



P&Z STAFF REPORT
Board of Appeals Hearing: June 9, 2016

Case: **V16-0013: 0, 5830, 5834, 5840, and 5844 Roswell Road**

Staff Contact: Cecilia Leal, cleal@sandyspringsga.gov

Report Date: June 2, 2016

REQUEST
3. Variance from Sec. 12.B.8.E.2 to reduce the minimum required building height from 25' to 16'-8" for the northernmost building on Roswell Road.

APPLICANT		
Property Owner: ARP Plaza City Center, LLC 5844 Roswell Road, LLC Radha Krishna Inc.	Petitioner: Steven Cadranel Arris Realty Partners, LLC	Representative: Carl Westmoreland Morris, Manning & Martin, LLP

PROPERTY INFORMATION	
Location:	0, 5830, 5834, 5840, and 5844 Roswell Road
Council District:	3; Vacant
Road frontage:	Approximately 295 feet of frontage along Roswell Road Approximately 92 feet of frontage on Cliftwood Drive Approximately 377 feet of frontage on Cliftwood Way
Acreage:	Approximately 3.11 acres (135,443 square feet)
Existing Zoning:	C-1 (Commercial District)
Existing Land Use:	Restaurant (vacant)
Proposed Use:	Restaurant/Retail
Overlay District:	Main Street Overlay District
Special Planning Area:	Node I-285
Future Land Use Designation:	LWR (Living Working Regional)

PROPOSED DEVELOPMENT

The applicant requests one (1) variance for the construction of a retail development on the western side of Roswell Road between Allen Road and Cliftwood Drive, one block north of Interstate-285. The development will consist of three retail buildings: two restaurant buildings along Roswell Road and one restaurant/retail building along Cliftwood Way, as well as a new public road between this proposed retail project and the adjacent apartment complex, currently under construction. The applicant requests one (1) variance from the urban design criteria of the Overlay District Standards (Article 12 of the Zoning Ordinance) relating to minimum building height.

UPDATE, June 2, 2016

On May 12, 2016, the Board of Appeals voted to **defer** Variance (3) to the June 9, 2016 Board of Appeals hearing per the applicant's request. The Board requested that the applicant meet with the community and the Sandy Springs Council of Neighborhoods (SSCN) to discuss different design options.

As of June 2, 2016, staff is aware of a scheduled meeting between the SSCN and applicant, but has not received any requests for revisions or changes to the variance request. Staff maintains the April 7 recommendation of **denial** for Variance (3).

UPDATE, April 29, 2016

On April 14, 2016, the Board of Appeals voted to **approve** Variances (1) and (2) with conditions as recommended by staff. The Board voted to **defer** Variance (3) to the May 12, 2016 Board of Appeals hearing to allow the applicant time to work with the community on a solution amenable to both parties.

On April 28, 2016, the applicant submitted a request for further deferral, to the June 9, 2016 Board of Appeals hearing. Staff supported applicant's request for deferral.

FINDINGS OF FACT

This site is located on the western side of Roswell Road, between Cliftwood Drive and Allen Road. The site consists of five (5) separate adjacent parcels, all zoned C-1 (Commercial District) with conditions (RZ06-039, 1969Z-0042, 1964Z-0056, 1964Z-0057). The subject property is located within the Main Street Overlay District.

ABUTTING PROPERTY LAND USES/ZONING

North: 5866 Roswell Road, zoned C-1 conditional (RZ06-039). Currently used as a Shell gas station and convenience store.

South: 5810 Roswell Road, zoned C-1 conditional (1962Z-0024). Currently used as a NAPA Auto Care Center.

West: 185 Cliftwood Drive , zoned A-L conditional (201302883). The Cliftwood Apartment complex, currently under construction. Applicant is partner in developing the Cliftwood. Developer will construct public road (referenced in variance request below), Cliftwood Way, during development of this multi-family project.

East: 5841 Roswell Road, zoned C-1 conditional (1962Z-0066) and 5825 Roswell Road, zoned C-1 (1965Z-0019). These parcels currently house a shopping center and restaurant.

RECOMMENDATIONS

Department of Community Development, June 2, 2016

3. Variance from Sec. 12.B.8.E.2 to reduce the minimum required building height from 25' to 16'8" for the northernmost building: **Denial.**

Department of Community Development, April 29, 2016

3. Variance from Sec. 12.B.8.E.2 to reduce the minimum required building height from 25' to 16'8" for the northernmost building: **Deferral to June 9, 2016 BOA Hearing**, to allow applicant time to work with tenant and the community.

Department of Community Development, April 8, 2016

1. Variance from Sec. 12.B.8.F.2c to waive transparency requirement on public right-of-way (Cliftwood Way): **Approval Conditional;**
2. Variance from Sec.12.B.8.F.2b.V to increase allowable building length from 200' to 252' for rear building: **Approval Conditional;**
3. Variance from Sec. 12.B.8.E.2 to reduce the minimum required building height from 25' to 16'8" for the northernmost building: **Denial.**

ACTIONS

Board of Appeals, May 12, 2016

3. Variance from Sec. 12.B.8.E.2 to reduce the minimum required building height from 25' to 16'8" for the northernmost building: **Deferral to June 9, 2016 BOA Hearing.**

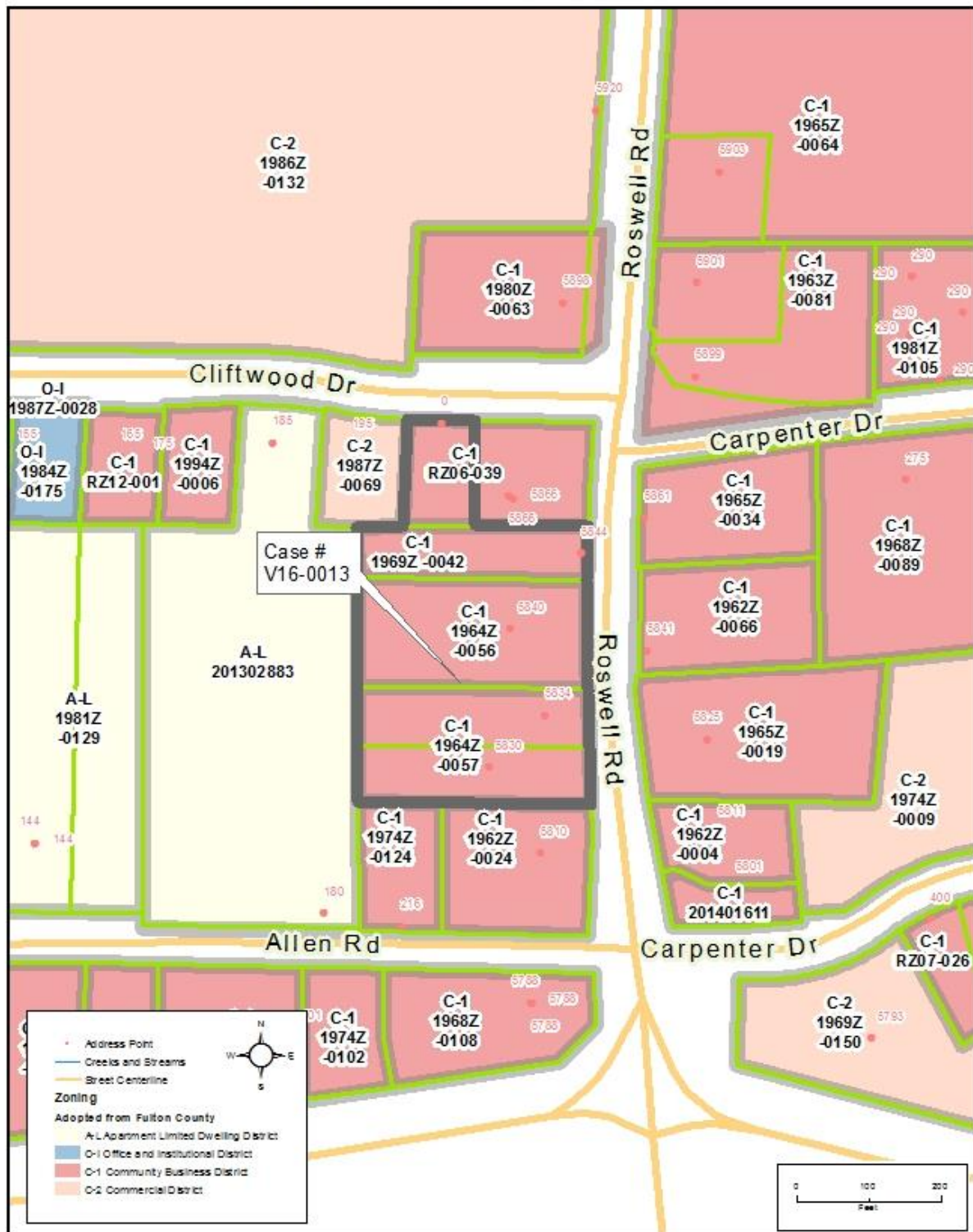
Board of Appeals, April 14, 2016

1. Variance from Sec. 12.B.8.F.2c to waive transparency requirement on public right-of-way (Cliftwood Way): **Approval Conditional;**
2. Variance from Sec.12.B.8.F.2b.V to increase allowable building length from 200' to 252' for rear building: **Approval Conditional;**
3. Variance from Sec. 12.B.8.E.2 to reduce the minimum required building height from 25' to 16'8" for the northernmost building: **Deferral to May 12, 2016 BOA Hearing.**

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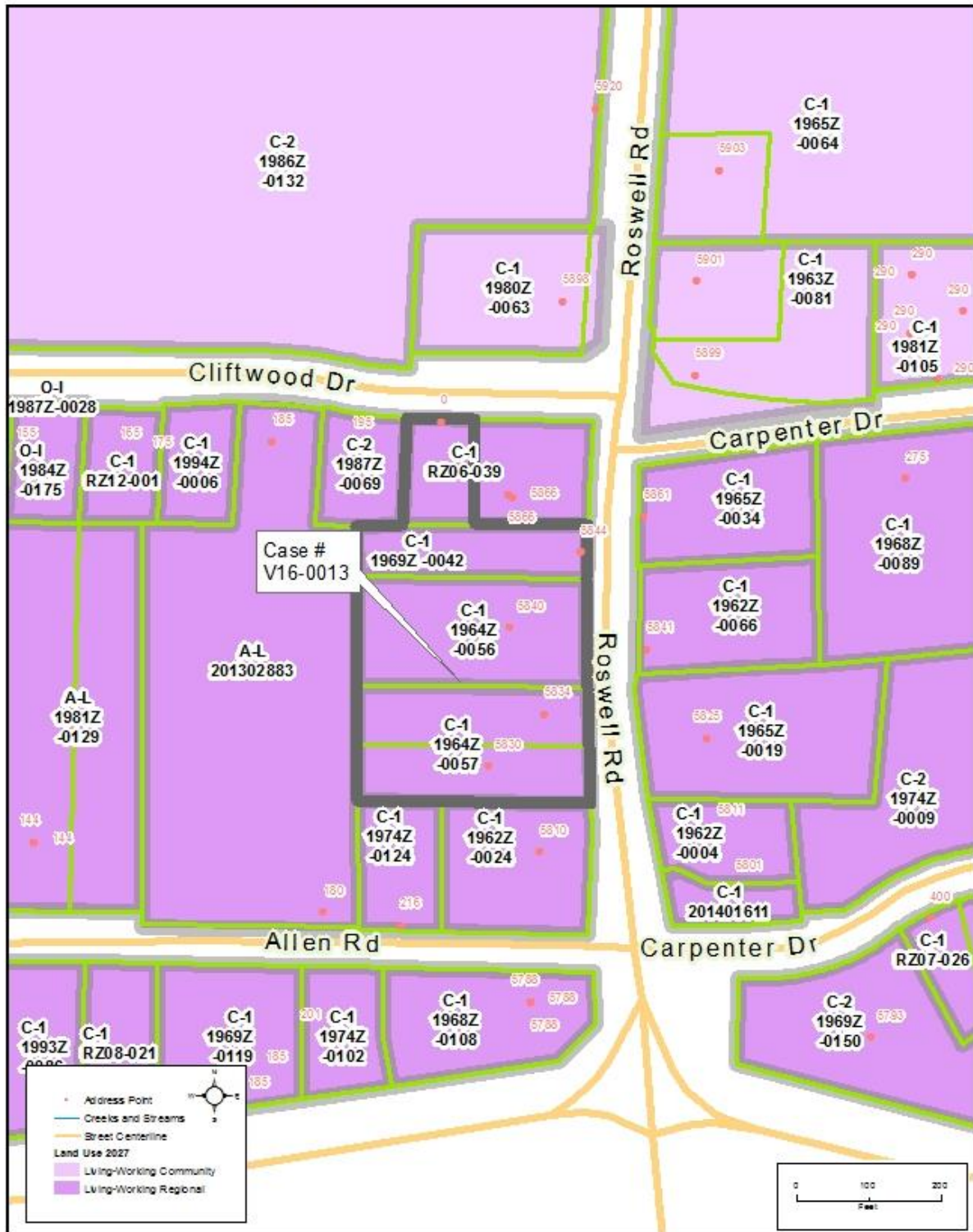
ZONING MAP

0, 5844, 5840, 5834, & 5830 Roswell Road



FUTURE LAND USE MAP

0, 5844, 5840, 5834, & 5830 Roswell Road



VARIANCE CONSIDERATIONS

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

- A. Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance; or,*
- B. The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.*

3. Request: Variance from Sec. 12.B.8.E.2 to reduce the minimum required building height from 25' to 16'8" for the northernmost building on Roswell Road;

Sec. 12.B.8.E2: The minimum height of buildings with less than 5,000 square feet is two floors or 25 feet, whichever is less.

