



SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, November 12, 2019

Case: **V19-0020, 8040 River Circle**
Staff Contact: Madalyn Smith (madalyn.smith@SandySpringsGA.gov)
Report Date: October 31, 2019

REQUEST

Request for a Variance from Sec. 2.2.2 to allow for an encroachment into the side yard setback for the purpose of constructing an addition.

APPLICANT

Property Owner: Bernard Mannelly	Petitioner: Bernard Mannelly	Representative: Nathan V. Hendricks
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SUMMARY

The applicant requests a Variance for a maximum 8'6" encroachment into the side yard setback for the purpose of constructing an addition. The house is located at the crest of a moderately steep hill and currently encroaches into the side setback. Adherence to the 15' side yard setback still allows for a sizable addition, and the applicant's stated reasons for not meeting the setbacks have more to do with interior layout issues than exterior complications due to the topography or shape of the property. Staff does not recognize a hardship or extraordinary or exceptional conditions specific to the subject property.

RECOMMENDATION

Department of Community Development

Staff recommends **Denial** of **Variance** V19-0020.

MATERIALS SUBMITTED AND REVIEWED

Materials:

1. Application, received October 1, 2019
2. Survey, prepared by Technical Survey Services, Inc., dated August 9, 2013, received October 1, 2019
3. Amendments to application, received October 11, 2019

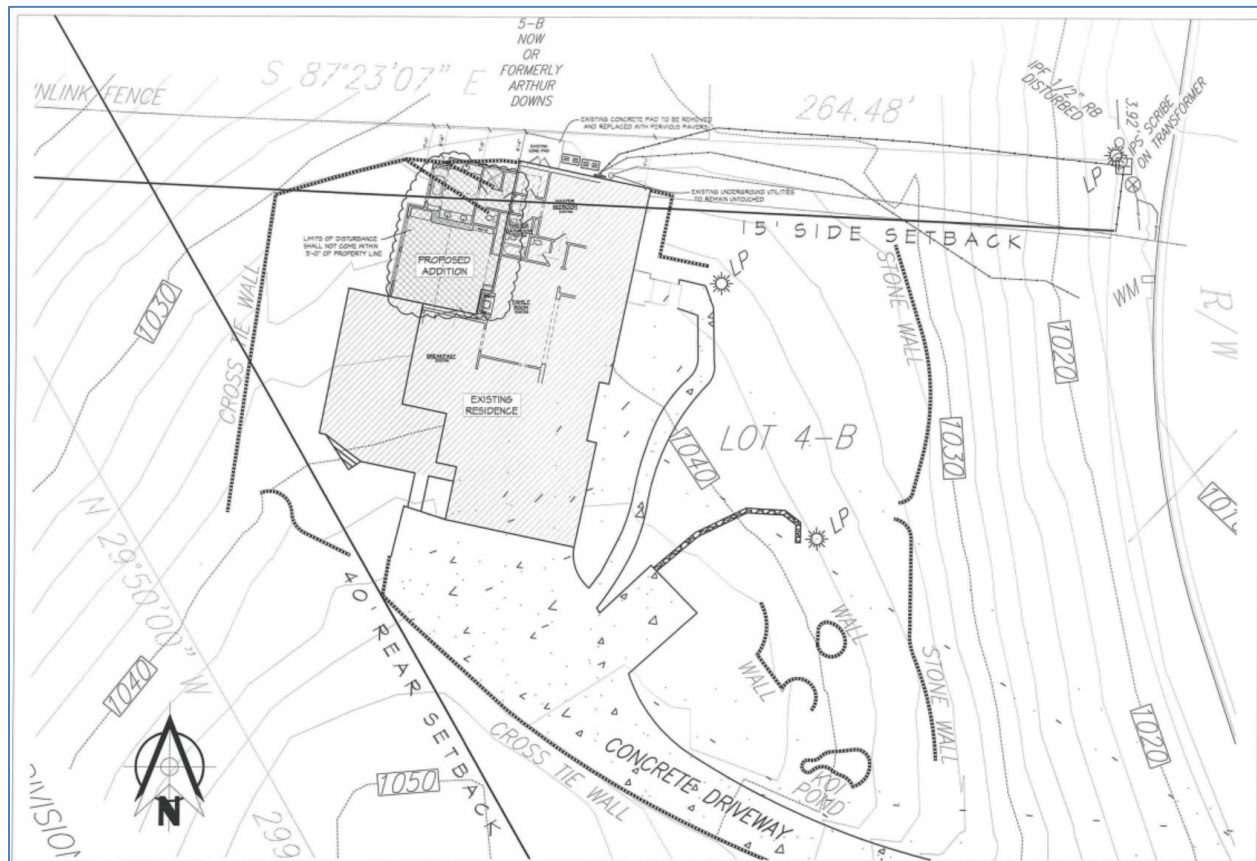
Plans:

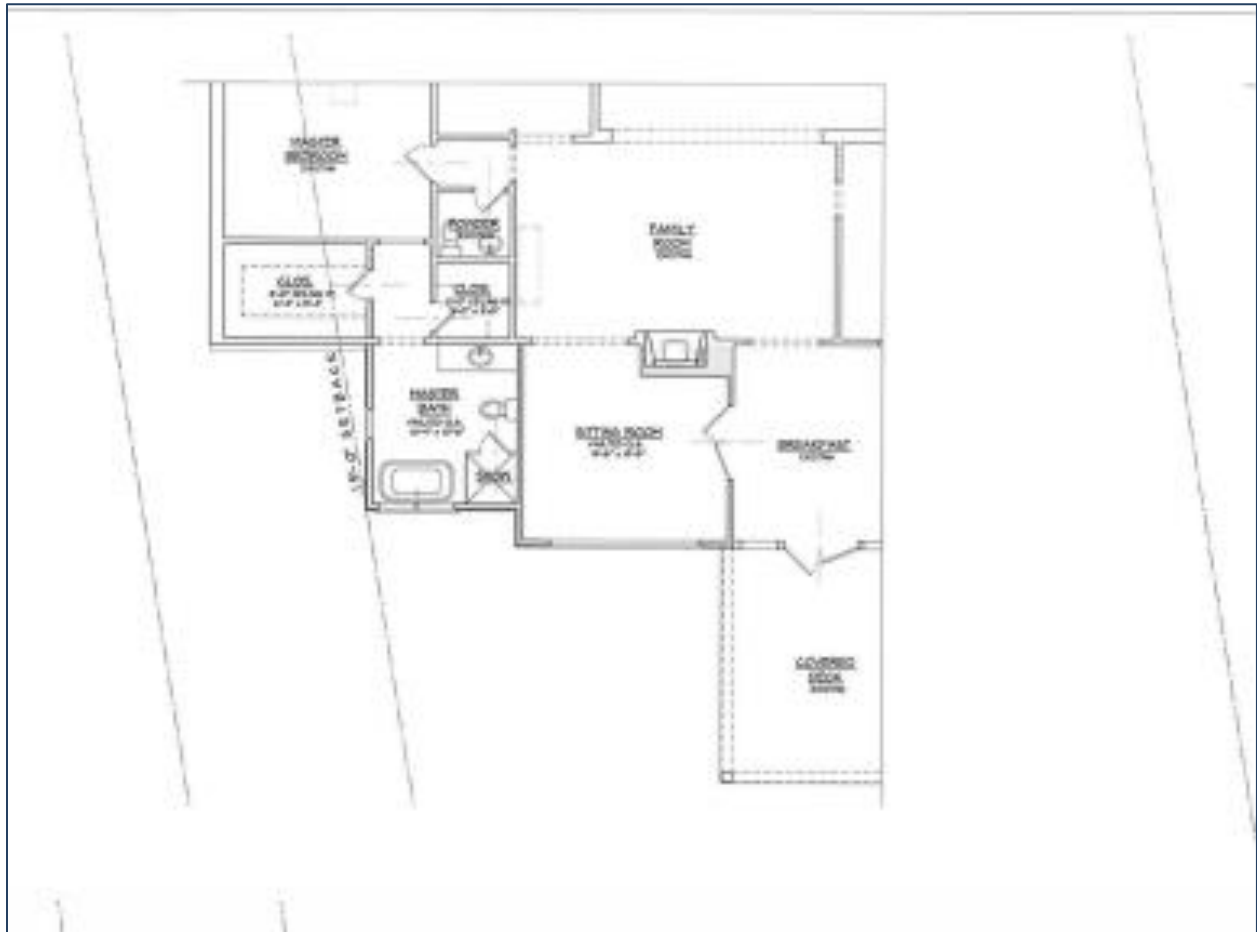
1. "*Mannelly Residence*," prepared by Garnatt Construction, dated 9-30-2019, received October 1, 2019

2. Amended “*Mannelly Residence*,” prepared by Garnatt Construction, dated 10-10-2019, received October 11, 2019

PROPERTY INFORMATION	
Location:	8040 River Circle
Council District:	1 – Paulson
Road frontage:	Approximately 179.25 feet of frontage on River Circle
Acreage:	Approximately 1.06 acres / 46,033 SF
Current Zoning:	RE-1 (Residential Estate)
Existing Land Use:	Single family residence
Previous Zoning Case:	Rezoning, Z72-45, was Approved with Conditions.
Character Area:	Protected Neighborhood

SITE PLAN (received October 11, 2019) (full size site plan in package)





PROPOSED DEVELOPMENT

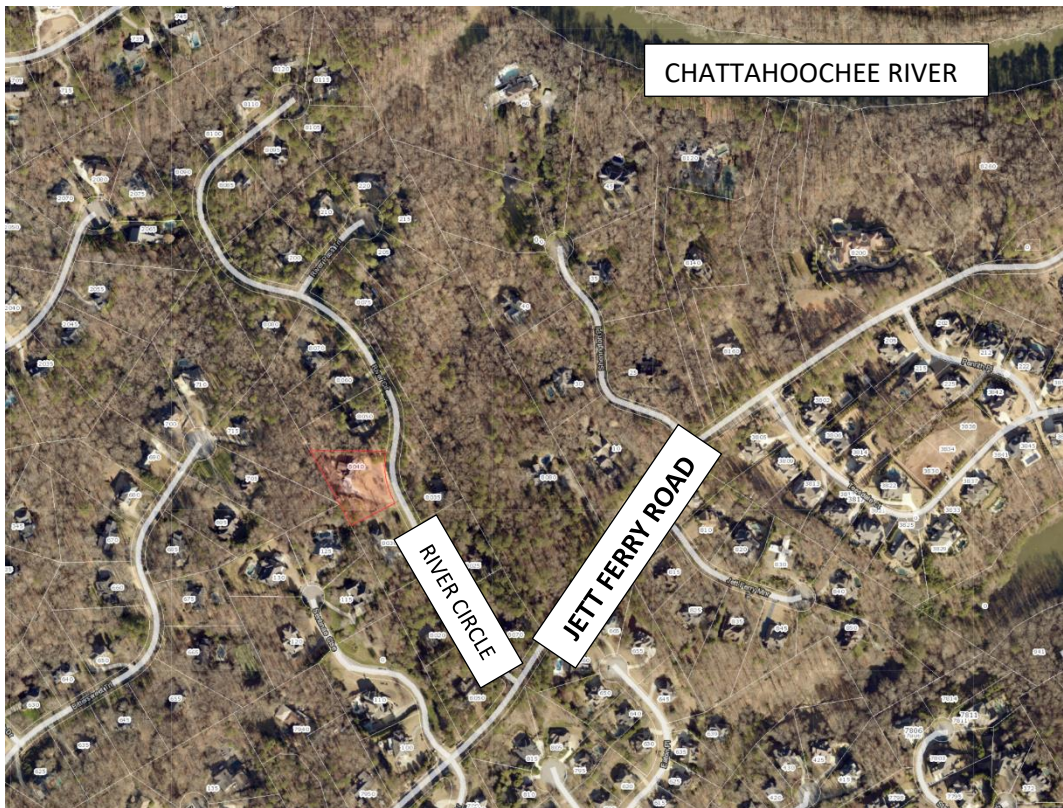
The applicant proposes an addition to an existing legal nonconforming residence. The house is currently meeting the required front and rear setbacks. It also meets the southern side setback, but encroaches 8'8" into the northern side setback and is 6'4" from the northern side property line, where 15' is required.

The applicant proposes a 635 SF rear addition, for the purpose of expanding the master bath and adding a sitting room, which would encroach at most 8'6" and 130 SF into the 15' side yard setback.

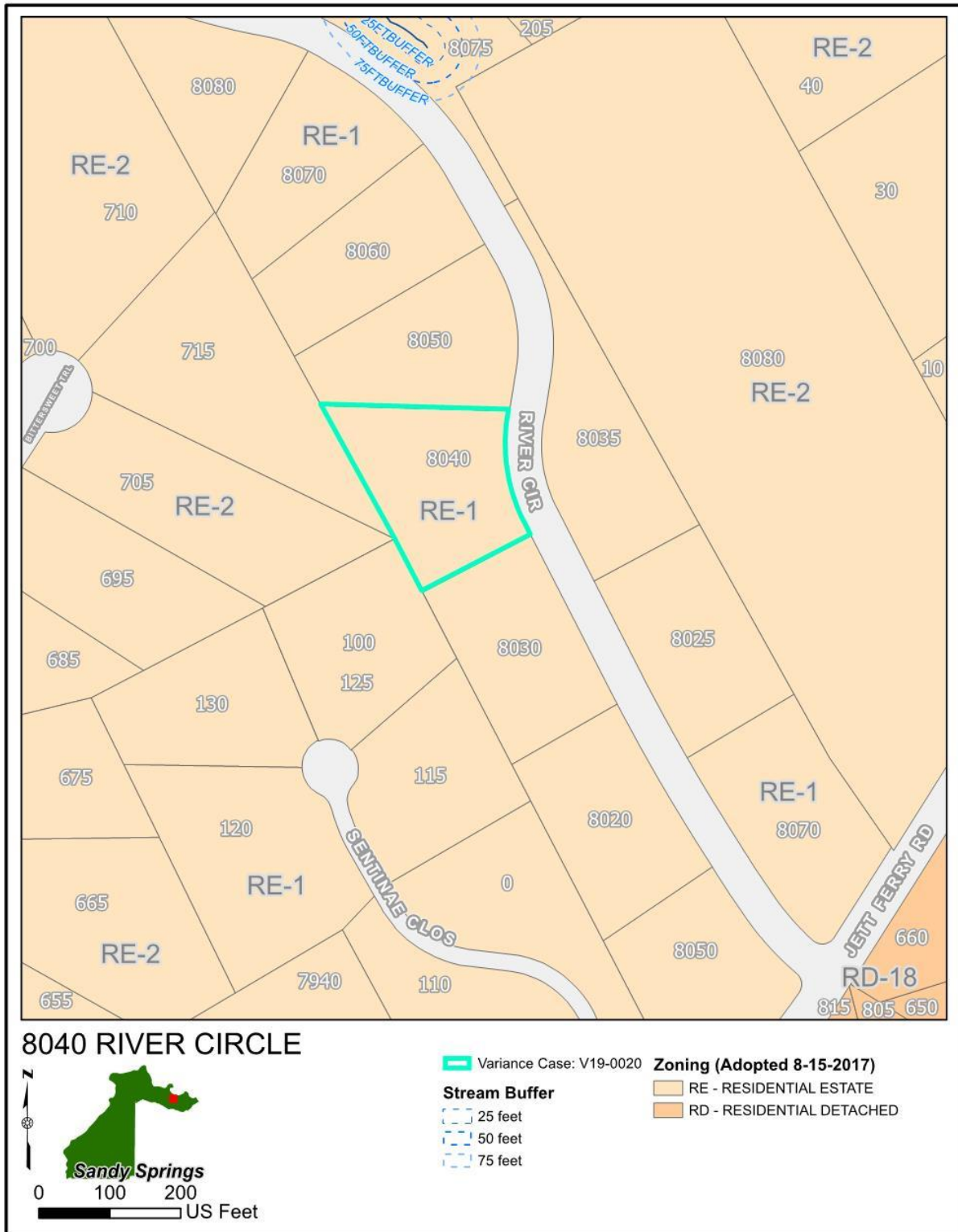
EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY

Location relative to subject property	Zoning / Land use	Address(es)	Land area (acres) (approximate)
North	RE-1 (single family residential)	8050 River Circle	1
East	RE-1 (single family residential)	8035 River Circle	1
South	RE-1 (single family residential)	8030 River Circle	1
West	RE-1 (single family residential)	115 & 125 Sentinae Close	1
	RE-2 (single family residential)	705 & 715 Bittersweet Trail	2
PROPOSED DEVELOPMENT			
--	RE-1 (single family residential)	8040 River Circle	1

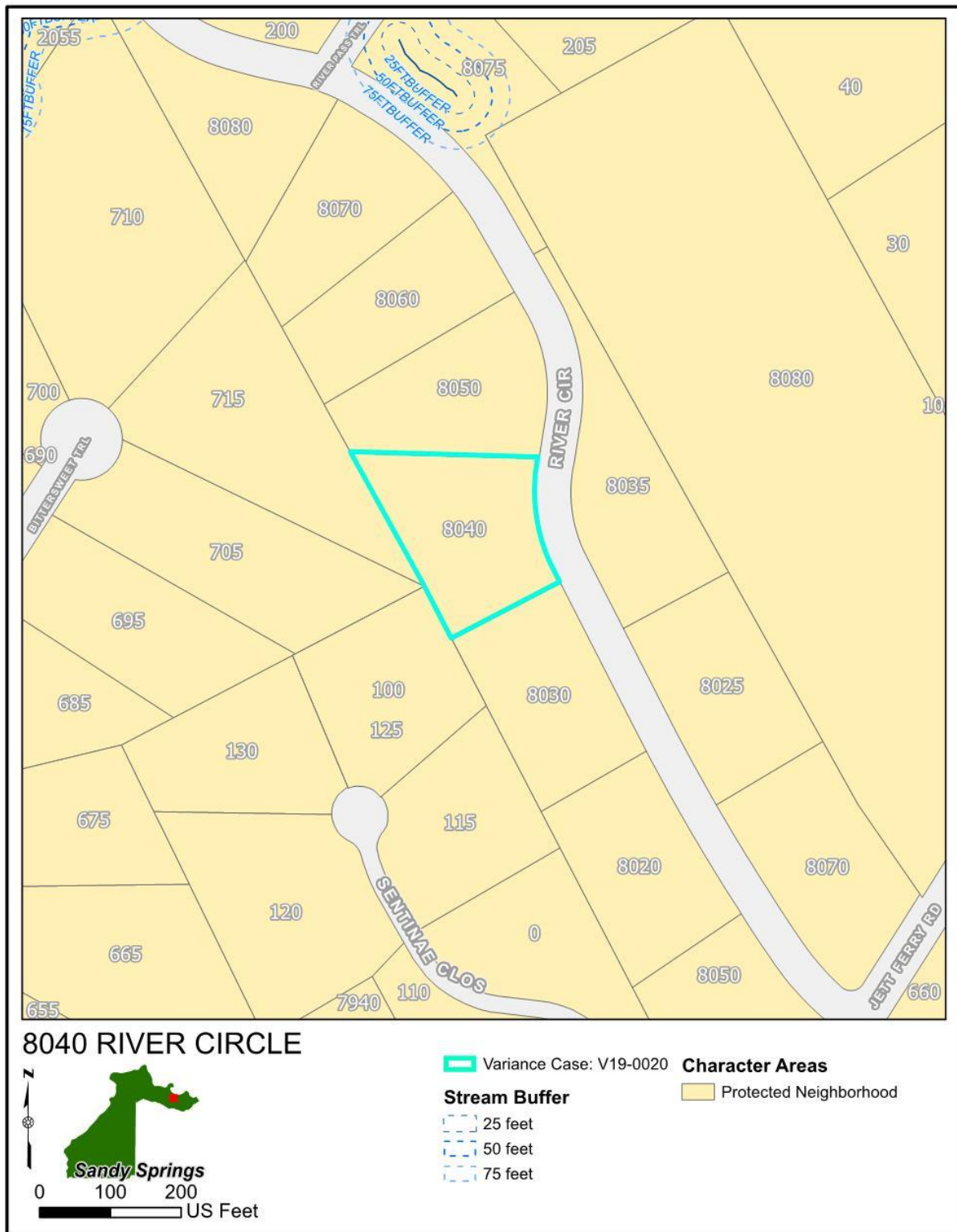
AERIAL IMAGE



ZONING MAP



CHARACTER AREA MAP



LETTER OF SUPPORT (FROM NEIGHBOR)

September 23, 2019

Ms. Madalyn Smith
Community Development
Planner
City of Sandy Springs
City Hall
1 Galambos Way
Sandy Springs, GA 30328

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OCT 01 2019

City of Sandy Springs
Community Development

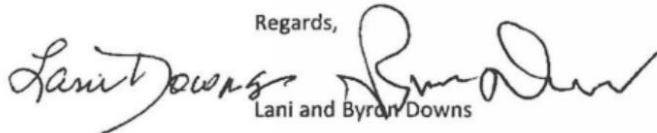
Re: Variance for proposed Mannelly Family residence
8040 River Circle Sandy Springs, GA 30350

Ms. Smith,

Our names are Lani and Byron Downs. We live at 8050 River Circle, Sandy Springs, GA 30350.
Our home is directly adjacent to Jennifer and Bernard Mannelly.

