



SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, December 10, 2019

Case: **V19-0022 – 0 Glenridge Drive**
Staff Contact: Madalyn Smith (msmith@sandyspringsga.gov)
Report Date: December 3, 2019

REQUEST

Requests for the following Variances for the purpose of developing a hotel at 0 Glenridge Drive:

1. Variance from Sec. 5.6.4. to reduce the transparency requirements
2. Variance from Sec. 8.1.10.C. to allow a loading dock between the street and the associated building
3. Variance from Sec. 9.4.3.E. to allow a retaining wall to exceed eight (8) feet in height

APPLICANT

Property Owner: Glenridge Green Partners LLC (contact: John Hardy)	Petitioner: Glenridge Green Partners LLC (contact: John Hardy)	Representative: N/A
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SUMMARY

The applicant requests several Variances for the purpose of developing a hotel (it should be noted that the request for a Variance from Sec. 10.4.3. was withdrawn):

1. Variance from Sec. 5.6.4. to reduce the transparency requirements
2. There is not a compelling reason that would prevent the applicant from meeting the requirements of the Development Code. Staff does not recognize a hardship.
3. Variance from Sec. 8.1.10.C. to allow a loading dock between the street and the associated building

Due to the steep sloping nature of the topography, moving the loading dock to the rear would require extensive engineering in the form of clearing, grading, and ultimately, multiple retaining walls for an additional driveway. Additionally, the necessary wall(s) would likely need to exceed eight (8) feet or encroach into the nearby state waters buffer. Moving the loading dock to the rear would also bring the development closer to the adjacent multi-unit residences, which would not be ideal. It is Staff's opinion that requiring the applicant to provide a loading dock to the rear of the building would impose a hardship on the applicant.

4. Variance from Sec. 9.4.3.E. to allow a retaining wall to exceed eight (8) feet in height

Due to the steep sloping topography, ranging from a 30% slope to 50% slope, and the site's

very narrow layout, proper access requires significant retainage. Retaining walls over eight (8) feet in height are required to be tiered; however, the extreme narrowness of the property makes the use of tiered wall impractical from a development perspective. Therefore, Staff finds that the application of the Development Code would constitute a hardship.

RECOMMENDATION

Department of Community Development

Staff recommends:

Denial of Variance Request #1 from Sec. 5.6.4.

Approval of Variance Request # 2 from Sec. 8.1.10.C.

Approval of Variance Request #3 from Sec. 9.4.3.E.

MATERIALS SUBMITTED AND REVIEWED

Materials:

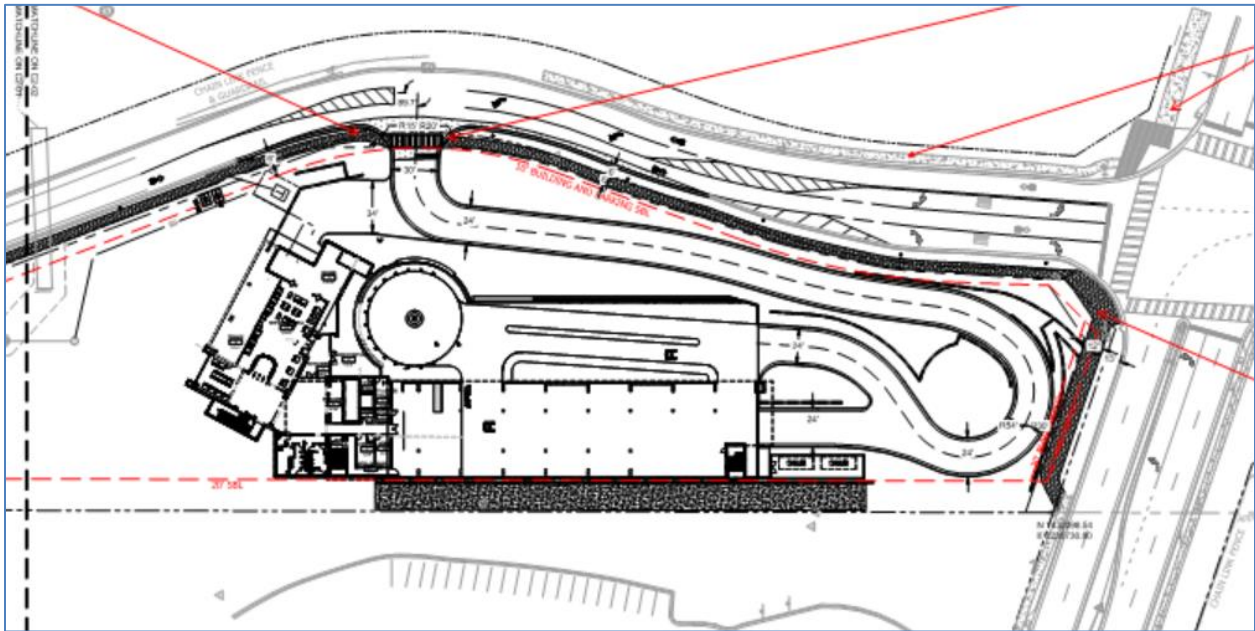
1. Application, received October 28, 2019
2. Application amendments, received November 6, 2019
3. Withdrawal letter, received November 19, 2019

Plans:

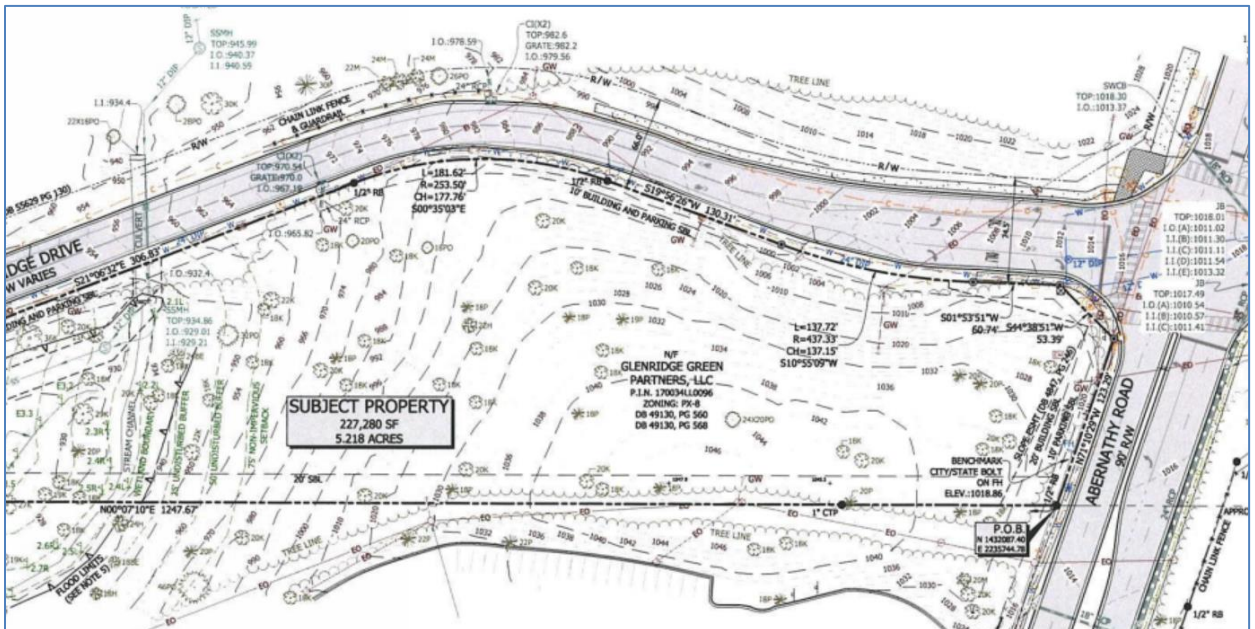
1. “*Mayson House Variance Issuance*,” prepared by Cooper Carry & Kimley Horn, dated October 25, 2019, received October 28, 2019
2. Amendments to “*Mayson House Variance Issuance*,” prepared by Cooper Carry & Kimley Horn, dated October 25, 2019, received November 6, 2019

PROPERTY INFORMATION	
Location:	0 Glenridge Drive (Parcel # 17 0034 LL0096)
Council District:	4 – Reichel
Road frontage:	Approximately 150 feet of frontage on Abernathy Road and Approximately 1400 feet on frontage on Glenridge Drive
Acreage:	Approximately 5.2 acres
Current Zoning:	PX-8 (Perimeter Mixed Use, eight (8) stories maximum height)
Existing Land Use:	Undeveloped
Previous Zoning Cases:	Rezoning Z2000-093 was approved with conditions. Modification M2002-009 was approved with conditions.
Character Area:	Perimeter Center

SITE PLAN (received November 6, 2019) (full size Site Plan in Package)



SURVEY (received October 28, 2019) (full size Survey in Package)



PROPOSED DEVELOPMENT

The applicant proposes to develop this site with a 200,000 square foot, 242-room hotel that would contain guest rooms, meeting space, dining options, and a parking garage. The shape of the property is very narrow, ranging from 150- 200 feet in width. The topography of this site slopes up from Abernathy Road and Glenridge Drive to the crest of a hill. The building would be situated on the crest of the hill and the front half of the property. The applicant also proposes to utilize the back half of the property for a “biergarten.” The rear of the property has significant hydrological challenges that necessitate additional Variance requests but are separate from this request.



Sloping topography shown from the corner of Abernathy Road and Glenridge Drive
(photo from Google Street View)



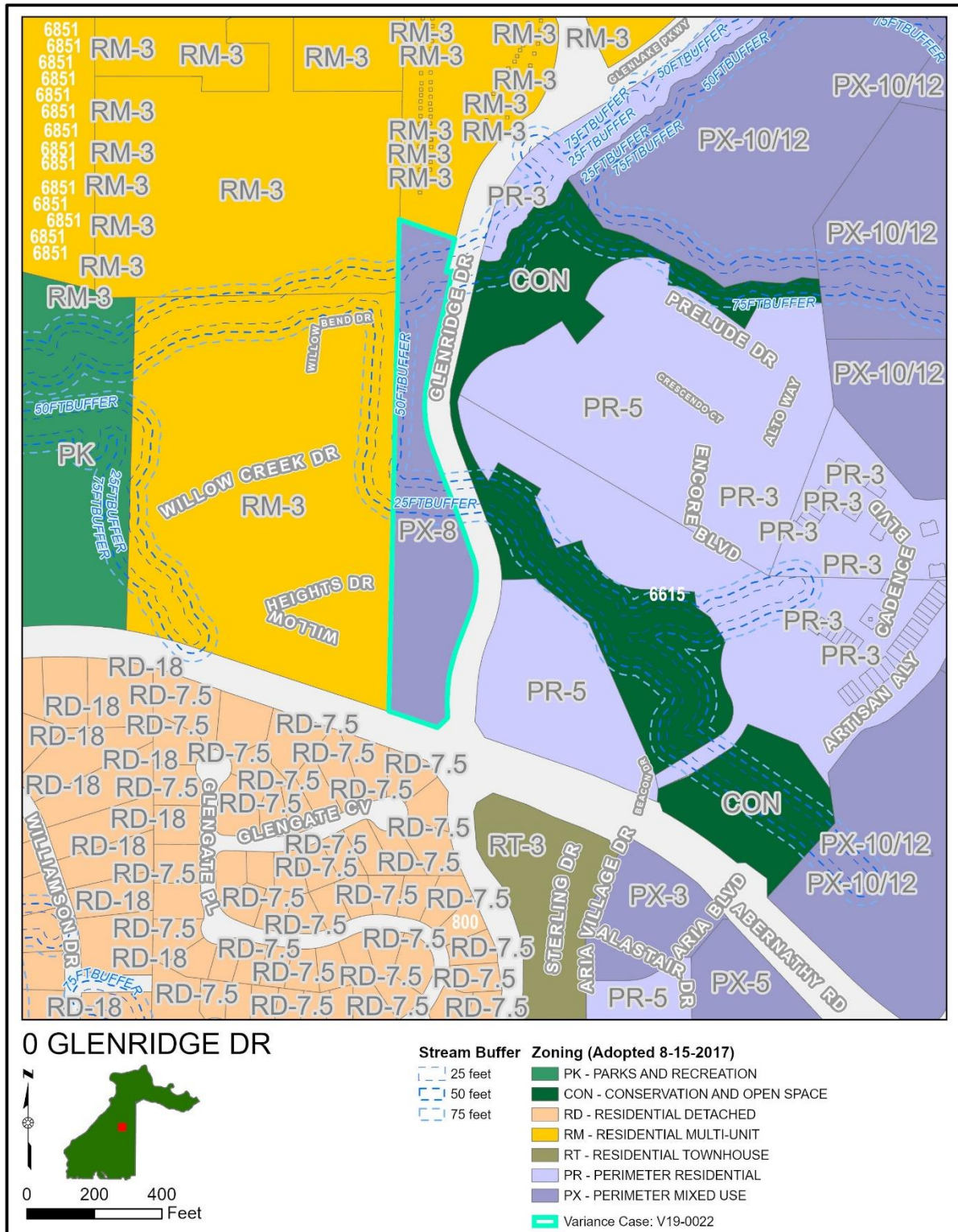
Sloping topography shown along Glenridge Drive (photo from Google Street View)

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	RM-3 / Multi-unit residential	6800 Glenridge Drive	10
East	PR-5 / Mixed use	6615 Glenridge Drive	60
South	RD-7.5 / Single unit detached residences	560 Glengate Cove	0.3
West	RM-3 / Multi-unit residential	550 Abernathy Road	20
PROPOSED DEVELOPMENT			
--	PX-8 / Hotel	0 Glenridge Drive	5.2

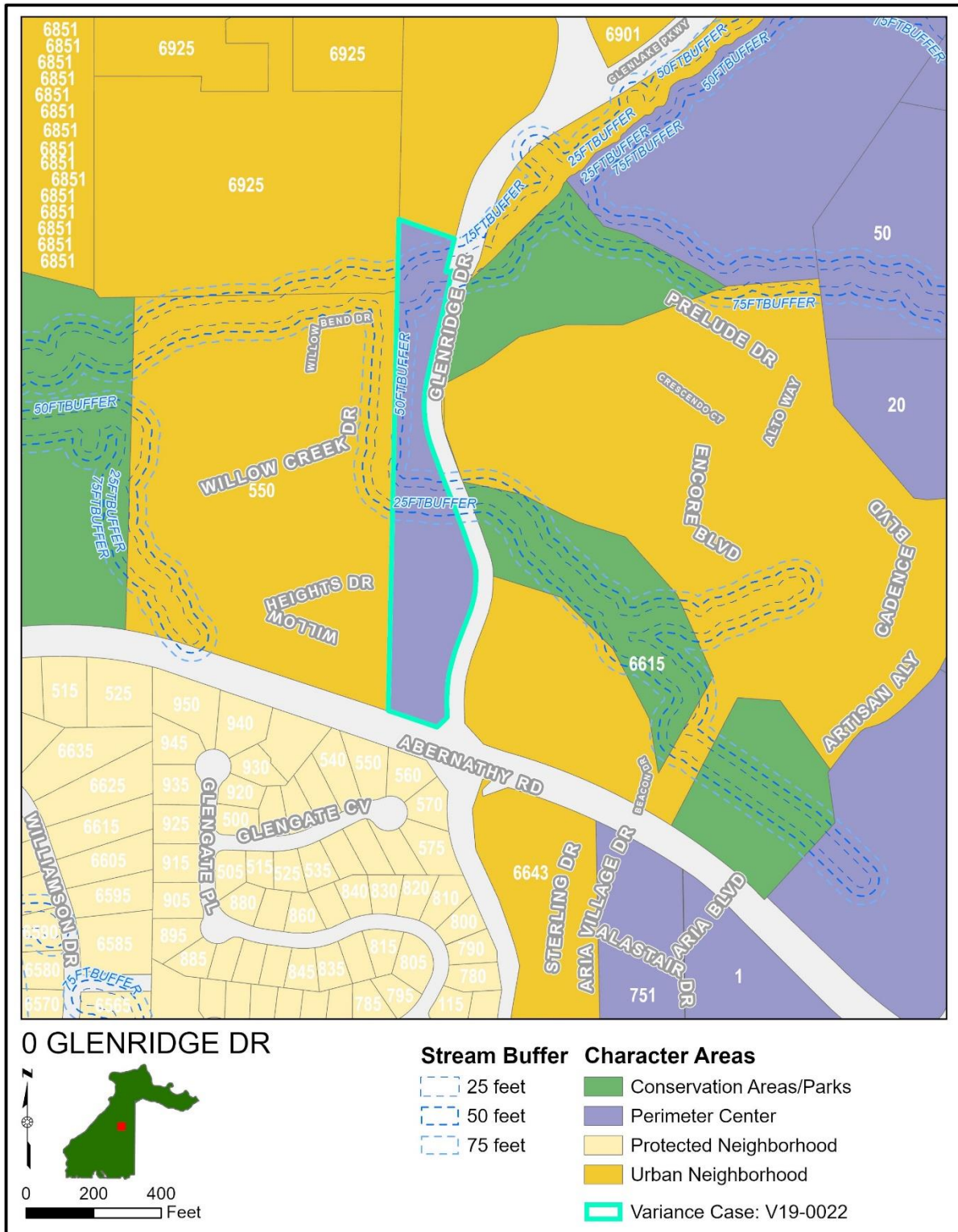
AERIAL IMAGE



ZONING MAP



CHARACTER AREA MAP



VARIANCE CONSIDERATIONS

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

- 1. Variances will only be granted upon showing that:**
 - a. The application of this Development Code would create an unnecessary hardship, and not merely an inconvenience to the applicant; or**
 - 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;**

First Request: Variance from Sec. 5.6.4. to reduce the transparency requirements

The applicant wishes to have the transparency requirements reduced for a northeastern portion of the hotel, facing Glenridge Drive. This portion of the building is proposed to be approximately four (4) stories and 63' feet in height, and would primarily be the screening an elevator and stairway, near the loading dock and other service area apparatus. While inconvenient to the applicant, there is not a compelling hardship preventing the applicant from providing the proper amount of transparency. In the absence of a hardship, Staff cannot recommend approval of this request.

Second Request: Variance from Sec. 8.1.10.C. to allow a loading dock between the street and the associated building

There are extraordinary and exceptional conditions due to the shape and topography of the site. While the lot is fairly large at 5.2 acres, it is only around 200 feet wide. Much of it is unbuildable due to the presence of state waters, floodplain, and wetlands. The portion that is buildable, is a large, steep hill. The narrowness of the property and the topography limit the options for placement of the loading dock. Adherence to this section of the Development Code would require the loading dock to be placed to the rear of the building, which would not eliminate a Variance request because accessing the rear would require the construction of retaining walls ranging from 10-20 feet in height. The retaining walls would require a Variance from either the height limitation of 8 feet, or if the wall is tiered it would require a Stream Buffer Variance. As noted by the City architect, it would also put the loading dock activities adjacent to residential uses. The applicant proposes to locate the loading dock in the most logical place on the site. Therefore, staff recognizes a hardship.

Third Request: Variance from Sec. 9.4.3.E. to allow a retaining wall to exceed eight (8) feet in height

As stated above, there are extraordinary and exceptional conditions due to the shape and topography of the site. The topography of the site is extreme, and the lot shape is narrow. The Development Code requires retaining walls over eight (8) feet in height to be tiered, with each tier separated horizontally by four (4) feet. The proposed wall is 33 feet tall. The narrowness of the property would severely limit the development of the site if the wall had to be tiered for every 8 feet in height, thus creating a hardship and necessitating the Variance request.

- 2. Further, the application must demonstrate that:**
 - a. Such conditions are not the result of action or inaction of the current property owner; and**

All Requests:

The site is currently undeveloped, and the conditions are not the result of 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***

First Request: Variance from Sec. 5.6.4. to reduce the transparency requirements

The applicant requests an exception to the transparency requirements only where there are the proposed service areas. As described by the City architect, glazing the stairwells and elevator shafts would be something minor that can be done to meet the requirements of the Code. Staff does not see a hardship and thus does not believe there would be a minimum relief available.

Second Request: Variance from Sec. 8.1.10.C. to allow a loading dock between the street and the associated building

Staff believes this request is the minimum relief necessary as it does not believe there to be a more viable, or better location for the necessary loading dock on the site.

Third Request: Variance from Sec. 9.4.3.E. to allow a retaining wall to exceed eight (8) feet in height

The retaining wall is 33 feet tall out of necessity. Without the retaining wall, access to the site is not possible. For this reason, Staff finds the request to be the minimum relief necessary.

- 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.***

All Requests:

The granting of any of the requested Variances would still result in development consistent with the intent of the Development Code. The first request, a Variance from transparency requirements, would not differ from the intent of the Development Code because the façade will not be highly visible to the public due to the topography and placement of the building. The second and third requests, to allow a loading dock between the street and the associated building and a retaining wall to exceed eight (8) feet, would be necessary in order for the applicant to maximize preservation of the natural landscape and minimize impact to the site, which is consistent with “Ensuring conservation of land and natural resources” (Sec. 1.1.5. of the Development Code).

COMMENTS FROM OTHER PARTIES

Sandy Springs Transportation Engineer:

The required roadway section on Glenridge Drive, per the Technical Manual, is as follows FROM BACK OF CURB:
6' Landscape Strip
8' Bike Path

6' Sidewalk

1' Maintenance Strip

Any development along this corridor should be required to dedicate, at no cost to the City, a minimum of 21' of Right of Way from the existing back of curb and any necessary temporary construction and slope easements to construct potential City-funded projects along this corridor.

Sandy Springs City Engineer:

The Project's Stormwater Management should be in accordance with the 2016 Edition of the Georgia Stormwater Management Manual.

Sandy Springs Architect:

Variance requests 1, 2 and 3 appear to be quite valid. The site is both dimensionally and topographically challenging. The solution the architects offer does make a significant effort to accomplish one of the City's major site development goals: minimizing alterations of natural topography and eliminating mass grading. There is nearly fifty feet of rise from the Glenridge Drive entrance to the hotel's motor court.

Given the amount of rise on the site and its narrowness, the heights of the retaining walls seem inevitable, if our primary goal is to have developments work with their sites' natural topography. The wall height provision is a generally valid one from both an aesthetic and environmental points of view. However, in this case, just as with many mountain roads, the taller retaining walls, properly treated, seem both inevitable and natural.

On levels 1-G4 the blank wall facing Glenridge encloses stair and elevator shafts, the exterior wall of both the stair and elevator shaft could be glazed. Each would add around 100 sf of glazing per level or about 30%. The stair appears to end at level G1, not continuing to level 1. At that level the space is part of a kitchen, which may not be appropriate to be glazed however level 1 already meets the code's requirement. The Transparency provisions in our code stem from the goal of activating pedestrian-oriented streets by connecting pedestrians visually to the activities within street-fronting buildings and having those buildings to appear accessible and lively. Glazing the stair, the elevator or both should have an animating effect on that elevation.

The location and orientation of the loading dock also seems to be the only practical solution. The alternative location appears to create much more site disturbance, create difficult access issues and put the loading dock activities directly adjacent to a residential use.

Sandy Springs Arborist:

Concerning the retaining wall height, the retaining walls seem necessary based on the topography of the site; however, the applicant should show a diverse landscape plan to be installed to help block the sight of the walls as much as possible.

Sandy Springs Sustainability Manager:

Walls that would not meet the transparency requirements should be screened from pedestrian view with landscaping. I suggest using a variety of species, including deciduous ones, to maintain the aesthetics of the surrounding natural forest. The typical "wall" of evergreens would stand out too much.