Finding: This subsection of the Main Street Overlay District requires that all new buildings under 5,000 square feet in size be a minimum of two stories or 25 feet tall. The intent of this height minimum ensures that new construction will foster a 'Main Street' feeling and aesthetic in the district. The applicant's request to reduce the minimum building height is not in harmony with this purpose and intent of the ordinance. The applicant has stated "economic hardship" as a basis of his variance request. However, this Department cannot consider the economic viability of a project as criteria for approval of a variance request. Additionally, the applicant has stated that the design of the building as proposed is desired by the potential tenant, however, there have not been any attempts made by the applicant to discuss different building height options with the potential tenant (as of the date of this report). Based on these findings, staff is of the opinion that this variance request satisfies neither condition A nor B of Section 22.3.1A.

DISCUSSION

The variances requested in this application all pertain to design criteria in the Main Street Overlay District. This application underwent several revisions between the original submittal in February and the most recent letter of intent, dated April 7, 2016. Following several meetings with staff, the applicant agreed to reduce the number of variances requested from six (6) to three (3). The applicant has worked with staff and made appropriate changes as necessary to eliminate the request to waive front entrances along public rights-of-way, and to reduce the minimum building heights for buildings under 5,000 square feet for the

southernmost building along Roswell Road, among other requirements of the Main Street Overlay District standards.

COMMENTS FROM OTHER PARTIES

None received.

RECOMMENDATION: PLANNING COMMISSION (DR16-0001)

Planning Commission, acting as Design Review, voted on March 17, 2016 to recommend: Denial of the variances, requesting the Board of Appeals defer this case to the give adequate time for the applicant and community to work out any issues.

The motion carried by the following vote:

Yes: Nickels, Maziar, Porter, Haggard, and Johns

Recused: Tart

RECOMMENDATION: DEPARTMENT OF COMMUNITY DEVELOPMENT

Staff makes the following recommendations to the Board of Appeals:

3. Variance from Sec. 12.B.8.E.2 to reduce the minimum required building height from 25' to 16'8" for the northernmost building: **Denial.**



P&Z STAFF REPORT

Board of Appeals Hearing; June 9, 2016

Case: **V16-0046 – 8125 Grogans Ferry Road**

Staff Contact: Andy Mendzef (amendzef@sandyspringsga.gov)

Report Date: May 24, 2016

REQUEST

Request a variance from Development Regulations 109-225 to encroach 1,097 square feet into the 25 foot impervious surface setback associated with a stream buffer for construction of a pool and a pool deck as an accessory use to an existing single family residence. Although the existing dwelling and site improvements including steps and a retaining wall encroach into the stream buffers and impervious setback, there are no planned improvements to the home or changes to the wall at this time. Since the home is nonconforming any future expansion of the residence would require a Variance.

APPLICANT

Property Owner: Susan Witt	Petitioner: Bret Jefferson	Representative: N/A
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PROPERTY INFORMATION

Location:	8125 Grogans Ferry Road
Council District:	2; Ken Dishman
Road frontage:	Approximately 150 feet along Grogans Ferry Road
Acreage:	.780 acre
Existing Zoning:	R-3 (Single Family Dwelling District)
Existing Land Use:	Single Family Dwelling
Overlay District:	N/A
Special Planning Area:	N/A
Future Land Use Designation:	R1-2 (1-2 units per acre)

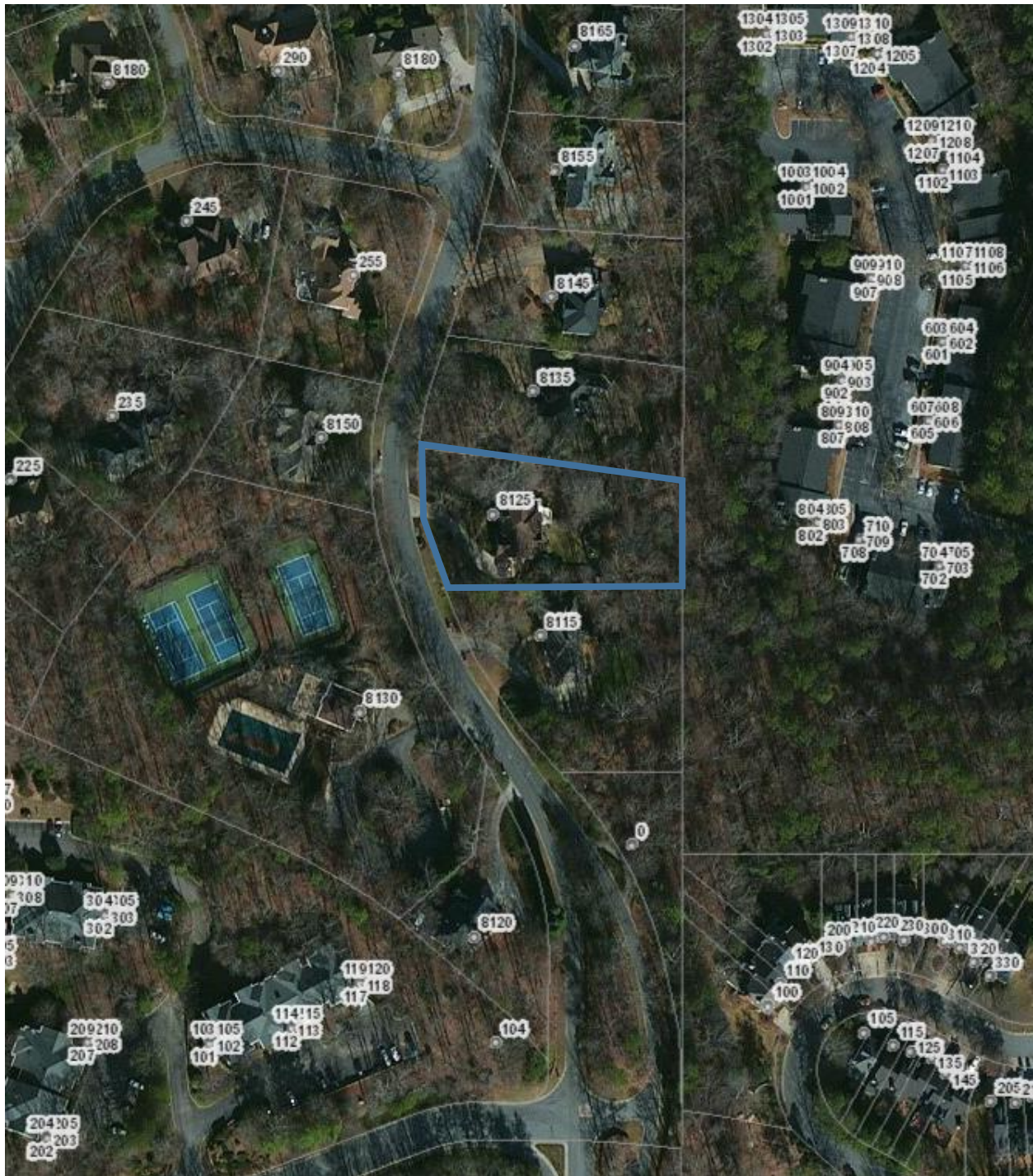
SUMMARY

The applicant is requesting a variance to allow for the construction of a pool and pool deck within the 25 foot impervious surface setback of an associated creek. The pool would be constructed to the rear of an existing home that was constructed in 1985. The total impervious surface being created by the pool and deck is 1,097 square feet all within the 25 foot

impervious surface setback. The site plan indicates that the project would create 1,237 gallons of run-off. In light of the planned improvements and additional water flow, mitigation is being proposed by removing approximately 67 square feet of steps and a wall that currently encroach into the 50 foot stream buffer and the installation of a drywell, which would mitigate 99.9 percent of the run-off. Additionally 576.20 square feet of permeable pavers will be installed for the pool deck. Although at the time of this report it is unclear how much credit will be allowed for the permeable pavers, the end result would be a net gain in mitigation. To further minimize pervious area a mulch path will connect the pool and patio to the residence and where the steps and wall are removed the area will be planted with native shrubs, herbaceous perennials, ornamental grasses and ground covers. The property slopes significantly down to the creek, and according to the survey there is no floodplain on site.

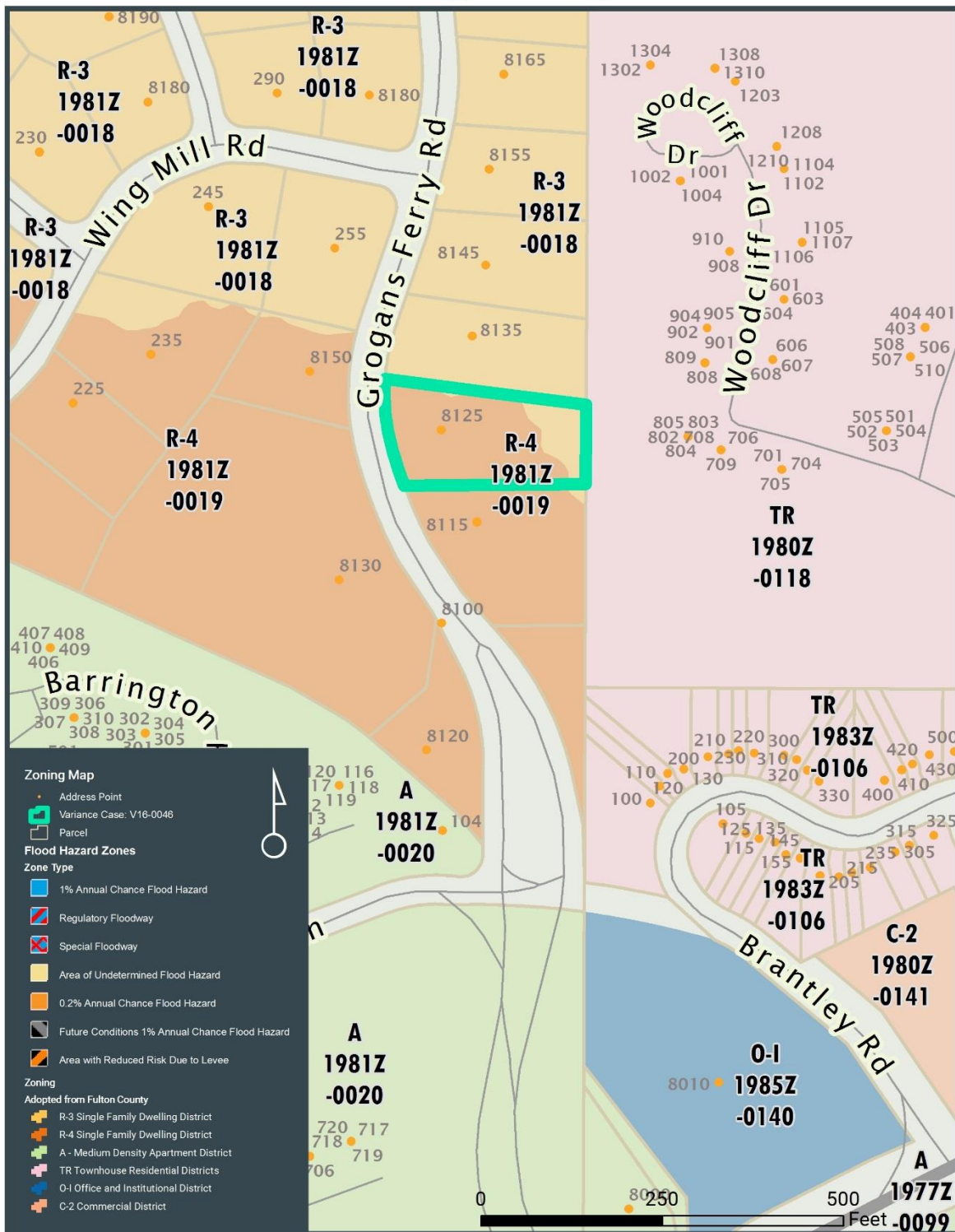
RECOMMENDATION
Department of Community Development
Approval Conditional of the variance request

AERIAL IMAGE



ZONING MAP

8125 Grogans Ferry Rd



VARIANCE CONSIDERATION

Sec. 109-225. - Land development requirements: *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 this article is derived prevents land development unless a buffer variance is granted.

b.

Unusual circumstances when strict adherence to the minimal buffer requirements in this article would create an extreme hardship.

Variances will not be considered when, following adoption of the ordinance from which this article is derived, actions of any property owner of a given property have created conditions of a hardship on that property.