Jennifer and Bernard Mannelly have presented their request to us. We have reviewed the plans and are in full support of the proposed addition to their residence. If you have any further questions please feel free to contact us at (770) 396-4243 or at byron@byrondowns.com.

Regards,


Lani and Byron Downs

VARIANCE CONSIDERATIONS

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

- 1. Variances will only be granted upon showing that:**
 - a. The application of this Development Code would create an unnecessary hardship, and not merely an inconvenience to the applicant; or**
 - b. There are extraordinary and exceptional conditions due to the size, shape, or topography, which are specific to the subject property and not generally found in similar properties;**

Finding:

The subject lot is part of the Riveredge subdivision and is currently developed with a single family house. The existing lot and house, developed in 1979, pre-date the City's Development Code requirements.

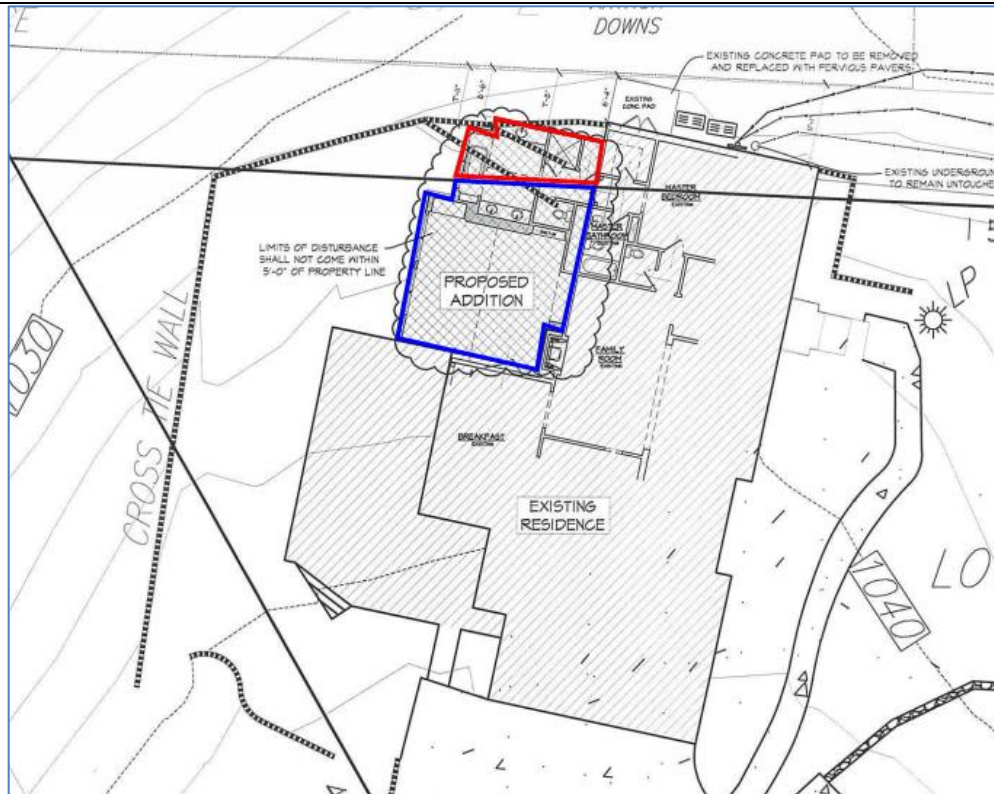
The house is located on the flattest portion of the property, at the crest of a moderately steep slope (~20% slope in the front and ~15% slope in the rear).



Front half of the property, sloping up.



Rear of the property, looking west. It is relatively flat until it reaches the boulder wall. Then it drops significantly and the property slopes down from right to left.



Site Plan (encroachment highlighted in red)



Rear of the home (red line delineates approximate location of the side setback)

As shown on Sheet A1-4 of the plan “Mannelly Residence”, received October 11, 2019, adherence to the 15’ side setback still allows for additions ranging from ~250 SF to ~400 SF. While the positioning of the home and layout of the house dictates that an addition be to the rear, there is not a compelling reason related to the size, shape, or topography of the lot that necessitates additional encroachment into the setback.

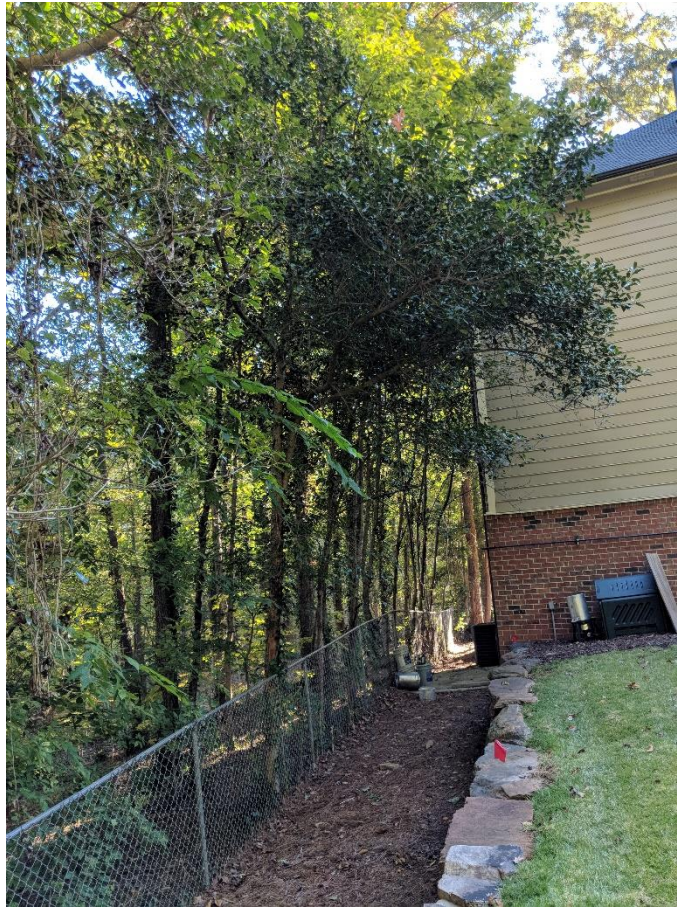
2. Further, the application must demonstrate that:

a. Such conditions are not the result of action or inaction of the current property owner; and
Finding:

The conditions are not due to the action or inaction of the property owner.

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

The applicant proposes to minimize the impact of the structure by placing it completely behind the existing structure and stepping it back from the current vertical plane of the home, so the addition will not be any closer to the side property line than what is existing (See photo below. The fence is the approximate location of the property line).



However, as discussed above, sheet A1-4 of the plan “Mannelly Residence”, received October 11, 2019, provides alternative designs. An addition that meets the 15 foot side setback still allows for an

addition of ~250 SF to ~400 SF. Also, the same square footage as currently proposed can also be achieved by building deeper into the rear yard without encroaching in the setbacks. Regardless, the house remains functional with or without an addition.

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

Finding: Per Section 1.1.5 of the Development Code, the stated intent of the Development Code is to guide reinvestment in established neighborhoods that preserves and reinforces their unique characteristics. The proposed addition will be to the rear of the home and will not be visible to the general public. The proposal also has support from the next door neighbor who would realize the most impact (per a letter submitted with the application). For these reasons, staff believes it meets the intent of the Code and would not be detrimental.

COMMENTS FROM OTHER PARTIES

Correspondence Received:

The next door neighbor to the north (adjacent to the addition) has provided a letter in support of the variance request.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommends **denial** of Variance V19-0020, a request for encroachment into the side yard setback.

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

1. The encroachment be limited to that shown on the amended site plan “Mannelly Residence,” prepared by Garnatt Construction, dated 10-10-2019, received October 11, 2019

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OCT 11 2019

City of Sandy Springs
Community Development

CLARIFICATION TO VARIANCE APPLICATION REQUEST

IN RE:)
Joseph Bernard Mannelly III) Application Number: VI9-0020
APPLICANT)
PROPERTY:)
8040 River Circle)
Sandy Springs)

COMES NOW Joseph Bernard Mannelly III (the "Applicant" hereunder) who desires to clarify exactly the full scope of the Varaince being requested under the above referenced Application.

1.

The residence currently existing on the Property was permitted and constructed in 1978 and the Applicant purchased the Property in 2014. The residence as cited on the Property encroached upon the side yard setback of the previous R-2 Zoning Classification which provided for a 15 foot side yard setback and being precisely the same side yard setback as under the current RE-1 Zoning Classification.

2.

Included in the Site Plan package submitted by the Application with the Application is Sheet C-2 which demonstrates the full scope of the 15 foot side yard setback encroachment both as to the existing portion of the existing residence under both the previous R-2 Zoning Classification as well as the current RE-1 Zoning Classification and included is the area of the renovation to the existing residence desired by the Applicant.

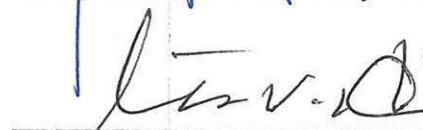
Accordingly, the Applicant requests that this Variance Application Request be approved BOTH as to the portion of the existing residence encroaching into the previous R-2 side yard setback as well as the area of the renovation being requested by the Applicant which encroaches into the current RE-1 side yard setback. As noted in the Letter of Intent, to require strict compliance with the RE-1 side yard setback from which relief is being sought would place an unnecessary hardship on the Applicant as the

condition of the present citing of the existing residence on the Property was not the result of action or inaction by the current Property Owner and existed under the prior R-2 Zoning Classification side yard setback development standard. Further, it is to be noted that the area of encroachment into the required 15 foot side yard setback under the RE-1 Zoning Classification is less of an encroachment than that portion of the existing residence. Further, the Applicant has exhausted every reasonable means of trying to determine if a previous variance was granted for the existing residence and has not found any such variance. Any such variance for the existing residence would have been granted by the Fulton County Board of Zoning Appeals and on the best of days the documents from Fulton County transitioned to Sandy Springs were spotty at best. Lastly, the Applicant went to the Record Room of the Fulton County Superior Court to examine the Plat recorded for the Subdivision for the Lot purchased by the Applicant and did not find any notation on the recorded Plat of any such variance having been granted.

NOW, THEREFORE, the Applicant requests that this Variance Application be approved as submitted and as clarified hereunder, in order that the Applicant be able to proceed with the lawful use and development of the Property.

APPLICANT:


Joseph Bernard Mannelly III


Nathan V. Hendricks III
Attorney for the Applicant

6085 Lake Forrest Drive
Suite 200
Sandy Springs, Georgia 30328
(404) 255-5161

FIRST AMENDMENT TO RESPONSES TO Section 11.6.2.
FOR VARIANCE APPLICATION PERTAINING TO 8040
RIVER CIRCLE PROPERTY

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IN RE:)

Joseph Bernard Mannelly III)
APPLICANT)

PROPERTY:)

8040 River Circle)
City of Sandy Springs)

City of Sandy Springs
Community Development
Application Number: VI9-0020

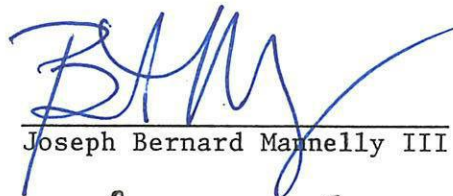
NOW COMES Joseph Bernard Mannelly III [the "Applicant" hereunder]
who does hereby modify and amend the above referenced Responses to Sec-
tion 11.6.2. of the above referenced Variance Application as follows:

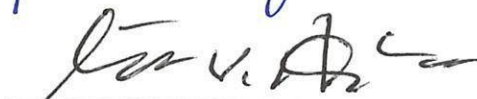
1.

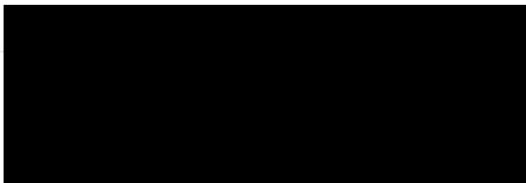
The fifth line of numbered Paragraph 1. is hereby deleted in its
entirety and there is substituted and placed in lieu thereof the follow-
ing: ". . . Also to be noted is the fact that under the previous R-2
Zoning Classification to which the Property was subject which provided
for the same 15 foot side yard setback, there was already a violation
of the side yard setback as the original residence as cited on the Prop-
erty was 6.4 feet from the northerly Property line, being the side yard
. . ."

NOW, THEREFORE, the Applicant requests that this Variance Application
be approved as submitted and as modified and amended hereunder, in order
that the Applicant be able to proceed with the lawful use and development
of the Property.

APPLICANT:


Joseph Bernard Mannelly III


Nathan V. Hendricks III
Attorney for the Applicant



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OCT 11 2019

FIRST AMENDMENT TO VARIANCE APPLICATION

IN RE:)
Joseph Bernard Mannelly III) Application Number: V19-0020
APPLICANT)
PROPERTY:)
8040 River Circle)
City of Sandy Springs)

City of Sandy Springs
Community Development

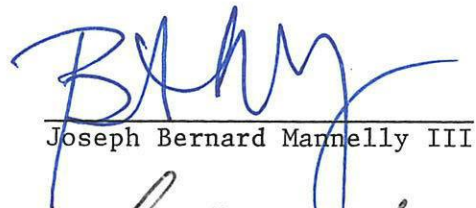
NOW COMES Joseph Bernard Mannelly III (the "Applicant" hereunder) who does hereby modify and amend the above referenced Variance Application's Letter of Intent as follows:

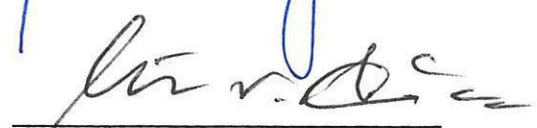
1.

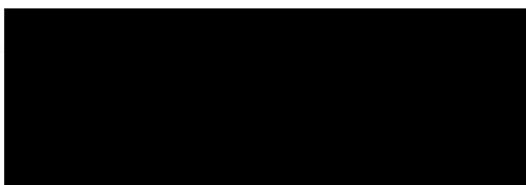
The seventh line of the second paragraph is hereby deleted in its entirety and there is substituted and placed in lieu thereof the following: ". . . The Property was previously zoned to the R-2 Classification prior to the adoption by the Mayor and City Council of the new Zoning map on August 15, 2017, which R-2 Classification provided for the same side yard setback of 15 feet which as shown by the Site Plan submitted by the Applicant simultaneously with this Application confirms a side yard setback violation under the previously existing R-2 zoning. . ."

NOW, THEREFORE, the Applicant requests that this Variance Application be approved as submitted and as modified and amended hereunder, in order that the Applicant be able to proceed with the lawful use and development of the Property.

APPLICANT:


Joseph Bernard Mannelly III


Nathan V. Hendricks III
Attorney for the Applicant



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OCT 11 2019

City of Sandy Springs
Community Development

FIRST AMENDMENT TO SITE PLAN PERTAINING TO
8040 River Circle Property

IN RE:)
Joseph Bernard Mannelly III) Application Number: V19-0020
APPLICANT)
PROPERTY:)
8040 River Circle)
Sandy Springs)

NOW COMES Joseph Bernard Mannelly III (the "Applicant" hereunder) who does hereby modify and amend the above referenced Variance Application's Site Plan as follows:

1.

Delete the original pages C-1, C-2, A1-1 and A1-2 from the Site Plan package originally filed with the Application and substitute and place in lieu thereof the respective pages C-1, C-2, A1-1 and A1-2 filed simultaneously herewith.

2.

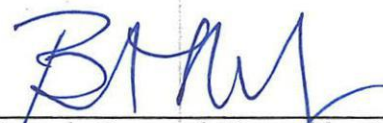
Delete page C-2B from the Site Plan package originally filed with the Application.

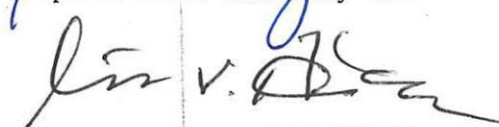
3.

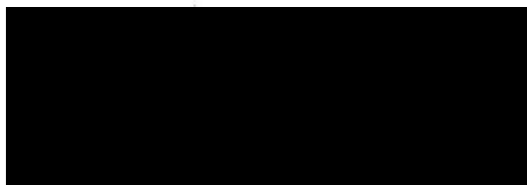
Add page A1-4 to the Site Plan package originally filed with the Application which is filed simultaneously herewith.