Correspondence Received:

No public comment was submitted in writing.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommends:

Denial of Variance V19-0022, Request #1, from Sec. 5.6.4.

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

1. The deficiency in transparency be substantially similar to that shown on the “*Mayson House Variance Issuance*” plans received October 28, 2019 and subsequent amendments received November 6, 2019.

Approval of Variance V19-0022, Request # 2, from Sec. 8.1.10.C., subject to the following condition:

1. The location of the loading dock be substantially similar to that shown on the “*Mayson House Variance Issuance*” plans received October 28, 2019 and subsequent amendments received November 6, 2019.

Approval of Variance V19-0022, Request #3, from Sec. 9.4.3.E., subject to the following condition:

1. The height of the retaining wall be substantially similar to that shown on the “*Mayson House Variance Issuance*” plans received October 28, 2019 and subsequent amendments received November 6, 2019.



November 5, 2019

Ms. Madalyn Smith
City of Sandy Springs
1 Galambos Way
Sandy Springs, GA 30328

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NOV 06 2019

City of Sandy Springs
Community Development

Re: Mayson House Variance Submittal Update

Dear Ms. Smith:

Enclosed please find an updated Letter of Intent, narratives and the following graphic documents for our variance requests for the proposed Mayson House Hotel development:

1. Sidewalk – Driveway:
 - a. Drawing AA1.15.0 – New
 - b. Drawing C2.00 – Revised
2. DC-5.6.2 Plans – Transparency:
 - a. Drawing AA1.2B – Revised
3. DC-8.1.10.C.3 Plans – Loading Dock:
 - a. Drawing AA1.19A – Revised
 - b. Drawing AA1.19B – Revised
4. DC-9.4.3 Plans – Retaining Walls
 - a. Drawing C3.00 – Revised

Please substitute the above drawings for the ones provided to you on October 28th. In addition, please delete all drawings related to DC-6.1.2.A, Building Placement. Per your directive this variance request will be included in our future stream buffer variance application.

Finally, included is a check for \$900 as payment of fees for these requests. Please return the check previously submitted.

Sincerely,

Peter K. Speth
Sr. Project Director

cc John Hardy



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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	☒
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.

Planner's initials: MS

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OCT 28 2019



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City of Sandy Springs
Community Development

Case No.: V19-0022
Planner's initials: me

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 700 Abernathy Road at Glenridge Drive	
	Parcel Tax ID: 17-0034-LL-009-6	
	Land Lot(s): 34-17th Land District	Land District(s): 59B - Perimeter CID
	Total acreage: 5.218	Council district: 4
	Current zoning: PX-8	Current use: Undeveloped
	Character area: Perimeter Center	

APPLICATION	Detailed request (include Ordinance/Code Section No.):	
	5.4.2 / 6.1.2-A Building Placement	
	5.6.4-UG / 6.1.4-A Building Transparency	
	8.1.10-C.3 Location of Loading Dock	
	9.4.3-E Height of Retaining Walls	
	10.4.3 Sidewalk Tree Planting Zone	
Petitioner: Glenridge Green Partners LLC <u>John Hardy</u>		
Petitioner's address: c/o The Hardy group, 6085 Barfield Road, Suite 200. Atlanta, Georgia 30328		
Phone: [REDACTED]		

OWNER	Property owner: Glenridge Green Partners LLC	
	Owner's address: c/o The Hardy Group	
	6085 Barfield Road, Suite 200, Atlanta, GA 30328	
	Phone: [REDACTED]	
	Signature (authorizing initiation of the process): <u>John Hardy</u>	
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: <u>10/15/19</u>	Anticipated application date: <u>10/28/19</u>
Anticipated BOA date: <u>12/10/19</u>	
ADDITIONAL INFORMATION NEEDED:	



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City of Sandy Springs
Community Development

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: Glenridge Green Partners LLC	Sworn and subscribed before me this <u>25th</u> day of <u>October</u> 20 <u>19</u> Notary public:  Seal:  Commission expires: <u>6/5/2023</u>
Address: c/o The Hardy Group 6085 Barfield Road, Suite 200	
City, State, Zip Code: Atlanta, GA 30328	
Email address: [REDACTED]	
Phone number: [REDACTED]	
Owner's signature: 	

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

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

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



Mayson House Hotel
Variance Application
Letter of Intent

November 1, 2019

Glenridge Green Partners LLC is planning the development of a hotel, conference center and entertainment facility on an undeveloped site located on the northwest corner of Abernathy Road and Glenridge Drive in Sandy Springs. The development will consist of the following:

1. Hotel Building:
 - a. This structure will be built on the southern half of the site.
 - b. A total of 160,500 square feet for guestrooms, public areas and support spaces plus an additional 42,600 square feet for parking for a total of a little more than 203,000 square feet.
 - c. The hotel will include 242 guestrooms and suites
 - d. The conference facilities include a total of 6,800 square feet of meeting and event space
 - e. Food and beverage facilities include a signature restaurant, bar and private dining room with approximately 205 interior and exterior seats as well as a rooftop bar with approximately 120 interior and exterior seats.
 - f. A rooftop pool with approximately 60 seats is also being considered.
 - g. The parking garage will accommodate approximately 163 parking spaces, including valet.
2. Biergarten:
 - a. A small secondary building is planned for the northern section of the site.
 - b. The proposed building has approximately 1,600 square feet of interior space and will accommodate 72 interior and 52 exterior seats.
 - c. The building is planned as a casual neighborhood gathering place serving food and beverages.

The site for the proposed development is long and narrow, averaging less than 200 feet in width. In addition, the topography varies more than 130 feet in elevation with slopes on portions of the site approaching a 2 to 1 incline. Due to these conditions, we are requesting the following variances:

1. Sections 5.6.4-UG & 6.1.4-A & B: Building Transparency / Blank Walls:
 The narrow site and steep terrain has greatly restricted space planning of the project. These factors necessitated the location of code required stairs, elevators and other service functions on the east side of the building facing Glenridge Drive. No alternate solution was viable that could meet code and adjacency requirements. The ground floor transparency requirement of 50% is met but the upper floors provide 13.8% transparency, less than the 20% requirement. The shortfall in transparency is mitigated by the setback of the facade from the street and variations in planes, volumes and materials.
2. Section 8.1.10-C.3: Location of the Loading Dock:
 Options for the location of the loading dock are severely limited by the existing site topography and the established location of the entry point from Glenridge Drive. Alternate locations were dismissed as impractical due to the 2 to 1 slope of the site. The proposed solution mitigates the visibility of the dock by recessing it as far from the street as possible.

3. Section 9.4.3-E: Height of Retaining Walls

With the existing topography and the point of entry to the site set, the configuration and slope of the entry drive to the building entrance is determined by minimum turning radii and maximum incline requirements for emergency vehicles. Due to these factors the proposed layout is the most efficient achievable and no other alternative layouts were considered. The entry drive requires a retaining wall which begins as an extension of the building at a height of approximately 33 feet and quickly decreases as it extends further from the building.

4. Section 10.4.3: Sidewalk Tree Planting Zone

Glenridge Drive is identified in the Sandy Springs development code as a type A street. However, the roadway is not centered in the right-of-way and therefore the distance from the street centerline to the property line does not meet the required standard. As a result, there is insufficient space to provide a 6-foot sidewalk and 6-foot street tree planting zone at this portion of the site. Providing the designated tree planting zone would require revising the right-of-way. This would impact the Fulton County sewer easement at the bottom of the road embankment or require retaining walls creating a shear drop-off and be a potential safety hazard for pedestrians and vehicles. As the City is considering a multi-use trail along Glenridge Drive, such changes would likely not be compatible with the desired solution..

Variance Request No. 1**Building Activation – Transparency / Blank Walls****Development Code Section 5.6.4-UG & Section 6.1.4-A & B****Glenridge Drive Low-Rise Elevation**

The design of the hotel building is intended to work in harmony with the existing site contours and take advantage of the difficult but unique topography. The major public areas of the hotel, including the lobby, restaurant and meeting and event space, are oriented with views to the north where the site will remain largely in a natural state.

Service spaces are required to support these public area functions, including the restaurant kitchen, code required exit stair and public and service elevators. The location of these spaces is based on the existing topography and narrowness of the site as well as code requirements and operational adjacencies while maintaining an efficient layout to minimize impact to the site.

Openings in the façade have been maximized where possible. At the ground floor the sum of the wall openings is 555 sq. ft. and the total wall area to the floor line is 1,098 sq. ft. for a 50.5% ratio of openings to total wall area. This meets the 50% criteria for the ground story of Perimeter Center frontages. At the upper stories the combined percentage of openings is 13.8% compared to the requirement of 20%. Windows could be added to this façade but would expose service and functional areas to the street.

To compensate for the shortfall of transparency, the width of this façade has been kept to a minimum and is broken into several planes and volumes, including balcony terraces, as well as a variety of materials following the guidelines of code section 6.1.4-B. This façade is also set back 56 feet from the closest point to the street. By doing so, the design addresses the intent of the code by creating visual interest and avoiding large expanses of unadorned walls. In addition, a proposed water wall and fountain at the entry and lush landscaping along the entry drive will further direct attention of guests entering the site away from this façade.

Variance Request No. 2
Loading Dock Location
Development Code Section 8.1.10-C.3

Access to the hotel site is severely limited due to its narrow configuration and approximate 2 to 1 slope of the hillside facing the creek that bisects the site. The entry point to the hotel building is at the apex of the curve of Glenridge Drive, the point of maximum sight distance for safety of ingress and egress, as directed by the City of Sandy Springs. A secondary and separate entrance for service vehicles would need to be too close to the primary entrance and be a safety hazard.

With the access point established, the topography of the site further limits the options for the location of the loading dock. With the designation of Abernathy Road as the primary street, the proposed location is at the rear of the site as specified by the code. Orienting the dock away from Glenridge Drive would be extremely difficult due to the approximate 2 to 1 slope of the site in this area. The proposed design provides the least obtrusive solution as alternatives would require clearing more of the site and extensive retaining walls exceeding the allowable height. Several design elements of the proposed solution are intended to further mitigate the location. First, the dock will have a rolling overhead door to enclose the loading area when not in use; second, this door is recessed over 20 feet from the face of the building to further shield the loading area; and finally, the area will be screened from view from the street with a wall and landscaping.

The loading dock will not be in continuous use. The primary uses for the dock include delivery of food, removal of trash and delivery and removal of fresh and soiled linen and materials used for functions in the event space. Although designed to accommodate a small semi-trailer, most delivery vehicles will consist primarily of panel trucks.

Variance Request No. 3
Height of Retaining Walls
Development Code Section 9.4.3-E

Access to the hotel site is severely limited due to its existing narrow configuration and steep topography, approaching a 2 to 1 slope in some areas. The entry point to the site, as directed by the City of Sandy Springs, is at the apex of the curve of Glenridge Drive, the point of maximum sight distance for safety of ingress and egress. From this point at the street there is an elevation change of approximately 50 feet to reach the building entry level. The slope and configuration of the entry drive is dictated by the access of emergency vehicles, including fire trucks. Due to the narrowness of the site and steep topography, retaining structures are required but adequate space is not available to accommodate multiple retaining walls with a maximum height of 8 feet.

The retaining wall facing both Glenridge Drive and Abernathy Road varies from about 1 to 4-1/2 feet in height. The retaining wall supporting the upper portion of the entry drive extends from the building starting at a height of approximately 33 ft. and quickly tapering down as it extends south from the building. This wall is set back a minimum of 50 feet from Glenridge Drive. Geotechnical investigation of the site indicates that there is natural rock in this area. The intent is to use exposed rock where possible and reduce the height of the retaining wall constructed above it to maintain a more natural look. The final determination of this solution will be made when the site is excavated, and the full extent of existing natural rock is known.

All other walls on the site are within the code allowance limitations or are internal to the site and not visible from the surrounding streets.

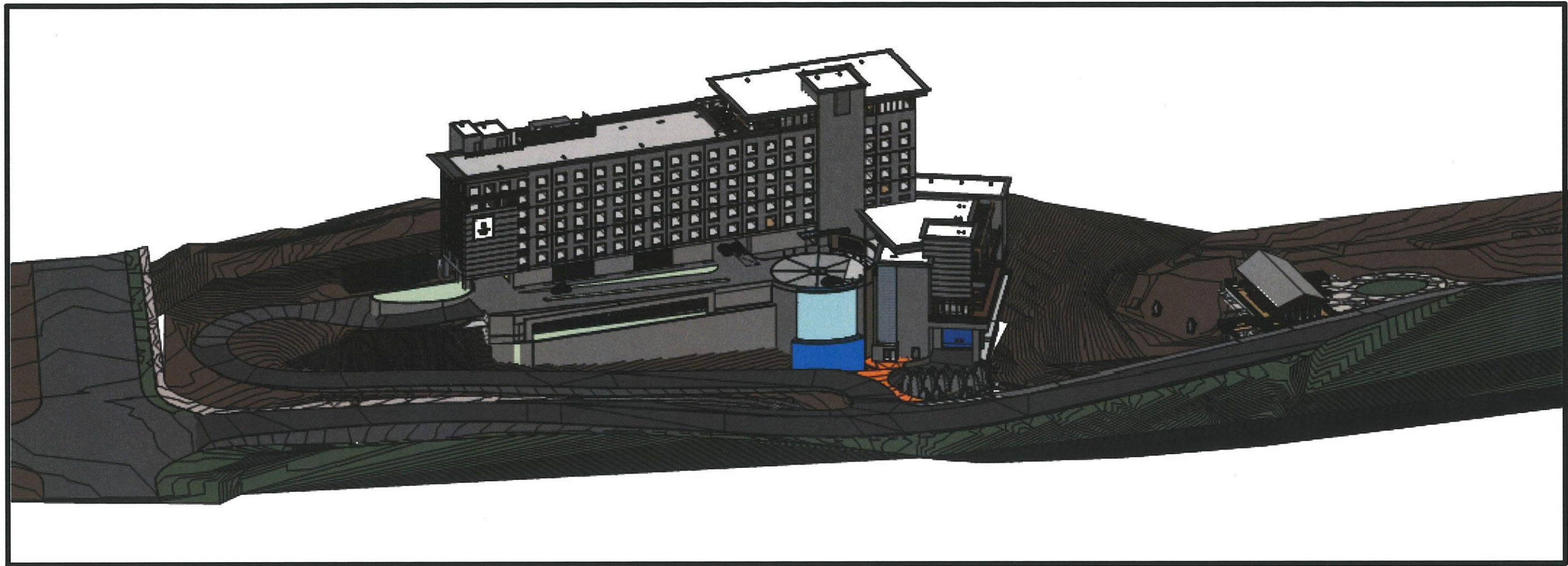
Variance Request No. 4
Street Standards
Development Code Section 10.4.3
Street Tree Planting Zone – Glenridge Drive

Glenridge Drive on the eastern edge of the site is designated as a Type A street (two lanes, no parking). Type A streets require a right-of-way of 62 to 86 ft. (31 to 43 ft. from centerline of roadway) to accommodate pavement as well as a 6 to 8 ft. tree planting zone and 6 to 12 ft. sidewalk.

According to our property survey, the current right-of-way is 65 ft. wide; however, the roadway is not centered within the right-of-way. The distance between the roadway centerline and the edge of the property line / right-of way is approximately 25 feet. In addition, north of the stream culvert under Glenridge Drive, there is a steep embankment sloping down from the edge of the right-of-way that varies in height between 6 and 18 feet.

With these existing conditions there is insufficient space to accommodate both the minimum 6 ft. tree planting zone and a minimum 6 ft. sidewalk. Widening the right-of-way would impact the Fulton County sewer easement located at the bottom of the embankment or require a continuous retaining wall to support the sidewalk, creating a sheer drop-off that would be a potential hazard to both pedestrians and vehicles. These alternatives were rejected as being impractical or a potential safety hazard. The potential multi-use trail from the future Marsh Creek Trail to Abernathy Road will require modifications of Glenridge Drive and the proposed solution is consistent with that design intent.

The existing topography is adequate to accommodate up to a 2 ft. landscape strip with a 6 ft. wide sidewalk. This option eliminates the need for retaining walls as well as any potential impact on the Fulton County sewer easement. The existing embankment is maintained and, when heavily landscaped, will present a natural appearance. This solution is also be consistent with the sidewalk constructed on the west side of Glenridge Drive as part of the Aria development.



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MAYSON HOUSE VARIANCE ISSUANCE

Sandy Springs, Georgia
10.25.2019



Marsh Creek Tributary 5
FEMA Special
Flood Hazard Areas

Legend

- Stream Centerline
- BFE
- XS (Letter, 100yr Elev)
- Fulton Co - 2ft topo
- Roads

FEMA Flood Zone

- FLOODWAY
- AE,
- X, 0.2 PCT

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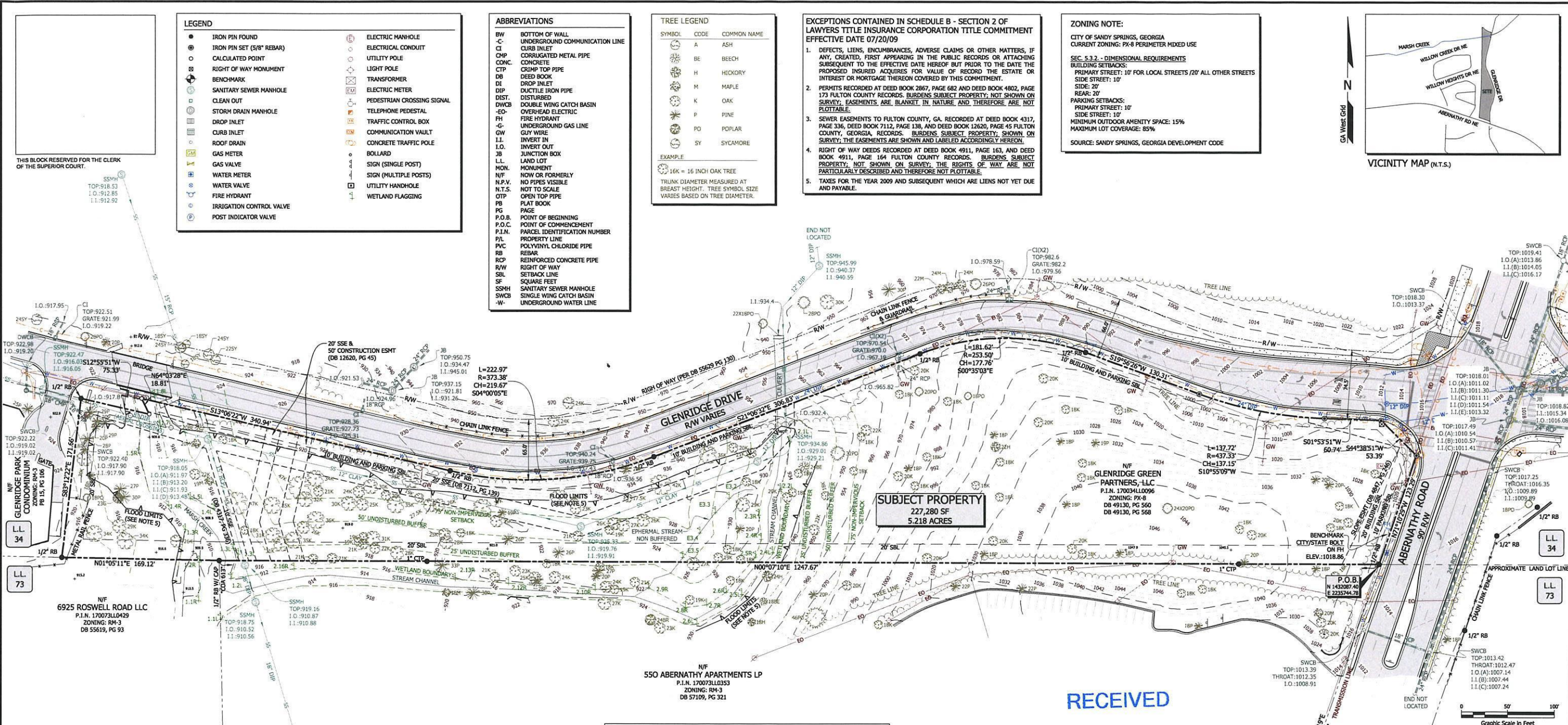
OCT 28 2019

City of Sandy Springs
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0 50 100
Feet

Kimley»Horn



GENERAL NOTES:

- THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF LAND ENGINEERING, INC. AUTHORITY OF O.C.G.A. 43-15-22.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 469,138 FEET. A GEOMAX ZOOM 80 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 61,481 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE HORIZONTAL DATUM REFERENCED HEREON IS REFERENCED TO THE N.A.D.83, GEORGIA WEST ZONE STATE PLANE COORDINATE SYSTEM. A LEICA GPS900 WAS USED TO PERFORM A NETWORK-ADJUSTED REAL TIME KINEMATICS G.N.S.S. SURVEY REFERENCED TO THE EGPS C.O.R.S. NETWORK.
- THE UNDERGROUND UTILITIES SHOWN ON THIS MAP WERE LOCATED BY ABOVE GROUND APPURTENANCES AND MARKINGS LEFT BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- ANY DIMENSIONAL OR OTHER ZONING REQUIREMENTS SHOWN HEREON WERE OBTAINED FROM WWW.MUNICODS.COM AND MAY NOT REFLECT ANY ALTERNATE OR CONDITIONAL REQUIREMENTS APPLICABLE TO THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT CERTIFY TO ANY MATTERS OF ZONING.
- PORTIONS OF THIS PROPERTY ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA, ZONE A, PER F.I.R.M. MAP NUMBER 13121C053F & 13121C0163F, EFFECTIVE DATE SEPTEMBER 18, 2013.

SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

ALTA/NSPS CERTIFICATION

To The John Hardy Group:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 8, 9, 11, 13, 14, 16, 17, 18 & 20 of Table A thereof. The field work was completed on November 21, 2017.
Date of Plat or Map: November 27, 2017.