Request: *(Development Regulations 109-225) Request to allow an encroachment of 1,097 square feet of impervious surface up to zero feet into the minimum required 25-foot impervious surface setback;*

Finding: The existing house pre-dates the City's Land Development requirements and the applicant is proposing to add an accessory use to the residence by constructing a pool and pool deck in the rear yard. A large portion of the residence is located within the stream buffers and impervious surface setback rendering much of the lot unbuildable without variances. Approval of the variance and installation of the pool would allow the homeowners to utilize their rear yard while mitigating the impervious surface in several ways. The proposed mitigation includes the removal of a wall and steps from the 50-foot stream buffer, constructing a drywell, planting native shrubs, herbaceous perennials, ornamental grasses and ground covers. The new construction will occur outside of the stream buffers and within the required building setbacks. In conclusion, the topography of the lot at the time of the adoption of the ordinance prevents land improvements and requires a variance, but with a net gain in mitigation to reduce adverse impacts the proposal would be in harmony with the general purpose and intent of the stream buffer regulations.

*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 contained in **Sec. 109-225. - Land Development Requirements:** of the Sandy Springs Zoning Ordinance. Based upon this review, staff recommends **APPROVAL CONDITIONAL** of variance request V16-0046 to bring the existing structure into conformity.

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

1. To allow the construction of the pool and deck within the 25-foot impervious surface setback as shown on the site plan and design plans dated received June 1, 2016 by the Department of Community Development.
2. To provide at a minimum 100 percent impervious surface mitigation, which shall include the removal of 67 square feet of steps and wall, the installation of permeable pavers and a drywell as shown on the site and design plans received June 1, 2016 by the Department of Community Development. This mitigation shall be in accordance with the latest version of the Georgia Storm-Water Manual subject to the review and approval of the Department of Community Development.
3. Any revisions of the submitted plans must be reviewed and approved by Staff.



STREAM BUFFER VARIANCE APPLICATION

Application checklist:

Page No.	Item	Completed/ Included in Submittal
1	Project Information Sheet	☒
2-3	Detailed Process and Instructions	N/A
4-5	Authorization Forms	☒
	Additional requirements:	
6	Letter of Intent	☒
6	Variance Analysis	☒
7	Chattahoochee River Corridor Certificate	☐ or N/A ☒
7	Stormwater Management Plan	☐ or N/A ☒
7	Georgia Environmental Protection Division Approval	☐ or N/A ☒
7-8	Survey, Site Plan and Legal Description	☒
8	Mitigation Plan	☒
10	Fee schedule	N/A
10	Meeting schedule	N/A

Provide also:

All the documents electronically (CD/DVD, thumb drive or via email) Note: The Legal Description must be in a Word document	☒
Site plan: one (1) copy on 11"x17" and two (2) full-scale copies	☒

The Director reserves the right to request additional information deemed necessary to analyze the request.

Incomplete applications will not be accepted.

Planner's initials: PC

RECEIVED

MAY 03 2016

City Of Sandy Springs
Community Development



Case No.:

V16-00486

Planner's initials: PC

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 8125 GREGANS FERRY RD	
	Parcel Tax ID: 17 0029000 206,03	
	Land Lot(s):	Land District(s):
	Total acreage: 0.180 AC.	Council district:
	Current zoning: R-3	Current use: RESIDENCE
	Overlay district: N/A	Future land use:

APPLICATION	Detailed request (include Code/Ordinance Section No.):	
	INSTALL PORTION OF POOL WITHIN 75' IMPERVIOUS BUFFER	
	Petitioner: BRET JEFFERSON	
	Petitioner's address: 8125 GREGANS FERRY RD SANDY SPRINGS - GA - 30350	
Phone: 678 776 7463		
Email: BRET.JEFFERSON@GMAIL.COM		

OWNER	Property owner: SUSAN WITT	
	Owner's address: 8125 GREGANS FERRY RD SANDY SPRINGS - GA - 30350	
	Phone: 404 272 6056	Email: SWITTE@WITT.LAW.GROUP.COM
	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 -

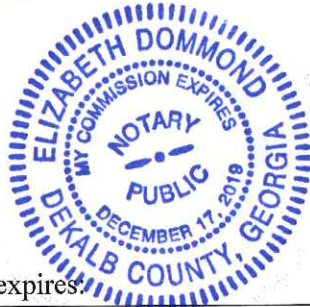
Pre-application meeting date: 4/28	Anticipated application date: 5/3
Anticipated PC date: N/A ☐	Anticipated BOA date:
ADDITIONAL INFORMATION NEEDED:	



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: <u>SUSAN WITT</u>	Sworn and subscribed before me this
Address: <u>8125 GEORGANS FERRY RD</u>	<u>28</u> day of <u>April</u> 20 <u> </u>
City, State, Zip Code: <u>SANDY SPRINGS GA 30350</u>	Notary public: <u>Elizabeth Dommond</u>
Email address: <u>SWITTE@WITTLAWGROUP.COM</u>	Seal: 
Phone number: <u>404 272 6456</u>	Commission expires: _____
Owner's signature: <u>Susan Witt</u>	

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

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

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



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:	BRET D. JEFFERSON
Company:	
Address:	8125 Grogans Ferry Rd.
City, State, Zip Code:	SANDY SPRINGS · GA · 30350
Email address:	BRET.JEFFERSON@GMAIL.COM
Phone number:	678-776-7463
Agent's signature:	
Applicant's signature:	

Sworn and subscribed before me this
2nd day of May 20 16
Notary public:
Seal:
Commission expires:



JEFFERSON DESIGN ASSOCIATES

*Landscape Architectural & Land Planning Services
Design, Construction Management & Consulting*

Subject Property: 8125 Grogans Ferry Road (*hereinafter the Property*)
Sandy Springs, Georgia 30350

Property Owner: Susan Witt

Agent of the Owner: Bret D. Jefferson, RLA
8125 Grogans Ferry Road
Sandy Springs, Georgia 30350

To Whom It May Concern:

We are requesting a Stream Buffer Variance to allow a pool to be installed in the rear yard of the Property listed above.

The existing Property contains one residential home that was built in 1985. The home is a three story, 3,344 square foot home. It sits on the Property that is approximately 0.780 acres. The Property contains a creek that runs along the side and rear property lines where the topography in these areas is severe. These areas are heavily wooded except for a flat lawn area directly outside of the rear of the house. The rear property line is approximately 109 feet long and when the 75 foot Impervious Buffer is added to the creek there is very little usable space remaining in the rear yard.

We are proposing to locate a new pool within the area of the existing clear, flat lawn. We are not proposing to remove any of the healthy trees greater than the 18 inches allowed on the Property. We have also designed the new pool to be outside of the 50 foot Undisturbed Buffer, but this pool would encroach into the 75 foot Impervious Buffer due to the lack of usable space. There were no other alternative plans developed because of the extreme lack of space outside of the Impervious Buffer in the rear yard made it not feasible for any other designs while also maintaining the existing Specimen Trees.

Based on the calculations on the attached plans, we would decrease the impervious area by +/-67 sq. ft. within the 50 foot Stream Buffer by removing the existing wall steps. We would increase the impervious area by +/-1,097 sq. ft. within the 75 foot Impervious Buffer by adding the pool and pool deck. This would net the additional impervious area of +/-1,030. To Mitigate for this additional impervious area within the 75 foot Impervious Buffer of the existing creek, we would install a Rain Garden downhill from the pool area to reduce Storm Water run-off. We have used a design guide produced by the University of Georgia Cooperative Extension Services to size the Rain Garden and we have included those calculations on the attached plans as well. We will plant the Rain Garden with the recommended shrubs, herbaceous perennials and ornamental grasses for Rain Gardens by the U.G.A. Cooperative Extension. We will also maintain the Specimen Trees and enhance the landscape areas around the new pool and the existing wooded areas using as many native shrubs, herbaceous perennials, ornamental grasses and ground covers as possible.

We appreciate your time and request that you approve this Stream Buffer Variance. Thank you!

Sincerely,

Bret D. Jefferson, RLA
Jefferson Design Associates. LLC





JEFFERSON DESIGN ASSOCIATES

*Landscape Architectural & Land Planning Services
Design, Construction Management & Consulting*

Date: June 2, 2016 – revised

Subject Property: 8125 Grogans Ferry Road (*hereinafter the Property*)
Sandy Springs, Georgia 30350

Property Owner: Susan Witt

Agent of the Owner: Bret D. Jefferson, RLA
8125 Grogans Ferry Road
Sandy Springs, Georgia 30350

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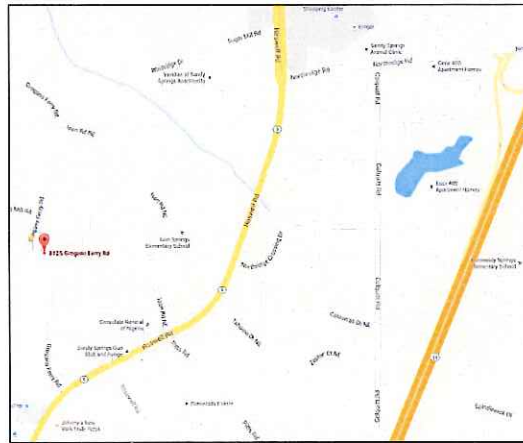
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We appreciate your time and request that you approve this Stream Buffer Variance. Thank you!

Sincerely,

Bret D. Jefferson, RLA



VICINITY MAP
N.T.S.

WITT RESIDENCE

8125 GROGANS FERRY ROAD
CITY OF SANDY SPRINGS,
FULTON COUNTY, GEORGIA

PARCEL: 17-002900020603

ZONING: R-3

TOTAL SITE ACREAGE: 0.780 AC.

DISTURBED ACREAGE: 0.068 AC.

INDEX OF SHEETS

C-0.0	COVER SHEET
REF-1	BOUNDARY & TOPOGRAPHIC SURVEY
C-1.0	SITE & GRADING PLAN
C-2.0	EROSION & SEDIMENTATION CONTROL & LANDSCAPE PLAN
C-3.0	DETAILS

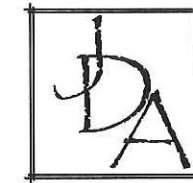
Received

JUN 01 2016

*City of Sandy Springs
Community Development
Department*



Know what's below.
Call before you dig.



JEFFERSON
Design Associates

Ph 678.776.7463
JeffersonDesignAssociates@gmail.com



LEVEL II E&S CERT. #43666
EXP. DATE 06-07-2018

WITT RESIDENCE
8125 GROGANS FERRY ROAD
CITY OF SANDY SPRINGS,
FULTON COUNTY, GEORGIA

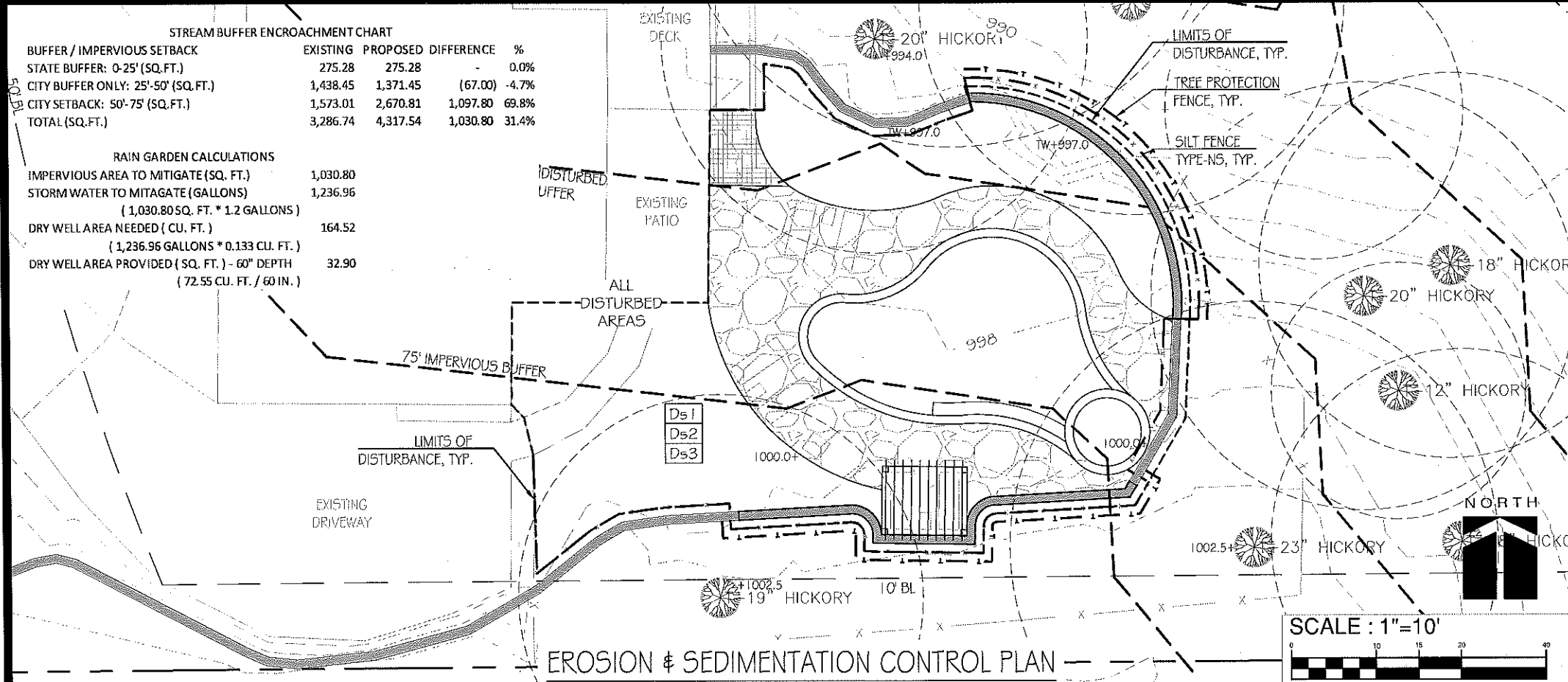
DATE: 05.02.16
REVISED: 05.18.16
REVISED: 05.31.16

THIS IS A SCHEMATIC PLAN
AND ALL FEATURES OF THIS
PLAN ARE SUBJECT TO
CHANGE AND ARE SUBJECT TO
LOCAL ZONING AND BUILDING
CODES WHICH SHALL BE
VERIFIED PRIOR TO
SUBMITTING FINAL PLANS TO
THE RULING MUNICIPALITY OR
PRIOR TO CONSTRUCTION,
WHICHEVER COMES FIRST.