NOW, THEREFORE, the Applicant requests that this Variance Application be approved as submitted and as modified and amended hereunder, in order that the Applicant be able to proceed with the lawful use and development of the Property.

APPLICANT:


Joseph Bernard Mannelly III


Nathan V. Hendricks III
Attorney for the Applicant



MANNELLY RESIDENCE

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS
- SPRAY FOAM INSULATION SHALL COMPLY W/ IRC 2012 SECTION 316
- ALL TRIM, FINISHES AND FIXTURES, TBD

CONTACTS

OWNER-
BERNARD MANNELLY
8040 RIVER CIRCLE
ATLANTA, GA 30350
404-932-4066

CONTRACTOR-(24 hr cont)
TOM GERNATT
GERNATT CONSTRUCTION
tom@gernattconstruction.com
770-356-1148

DESIGNER-
STEPHEN HARTH
GERNATT CONSTRUCTION
stephenharth@gmail.com
404-441-7828

LIFE SAFETY CODE LEGEND & WALL LEGEND

- EGRESS WINDOW -
CLEAR OPENING: MIN. AREA 5.7 SF, MIN HEIGHT 24",
MIN. WIDTH 20" MAX SILL HEIGHT = 44" A.F.F.
- SMOKE/CARBON MONOXIDE DETECTOR - HARD WIRED
- EXHAUST FAN REQUIRED
- GROUND FAULT CIRCUIT INTERRUPTER REQUIRED
- ARC FAULT CIRCUIT INTERRUPTER REQUIRED
- 2 X 4 WOOD FRAME WALL
- 2 X 6 WOOD FRAME WALL
- STONE VENEER
- BRICK VENEER
- POURED CONCRETE WALL

LOT COVERAGE RE-1 ZONING

DEVELOPMENT STATISTICS SUMMARY CHART

TOTAL AREA 1.057 ACRES (46,043 SQ.FT.)		
BUILDING FOOTPRINT		
PARKING		
TOTAL IMPERVIOUS	3,302 SQ.FT.	7.17%
HOUSE/PORCH	4,095 SQ.FT.	8.89%
DRIVEWAY	7,397 SQ.FT.	16.07%
TOTAL (WITHOUT ADDITION)	635 SQ.FT.	1.38%
PROPOSED ADDITION	8,032 SQ.FT.	17.44%
TOTAL (WITH ADDITION)		
ALLOWABLE PER ARC (RC-78-41-FC, FAST TRACK 78)		20%
LANDSCAPING	39,772 SQ.FT.	86.38%
UNDISTURBED (EXCLUDING LANDSCAPING)	6,271 SQ.FT.	13.62%

DRAWING LIST

- C-1 TITLE SHEET/SITE PLAN/ CODES
- C-2 ZONING INFO
- A-0 SURVEY
- A-1 FIRST FLOOR PLAN/ EN. SITE PLAN/ ROOF PLAN
- A-2 ELEVATIONS/ SECTIONS
- A-3 DETAILS
- A-4 ALT. PLANS

SCOPE OF WORK

THE ADDITION OF A 635 SQUARE FOOT MASTER BATHROOM AND SUNROOM OFF OF THE REAR OF THE HOUSE AT 8040 RIVER CIRCLE, ATLANTA, GA. 30350 (FORMERLY COLD SPRING TRAIL) IN ACCORDANCE WITH RE-1 ZONING (WHICH WAS ADOPTED BY THE CITY OF SANDY SPRINGS ON AUGUST 15, 2017 AND FORMERLY R-2) AND IN ACCORDANCE WITH RC-78-41 FC, FAST TRACK 78

APPLICABLE CODES

- INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014) (2014 PRESCRIPTIVE DECK DETAILS)
- INTERNATIONAL PLUMBING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014)
- INTERNATIONAL MECHANICAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014)
- INTERNATIONAL FUEL GAS CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014)
- INTERNATIONAL ELECTRICAL CODE, 2011 EDITION (NO GEORGIA AMENDMENTS)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2011)(2012)

GEORGIA
UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES
GEORGIA S&L AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

VEGETATIVE PRACTICES

FASTENERS FOR SALT FENCES

SALT FENCE - TYPE SENSITIVE

CRUSHED STONE CONSTRUCTION LIMIT

TREE PROTECTION



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OCT 11 2019

City of Sandy Springs
Community Development

MANNELLY RESIDENCE

ATLANTA, GEORGIA 30350

8040 RIVER CIRCLE

C-1

10-10-2019

10-10-2019

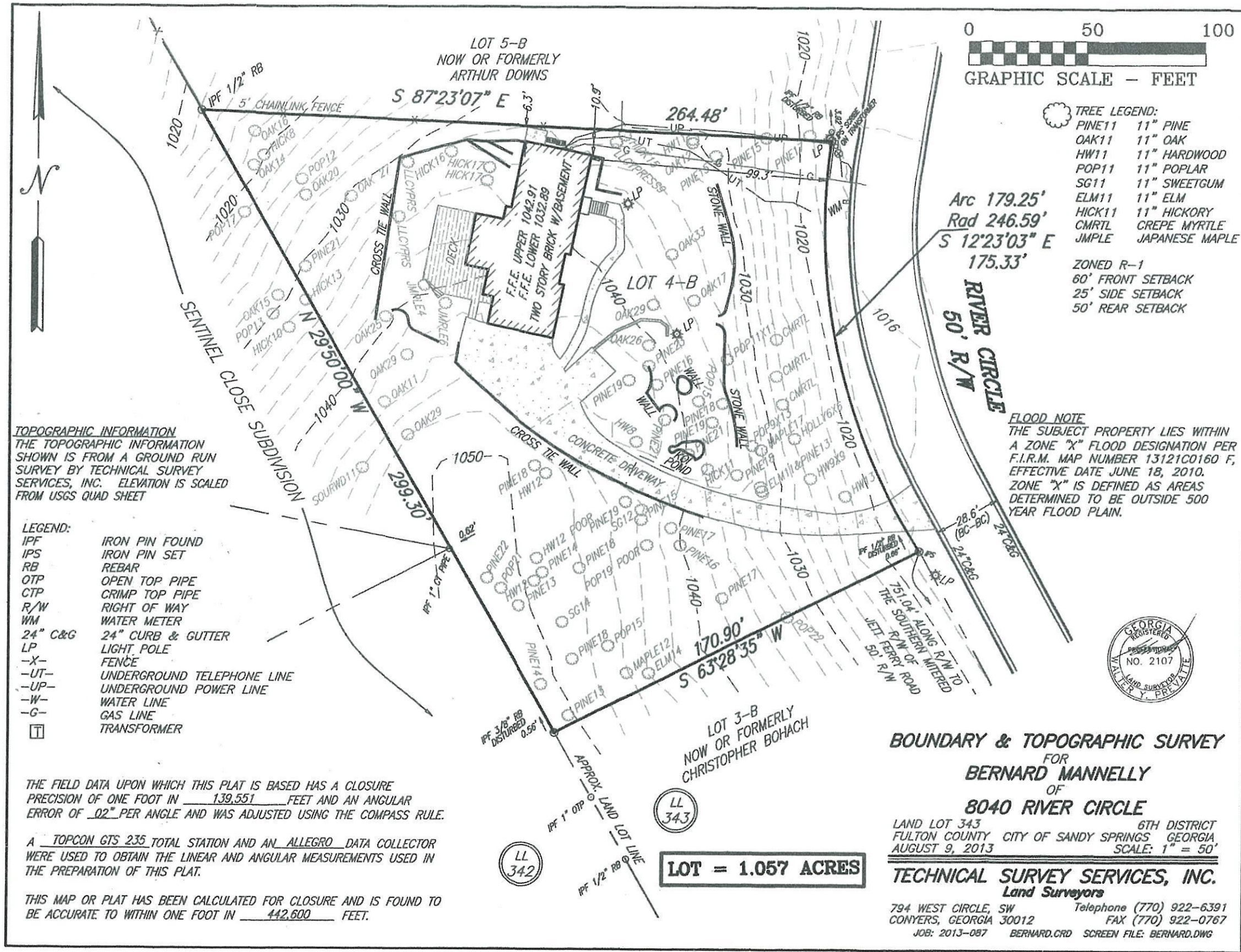
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Community Development

MANNELLY RESIDENCE

8040 RIVER CIRCLE
ATLANTA, GEORGIA 30350



SURVEY
SCALE: NTS

NOVEMBER 16, 2018

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OCT 11 2019

City of Sandy Springs
Community Development

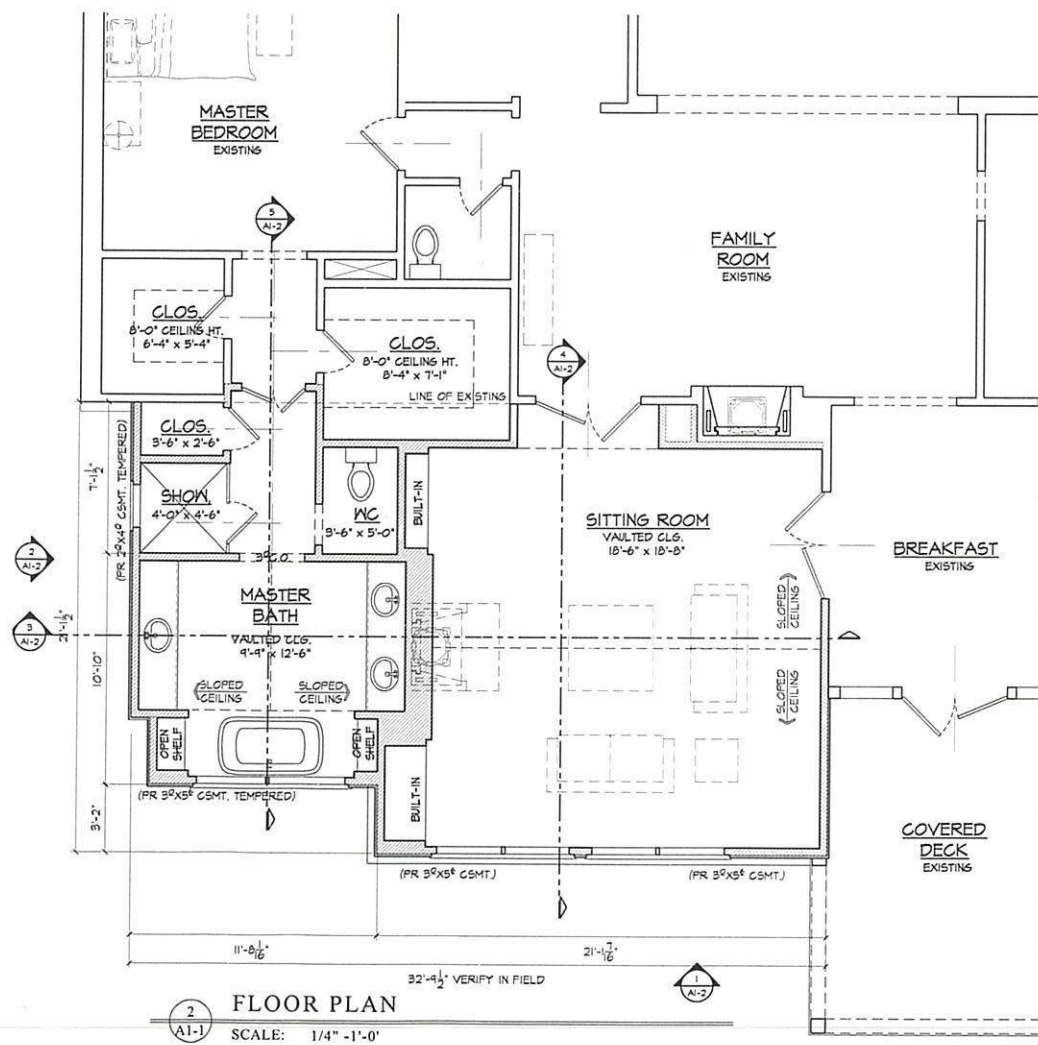
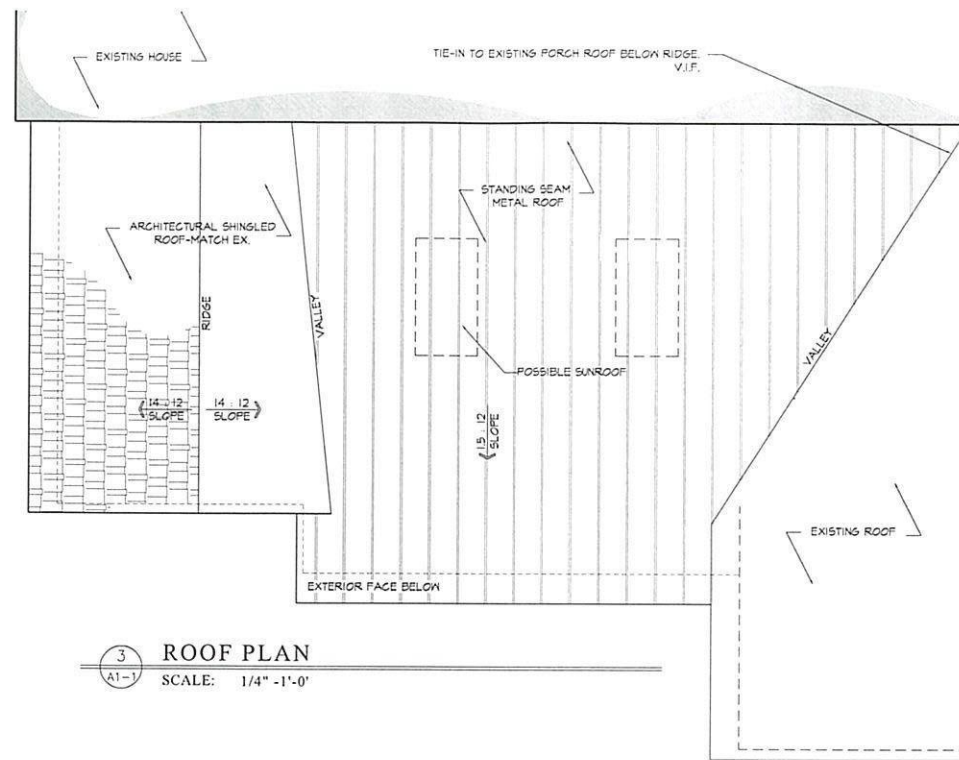
MANNELLY RESIDENCE

