the home already has a very shallow back yard due to the required placement on the lot at the time of construction. Creating a deck to the rear would further reduce the usability of that yard. Moreover, constructing a deck to the rear would require significant modifications to the existing building that are not practical and would be costly. Also a deck to the rear, to be useable, would go across the entire back of the house with a square footage that is many times the proposed addition which only minimally disturbs the buffer. Furthermore, a rear deck would not have a mitigation pond that provides benefits and enhancements to the neighborhood.

It also should be noted that no adjoining landowner is affected by the topography of the property in such that runoff (both before and after the deck expansion) naturally moves away from all yards and structures and toward the Subject Property and ultimately the stream bed which is fed by a small spring and is dry most of the time. As mentioned significant woods (no structure within 200 or more feet) form the southern barrier of the deck. With the engineered enhancement of the stone storage bed, runoff control will be significantly better than when the house was constructed in 1980. The Applicants' request is further mitigated by the fact that the stair structure of the existing deck will be reoriented inside the stream buffer (in fact much of the addition goes over the existing stairs) to keep the new structure from coming closer to the side yard of the property to the east.

MITIGATION STRATEGY

Mitigation is an improvement to the potential runoff into the stream per proposed drawings prepared by Crescent View Engineering, LLC. Mitigation is 200% of the 240 square feet impact created by enlarging the deck.

ALTERNATIVE DESIGNS EXPLORED

ALTERNATIVE #1: ALTERNATIVE EXPLORED OF ADDING THE DECK TO THE REAR OF THE HOUSE, TOWARDS THE BACK OF THE PROPERTY.

To create the area of the enlarged deck proposed to the rear of the house, a much larger deck would need to be added than the proposed smaller addition to the existing deck. Though being outside of the undisturbed buffer, this would have a much larger impact on the lot coverage than the relatively small deck addition.

The larger deck would cover the small amount of more level, grassed, useable back yard.

The existing house family room windows have views to the rear. The deck towards the rear of the house would destroy the present views enjoyed by the Owner.

The deck across the rear would also cover the basement bedroom windows, creating a dark bedroom. The view from the bedroom windows would be obstructed by the deck structure. And, the view would across an underside of the deck – whether the lower level would be covered with gravel, concrete, or other - would be far less desirable than the present view across the landscaped yard.

ALTERNATIVE #2: ALTERNATIVE EXPLORED OF INCREASING THE SMALL DECK AT THE OPPOSITE SIDE OF THE HOUSE, AT THE DRIVEWAY SIDE.

A deck addition to this area is restricted by the walkway from the front to the rear of the house, the existing driveway, and the rear property set back.

As with the addition of a deck to the rear of the house, to create the area of the enlarged deck proposed to the driveway side, a much larger deck would need to be added than the proposed smaller addition to the existing deck. Though being outside of the undisturbed buffer, this would have a much larger impact on the lot coverage than the relatively small deck addition.

In regards to the present layout of the house, the addition of the deck to the driveway side does not work for the flow from the house. Instead of the deck being directly off of the family room, people would need to pass the kitchen, go through a butler's-type area, and go through a back door entry vestibule to reach the deck.

II. FACTORS FOR CONSIDERATION BY THE BOA

a) The pie shape of the lot, the restrictions on the improvement of the lot by the stream buffers, the location of the existing residence on the lot, and the layout of the house are extremely restrictive for a deck that accommodates the Owner's needs. The natural plantings of trees and vegetation in the State and Local Stream Buffers are very good for the control of runoff into the stream. Other than the area with the existing and proposed deck and a small loose-laid stone patio, the Undisturbed Buffer is planted with trees and understory vegetation.

b) The extent of the existing stream buffers is approximately 6580 square feet. The extent of the proposed stream buffers after the deck is enlarged by 240 square feet is 6340 square feet. Proposed mitigation decreases the runoff into the stream by 200% of the impact of the deck.

c) and d) Alternative designs are not appropriate for the house and one of the two would not fit on the site without a rear yard variance. Both alternative designs are more intrusive on the site. Both alternative designs would increase runoff into the stream.

e) Proposed mitigation should improve the water quality of the proposed variance.

f) Proposed mitigation will protect the stream and environment.

For all of these reasons, the Applicants believe that this variance request and the one (1) above should be granted because (1) it is in harmony with the general purpose and intent of the zoning ordinance and actually results in an enhancement and (2) because the application of this provision of the zoning ordinance to the Subject Property, due to extraordinary and exceptional conditions pertaining to the Subject Property because of its size, shape and topography, would create an unnecessary hardship for the Applicants while causing no detriment to the public.

III. CONCLUSION

For the foregoing reasons, the Applicants respectfully request that the requested variances be granted. The Applicants also invite and welcome any comments from Staff or other officials of Sandy Springs so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 31st day of October, 2016.

Respectfully submitted,

Chuck Grad

Site Notes:

1. THE SITE CONTAINS: 0.509 ACRES 22,156 SQ. FT.
   TOTAL DISTURBED ACREAGE: 0.04
   STREET ADDRESS: 185 NORTHGLENN COURT, SANDY SPRINGS, GA 30342
   ZONING: R-3
   MAX BUILDING HEIGHT = NO HIGHER THAN 40 FT
   ALL SETBACKS SHOWN FROM CLOSEST POINT
   FRONT = 50'
   SIDE = 10' (ADJACENT TO INTERIOR LOT LINE), 20' (ADJACENT TO STREET)
   REAR = 35'
   BUFFERS = NONE
   MIN LOT AREA = 18,000 SF
   MIN LOT WIDTH = 100 FT
   MIN LOT FRONTAGE = 35 FT ADJOINING A STREET
2. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY SURVEY LAND PRO, DATED AUG 08, 2016.
3. NO PORTION OF THIS SITE IS LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0143 F DATED SEPTEMBER 18, 2013 FOR FULTON COUNTY, GEORGIA AND INCORPORATED AREAS.
4. THE HOUSE FOOTPRINT IS PER THE ARCHITECTURAL DRAWINGS AND REPRESENT THE OUTSIDE EDGE OF THE VENEER. THE FOOTPRINT DOES NOT REPRESENT THE ROOF GUTTER LINE OR THE OUTSIDE EDGE OF THE FOOTINGS.
5. THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER, AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.
6. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON LAYOUT BY A REGISTERED LAND SURVEYOR THAT WILL ENSURE THE STRUCTURE IS BUILT WITHIN THE SETBACK LINES.
7. THIS PLAN DOES NOT CONSTITUTE AN APPROVAL OF A RETAINING WALL DESIGN.
8. AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT 770-730-5600 TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.
9. IF THE RESIDENCE IS CONSTRUCTED CLOSER THAN 20 FEET TO ANOTHER RESIDENTIAL STRUCTURE OR OTHER OUTBUILDING LARGER THAN 300 SF, AUTOMATIC SPRINKLERS SHALL BE REQUIRED IN THE KITCHEN AND FUEL FIRED EQUIPMENT ROOM PURSUANT TO THE CITY OF SANDY SPRINGS FIRE ORDNANCE 2006-11-86: CHAPTER 15 HEALTH AND PUBLIC SAFETY, EFFECTIVE NOVEMBER 8, 2006.
10. OWNER TO EXECUTE AN AGREEMENT FROM CITY OF SANDY SPRINGS COMMUNITY DEVELOPMENT BEFORE ANY DECK STRUCTURES CAN BE BUILT IN ANY PRIVATE EASEMENTS.
11. THE HOUSE SHALL BE CONSTRUCTED OF MATERIALS CONSISTING OF BRICK, ROCK, TRUE STUCCO, CEMENTOUS PLANKS, AND CEMENTOUS SHANKS.

General Demolition Scope:

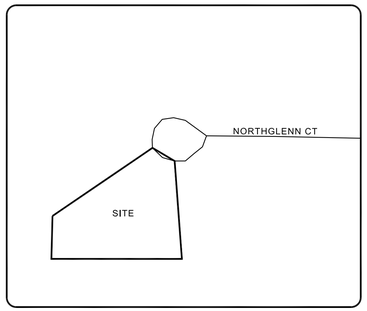
THERE ARE NO EXISTING ITEMS TO BE DEMOLISHED AS PART OF THIS PROJECT

City of Sandy Springs Notes:

1. THIS SITE IS APPROXIMATELY 4.32 MILES AWAY FROM THE CHATTAHOOCHEE RIVER. THEREFORE, THIS PROPERTY IS OUTSIDE THE 2000 FT CORRIDOR.
2. THIS PROPERTY IS NOT LOCATED IN ANY OVERLAY DISTRICT
3. THERE IS AN EXISTING STRUCTURES ON SITE.
4. BUILDING HEIGHT SHALL NOT EXCEED 40 FT
5. NEW WALL HEIGHTS BETWEEN 4 AND 6 FT WILL REQUIRE A WALL INDEMNIFICATION AGREEMENT FROM THE OWNER/BUILDER ORPLANS BEARING A PROFESSIONAL SEAL AND SIGNATURE OF AN ENGINEER HAVING REGISTRATION ON THE STATE OF GEORGIA. FOR WALL HEIGHTS 6 FT AND OVER, PLANS MUST BEAR A PROFESSIONAL SEAL AND SIGNATURE OF AN ENGINEER HAVING REGISTRATION IN GEORGIA, BY OTHERS.
6. WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
   TOTAL SITE AREA = 0.509 ACRES
   TOTAL PROPOSED IMPERVIOUS AREA = 0.17 ACRES / 7367 SF
7. ACCESSORY STRUCTURES MAY BE LOCATED IN REAR AND SIDE YARDS BUT SHALL NOT BE LOCATED WITHIN A MINIMUM YARD (I.E. THE SIDE AND REAR YARD SETBACKS). ACCESSORY STRUCTURES INCLUDE BUT ARE NOT LIMITED TO HEATING AND AIR CONDITIONING UNITS AND/OR PADS.

Construction Narrative:

THE PROPOSED PLAN CALLS FOR THE CONSTRUCTION OF A NEW DECK ADDITION TO AN EXISTING SINGLE FAMILY HOME. THIS PLAN SHOWS THE HOUSE LAYOUT, GRADING, AND EROSION CONTROL BMP'S AS REQUIRED TO PREPARE THE SITE FOR THE PERMANENT STRUCTURE. ALL BMP'S ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.



Location Map
N.T.S.

FEMA F.I.R.M Map

Lot Coverage:

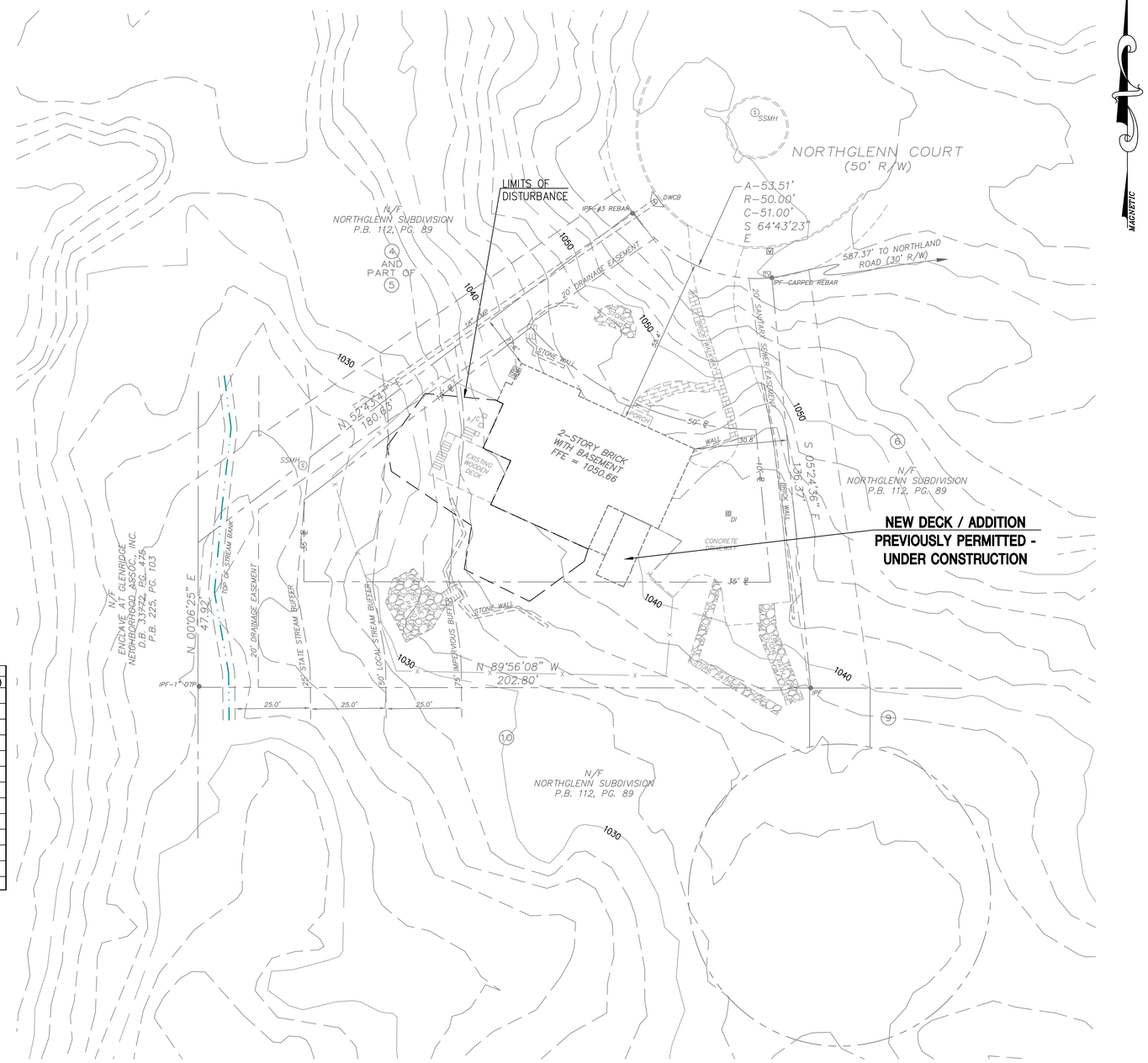
PROPOSED IMPERVIOUS AREA CALCULATIONS	
Site Location	**Square Footage (Sq. Ft.)**
Existing Home	2468
Existing Concrete Driveway	2441
Existing Porch	36
Existing Stone Paths	778
Existing Stone Patio	293
Existing Wood Decks	572
Existing Walls	172
Existing Stone Pond	93
New Deck Addition (Currently Under Construction)	219
Proposed Deck	240
Total Site Area	22156
Total Impervious Area	7312
Proposed Lot Coverage	33.00%

Demolition Note:

AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT 770-730-5650 TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION OR DEMOLITION

24 HOUR EMERGENCY CONTACT: CHRISTOPHER S. SIZEMORE - 404-216-3789
GSWCC LEVEL 1A CERTIFICATION NUMBER 0000078132

EXISTING SINGLE FAMILY HOME WITH ADDITIONS



RECEIVED 11/1/2016

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Prepared By:
CRESCENT VIEW ENGINEERING, LLC:
1003 Kennill Drive
Marietta, Georgia 30060
678-324-8410
www.crescentviewengineering.com

Prepared For
Ethridge Residence
185 Northglenn Court
Sandy Springs, GA 30342

Existing/ Demolition Plan

DATE	10-31-16	REVISIONS
SCALE	AS SHOWN	
DRAWN	PZ	
CHECKED	GHB	

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 22062 10-31-16 GEORGE H. BAKER

Construction Plans for
185 Northglenn Ct
Land Lot 68, 17th District
City of Sandy Springs, Fulton County, Georgia

CVE PI # 16-306

Sheet No.
C-1

SANDY SPRINGS
GEORGIA

RECEIVED: 1/4/2017

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: Dennis J. Webb, Jr.	Sworn and subscribed before me this 4th day of Jan. 20 17
Company: Smith, Gambrell & Russell, LLP	Notary public: Shawna E. Avila
Address: 1230 Peachtree St., NE, Ste. 3100	Seal: SHAWNA E AVILA NOTARY EXPIRES GEORGIA March 16, 2020 PUBLIC GWINNETT COUNTY
City, State, Zip Code: Atlanta, GA 30309	
Email address: dwebb@sgrlaw.com	
Phone number: 404-815-3620	
Agent's signature:	
Applicant's signature:	Commission expires: 3-16-20

RECEIVED: 12/29/2016

Variance Application **V 16-0146 – 185 Northglenn Ct.** 12/20/2016

Owner
Cindy and John Ethridge
185 Northglenn Court NE
Sandy Springs, GA 30342

RESPONSE TO P&Z STAFF REPORT OF DECEMBER 1, 2016 AND ADDITIONAL INFO. FOR VARIANCE APPLICATION

Deck for Owner's needs

The existing deck to which we are proposing a minimal addition does not accommodate the Owner's present needs. The existing deck plus the addition will give the Owner a large deck of approximately 570 square feet that will accommodate the Owner's needs. (Deck stairs are additional to deck size).