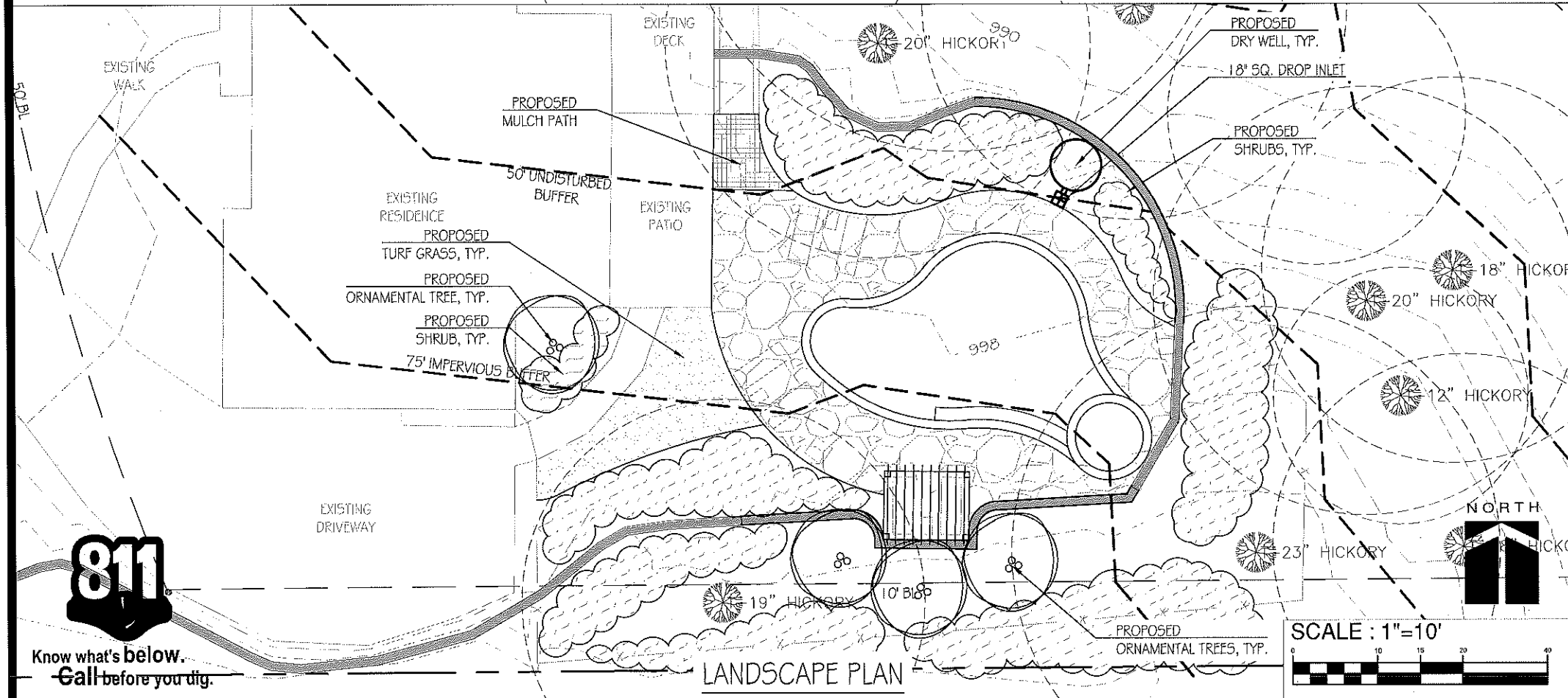
C-0.0

STREAM BUFFER ENCROACHMENT CHART				
BUFFER / IMPERVIOUS SETBACK	EXISTING	PROPOSED	DIFFERENCE	%
STATE BUFFER: 0-25' (SQ. FT.)	275.28	275.28	-	0.0%
CITY BUFFER ONLY: 25'-50' (SQ. FT.)	1,438.45	1,371.45	(67.00)	-4.7%
CITY SETBACK: 50'-75' (SQ. FT.)	1,573.01	2,670.81	1,097.80	69.8%
TOTAL (SQ. FT.)	3,286.74	4,317.54	1,030.80	31.4%

RAIN GARDEN CALCULATIONS	
IMPERVIOUS AREA TO MITIGATE (SQ. FT.)	1,030.80
STORM WATER TO MITIGATE (GALLONS)	1,236.96
(1,030.80 SQ. FT. * 1.2 GALLONS)	
DRY WELL AREA NEEDED (CU. FT.)	164.52
(1,236.96 GALLONS * 0.133 CU. FT.)	
DRY WELL AREA PROVIDED (SQ. FT.) - 60" DEPTH	32.90
(72.55 CU. FT. / 60 IN.)	



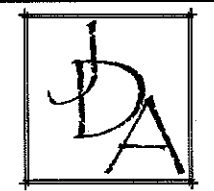
EROSION & SEDIMENTATION CONTROL PLAN



LANDSCAPE PLAN

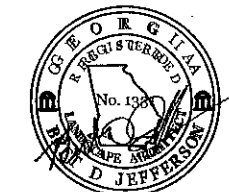


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JEFFERSON
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LEVEL II ERS CERT. #49626
EXP. DATE 06-07-2018

WITT RESIDENCE
8125 GROGANS FERRY ROAD
CITY OF SANDY SPRINGS,
FULTON COUNTY, GEORGIA

DATE: 05.02.16
REVISED: 05.18.16
REVISED: 05.31.16

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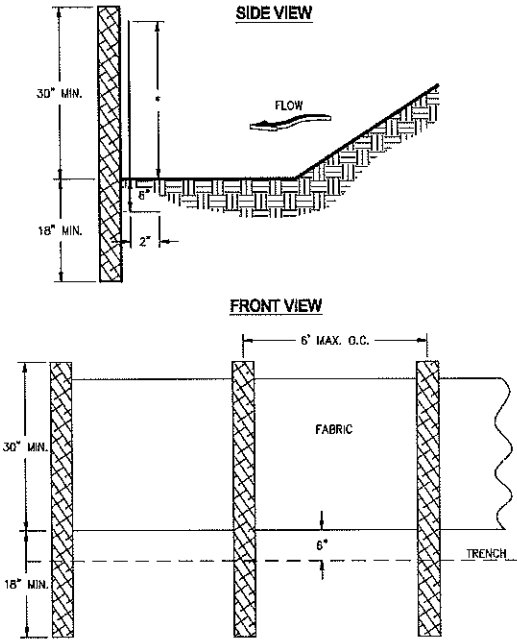
C-2.0

Received

JUN 01 2016

City of Sandy Springs
Community Development
Department

SILT FENCE - TYPE A and B



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

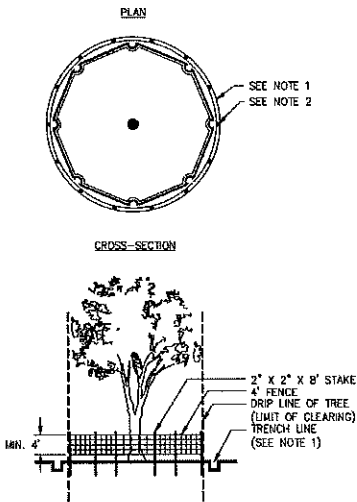
Figure 6-27.1

GSWCC 2015 Edition

6-141

TREE PROTECTION

"SNOW" FENCE



- 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.

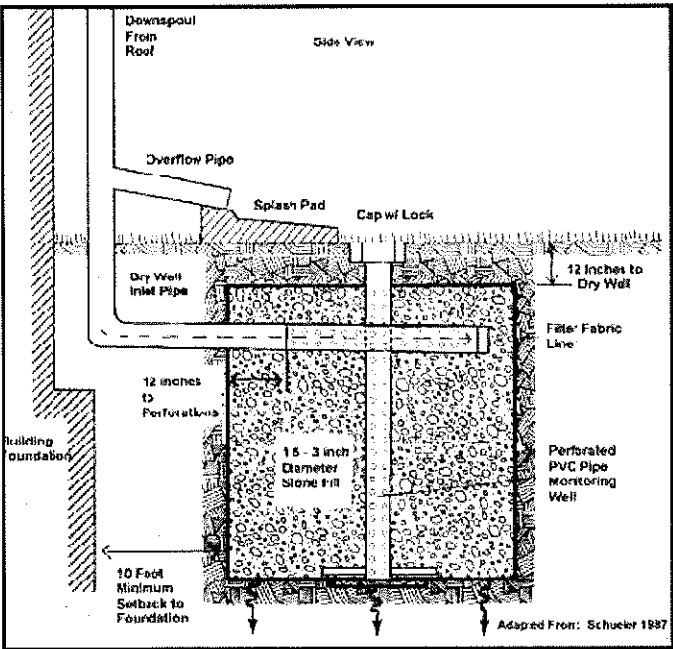
Figure 6-32.1

GSWCC 2015 Edition

6-227

RECOMMENDED PLANT LIST

USE	BOTANICAL NAME	COMMON NAME	ROOT	MIN.HT.	MIN.SP.D.	SPACING	NOTES
RAIN GARDEN	ASTER NOVAE-ANGLIAE 'PURPLE DOME'	PURPLE DOME NEW ENGLAND ASTER	1 GAL.	12"	6"	3' O.C.	FULL, WELL-SHAPED
RAIN GARDEN	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	1 GAL.	12"	6"	2' O.C.	FULL, WELL-SHAPED
RAIN GARDEN	HYPERICUM ANDROSAEMUM 'GOLDEN TUTSAN'	GOLDEN TUTSAN ST JOHNS WORT	1 GAL.	12"	6"	2' O.C.	FULL, WELL-SHAPED
RAIN GARDEN	OPHIPOGON JAPONICUS	MONDO GRASS	1 GAL.	12"	6"	18" O.C.	FULL, WELL-SHAPED
RAIN GARDEN	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	1 GAL.	12"	6"	3' O.C.	FULL, WELL-SHAPED
SHRUBS	AZALEA INDICA 'FORMOSA'	FORMOSA AZALEA	3 GAL.	24"	12"	4' O.C.	FULL, WELL-SHAPED
SHRUBS	AZALEA X ENCORE	ENCORE AZALEA	3 GAL.	24"	12"	4' O.C.	FULL, WELL-SHAPED
SHRUBS	CALYCANTHUS FLORIDUS	SWEET SHRUB	3 GAL.	24"	12"	8' O.C.	FULL, WELL-SHAPED
SHRUBS	DAPHNE ODORA	WINTER DAPHNE	3 GAL.	24"	12"	4' O.C.	FULL, WELL-SHAPED
SHRUBS	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	3 GAL.	24"	12"	5' O.C.	FULL, WELL-SHAPED
SHRUBS	HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	3 GAL.	24"	12"	6' O.C.	FULL, WELL-SHAPED
SHRUBS	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	3 GAL.	24"	12"	15' O.C.	FULL, WELL-SHAPED
SHRUBS	ILEX VOMITORIA 'SCHILLINGS'	DWARF YAUPOH HOLLY	3 GAL.	24"	12"	4' O.C.	FULL, WELL-SHAPED
SHRUBS	KALMIA LATIFOLIA	MOUNTAIN LAUREL	3 GAL.	24"	12"	10' O.C.	FULL, WELL-SHAPED
SHRUBS	MYRICA CERIFERA	WAX MYRTLE	3 GAL.	24"	12"	10' O.C.	FULL, WELL-SHAPED
SHRUBS	MYRICA CERIFERA 'FARIFAX'	DWARF WAX MYRTLE	3 GAL.	24"	12"	3' O.C.	FULL, WELL-SHAPED
SHRUBS	OSMANTHUS FRAGRANS	TEA OLIVE	3 GAL.	24"	12"	8' O.C.	FULL, WELL-SHAPED
SHRUBS	RHODODENDRON CANESCENS	PIEDMONT AZALEA	3 GAL.	24"	12"	8' O.C.	FULL, WELL-SHAPED
SHRUBS	RHODODENDRON 'ENGLISH ROSEUM'	ENGLISH ROSEUM RHODODENDRON	3 GAL.	24"	12"	8' O.C.	FULL, WELL-SHAPED
SHRUBS	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL.	24"	12"	5' O.C.	FULL, WELL-SHAPED
SHRUBS	VIBURNUM X BURKWOODI	BURKWOOD VIBURNUM	3 GAL.	24"	12"	5' O.C.	FULL, WELL-SHAPED
ORNAMENTAL GRASS	PENNISETUM ALOPECUROIDES	DWARF FOUNTAIN GRASS	3 GAL.	24"	12"	2' O.C.	FULL, WELL-SHAPED
GROUND COVER	DRYOPTERIS ERYTHROSORA	AUTUMN FERN	1 GAL.	12"	6"	18" O.C.	FULL, WELL-SHAPED
GROUND COVER	HELLEBORUS ORIENTALIS	LENTON ROSE	1 GAL.	12"	6"	2' O.C.	FULL, WELL-SHAPED
GROUND COVER	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL.	12"	6"	2' O.C.	FULL, WELL-SHAPED
SOD	FESTUCA ARUNDINACEA 'REBEL'	REBEL FESCUE SOD	-	-	-	SF	FULL



DRY WELL - TYPICAL SECTION

N.T.S.