Brian Douglas
Brian Douglas, Ga. R.L.S. 3373

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 34 of the 17th Land District, City of Sandy Springs, Fulton County, Georgia as shown on that certain ALTA/NSPS Land Title Survey prepared for The John Hardy Group, prepared by Land Engineering, Inc., and bearing the seal of Brian J. Douglas, Georgia Registered Land Surveyor Number 3373, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the intersection of the westerly line of Land Lot 34 and the northerly right of way of Abernathy Road (having a 90 foot right of way width), said rebar having Georgia West Zone state plane coordinates of Northing: 1432087.40, Easting: 2235744.78. Thence along the westerly line of Land Lot 34 and common boundary line with (now or formerly) 550 Abernathy Apartments, LP North 00 Degrees 07 Minutes 10 Seconds East a distance of 1,247.67 feet to a 1/2" rebar with cap found, said cap inscribed "COA 613"; Thence along the common boundary line with (now or formerly) 6925 Roswell Road LLC North 01 Degrees 05 Minutes 11 Seconds East a distance of 169.12 feet to a 1/2" rebar found; Thence leaving said land lot line along the common boundary with (now or formerly) Glenridge Park Condominium South 83 Degrees 12 Minutes 22 Seconds East a distance of 171.66 feet to a 1/2" rebar found on the westerly right of way of Glenridge Drive (having a variable width right of way); Thence along said right of way South 12 Degrees 55 Minutes 51 Seconds West a distance of 75.33 feet to a point; Thence North 64 Degrees 03 Minutes 28 Seconds East a distance of 18.81 feet to a point; Thence South 13 Degrees 06 Minutes 22 Seconds West a distance of 340.94 feet to a 1/2" rebar found; Thence along a curve to the left having a radius of 373.38 feet and an arc length of 222.97 feet, being subtended by a chord South 04 Degrees 00 Minutes 05 Seconds East for a distance of 219.67 feet to a 1/2" rebar found; Thence South 21 Degrees 06 Minutes 32 Seconds East a distance of 306.83 feet to a 1/2" rebar found; Thence along a curve to the right having a radius of 253.50 feet and an arc length of 181.62 feet, being subtended by a chord South 00 Degrees 35 Minutes 03 Seconds East for a distance of 177.76 feet to a 1/2" rebar found; Thence South 19 Degrees 56 Minutes 26 Seconds West a distance of 130.31 feet to a 5/8" rebar with cap set; Thence along a curve to the left having a radius of 437.33 feet and an arc length of 137.72 feet, being subtended by a chord South 10 Degrees 55 Minutes 09 Seconds West for a distance of 137.15 feet to a 5/8" rebar with cap set; Thence South 01 Degrees 53 Minutes 51 Seconds West a distance of 60.74 feet to a nail set in concrete at the northerly end of the mitered intersection of the westerly right of way of Glenridge Drive and the aforesaid northerly right of way of Abernathy Road; Thence South 44 Degrees 38 Minutes 51 Seconds West a distance of 53.39 feet to a nail set in concrete on the southerly end of said mitered right of way intersection; Thence along the northerly right of way of Abernathy Road North 71 Degrees 10 Minutes 29 Seconds West a distance of 123.29 feet to a 1/2" rebar found; said rebar also being the POINT OF BEGINNING.

Said property contains 227,280 square feet or 5.218 acres more or less.

REVISION / ISSUE NO.	DATE	DESCRIPTION
0	11-21-17	DATE OF FIELD SURVEY
1	4-5-18	ADDRESS ENVIRONMENTAL COMMENTS
2	5-23-19	UPDATE ROADWAY STRIPING AND RIGHT OF WAY

PREPARED BY:

LAND ENGINEERING
1801 S Zack Hinton Parkway
McDonough, Georgia 30253
www.land.engineering
678.814.4346
GA LSF #0946

ALTA / NSPS Land Title Survey

Prepared for:

The John Hardy Group

GLENRIDGE GREEN
Land Lot 34, 17th Land District,
City of Sandy Springs, Fulton County, Georgia

DRAWN BY:	CKD BY:	SCALE:	SHEET:
MEW	BJD	1" = 20'	1
PROJ. NO.:	DATE:	ONE INCH	TOTAL SHEETS: 1
1078-001	NOVEMBER 27, 2017	AT FULL SCALE	

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Drawing name: K:\ATL_Civil\019754013_Mayson House Hotel\CAD\PlanSheets\C2-00 - SITE PLAN.dwg C2.00 SITE PLAN - OVERALL Sep 11, 2019 4:41pm by: thomas.dannemann

Drawing name: K:\ATL_Civil\019754013_Mayson House Hotel\CAD\PlanSheets\C2-00 - SITE PLAN.dwg C2.00 SITE PLAN - OVERALL Sep 11, 2019 4:41pm by: thomas.dannemann

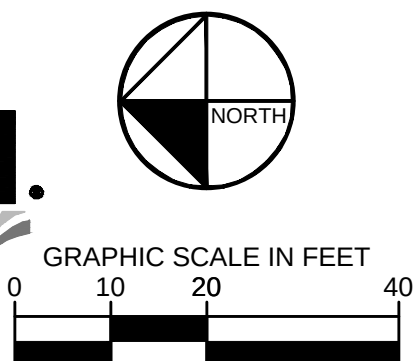
Kimley»»Horn
© 2010 KIMLEY HORN AND ASSOCIATES, INC.
3930 EAST JONES BRIDGE ROAD
SUITE 350
NORCROSS, GEORGIA 30092
PHONE (770) 825-0744
WWW.KIMLEY-HORN.COM

1. SITE AREA: 5.00 ACRES
DISTURBED AREA: 2.1 ACRES
2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSEWALKS WITH A 2.0% MAXIMUM SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE, UNLESS NOTED AS A RAMP. GRADES WITHIN AN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
4. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
5. ALL ROOF DRAIN CLEANSOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
6. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
7. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PLAN NUMBER 13121C0153F & 13121C0161F, DATED 09/18/2013 & 09/18/2013.
8. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
9. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER. ALL EXISTING SANITARY SEWER CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
10. NO GRADE SLOPE SHALL EXCEED 2%:1V
11. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND CONSTRUCTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" RAIL. REFERENCE LANDSCAPE PLANS FOR DETAILS.

— 950 —	EXISTING MAJOR CONTOUR
— 948 —	EXISTING MINOR CONTOUR
<u>945</u>	PROPOSED MAJOR CONTOUR
<u>944</u>	PROPOSED MINOR CONTOUR
<u>X 945.00</u>	PROPOSED SPOT GRADE
X <u>TP 945.00</u>	PROPOSED TOP GRADE AT WALL
X <u>EG 945.00</u>	PROPOSED BOTTOM GRADE AT WALL
X <u>TS 944.00</u>	PROPOSED TOP OF STAIR GRADE
X <u>EB 945.00</u>	PROPOSED BOTTOM OF STAIR GRADE
X <u>HP 945.00</u>	PROPOSED HIGH POINT GRADE
X <u>LP 945.00</u>	PROPOSED LOW POINT GRADE
X <u>TP 945.00</u>	PROPOSED TOP OF CURB GRADE
X <u>EC 945.00</u>	PROPOSED BOTTOM OF CURB GRADE
	DRAINAGE FLOW ARROW

JB		FUNCTION BOX
CI		HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
GI		GRATE INLET (GDOT 10191A, TYPE A)
SWCB		SINGLE WING CATCH BASIN (GDOT 1033D)
DWCB		DOUBLE WING CATCH BASIN (GDOT 1034D)
YD		YARD DRAIN (NDS CATCH BASIN OR COMPARABLE)
CO		CLEAN OUT
WQ		WATER QUALITY STRUCTURE (CONTECH CD54040-8-C)
OCS		OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
TD		TRENCH DRAIN

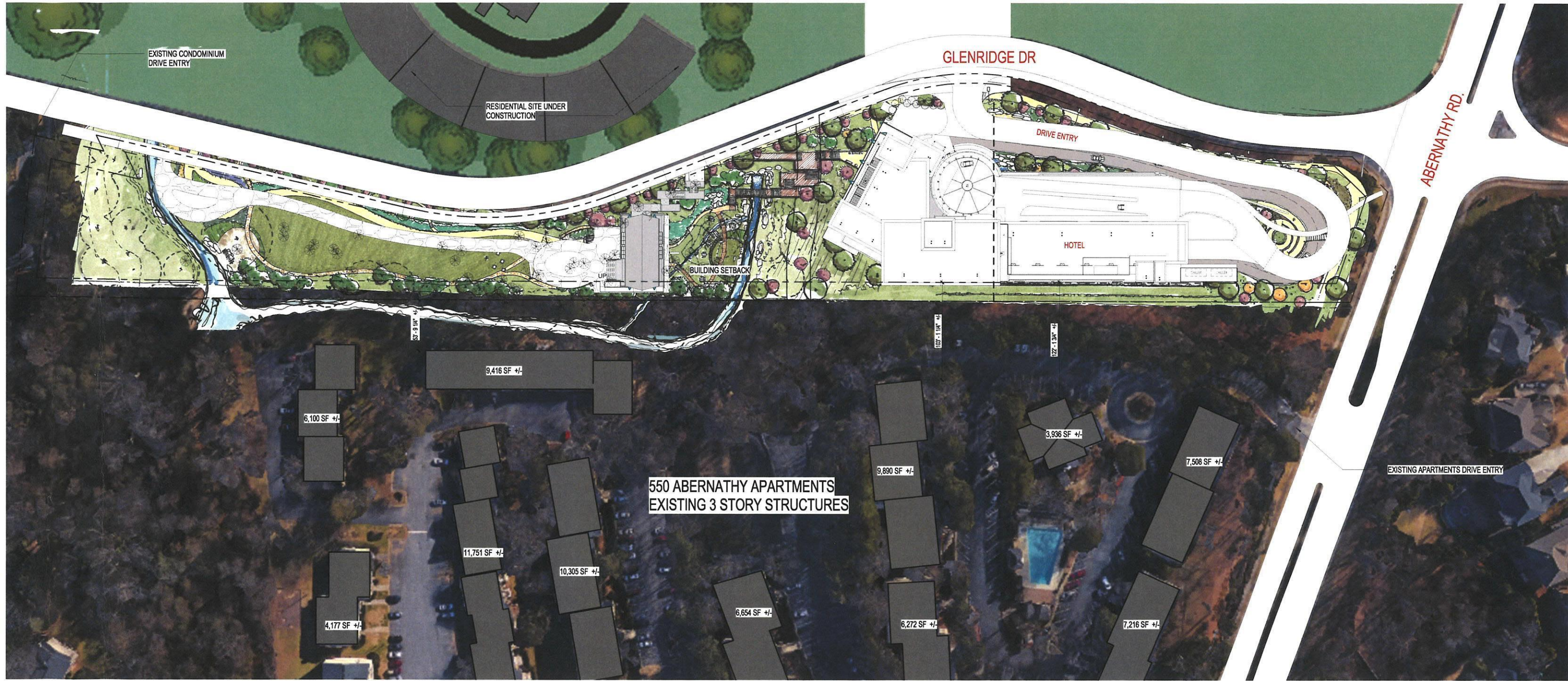
**Know what's below.
Call before you dig.**

[illegible]

PROJECT	 10/10/2020	
GSWCC CERT. (LEVEL II)	76490	
DRAWN BY	KHA	
DESIGNED BY	TAD	
REVIEWED BY	BLH	
DATE	07/26/2019	
PROJECT NO.	019754013	
TITLE	GRADING & DRAINAGE PLAN	
SHEET NUMBER	C3.00	

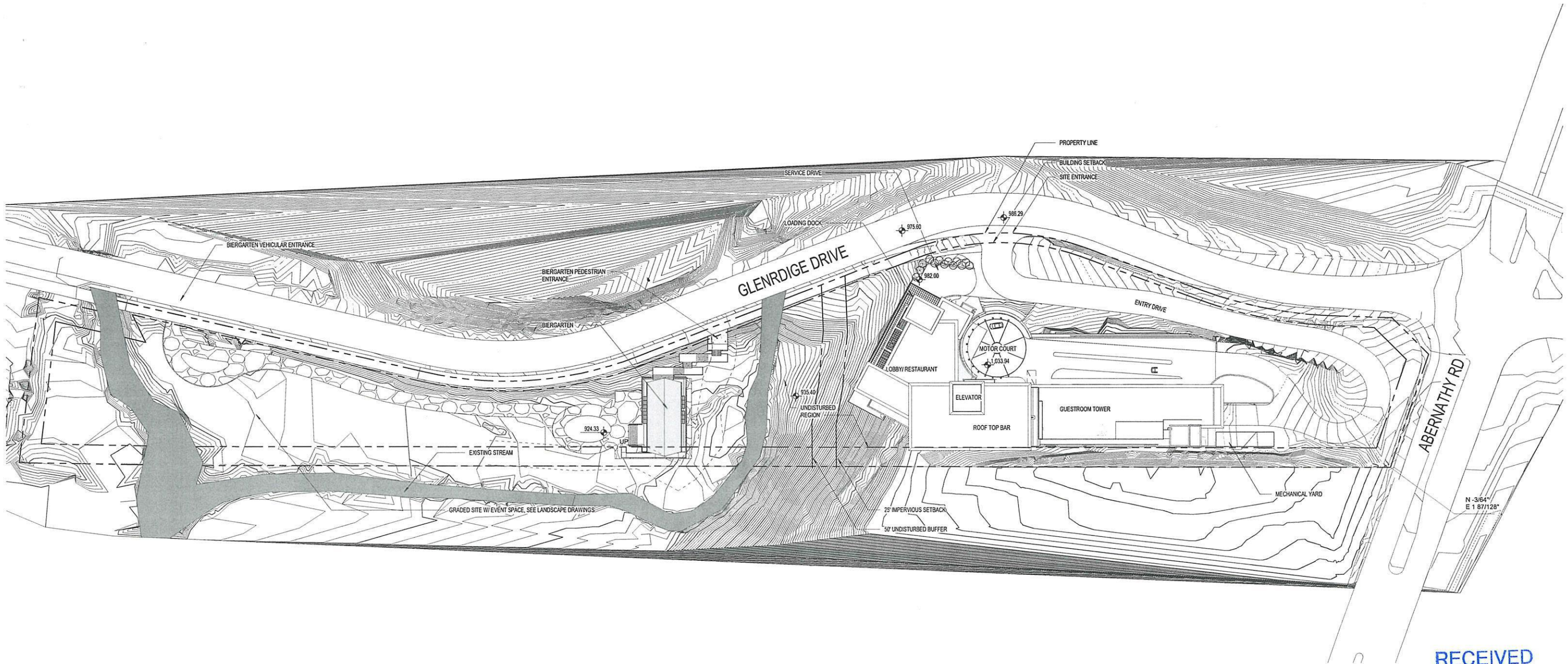
GSWCC CERT. (LEVEL II)	76490
DRAWN BY	KHA
DESIGNED BY	TAD
REVIEWED BY	BLH
DATE	07/26/2019
PROJECT NO.	019754013
TITLE GRADING & DRAINAGE PLAN	
SHEET NUMBER C3.00	

SHEET NUMBER
C3.00



1 OVERALL MAYSON HOUSE PROJECT SITE REFERENCE PLAN
A1.0A SCALE: 1" = 50'-0"





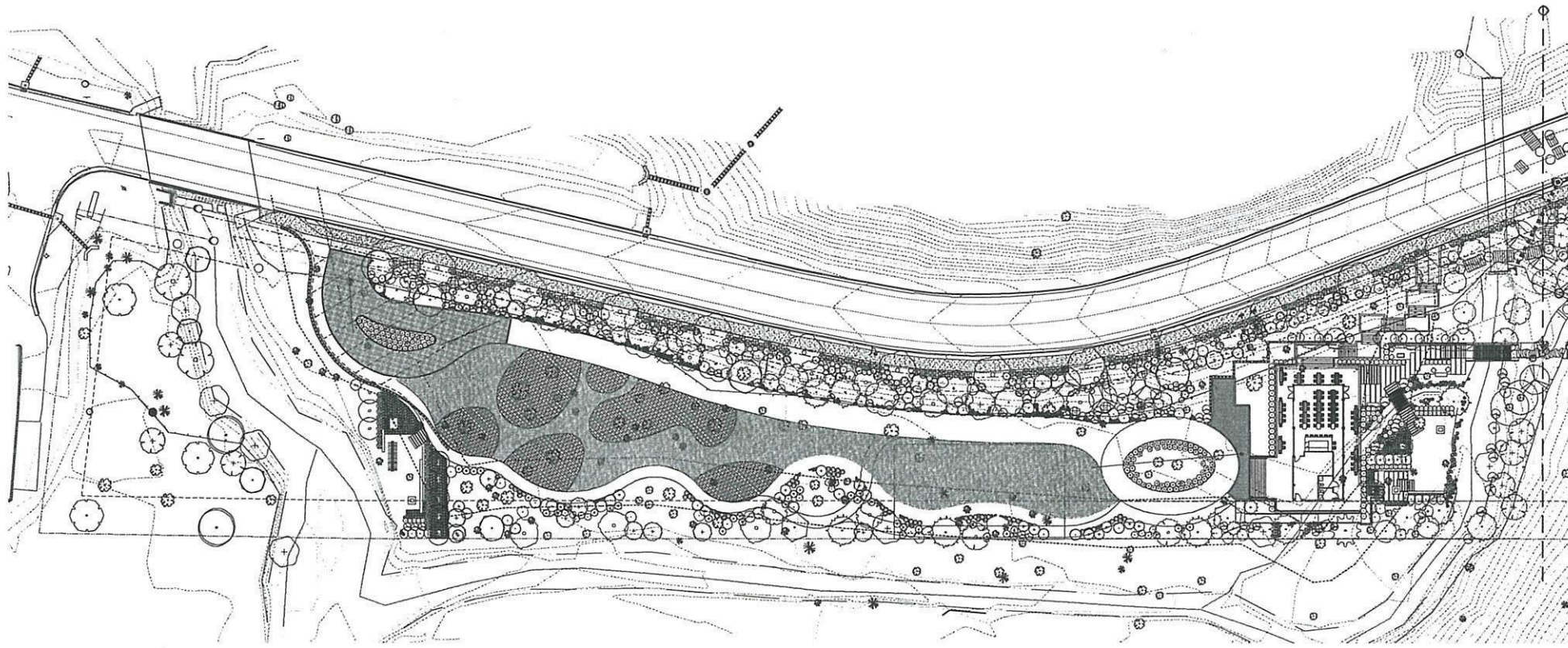
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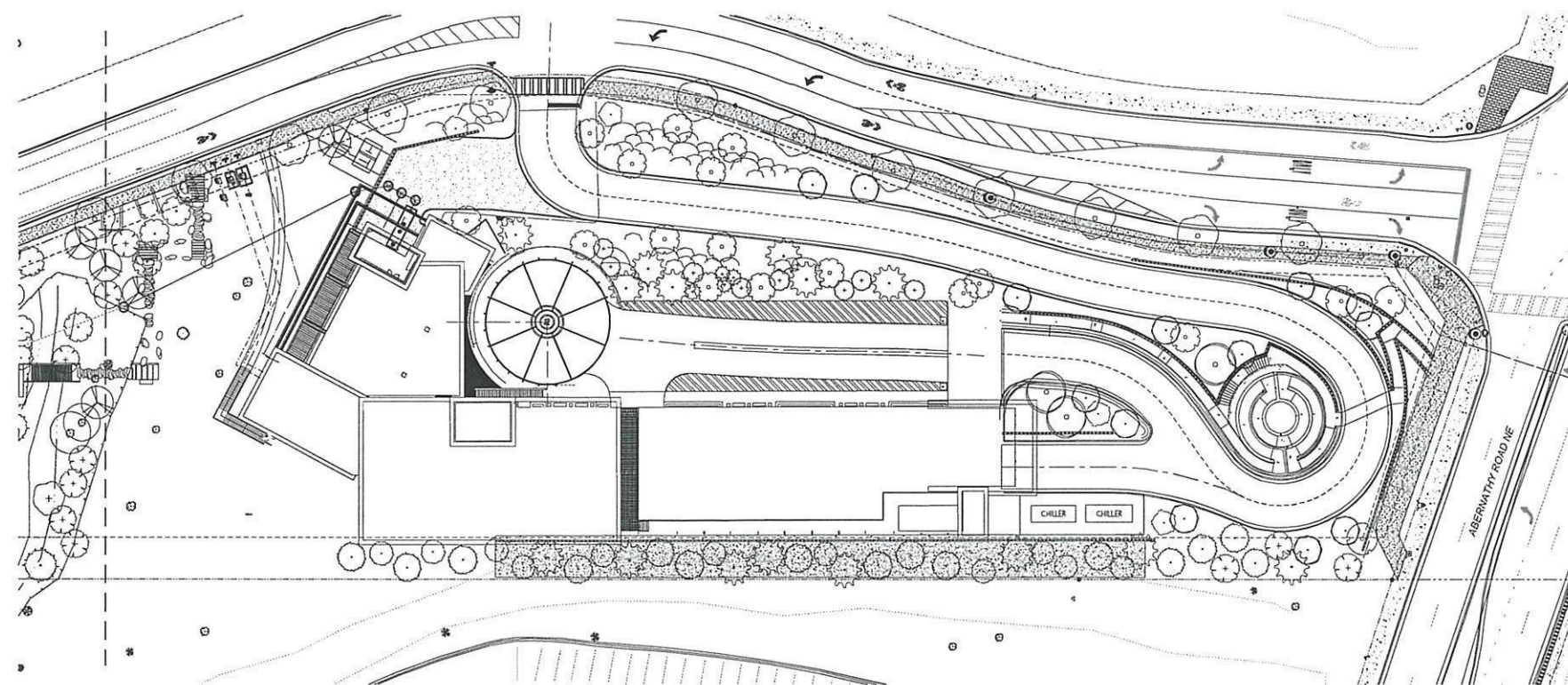
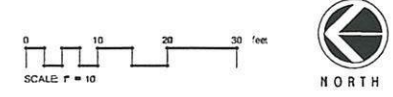
City of Sandy Springs
Community Development

1 OVERALL SITE PLAN - ARCHITECTURAL - MAYSON HOUSE
AA0.0A SCALE: 1" = 50'-0"

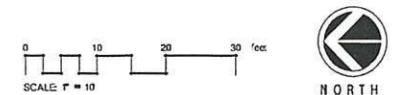
Total area of site: 5.2 acres / 227,280 SF
Building footprint: Hotel & Biergarten = (31,061 SF + 4,896 SF) = 35,957 SF / 15.8%
Impervious surface: 67,447 SF / 29.5%
- Entry drive and motor court = 34,686 SF
- Building foot print = 31,061 SF
- Biergarten = 1,700 SF
Parking: G1 level (28,184 SF) and Lobby Level (12,864 SF) = 41,048 SF / 18% -
Maximum spaces allowed = 1 per hotel quest room and 8 per 1000 SF at Restaurant - 161 spaces provided
Loading: Required - min. 12 ft Width x 35 ft Depth - Provided - 25'-11-1/2" Width x 50'-6-1/2" Depth
Landscape: 140,753 SF 61.9 % (See landscape plan)
Undisturbed Area 22,147 SF 9.7 %
Floodplain: 67,921 SF 29.8%



1 LANDSCAPE PLAN
L4.01



2 LANDSCAPE PLAN
L4.01



COOPER CARRY
191 Peachtree Street NE
Suite 2400
Atlanta, GA 30303-1770
(404) 237-2000
coopercarry.com

© 2019 COOPER CARRY

SCOPE DOCUMENT
The Contract Documents issued for the Design Development are intended to be a full and complete set of documents and as such, may be subject to change without notice. The Contractor is responsible for coordination and construction of the Work, and shall be responsible for the proper installation and completion of the Work, as shown, specified, measured, estimated or implied by a complete Project. For Work not indicated, systems, assemblies, components and materials shall comply with national, state and local code requirements. The Contractor shall follow the Owner and Architect's final decision of any disputed conditions. Second reviews or rework shall be the Contractor's responsibility.