The deck addition is much smaller than a new 570 foot deck in a different location.

Items in Staff Report of December 1, 2016 which are not pertinent and/or misleading

It was mentioned in the Staff report that there is a 2nd deck (presently under construction). That deck has nothing to do with the large deck for the family's needs. It is a 'red herring' with respect to this project. It is replacing a deck removed for the present construction. It provides access to the grade near the garage and driveway and will accommodate a grill and a 2-person café table.

Also mentioned in the Staff report is that there is a patio. Again, that patio has nothing to do with the deck we are proposing. Again, it is a 'red herring' with respect to this project. That patio is 18' below the elevation of the first floor. The patio does not have the immediacy for entertainment that the deck is accomplishing. Though I understand that the Owner has occasion to use the patio, the view of the patio from the deck gives the impression of the patio as being a decorative, architectural folly.

The buildable area to the rear of the house per zoning setbacks is approximately 33850 square feet. The stream buffer encroaches into this area approximately 2020 square feet. That is a decrease of buildable area by just over 50% (approx. 52.5%). Noted in the Staff report was the reduction in the buildable area of the lot by the stream buffer. Maybe the staff number of 25% was about correct, but it is not the meaningful amount of space available in the rear yard.

Determination of location of addition and impact on the stream

Deck addition is sensitive to the site and minimizes the impact on the site and stream. The following are in response to the requirements of Development Regulations Section 109-225 – Section 5: Land Development Requirements, (5):

a. The shape and size of the site and the location of the circa 1986 existing house minimizes the usable rear yard. Based on the required zoning setbacks, there is a restricted buildable area to the rear of the house – restricted by just over 50% (approx. 52.5%). Most of the buildable area to the rear of the lot is in the stream buffer areas.

a, continued. The distance vertically from the 1st floor of the house (which is the main floor of the house with family rooms, etc.) to the rear yard varies from 10' to 13.5'. For direct access from the 1st floor family room to the exterior, a deck is required.

a, continued. With respect to the existing house, the deck addition 1) adds space to the existing deck accessed immediately from the family room and 2) retains the views from the existing family room.

b. The one stream on the property runs north to south and crosses the west corner of the property for approx. 43'.

c. The deck addition of 240 sq. ft. encroaches 214 sq. ft. into the required buffer. The stream buffer area on the property is approx. 6800 sq. ft. The deck addition encroaches approx. 3% into the property's stream buffer area.

c, continued. As noted in the Staff report, the deck does not accommodate rain water collection. It allows drainage of some amount through it into the grade.

c, continued. The location of the deck addition into a low-planting area (primarily grasses) does not disturb the existing shrubs and trees.

d. The deck addition encroaches 214 sq. ft. into the required buffer. The deck addition is 240 sq. ft. as compared to adding a new deck of 570 sq. ft. to accomplish about the same size deck that the Owner needs. Though 214 sq. ft. of the deck addition is in a more sensitive location with respect to the stream, the impact on the stream is minimal as compared to the impact that would occur by a new 570 sq. ft. deck adjacent to the buffer area.

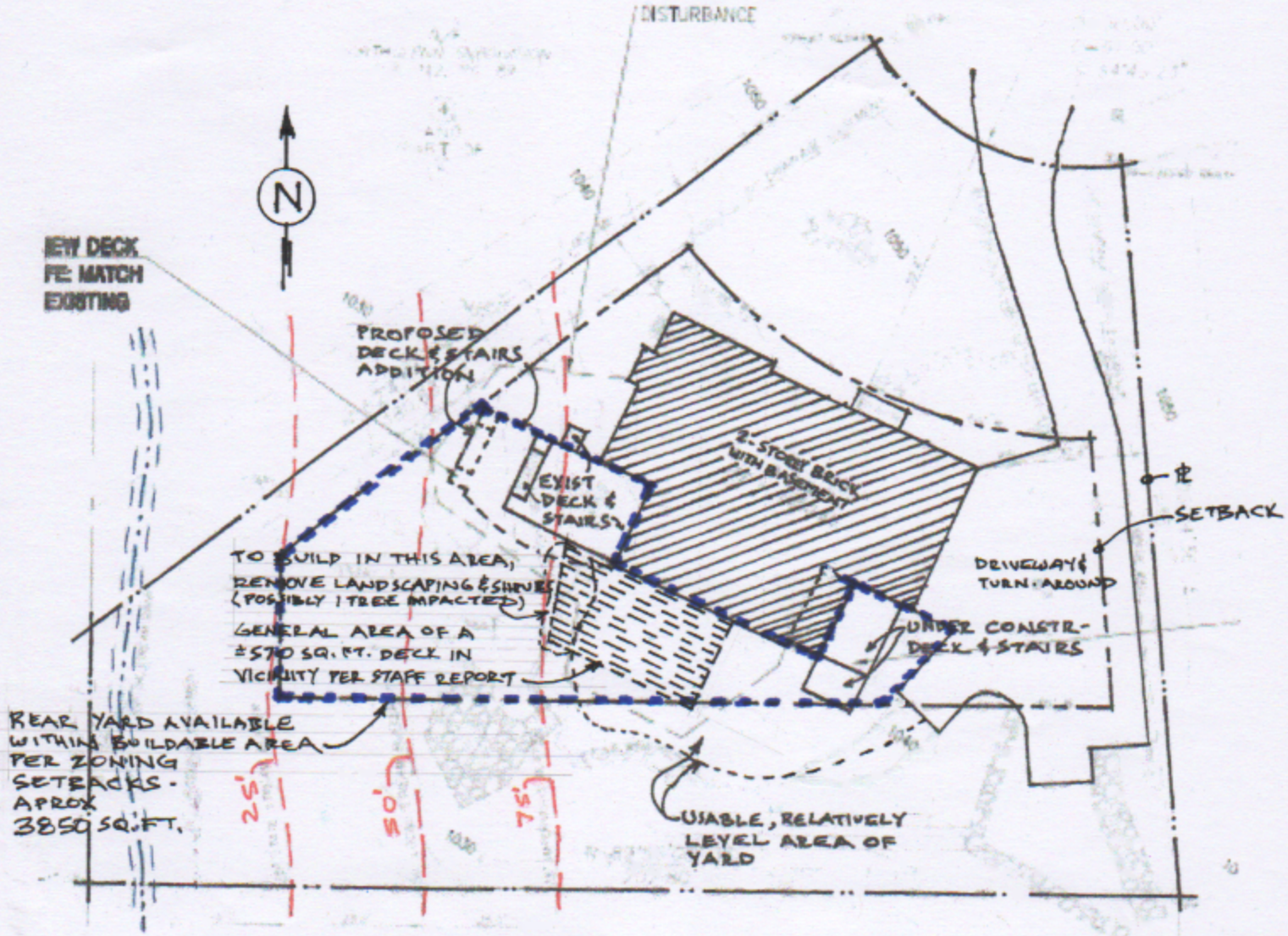
d, continued. With respect to the existing site grades, the deck addition allows the Owner to still have a level, usable area in the back yard. A large portion of that level, useable yard area would be covered by a deck placed in the general location suggested in the Staff report.

d, continued. With respect to the existing house: 1) The addition as proposed retains the view from the first and second floor windows. The view would be heavily impacted if the

deck were located as suggested in the Staff report. 2) The addition as proposed leaves the basement bedroom windows open to the exterior. In the Staff suggested location, the windows would be open to the underside of the deck. Any decorative covering of the lower area of the deck would enclose the space under the deck and greatly diminish the light to and to some degree impede egress from a basement bedroom.

e. As proposed and as noted in the Staff report, runoff remediation of 200% of the addition is proposed and will be built in conjunction with the deck addition. The runoff into the stream will be decreased from the present amount.

RECEIVED: 12/29/2016



Variance Application **V 16-0146 – 185 Northglenn Ct.** 12/20/2016

Owner
Cindy and John Ethridge
185 Northglenn Court NE
Sandy Springs, GA 30342

Site Notes:

1. THE SITE CONTAINS: 0.509 ACRES 22,155.7 SQ. FT.
   TOTAL DISTURBED ACREAGE: 0.04
   STREET ADDRESS: 185 NORTHGLENN COURT, SANDY SPRINGS, GA 30342
   ZONING: R-3 (SINGLE FAMILY DWELLING DISTRICT)
   MAX BUILDING HEIGHT = NO HIGHER THAN 40 FT
   ALL SETBACKS SHOWN FROM CLOSEST POINT
   FRONT = 50'
   SIDE = 10' ADJ TO INTERIOR
   REAR = 35'
2. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY SURVEY LAND PRO, DATED AUG 08, 2016.
3. NO PORTION OF THIS SITE IS LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0163 F DATED SEPTEMBER 18, 2013 FOR FULTON COUNTY, GEORGIA AND INCORPORATED AREAS.
4. THE HOUSE FOOTPRINT IS PER THE ARCHITECTURAL DRAWINGS AND REPRESENT THE OUTSIDE EDGE OF THE VENEER. THE FOOTPRINT DOES NOT REPRESENT THE ROOF GUTTER LINE OR THE OUTSIDE EDGE OF THE FOOTINGS.
5. THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER, AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.
6. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON LAYOUT BY A REGISTERED LAND SURVEYOR THAT WILL ENSURE THE STRUCTURE IS BUILT WITHIN THE SETBACK LINES.
7. THIS PLAN DOES NOT CONSTITUTE AN APPROVAL OF A RETAINING WALL DESIGN.
8. AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT 770-730-5600 TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.
9. OWNER TO EXECUTE AN AGREEMENT FROM CITY OF SANDY SPRINGS COMMUNITY DEVELOPMENT BEFORE ANY DECK STRUCTURES CAN BE BUILT IN ANY PRIVATE EASEMENTS.
10. THE HOUSE SHALL BE CONSTRUCTED OF MATERIALS CONSISTING OF BRICK, ROCK, TRUE STUCCO, CEMENTOUS PLANKS, AND CEMENTOUS SHANKS.

City of Sandy Springs Notes:

1. THIS SITE IS APPROXIMATELY 4.32 MILES AWAY FROM THE CHATTAHOOCHEE RIVER. THEREFORE, THIS PROPERTY IS OUTSIDE THE 2000 FT CORRIDOR.
2. THIS PROPERTY IS NOT LOCATED IN ANY OVERLAY DISTRICT
3. THERE IS AN EXISTING STRUCTURES ON SITE.
4. BUILDING HEIGHT SHALL NOT EXCEED 40 FT
5. NEW WALL HEIGHTS BETWEEN 4 AND 6 FT WILL REQUIRE A WALL INDEMNIFICATION AGREEMENT FROM THE OWNER/BUILDER ORPLANS BEARING A PROFESSIONAL SEAL AND SIGNATURE OF AN ENGINEER HAVING REGISTRATION ON THE STATE OF GEORGIA. FOR WALL HEIGHTS 6 FT AND OVER, PLANS MUST BEAR A PROFESSIONAL SEAL AND SIGNATURE OF AN ENGINEER HAVING REGISTRATION IN GEORGIA, BY OTHERS.
6. WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
   TOTAL SITE AREA = 0.509 ACRES
   TOTAL PROPOSED IMPERVIOUS AREA = 0.17 ACRES / 7367 SF
7. ACCESSORY STRUCTURES MAY BE LOCATED IN REAR AND SIDE YARDS BUT SHALL NOT BE LOCATED WITHIN A MINIMUM YARD (I.E. THE SIDE AND REAR YARD SETBACKS). ACCESSORY STRUCTURES INCLUDE BUT ARE NOT LIMITED TO HEATING AND AIR CONDITIONING UNITS AND/OR PADS.

Lot Coverage:

PROPOSED IMPERVIOUS AREA CALCULATIONS	
Site Location	**Square Footage (Sq. Ft.)**
Existing Home	2468
Existing Concrete Driveway	2441
Existing Porch	36
Existing Stone Paths	778
Existing Stone Patio	293
Existing Wood Decks	572
Existing Walls	172
Existing Stone Pond	93
New Deck Addition (Currently Under Construction)	219
Proposed Deck	240
Total Site Area	22156
Total Impervious Area	7312
Proposed Lot Coverage	33.00%

Sandy Springs Improvement Charts:

Development Statistics Summary Chart			
	Acres	Square Feet	Percentage of Total Site
Total Area of Site	0.51	22156	100.00%
Building Footprints	0.06	2468	11.14%
Parking Provided	N/A	N/A	N/A
Total Impervious Surface	0.17	7312	33.00%
Landscaping	0.05	2158	9.74%
Undisturbed Area (Excluding Landscaping)	0.46	20232	91.32%
Floodplain	N/A	N/A	N/A

Stream Buffer Encroachment Chart			
Buffer/ Impervious Setback	**Existing (SF)**	**Proposed (SF)**	**Difference**
State Buffer: 0'-25'	0	0	0 SF, 0%
City Buffer : 25'-50'	0	0	0 SF. +0%
City Setback: 50'-75'	442	656	+214 SF, 48%
Total	442	656	+214 SF, 48%

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

24 HOUR EMERGENCY CONTACT: CHRISTOPHER S. SIZEMORE - 404-216-3789
GSWCC LEVEL 1A CERTIFICATION NUMBER 0000078132

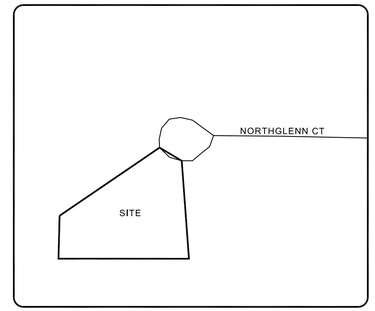
Construction Narrative:

THE PROPOSED PLAN CALLS FOR THE CONSTRUCTION OF A NEW DECK ADDITION TO AN EXISTING SINGLE FAMILY HOME. THE PROPOSED DECK ADDITION IS 240 SF ONLY. THIS PLAN SHOWS THE HOUSE LAYOUT, GRADING, AND EROSION CONTROL BMP'S AS REQUIRED TO PREPARE THE SITE FOR THE PERMANENT STRUCTURE. ALL BMP'S ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

ON-SITE OPERATOR, OWNER, OR APPLICANT MUST COMPLY WITH CHAPTER 109, ARTICLE VI TITLED SOIL EROSION, SEDIMENTATION AND POLLUTION CONTROL OF THE CITY OF SANDY SPRINGS' DEVELOPMENT REGULATIONS. PAY PARTICULAR ATTENTION TO SECTION 109-253(D).