ATLANTA, GEORGIA 30350

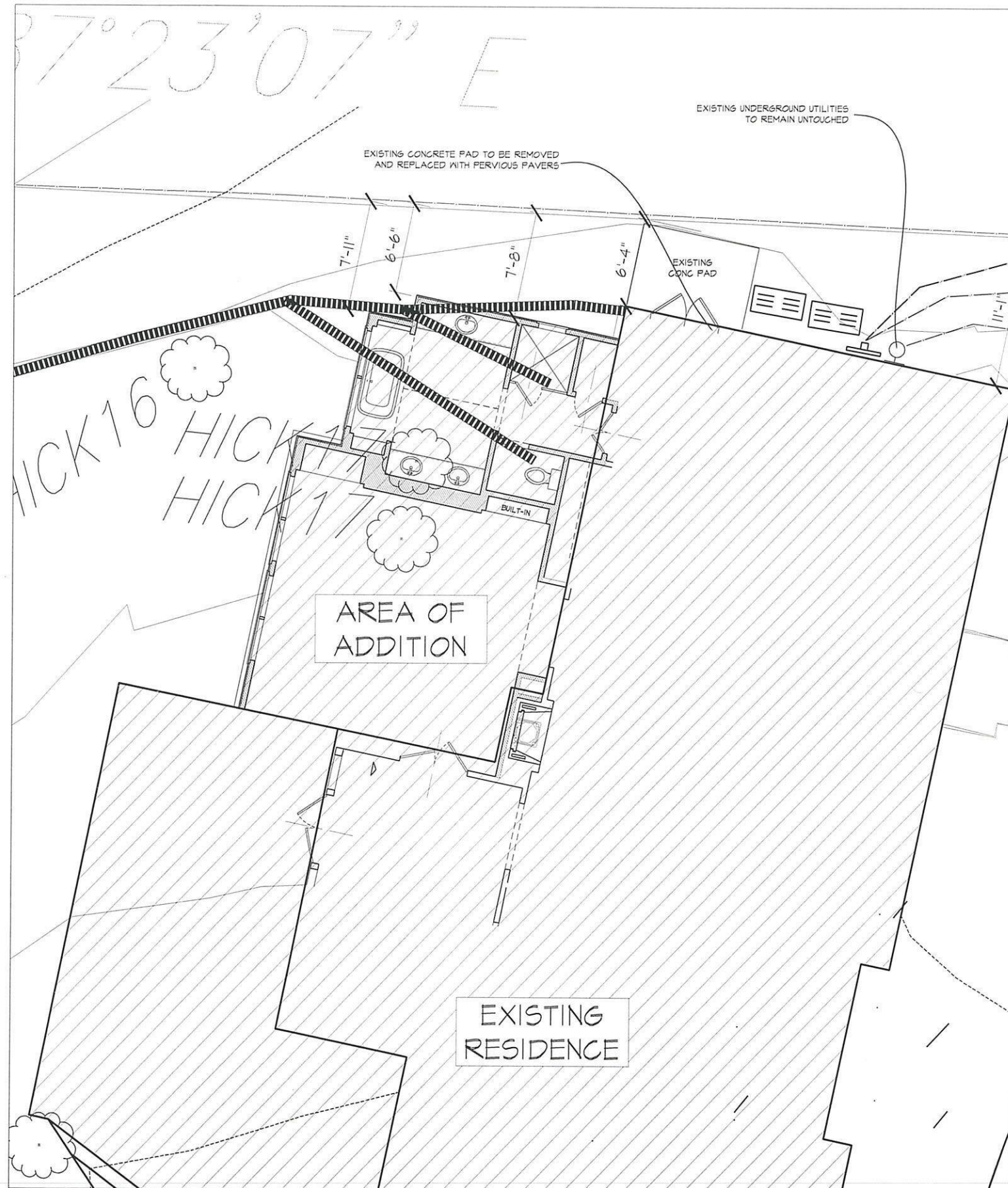
8040 RIVER CIRCLE

A1-1

10-10-2019

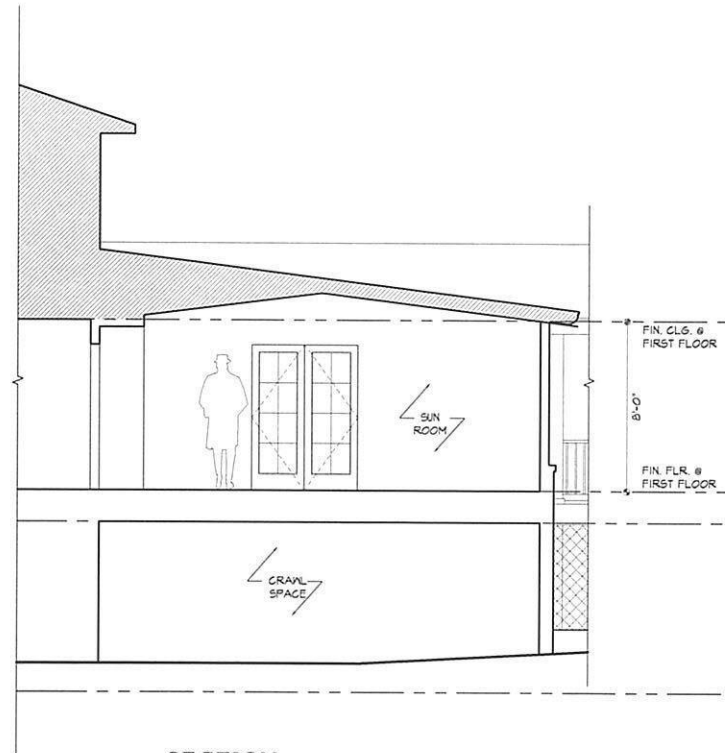


SQUARE FOOTAGES	
EXISTING HOUSE/PORCH-	3,302 SQ FT
ADDITION-	635 SQ FT
TOTAL	3,937 SQ FT





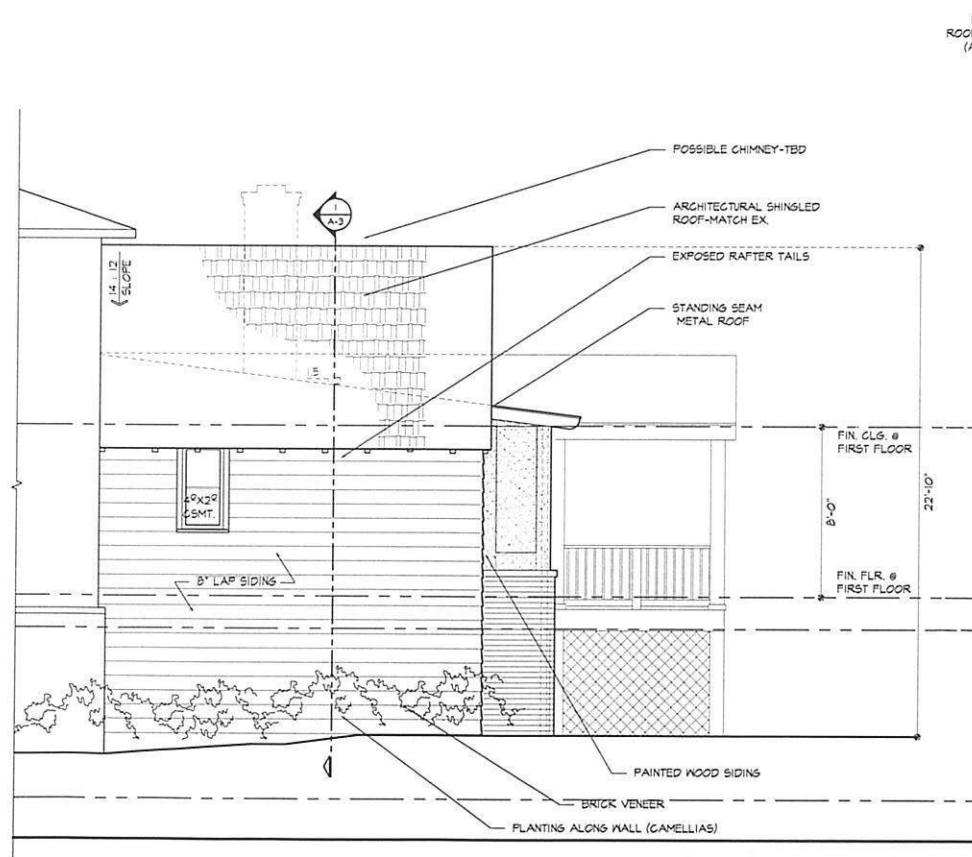
5 TYPE OF PLANTING (CAMELLIAS)
SCALE: NTS



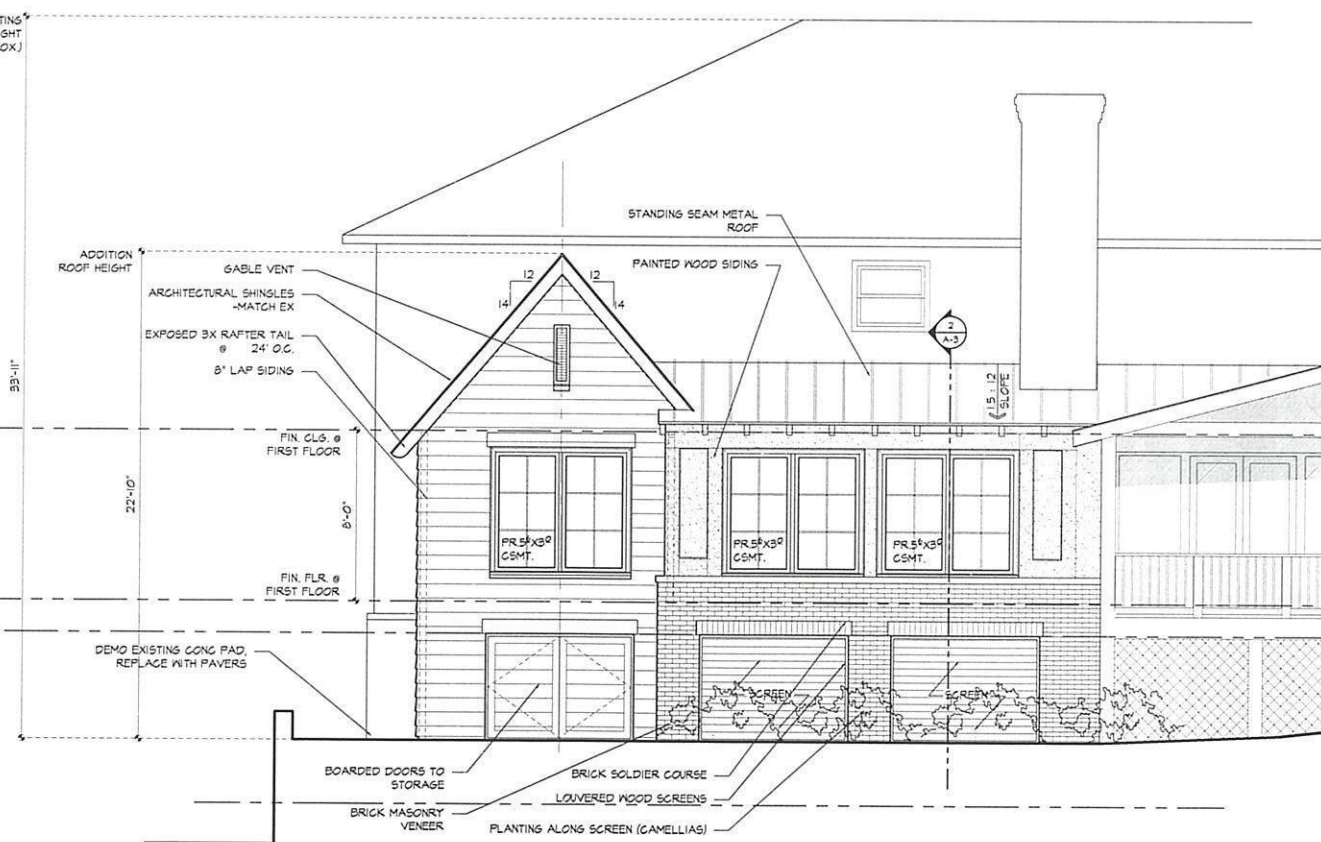
4 SECTION
SCALE: 1/4" = 1'-0"



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



2 SIDE ELEVATION- PARTIAL
SCALE: 1/4" = 1'-0"



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

EXISTING ROOF HEIGHT- 33'-11"
ADDITION ROOF HEIGHT- 22'-10"

RECEIVED

OCT 11 2019

City of Sandy Springs
Community Development

MANNELLY RESIDENCE

ATLANTA, GEORGIA 30350

8040 RIVER CIRCLE

A1-2

10-10-2019

RECEIVED

OCT 11 2019

City of Sandy Springs
Community Development

MANNELLY RESIDENCE

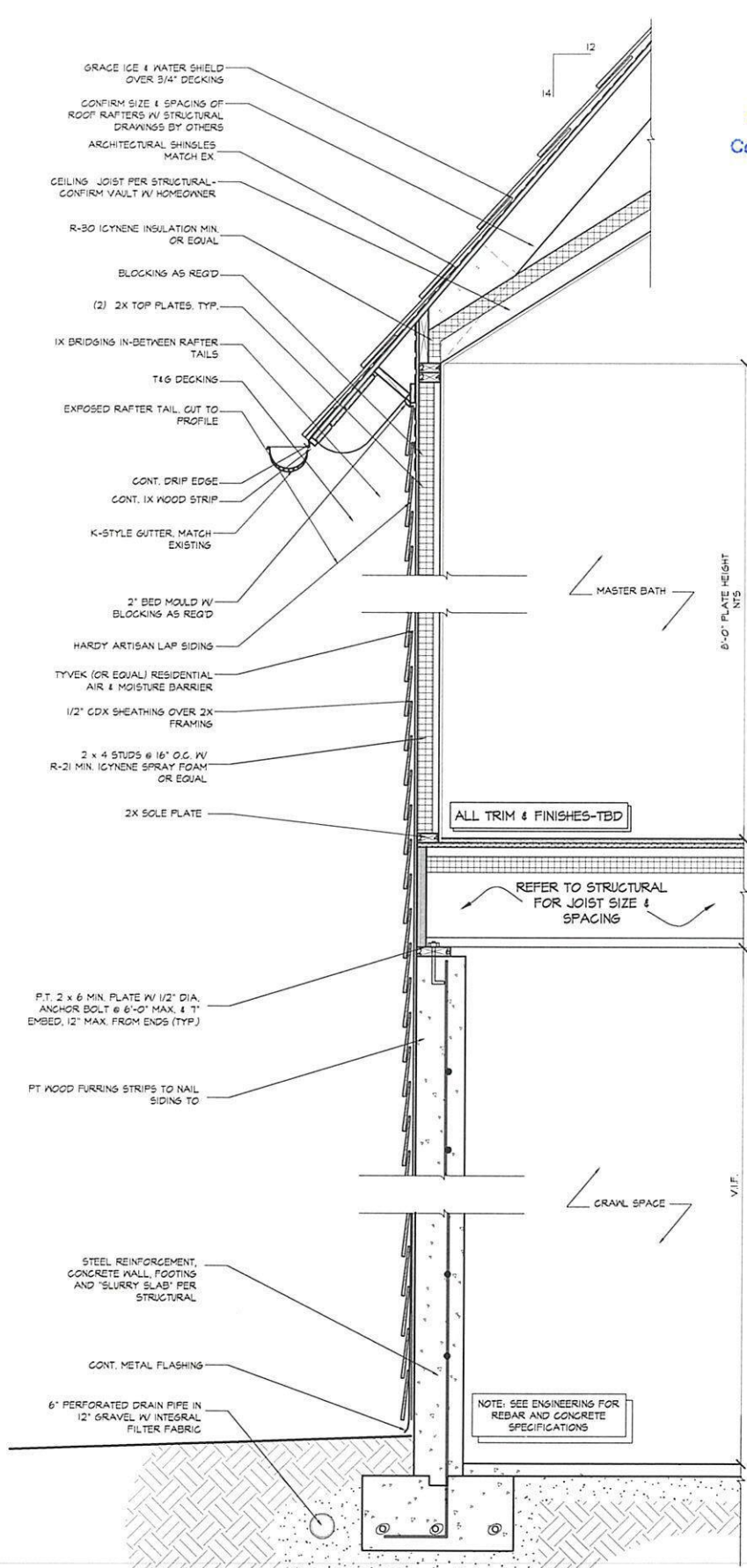
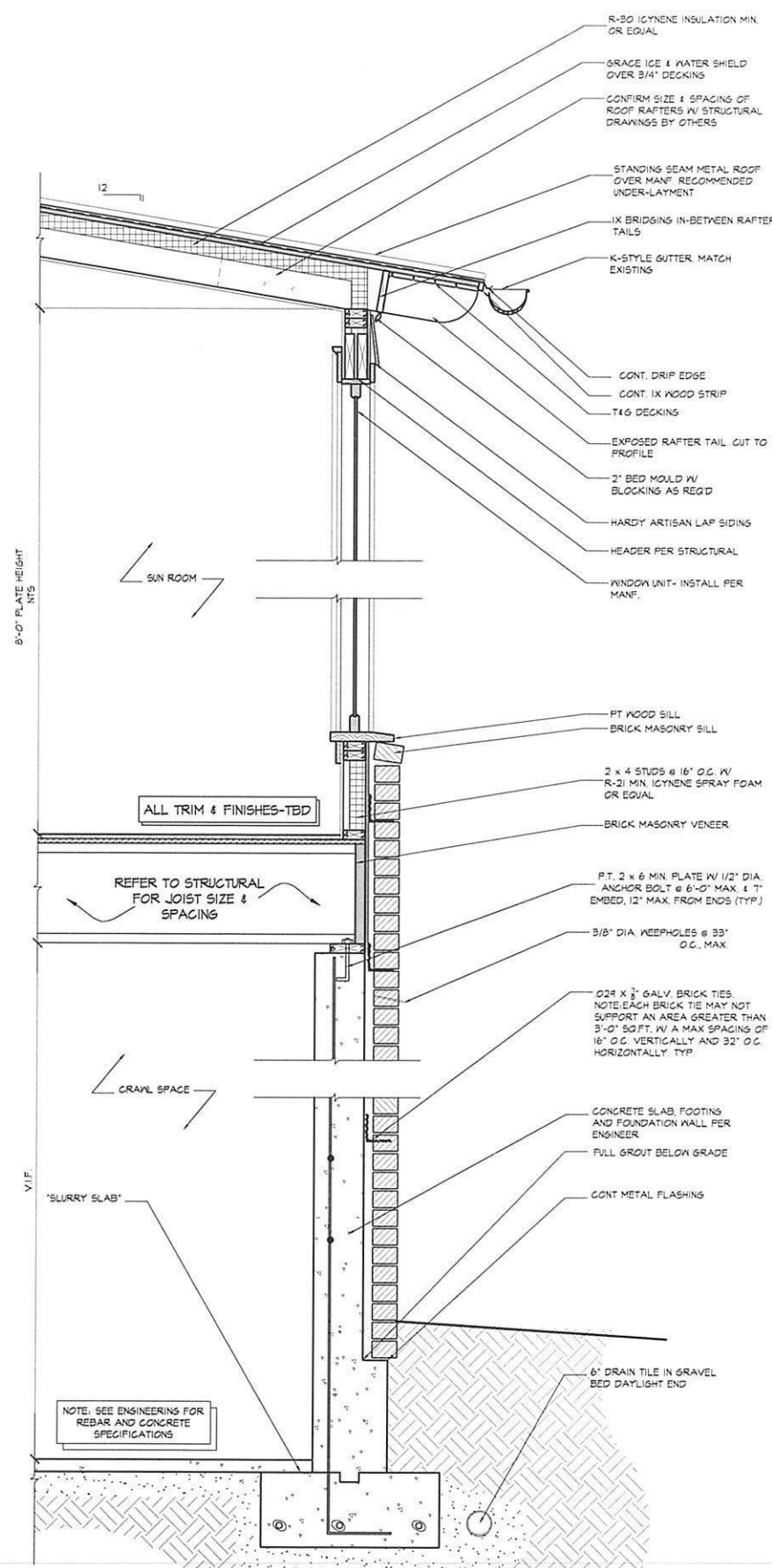
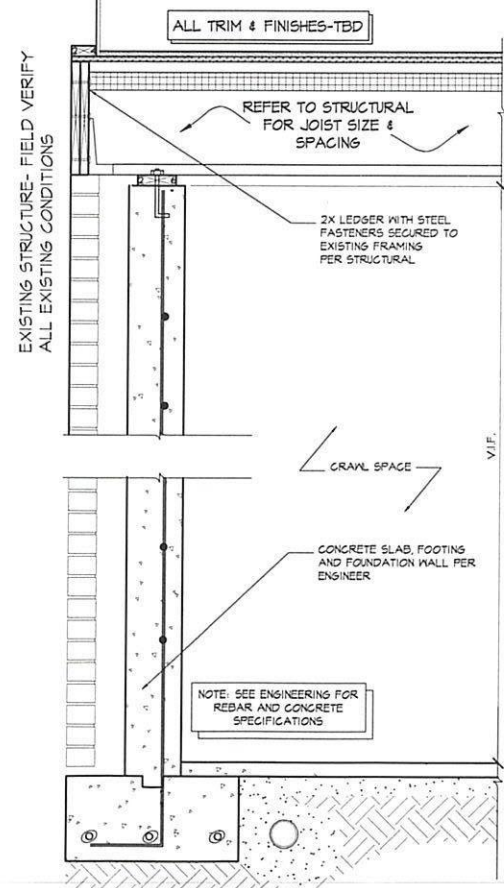
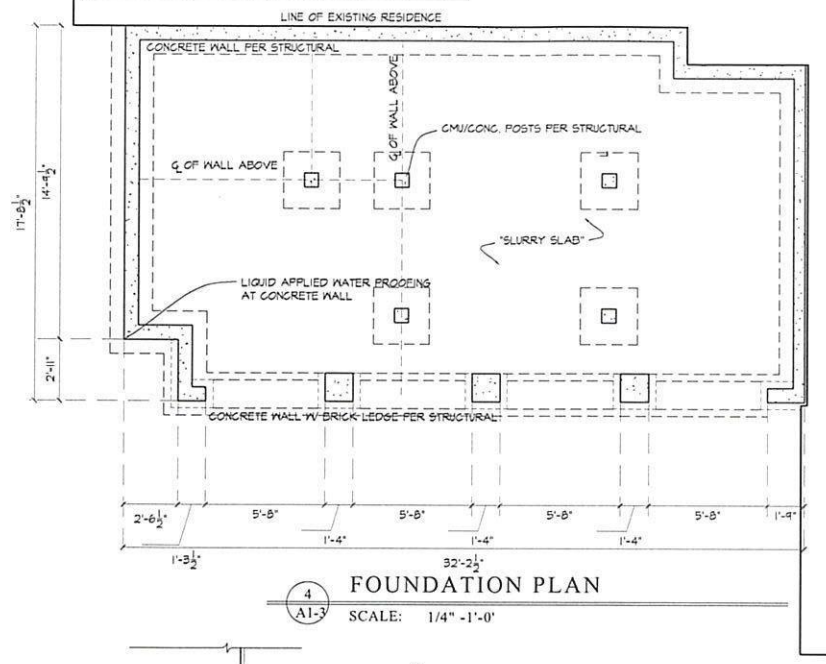
ATLANTA, GEORGIA 30350

8040 RIVER CIRCLE

A1-3

10-10-2019

NOTE: PLAN IS DIMENSIONED TO EXTERIOR OF CONCRETE WALL, WHICH ALIGNS WITH EXTERIOR FACE OF WOOD FRAMING ABOVE.