ISSUANCES		
No.	Drawings Description	Date
1	SCHEMATIC DESIGN	06/20/19
2	DESIGN DEVELOPMENT	07/26/19

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MAYSON HOUSE

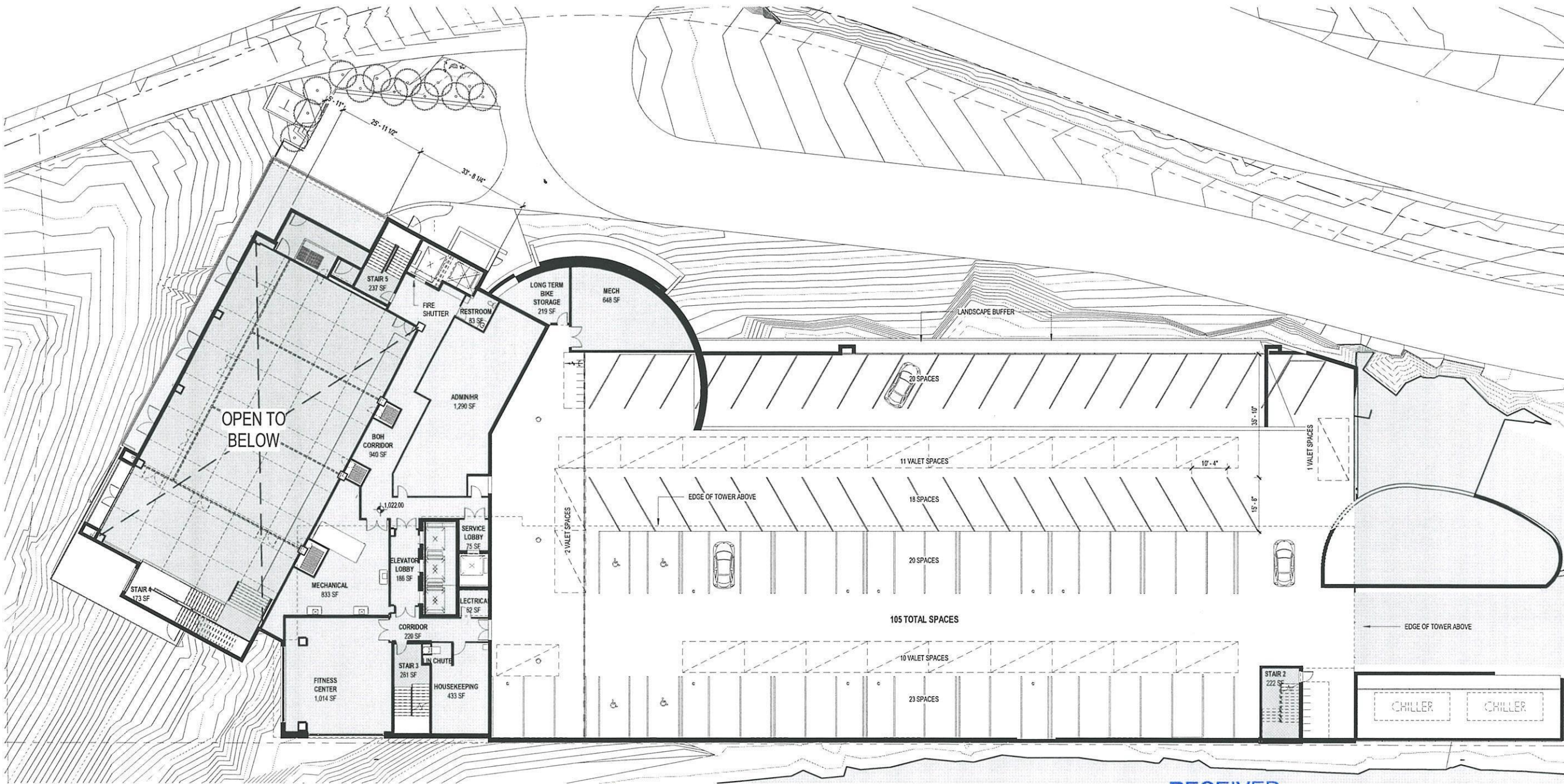
700 ABERNATHY RD NE
SANDY SPRINGS, GA 30328
GLENRIDGE GREEN PARTNERS, LLC

LANDSCAPE PLAN

ROBERT NEAL	20170330.04
By: A/E/C/Engineer	07/26/19
TJB	07/26/19
Project Manager	07/26/19
CER	07/26/19
Project Engineer	07/26/19
AWH	07/26/19
3rd Review	07/26/19
K. BUI	07/26/19
Project Manager	07/26/19

COLOR FILL LEGEND

- CIRCULATION
- REVENUE
- TERRACE
- GUESTROOM
- BOH
- VERTICAL CIRCULATION

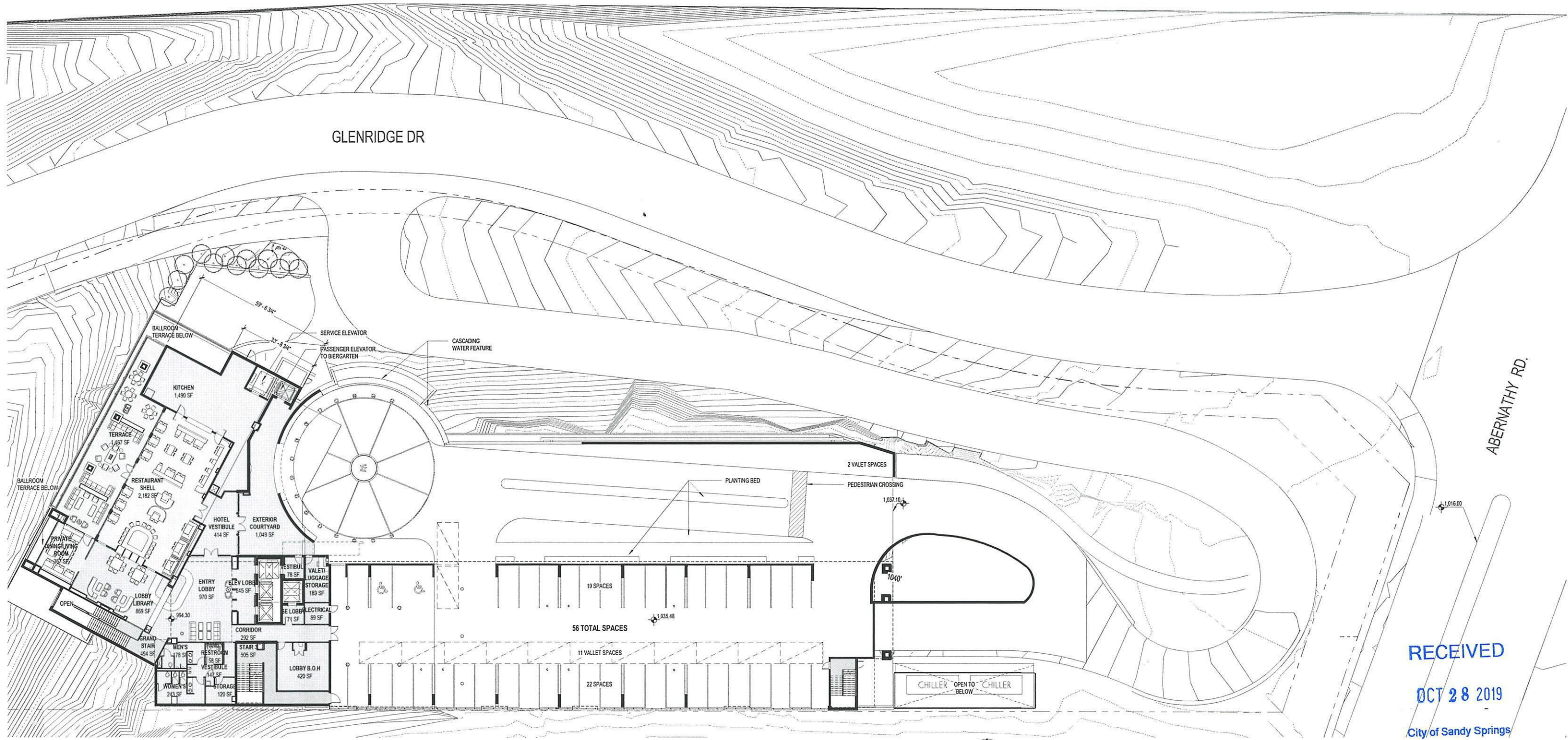


1 LEVEL G1 - PARKING
A106 SCALE: 1/16" = 1'-0"

RECEIVED
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N

COLOR FILL LEGEND

CIRCULATION	REVENUE	TERRACE	VERTICAL CIRCULATION
GUESTROOM	BOH		



1 LEVEL 1 - LOBBY
A107 SCALE: 1" = 20'-0"

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COLOR FILL LEGEND

CIRCULATION

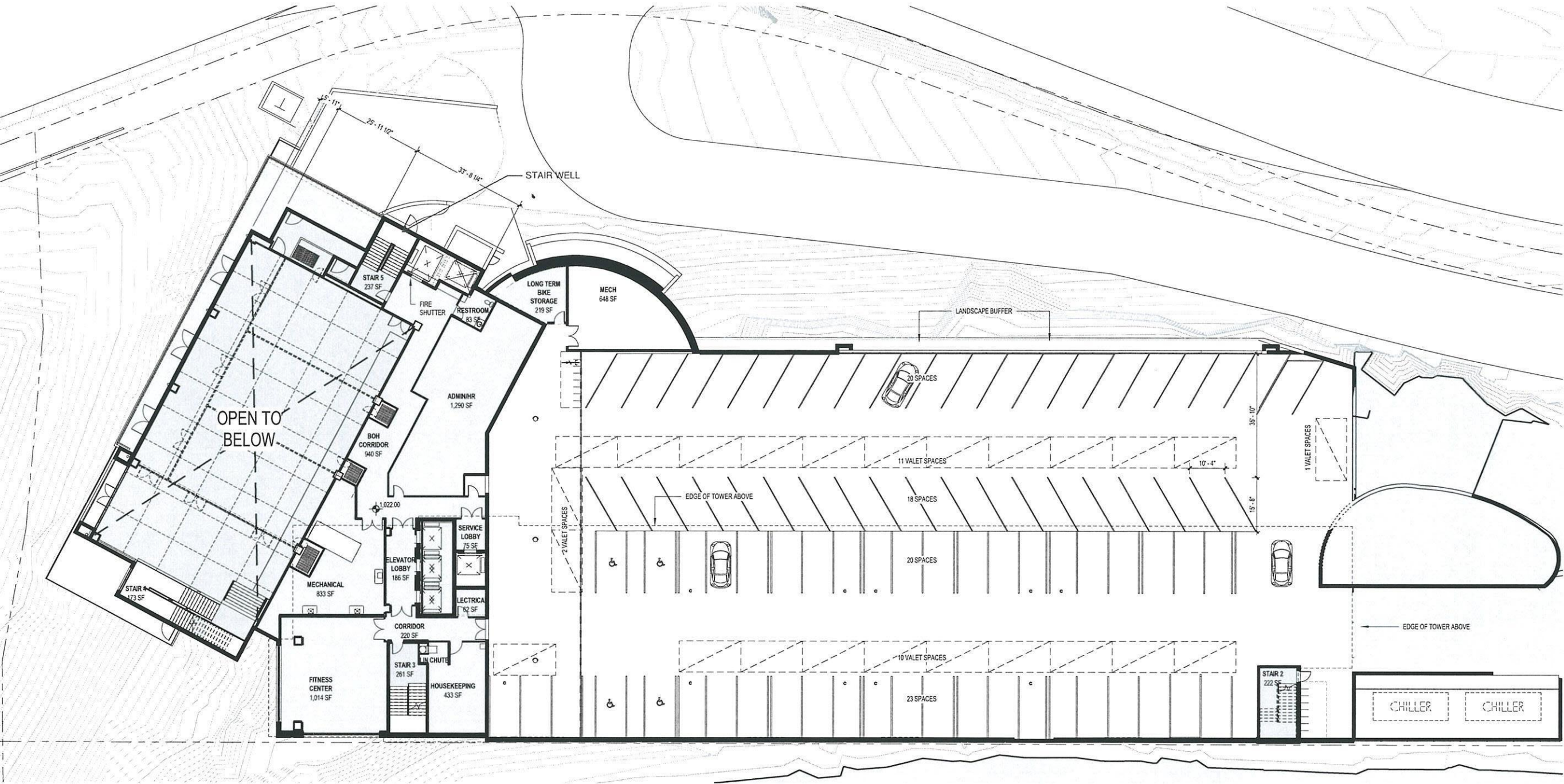
GUESTROOM

REVENUE

BOH

TERRACE

VERTICAL CIRCULATION



1 LEVEL G1 - PARKING
A106 SCALE: 1/16" = 1'-0"

RECEIVED



OCT 28 2019

REFERENCE PLANS

CIRCULATION

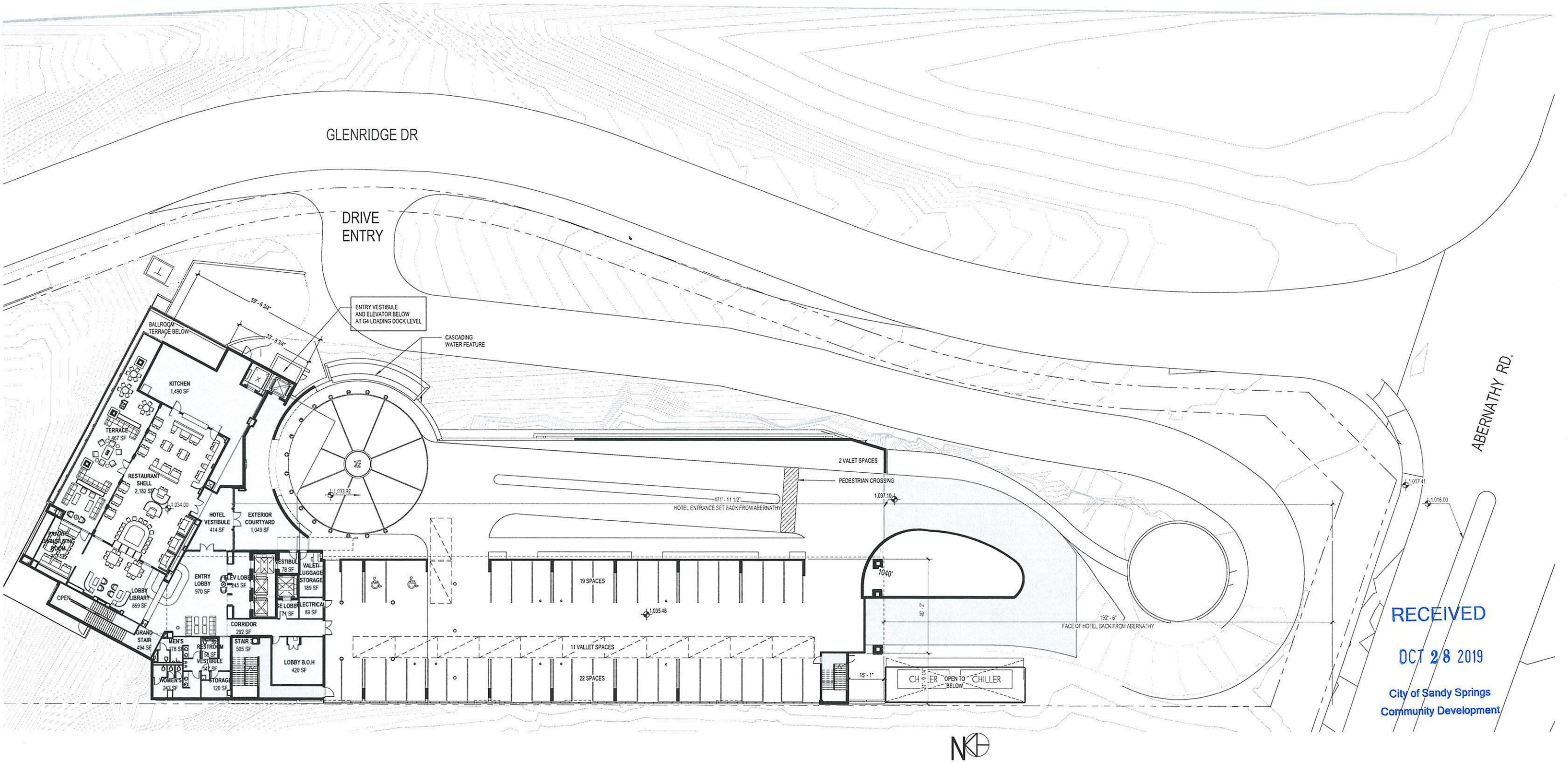
GUESTROOM

REVENUE

BOH

TERRACE

VERTICAL CIRCULATION



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1 LEVEL 1 - LOBBY - 5.6.2
AA1.0 SCALE: 1" = 20'-0"

REFERENCE PLANS

COLOR FILL LEGEND

CIRCULATION

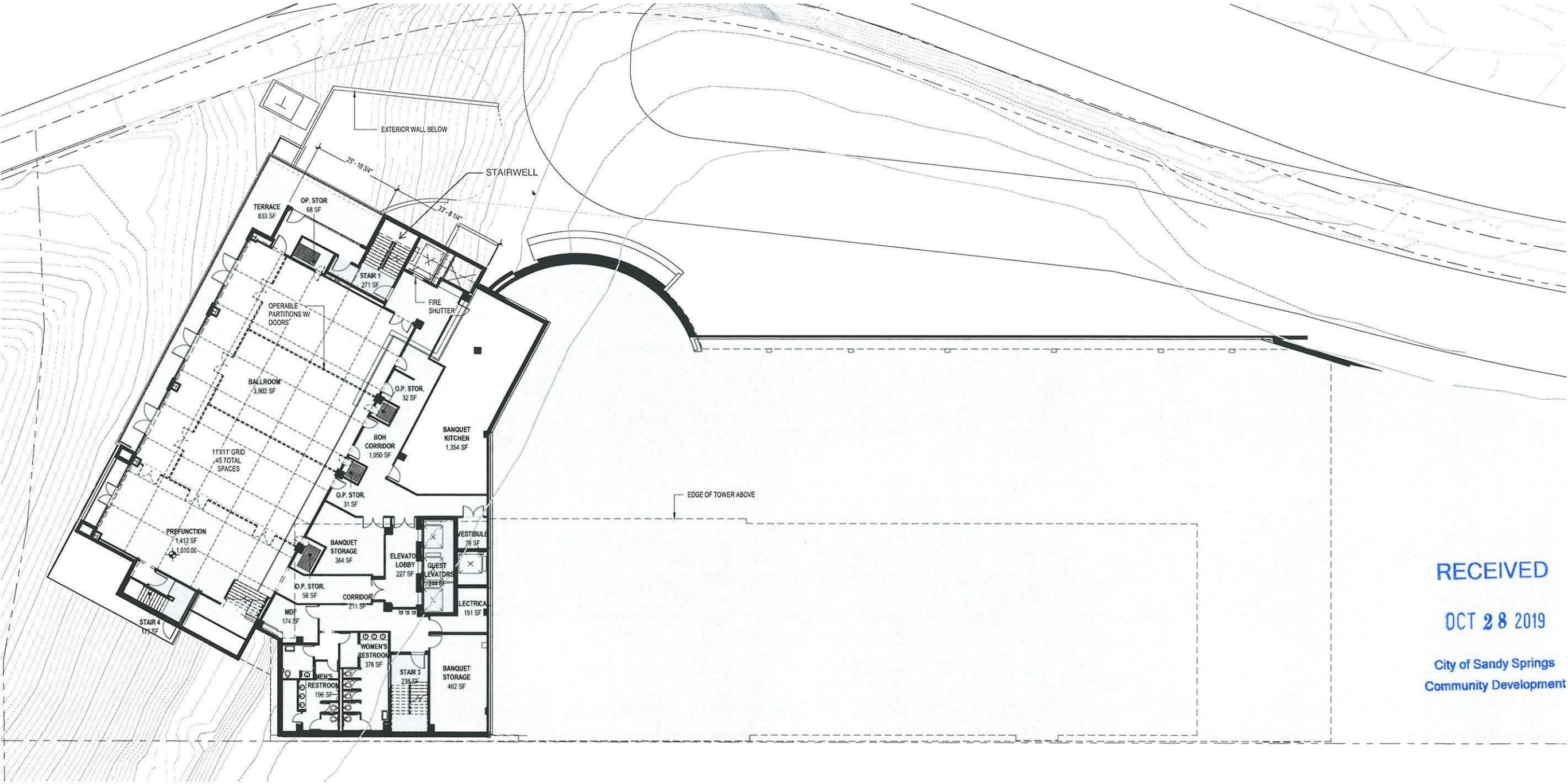
REVENUE

TERRACE

GUESTROOM

BOH

VERTICAL
CIRCULATION



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1 LEVEL G2 - MEETING
A105 SCALE: 1/16" = 1'-0"



REFERENCE PLANS

COLOR FILL LEGEND

CIRCULATION

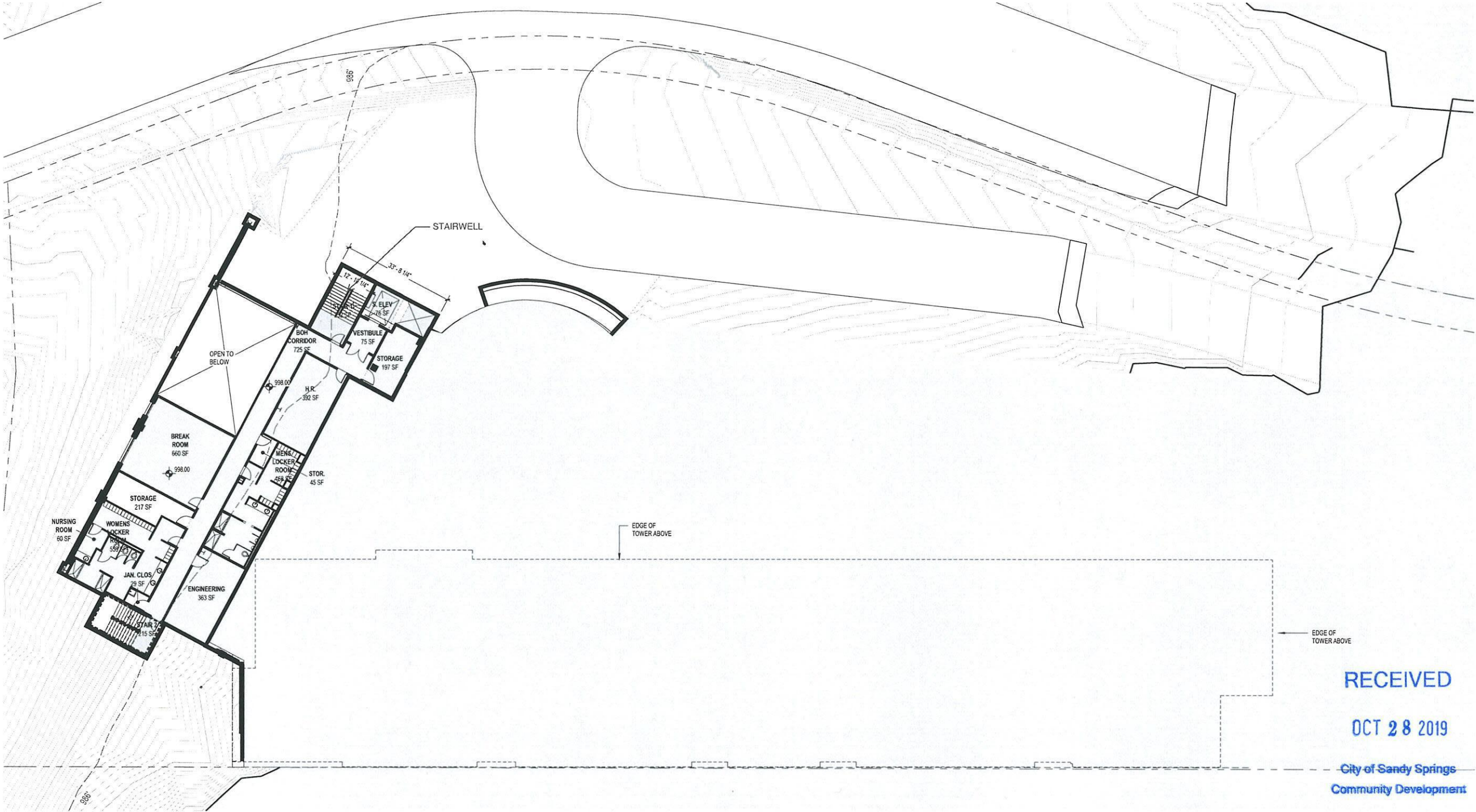
GUESTROOM

REVENUE

BOH

TERRACE

VERTICAL CIRCULATION



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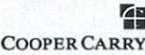
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Community Development