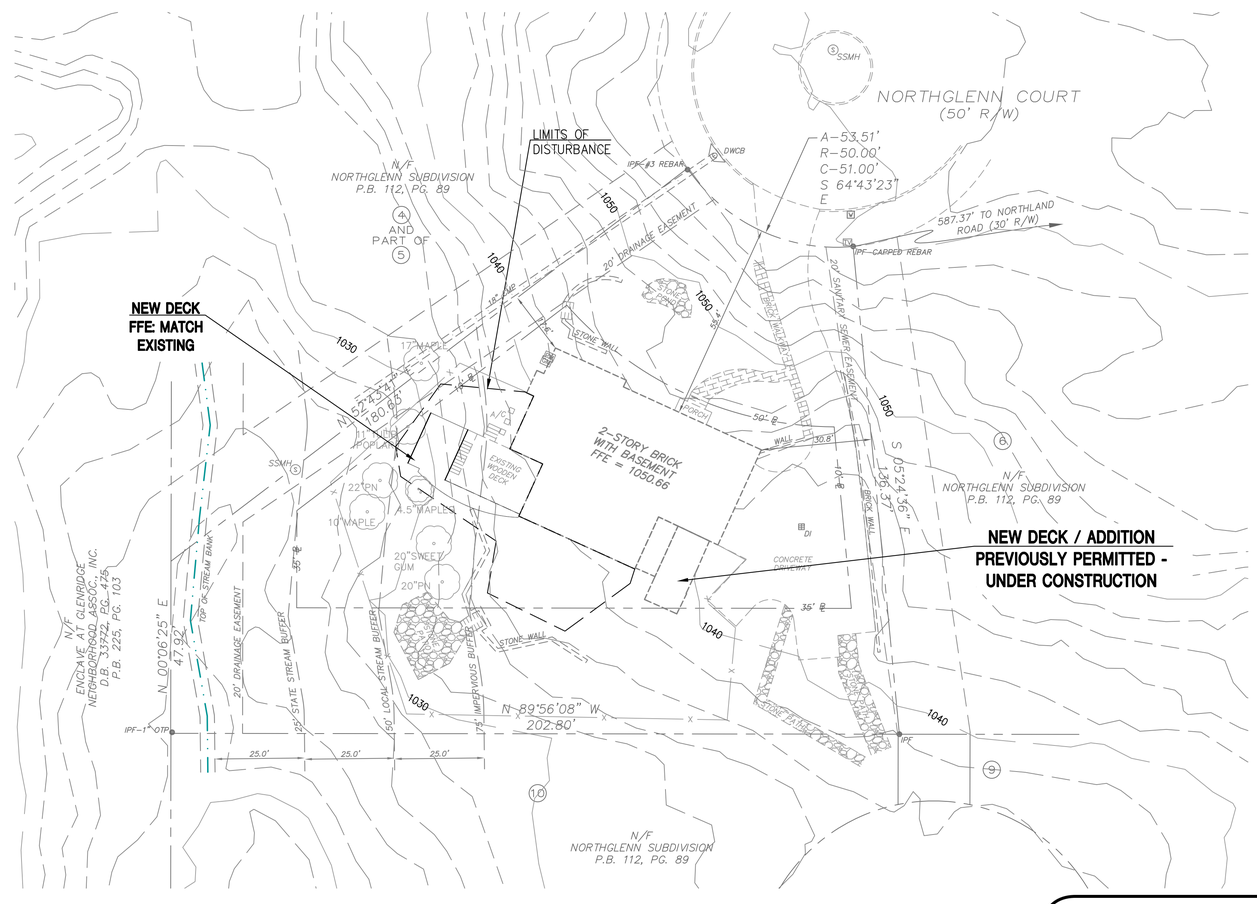
IF THE EXISTING CURB HEIGHT IN THE RIGHT OF WAY IS LESS THAN 5 INCHES, THE CURB AND GUTTER IS TO BE REPLACED.

AFTER THE PERMIT IS ISSUED CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT 770.730.5600 TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE,BUILDING CONSTRUCTION OR DEMOLITION.



Location Map
N.T.S.

FEMA F.I.R.M Map



NO TREES ARE TO BE DAMAGED OR DESTROYED IN THIS PROJECT

RECEIVED 11/1/2016

MAGNETIC

Prepared By:
CRESCENT VIEW ENGINEERING, LLC:
1003 Kennill Drive
Marietta, Georgia 30060
678-324-8410
www.crescentviewengineering.com

Prepared For
Ethridge Residence
185 Northglenn Court
Sandy Springs, GA 30342

Proposed Plan

DATE	10-31-16	REVISIONS
SCALE	AS SHOWN	
DRAWN	PZ	
CHECKED	GHB	

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 22253 10-31-16 GEORGE H. BAILEY

Construction Plans for
185 Northglenn Ct
Land Lot 68, 17th District
City of Sandy Springs, Fulton County, Georgia

CVE PI # 16-306

Sheet No.
C-2

Grading Notes:

1. EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION
2. INITIAL BMP'S MUST BE CONSTRUCTED PRIOR TO ANY OTHER WORK. SEDIMENT BMP'S MUST BE CLEANED OF ALL SILT AND SEDIMENT UPON COMPLETION AND ESTABLISHEMNT OF PERMANENT VEGETATION.
3. MAXIMUM GRADED SLOPES ALLOWED 2H:1V
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
6. CONTRACTOR SHALL OBSERVE, PROTECT, AND PRESERVE ALL AREAS SHOWN TO BE PROTECTED SUCH AS TREE PROTECTED AREAS, UNDISTURBED BUFFERS, WETLANDS, STREAMS, STREAM BUFFERS, CEMETERIES, STRUCTURES TO REMAIN, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS, DAMAGES, FINES, AND PENALTIES ASSOCIATED WITH FAILING TO PROTECT PROTECTED AREAS.
7. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
8. ALL STORMWATER INFRASTRUCTURE ON THIS SITE (OUT OF THE R/W) ARE PRIVATELY OWNED, AND ANY MAINTENANCE OR REPLACEMENT IS THE OWNER'S RESPONSIBILITY.
9. ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE.
10. THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES SHOWN TO BE PRESERVED.
11. THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY (ONSITE AND OUTSIDE OF THE STREAM BUFFERS). CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES, (ONSITE AND OUTSIDE OF THE STREAM BUFFERS).
12. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, STANDARDS OR CODES. ALL NECESSARY LICENSES OR PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE.
13. ALL CONSTRUCTION MUST CONFORM TO APPROPRIATE UTILITIES AND COUNTY STANDARDS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF ALL ITEMS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES.
15. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
16. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES. THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ENGINEER AND OWNER SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
17. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SOIL COMPACTION ON SITE. THE SOIL COMPACTION IS TO BE AT THE CONTRACTORS SPECIFICATIONS FOR THE LOT. THE CIVIL ENGINEER IS NOT RESPONSIBLE FOR ANY COMPACTION REQUIREMENTS OR RESULTS ON THE SITE.

ES&PC Notes:

1. THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
2. SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
4. THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SEDIMENT PONDS ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
5. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RETOPPED OR CLEANED AS SILT REDUCES THEIR AFFECTIVENESS.
6. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
7. TEMPORARY VEGETATION AND/OR HEAVY MULCH WILL BE USED TO STABILIZE AREAS. IN NO CASE SHALL A SITE BE LEFT BARE FOR MORE THAN 14 DAYS.
8. ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT
9. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS.
10. PERSON RESPONSIBLE FOR EROSION CONTROL MEASURES IS: 24 HOUR EMERGENCY CONTACT: SCOTT SIZEMORE 404-216-3789
11. CUT AND FILL SLOPES NOT TO EXCEED 2H:1V.
12. SEDIMENTATION & EROSION CONTROL MEASURES TO BE INSPECTED DAILY.
13. EROSION CONTROL PRACTICES MUST COMPLY WITH THE MINIMUM BEST MANAGEMENT PRACTICES FOR EROSION CONTROL, AND SHALL COMPLY WITH THE STANDARDS/SPECIFICATIONS IN "THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA"
14. SEDIMENT/EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE THIRD THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.
15. BUILDER TO VERIFY ALL ELEVATIONS BEFORE ANY CONSTRUCTION.
16. THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
17. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RETOPPED OR CLEANED AS SILT REDUCES THEIR AFFECTIVENESS.
18. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS. THE EROSION CONTROL MEASURE CAN BE DESIGNED BY A LEVEL 1B (BLUE CARD) GASWCC CERTIFIED CONTRACTOR, UNLESS THE BMP HAS A HYDRAULIC COMPONENT. FOR ALL BMP DESIGN WITH A HYDRAULIC COMPONENT, THE BMP MUST BE DESIGNED BY A LEVEL 2 (GOLD CARD) GASWCC CERTIFIED DESIGNER.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR FOR EFFECTIVE EROSION IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

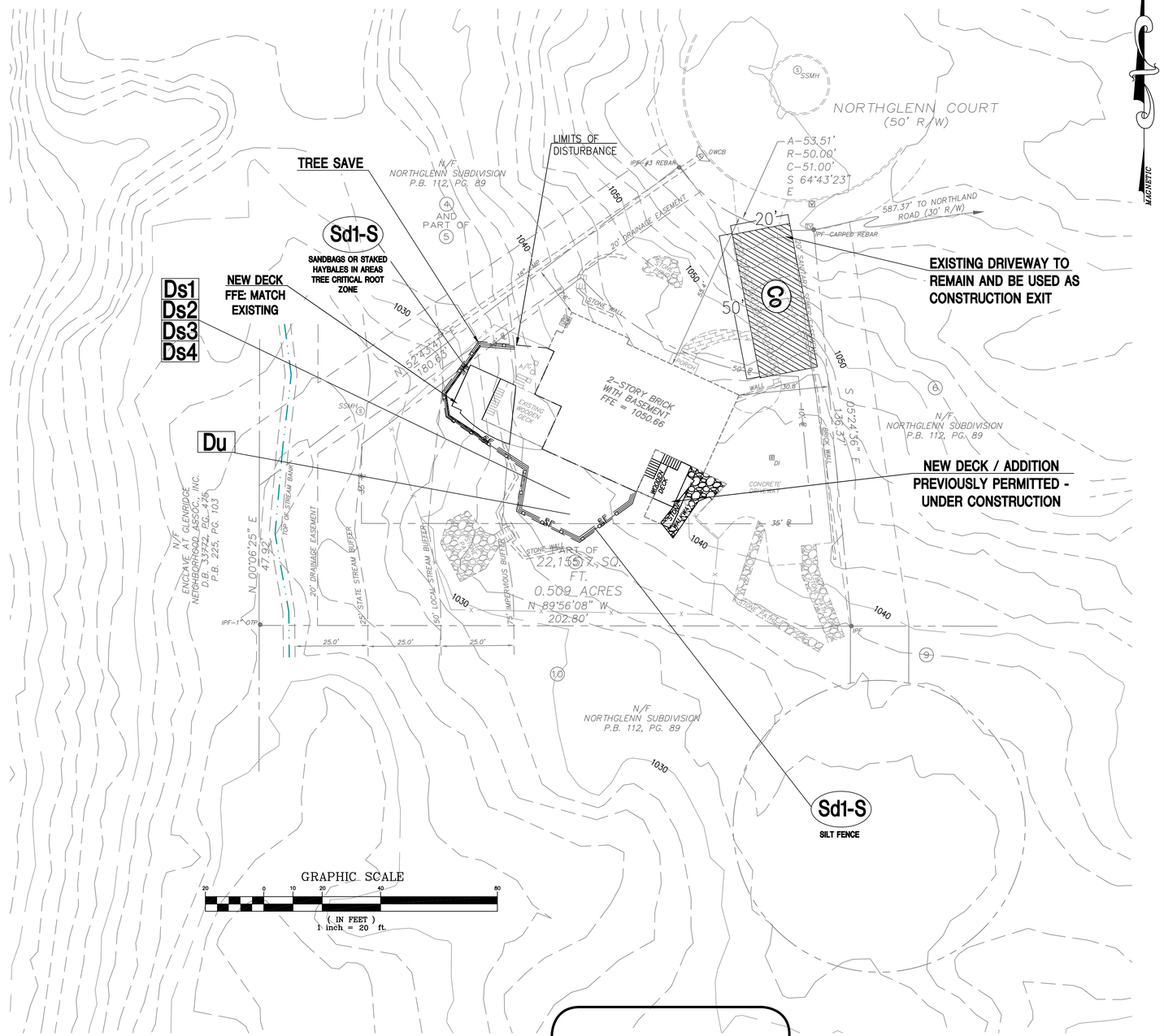
ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

SYMBOL	DESCRIPTION
	BENCHMARK WITH TOPOGRAPHIC DATUM
+ 1100.00	FINISHED SPOT ELEVATION
ST-#	STRUCTURE IDENTIFICATION THE FIRST TWO LETTERS ABBREVIATE THE STRUCTURE TYPE THE NUMBER IDENTIFIES THE STRUCTURE. SEE PROFILE SHT. FOR DETAILS
946	FINISHED CONTOUR ELEVATION
946	EXISTING CONTOUR ELEVATION
	SURFACE DRAINAGE DIRECTION

TOTAL SITE AREA = 0.509 ACRES
TOTAL PROPOSED DISTURBED AREA = 0.04 ACRES

811 Know what's below. Call before you dig.

24 HOUR EMERGENCY CONTACT: CHRISTOPHER S. SIZEMORE - 404-216-3789
GSWCC LEVEL 1A CERTIFICATION NUMBER 0000078132



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Sediment Storage Calculations:

SILT FENCE PROVIDED = 142 LINEAR FEET
SEDIMENT STORAGE REQUIRED = 2.88 CU YD
SEDIMENT STORAGE PROVIDED = 7.10 CU YD

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
GEORGE H BALTZ III
CERTIFICATION NUMBER: 0000045830
ISSUED: 09/25/2007 EXPIRES: 09/25/2019

SIGNED

EXPIRATION 9-25-2019
0000045830
NUMBER

Construction Activity Schedule

	2016 OCT	NOV	DEC	2017 JAN	FEB
INSTALLATION OF INITIAL EROSION CONTROL & TREE PROT. MEASURES					
CONSTRUCT TEMP. BMP'S					
GRADING OPERATIONS					
TEMPORARY GRASSING					
MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES					
FINAL LANDSCAPING, GRASSING, ETC.					
BMP REMOVAL					

Prepared By:
CRESCENT VIEW ENGINEERING, LLC:
1003 Kennill Drive
Marietta, Georgia 30060
678-324-8410
www.crescentviewengineering.com

Prepared For
Ethridge Residence
185 Northglenn Court
Sandy Springs, GA 30342

ES&PC Plan

DATE	10-31-16	REVISIONS
SCALE	AS SHOWN	
DRAWN	PZ	
CHECKED	GHB	

REGISTERED GEORGIA PROFESSIONAL ENGINEER GEORGE H. BALTZ III 10-31-16

Construction Plans for
185 Northglenn Ct
Land Lot 68, 17th District
City of Sandy Springs, Fulton County, Georgia

CVE PI # 16-306

Sheet No.
C-3

Lot Coverage:

PROPOSED IMPERVIOUS AREA CALCULATIONS	
Site Location	**Square Footage (Sq. Ft.)**
Existing Home	2468
Existing Concrete Driveway	2441
Existing Porch	36
Existing Stone Paths	778
Existing Stone Patio	293
Existing Wood Decks	572
Existing Walls	172
Existing Stone Pond	93
New Deck Addition (Currently Under Construction)	219
Proposed Deck	240
Total Site Area	22156
Total Impervious Area	7312
Proposed Lot Coverage	33.00%

Basin Water Quality Calculations Per GSWMM

Water Quality Volume

Drainage Basin =	0.50	Acres
Impervious Area =	0.011	Acres
I = % impervious =	3.00	%

480 sf of Impervious (200% of Proposed Impervious)

Rv = 0.05 + I*(0.009)

Rv = 0.077

WQv = 1.2*Rv*(DA*43560)/12

WQv = 166.7 cu. ft.