SOURCE: CITY OF ATLANTA STORMWATER GUIDELINES, NOVEMBER 2012.



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Design Associates

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Received

JUN 01 2016

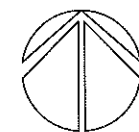
City of Sandy Springs
Community Development
Department

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN
LAND LOTS 29, 17TH DISTRICT, FULTON COUNTY, GEORGIA,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE RIGHT OF WAY OF
GROGANS FERRY ROAD AND THE RIGHT OF WAY OF ISON ROAD;
THENCE PROCEED SOUTHWARDLY A DISTANCE OF 1091.31 FEET
TO A POINT, THAT IS THE POINT OF BEGINNING; THENCE
TRAVELING SOUTH 82°36'57" EAST, A DISTANCE OF 278.24
FEET; THENCE SOUTH 00°18'09" WEST, A DISTANCE OF 109.0
FEET; THENCE SOUTH 89°34'46" WEST, A DISTANCE OF 250.42
FEET; THENCE SOUTH 05°17'11" WEST, A DISTANCE OF 58.8
FEET; THENCE NORTH 02°49'33" WEST, A DISTANCE OF 50.64
FEET; BACK TO THE POINT OF BEGINNING AT A 1/2" REBAR IRON
PIN FOUND.

SAID TRACT CONTAINS +/- 0.780 ACRES (33,976.8 SQ.FT.)

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 184,876 FEET AND AND AN ANGULAR ERROR OF 5" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES RULE.
2. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 219,557.37 FEET.
3. A LEICA CRA 1103 ROBOTIC WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
4. FIELD DATA WAS OBTAINED ON 03-09-2016.
5. FIRM MAP NUMBER FM13121C0151G EFFECTIVE 09-18-2013, INDICATES THAT THIS TRACT DOES NOT LIE IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD.
6. THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE SEARCH WAS PERFORMED BY THE SURVEYOR TO DISCOVER THE EXISTENCE OF ANY EASEMENTS.
7. THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, AND/OR SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATES WITH THE EXISTENCE OF ANY EASEMENTS OR RESTRICTION ON THE USE OF THE PROPERTY.
8. ELEVATIONS DETERMINED BY A TRIMBLE R6 GPS, MODEL #4 AND ELEVATIONS ADJUSTED TO GEOID03 ~ NAVD88.
9. SITE AREA: +/-0.780 ACRES



GRID NORTH
GA WEST ZONE

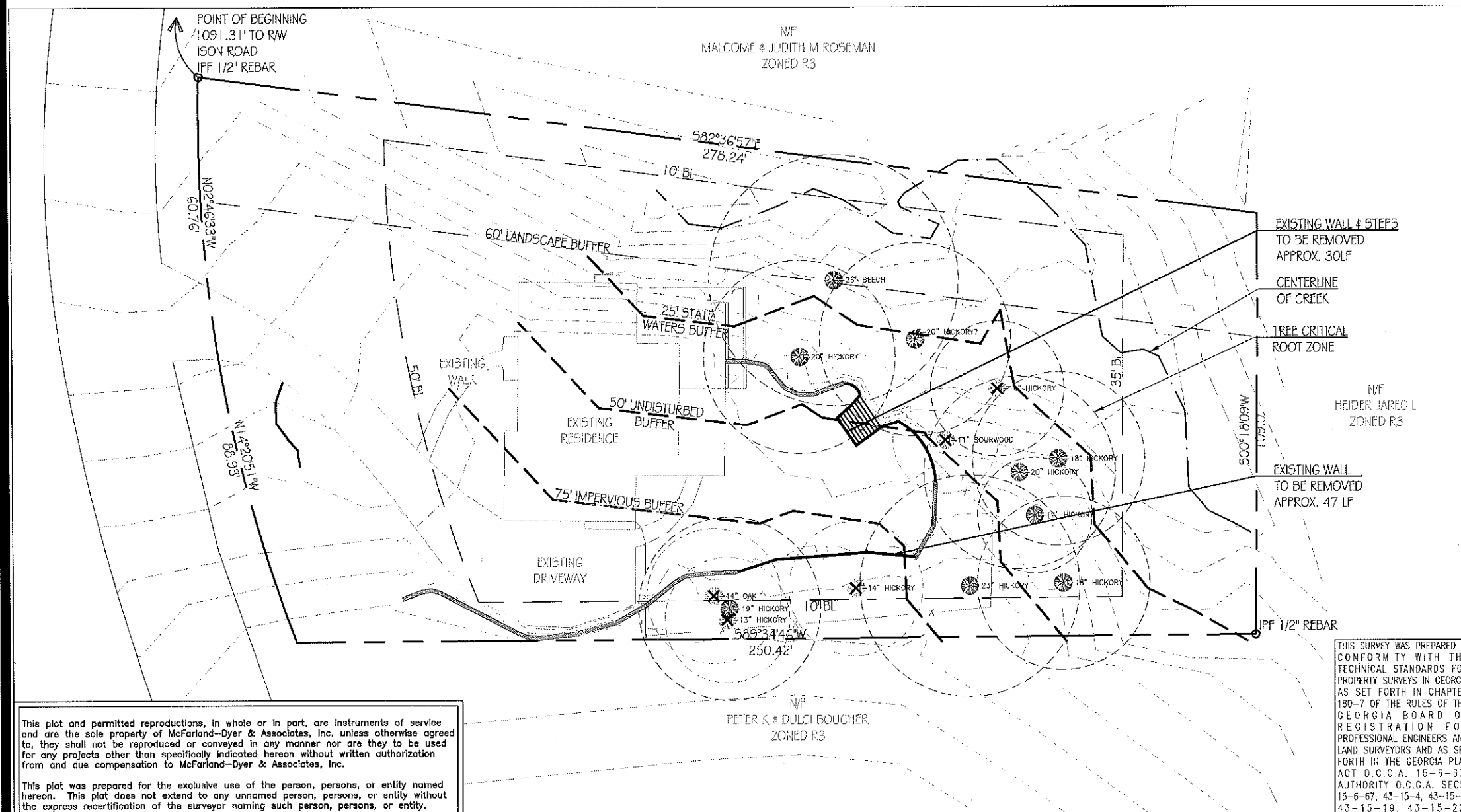
GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FT.

JUN 01 2016

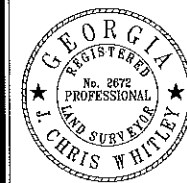
**City of Sandy Springs
Community Development
Department**



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This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without the express recertification of the surveyor naming such person, persons, or entity.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



MDA
McFARLAND-DYER & ASSOCIATES
 16714 SHELBY BLVD. PARKWAY Phone: (770) 932-6550
 SUWANEE, GEORGIA 30024 Fax: (770) 932-6551
 WWW.MCFARLAND-DYER.COM

[illegible]

SURVEY FOR:
SUSAN M. WITT
8125 GROGANS FERRY ROAD
SANDY SPRINGS, GA 30350
ILL. ### #TH DISTRICT
CITY OF SANDY SPRINGS, BUTLTON COUNTY, GEORGIA

BOUNDARY & TOPOGRAPHIC SURVEY

SHEET 1 OF 4

SITE INFORMATION:

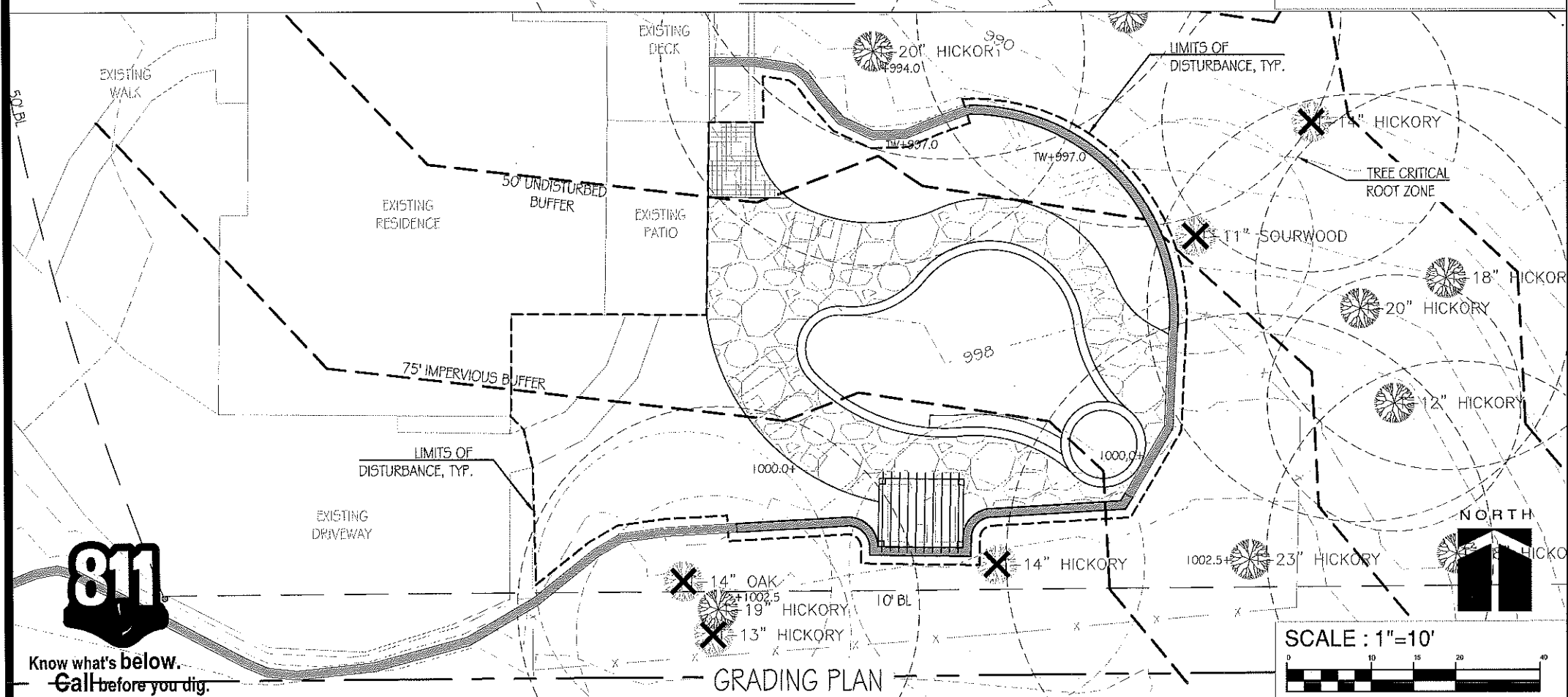
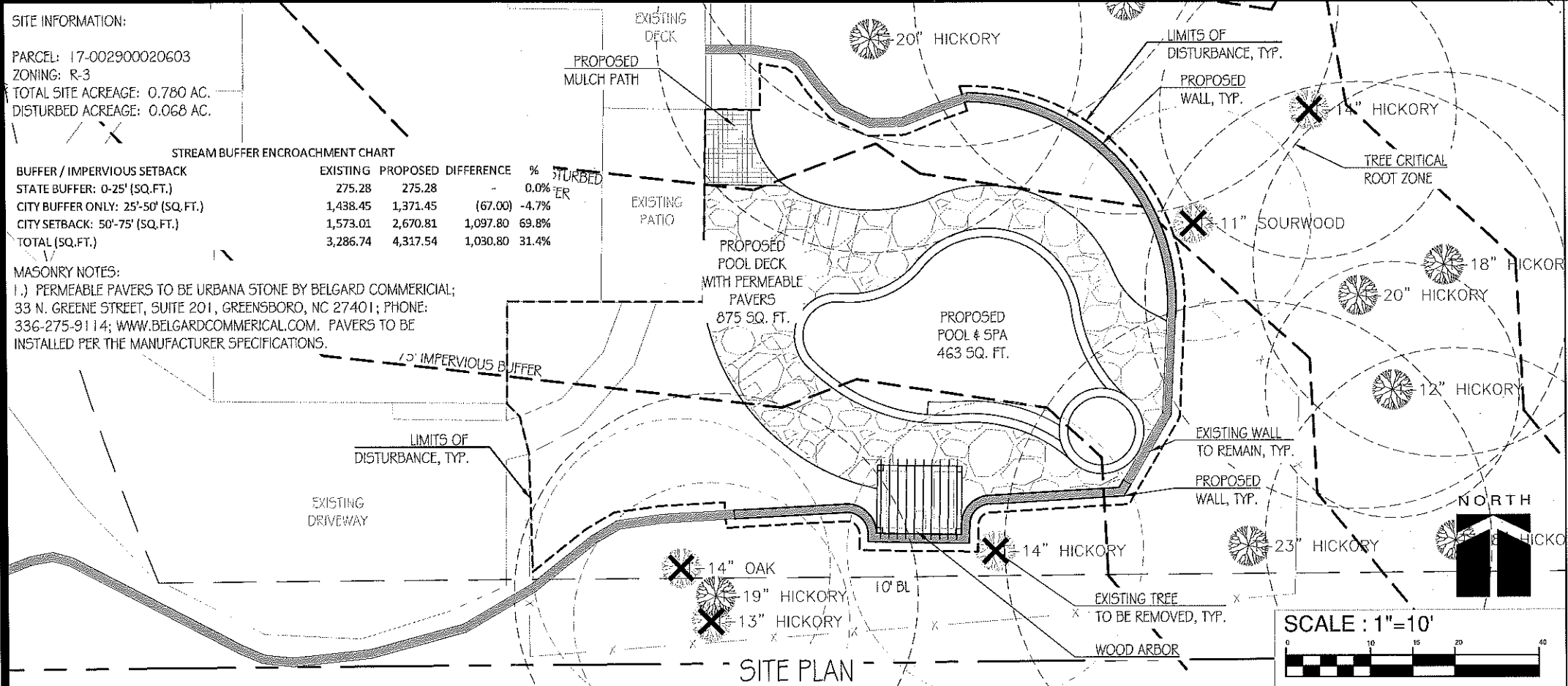
PARCEL: 17-002900020603
 ZONING: R-3
 TOTAL SITE ACREAGE: 0.780 AC.
 DISTURBED ACREAGE: 0.068 AC.