REFERENCE PLANS

1
A104

LEVEL G3-SERVICE
SCALE: 1/16" = 1'-0"

MAYSON HOUSE
ABERNATHY RD NE



COLOR FILL LEGEND

CIRCULATION

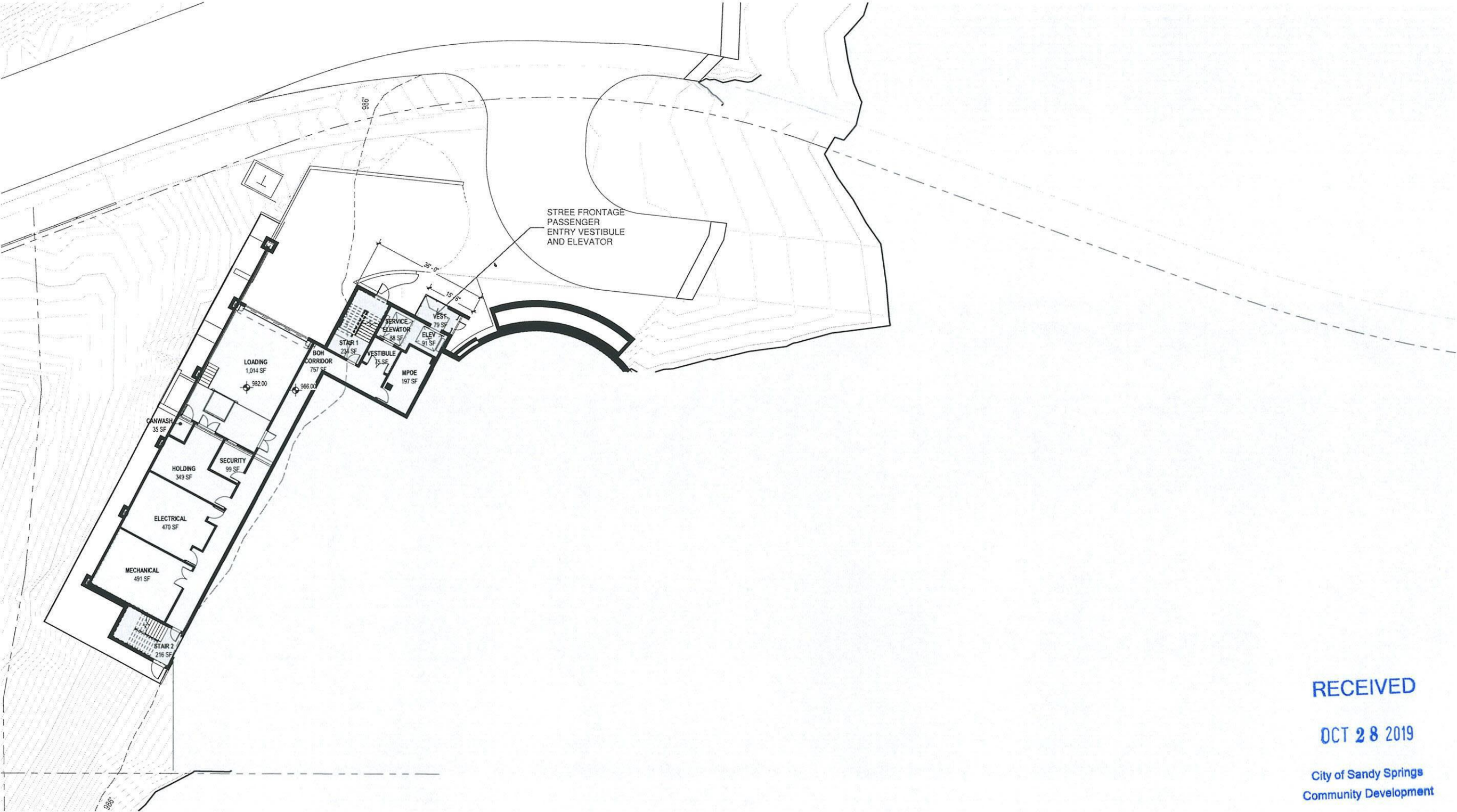
GUESTROOM

REVENUE

BOH

TERRACE

VERTICAL CIRCULATION



1
A103 LEVEL G4 - LOADING
SCALE: 1/16" = 1'-0"

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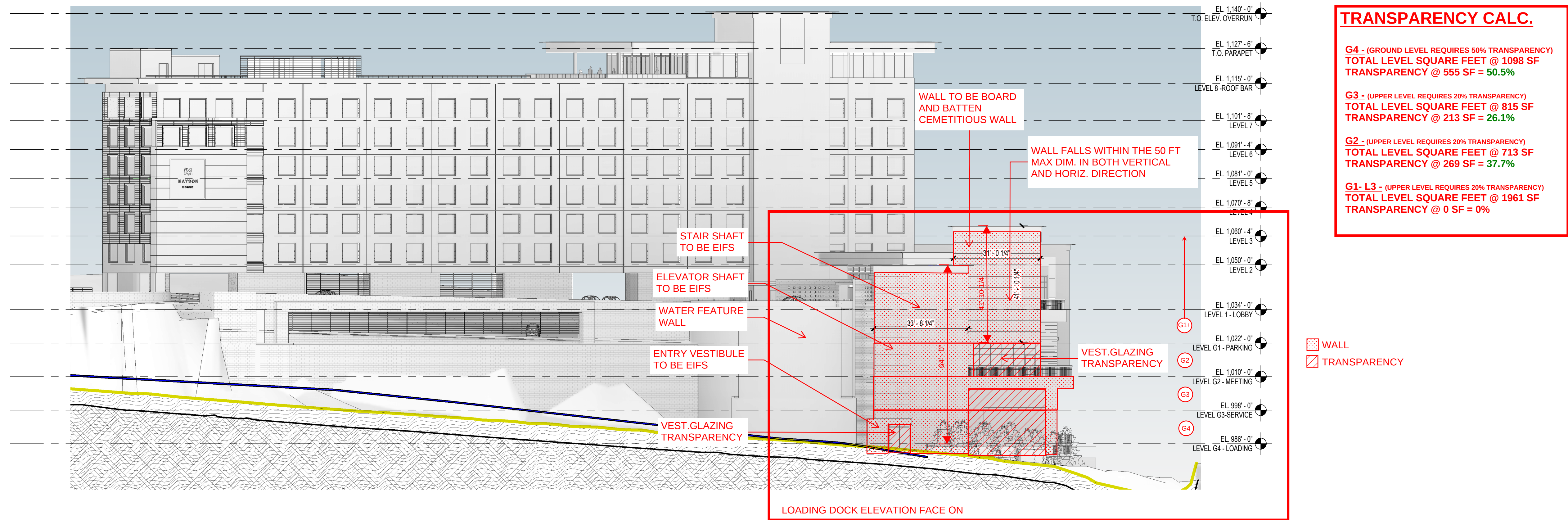
OCT 28 2019

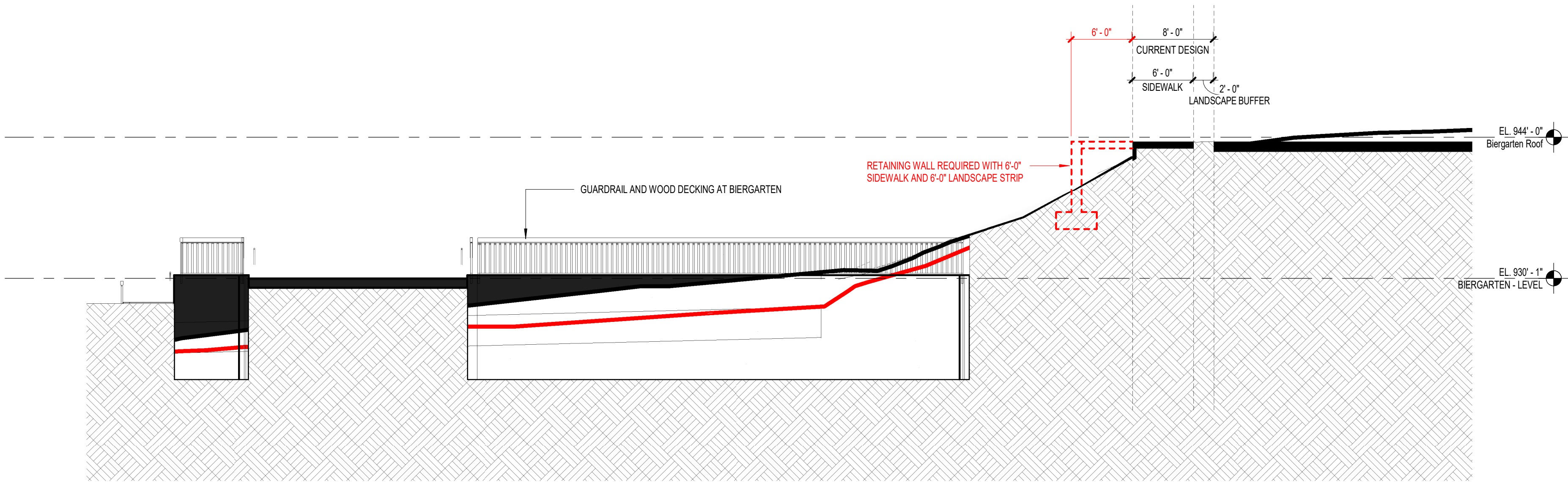
City of Sandy Springs
Community Development

REFERENCE PLANS

- THE ELEVATION BELOW IS PROVIDED TO INDICATE MATERIAL/COLOR VARIATION (EIFS & CEMENTITIOUS PANEL), ARCHITECTURAL FENESTRATION (ACCENTUATED METAL PARAPET COPING, BOARD AND BATTEN, EIFS TEXTURED FINISHES), AND HORIZONTAL ARTICULATION (OVERHANG & WALL PLANE CHANGES), IN ADDITION TO GLAZING AS A WAY TO BREAK UP THE FACADE AND MINIMIZE THE BLANK WALL IMPACT AT THE LOADING DOCK

- THE LOADING DOCK FACADE, AT IT'S CLOSEST ADJACENCY, IS 45'-9" FROM THE PROPERTY LINE AND 56'-3" FROM THE STREET, SEE AA1.19B FOR DIMENSION STRING. REVIEWER TO NOTE, AT THE GLENRIDGE DR. STREET LEVEL APPROACH INTO THE DRIVE AISLE, THE STREET IS AT A 6'-0" TO 8'-0" LOWER ELEVATION THAN LEVEL G4 WHICH WILL AFFECT LINE OF SIGHT INTO THE LOADING DOCK FOR NOTES SEE AA1.19A





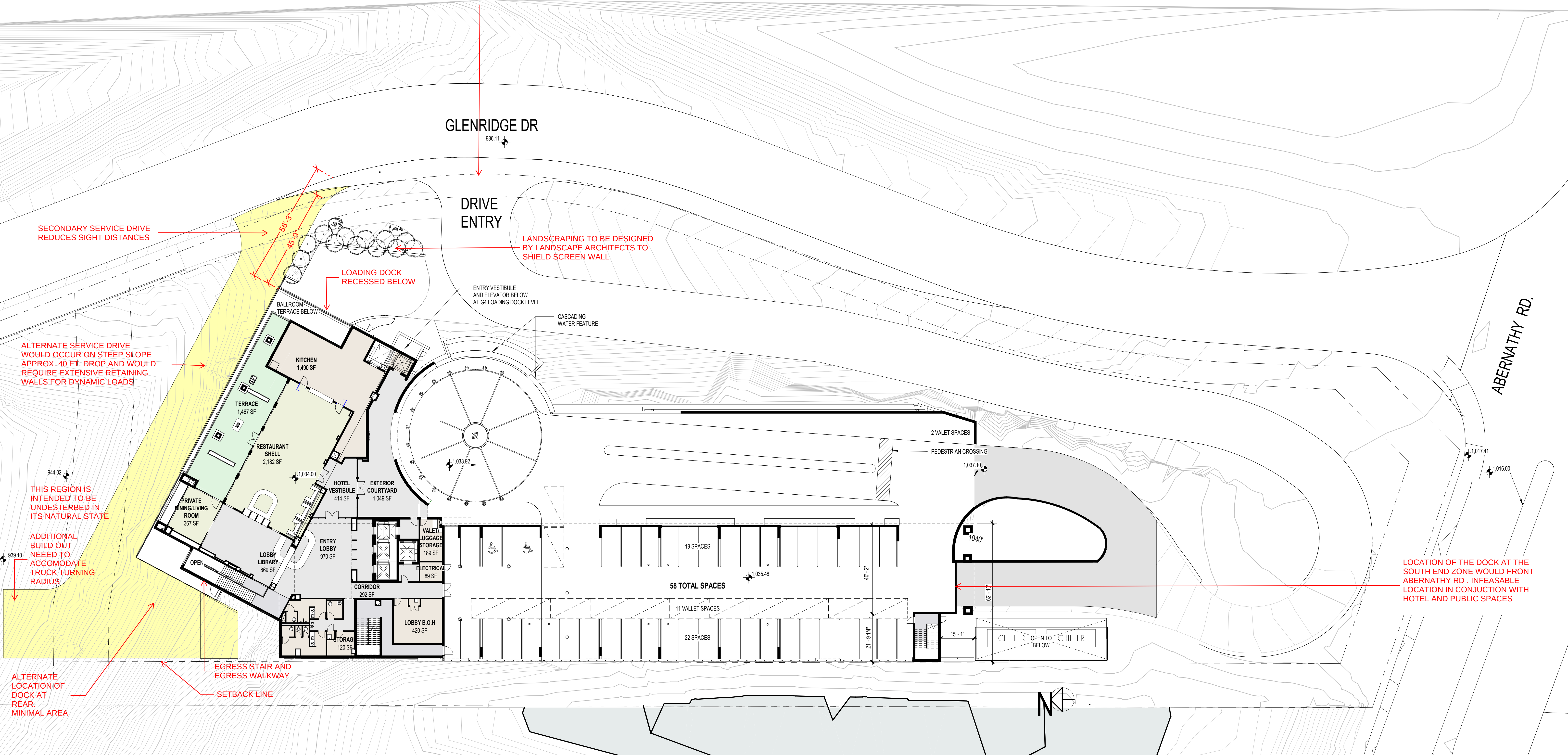
1
AA1.15.0
SECTION @ BIERGARTEN SIDEWALK AND STREET LEVEL
SCALE: 1/8" = 1'-0"

11/06/2019

THERE IS LIMITED ACCESS TO THE SITE GIVEN THE EXTREME STEEP SLOPES.

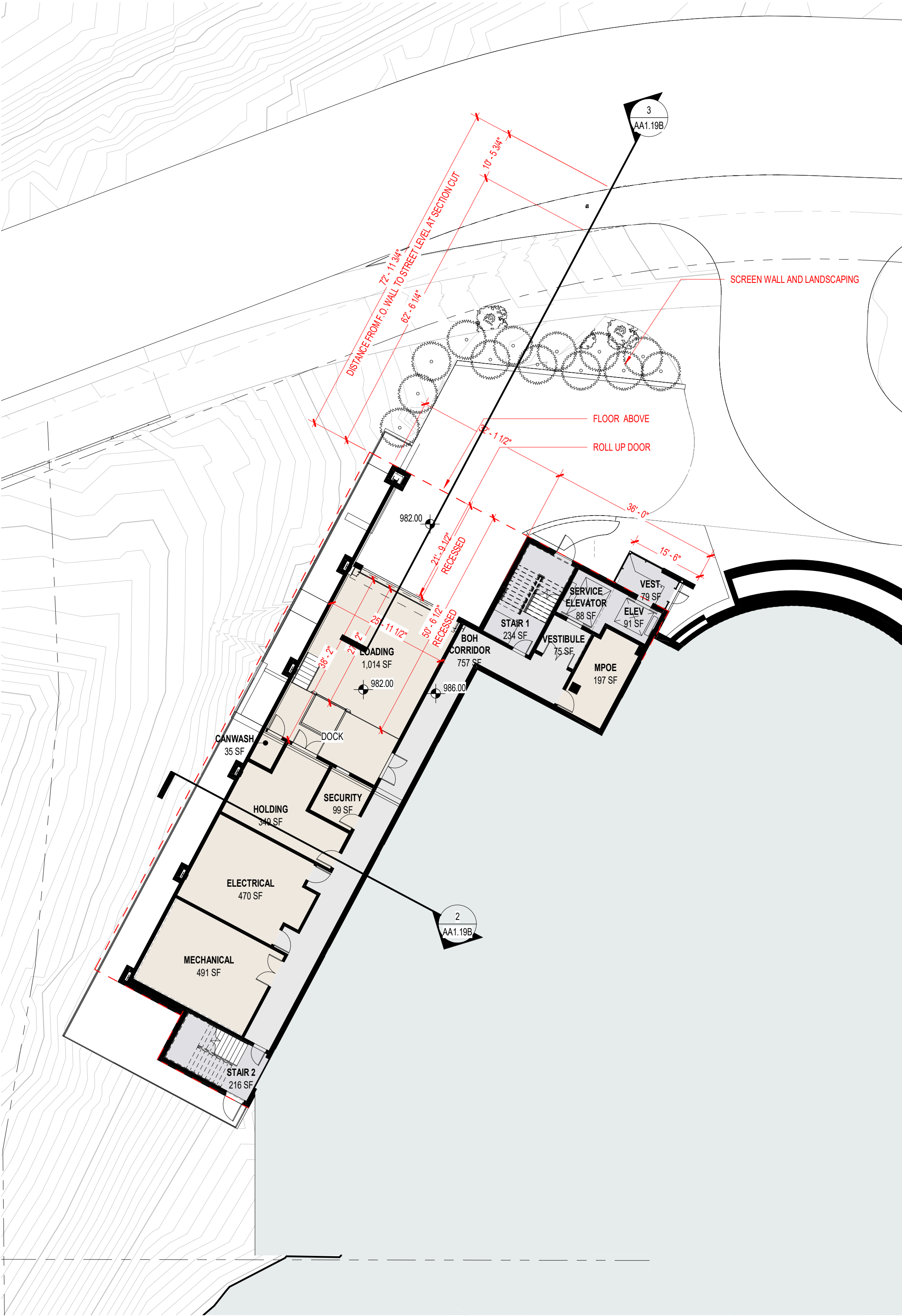
THE LOCATION OF HOTEL VEHICULAR ENTRY AS DIRECTED BY THE CITY OF SANDY SPRINGS MAXIMIZES SITE DISTANCES AT BOTH ENTRY AND EXIT TO AND FROM SITE.

A SECONDARY SERVICE DRIVE WOULD HAVE TO BE IN CLOSE PROXIMITY TO THE MAIN ENTRANCE AND WOULD LIMIT SIGHT DISTANCES AND CREATE A SAFETY HAZARD

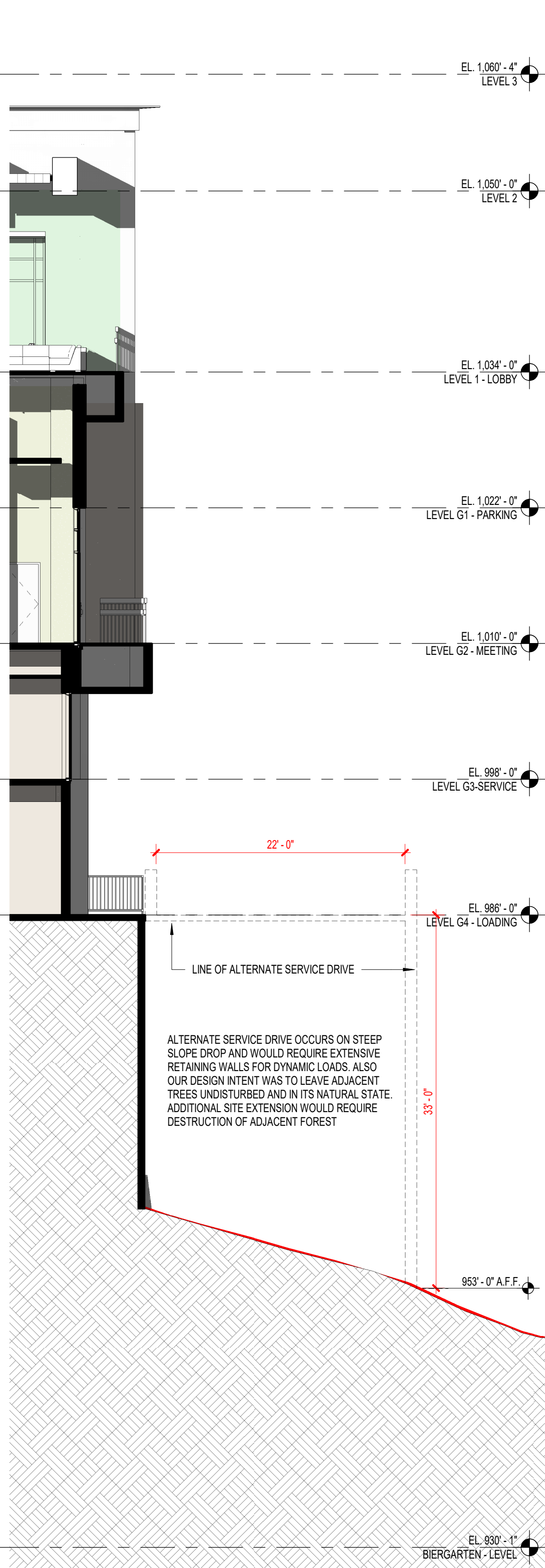


1 LEVEL 1 - LOBBY - D.C. - 8.1.10.C.3
AA1.19A SCALE: 3/64" = 1'-0"

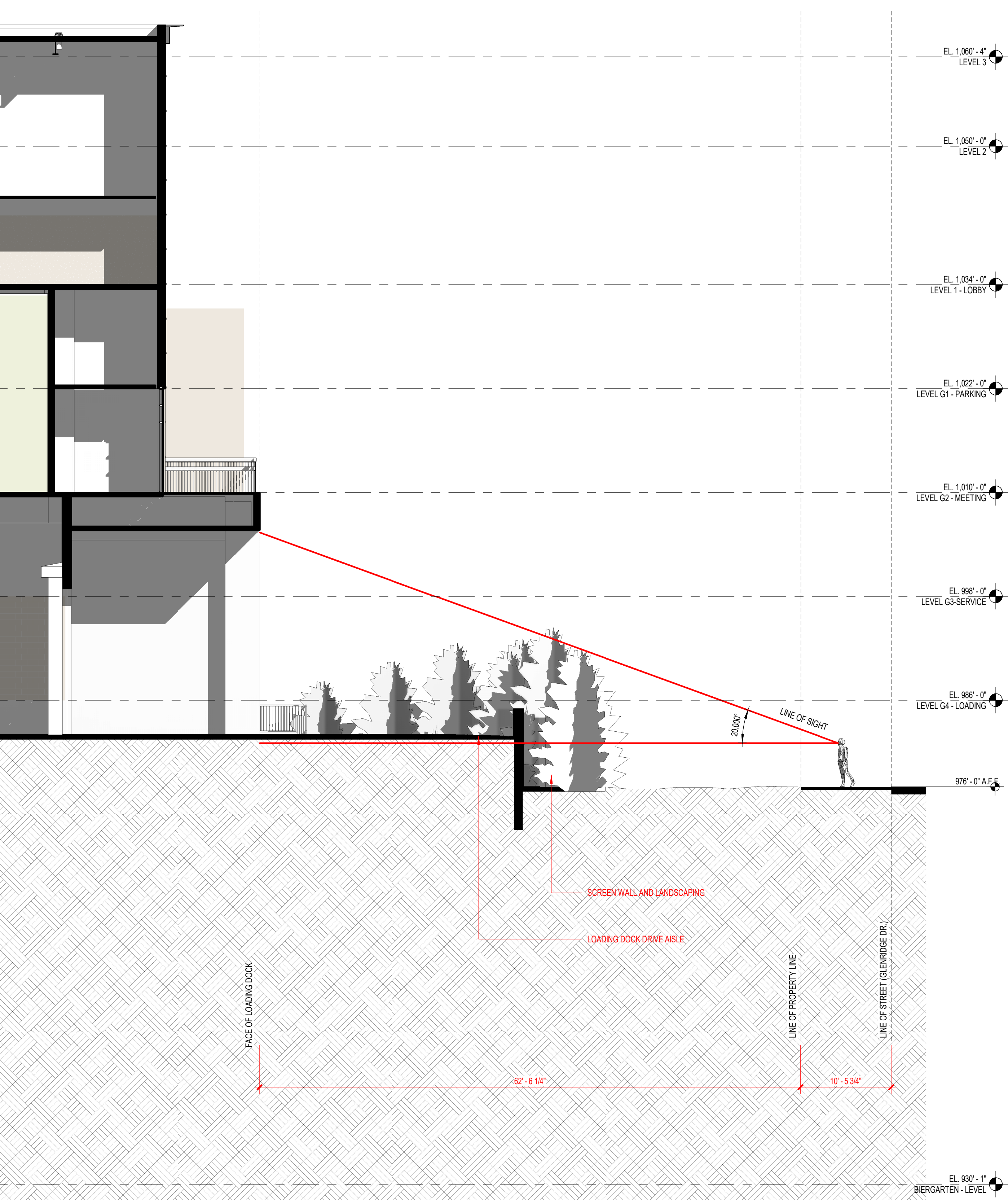
D.C. - 8.1.10.C.3



1
AA1.19B
LEVEL G4 - LOADING DOCK REFERENCE PLAN - D.C. 8.1.10.C.3
SCALE: 1/16" = 1'-0"



2
AA1.19B
SECTION AT ALT. SERVICE DRIVE AISE - D.C.8.1.10.C.3
SCALE: 1/8" = 1'-0"



3
AA1.19B
SECTION AT LOADING DOCK STREET LEVEL (GLENRIDGE DRIVE APPROACH) D.C.8.1.10.C.3
SCALE: 1/8" = 1'-0"

D.C. - 8.1.10.C.3



SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, December 10, 2019

Case: **V19-0023, 360 Lafayette Avenue**
Staff Contact: Madalyn Smith (msmith@sandyspringsga.gov)
Report Date: November 22, 2019

REQUEST

Request for a Variance from Sec. 2.3.3 to allow for an encroachment into the primary street setback.