Stone Storage Infiltration Trench Calculations

Required Water Quality Volume = 166.7 **CF**

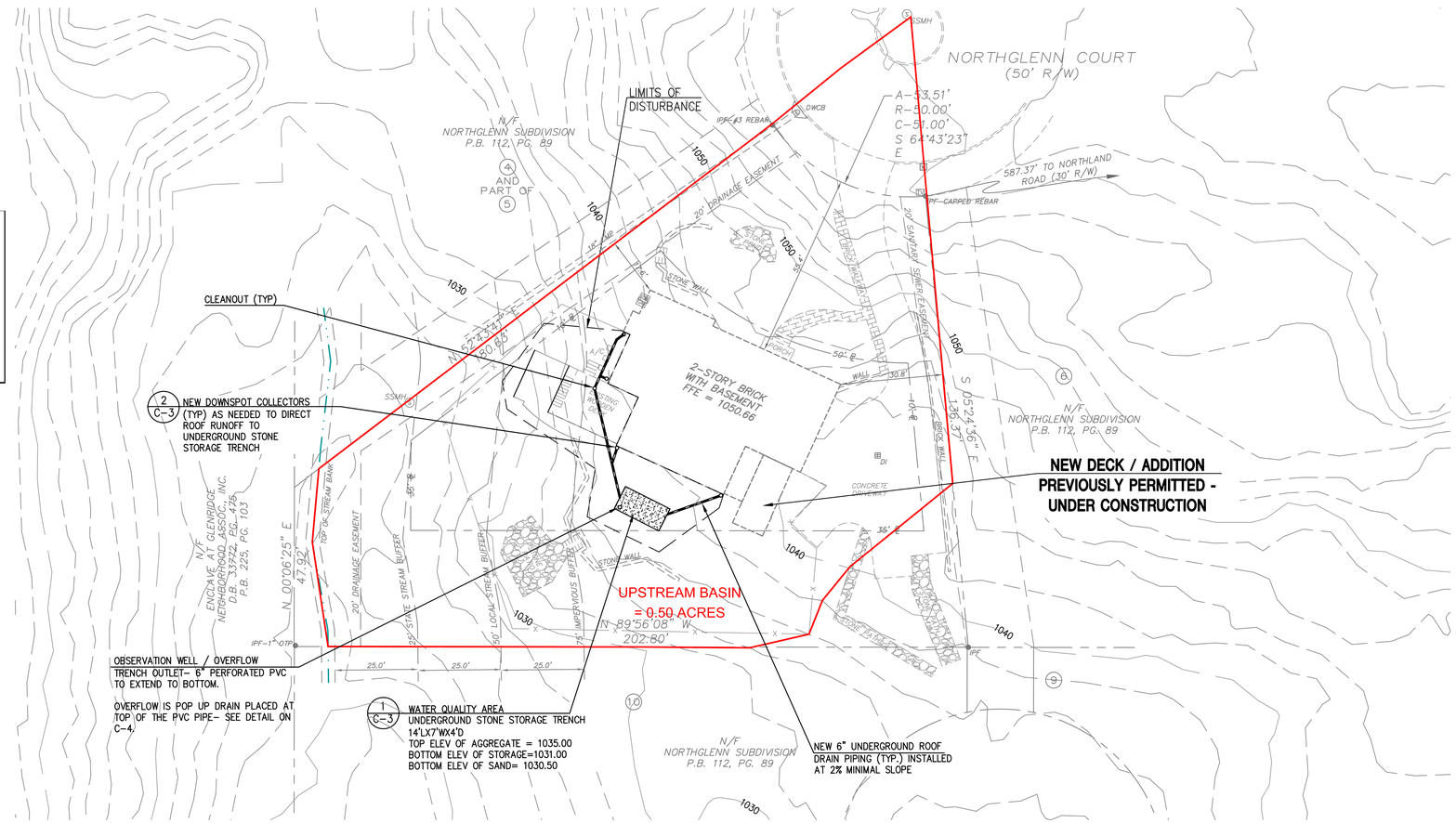
All WQ Volume to be provided in Infiltration Trench
Infiltration Trench w/ 40% void Ratio
Required WQ Volume / 0.40 = 416.8 **CF**

Infiltration Tench Calculations

Length =	15.0	**FT**
Width =	7.0	**FT**
Height =	4.0	**FT**
Required Volume =	416.8	**CF**
Provided Volume =	420.0	**CF**

Provided Volume is Greater than Required Volume

24 HOUR EMERGENCY CONTACT: CHRISTOPHER S. SIZEMORE - 404-216-3789
GSWCC LEVEL 1A CERTIFICATION NUMBER 0000078132



Water Quality Description:

TOTAL PROPOSED IMPERVIOUS AREA OF TREATED SITE = 7,312 SQUARE FEET. THE REQUIRED WATER QUALITY VOLUME = 1.2" OF 240 SQUARE FEET OF NEW IMPERVIOUS OR OR 147.20 CUBIC FEET. HOWEVER, THE WATER QUALITY TO BE PROVIDED WILL BE FOR 200% OF THE PROPOSED IMPERVIOUS AREA, WHICH IS 480 SQUARE FEET OR 166.7 CUBIC FEET. THE WATER QUALITY WILL BE PROVIDED IN A UNDERGROUND STONE STORAGE TRENCH LOCATED IN THE REAR OF THE PROPERTY. THE TRENCH IS TO BE FILLED WITH #57 STONE (40% VOID RATIO). THE TOTAL REQUIRED VOLUME OF THE UNDERGROUND STONE STORAGE TRENCH (WITH THE STONE) IS 416.8 CUBIC FEET. THE WATER QUALITY VOLUME PROVIDED BY THE TRENCH IS 420.00 CUBIC FEET. THE TRENCH EXCEED THE REQUIRED WATER QUALITY VOLUME. THE STORAGE STRUCTURE SHOULD BE LOCATED IN A LAWN OR OTHER PERVIOUS AREAS AS SHOWN ON THIS PLAN.

THIS PRODUCT STORES THE FIRST 1.2 INCHES OF STORMWATER FROM A RAIN EVENT ONSITE AND PROMOTES GROUNDWATER RECHARGE. A SIMILAR PRODUCT THAT PROVIDES SIMILAR STORAGE IS ACCEPTABLE.

Stone Trench Installation Notes:

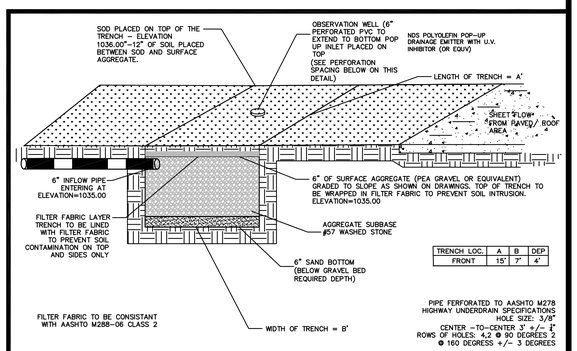
VEGETATION
THE LANDSCAPED AREA ABOVE THE SURFACE OF TRENCH CAN BE LANDSCAPED WITH SOD OR MAY BE COVERED WITH AN ENGINEERED SOIL MIX, AND PLANTED WITH MANAGED TURF OR OTHER HERBACEOUS VEGETATION. THE STONE STORAGE IS FOR STORAGE ONLY AND CAN BE GRADED ABOVE PER THE GRADING PLAN WITH A MINIMUM COVER OF 6".

MAINTENANCE
MONTHLY
- ENSURE THAT CONTRIBUTING AREA, FACILITY AND INLETS ARE CLEAR OF DEBRIS.
- ENSURE THAT THE CONTRIBUTING AREA IS STABILIZED.
- REMOVE SEDIMENT AND OIL/GREASE FROM PRETREATMENT DEVICES, AS WELL AS OVERFLOW STRUCTURES.
- MOW GRASS FILTER STRIPS SHOULD BE MOWED AS NECESSARY. REMOVE GRASS CLIPPINGS.

SEMIANNUAL INSPECTION
- CHECK OBSERVATION WELLS FOLLOWING 3 DAYS OF DRY WEATHER. FAILURE TO PERCOLATE WITHIN THIS TIME PERIOD INDICATES CLOGGING.
- INSPECT PRETREATMENT DEVICES AND DIVERSION STRUCTURES FOR SEDIMENT BUILD-UP AND STRUCTURAL DAMAGE.
- REMOVE TREES THAT START TO GROW IN THE VICINITY OF THE TRENCH.REPLACE PEA GRAVEL/TOPSOIL/GRASSING AND TOP SURFACE FILTER FABRIC (WHEN CLOGGED).

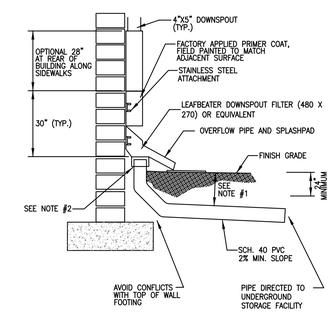
AS NEEDED
- PERFORM TOTAL REHABILITATION OF THE TRENCH TO MAINTAIN DESIGN STORAGE CAPACITY.
- EXCAVATE TRENCH WALLS TO EXPOSE CLEAN SOIL UPON FAILURE.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



TRENCH LOC.	A	B	DEP
FRONT	15'	7'	4'

UNDERGROUND STONE STORAGE TRENCH (1 / C-3)
NOT TO SCALE



NOTES:
1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
2. A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FOR SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.

DOWNSPOUT COLLECTOR (2 / C-3)
NOT TO SCALE

RECEIVED 11/1/2016

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Prepared For
Ethridge Residence
185 Northglenn Court
Sandy Springs, GA 30342

Stormwater Plan

DATE	10-31-16	REVISIONS
SCALE	AS SHOWN	
DRAWN	PZ	
CHECKED	GHB	

REGISTERED PROFESSIONAL ENGINEER GEORGIA 22420 10-31-16 GEORGE H. BATTLE III

Construction Plans for
185 Northglenn Ct
Land Lot 68, 17th District
City of Sandy Springs, Fulton County, Georgia

CVE PI # 16-306

Sheet No.
C-4

APPLICATION OF MULCH

DRY STRAW OR HAY APPLIED TO DEPTH OF 2 – 4 INCHES
WOOD CHIPS, BARK, SAWDUST APPLIED TO DEPTH OF 2 – 3 INCHES

Ds1

DUST CONTROL ON DISTURBED AREAS

SITE MUST BE CONTROLLED TO PREVENT SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION AREAS.
CONTRACTOR SHALL UTILIZE ADDITIONAL MEASURES TO CONTROL DUST AS REQUIRED –
TEMPORARY METHODS: Ds1–MULCHING, Tb–TACKIFIERS AND BINDERS, Ds2–TEMPORARY SEEDING, SPRAY ON ADHESIVES, IRRIGATION
PERMANENT METHODS: Ds3–PERMANENT VEGETATION, Ds4–SODDING

Du

24 HOUR EMERGENCY CONTACT: CHRISTOPHER S. SIZEMORE - 404-216-3789
GSWCC LEVEL 1A CERTIFICATION NUMBER 0000078132

PLANTS, PLANTING RATES, & PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS

SPECIES	BROADCAST RATES 2/–PLS 3/ PER ACRE	BROADCAST RATES 2/–PLS 3/ PER 1000 SQ. FT.	PLANTING DATES BY RESOURCE AREAS (SOLID LINES INDICATE OPTIMUM DATES; DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES) RESOURCE AREA 4/	J F M A M J J A S O N D	REMARKS
BARLEY (HORDEUM VULGARE)			M–L P C		14,000 SEED PER POUND. WINTERHARDY. USE ON PRODUCTIVE SOILS.
ALONE	3 bu. (144 lb.)	3.3 lb.			
IN MIXTURES	1/2 bu. (24 lbs.)	0.6 lb.			
LESPEDEZA, ANNUAL (LESPEDEZ STRIATA)			M–L P C		200,000 SEED PER POUND. MAY VOLUNTEER FOR SEVERAL YEARS. USE INOCULANT EL.
ALONE	40 lbs.	0.9 lb.			
IN MIXTURES	10 lbs	0.2 lb.			
LOVEGRASS, WEEPING (ERAGROSTIS CURVULA)			M–L P C		1,500,000 SEED PER POUND. MAY LAST FOR SEVERAL YEARS. MIX WITH SERICEA LESPEDEZA
ALONE	4 lbs.	0.1 lb.			
IN MIXTURES	2 lbs	0.05 lb.			
MILLET, BROWNTOP (PANICUM FASCICULATUM)			M–L P C		137,000 SEED PER POUND. QUICK DENSE COVER. WILL PROVIDE TOO MUCH COMPETITION IN MIXTURES IF SEEDED AT HIGH RATES.
ALONE	40 lbs.	0.9 lb.			
IN MIXTURES	10 lbs	0.2 lb.			
MILLET, PEARL (PENNISETUM GLAUCUM)			M–L P C		88,000 SEED PER POUND. QUICK DENSE COVER. MAY REACH 5 FEET IN HEIGHT. NOT RECOMMENDED FOR MIXTURES.
ALONE	50 lbs.	1.1 lb.			
OATS (AVENA SATIVA)			M–L P C		13,000 SEED PER POUND. USE ON PRODUCTIVE SOILS. NOT AS WINTERHARDY AS RYE OR BARLEY.
ALONE	4 bu. (128 lb.)	2.9 lb.			
IN MIXTURES	1 bu. (32 lbs.)	0.7 lb.			
RYE (SECALE CEREALE)			M–L P C		18,000 SEED PER POUND. QUICK COVER. DROUGHT TOLERANT AND WINTERHARDY.
ALONE	3 bu. (168 lb.)	3.9 lb.			
IN MIXTURES	1/2 bu. (28 lbs.)	0.6 lb.			
RYEGRASS, ANNUAL (LOLIUM TEMULENTUM)			M–L P C		227,000 SEED PER POUND. DENSE COVER. VARY COMPETITIVE AND IS NOT TO BE USED IN MIXTURES.
ALONE	40 lbs.	0.9 lb.			
SUDANGRASS (SORGHUM SUDANESE)			M–L P C		95,000 SEED PER POUND. GOOD ON DROUGHTY SITES. NOT TO BE USED IN MIXTURES.
ALONE	60 lbs.	1.4 lb.			

TEMPORARY GRASSING

NOT TO SCALE

Ds2

PLANTS, PLANTING RATES, & PLANTING DATES FOR PERMANENT COVER

SPECIES	BROADCAST RATES 1/–PLS 2/ PER ACRE	BROADCAST RATES 1/–PLS 2/ PER 1000 SQ. FT.	PLANTING DATES BY RESOURCE AREAS (SOLID LINES INDICATE OPTIMUM DATES; DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES) RESOURCE AREA 3/	J F M A M J J A S O N D	REMARKS
BAHIA,PENSACOLA (PASPALUM NOTATUM)			P C		166,000 SEED PER POUND. LOW GROWING SOD FORMING. SLOW TO ESTABLISH. PLANT W/ A COMPANION CROP. WILL SPREAD INTO BERMUDA PASTURES & LWNMS. MIX W/ SARICEA LESPEDEZA OR WEEPING LOVEGRASS.
ALONE OR WITH TEMPORARY COVER	60 lbs.	1.4 lb.			
W/ OTHER PERENNIALAS	30 lbs	0.7 lb.			
BAHIA,WILMINGTON (PASPALUM NOTATUM)			M–L P		SAME AS ABOVE.
ALONE OR WITH TEMPORARY COVER	60 lbs.	1.4 lb.			
W/ OTHER PERENNIALS	30 lbs	0.7 lb.			
BERMUDA, COMMON (CYNODON DACTYLON) HULLED SEED			P C		1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING & SOD FORMING. FULL SUN. GOOD FOR ATHLETIC FIELDS.
WITH TEMPORARY COVER	10 lbs.	0.2 lb.			
WITH OTHER PERENNIALS	6 lbs	0.1 lb.			
BERMUDA, COMMON (CYNODON DACTYLON) UNHULLED SEED			P C		PLANT WITH WINTER ANNUALS. PLAT WITH TALL FESCUE.
ALONE	10 lbs.	0.2 lb.			
WITH OTHER PERENNIALS	6 lbs	0.1 lb.			
BERMUDA SPRIGS (CYNODON DACTYLON)	40 cu.ft. OR SOD PLUGS 3"x3"	0.9 cu.ft.	M–L		A CUBIC FOOL CONTAINS APPROXIMATELY 650 SPRINGS. A BUSHEL CONTAINS 1.25 CUBIC FEET OR APPROXIMATELY 800 SPRIGS.
COASTAL, COMMON MIDLAND, OR TIFT 44			P C		SAME AS ABOVE
COASTAL, COMMON, OR TIFT 44			C		SOUTHERN COASTAL PLAIN ONLY.
TIFT 78					
CENTIPEDE (EREMOCHILOA OPHIUROIDES)	BLOCK SOD ONLY		P C		DROUGHT TOLERANT. FULL SUN OR PARTIAL SHADE. EFFECTIVE ADJACENT TO CONCRETE AND IN CONCENTRATED FLOW AREAS. IRRIGATION IS NEEDED UNTIL FULLY ESTABLISHED. DO NOT PLANT NEAR PASTURES. WINTERHARDY AS FAR NORTH AS ATHENS AND ATLANTA.
FESCUE, TALL (FESTUCA ARUNDIANACEA)					227,000 SEED PER POUND. USE ALONE ONLY ON BETTER SITES. NOT FOR DROUGHTY SOILS. MIX WITH PERENNIAL LESPEDEZAS OR CROWNVECH. APPLY TAPDRESSING IS SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS.
ALONE	50 lbs.	1.1 lb.	M–L P		
WITH OTHER PERENNIALS	30 lbs	0.7 lb.			