STREAM BUFFER ENCROACHMENT CHART

BUFFER / IMPERVIOUS SETBACK	EXISTING	PROPOSED	DIFFERENCE	%	DISTURBED
STATE BUFFER: 0-25' (SQ.FT.)	275.28	275.28	-	0.0%	0.0%
CITY BUFFER ONLY: 25'-50' (SQ.FT.)	1,438.45	1,371.45	(67.00)	-4.7%	4.7%
CITY SETBACK: 50'-75' (SQ.FT.)	1,573.01	2,670.81	1,097.80	69.8%	69.8%
TOTAL (SQ.FT.)	3,286.74	4,317.54	1,030.80	31.4%	31.4%

MASONRY NOTES:

1.) PERMEABLE PAVERS TO BE URBANA STONE BY BELGARD COMMERCIAL;
 33 N. GREENE STREET, SUITE 201, GREENSBORO, NC 27401; PHONE:
 336-275-9114; WWW.BELGARDCOMMERCIAL.COM. PAVERS TO BE
 INSTALLED PER THE MANUFACTURER SPECIFICATIONS.



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 Design Associates

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 JeffersonDesignAssociates@gmail.com



LEVEL II E&S CERT. #43626
 EXP. DATE 06-07-2018

WITT RESIDENCE
 8125 GROGANS FERRY ROAD
 CITY OF SANDY SPRINGS,
 FULTON COUNTY, GEORGIA

DATE: 05.02.16
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JUN 01 2016

City of Sandy Springs
 Community Development
 Department



8125

















P&Z STAFF REPORT

Board of Appeals Hearing; June 9, 2016

Case: **V16-0048 – 752 Starlight Ct**

Staff Contact: Joshua Berry, jberry@sandyspringsga.gov

Report Date: June 2, 2016

REQUEST

Variance from Section 6.4.3.B. and two variances from Section 6.4.3.C. of the City of Sandy Springs Zoning Ordinance to allow improvements and vertical expansion to an existing nonconforming residence.

APPLICANT

Property Owner: Bant Millichap Homes	Petitioner: Bant Millichap, Bant Millichap Homes	Representative: Aaron Jones, Bant Millichap Homes
---	--	---

PROPERTY INFORMATION

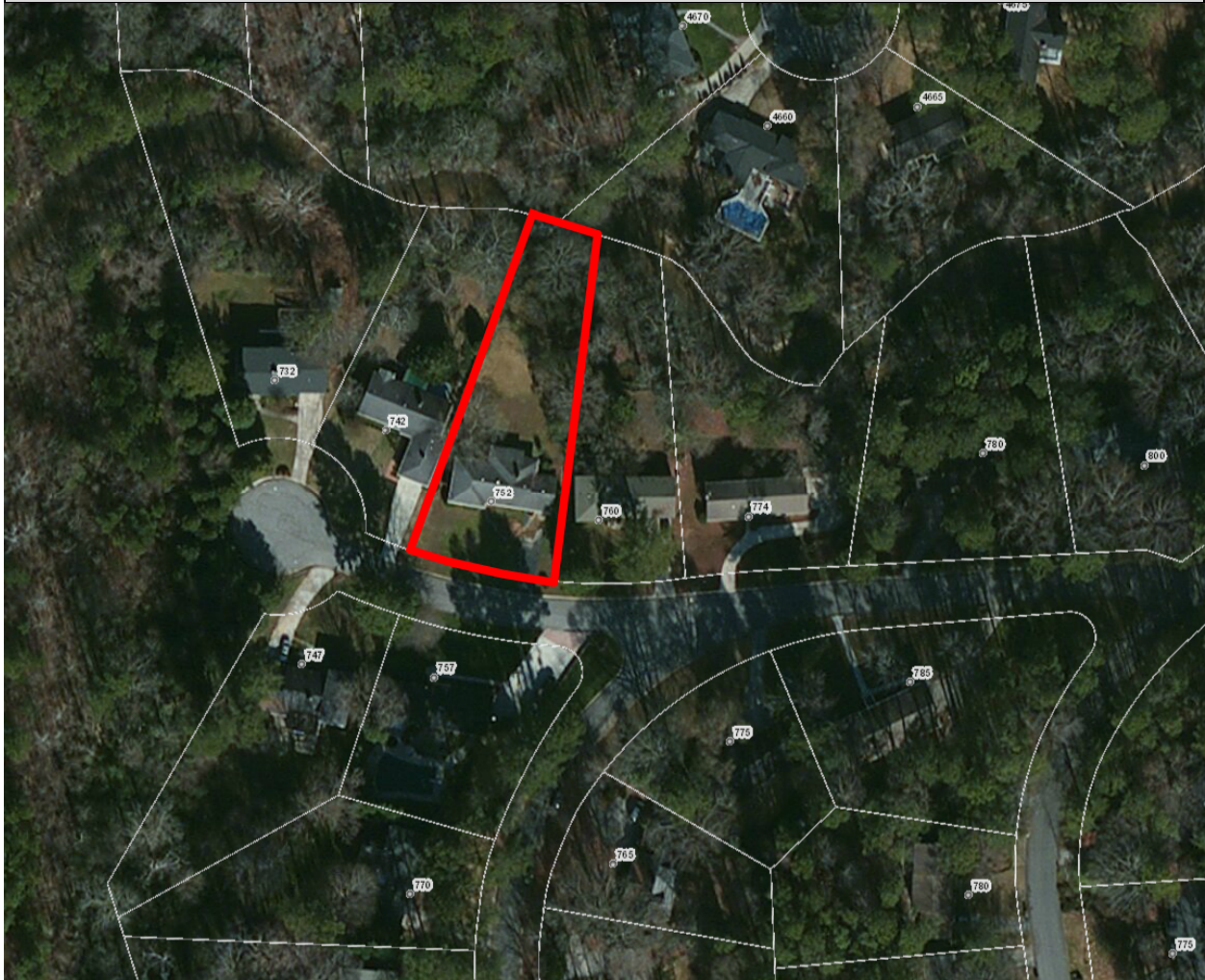
Location:	752 Starlight Ct
Council District:	5; DeJulio
Road frontage:	Approximately 110 feet along Starlight Ct
Acreage:	0.51 acre
Existing Zoning:	R-3 (Single Family Dwelling District)
Existing Land Use:	Single Family Dwelling
Overlay District:	N/A
Special Planning Area:	N/A
Future Land Use Designation:	R1-2 (1-2 units per acre)

SUMMARY

The applicant is requesting three (3) variances as it makes improvements, conducts vertical expansion to add a second floor, converts the carport to a garage and constructs a mudroom in the buildable rear yard. The existing residence encroaches 5" into the western 10' minimum side yard, 2'5" into the 50' minimum front yard, and 4'6" into the eastern 10' minimum side yard. The proposed project does NOT increase any of the three existing encroachments, however, Section 4.3.1.B does not permit the enlargement or alteration of nonconforming structures. Therefore, the applicant seeks to bring the structure into conformance by requesting variances from the 50' minimum front yard requirements in Section 6.4.3.B. and the 10' minimum side yard requirements in Section 6.4.3.C.

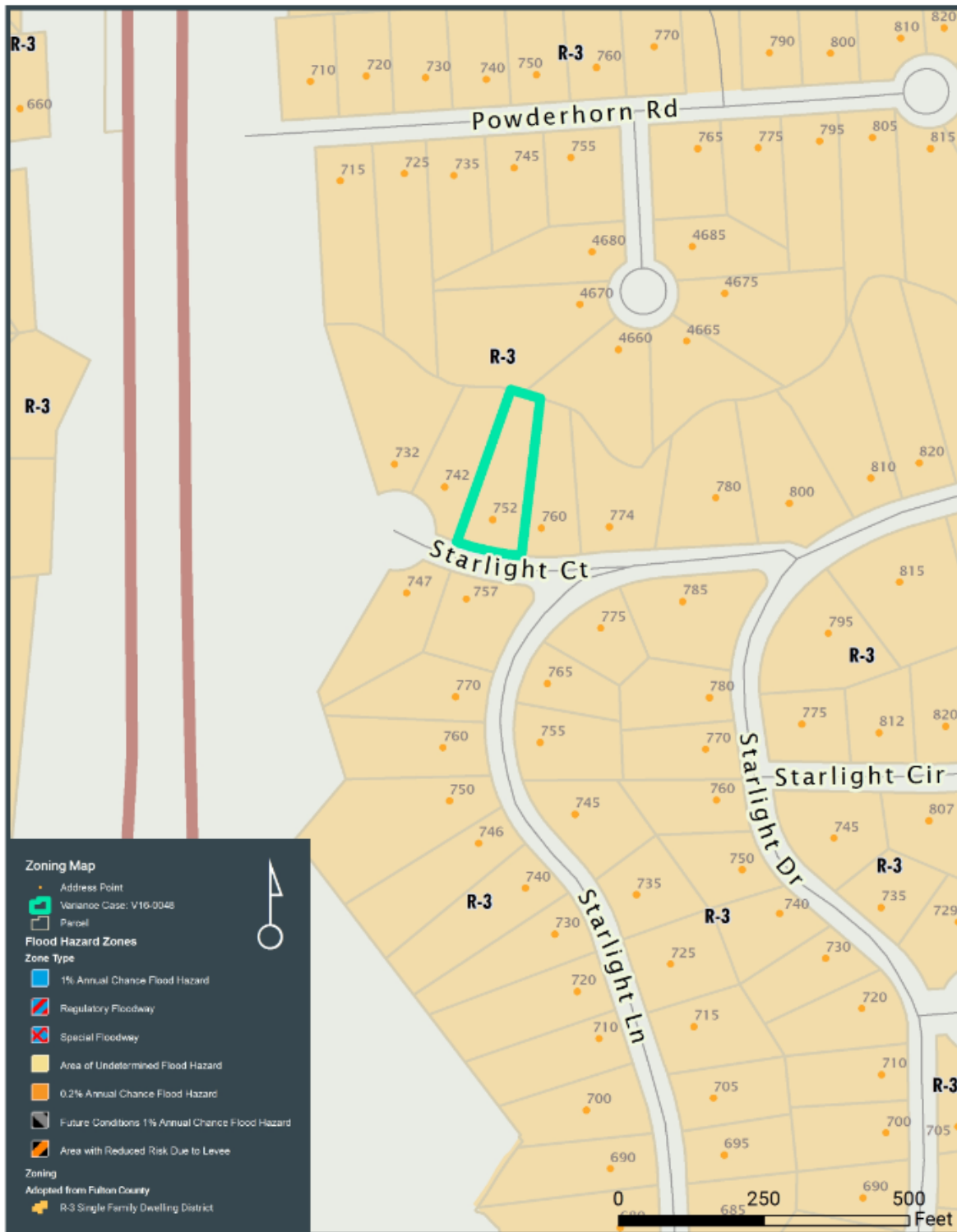
RECOMMENDATION
Department of Community Development
Approval of the variance request, conditioned to the site plan received May 6, 2016.