APPLICANT

Property Owner: Calvin Hartness	Petitioner: Randy Arndt	Representative: Randy Arndt
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SUMMARY

The applicant requests a variance to encroach into the 50 foot primary street setback by 12 feet, for the purpose of constructing a new single family home. There is an existing house that currently encroaches 20 feet into the setback. The lot has a pie slice shape with a curvilinear front setback and diagonal rear setback creating an odd shaped buildable area that is approximately 3300 SF large. The lot is also very shallow and undersized for the zoning district. Strict adherence to the required primary street setback does not allow for new construction that is on-par with current neighborhood development trends. For these reasons staff recognizes a hardship based on the size and shape of the property.

RECOMMENDATION

Department of Community Development

Staff recommends **Approval** of **Variance** V19-0023.

MATERIALS SUBMITTED AND REVIEWED

Materials:

1. Application, received November 1st, 2019
2. Notarized letters of support from surrounding neighbors, received November 1st, 2019

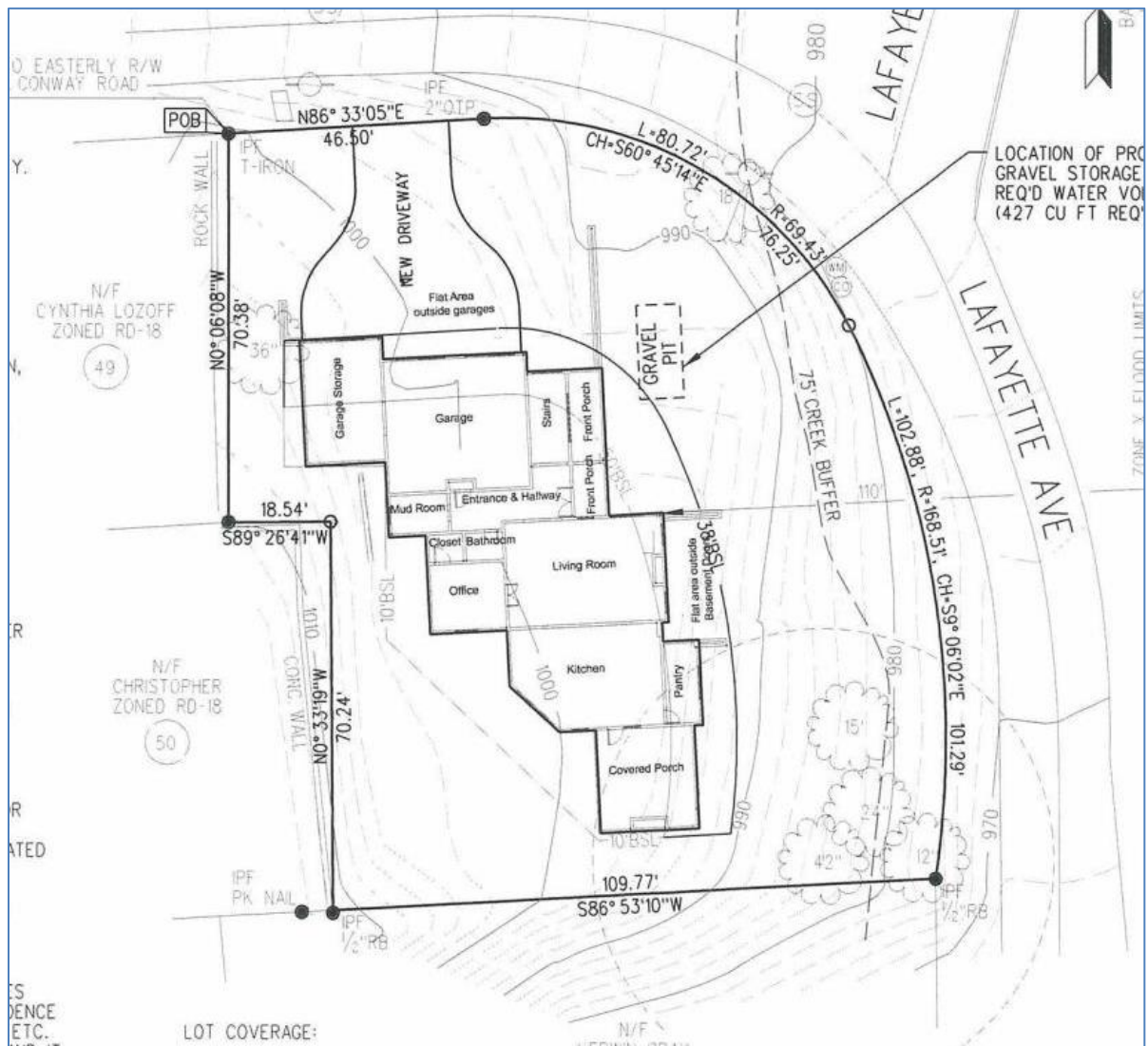
Plans:

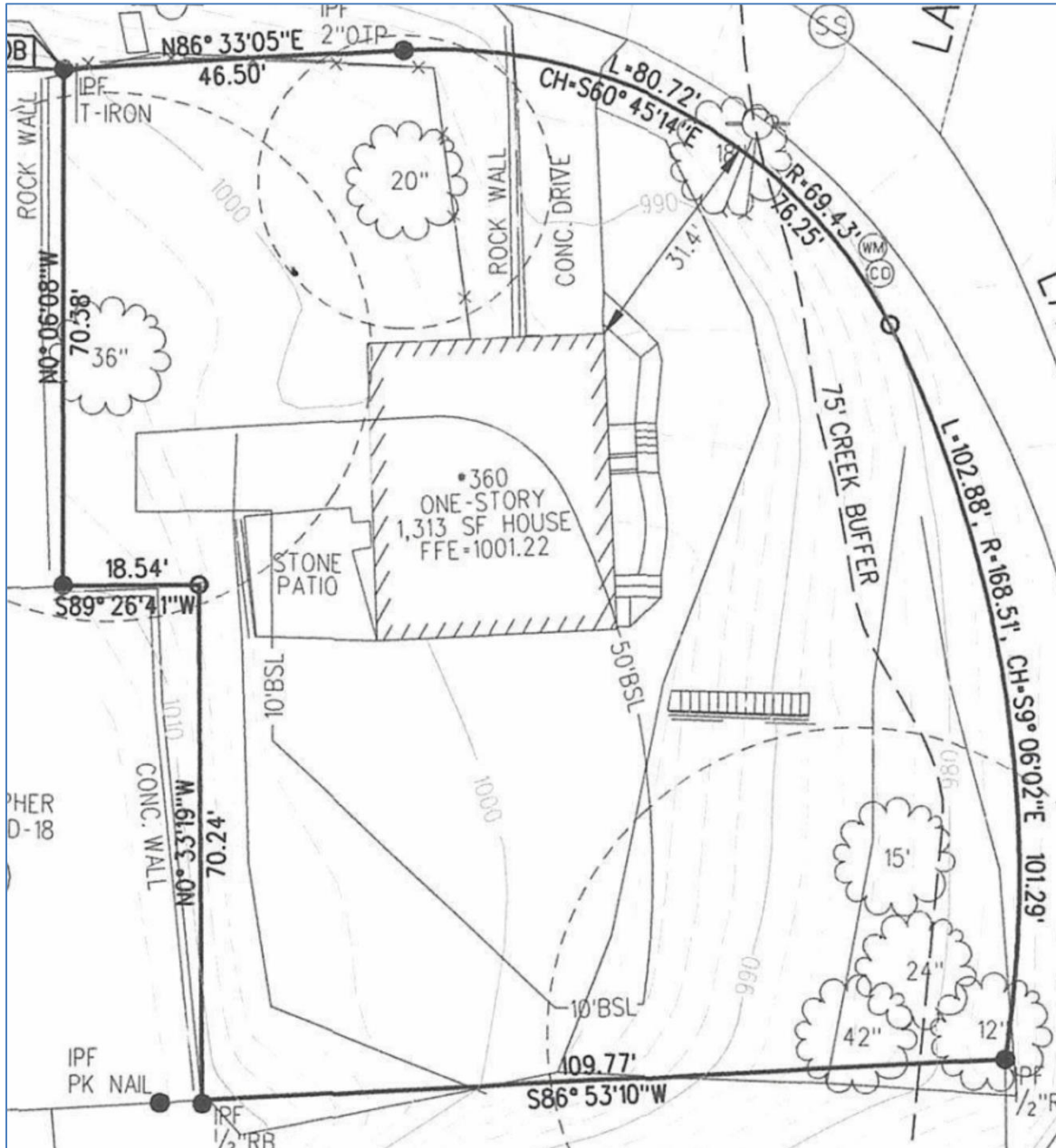
1. Survey prepared by SPG Surveying, LLC, signed and sealed by Steven P. Griggs, dated 10/09/2019, received November 1st, 2019
2. Site plan, prepared by Legacy Homes, November 1st, 2019

PROPERTY INFORMATION	
Location:	360 Lafayette Avenue (Parcel ID # 17 013700010363)
Council District:	6—Bauman
Road frontage:	Approximately 225 feet of frontage on Lafayette Avenue
Acreage:	Approximately 15,222 SF (.35 acres)
Current Zoning:	RD-18 (Residential Detached, minimum lot size 18,000 SF)
Existing Land Use:	Single family home
Previous Zoning:	R3
Character Area:	Protected Neighborhood

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to subject property	Zoning / Land use	Address(es)	Land area (acres) (approximate)
North	RD-18 / Single family residential	4776 LAFAYETTE CT	.32
East	RD-18 / Single family residential	4755 LAFAYETTE AVE NW	.41
South	RD-18 / Single family residential	4742 LAFAYETTE AVE NW	.41
West	RD-18 / Single family residential	4771 EAST CONWAY RD NW 4769 EAST CONWAY DR	.31 .35
PROPOSED DEVELOPMENT			
--	RD-18 / Single family residential	360 Lafayette	.4

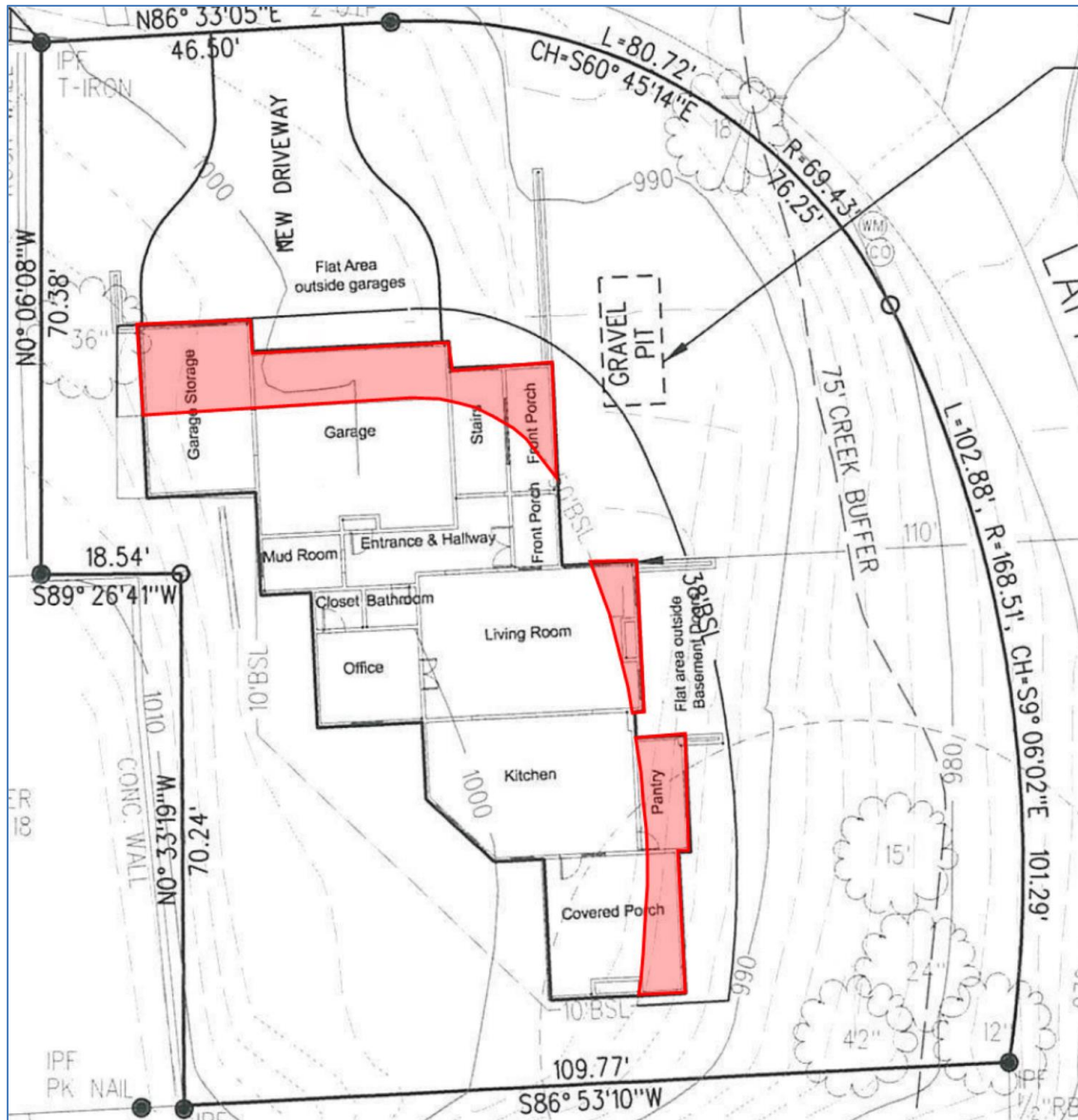
Community Development





PROPOSED DEVELOPMENT

The applicant proposes to demolish the existing single family home and construct a new single family home. The proposed home would have approximately 4100 SF of living space with a garage and basement. The new home would encroach into the primary street setback up to 12 feet, for a total encroachment footprint of 800 SF (see site plan below). The existing house encroaches about 500 SF.



Footprint of proposed home for 360 Lafayette, encroachment highlighted in red

AERIAL IMAGE

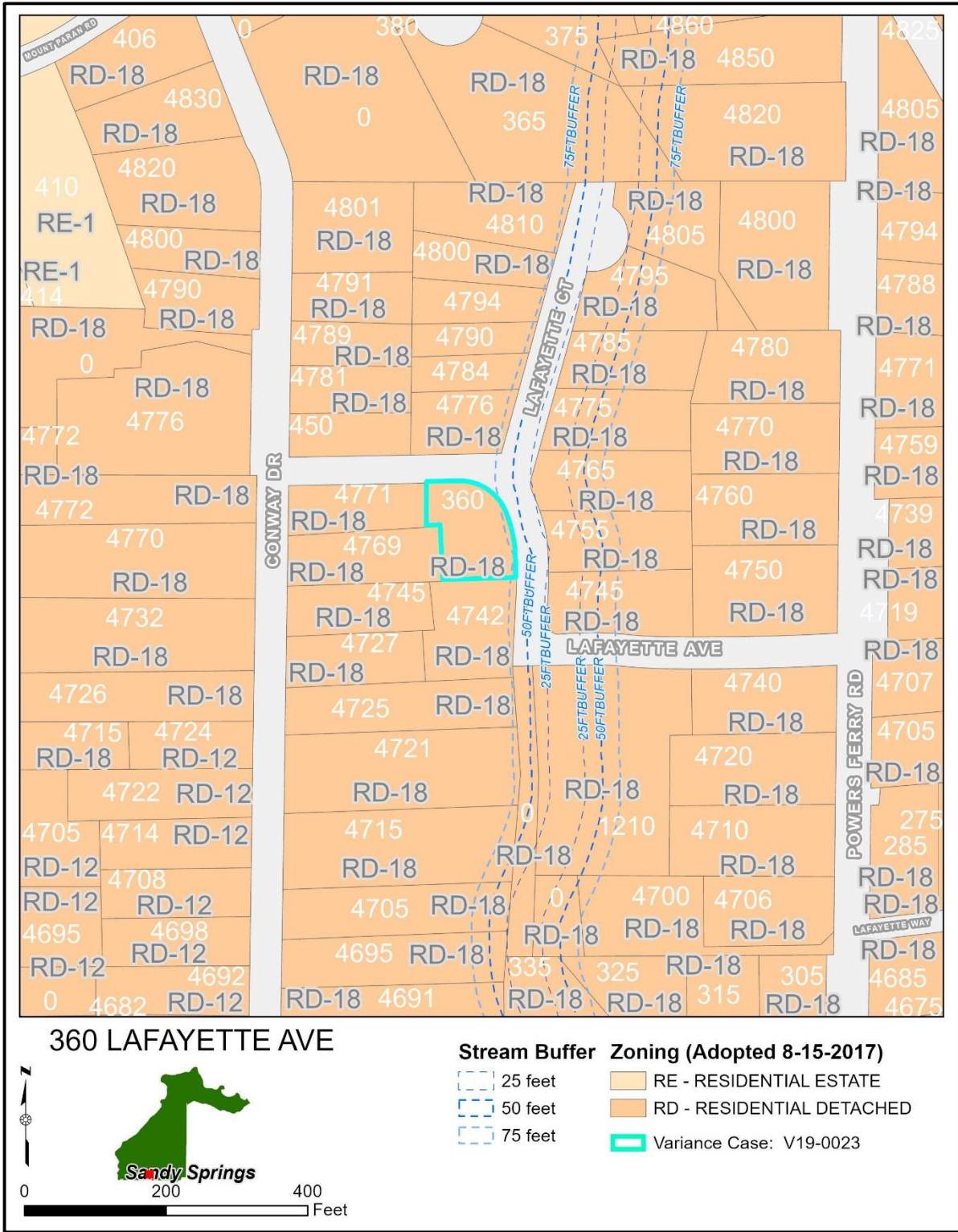


PHOTO

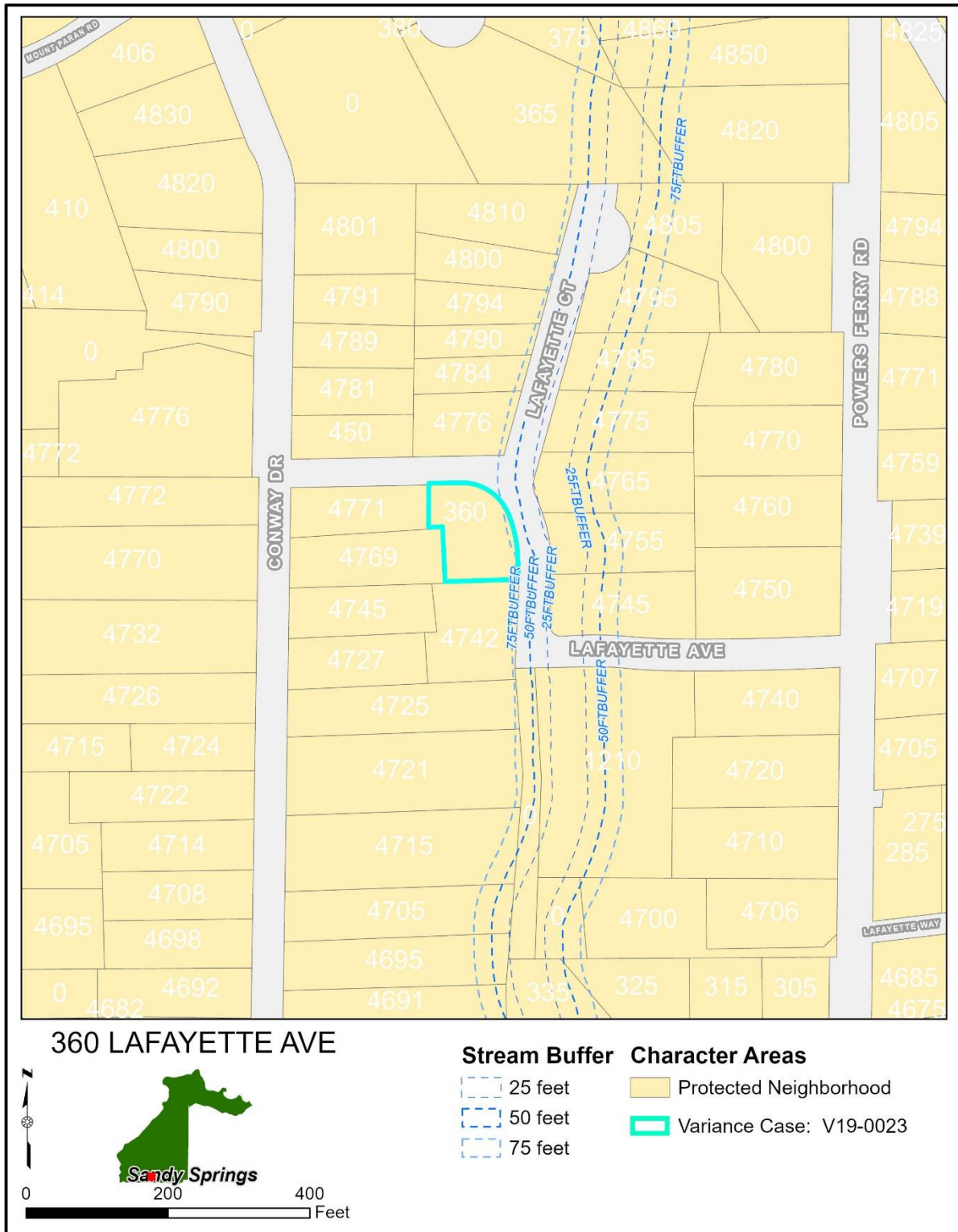


View of existing home at 360 Lafayette (photo from Google streetview)