PERMANENT GRASSING

NOT TO SCALE

Ds3

EROSION AND SEDIMENT CONTROL LEGEND

(FOR DETAILS SEE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, FIFTH EDITION)

STRUCTURAL PRACTICES

- Co — CONSTRUCTION EXIT
- Re — RETAINING WALL
- Sd1–A — SEDIMENT BARRIER–TYPE A
- Sd1–B — SEDIMENT BARRIER–TYPE B
- Sd1–C — SEDIMENT BARRIER–TYPE C
- Sd2–F — INLET SEDIMENT TRAP
- Sd2–P — CATCH BASIN SEDIMENT TRAP (PIGS IN A BLANKET)

VEGETATIVE MEASURES

- Ds1 — DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
- Ds2 — DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
- Ds3 — DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- Ds4 — DISTURBED AREA STABILIZATION (WITH SODDING)

SILT FENCE MAINTENANCE AND REMOVAL: THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE UNTIL THE PROJECT IS VEGETATED OR ACCEPTED. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DETERIORATED TO SUCH AN EXTENT THAT IT REDUCES THE EFFECTIVENESS OF THE FABRIC.

FERTILIZER REQUIREMENTS

TOP OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N–P–K	RATE	N TOP DRESSINGS RATE
1. COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500 lbs./ac. 1000 lbs./ac. 400 lbs./ac.	10–100 lbs./ac. 1/2/ – 30
2. COOL SEASON GRASSES AND LEGUMES	FIRST SECOND MAINTENANCE	6–12–12 0–10–10 0–10–10	1500 lbs./ac. 1000 lbs./ac. 400 lbs./ac.	0–50 lbs./ac. 1/ – –
3. GROUND COVERS	FIRST SECOND MAINTENANCE	10–10–10 10–10–10 10–10–10	1300 lbs./ac. 3/ 1300 lbs./ac. 3/ 1100 lbs./ac.	– –
4. PINE SEEDING	FIRST	20–10–5	ONE 21–GRAM PELLET PER SEEDLING PLACED IN THE CLOSING HOLE	–
5. SHRUB LESPEDEZA	FIRST MAINTENANCE	0–10–10 0–10–10	700 lbs./ac. 700 lbs./ac. 4/	–
6. TEMPORARY COVER CROPS SEEDED ALONE	FIRST	10–10–10	500 lbs./ac.	30 lbs./ac. 5/
7. WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500 lbs./ac. 800 lbs./ac. 400 lbs./ac.	50–100 lbs./ac. 2/6/ 50–100 lbs./ac. 2/ 30 lbs./ac.
8. WARM SEASON GRASSES AND LEGUMES	FIRST SECOND MAINTENANCE	6–12–12 0–10–10 0–10–10	1500 lbs./ac. 1000 lbs./ac. 400 lbs./ac.	50 lbs./ac. 6/

1) APPLY IN SPRING FOLLOWING SEEDING.
2) APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED.
3) APPLY IN 3 SPLIT APPLICATIONS.
4) APPLY WHEN PLANTS ARE PRUNED.
5) APPLY TO GRASS SPECIES ONLY.
6) APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES.

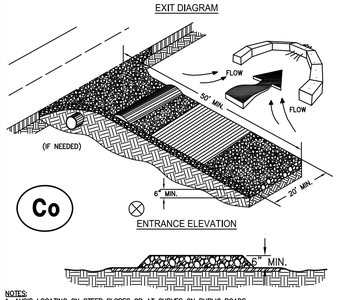
LIME APPLICATION REQUIRMENT – 2 TONS/ACRE
50% PASS THROUGH 10 – MESH SIEVE
50% PASS THROUGH 50 – MESH SIEVE
25% PASS THROUGH 25 – MESH SIEVE

FERTILIZERS

NOT TO SCALE

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



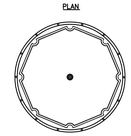
Co

NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R–2 (1.5"–3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

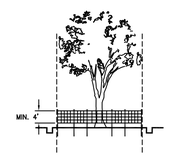
TREE PROTECTION

"SNOW" FENCE

PLAN



CROSS–SECTION



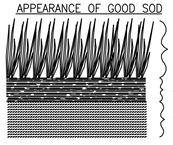
NOTES:
1. USE TRENCHER (I.E. DITCH WHICH) TO CUT A 4"–5" W X 18" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER–REBAR IS NOT TO BE USED FOR STAKES).
3. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
4. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
5. FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4' HIGH MINIMUM.

LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING – ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.

1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.
2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.
3. MOW WHEN THE SOD IS ESTABLISHED – IN 2–3 WEEKS. SET THE MOWER HIGH (2"–3").

APPEARANCE OF GOOD SOD



SHOOTS OR GRASS BLADES. GRASS SHOULD BE GREEN AND HEALTHY, MOWED AT A 2"–3" CUTTING HEIGHT.

THATCH – GRASS CLIPPINGS AND DEAD LEAVES, UP TO ½" THICK.

ROOT ZONE – SOIL AND ROOTS. SHOULD BE ½"–¾" THICK, WITH DENSE ROOT MAT FOR STRENGTH.

SOD PLANTING REQUIREMENTS

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDAGRASS	COMMON TIFWAY TIFGREEN TIFLAWN	M–L,P,C P,C P,C P,C	WARM WEATHER
BAHIAGRASS	PENSACOLA	P,C	WARM WEATHER
CENTIPEDE	–	P,C	WARM WEATHER
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	C	WARM WEATHER
ZOYSIA	EMERALD MYER	P,C	WARM WEATHER
TALL FESCUE	KENTUCKY	M–L,P	COOL WEATHER

FERTILIZER REQUIREMENTS FOR SOD

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N–P–K)	RATE (lbs/acre)	NITROGEN TOP DRESSING RATE (lbs/acre)
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500 1000 400	50–100 – 30
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500 800 400	50–100 50–100 30

FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION

FERTILIZER TYPE	FERTILIZER RATE (lbs/acre)	FERTILIZER RATE (lbs/acre)	SEASON
10–10–10	1000	0.025	FALL

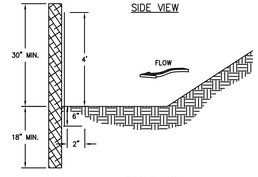
SODDING

NOT TO SCALE

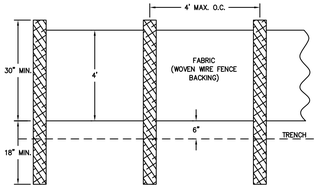
Ds4

SILT FENCE – TYPE SENSITIVE

SIDE VIEW



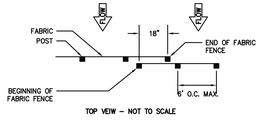
FRONT VIEW



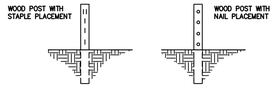
NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

FASTENERS FOR SILT FENCES

OVERLAP AT FABRIC ENDS



TOP VEIW – NOT TO SCALE



FRONT VIEWS – NOT TO SCALE

NOTES:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

Sd1-S

RECEIVED 11/1/2016

Prepared By:
CRESCENT VIEW ENGINEERING, LLC:
1003 Kennilll Drive
Marietta, Georgia 30060
678-324-8410
www.crescentviewengi.com

Prepared For
Ethridge Residence
185 Northglenn Court
Sandy Springs, GA 30342

Details

DATE	10-31-16
SCALE	AS SHOWN
DRAWN	PZ
CHECKED	GHB

REVISIONS

REGISTERED PROFESSIONAL ENGINEER GEORGE H. BAYLY 10-31-16

Construction Plans for
185 Northglenn Ct
Land Lot 68, 17th District
City of Sandy Springs, Fulton County, Georgia

CVE PI # 16-306

Sheet No.
C-5

Attachment to Stream Buffer Variance Application -

CINDY AND JOHN ETHRIDGE
185 NORTHGLENN COURT, SANDY SPRINGS, GA 30342
LEGAL DESCRIPTION

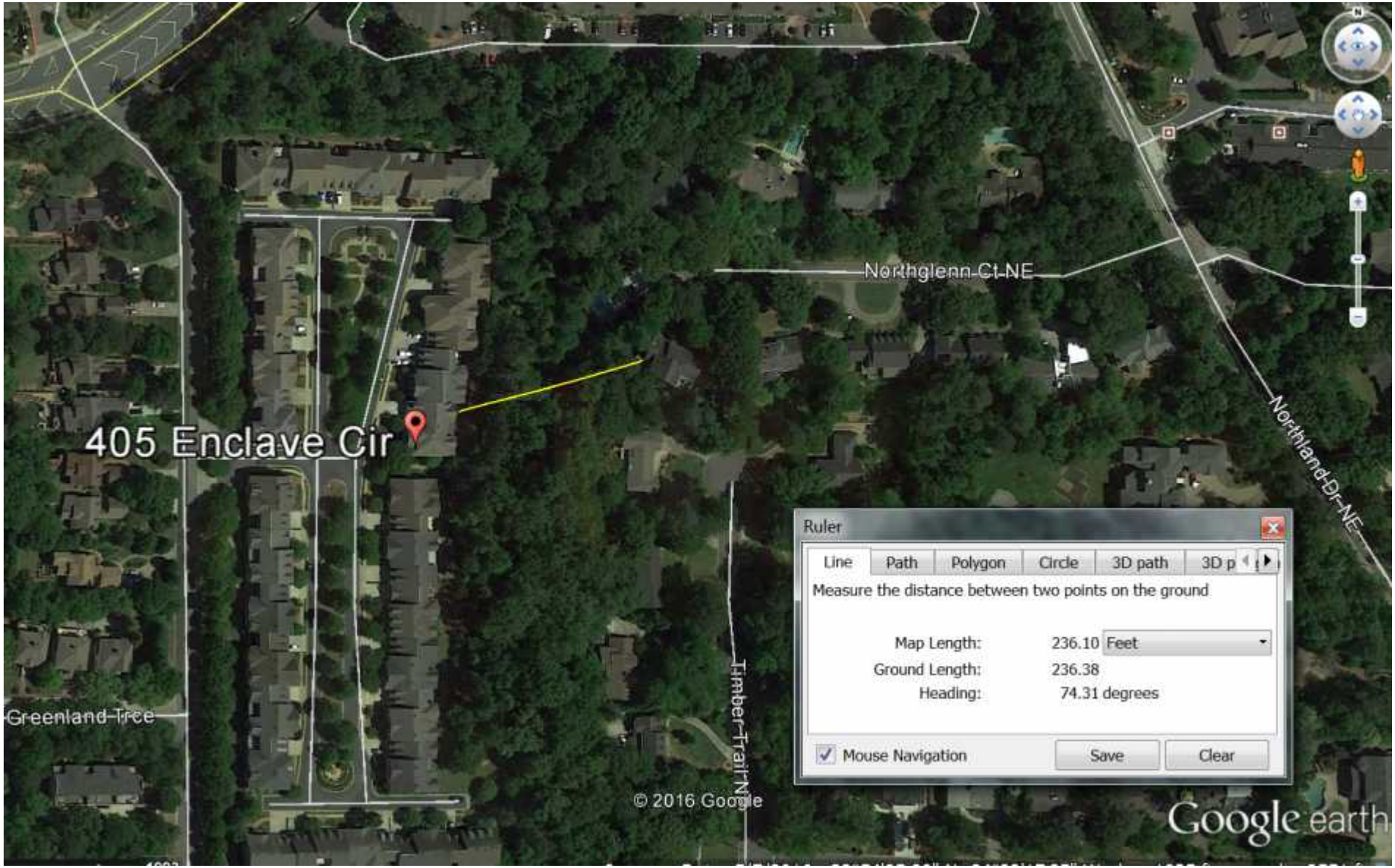
ALL THAT TRACT or parcel of land lying and being in Land Lot 68 of the 17th District, Fulton County, Georgia, being part of lot 5, block A, Northglenn Subdivision, as per plat recorded in Plat Book 112, page 89, Fulton County, Georgia Records, and being more particularly described as follows:

BEGINNING at an iron pin on the south side of the cul-de-sac of Northglenn Court, which iron pin is located 587.37 feet southwesterly and westerly from the intersection of the southeasterly side of Northglenn Court with the center line of Northland Road as measured along the southeasterly and southerly side of Northglenn Court, said point of beginning also being the northwest corner of Lot 6, said block and subdivision; running thence westerly and northwesterly along the southerly and southwesterly side of the cul-de-sac of Northglenn Court 53.50 feet to and iron pin; running thence south 52 degrees 43 minutes 41 seconds west along the southeast line of property now or formerly owned by Glen X. Welt, 180.63 feet to an iron pin; running thence south 0 degrees 06 minutes 25 seconds west 47.92 feet to an iron pin; running thence south 89 degrees 56 minutes 08 seconds east 202.8 feet to an iron pin; running thence north 05 degrees 24 minutes 36 seconds west 136.37 feet to an iron pin on the south side of the cul-de-sac of Northglenn Court and the Point of Beginning; being improved property known as 185 Northglenn Court according to the present system of numbering houses in Fulton County, Georgia.

View of the existing deck and location of the future deck

View of the existing deck and location of the future deck

Additional Materials Provided by the Applicant 1/25/17 & 1/26/17



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SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT

Board of Appeals Hearing, March 9, 2017

Case: **V17-0007 – 4980 Spruce Bluff Drive**
Staff Contact: Alexandra Horst (ahorst@sandyspringsga.gov)
Report Date: February 23, 2017

REQUEST
Variance from Section 19.3.15 of the City of Sandy Springs Zoning Ordinance, to allow a swimming pool in the front yard.

APPLICANT		
Property Owner: Tracey McIntosh	Petitioner: Tracey McIntosh	Representative: N/A

MATERIALS SUBMITTED

Application received January 9, 2017:

Materials:

1. Application prepared by Tracey McIntosh, received January 9, 2017
2. Letter of Intent by Tracey McIntosh, dated January 1, 2017, received January 9, 2017
3. McIntosh Variance Request presentation, received January 9, 2017
4. Email correspondence between Tracey McIntosh and Sandra DeWitt, dated December 20, 2016 and December 22, 2016, received January 9, 2017

Plans:

1. Untitled plan, "*Version 1*" prepared for Tracey McIntosh by Selective Designs, L.L.C., undated, received January 9, 2017
2. "*Existing Conditions Survey, Sheet 1*" by Survey Land Express, Inc., prepared, signed, and sealed by Eugene A. Stepanov, R.L.A., dated October 7, 2016, received January 9, 2017

PROPERTY INFORMATION	
Location:	4980 Spruce Bluff Drive Land Lot 0336 District 06 Parcel # 06 0336 LL0672
Council District:	1 – Paulson
Road frontage:	Approximately 357.01 feet along Spruce Bluff Drive; approximately 163.78 feet along Nesbit Ferry Road
Acreage:	Approximately 0.75 acres
Existing Zoning: Existing Land Use: Overlay District: Special Planning Area:	R-2A (Single Family Dwelling District) Residential (single family dwelling) N/A Protected Neighborhood Character Area

Future Land Use Designation:	R0-1 (0-1 unit per acre)

PROPOSED DEVELOPMENT

This property was part of an approved rezoning case from 2001 (2001Z-0059), though there are no zoning conditions of relevance here.