AERIAL IMAGE



ZONING MAP

752 Starlight Ct



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:

- A. Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance; or,*
- B. The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.*

Request: Variance from Section 6.4.3.B. and two variances from 6.4.3.C. of the City of Sandy Springs Zoning Ordinance to allow improvements and vertical expansion to an existing nonconforming residence.

Finding: The residence located at 752 Starlight Ct is already encroaching into the front and both side yards. For this reason, any alteration to the residence would require a variance. The proposed project works entirely within the existing footprint, with the only exception being the mudroom, which is located in the buildable rear yard, abutting the carport and residence. The encroachment into the western minimum side yard (only 5") and into the minimum front yard (only 2'5") are both less than 10% of the minimum yards and thus could have been settled administratively, not requiring public notification or public hearing before the BOA. The applicant instead chose to group them together with the third variance request, that for the carport's 4'6" encroachment into the minimum 10' eastern side yard. The plans indicate that the carport will not have a second level but is only being enclosed. This would create more privacy for the residents of 752 Starlight Court, as well as benefit the abutting property on the east as the vehicles and materials stored in the carport will no longer be visible.

Staff is of the opinion that the relief from Sections 6.4.3.B. and 6.4.3.C. would be in harmony with the general purpose of the Zoning Ordinance. No public opposition has been brought to the attention of staff, and seeing as the proposed project is in general accordance with the surrounding neighborhood, granting relief would cause no perceived detriment to the public.

*Therefore, staff recommends **APPROVAL** of this variance request conditioned to the site plan received May 6, 2016.*

COMMENTS FROM OTHER PARTIES

Staff did not receive any comments for or against the variance.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Staff has reviewed the request relative to the variance standards contained in Section 22.3.1 of the Sandy Springs Zoning Ordinance. Based upon this review, staff recommends **APPROVAL** of variance request V16-0048 from Sections 6.4.3.B. and 6.4.3.C. of the City of Sandy Springs Zoning Ordinance to allow vertical expansion, improvements, conversion of the carport to a garage and the construction proposed mudroom conditioned to the site plan received May 6, 2016.



P&Z STAFF REPORT

Board of Appeals Hearing; June 9, 2016

Case: **V16-0049 – 1900 Spalding Dr**

Staff Contact: Paul Leonhardt (pleonhardt@sandyspringsga.gov)

Report Date: June 2, 2016

REQUEST

Variance from Section 109-225 of the City of Sandy Springs Development Regulations for an encroachment of 2,333 square feet into the 25-foot City impervious surface setback (25-foot additional impervious surface setback associated with a stream buffer) for the construction of a swimming pool, a pool deck, and associated improvements.

APPLICANT

Property Owner: Jeff McGinty	Petitioner: --	Representative: Derek Murray
---------------------------------	-------------------	---------------------------------

PROPERTY INFORMATION

Location:	1900 Spalding Dr
Council District:	1 - Paulson
Road frontage:	Approximately 240 ft.
Acreage:	Approximately 1.5 ac
Existing Zoning:	AG-1 (Agricultural District)
Existing Land Use:	Single-family dwelling
Overlay District:	N/A
Special Planning Area:	-
Future Land Use Designation:	R0-1 (1 acre or more per unit)

SUMMARY

The applicant is proposing to construct a pool and a pool deck in the back yard, encroaching 2,231 square feet into the 25-foot City impervious surface setback. The location of the proposed improvements is currently vegetated with manicured and maintained landscaping.

The applicant is proposing to mitigate stormwater runoff by installing four two-stacked flo-wells, which collect runoff from the house roof and pool deck. The flo-wells have a capacity of 1,206 cubic feet, sufficient to store stormwater runoff for the entire 11,451 square feet of impervious surface on the site. The proposed storage volume equates to mitigation of approximately five times the anticipated

stormwater impact of the proposed pool and pool deck and to 105 percent of the proposed and existing structures combined.

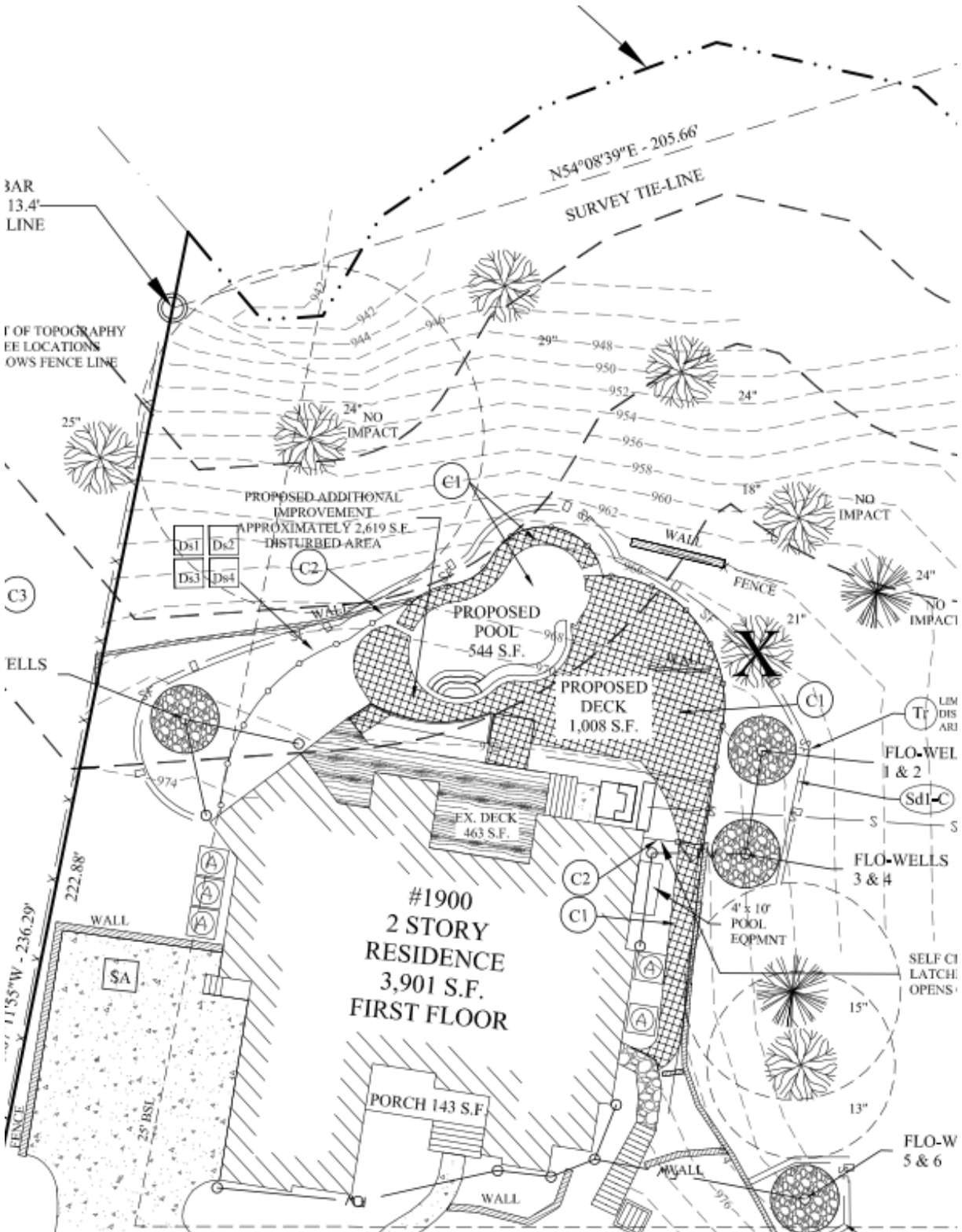
	Existing Encroachments (sf)	Proposed Increase in Encroachment (sf)	Total Proposed Encroachments (sf)	Percent Change
25' State Stream Buffer	0	0	0	0
50' City Stream Buffer	0	0	0	0
25' City Impervious Surface Setback	102	2,231	2,333	2,187%

RECOMMENDATION

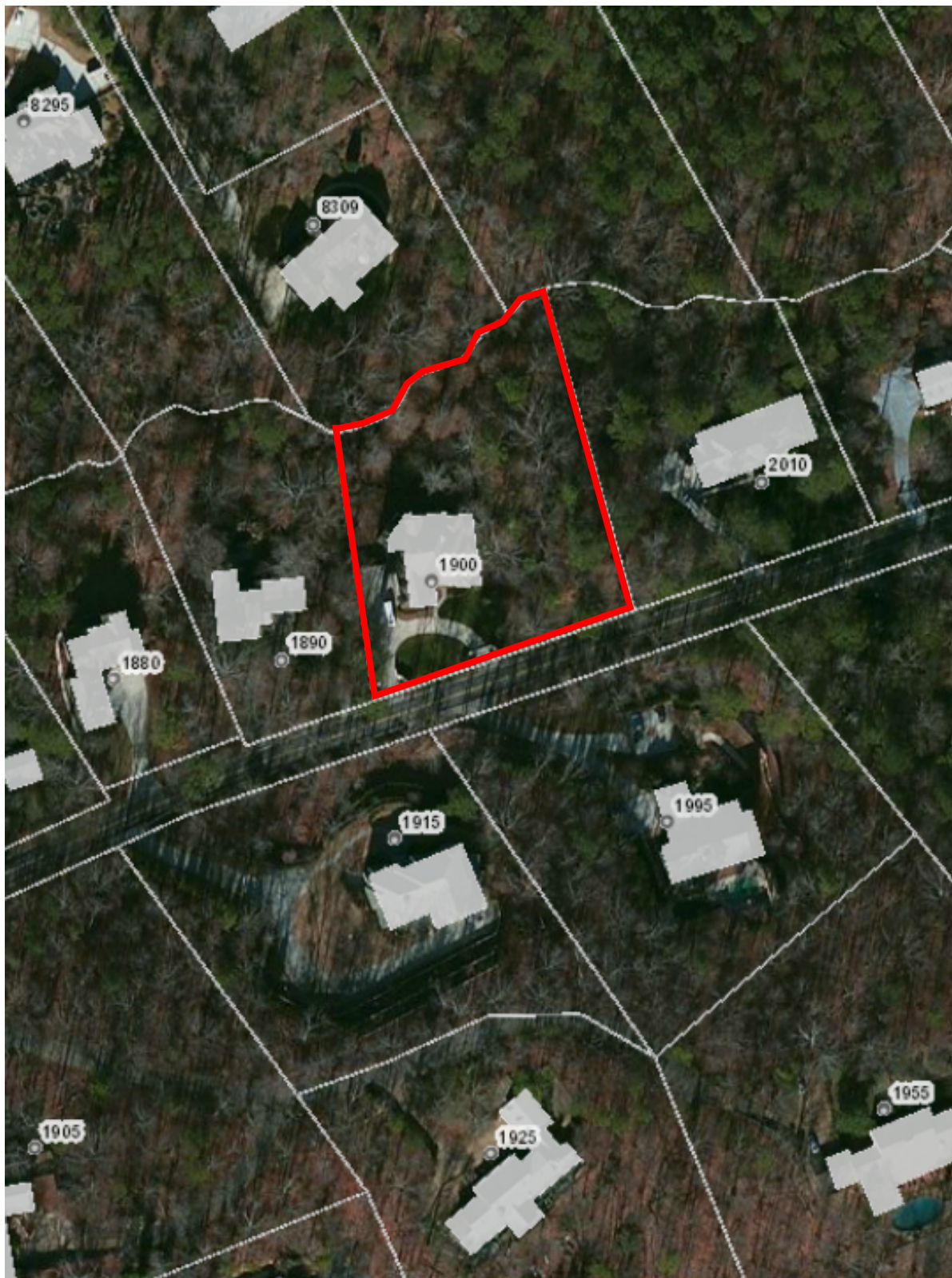
Department of Community Development

Approval conditional of the variance request

SITE PLAN (FULL SITE PLAN AS ATTACHMENT)



AERIAL IMAGE



ZONING MAP

1900 Spalding Dr



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:

The residence was built in 2006, after the City enacted its Development Regulations. In its existing condition, encroachments into the stream buffer are minimal. A wall, a fence, and a deck encroach a total of 102 square feet into the 25-foot City impervious surface setback with no encroachments into the 25-foot State stream buffer or the 50-foot City stream buffer. The applicant proposes to install the proposed pool and pool deck in the rear yard, encroaching an additional 2,231 square feet into the 25-foot City impervious surface setback (for a total of 2,333 square feet).

According to City requirements, the applicant has to treat the first 1.2 inches of rain fall on the site to prevent soil erosion into the stream. For the proposed 2,333 square feet of impervious surface the project affects, the volume of water to be treated on-site is 233 cubic feet. As a mitigation measure, the applicant is proposing four double-stacked flo-wells with a total capacity of 1,206 cubic feet of runoff from the house roof, the pool deck, and associated improvements. The provided volume is sufficient to capture 105 percent of the anticipated impact, and will decrease the impact on the stream compared to the existing conditions.