- R-30 ICYNENE INSULATION MIN. OR EQUAL
- GRACE ICE & WATER SHIELD OVER 3/4" DECKING
- CONFIRM SIZE & SPACING OF ROOF RAFTERS W/ STRUCTURAL DRAWINGS BY OTHERS
- STANDING SEAM METAL ROOF OVER MANF. RECOMMENDED UNDER-LAYMENT
- 1X BRIDGING IN-BETWEEN RAFTER TAILS
- K-STYLE GUTTER MATCH EXISTING
- CONT. DRIP EDGE
- CONT. 1X WOOD STRIP
- T&G DECKING
- EXPOSED RAFTER TAIL CUT TO PROFILE
- 2" BED MOULD W/ BLOCKING AS REQD
- HARDY ARTISAN LAP SIDING
- HEADER PER STRUCTURAL
- WINDOW UNIT- INSTALL PER MANF.

- GRACE ICE & WATER SHIELD OVER 3/4" DECKING
- CONFIRM SIZE & SPACING OF ROOF RAFTERS W/ STRUCTURAL DRAWINGS BY OTHERS
- ARCHITECTURAL SHINGLES MATCH EX
- CEILING JOIST PER STRUCTURAL- CONFIRM VAULT W/ HOMEOWNER
- R-30 ICYNENE INSULATION MIN. OR EQUAL
- BLOCKING AS REQD
- (2) 2X TOP PLATES, TYP.
- 1X BRIDGING IN-BETWEEN RAFTER TAILS
- T&G DECKING
- EXPOSED RAFTER TAIL CUT TO PROFILE
- CONT. DRIP EDGE
- CONT. 1X WOOD STRIP
- K-STYLE GUTTER MATCH EXISTING
- 2" BED MOULD W/ BLOCKING AS REQD
- HARDY ARTISAN LAP SIDING
- TYVEK (OR EQUAL) RESIDENTIAL AIR & MOISTURE BARRIER
- 1/2" CDX SHEATHING OVER 2X FRAMING

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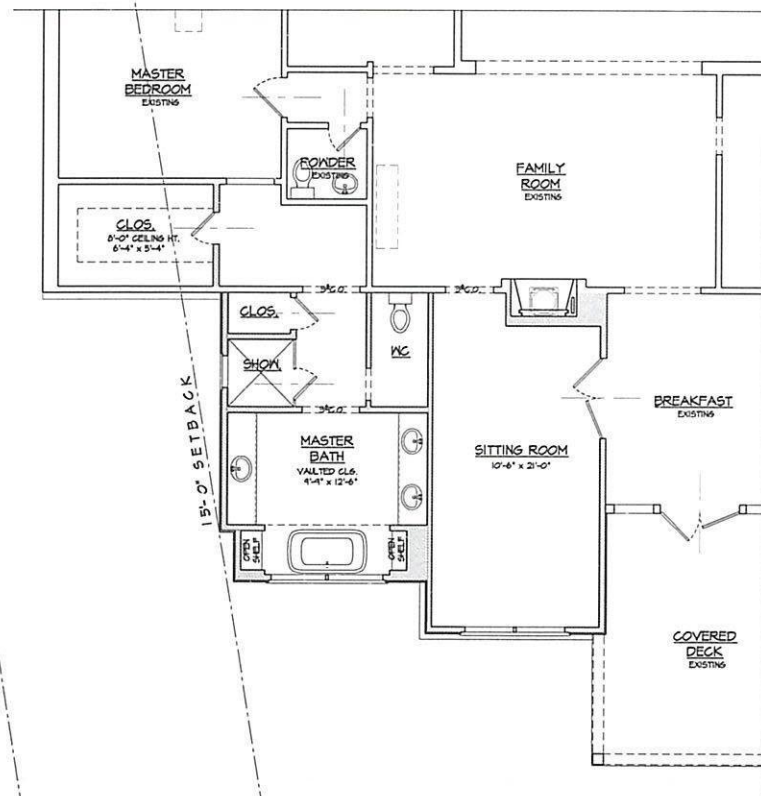
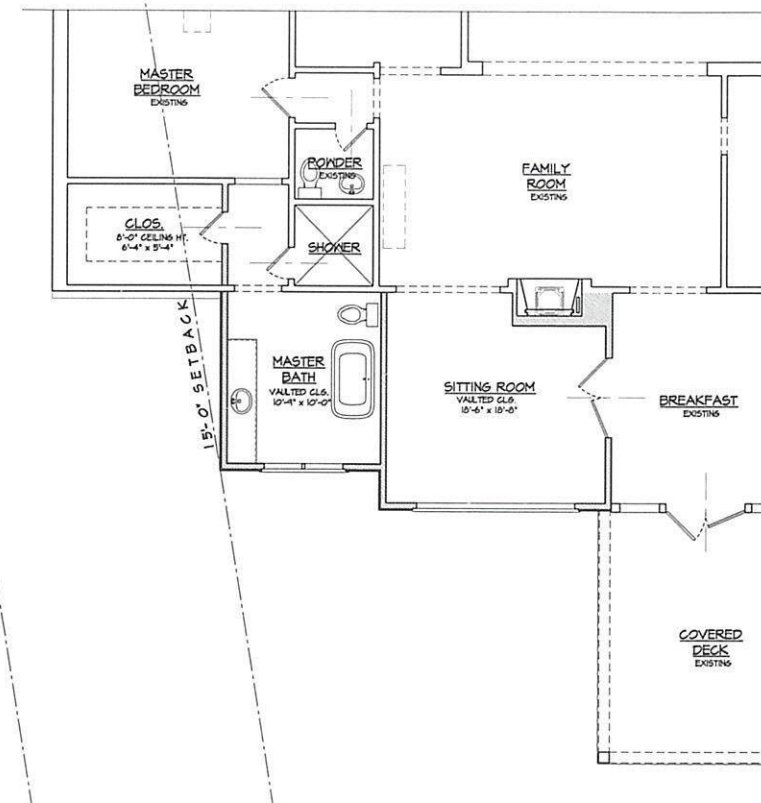
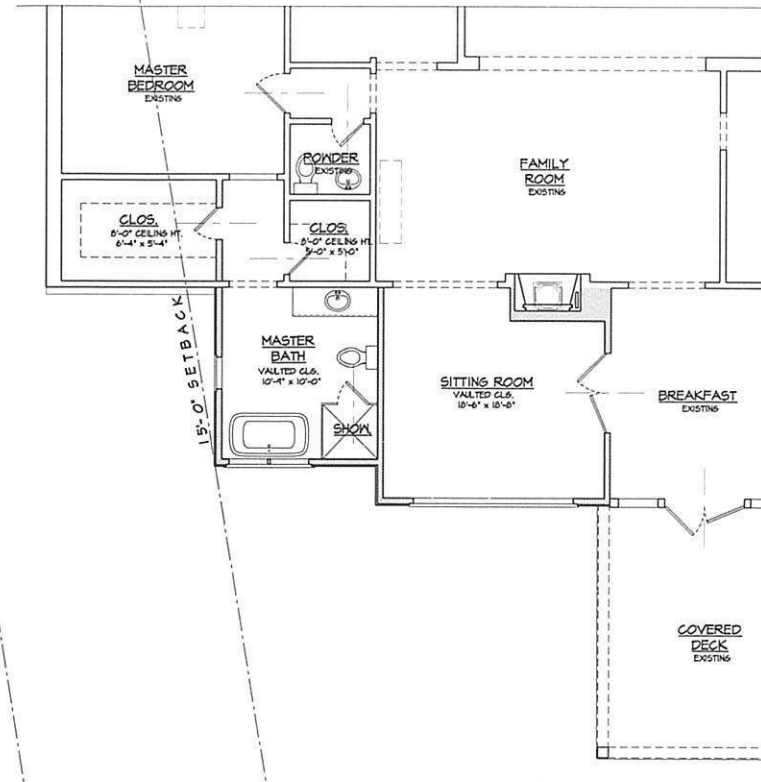
OCT 11 2019

City of Sandy Springs
Community Development

MANNELLY RESIDENCE

ATLANTA, GEORGIA 30350

8040 RIVER CIRCLE



1
A1-14

ALTERNATIVE LAYOUTS

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

DESIGN ISSUES

- 1-LOSS OF A CLOSET
- 2-ENTRY INTO BATH MAKES NO SENSE
- 3-SITTING ROOM IS UNUSABLE
- 4-NO DAYLIGHT INTO LIVING ROOM
- 5-UNUSABLE SQUARE FOOTAGE
- 6-NOT ENOUGH SPACE FOR A MASTER BATH

MECHANICAL ISSUES

- 1-PLUMBING LINES HAVE TO BE RELOCATED
- 2-HVAC CHASE HAS TO BE RELOCATED
- 3-ELECTRICAL PANEL HAS TO BE RELOCATED

NOTE:THE PROPOSED ALTERNATIVE ADDITIONS; REDUCTION IN SEATING AND INABILITY TO PROVIDE DOUBLE VANITIES, IS NOT COMPARABLE TO OTHER HOUSES IN THIS MARKET AND THEREFORE IS UNDESIRABLE

A1-4

10-10-2019



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Community Development

VARIANCE APPLICATION

(Excludes Stream Buffer Variances)

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	☒ alternative designs explored
6 - 7	Variance Analysis	☒
7	Chattahoochee River Corridor Certificate *	☒ or N/A ☐
7 - 8	Survey, Site Plan and Legal Description	☒
9	Fee schedule	N/A
9	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.

* Via telephone conversation between Madalyn Smith and
Jim Santos of ARC as memorialized by e-mail from Madalyn
Smith to Applicant dated September 4, 2019 a copy of which has been submitted with the Application. Planner's initials: MS

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Case No.: V19-0020
Planner's initials: ms

PROPERTY	Address(es): 8040 River Circle, Sandy Springs, Georgia 30350	
	Parcel Tax ID: 0603430001004-4	
	Land Lot(s): 343	Land District(s): 6th District
	Total acreage: 1.2	Council district: 1
	Current zoning: RE-1	Current use: Single Family Home
	Character area: Protected Neighborhood	

APPLICATION

Detailed request (include Ordinance/Code Section No.):

~~Reduce East Sideyard Setback from 15 Feet to 7.5 Feet~~

Encroach into 15' East Sideyard Setback 7.5' for the purpose of improvements to existing residence.

Petitioner: Bernard Mannelly

Petitioner's address: 8040 River Circle, Sandy Springs, Georgia 30350

Phone: [REDACTED]

OWNER	Property owner: Joseph Bernard Mannelly III and Jennifer Allen Mannelly
	Owner's address: 8040 River Circle, Sandy Springs, Georgia 30350
	Phone [REDACTED]
	Signature (authorizing initiation of the process): <i>Joseph Bernard Mannelly III</i> <i>Jennifer Allen Mannelly</i> Joseph Bernard Mannelly III Jennifer Allen Mannelly If the property is under contract and the owner is unavailable to sign, provide a copy of the contract

Pre-application meeting date: 8/28/19	Anticipated application date: 10/1/19
Anticipated BOA date: 11/12/19	
ADDITIONAL INFORMATION NEEDED:	
Provide alternatives explored in letter of intent by 10/12/19	
site plan needs to reflect everything on survey that is to remain, providing dimension on site plan	



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AUTHORIZATION FORM – PART I

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

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.	
Owner's name: Joseph Bernard Mannelly III	Sworn and subscribed before me this 29th day of August 20 19 Notary public: Seal: Commission expires:
Address: 8040 River Circle	
City, State, Zip Code: Sandy Springs, Georgia 30350	
Email address: [REDACTED]	
Phone number: [REDACTED]	
Owner's signature: Joseph Bernard Mannelly III	

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: Joseph Bernard Mannelly III	Sworn and subscribed before me this 29th day of August 20 19 Notary public: Seal: Commission expires:
Company name: N/A	
Address: 8040 River Circle	
City, State, Zip Code: Sandy Springs, Georgia 30350	
Email address: [REDACTED]	
Phone number: [REDACTED]	
Applicant's signature: Joseph Bernard Mannelly III	



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City of Sandy Springs
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AUTHORIZATION FORM - PART I

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

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.	
Owner's name: Jennifer Allen Mannelly	Sworn and subscribed before me this 29th day of August 20 19 Notary public: Seal: Commission expires:
Address: 8040 River Circle	
City, State, Zip Code: Sandy Springs, Georgia 30350	
Email address: [REDACTED]	
Phone number: (404) 932-4066	
Owner's signature: Jennifer Allen Mannelly	

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: Joseph Bernard Mannelly III	Sworn and subscribed before me this 29th day of August 20 19 Notary public: Seal: Commission expires:
Company name: N/A	
Address: 8040 River Circle	
City, State, Zip Code: Sandy Springs, Georgia 30350	
Email address: jbmannelly@icloud.com	
Phone number: (404) 932-4066	
Applicant's signature: Joseph Bernard Mannelly III	



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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:	Nathan V. Hendricks III
Company name:	SAME
Address:	[REDACTED]
City, State, Zip	[REDACTED] 328
Email address:	[REDACTED]
Phone number:	[REDACTED]
Agent's signature	[Signature]
Applicant's signature:	[Signature]

Joseph Bernard Mannelly III

Sworn and subscribed before me this	
29th day of	August 20 19
Notary public:	[Signature]
Seal:	[Seal]
Commission expires:	

OCT 01 2019

LETTER OF INTENT

City of Sandy Springs
Community Development

The subject property contains approximately 1.057 acres and is located on the westerly side of River Circle and is commonly known as 8040 River Circle, Sandy Springs, Georgia 30350 (the "Property"). The Property is zoned to the RE-1 Classification.

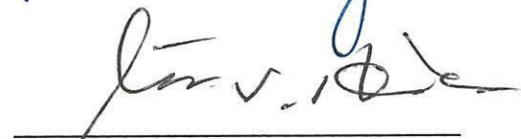
The northerly side yard setback under the RE-1 Classification is 15 feet and the Applicant files this Variance Application to request that the northerly side yard setback be encroached upon by 7.5 feet for the purpose of adding an addition of approximately 635 square feet to the existing residence containing approximately 3,302 square feet which addition shall consist of a master bedroom and bathroom. The owners purchased the Property in 2014. Given the constraints of topography as shall be noted and the pie shape of the Property, the existing residence could only be reasonably cited in its present location. The constraints of topography consist of the fact that to the south the topography is at a level of 1050 and to the north, approaching the side yard setback for which relief is being sought, the level is 1030 resulting in a 20 foot drop. The existing residence is in the middle of the Property at a level of 1040 and to the west, being the rear yard, the level is 1020 resulting in a 20 foot drop. The residence as noted is at a level of 1040 with the northerly Property line being at a level of 1030 resulting in a 10 foot drop and being the area for which variance relief is being sought. The Property was previously zoned to the R-1 Classification prior to the adoption by the Mayor and City Council of the new Zoning Map on August 15, 2017, which R-1 Classification provided for a side yard setback of 25 feet which as shown by the Site Plan submitted by the Applicant simultaneously with this Application confirms a side yard setback violation under the previously existing R-1 zoning. The existing residence is approximately 6.4 feet from the northerly Property line and thus through the rework of the construction of the existing residence planned by the Applicant the result will be less of an encroachment into the side yard setback. The existing residence consists of a finished basement with two (2) additional levels. To require strict compliance with the RE-1 side yard setback from which relief is being sought would place an unnecessary hardship on the Applicant as the condition of the present citing of the existing residence on the Property was not the result of action or inaction by the current Property Owner and the Applicant has examined alternative plans for the rework of the northerly side of the residence with none being reasonable alternatives.

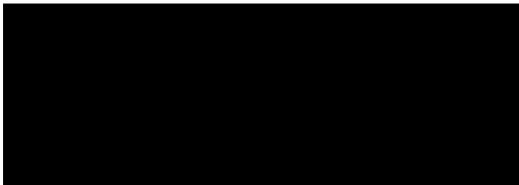
This Variance request, if approved, would result in development that is consistent with the general intent of the Development Code, with the Comprehensive Plan policies and would not be detrimental to the public good, safety and welfare. Therefore, this Application for Variance relief is entirely appropriate and the appropriateness of this Variance Application and the constitutional assertions of the Applicant are more particularly stated and set forth on Exhibit "A" attached hereto and by reference thereto made a part hereof.

Now, therefore, the Applicant requests that this Variance Application be approved as submitted in order that the Applicant be able to proceed with the lawful use and development of the Property.

APPLICANT:


Joseph Bernard Mannelly III


Nathan V. Hendricks III
Attorney for the Applicant



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Community Development

The house located at 8040 River Circle, Sandy Springs, GA, 30350 was developed and sited on the lot to incorporate the topographic constraints of the lot. The lot slopes 10' downward to the northern property line and 20' downward to the western and northwestern property line. The house's location on the lot provided the most preferable location in regard to levelness of the pad, access to River Circle, integration into the public utilities, and location and proper percolation of the septic system.

At the time of house's construction, 1978, the property was zoned R-1 (unincorporated Fulton County). Per the R-1 zoning classification, a minimum 25' side yard setback was required. The existing house was constructed 6' 4" from the adjoining property line thus in violation of the 25' side yard setback. To be adherence with the 25' side yard setback, the majority of the following rooms / living spaces would need to be removed:

- 1) a significant portion of the basement bedroom
- 2) the entire basement bedroom closet
- 3) unfinished work room which houses the HVAC system, water heater, and electrical panels
- 4) first floor-bedroom
- 5) the entire first-floor bedroom closet
- 6) the entire first-floor bathroom
- 7) the entire first-floor half bathroom
- 8) second floor bedroom
- 9) the entire second-floor bedroom closet
- 10) the entire second-floor bathroom
- 11) roof

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Community Development

The current zoning of the property, RE-1 per City of Sandy Springs, requires a minimum 15' side yard setback. To be adherence with the 15' side yard setback, a significant portion of the following rooms / living spaces would need to be removed:

- 1) portion of the basement bedroom and closet
- 2) portion of the unfinished work room which houses the HVAC system, water heater, and electrical panels
- 3) portion of first-floor bedroom
- 4) entire first-floor bedroom closet
- 4) portion of the first-floor bathroom, which includes the sink
- 5) portion of the second-floor bedroom
- 6) entire second-floor bedroom closet
- 6) portion of second-floor bathroom, which includes two sinks
- 7) roof

To be in adherence with either side yard setbacks, the exterior load-bearing wall would have to be removed and render the house inhabitable during the time frame of the house's reconstruction.