Due to the shape of the lot and the fact that it is a corner lot, there is no rear yard but, instead, a front yard, a side yard, and a side corner yard. The Nesbit Ferry Road side of the property is considered the *front* yard because it is the shortest frontage along a road. The Spruce Bluff Drive side is the *side corner* yard, and the side adjoining the neighboring property is the *side* yard. The applicant already has a pool in the front yard, which is considered legally nonconforming. The proposal is to construct a second pool in the front yard, remove the existing pool decking, and surround both the existing and proposed pools with a new multi-level concrete pool surround.

The property is in the River Corridor. In the application received January 9, 2017, the applicant stated that the amount of impervious surface is within the limit imposed by the Atlanta Regional Commission (ARC). The Sandy Springs Arborist said that the required review by the ARC was conducted in 2002 (RC02-01 FC) and confirmed that the addition of the second pool will be in compliance with the maximum allowable impervious area.

RECOMMENDATION

Department of Community Development

Staff recommends **conditional approval** of variance request V17-0007.

IMAGES

Entrance to Misty Creek Farm subdivision and 4980 Spruce Bluff Drive; view from Nesbit Ferry Road

4980 Spruce Bluff Drive and brick wall along Nesbit Ferry Road; view from Nesbit Ferry

Front yard and pool area enclosed by iron fence; view from driveway of 4980 Spruce Bluff Drive

Front yard and pool area; view from driveway of 4980 Spruce Bluff Drive

Front yard and pool area; view from driveway of 4980 Spruce Bluff Drive

Side corner yard along Spruce Bluff Drive; view from Spruce Bluff

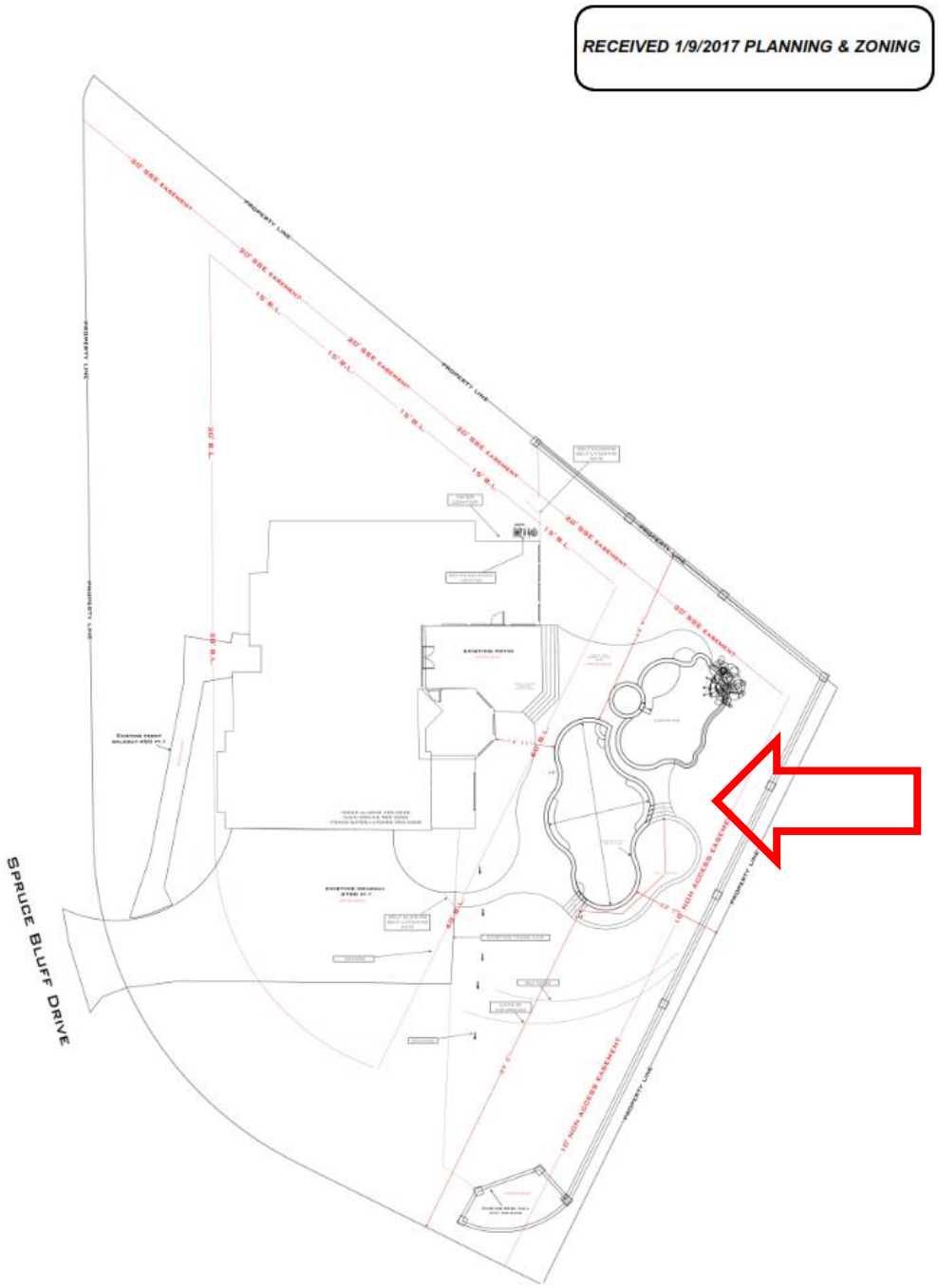
4980 Spruce Bluff Drive and side corner yard along Spruce Bluff; view from Spruce Bluff

4980 Spruce Bluff Drive and side corner yard along Spruce Bluff; view from Spruce Bluff

4980 Spruce Bluff Drive and side corner yard along Spruce Bluff; view from Spruce Bluff

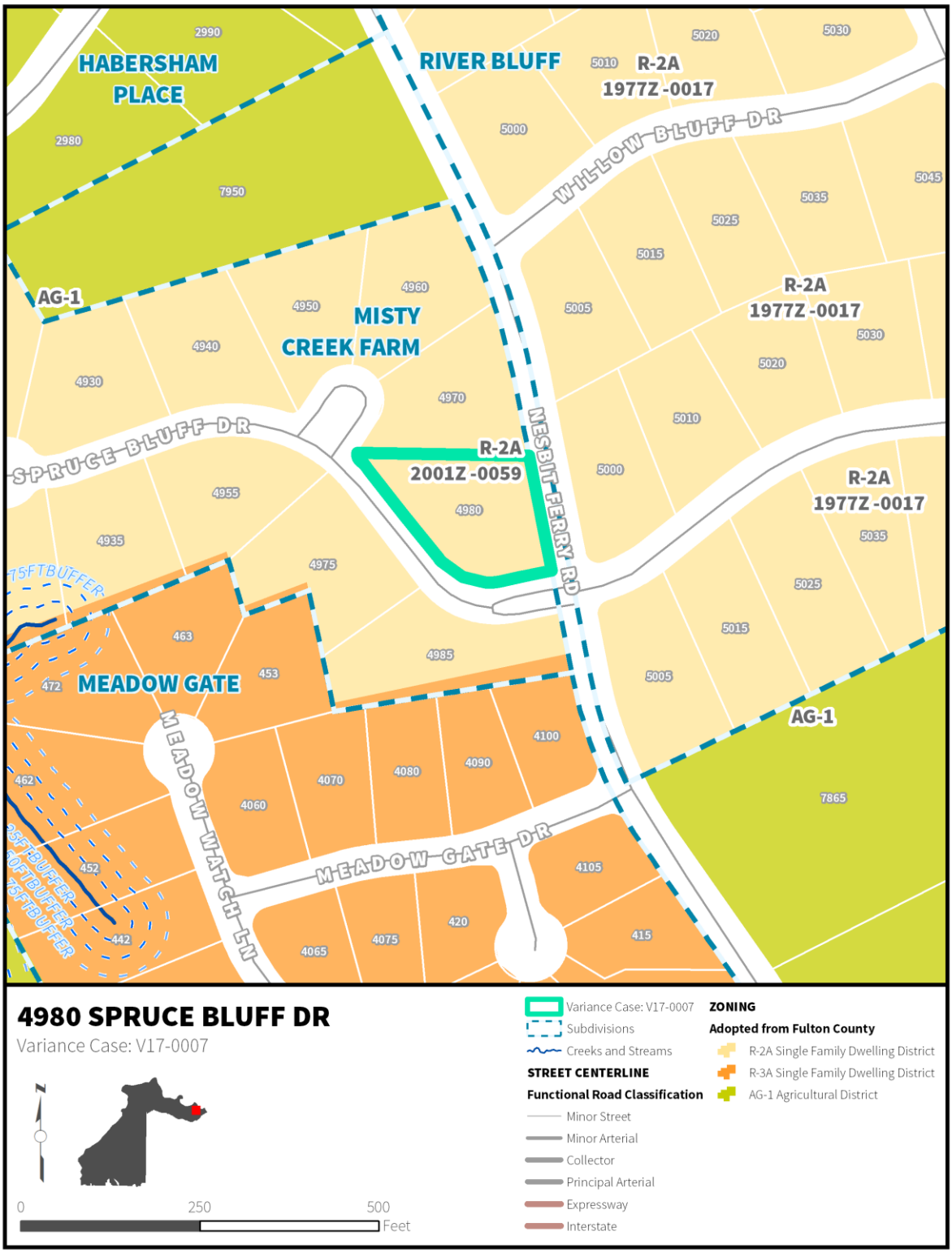
(Photographs by Alexandra Horst, February 16, 2017)

SITE PLAN (received January 9, 2017) (full site plan as attachment)



AERIAL IMAGE

ZONING MAP


HABERSHAM PLACE
RIVER BLUFF
R-2A
1977Z -0017
AG-1
MISTY CREEK FARM
R-2A
2001Z -0059
R-2A
1977Z -0017
R-2A
1977Z -0017
MEADOW GATE
AG-1
WILLOW BLUFF DR
SPRUCE BLUFF DR
MESBIT FERRY RD
MEADOW WATCH LN
MEADOW GATE DR
75FTBUFFER
4980 SPRUCE BLUFF DR
Variance Case: V17-0007
0
250
500
Feet
Variance Case: V17-0007
Subdivisions
Creeks and Streams
STREET CENTERLINE
Functional Road Classification
Minor Street
Minor Arterial
Collector
Principal Arterial
Expressway
Interstate
ZONING
Adopted from Fulton County
R-2A Single Family Dwelling District
R-3A Single Family Dwelling District
AG-1 Agricultural District

VARIANCE CONSIDERATION
Per Section 22.3.1 of the Zoning Ordinance, variances, administrative variances, and concurrent variances shall only be granted upon showing that: For new development (including the expansion of an existing development): **1.** The application of the Zoning Ordinance would create an unnecessary hardship, and not merely an inconvenience to the petitioner; or **2.** 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: **3.** Such conditions are not the result of action or inaction of the current property owner; and **4.** The variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and **5.** The variance request would result in development that is consistent with the general intent of the Zoning Ordinance, with the Comprehensive Plan policies, and would not be detrimental to the public good, safety and welfare. ***Request:*** *(Sec. 19.3.15 of the Zoning Ordinance)* Variance from Section 19.3.15 of the City of Sandy Springs Zoning Ordinance, to allow a swimming pool in the front yard. Finding: Section 19.3.15 allows swimming pools to be located in side yards or rear yards of single family residences. Due to the shape of the lot at 4980 Spruce Bluff Drive that is similar to a baseball diamond and the fact that it is a corner lot, there is no rear yard of the property. The Nesbit Ferry Road side of the property is considered the *front* yard because it is the shortest. The Spruce Bluff Drive side is the *side corner* yard, and the side adjoining the neighboring property is the *side* yard. The applicant already has a pool in the front yard (the Nesbit Ferry Road side), which is considered legally nonconforming. This property was part of an approved rezoning case from 2001 (2001Z-0059), though there are no zoning conditions of relevance here. The residence was built in 2004, according to the Fulton County Board of Assessors. Staff cannot find proof of a variance filed for the existing pool, but a 2006 pool permit appears in the Community Development Building Permit tracking program, and a pool is visible on the Fulton County Property Map Viewer in the 2007 Hybrid view, but not in the 2006 Hybrid view. According to correspondence with the property owner, she does not have paperwork about the existing pool, but said a variance had been filed with Fulton County right before the City of Sandy Springs incorporated. It is unknown what happened regarding a variance for the existing pool. The applicant proposes to construct a second pool in the front yard (which is *functioning* as the rear yard), for which a variance is required. (If this *front* yard were officially the *rear* yard, a variance would not be necessary.) Along with the construction of a second pool, the applicant proposes to remove the existing pool decking and surround both the existing and proposed pools with a new multi-level concrete pool surround. The existing pool area is enclosed by a brick wall along Nesbit Ferry Road and an iron fence. Regarding the variance considerations, there are extraordinary and exceptional conditions due to the shape of the subject property, and these conditions are not the result of action or inaction of the current property owner. Because the property is a corner lot and there is no rear yard, placement of a pool on the property is difficult. Furthermore, as the front yard *functions* as the rear yard of the property, placement of a pool in this area makes sense, and, as noted by the property owner, this area is the most private part of the property for a pool. Reasonable use can be made of the property now, as it contains a

residence and pool. Yet, in order for the property owner to make reasonable use of her yard, particularly her *functioning rear* yard, a variance is required. The variance request would result in development that is consistent with the general intent of the Zoning Ordinance and the Comprehensive Plan policies. It would not be detrimental to the public good, safety, and welfare.

COMMENTS FROM OTHER PARTIES

Sandy Springs Arborist:
This property is located in the Chattahoochee River Corridor. The property has been previously reviewed by ARC under case number RC02-01 FC. This site plan for the pool addition is in compliance with the original review criteria.

Sandy Springs Building Official:
There appears to be a valid hardship here, both based on the configuration of the lot and the street network and based on the anomalies in the designations of types of yards vs. the actual development pattern, i.e., the design and subsequent construction of the lot, the house and the subdivision as a whole intended for the area the City designates as the front yard to be the rear yard.

There were communications with the public and a few inquiries but no comments of significance.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, staff recommends **conditional approval** of variance request V17-0007, variance from Section 19.3.15 of the City of Sandy Springs Zoning Ordinance, to allow a swimming pool in the front yard.

Should the Board of Appeals choose to approve the request, staff recommends the following conditions:

1. To construct a second pool in the front yard, remove the existing pool decking, and surround both the existing and proposed pools with a new multi-level concrete pool surround, as shown on the untitled site plan, "*Version 1*" prepared for Tracey McIntosh by Selective Designs, L.L.C., undated, and received by the Department of Community Development on January 9, 2017.
2. Any revisions of the submitted site plan must be reviewed and approved by staff.
3. A zoning inspection must be satisfactorily conducted and site conditions must adhere to all aforementioned conditions prior to issuance of a certificate of occupancy.
4. Prior to issuance of a certificate of occupancy, the applicant must provide an as-built survey.

P&Z STAFF REPORT
Board of Appeals Hearing; March 09, 2017
AMENDED APRIL 24, 2017
See Update on Page 2.