ZONING MAP



CHARACTER AREA MAP



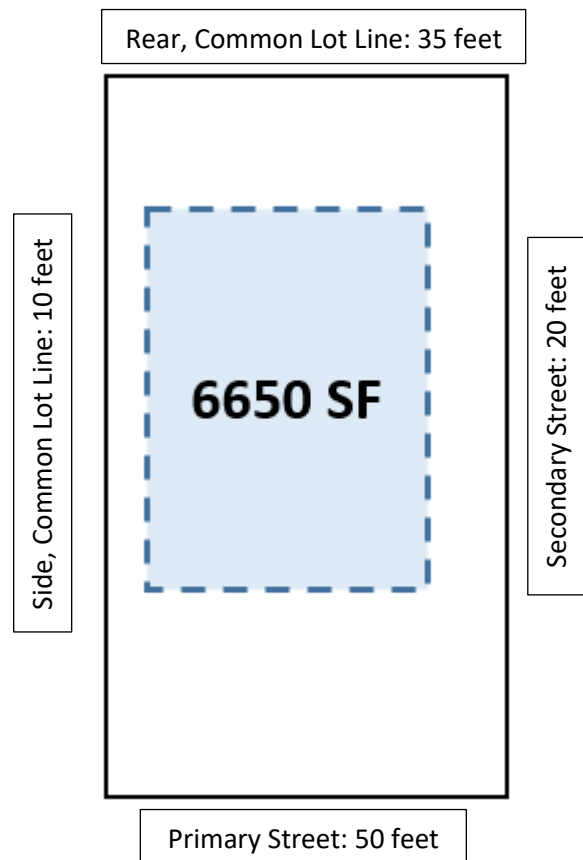
VARIANCE CONSIDERATIONS

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

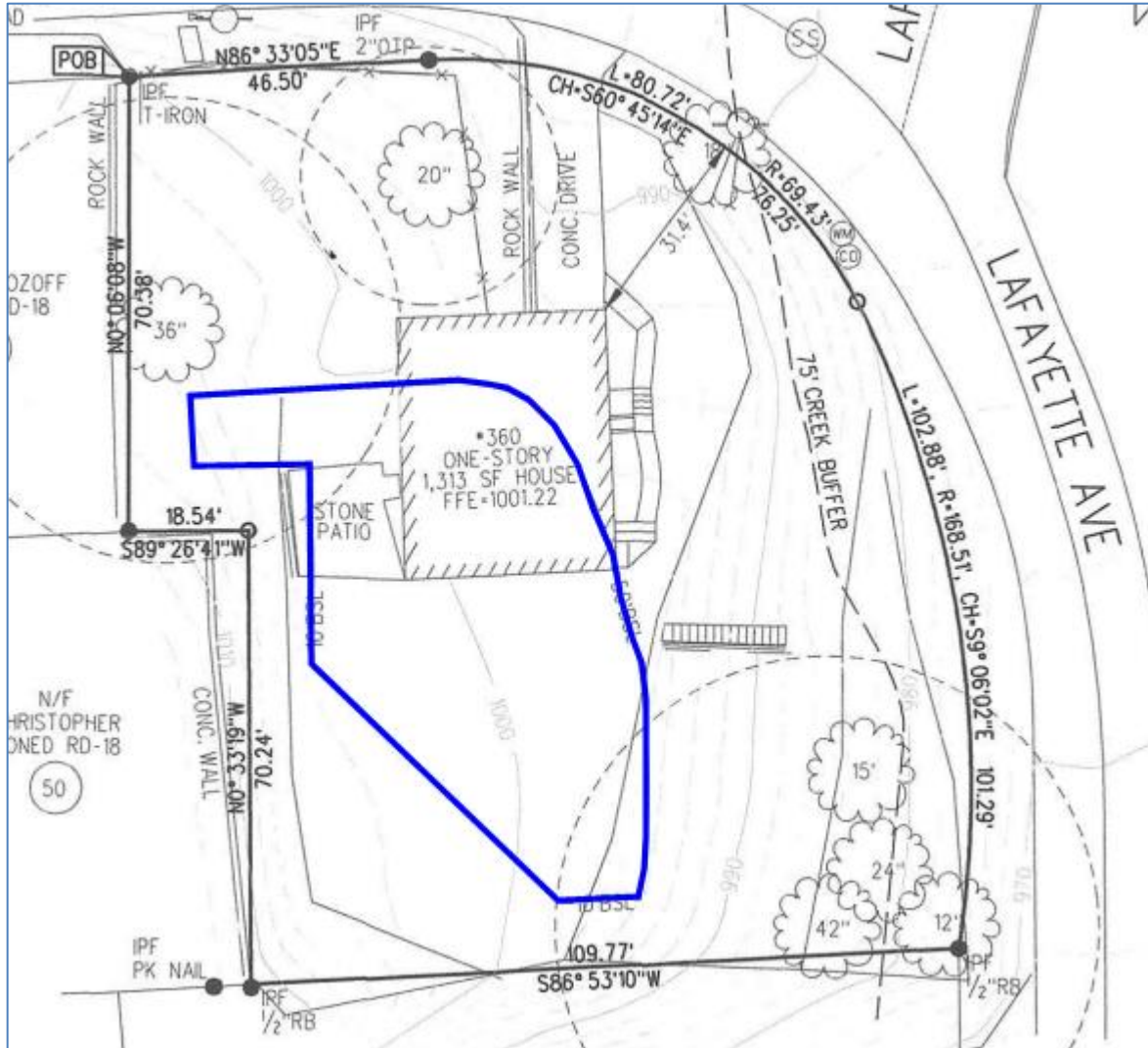
- 1. Variances will only be granted upon showing that:**
 - a. The application of this Development Code would create an unnecessary hardship, and not merely an inconvenience to the applicant; or**
 - b. There are extraordinary and exceptional conditions due to the size, shape, or topography, which are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

Finding:

A typical or ideal corner lot layout that meets the minimum lot size and lot frontage would be approximately 100 feet wide and 180 feet deep. The buildable area would be 6650 SF. See visual below:

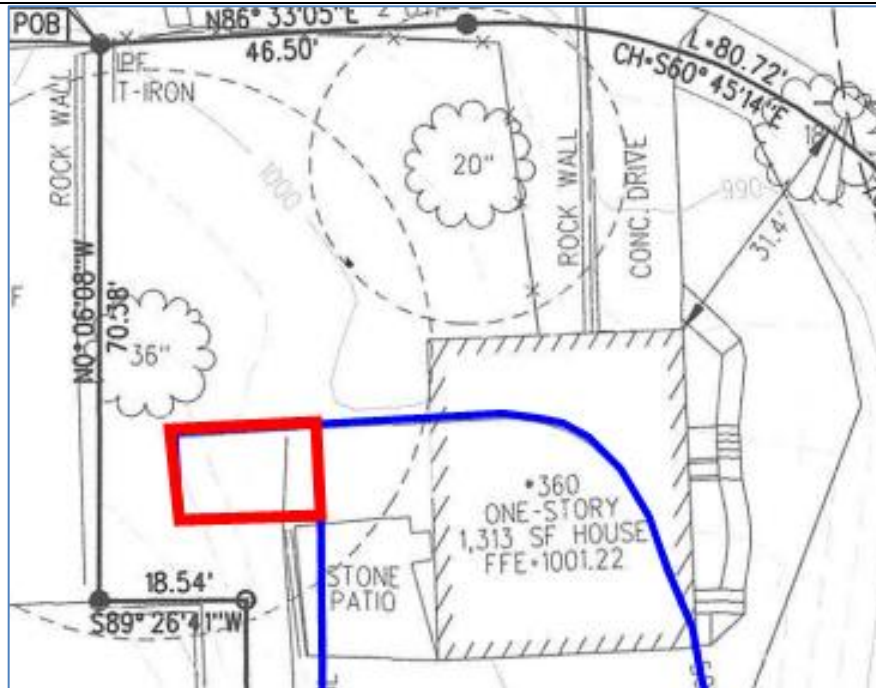


The lot layout for 360 Lafayette is exceptional. It is 15,222 SF and though it resembles a corner lot, it has one continuous 225 foot primary street frontage (lacking a lesser Secondary Street setback). The buildable area on this lot, 3300 SF, is nearly half of what it should be due to the Primary Street setback running the entire frontage of the lot. There is also a very steep slope on the entire eastern portion of the lot.



Survey of 360 Lafayette, 3300 SF is buildable area outlined in blue

3300 SF would not be an egregiously small buildable area on a more standard shaped lot, but the pie slice shape creates a diagonal rear setback and curvilinear front setback, making much of the buildable area awkward to use and some of it not practical to use like in the northwest corner of the lot (see visual below).



Not practically usable portion of buildable area, approximately 200 SF

It is also important to note that many of the lots in the surrounding area do not meet the minimum lot size of 18,000 SF but because they are typical rectangular lots and are not subject to a 50 foot setback along 225 feet of any of lot line, they have a larger buildable area than 360 Lafayette. For example, the two abutting lots to the rear have around 5000 SF of buildable area each despite being smaller in lot size.

In summary, this property has a unique configuration and a significant portion of it is topographically challenging. It is an atypical-shaped lot that has a very deep setback surrounding half of it. For the reasons stated above, staff recognizes that there are extraordinary and exceptional conditions to the shape and topography of the lot and thus find that the application of the Development Code would cause undue hardship on the applicant.

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: These conditions are not the result of action or inaction of the current property owner. The lot was subdivided before the application of the current Development Code.

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

Finding:

Staff finds the applicant's request for a maximum 12 foot encroachment would provide the minimum relief necessary. The request is for less of an encroachment (depth) than is existing. The current house encroaches 20 feet into the primary street setback. The proposed footprint of the structure is 3256 SF and would contain ~4100 SF of living space. The size of the house is on par with the sizes of new single family homes in this area, which typically range from 3500 to 7700 SF.

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

Finding:

The existing home is in a generally very poor condition. The applicant is proposing to significantly improve the property through redevelopment. This variance request supports the intent of the Development Code and Comp Plan to guide reinvestment in established neighborhoods that preserves and reinforces their unique characteristics (Section 1.1.5). The applicant is not requesting any additional variances that would be contrary to any of the stated intentions of the Development Code as listed in Section 1.1.5.

The encroachment of the home in the setback would also not be out of character on this street. Several homes sit approximately 20 to 30 feet from Lafayette Avenue. The neighbor directly to the south sits about 20 feet from the front property line. For these reasons, staff believes the proposal will not be a detriment to the public good, safety, and welfare.

COMMENTS FROM OTHER PARTIES

Sandy Springs Building Plan Reviewer:

None of the lots around this one is 18,000 sf. A few are close but most are at or under about 15,000. So, it seems to me using the RD-15 approach would be more appropriate and that seems to be more or less what they are asking for. It also seems that would better keep it in the existing development pattern, too.

Sandy Springs Arborist:

Some things they will need to keep in mind, concerning the canopy is that in total at least 6 large canopy trees will need to be planted plus the 1000 SF of understory trees that they have added with their variance. Based on the site being 15,222 SF, their required canopy coverage of Protected Trees is 5,328 (which rounds up to 6 Protected Trees.) Their existing Protected and Landmark Trees include a 36" Hardwood, 20" Hardwood, 18" Hardwood, 24" Hardwood and 44" Hardwood. They are already under their required canopy coverage, so any Protected Trees that are removed or impacted will need to be mitigated and recompensed.

1. There will be a 36" Landmark Tree greatly impacted with this construction – this will need to be replaced at 150% of the canopy (2 large canopy trees.) This will also require a \$1,200 payment in to the Tree Fund.

2. There appears to be a 20" Hardwood that will be removed for the driveway. This will require 1 large canopy tree to be replaced as well as a \$1,200 payment in to the Tree Fund.

3. Based on there being 223 feet of road frontage, there will be 6 large canopy trees required to be planted in the road frontage. The mitigation trees and canopy trees CAN be combined with this requirement as long as it is labeled. (For example, plot 6 trees along the road frontage and label two trees as Landmark Mitigation Trees and 1 tree as a canopy replacement tree.) Keep in mind that these trees cannot be planted in the right of way.

4. Any disturbance in the side setbacks that exceed 1000 feet will require 1 large canopy tree to be planted (per 1000 feet) in addition to any other tree requirements.

Correspondence Received:

6 letters of support from surrounding neighbors provided at the time of submittal

Public Comments:

No public comments received at this time.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION
Following review, and based on the findings, Staff recommends Approval of Variance V19-0023, request for a Variance from Sec. 2.3. for a maximum 12 foot encroachment into the required primary street setback, subject to the following condition: 1. The proposed house may not encroach any further than 12 feet in to the primary street setback, the maximum footprint of the encroachment may not exceed 850 square feet, and it must be substantially similar to the footprint shown on the submitted site plan prepared by Legacy Homes, and submitted November 1st, 2019.

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City of Sandy Springs
Community DevelopmentSANDY SPRINGS™
GEORGIACase No.: V19-0023
Planner's initials: mlb

PROJECT INFORMATION SHEET

PROPERTY	Address(es): <u>360 Lafayette Ave</u>	
	Parcel Tax ID: <u>17 0137 000 10363</u>	
	Land Lot(s): <u>137</u>	Land District(s): <u>17A</u>
	Total acreage: <u>.35</u>	Council district:
	Current zoning: <u>RD-18</u>	Current use: <u>Res</u>
	Character area:	

APPLICATION	Detailed request (include Ordinance/Code Section No.):	
	<u>12 foot encroachment into required 50 Ft</u>	
	<u>Primary road setback for purposes of</u>	
	<u>building a single family home.</u>	
Petitioner:	<u>Legacy custom Homes</u>	
Petitioner's address:	<u>605 River Valley Rd</u>	
	<u>Atlanta GA 30328</u>	
Phone:	<u>404-805-1000</u>	Email: <u>sandy @ A Legacy home. com</u>

OWNER	Property owner:	<u>Calvin Hartness</u>
	Owner:	<u>Co</u>
	Phone:	
	Signature (authorizing initiation of the process):	<u>Calvin Hartness</u>
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:	<u>10/22/19</u>	Anticipated application date:	<u>11/5/19</u>
Anticipated BOA date:	<u>12/10/19</u>		
ADDITIONAL INFORMATION NEEDED:			

Variance Application Letter of Intent

**360 Lafayette Ave
Sandy Springs, GA 30327**

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Requested Variance:

We are requesting a 12 feet encroachment into the required 50 foot primary street setback for purpose of constructing a single family home at 360 Lafayette Ave, Sandy Springs, GA 30327.

The Buyer for this property wishes to demolish the existing house and build a modestly sized home for their family. They have three cars so it was important to them to have garage space for all three cars.

The buildable area, approximately 3300 sq ft, was determined to be too small for today's homes and the rear setback is on an angle which limits design options greatly. We decided not to encroach into the rear setback because it would eliminate any useable back yard space. Additionally, we felt that since the existing home was already into the front setback and many homes along the street are setback only 20 to 30 ft we felt a design that encroached 12' into the 50' setback was the best option.

Factual Details about Proposed Development:

Existing Conditions:

The front setback is 50' along the primary street, Lafayette Ave. The lot is a pie shape and thus the front setback takes up a majority of the area on the lot. The buildable area on the lot is further constrained by the rear setback that is set on an angle, as a result of the pie shaped lot.

The zoning is RD-18. The size of the lot is 15,222 sq ft.

The buildable area on the lot is approximately 3300 sq ft.

Current home has a 18.6' encroachment into the primary yard setback.

Proposed Development:

The foot print on the proposed home is 3256 sq ft which includes 2000 sq ft of living space, 880 sq ft of garage space and 376 of porches/decks. Driveway will be 1,123 sq ft. Resulting in a lot coverage of 4,379sq ft or 28.8%.

The new home will be a two story home on a full basement.

Exterior of the home will be a traditional style home with large windows. It will be 4-sided painted brick with architectural style shingle roof.

Alternative Designs Explored:

Alternative 1: Two car garage

One alternative design we explored fit into the setbacks. It was 1499 sq ft of living space on the first floor. The design eliminated the following features:

- Eliminated mud room hall and storage
- Eliminated walk-in pantry in the kitchen
- Eliminated 1 garage bay, requiring one car to be parked outside
- Reduced covered back porch from 18' to 12' wide
- Reduced backyard lawn area from 28' x 40' to 10' x 40'

These compromises were seen as too great to justify the cost of the land and the needs of the family. Also having a car parked outside was viewed as detracting rather than enhance the neighborhood



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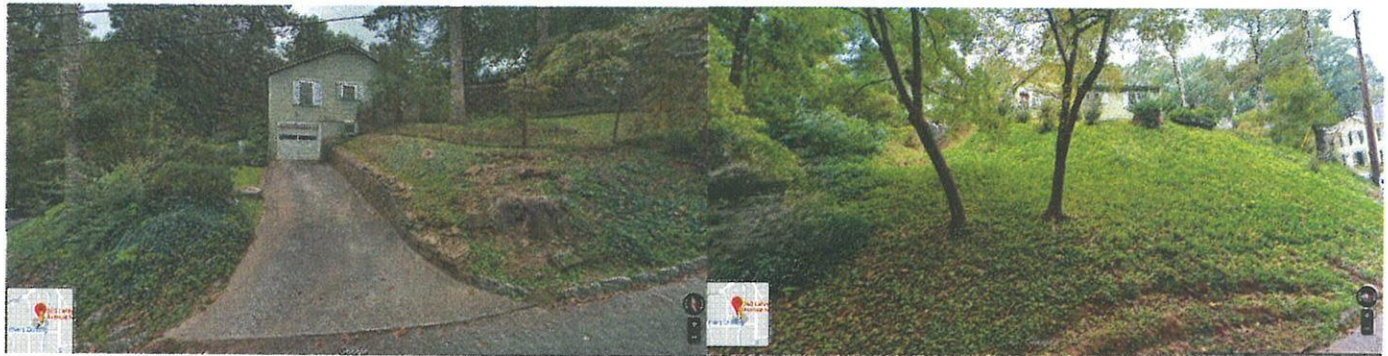
*Alternative 2: No garage*City of Sandy Springs
Community Development

This would allow the home to be designed with the desirable living area but parking would be on the street or a parking pad. This was determined to detract rather than enhance the neighborhood. Given the curve on the street, on street parking is hazardous at this location. This option was discarded for these reasons.

Alternative 3: Remodel and add onto existing home

We evaluated using the existing house and adding an addition onto the back of the property. The new addition would be built in the allowable area but the existing home would remain with 506 sq ft encroaching on the primary street setback.

The existing house is in very poor repair and was originally built as a cook's quarters for the hunting lodge. It contains asbestos siding. Additionally, the house encroaches 15 ft into the required 50 ft primary street setback. The existing house has a 1 car garage in the basement that is not large enough for most of today's vehicles.



North Facing Side of house Lafayette Ave

East Facing Side on Lafayette Ave

Remodeling the home would require an addition to gain the space needed for the Buyer's family. The addition could be built completely within the allowable setbacks but the existing structure would remain with an encroachment of 15' into the primary road setback.

In our opinion it would be cost prohibitive to salvage the existing home and the foundation is unlikely to support a second story.

Given the costs and the lack of a good architectural structure we feel that remodeling would not create a home that is in keeping with the other homes that are being improved and rebuilt in the area. Also, the remodeled home would also maintain an encroach, thus it was rejected as an option.

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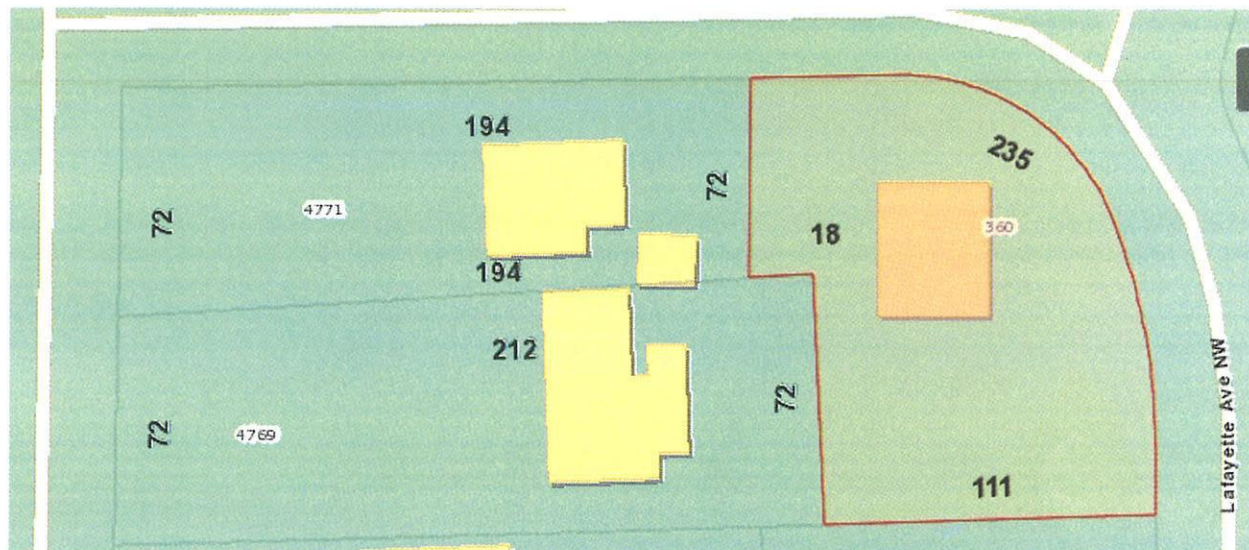
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Variance Analysis

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

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



The zoning is RD-18 with an area of 15,222. Typically with this zoning the minimum size lot is 18,000 sq ft. Since the setbacks are not adjusted for smaller than normal sized lots this creates a much smaller buildable area.

Additionally, this lot has 223 ft of road frontage subject to the 50' primary road setback. Lots in this area typically have 72' to 105' of road frontage subject to the 50' setback. Finally, most lots in this area are rectangular in shape creating a very usable symmetrical shape to build a home. This property has a pie shape lot which creates angles and curves that further limit what can be built on the site.