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City of Sandy Springs
Community DevelopmentVARIANCE APPLICATION RESPONSES TO Section 11.6.2. Standards for
Variance Application Pertaining to 8040 River Circle Property:

1. The Property is burdened by extraordinary and exceptional conditions of topography. The Applicant is requesting the ability to encroach into the 15 foot side yard setback along the northerly Property line by a distance of 7.5 feet for the purpose of improvements to the existing residence on the Property. From the northerly side of the existing residence on the Property, the topography drops approximately 10 feet to the north and approximately 20 feet to the west, being the rear portion of the Property. It is to be noted that given the constraints of the topography noted the residence on the Property could only reasonably be cited in its present location given the constraints of the topography and the pie shape of the rear portion of the Property. Also to be noted is the fact that under the previous R-1 Zoning Classification to which the Property was subject which provided for a 25 foot side yard setback, there was already a violation of the side yard setback as the original residence as cited on the Property was 6.4 feet from the northerly Property line, being the side yard. Accordingly, additionally, it would create an unnecessary hardship on the Applicant to comply with the RE-1 side yard setback requirement of 15 feet and not merely be an inconvenience to the Applicant.
2. By virtue of the fact that the previously existing driveway area was reworked pursuant to a Land Disturbance Permit and Landscaping Plan issued by the City of Sandy Springs in 2014 there was demonstration of conservation of the land and natural resources.
3. While there are no trees proposed to be displaced as shown on the Site Plan and with appropriate additional landscaping being made, the result shall be a preservation and enhancement of the tree canopy in this residential area.
4. As a result of the proposed improvement of the residence with a new master bedroom and bath, confirmation is made as to the reinvestment in this established neighborhood that preserves and reinforces its unique characteristics.
5. Promoting development along transit corridors with a view towards mixed-use is not applicable.
6. The Site Plan and accompanying elevations demonstrate standards for compatible transitions of use, building scale and height between existing and new development.
7. As above referenced the Site Plan and accompanying elevations provide building and site design standards that address the public aspects of private development and how building form, placement, and uses contribute to the quality of the public realm.
8. With no rework of the existing driveway and turnaround area as permitted by Sandy Springs in 2014 providing parking and access standards that appropriately balance pedestrian and vehicular needs has resulted in safe pedestrian environments of the highest quality.

9. The quality of the additional landscaping proposed by the Applicant and the building design evidenced by the elevations advance the function and beauty of Sandy Springs.
10. The Site Plan and elevations which shall serve as the basis for the Building Permit to be submitted provide clear regulations and processes that shall result in what is predictable, efficient and coordinated development review.
11. Given the allowable area for maximum lot coverate is 20% as confirmed by Jim Santos of the ARC and the Applicant is proposeing 20%, there is evidenced conservation of land, energy and natural resources. NOTE: See copy of September 4, 2019 e-mail from Madalyn Smith to the Applicant attached.
12. Promoting diverse housing options is not applicable.
13. Providing standards for interconnected streets and development patterns is not applicable.

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City of Sandy Springs
Community Development

From: "Smith, Madalyn" <Madalyn.Smith@sandyspringsga.gov>
Date: September 4, 2019 at 8:32:11 AM EDT
To: [REDACTED]
Subject: RE: Pre-Application Meeting, 8040 River Circle

Good Morning Mr. Mannelly,

I spoke with Mr. Santo late last week regarding your lot.

Per my conversation with Mr. Santo, despite the designation of Category E, because this case—RC-78-41—was a "fast-track" review, 20% impervious surface is allowed *at the discretion of the local jurisdiction*. After conversation with both James Sanders, the Chief Environmental Compliance Officer, and Ginger Sottile, Director of Community Development, we determined that a limit of 20% impervious will be allowed in this situation.

This decision should be notated in your plan set along with the calculations. It can be notated as follows, "Per ARC Staff, 20% impervious is allowed for "fast-tracked" reviews at the discretion of the local jurisdiction."

Let me know if you have any further questions.

Best,
Madalyn Smith
Planner I
City of Sandy Springs
1 Galambos Way,
Sandy Springs, GA 30328
Phone: 770.206.2077
Email: madalyn.smith@SandySpringsga.gov

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City of Sandy Springs
Community Development

Legal Description

All that tract or parcel of land lying and being in Land Lot 343 of the 6th District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a point being the southern mitered intersection of the southwesterly Right of Way of River Circle (60' R/W) and northwesterly Right of Way of Jett Ferry Road (50' R/W); thence running along the Right of Way of River Circle 751.04 feet to an iron pin set and the TRUE POINT OF BEGINNING, from point thus established thence leaving said Right of way and running South 63° 28' 35" West a distance of 170.90 feet to an iron pin set; thence North 29° 50' 00" West a distance of 299.30 feet to a ½" rebar found; thence South 87° 23' 07" East a distance of 264.48 feet to a scribe set on a transformer on the aforementioned Right of Way of River Circle; thence running along said Right of Way along a curve to the left an arc length of 179.25 feet, (said curve having a radius of 246.59 feet, with a chord bearing of South 12° 23' 03" East, and a chord length of 175.33 feet) to the TRUE POINT OF BEGINNING. Said tract contains 1.057 Acres (46,033 Square Feet).

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Community Development

Exhibit "A"

APPROPRIATENESS OF APPLICATION

AND

CONSTITUTIONAL ASSERTIONS

The refusal to approve the Variance requested will result in a taking of the Appellant's valuable property rights in violation of the just compensation clause of the Constitution of Georgia 1983, Article 1, Section 3, Paragraph 1 and the just compensation clause of the Fifth Amendment to the United States Constitution. Further such refusal to approve the requested Variance discriminates in an arbitrary, unreasonable, capricious and unconstitutional manner between the Appellant and owners of similarly situated property in violation of Article 1, Section, Paragraph 2, of the Constitution of the State of Georgia and in violation of the equal protection clause of the Fourteenth Amendment to the United States Constitution. Additionally, such refusal to approve the requested Variance would constitute a gross abuse of discretion and would constitute a violation of the Appellant's rights to substantive and procedural due process as guaranteed by the Constitution of the State of Georgia 1983, Article 1, Section 1, Paragraph 1 as well as the Fifth Amendment and Fourteenth Amendment to the United States Constitution.

Any approval of this Variance request subject to conditions which are different from the conditions requested by the Appellant, to the extent such different conditions would have the effect of further restricting the Appellant's utilization of the subject property would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove. The refusal to approve this requested Variance would result in a real, substantial and significantly detrimental hardship to be borne by the Appellant without any corresponding public benefit or legitimate connection to public health, safety, morals and general welfare. The community at large will not be affected by the approval of the requested Variance.

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City of Sandy Springs
Community Development

September 23, 2019

Ms. Madalyn Smith
Community Development
Planner
City of Sandy Springs
City Hall
1 Galambos Way
Sandy Springs, GA 30328

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City of Sandy Springs
Community Development

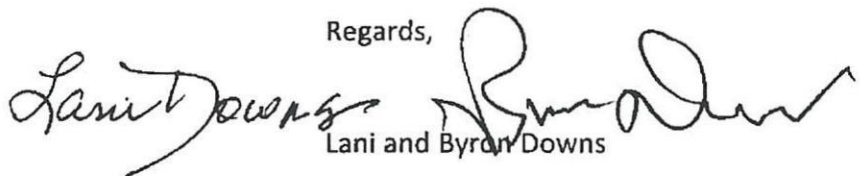
Re: Variance for proposed Mannelly Family residence
8040 River Circle Sandy Springs, GA 30350

Ms. Smith,

Our names are Lani and Byron Downs. We live at 8050 River Circle, Sandy Springs, GA 30350. Our home is directly adjacent to Jennifer and Bernard Mannelly.

Jennifer and Bernard Mannelly have presented their request to us. We have reviewed the plans and are in full support of the proposed addition to their residence. If you have any further questions please feel free to contact us at [REDACTED]

Regards,


Lani and Byron Downs

September 23, 2019

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Ms. Madalyn Smith
Community Development
Planner
City of Sandy Springs
City Hall
1 Galambos Way
Sandy Springs, GA 30328

City of Sandy Springs
Community Development

Re: Variance for proposed Mannelly Family residence
8040 River Circle Sandy Springs, GA 30350

Ms. Smith,

Our names are Lani and Byron Downs. We live at 8050 River Circle, Sandy Springs, GA 30350. Our home is directly adjacent to Jennifer and Bernard Mannelly.

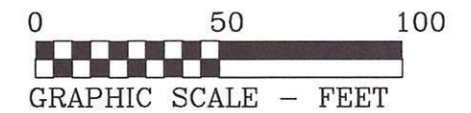
Jennifer and Bernard Mannelly have presented their request to us. We have reviewed the plans and are in full support of the proposed addition to their residence. If you have any further questions please feel free to contact us at [REDACTED]

Regards,


Lani and Byron Downs

THE TOPOGRAPHIC INFORMATION SHOWN IS
FROM A GROUND RUN SURVEY BY TECHNICAL
SURVEY SERVICES, INC. ELEVATION IS SCALED
FROM USGS QUAD SHEET

THE SUBJECT PROPERTY LIES WITHIN A ZONE "X"
FLOOD DESIGNATION PER F.I.R.M. MAP NUMBER
13121C0160 F, EFFECTIVE DATE JUNE 18, 2010.
ZONE "X" IS DEFINED AS AREAS DETERMINED TO
BE OUTSIDE 500 YEAR FLOOD PLAIN.



ZONED RE-1
60' FRONT SETBACK
15' SIDE SETBACK
40' REAR SETBACK

City of Sandy Springs
Community Development

LEGEND:

IPF	IRON PIN FOUND
IPS	IRON PIN SET
RB	REBAR
OTP	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
R/W	RIGHT OF WAY
WM	WATER METER
24" C&G	24" CURB & GUTTER
LP	LIGHT POLE
-X-	FENCE
-UT-	UNDERGROUND TELEPHONE LINE
-UP-	UNDERGROUND POWER LINE
-W-	WATER LINE
-G-	GAS LINE
□	TRANSFORMER

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 139.551 FEET AND AN ANGULAR
ERROR OF 02" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A TOPCON GTS 235 TOTAL STATION AND AN ALLEGRO DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 442,600 FEET.



LAND LOT 343 6TH DISTRICT
FULTON COUNTY CITY OF SANDY SPRINGS GEORGIA
AUGUST 9, 2013 SCALE: 1" = 50'
SEPTEMBER 27, 2019: REVISE ZONING

TECHNICAL SURVEY SERVICES, INC.
Land Surveyors

1641 AUTUMN BLVD Telephone (770) 922-6391
CONYERS, GEORGIA 30012
JOB: 2013-087 BERNARD.CRD SCREEN FILE: BERNARD.DWG

MANNELLY RESIDENCE

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS
- SPRAY FOAM INSULATION SHALL COMPLY W/ IRC 2012 SECTION 316
- ALL TRIM, FINISHES AND FIXTURES, TBD

CONTACTS

OWNER-
BERNARD MANNELLY
8040 RIVER CIRCLE
ATLANTA, GA 30350
404-932-4066

CONTRACTOR-(24 hr cont)
TOM GERNATT
GERNATT CONSTRUCTION
tom@gernattconstruction.com
770-356-1148

DESIGNER-
STEPHEN HARTH
GERNATT CONSTRUCTION
stephenhath@gmail.com
404-441-7828

LIFE SAFETY CODE LEGEND & WALL LEGEND

- EGRESS WINDOW -
CLEAR OPENING: MIN. AREA 5.7 SF, MIN HEIGHT 24",
MIN. WIDTH 20", MAX. SILL HEIGHT = 44" AFF
- SMOKE/CARBON MONOXIDE DETECTOR - HARD WIRE
- EXHAUST FAN REQUIRED
- GROUND FAULT CIRCUIT INTERRUPTER REQUIRED
- ARC FAULT CIRCUIT INTERRUPTER REQUIRED
- 2 X 4 WOOD FRAME WALL
- 2 X 6 WOOD FRAME WALL
- STONE VENEER
- BRICK VENEER
- POURED CONCRETE WALL

DRAWING LIST

- C-1 TITLE SHEET/SITE PLAN/ APPLICABLE CODES
C-2 ZONING INFO
C-2B ADDITIONAL ZONING INFO
A-0 SURVEY
A-1 FIRST FLOOR PLAN/ EN. SITE PLAN/ ROOF PLAN
A-2 ELEVATIONS/ SECTIONS
A-3 DETAILS

STRUCTURAL

LOT COVERAGE RE-1 ZONING

LOT COVERAGE SQUARE FOOTAGES
LOT SIZE - 46,043 SQ FT
EXISTING HOUSE/PORCH - 3,302 SQ FT
EXISTING DRIVEWAY/WALK - 4,095 SQ FT
ADDITION - 635 SQ FT
TOTAL - 8,032 SQ FT

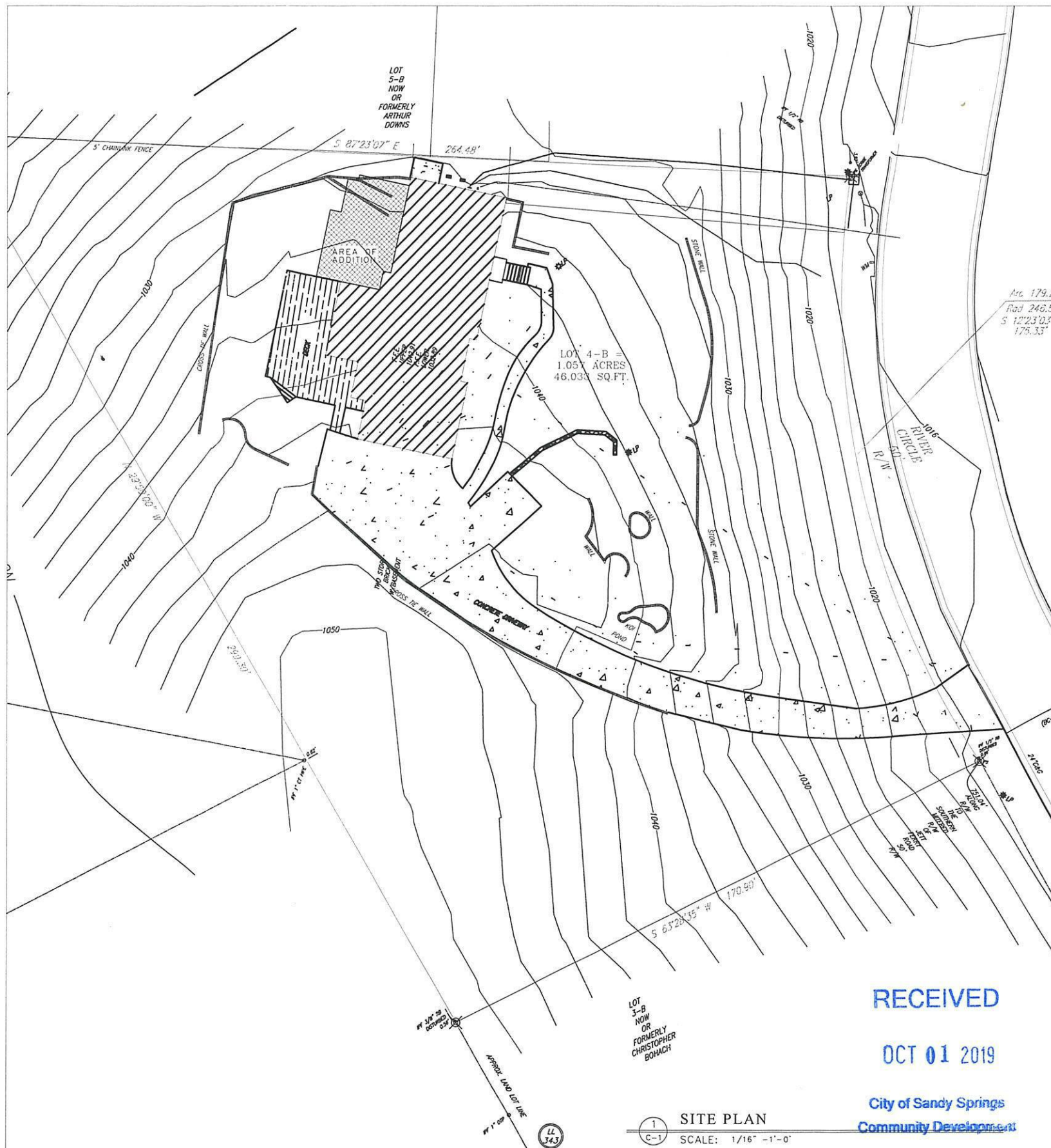
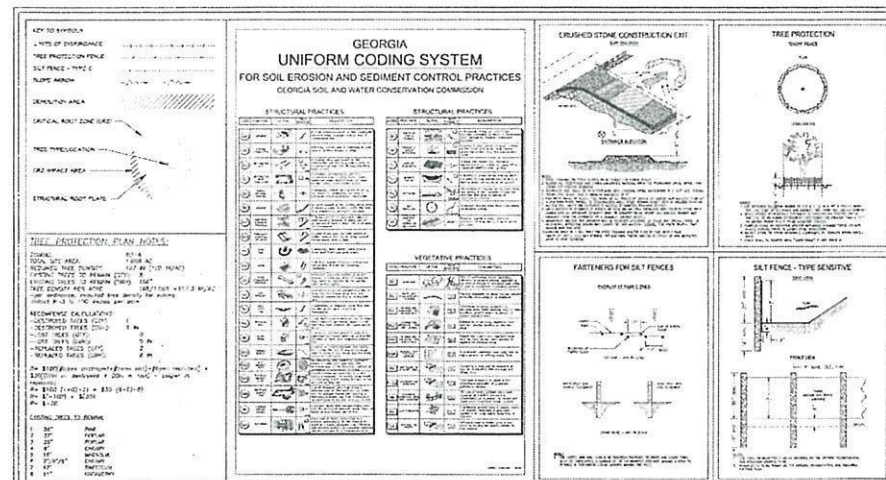
ALLOWABLE .25%
(8,032) / (46,043) = .17 < .25

SCOPE OF WORK

THE ADDITION OF A 635 SQUARE FOOT MASTER BATHROOM AND SUNROOM OFF OF THE REAR OF THE HOUSE AT 8040 RIVER CIRCLE, ATLANTA, GA. 30350 (FORMERLY COLD SPRING TRAIL) IN ACCORDANCE WITH RE-1 ZONING (WHICH WAS ADOPTED BY THE CITY OF SANDY SPRINGS ON AUGUST 15, 2017 AND FORMERLY R-1) AND IN ACCORDANCE WITH RC-78-41 FC, FAST TRACK 78