The applicant considered an alternative location for the pool in the side yard to the right of the residence. The applicant rejected that location because of a drop in elevation from the house and because of potential additional work required to move the residence's wastewater connection. The location the applicant proposes, on the other hand, is already graded and would require less construction work. On a site visit, staff could confirm the terrain. However, the slope towards the side yard is typical for residential lots in Sandy Springs and does not display a hardship due to the slope. Similarly, staff finds that moving the sewer line would be a reasonable burden that does not warrant a variance by itself.

The subject residence is located on a one-and-a-half-acre lot. When similar large-lot properties in Sandy Springs have a pool, it is typically located in the rear of the property. A pool in the side yard would not be in harmony with the surrounding properties and conflict with the character of the neighborhood and could potentially depreciate the property value.

Approval of this request will not harm water quality for the stream, and would be in harmony with the general purpose and intent of the stream buffer regulations.

COMMENTS FROM OTHER PARTIES
None received

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 <u>APPROVAL</u> <u>CONDITIONAL</u> of variance request V16-0049 to allow a pool and a pool deck to encroach 2,333 square feet into the 25-foot City impervious surface setback. Should the Board of Appeals choose to approve the requests, staff recommends the following conditions: 1. To allow a pool, a pool deck, and associated improvements to encroach 2,333 square feet into the 25-foot City impervious surface setback as shown on the site plan received May 5, 2016 by the Department of Community Development. 2. Any revisions of the submitted site plan must be reviewed and approved by Staff. 3. The installation of four two-stacked flo-wells with a minimum capacity for storage of 1,206 cubic feet or an alternative water quality installation that retains runoff of a minimum of 11,451 square feet of runoff on the site as approved by the Department of Community Development.



P&Z STAFF REPORT

Board of Appeals Hearing; June 9, 2016

Case: **V16-0050 –5549 Glenridge Drive**

Staff Contact: Andy Mendzef (amendzef@sandyspringsga.gov)

Report Date: May 27, 2016

REQUEST

Variance from Section 4.11.E. of the Zoning Ordinance to allow an 8 foot high solid masonry wall to front a public street.

APPLICANT

Property Owner: Consul General of India	Petitioner: Consulting Enterprises Corp.	Representative: Tej Kaul
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PROPERTY INFORMATION

Location:	5549 Glenridge Drive
Council District:	5; Tiberio DeJulio
Road frontage:	Approximately 200 feet along 5549 Glenridge Drive
Acreage:	.970 acre
Existing Zoning:	O-I (Office Institutional District)
Existing Land Use:	Office
Overlay District:	Suburban Overlay
Special Planning Area:	N/A
Future Land Use Designation:	R8-12 (8-12 units per acre)

SUMMARY

The applicant is requesting this variance to allow an 8-foot high solid masonry wall to front Glenridge Drive. The property is zoned O-I and contains approximately one acre and is developed with offices for the Consulate of India, Atlanta. The existing four-story building is comprised of stucco and is 45.6 feet high. Access to the property is from one driveway onto Glenridge Drive. The applicant states that being a foreign diplomatic office they are required to construct an eight-foot high wall around the perimeter of their property. This requirement is to meet minimum standards for providing security to their site. The wall would be constructed of cinder block and finished with a stucco exterior to match the existing building. Architectural columns would be constructed of CMU block along the wall and located 10 feet

two inches apart as measured from the center of the column. The site plan indicates a three-foot setback along Glenridge Drive with a 30-foot setback for a proposed gate at the driveway.

RECOMMENDATION

Department of Community Development

Approval Conditional of the variance request

UPDATE - July 11, 2016

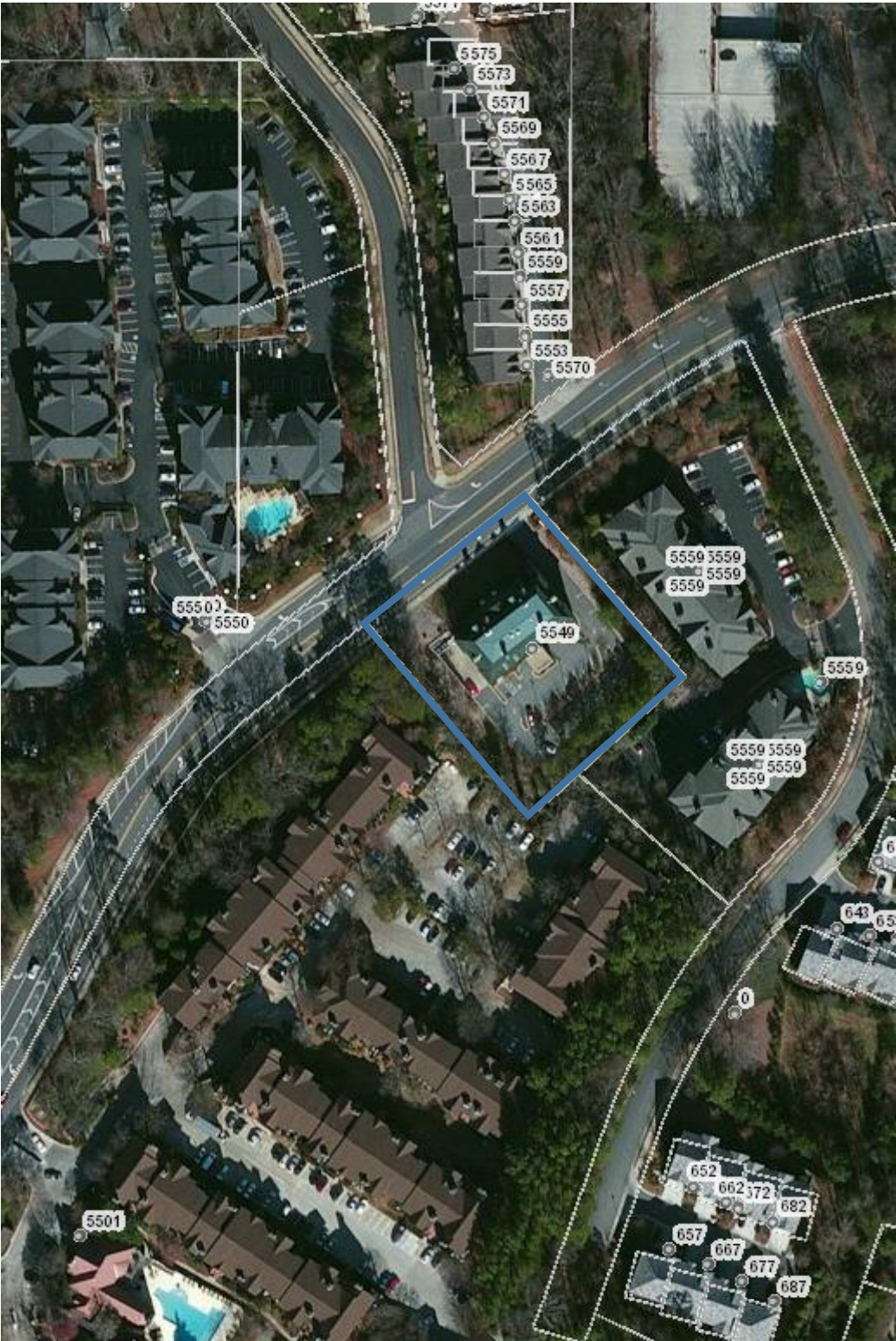
The applicant has amended their wall plan, which will now be constructed as a six foot wrought iron style fence on top of a 2 foot block base with a stucco finish. Columns would be nine feet tall and constructed nine feet apart and as designed the fence would have a minimum opening ratio of 50 percent. In light of this new design the proposed fence is in accordance with the minimum specifications of the Zoning Ordinance and does not require a Variance.

RECOMMENDATION

Department of Community Development

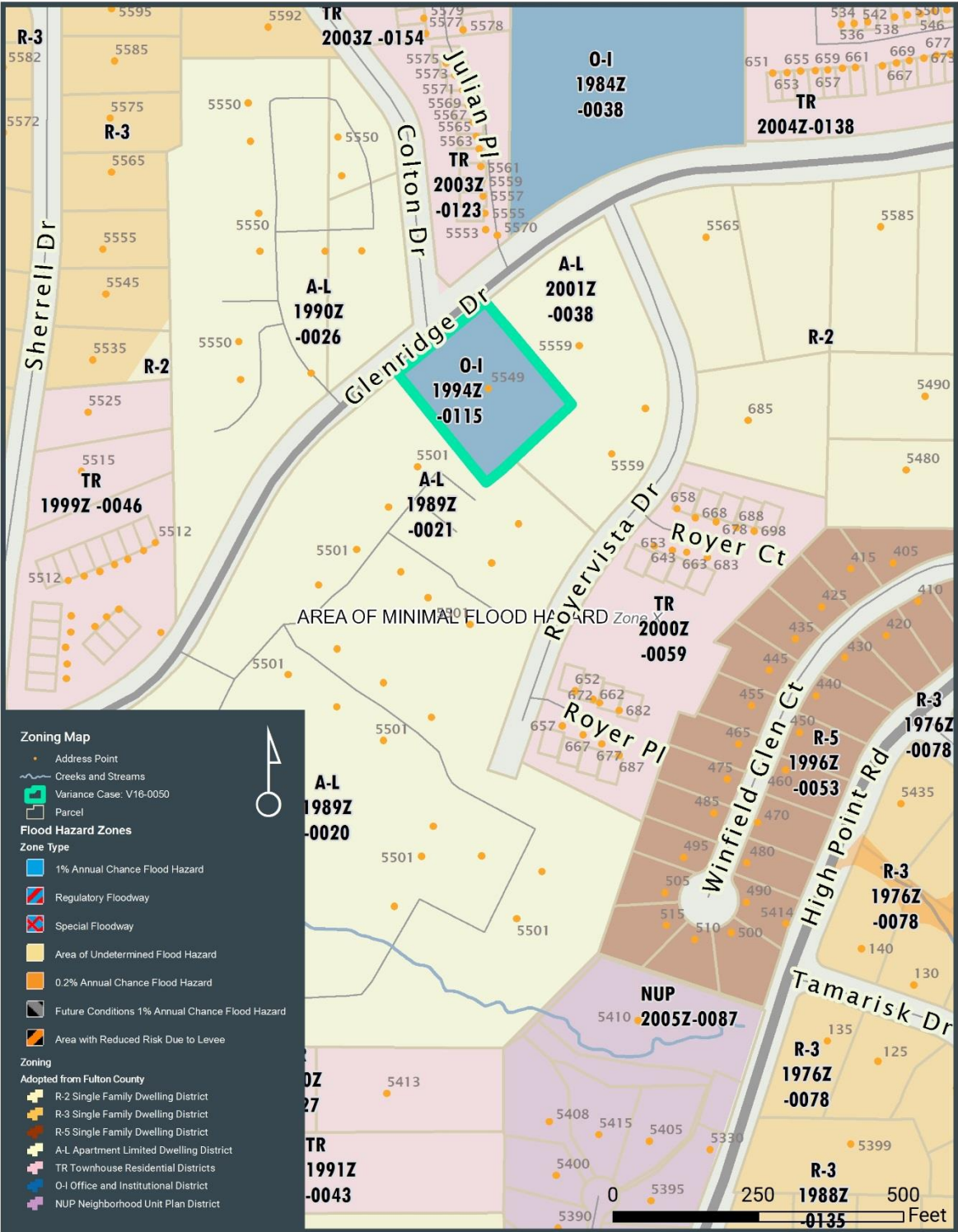
Withdrawal of the variance request.

AERIAL IMAGE



ZONING MAP

5549 Glenridge Dr



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:

- A. Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance; or,*
B. The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

Request: 4.11.E. Height. To allow to allow an 8-foot high solid masonry wall to front a public street.

Finding: The subject property is developed with a 5,064 square foot four-story office building, which is occupied by the Consulate of India. One driveway provides access to the property and associated parking. The site has approximately 200 feet of frontage along Glenridge Drive and the proposed wall would extend approximately this same distance. The owner of the property is the Consul General of India and in recognition of their international status and desire to secure the site, the requested variance and proposed wall would be considered appropriate and suitable for the property. With conditions, approval of the variance could be made to be in harmony with the general purpose and intent of the Zoning Ordinance and therefore staff recommends approval conditional.

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 contained in Section 22.3.1 of the Sandy Springs Zoning Ordinance. Based upon this review, staff recommends **APPROVAL CONDITIONAL** of variance request V16-0050 to allow the proposed eight-foot wall along Glenridge Drive.

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

1. To allow the proposed 8-foot high wall along the right-of-way of Glenridge Drive, as shown on the site plan and design plans dated received May 3, 2016 by the Department of Community Development. The construction materials and wall color shall match the existing building.
2. The minimum setback along the right-of-way of Glenridge Drive shall be three feet and the gate shall be in accordance with 4.11.B Gates, Chapter 103, Development Regulations.
3. Any revisions of the submitted site plan must be reviewed and approved by Staff.