Case: **V17-0011 – 240 River North Drive**

Staff Contact: Andy Mendzef (amendzef@sandyspringsga.gov)
Report Date: February 17, 2017

AMENDED REQUEST
Variance from Section 6.3.3.C. of the City of Sandy Springs Zoning Ordinance to encroach four (4) feet into the required (15) foot side yard setback. ~~and a concurrent Variance from section 6.3.3.D. to encroach eighteen (18) feet into the required (40) foot rear yard setback to allow for the addition to side and rear of an existing single-family residence.~~

APPLICANT		
Property Owner: Wade and Flynn Chappell	Petitioner: Wade and Flynn Chappell	Representative: Wade and Flynn Chappell

PROPERTY INFORMATION	
Location:	240 River North Drive
Council District:	2; Dishman
Road frontage:	Approximately 60 feet along River North Drive.
Acreage:	0.67 acre
Existing Zoning: Existing Land Use: Overlay District: Special Planning Area:	R-2A (Single Family Dwelling District) Single Family Dwelling N/A N/A
Future Land Use Designation:	R1-2 (1-2 units per acre)

SUMMARY (SEE UPDATE)
The applicant is requesting two variances, one to encroach four feet into the required 15-foot side yard setback and one to encroach 18 feet into the required 40-foot rear yard setback, or to within 11 feet and 22 feet of the property lines to allow for the construction of an addition to

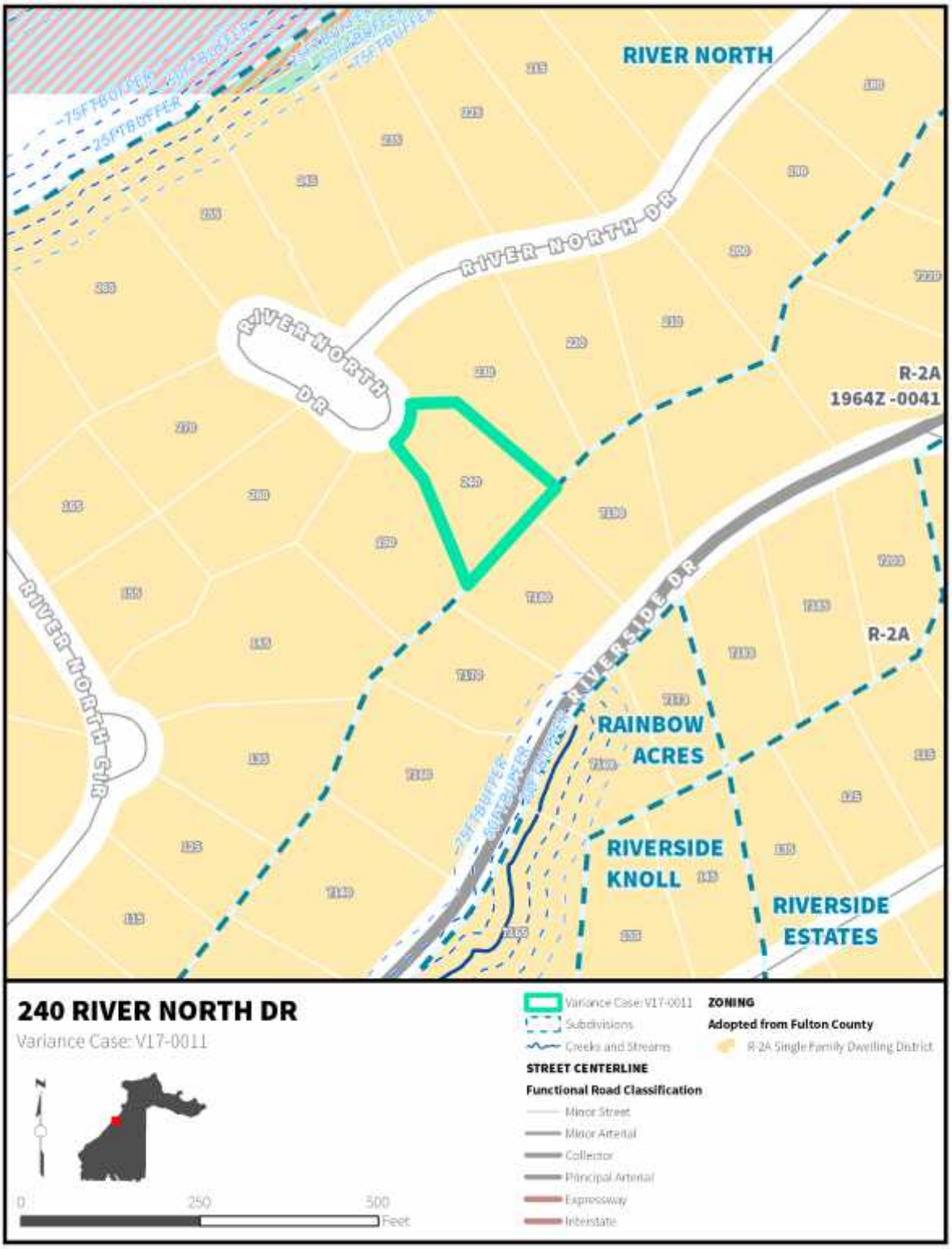
the existing residence. The subject property is located on North River Drive, which extends from Northside Drive and is located within the Chattahoochee River Corridor. The site is developed with an existing 2,930 square foot, two-story, single family residence, attached garage and accessory uses. The planned project is to construct a 900 square foot addition to the side and rear of the home that would be comprised of a home office, a bedroom and a storm shelter. The existing home currently meets the City's required front, rear and side yard setbacks and was purchased by the current owners 12 years ago. The new construction and encroachment of the addition requires approval of a Variance. Due to topography and a Colonial Pipeline easement, the existing residential foot print was limited to the current location on the lot. Since the property lies within 2,000 feet of the Chattahoochee River, a review by the Atlanta Regional Commission was conducted on the lot to calculate allowable pervious surface to accommodate the addition. The existing driveway extends from River North Drive and would continue to be used as access to the home.

RECOMMENDATION, ORIGINAL March 09, 2017
Deferral of 60 days to May 11, 2017
Department of Community Development
Update: Approval Conditional

UPDATE – April 24, 2017
The applicant has amended their site plan indicating that the home addition will no longer require a Variance to the rear yard setback. The site plan shows two separate additions to the rear of the house with a total area of 710 square feet all to be constructed within the required building setbacks. A Variance as previously requested will be necessary to encroach four feet into the required side yard setback to allow for the expansion of an existing bedroom, which would add a total of 52 square feet of footprint to the side of the home. These changes would be considered significant and this new design for the proposed addition and encroachment would be considered less intense allowing minimum relief for the expanded residence. The existing land features both natural and man-made give supporting grounds for a Variance and the proposed minor addition would be compatible with adjacent and nearby residences in the area. In light of this significant change to the site plan, staff supports the request and recommends **APPROVAL CONDITIONAL (side yard only).**

AERIAL IMAGE

ZONING MAP


RIVER NORTH
RIVER NORTH DR
RIVER NORTH DR
RIVER NORTH DR
RIVERSIDE DR
R-2A
1964Z-0041
R-2A
RAINBOW ACRES
RIVERSIDE KNOLL
RIVERSIDE ESTATES
240 RIVER NORTH DR
Variance Case: V17-0011
0
250
500
Feet
Variance Case: V17-0011
Subdivisions
Creeks and Streams
STREET CENTERLINE
Functional Road Classification
Minor Street
Minor Arterial
Collector
Principal Arterial
Expressway
Interstate
ZONING
Adopted from Fulton County
R-2A Single Family Dwelling District

VARIANCE CONSIDERATION
Per Section 22.3.1. of the Zoning Ordinance, variances, administrative variances, and concurrent variances shall only be granted upon showing that: *For new development (including the expansion of an existing development):* ***1.*** *The application of the Zoning Ordinance would create an unnecessary hardship, and not merely an inconvenience to the petitioner; or* ***2.*** *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:* ***3.*** *Such conditions are not the result of action or inaction of the current property owner; and* ***4.*** *The variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and* ***5.*** *The variance request would result in development that is consistent with the general intent of the Zoning Ordinance, with the Comprehensive Plan policies, and would not be detrimental to the public good, safety, and welfare.*
Original Request: *(6.3.3.C.) and (6.3.3.D.) Request to allow an encroachment of four feet into the required 15 foot side yard setback and 18 feet into the required forty (40) foot minimum rear yard setback to allow for the construction of a home addition.* Finding: The existing lot, house and accessory uses pre-date the City's Land Development requirements. The requested Variance would allow the applicant to construct a two-story addition that would encroach approximately four feet into the required 15 foot side yard setback and 18 feet into the required 40-foot rear yard setback. The existing home contains 2,930 square feet of floor area and the proposed addition consisting of a home office, a bedroom and a storm shelter would add 900 square feet of heated living space or a total of 3,830 square feet. Although the lot contains steep topography and a Colonial Pipeline easement, the existing home currently meets all required setbacks. The current footprint of the home appears to have been primarily restricted to its current location. An alternative plan was to build a second story over the attached garage; however as stated in the letter of intent this would not provide the required space, storm shelter or appropriate return on investment. The existing land features both natural and man-made give some supporting grounds for a Variance, but the home has served a residential purpose for several years; therefore, as the residence currently exists, it provides for a reasonable use of the property. Many of the lots in this area have the same topographical challenges and Colonial Pipeline easement. The alternate approach of building a second story over the garage may not be desirable, but it could provide office space and or a bedroom. In this case, the Variance would seem to allow more than a minimum relief and the expanded residence may not be compatible with adjacent or nearby residences in the area. The existing residence sits well above adjacent homes to the rear where residences were constructed a significant distance from Riverside Drive also due to steep topography. The requested Variances

would not be consistent with the general intent of the zoning ordinance and appears to be detrimental to the public good, safety, and welfare. Therefore, staff recommends denial of the Variance requests.

Staff's original recommendation ***DENIAL***

COMMENTS FROM OTHER PARTIES
Email of Opposition Joe Green
No Additional Public Input Since March 09, 2017

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Staff has reviewed the request relative to the variance standards stated in Section 22.3.1 of the Zoning Ordinance, variances, administrative variances, and concurrent variances and based upon this review, staff recommends **APPROVAL CONDITIONAL** of amended variance request V17-0011 to allow the home addition within the 15-foot side yard setback.

Should the Board of Appeals choose to approve the requests, staff recommends the following conditions:

1. To allow the second floor addition to encroach four feet into the required 15-foot side yard setback, as shown on the submitted site plan dated October 16, 2016 and received by the Department of Community Development on April 19, 2017.

2. Obtain necessary permits from the Department of Community Development for the addition.

3. Minor revisions of the submitted site plan, as determined by the Department of Community Development, may be reviewed and approved by staff. Any revision shall not include further encroachment of the use or structure. Any improvements that meet current setbacks would also be permitted.

4. A zoning inspection must be satisfactorily conducted and site conditions must adhere to all aforementioned conditions prior to issuance of a certificate of occupancy.

5. Prior to issuance of a certificate of occupancy, the applicant must provide an as-built survey.

SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT

Board of Appeals Hearing; March 9, 2017

Case: **V17-0016 – 5901 Hilderbrand Dr.**

Staff Contact: Kelsey Waidhas (kwaidhas@sandyspringsga.gov)
Report Date: February 23, 2017

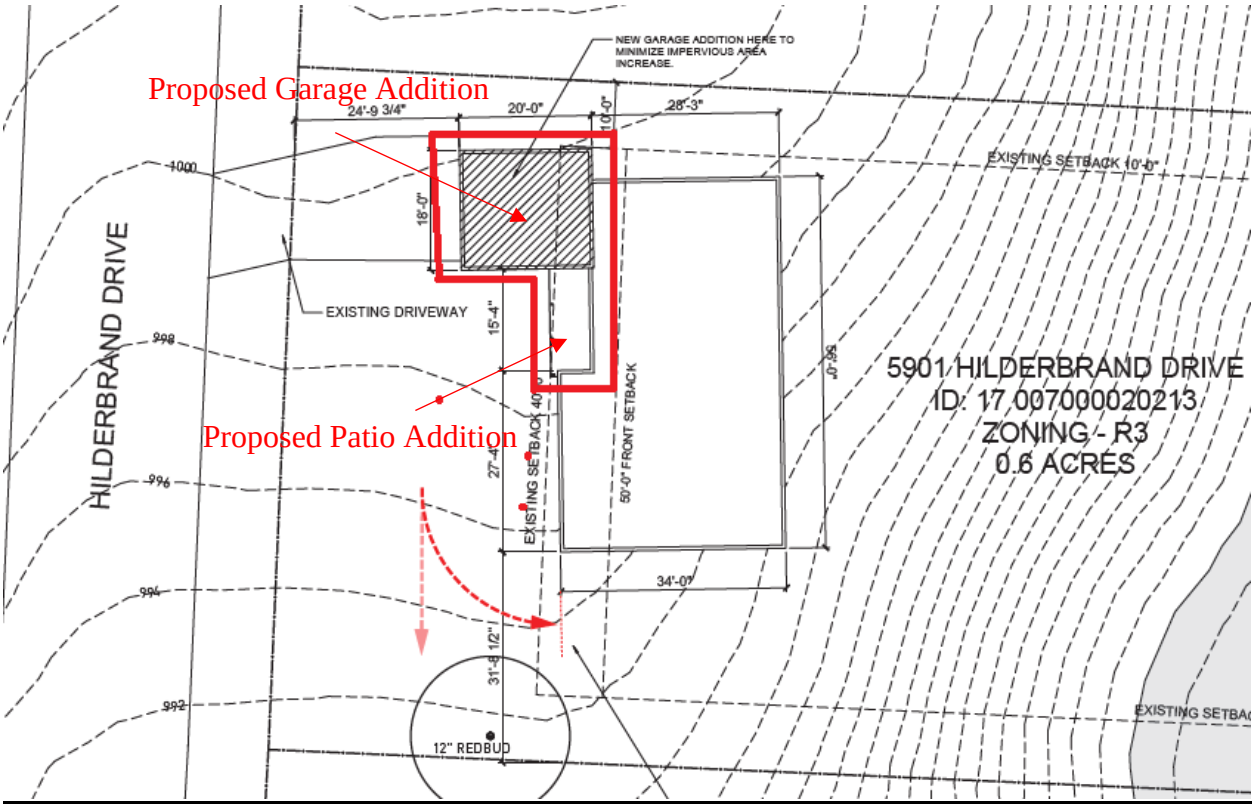
REQUEST
Variance from Section 6.4.3(b) of the Zoning Ordinance, to allow construction of a garage addition and a covered patio addition to an existing residence 26 feet into the 50-foot front yard setback.