APPLICABLE CODES

- INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014) (2014 PRESCRIPTIVE DECK DETAILS)
- INTERNATIONAL PLUMBING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014)
- INTERNATIONAL MECHANICAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014)
- INTERNATIONAL FUEL GAS CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014)
- INTERNATIONAL ELECTRICAL CODE, 2011 EDITION (NO GEORGIA AMENDMENTS)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2011)(2012)



MANNELLY RESIDENCE

ATLANTA, GEORGIA 30350

8040 RIVER CIRCLE

C-1

09-30-2019



RE-1 ZONING (ADOPTED FROM R-2)
 MINIMUM LOT SIZE- 1 ACRES
 SIDE SETBACK- 15'-0" / REAR SETBACK 40'-0"

1 SITE PLAN
 C-2 SCALE: 1:100

MANNELLY RESIDENCE

8040 RIVER CIRCLE
 ATLANTA, GEORGIA 30350

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OCT 01 2019

City of Sandy Springs
 Community Development

C-2

09-30-2019



R-1 ZONING
 MINIMUM LOT SIZE- 2 ACRES
 SIDE SETBACK- 25'-0"/ REAR SETBACK 50'-0"

1 SITE PLAN
 C-2B SCALE: 1:100

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8040 RIVER CIRCLE
 ATLANTA, GEORGIA 30350

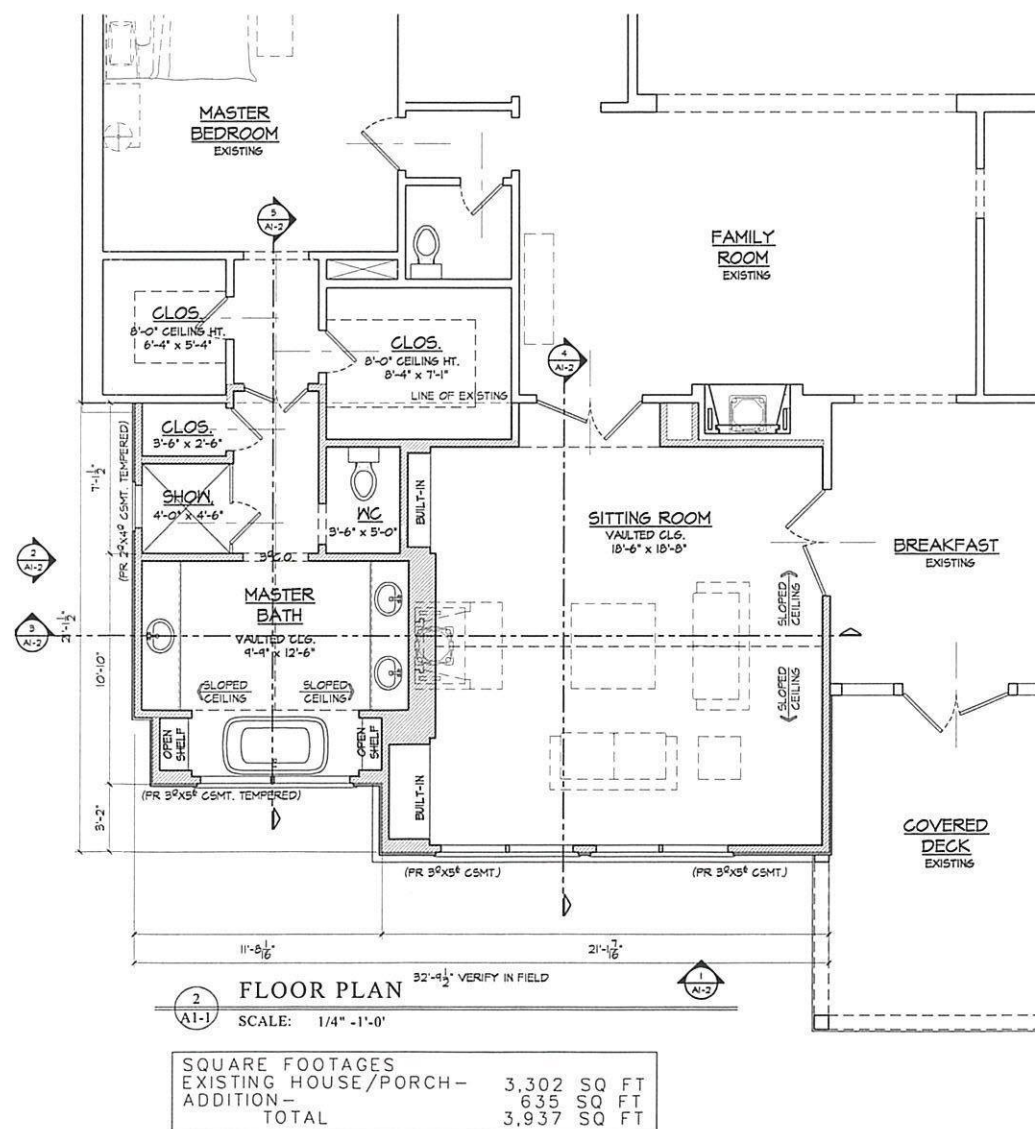
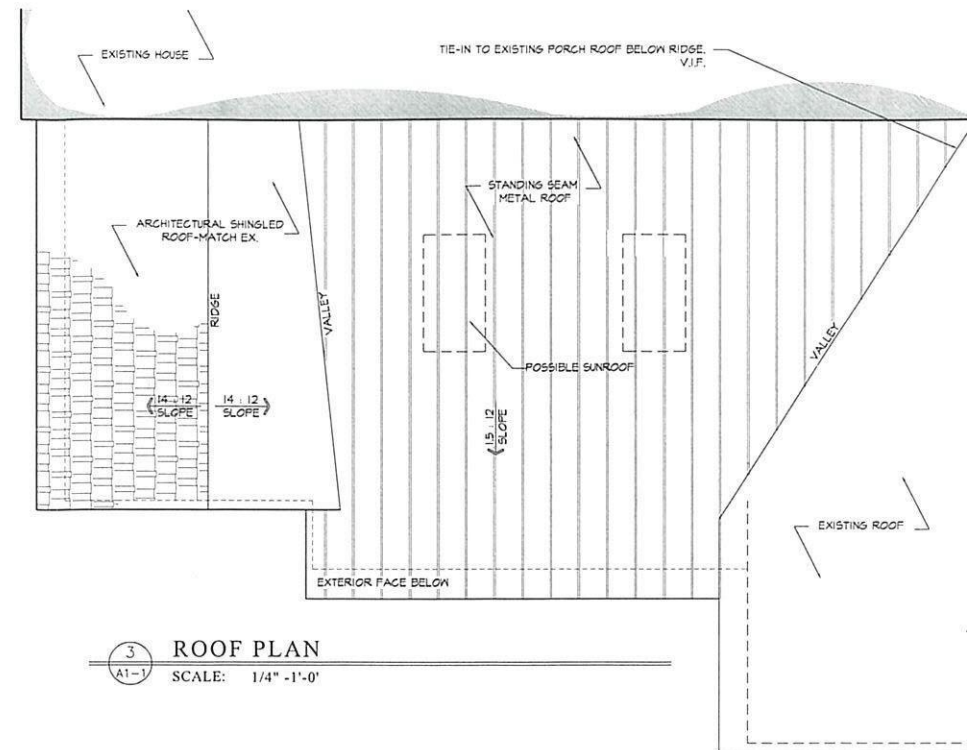
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C-2B

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8040 RIVER CIRCLE

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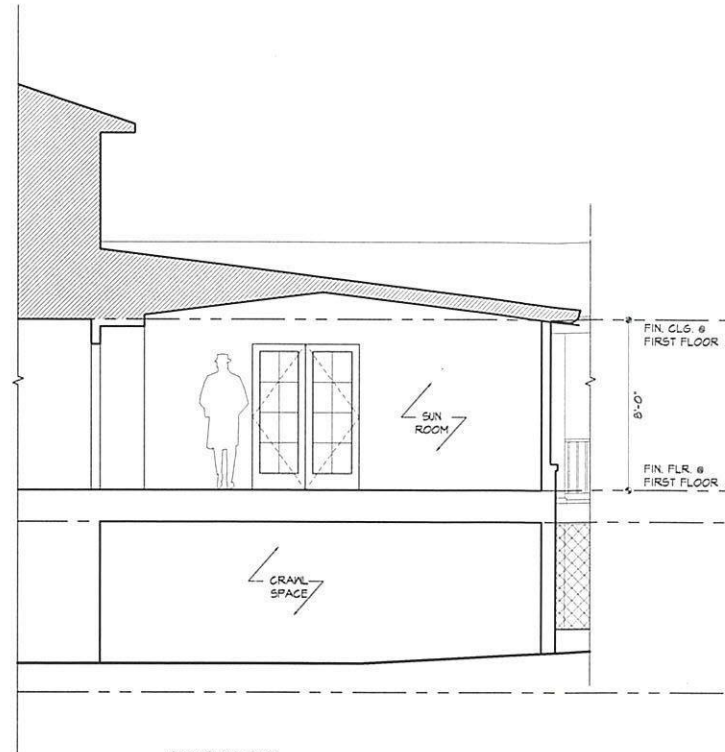
City of Sandy Springs
Community Development

A1-1

09-30-2019



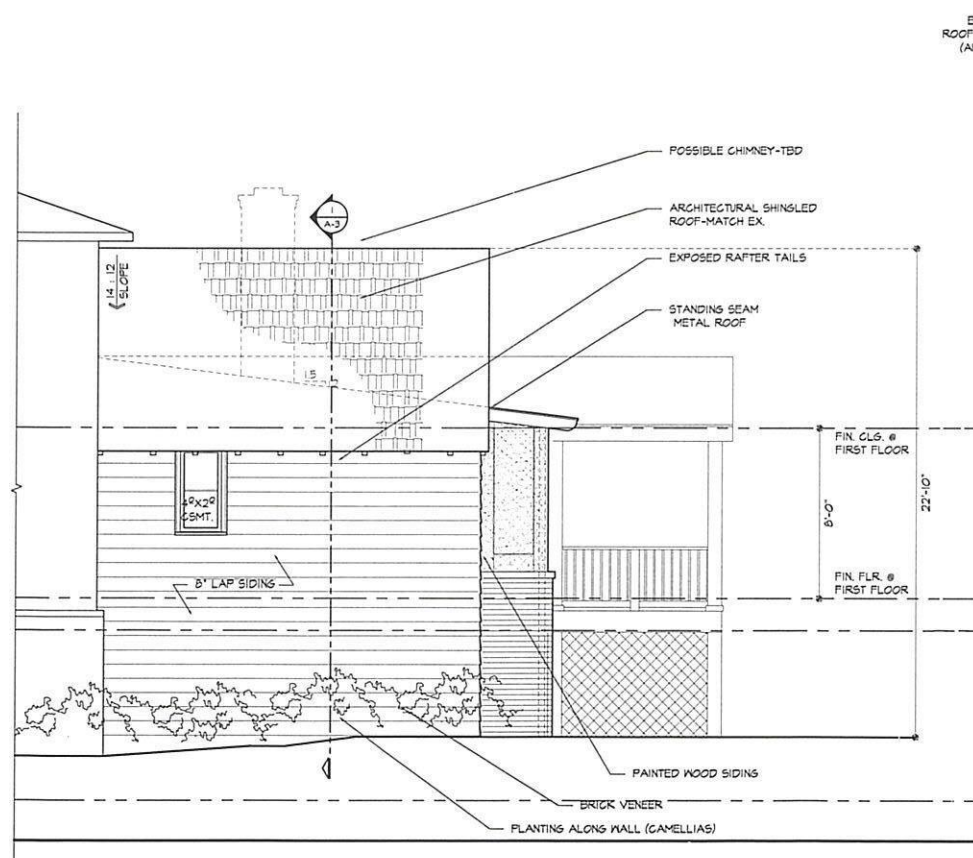
5 TYPE OF PLANTING (CAMELLIAS)
SCALE: NTS



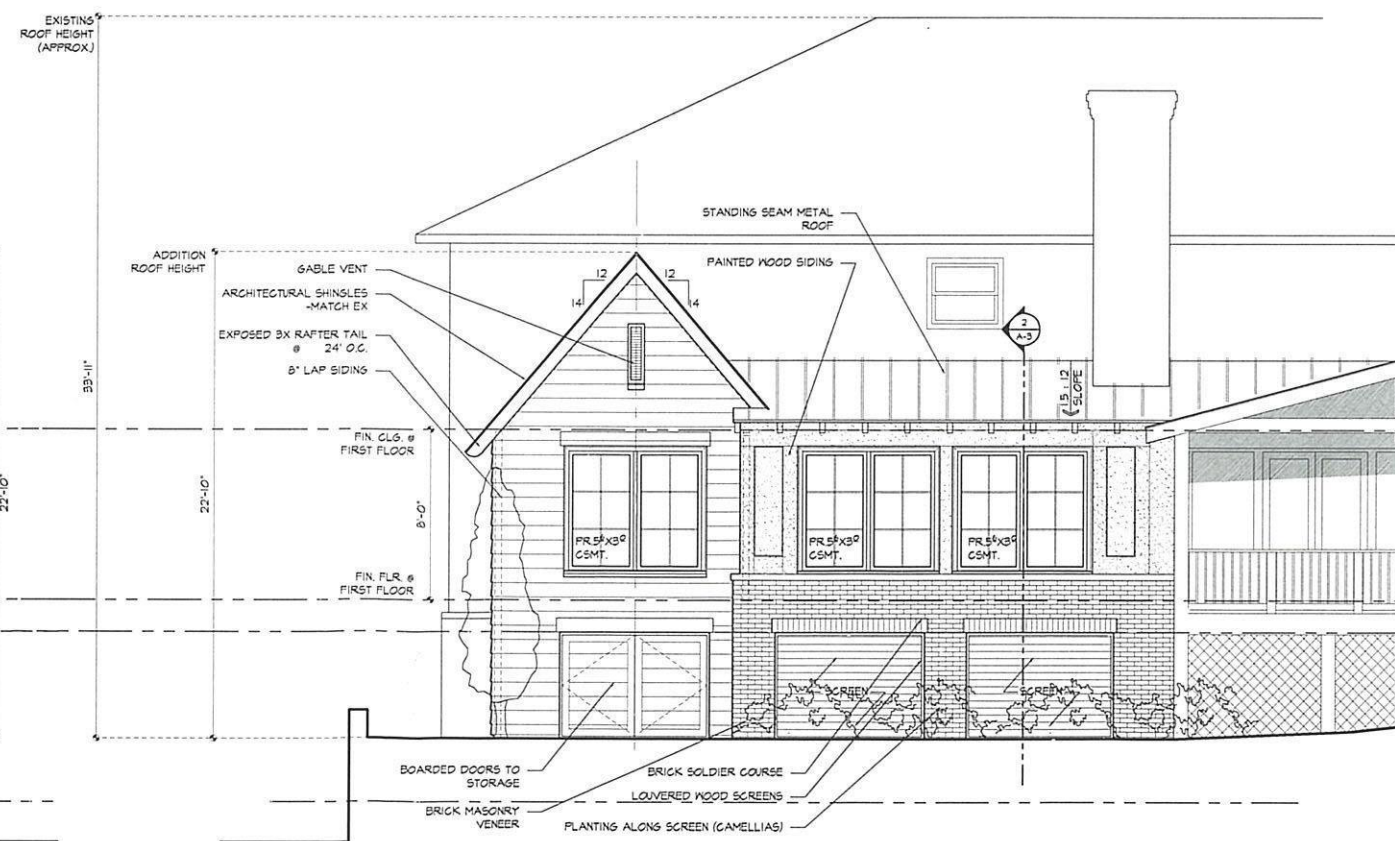
4 SECTION
SCALE: 1/4" = 1'-0"



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



2 SIDE ELEVATION- PARTIAL
SCALE: 1/4" = 1'-0"



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

EXISTING ROOF HEIGHT- 33'-11"
ADDITION ROOF HEIGHT- 22'-10"