APPLICANT		
Property Owner: Brian & Deven Farris	Petitioner: Deven Farris	Representative:

PROPERTY INFORMATION	
Location:	5901 Hilderbrand Dr
Council District:	5 - DeJulio
Road frontage:	Approximately 100 feet
Acreage:	Approximately 0.6 acres
Existing Zoning: Existing Land Use: Overlay District: Special Planning Area:	R-3 (Residential District) Single-family Dwelling N/A -
Future Land Use Designation:	R 2-3 (2-3 units per acre)

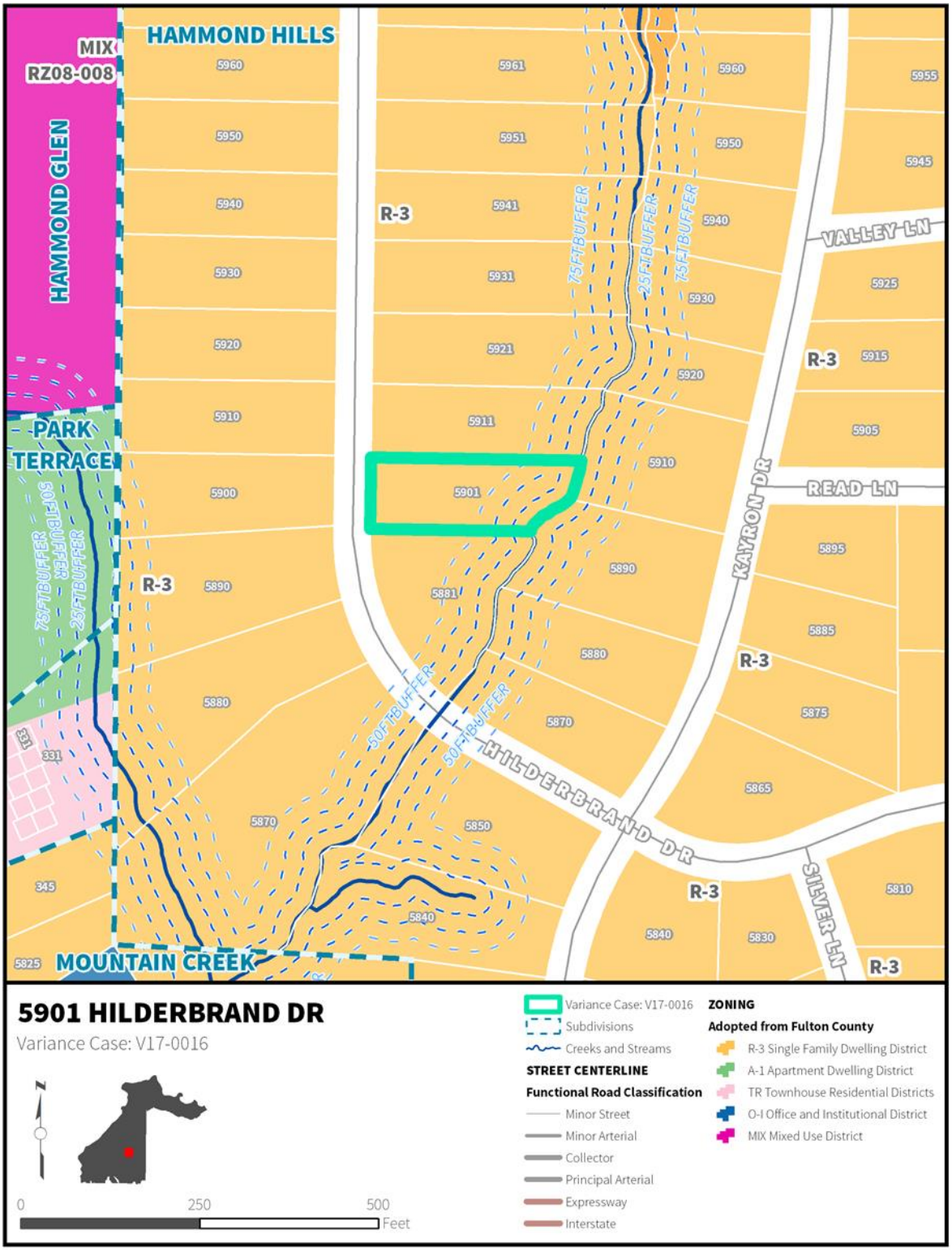
PROPOSED DEVELOPMENT
The applicant proposes a 360 square-foot garage addition and a 124 square-foot covered patio to the existing residence. As proposed, the addition would encroach into the 50-foot City front yard setback for R-3 zoning in its entirety (approximately 26 feet). The existing house currently encroaches 6 feet into the front yard setback at the point of the proposed garage addition, and 9 feet at the point of the proposed covered patio addition.
RECOMMENDATION
Department of Community Development
Staff recommends **CONDITIONAL APPROVAL** of V17-0016.

SITE PLAN (FULL SITE PLAN AS ATTACHMENT)



AERIAL IMAGE WITH STREAM BUFFERS

ZONING MAP


HAMMOND HILLS
MIX
RZ08-008
HAMMOND GLEN
PARK TERRACE
MOUNTAIN CREEK
R-3
VALLEY LN
READ LN
KAYRON DR
HILDERBRAND DR
SILVER LN
75FTBUFFER
25FTBUFFER
50FTBUFFER
5901 HILDERBRAND DR
Variance Case: V17-0016
Subdivisions
Creeks and Streams
STREET CENTERLINE
Functional Road Classification
Minor Street
Minor Arterial
Collector
Principal Arterial
Expressway
Interstate
ZONING
Adopted from Fulton County
R-3 Single Family Dwelling District
A-1 Apartment Dwelling District
TR Townhouse Residential Districts
O-I Office and Institutional District
MIX Mixed Use District
0
250
500
Feet

VARIANCE CONSIDERATION

Per article 22.3.1. Variance Considerations of the Zoning Ordinance, primary variances and concurrent variances shall only be granted upon showing that:

For new development (including the expansion of an existing development):

1. *The application of the Zoning Ordinance would create an unnecessary hardship, and not merely an inconvenience to the petitioner; or*
2. *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:
3. *Such conditions are not the result of action or inaction of the current property owner; and*
4. *The variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and*
5. *The variance request would result in development that is consistent with the general intent of the Zoning Ordinance, with the Comprehensive Plan policies, and would not be detrimental to the public good, safety and welfare.*

Finding:

Under existing conditions, the subject property is improved with a house that encroaches 6-feet into the City's 50-foot front yard setback at the point of the proposed garage addition, and 9-feet at the point of the proposed covered patio addition. The applicant is proposing a 360-square foot 2-car garage addition and a 124-square foot covered patio addition to the existing residence. The entirety of the garage addition will be built upon the existing concrete driveway and encroach an additional 20 feet into the 50-foot front yard setback.

Section 4.3.4 of the Zoning Ordinance allows covered patios to extend a maximum of ten feet into a front or rear yard. The proposed covered patio would extend 1-foot beyond this allowance, encroaching a total of 11-feet into the 50-foot front yard setback, thus requiring a variance. The existing single-family home, the proposed garage, and the proposed covered patio addition do not encroach on the flood plain or stream buffer located on the lot's eastern boarder (in the rear yard).

The applicant considered an alternative site for the driveway and attached garage on the southern side of the residence; however, the topography would require considerable grading, elimination of 5 bedroom windows, and a small tree removal. A detached garage in the rear yard to the east is also not an option due to extreme topography. Therefore, staff finds exceptional conditions due to the topography of the site.

The proposed garage addition (18 x 20) is smaller than the average 2-car garage (22 x 22), and the proposed patio addition is of limited square footage. Staff believes that the proposed site of the garage and patio additions would provide the minimum relief necessary to make possible the reasonable use of the property.

The previous home owners enclosed the original carport, creating additional living space and two separate front doors on the single-family structure. Accordingly, these conditions are not the result of action or inaction of the current property owner. The proposed garage addition would eliminate one of the two front doors, bringing the home into harmony with the neighborhood.

The lots immediately west and south have existing front-facing garages. The single-family home lot immediately south obtained a variance to be constructed in the 50-foot setback in 2015 due to topography. Therefore, staff believes the proposed additions would not be detrimental to the public good, safety or welfare.

COMMENTS FROM OTHER PARTIES

No comments received.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Staff has reviewed the request relative to the variance standards contained in Section 6.4.3(b) of the Sandy Springs Zoning Ordinance. Based upon this review, staff recommends **CONDITIONAL APPROVAL** of variance request V17-0016 to construct a garage addition to an existing residence within the 50-foot front yard setback.

Should the Board of Appeals choose to approve the request, staff recommends the following conditions:

1. To construct a 360-square foot garage addition and 124-square foot patio addition to an existing house within the 50-foot City front yard setback, as shown on the site plan prepared by Pattern r+d, dated July 6, 2016, and received by the Department of Community Development February 21, 2017.
2. Any revisions of the submitted site plan must be reviewed and approved by Staff.
3. A zoning inspection must be satisfactorily conducted and site conditions must adhere to all aforementioned conditions prior to issuance of a certificate of occupancy.
4. Prior to issuance of a certificate of occupancy, the applicant must provide an as-built survey.

P&Z STAFF REPORT
Board of Appeals Hearing; March 09, 2017

Case: **V17-0017 – 5190 Vernon Springs Trail**

Staff Contact: Andy Mendzef (amendzef@sandyspringsga.gov)
Report Date: February 14, 2017

REQUEST
Variance from Section 6.3.3.D. of the City of Sandy Springs Zoning Ordinance to encroach ten (10) feet into the required (40) foot rear yard setback to allow for the construction of a second story addition to an existing single-family residence.

APPLICANT		
Property Owner: Peter and Gillian Harper	Petitioner: Rick Bizot	Representative: Rick Bizot

PROPERTY INFORMATION	
Location:	5190 Vernon Springs Trail
Council District:	6; Bauman
Road frontage:	Approximately 160 feet along Vernon Springs Trail and 205 along Vernon Springs Court
Acreage:	0.657 acre
Existing Zoning: Existing Land Use: Overlay District: Special Planning Area:	R-2A (Single Family Dwelling District) Single Family Dwelling N/A N/A
Future Land Use Designation:	R1-2 (1-2 units per acre)

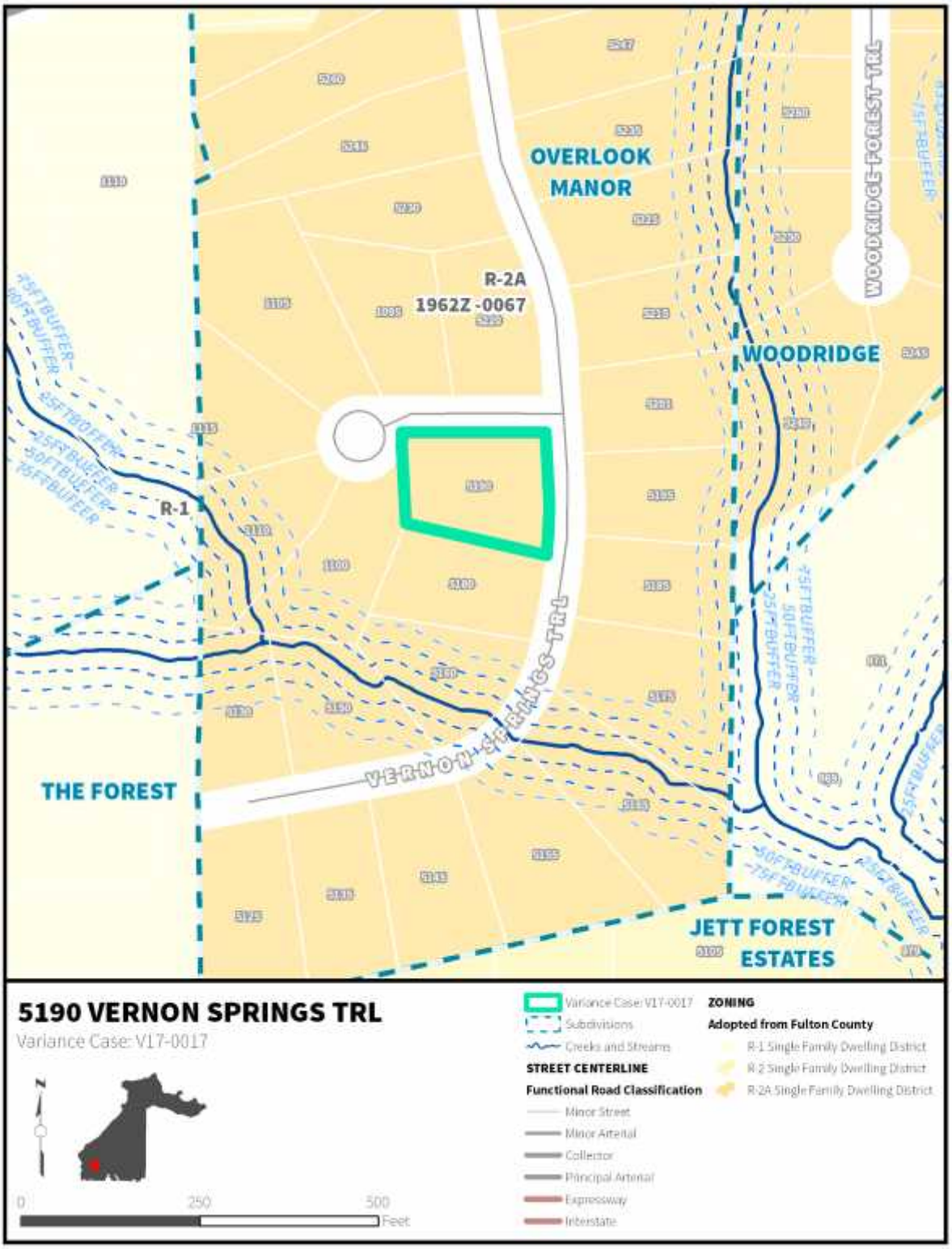
SUMMARY
The applicant is requesting this variance to encroach 10 feet into the required 40-foot rear yard setback or within 30 feet of the property line to allow for the construction of a second floor addition to the existing residence. The subject property is located in the southwest corner of Vernon Springs Trail and Vernon Springs Court. The site is developed with a 3,449 square foot single-family residence, attached garage and accessory uses. The planned project is to construct a 600 square foot second floor addition that would be comprised of two bedrooms

and a bathroom. The existing home was constructed in 1965 and is currently 9 feet from the rear property line and the addition would be constructed entirely within the existing foot print of the residence. The new construction and encroachment of the addition requires approval of a Variance. Due to topography, a drain pipe and dry ditch, the existing residential foot print was limited to the current location on the lot. The existing driveway extends from Vernon Springs Court and would continue to be used as access to the home.

RECOMMENDATION
Department of Community Development
Approval Conditional of the variance request

AERIAL IMAGE

ZONING MAP


OVERLOOK MANOR
R-2A
1962Z-0067
WOODRIDGE
WOODRIDGE FOREST TRL
R-1
THE FOREST
VERNON SPRINGS TRL
JETT FOREST ESTATES
5190 VERNON SPRINGS TRL
Variance Case: V17-0017
Variance Case: V17-0017
Subdivisions
Creeks and Streams
STREET CENTERLINE
Functional Road Classification
Minor Street
Minor Arterial
Collector
Principal Arterial
Expressway
Interstate
ZONING
Adopted from Fulton County
R-1 Single Family Dwelling District
R-2 Single Family Dwelling District
R-2A Single Family Dwelling District
0
250
500
Feet

VARIANCE CONSIDERATION

Per Section 22.3.1. of the Zoning Ordinance, variances, administrative variances, and concurrent variances shall only be granted upon showing that:

For new development (including the expansion of an existing development):
1. *The application of the Zoning Ordinance would create an unnecessary hardship, and not merely an inconvenience to the petitioner; or*
2. *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:
3. *Such conditions are not the result of action or inaction of the current property owner; and*
4. *The variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and*
5. *The variance request would result in development that is consistent with the general intent of the Zoning Ordinance, with the Comprehensive Plan policies, and would not be detrimental to the public good, safety, and welfare.*

Request: *(6.3.3.D.) Request to allow an encroachment of 10 feet into the required forty (40) foot minimum rear yard setback to allow for the construction of a second-story home addition.*

Finding: The existing lot, house and accessory uses pre-date the City's Land Development requirements. The requested Variance would allow the applicant to construct a second-story addition that would encroach approximately 10 feet into the required 40-foot rear yard setback. It is noted that the new space would be built entirely within the existing footprint of the home. The home contains 3,449 square feet of floor area and the proposed addition consisting of two bedrooms and a bathroom would add 600 square feet of heated living space. Since the home predates the City by approximately 50 years, it is apparent that the existing home's current location and setbacks were determined by a significant slope, an existing drain pipe and dry ditch that crosses the lot. The addition of the second floor living space is relatively small and would not be expected to adversely impact the adjacent or nearby residences. The existing conditions are not the result of actions by the current owner and all of the proposed addition would be constructed within the existing footprint of the home. The Variance would allow minimum relief for the minor 600 square foot expansion and the planned expanded residence would be compatible within the subdivision. Approval of the Variance would be consistent with the general intent of the zoning ordinance and would not be expected to be detrimental to the public good, safety, and welfare. Therefore, staff recommends approval conditional of the Variance request.

Staff recommends ***APPROVAL CONDITIONAL***

COMMENTS FROM OTHER PARTIES

None received

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION
Staff has reviewed the request relative to the variance standards stated in Section 22.3.1 of the Zoning Ordinance, variances, administrative variances, and concurrent variances and based upon this review, staff recommends **APPROVAL CONDITIONAL** of variance request V17-0017 to allow the home addition within the 40-foot rear yard setback. Should the Board of Appeals choose to approve the requests, staff recommends the following conditions: 1. To allow the second floor addition to encroach 10 feet into the required 40-foot rear yard setback, as shown on the submitted site plan dated January 12, 2017 and received by the Department of Community Development on February 07, 2017. 2. Obtain necessary permits from the Department of Community Development for the second story addition. 3. Minor revisions of the submitted site plan, as determined by the Department of Community Development, may be reviewed and approved by Staff. Any revision shall not include further encroachment of the use or structure. 4. A zoning inspection must be satisfactorily conducted and site conditions must adhere to all aforementioned conditions prior to issuance of a certificate of occupancy. 5. Prior to issuance of a certificate of occupancy, the applicant must provide an as-built survey.