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ATLANTA, GEORGIA 30350

8040 RIVER CIRCLE

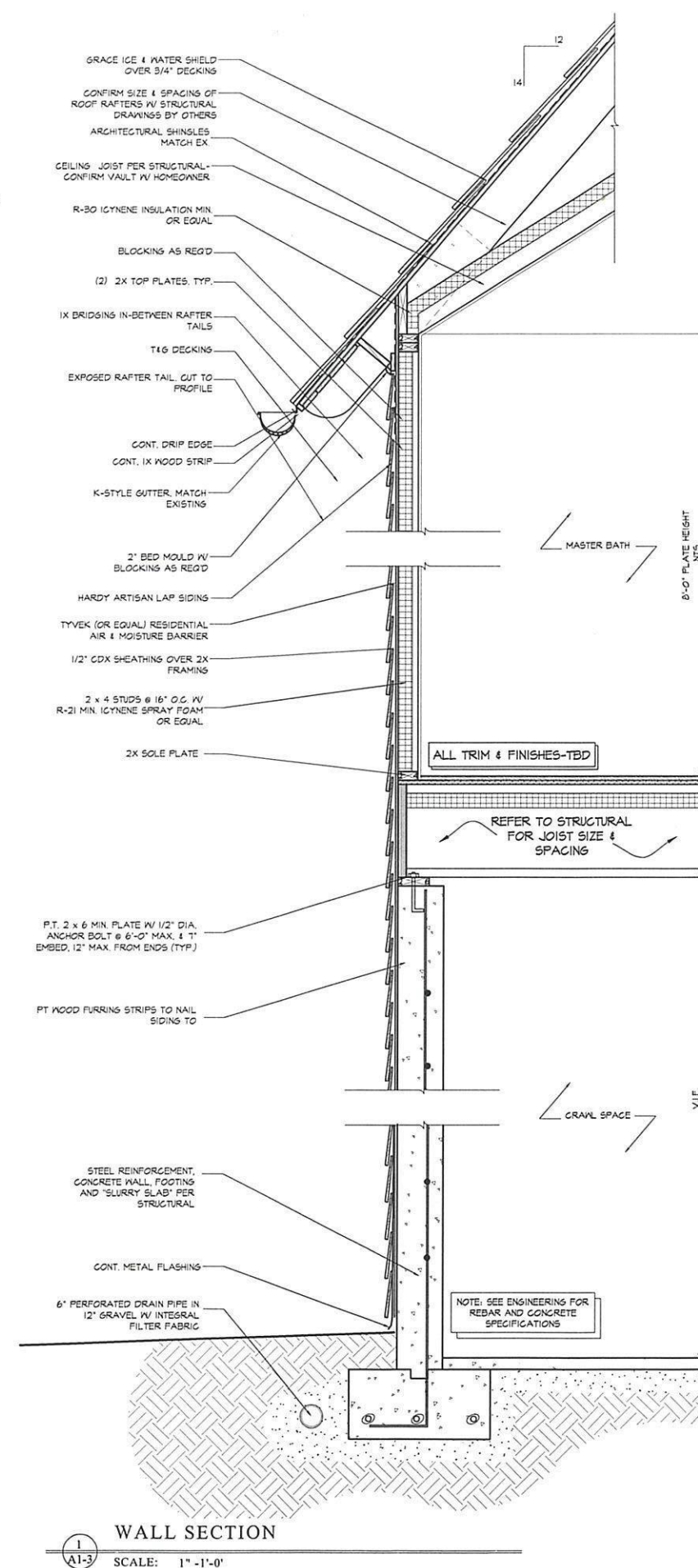
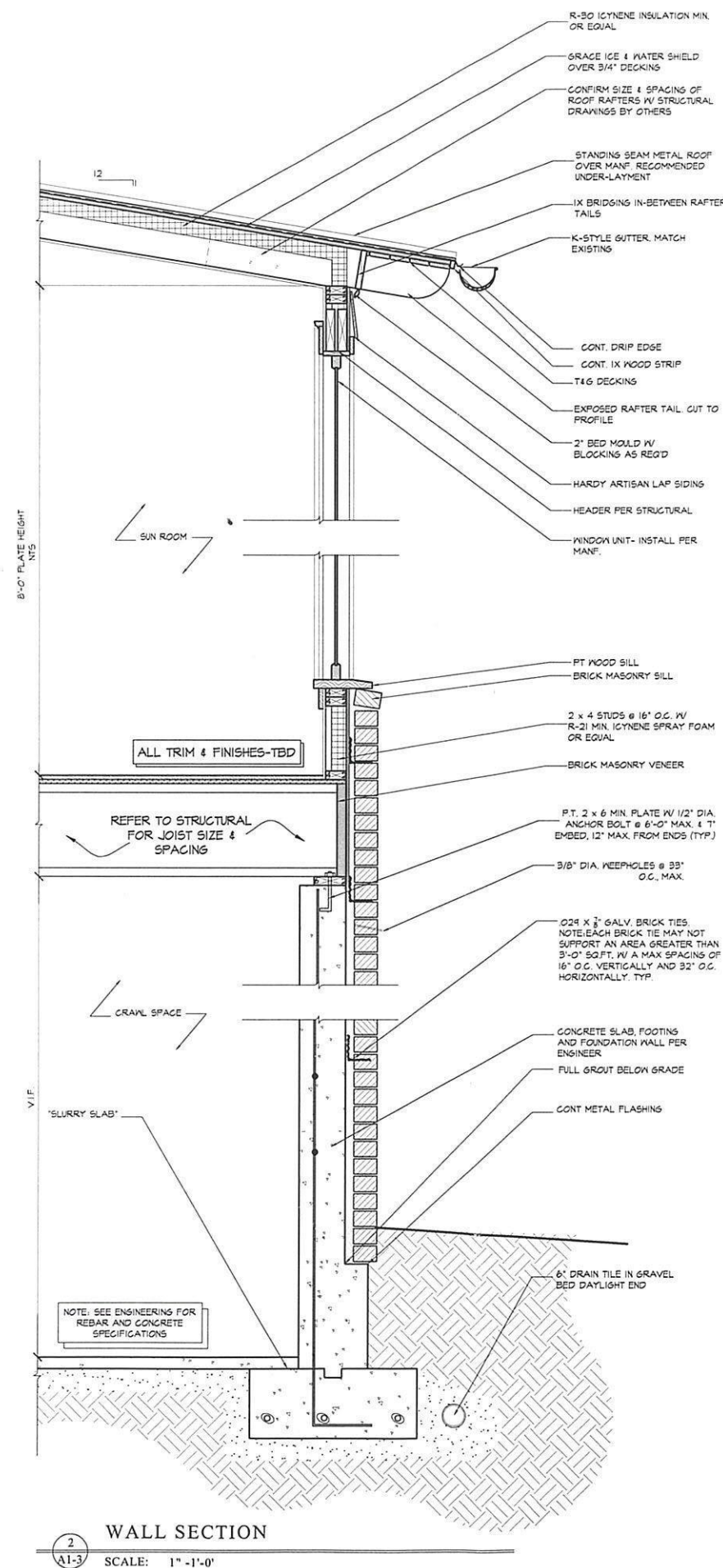
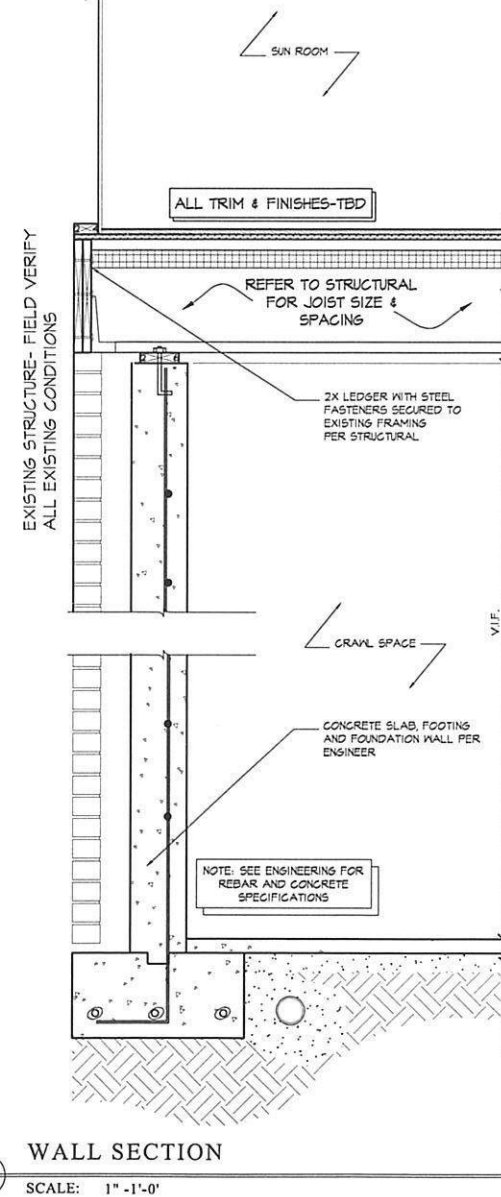
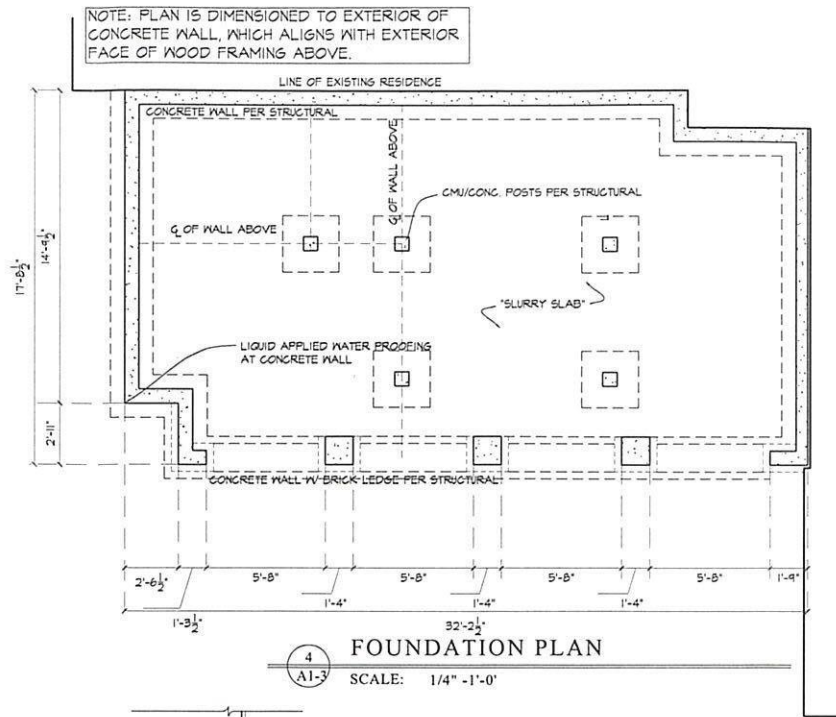
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Community Development

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ATLANTA, GEORGIA 30350

8040 RIVER CIRCLE

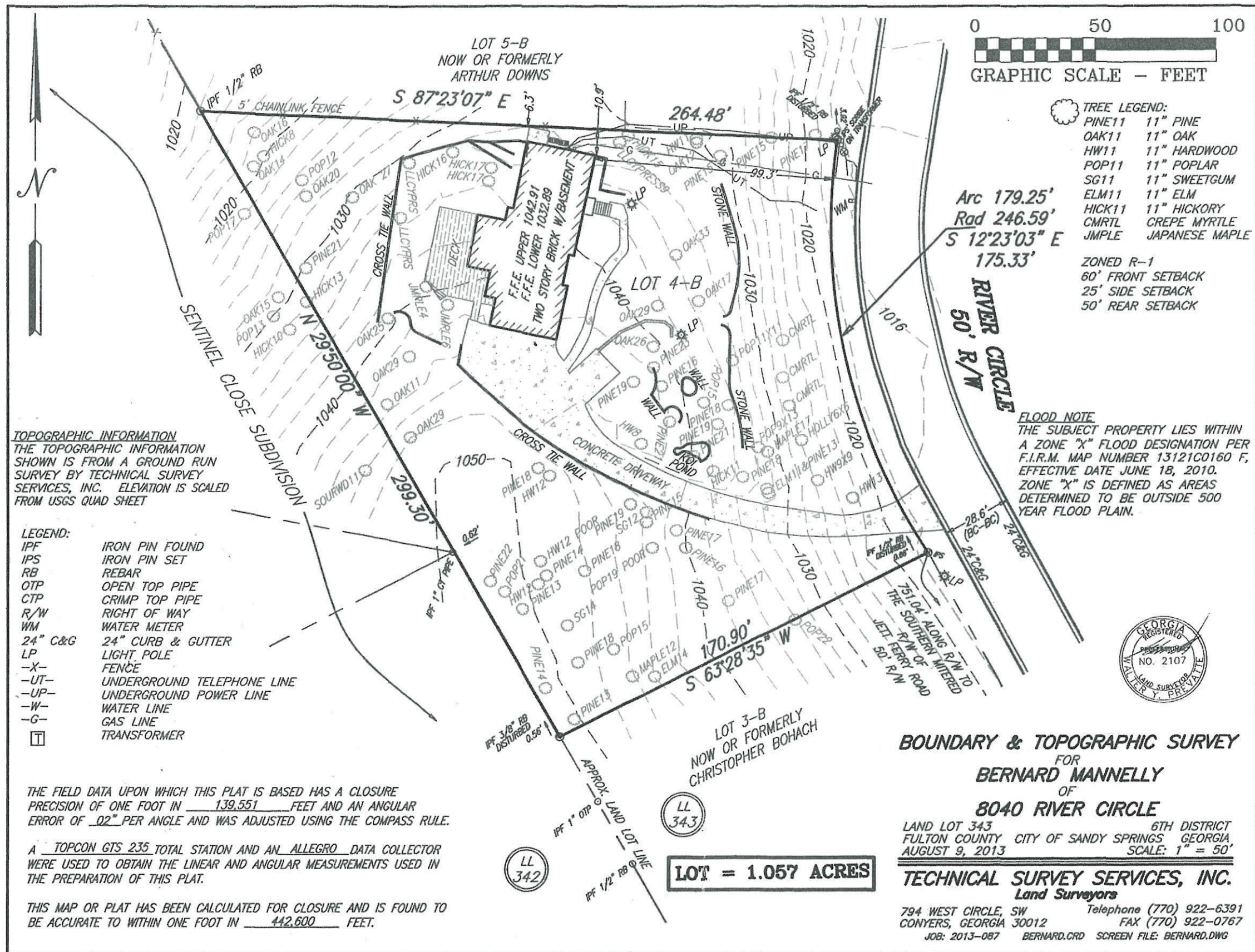
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Community Development

A1-3

09-30-2019



OCT 01 2019

SCOPE:
Remove part of existing driveway, front sidewalk and existing timber walls.
Replace upper driveway with expanded concrete motor court and replace front walkway with paver sidewalk.
Install terraced block walls along left of driveway (2.5' ht) and sod for upper lawn.
Install block wall (6' ht to 8" ht) along front corner of house
Install 2 boulder walls (2.5' ht) in back of property.
Irrigation, sod and landscaping.

SITE INFORMATION:
Total acreage: 1.2 ac
Disturbed area: 39,7
Yards Cut: 615
Yards Fill: 207

Ds1 MULCHING RATES

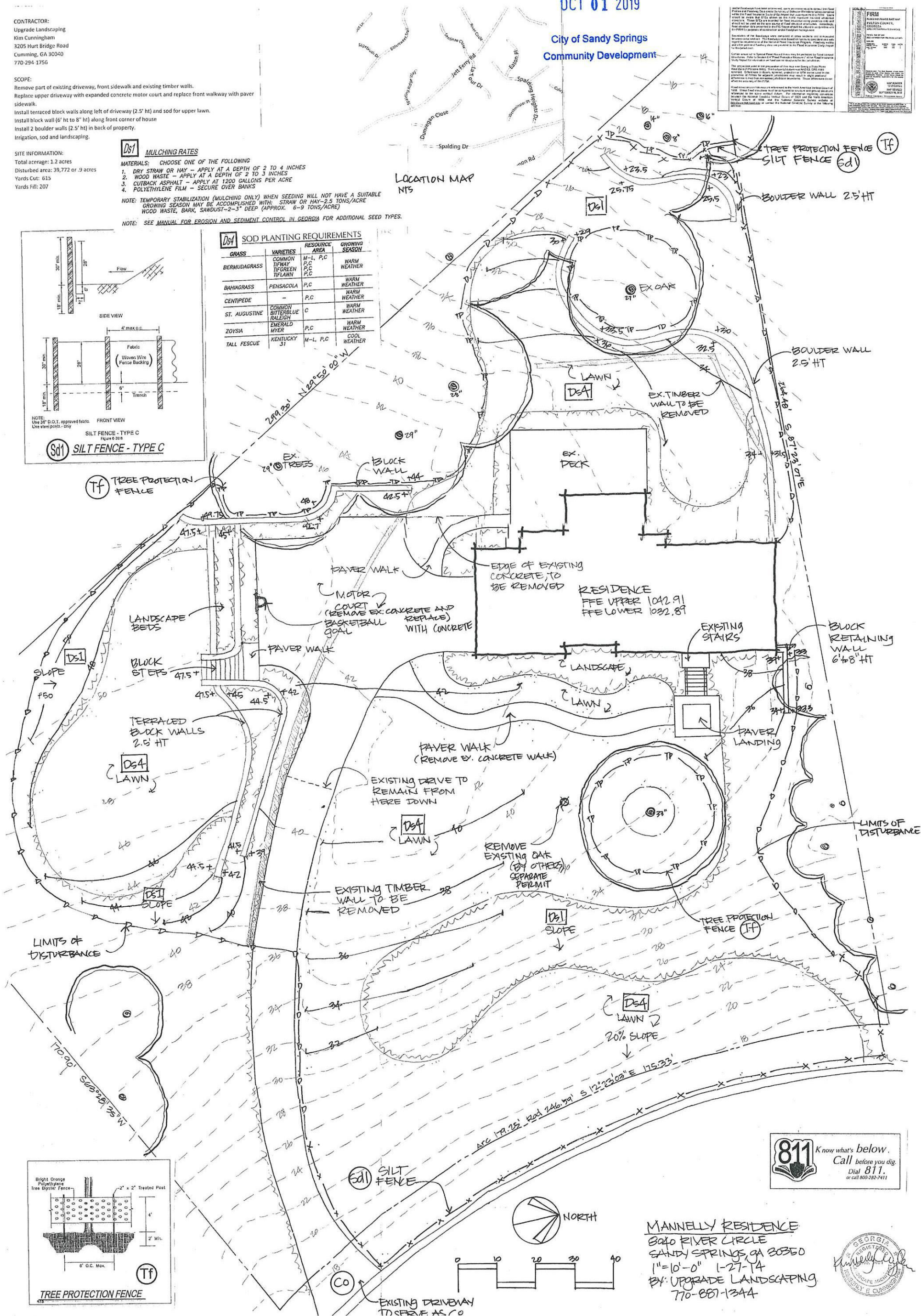
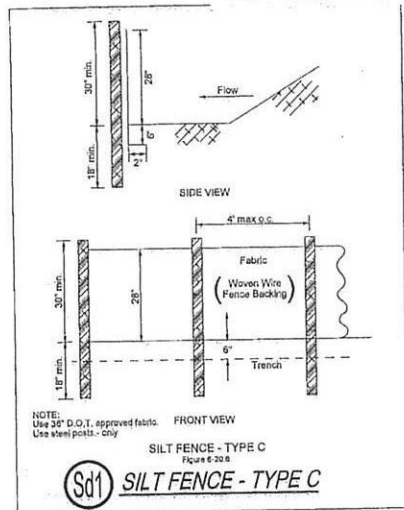
MATERIALS: CHOOSE ONE OF THE FOLLOWING

1. DRY STRAW OR HAY - APPLY AT A DEPTH OF 2 TO 4 INCHES
2. WOOD WASTE - APPLY AT A DEPTH OF 2 TO 3 INCHES
3. CUTBACK ASPHALT - APPLY AT 1200 GALLONS PER ACRE
4. POLYETHYLENE FILM - SECURE OVER BANKS

NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING SEASON MAY BE ACCOMPLISHED WITH: STRAW OR HAY-2.5 TONS/ACRE
WOOD WASTE, BARK, SAWDUST-2-3" DEEP (APPROX. 6-9 TONS/ACRE)

SOD PLANTING REQUIREMENTS

GRASS	VARIETIES	NEGATIVE AREA	SEASON
BERMUDAGRASS	COMMON TIFFIN TIFFREEN TIFFAWN	M-L, P.C P.C P.C	WARM WEATHER
BAHIA GRASS	PENSACOLA	P.C	WARM WEATHER
CENTPEDE	-	P.C	WARM WEATHER
ST. AUGUSTINE	COMMON BITTERBELL BALSCH	C	WARM WEATHER
ZOYSIA	ENERLAD MYER	P.C	WARM WEATHER
TALL FESCUE	KENTUCKY 31	M-L, P.C	COOL WEATHER



MANNELLY RESIDENCE
8040 RIVER CIRCLE
SANDY SPRINGS, GA 30350
1"=10'-0" 1-27-14
BY: UPGRADE LANDSCAPING
770-887-1344