The below chart shows how this lot's buildable area compares with surrounding lots.

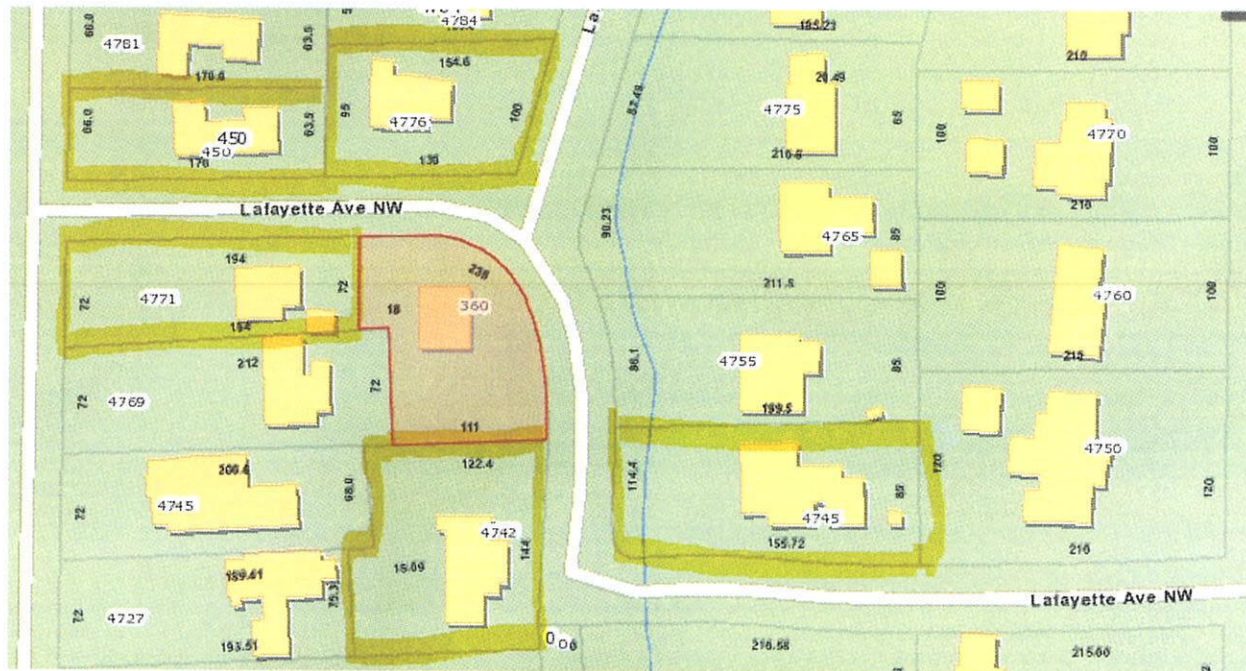
	Comparable Lot 4771 East Conway	Comparable Lot 4769 East Conway	360 Lafayette
Lot Size	13,968 sq ft	15,264 sq ft	15,222 sq ft
Buildable area	4,788 sq ft (34%)	6,864 sq ft (45%)	3,300 sq ft (22%) [with approved variance 5,025 sq ft (33%)]
Primary road frontage	72 ft	72 ft	223 ft

Comparison with Adjacent Lots

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[illegible]

You can see below that most of the homes on Lafayette Ave have positioned their homes 20-30 ft from the street since many of those other lots are able to classify this road as a secondary road thus subject to a 20' setback instead of a 50' setback.



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

- Promoting the preservation and enhancement of tree canopy in residential areas;
 - In addition to the required replacement of trees by code, the Owner has agreed to add an additional 1000 sq ft of canopy with the use of under story and ornamental trees.
- Guiding reinvestment in established neighborhoods that preserves and reinforces their unique characteristics
 - The existing home is an eye sore and is not habitable in its current condition. Many new homes are being built in this highly desirable neighborhood. Neighbors are eager to see this home replaced and we propose to build a new home that is in keeping with the high standards of other homes being built in the area.
- Promoting quality landscape and building design that advance the function and beauty of Sandy Springs;
 - The new home will be professionally landscaped which will enhance the neighborhood and the property which currently has very little landscaping.
 - The Buyer's plan to landscape with special attention to using many native, non invasive plants that require little maintenance & water.
- Promoting sustainable building and site design practices;

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- The home is planned to follow many of the sustainability practices recommended by EarthCraft House and EnergyStar. Some attributes of the home include:
 - All brick construction
 - Spray foam insulated 2x6 exterior walls
 - Advanced framing techniques to further allow for better insulation value
 - Air seals typically 4x better than code to minimize energy usable
 - All LED lighting
 - Solar panel ready
 - Low maintenance cementitious trim
 - Low VOC products used in construction
 - Low flow plumbing fixtures
 - EnergyStar Appliances

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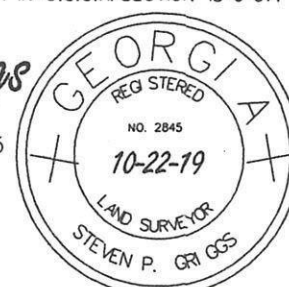
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City of Sandy Springs
Community Development

1. PINE CREST SUBDIVISION BY PAUL STHERIDGEM DATED
DECEMBER, 1931, RECORDED IN FULTON COUNTY RECORDS,
IN PLAT BOOK 15, PAGE 146.

30 15 0 30 60 FT

SCALE: 1" = 30'



For:
Legacy Custom Homes, LLC

File No. 201953.01	DATE:	REVISIONS	BY:
Drawn By: SG			
Approved By: SG			
Reviewed By: SG			
Date: 10/09/2019			
Project No. 201953.001			

SPG Surveying, LLC
Professional Surveying Engineering Services

1025 Winding Creek Trail, Atlanta, Georgia 30328
Phone (404) 557-2170 Fax (404) 252-5935

NOTES:

THE PROPERTY IS ZONED RD-18. SITE AREAS 15,222 SF FT OR 0.350 AC.

CURRENT MIN. BLDG SETBACKS: PER CITY OF SANDY SPRINGS:
FRONT=50', SIDE=10'', REAR=35'

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 77,474 AND AN ANGULAR ERROR OF 2"
PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

A SPECTRA PRECISION FOCUS 35 TOTAL STATION WAS USED TO
OBTAIN LINEAR AND ANGULAR MEASUREMENTS. LINEAR DISTANCES
SHOWN ARE GROUND HORIZONTAL DISTANCES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS
ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET.

FIELD WORK WAS COMPLETED ON OCTOBER 4, 2019.

ELEVATIONS ESTABLISHED ARE BASED ON AN ASSUMED DATUM.

NO NGS MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY.

BEARINGS AND DISTANCES SHOWN HEREON WERE FIELD MEASURED
AND ARE IN SUBSTANTIAL AGREEMENT WITH THE DESCRIPTION
UNLESS OTHERWISE NOTED HEREON.

SPG SURVEYING, LLC DOES NOT WARRANT THE EXISTENCE OR
NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE
SURVEY AREA.

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
EXPRESSED CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON,
PERSONS OR ENTITY.

NO PART OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD
HAZARD AREA (ZONE AE) AS DEFINED BY F.I.R.M. COMMUNITY PANEL
NUMBER 13121C0144F, EFFECTIVE DATE OF 9/18/13, FULTON
COUNTY, GEORGIA, AND UNINCORPORATED AREAS.

UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED
WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS
ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER
THAT MIGHT BE DISCOVERED BY AN ABSTRACT OF TITLE OR TITLE
SEARCH OF THE PROPERTY.

UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS
OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A
CASUAL ABOVE GROUND VIEW OF THE PREMISES ARE SHOWN. THE
PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY
EXISTING EASEMENTS, RIGHT-OF-WAYS, RESTRICTIONS, AND SETBACK
LINES WHETHER OR NOT THEY ARE SHOWN ON THE PLAT HEREON OR
WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY
IS ASSUMED BY THE UNDERSIGNED FOR LOSS THAT MAY BE ASSOCIATED
WITH THE EXISTENCE OF ANY EASEMENTS.

REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS SEALED AND
SIGNED WITH AN ORIGINAL SIGNATURE.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER
AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES
IS SHOWN HEREON AND WAS BASED ON VISIBLE ABOVE GROUND EVIDENCE
SUCH AS MANHOLES, CATCH BASINS, FIRE HYDRANTS, WATER METERS, ETC.
THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT
SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING.
THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND
STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND
STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS
EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY
DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR
THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

REFERENCE MATERIAL:

1. PINE CREST SUBDIVISION BY PAUL STHERIDGEM DATED
DECEMBER, 1931, RECORDED IN FULTON COUNTY RECORDS,
IN PLAT BOOK 15, PAGE 146.

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194° TO EASTERLY R/W
OF E. CONWAY ROAD

N/F
CYNTHIA LOZOFF
ZONED RD-18

N/F
CHRISTOPHER
ZONED RD-18

N/F
KERWIN GRAY
ZONED RD-18

LOT COVERAGE:

PROPOSED HOUSE=3,256 SF OR 21.4%
PROPOSED DRIVE=1,016 SF OR 6.7%

TOTAL=4,272 SF/15,222 SF=28.1%

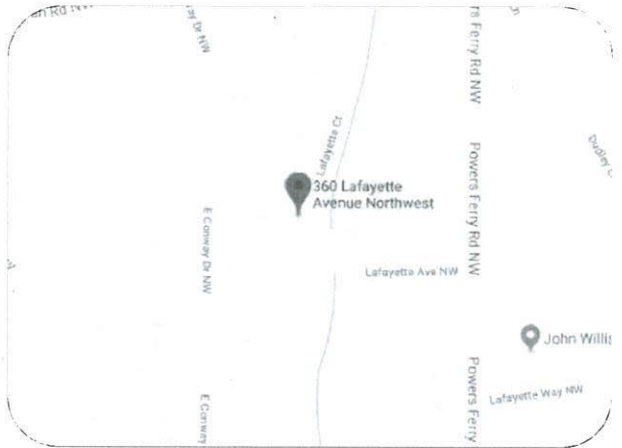
LANDSCAPING XXXXX SF OR XX.X%
UNDEVELOPED = 10,950 SF OR 71.9%

NO POSTED SPEED LIMIT

GRAPHIC SCALE

30 15 0 30 60 FT

SCALE: 1" = 30'



VICINITY MAP
NOT TO SCALE

LEGEND

- BSL BUILDING SETBACK LINE
- FIRE HYDRANT
- IPF IRON PIN FOUND
- MH MANHOLE
- POB POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- WM WATER MAIN
- WM WATER METER
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- SIGN
- N/F NOW OR FORMERLY
- PINE TREE
- HARDWOOD TREE

LOCATION OF PROPOSED
GRAVEL STORAGE FOR
REQ'D WATER VOLUME
(427 CU FT REQ'D)

ZONE X FLOOD LIMITS
(FROM GIS)

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS
OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR
MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE
RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER
INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED
HEREON. RECORDING OF THIS PLAT DOES NOT IMPLY APPROVAL OF
ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH
LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY
USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED
LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE
MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA
AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA
BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND
SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Steven P Griggs

STEVEN P. GRIGGS, RLS NO.2845



Variance Site Plan
Easterly Portions of Lots 34 & 35, Pine Crest Subdivision
Land Lot 137, 17th District, Fulton County, Georgia

For:
Legacy Custom Homes, LLC

BY:	DATE:	FILE NO. 201953.02	DRAWN BY: SG	APPROVED BY: SG	REVIEWED BY: SG	DATE: 10/31/2019	PROJECT NO. 201953.001

SPG Surveying, LLC
Professional Surveying Engineering Services

1025 Winding Creek Trail, Atlanta, Georgia 30328
Phone (404) 557-2170 Fax (404) 252-5935

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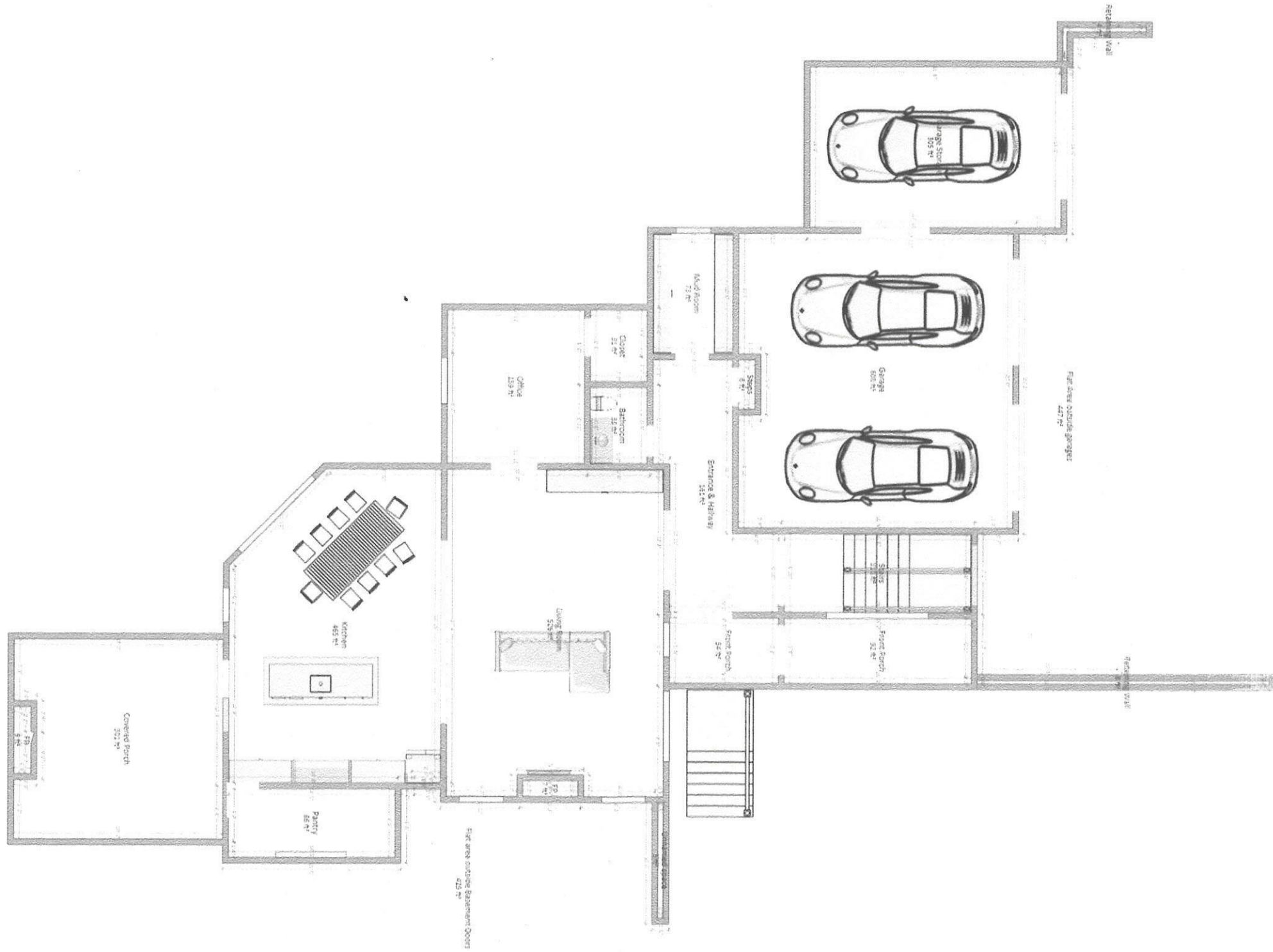
City of Sandy Springs
Community Development



360 LAFAYETTE CONCEPT A

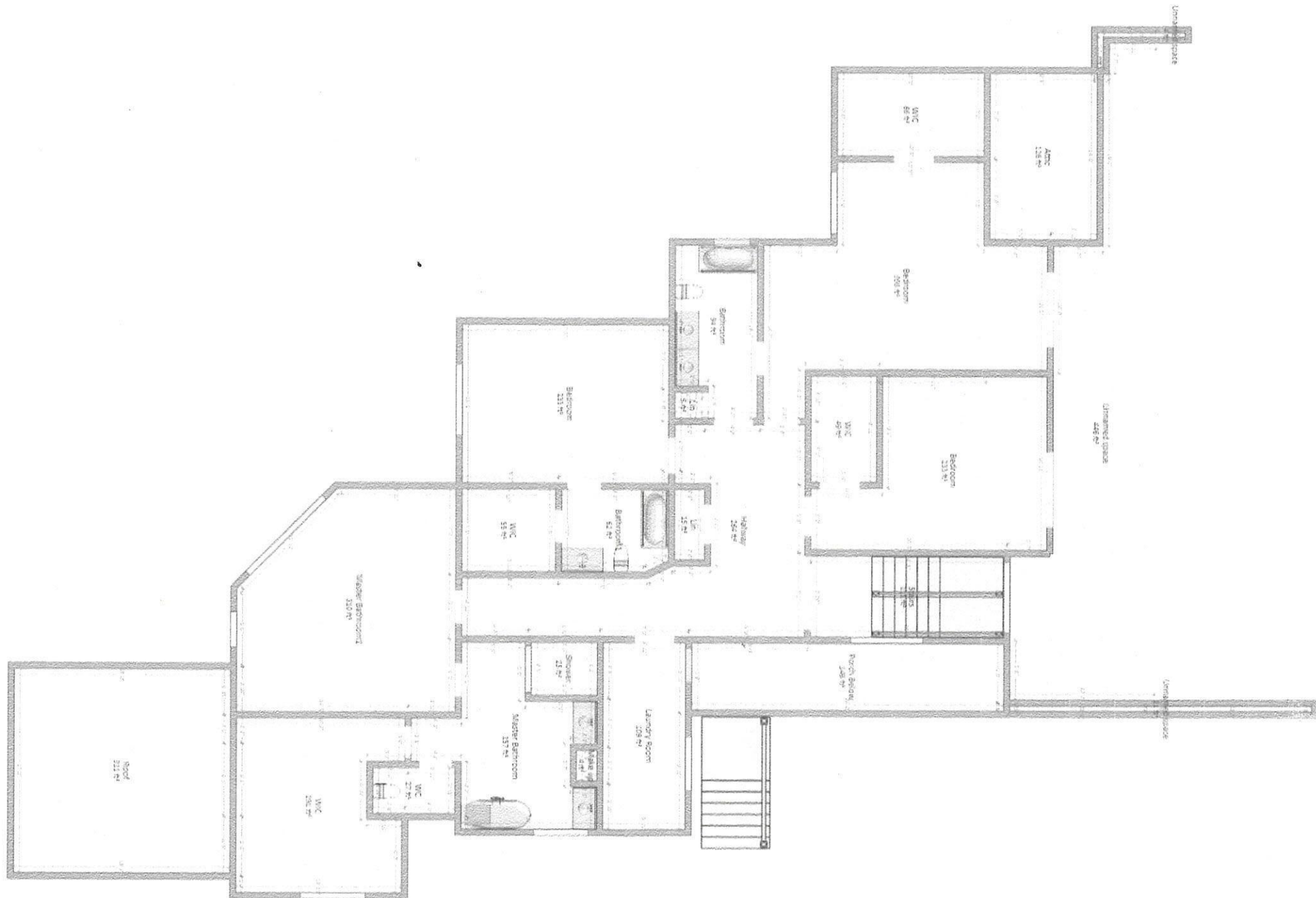
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Rev 4 Bobby with elevation mods



City of Sandy Springs
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Rev 4 Bobby Second Floor



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**Legal Description
for
#360 Lafayette Ave**

All that tract or parcel of land lying and being in Land Lot 137 of the 17th Land District, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a t-iron on the southerly side of LaFayette Avenue, 194 feet east from the easterly right-of-way line of E. Conway Road, said point being the **TRUE POINT OF BEGINNING;**

thence along said right-of-way line of Lafayette Avenue, N 86°33'05" E a distance of 46.50 feet to a 2" open top pipe at the start of a curve and having a radius of 69.43 feet, thence along the arc of a said curve a distance of 80.72 feet to a point, said arc subtended by a chord bearing S 60°45'14" E, a distance of 76.25 feet to a point on a curve, having a radius of 168.51 feet, thence along the arc of a said curve a distance of 102.88 feet to a ½" rebar, said arc subtended by a chord bearing S 9°06'02" E, a distance of 101.29 feet, thence leaving said right-of-way line, along the common property line to lots 34 & 33, S 86°53'10" W a distance of 109.77 feet to a ½" rebar at a point on the common line of lots 34 & 50, thence along this common property line, N 0°33'19" W a distance of 70.24 feet to a point, thence S 89°26'41" W a distance of 18.54 feet to a point, thence along the property line common to lots 35 & 49, N 0°06'08" W a distance of 70.38 feet to a point, and the **TRUE POINT OF BEGINNING;**

Said property contains 0.350 acres, more or less and more particularly shown on that drawing labeled "Variance Site Plan of the Easterly Portion of Lots 34 & 35", for Legacy Custom Homes, LLC, prepared by SPG Surveying, LLC, dated October 22, 2019.

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NOV 02 2023

To: The City of Sandy Springs

RE: Letter of Support for Variance Application

360 Lafayette Avenue Sandy Springs, GA 30327

City of Sandy Springs
Community Development

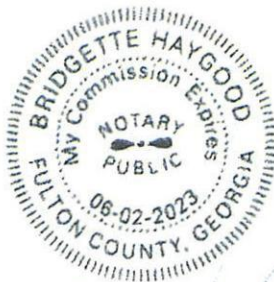
To whom it may concern: I am a direct neighbor of the above-mentioned property. This notarized letter states my support for the 12-foot encroachment request described in the Variance Application Letter of Intent for the above-named property, for the purpose of constructing a new home on the property.

Sincerely,

 + Teresa Bassett

Printed Name and Address

Bill & Teresa Bassett
4745 E. Conway Dr
Atlanta, GA 30327





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City of Sandy Springs
Community Development

To: The City of Sandy Springs

RE: Letter of Support for Variance Application

360 Lafayette Avenue-Sandy Springs, GA 30327

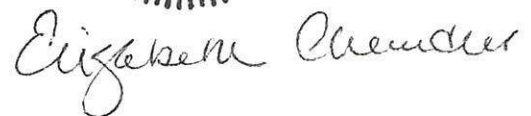
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Sincerely,



Cynthia M Smith
4771 E. Conway Dr,
Atlanta GA 30327

Printed Name and Address



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To: The City of Sandy Springs

RE: Letter of Support for Variance Application

360 Lafayette Avenue Sandy Springs, GA 30327

City of Sandy Springs
Community Development

To whom it may concern: I am a direct neighbor of the above-mentioned property. This notarized letter states my support for the 12-foot encroachment request described in the Variance Application Letter of Intent for the above-named property, for the purpose of constructing a new home on the property.

Sincerely,



Victoria K. Boswell

450 Lafayette Avenue Sandy Springs, GA 30327

Printed Name and Address

GADL 056817663

Michelle Ghunmeyer 10-31-19



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City of Sandy Springs
Community Development

October 25, 2019

To: The City of Sandy Springs

RE: Letter of Support for Variance Application

360 Lafayette Avenue Sandy Springs, GA 30327

To whom it may concern:

I am a direct neighbor of the above-mentioned property. This notarized letter states my support for the 12-foot encroachment request described in the Variance Application Letter of Intent for the above-named property, for the purpose of constructing a new home on the property.

Sincerely,



Chris Wichmann
4769 East Conway Drive
Sandy Springs, GA 30327

Notary:



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City of Sandy Springs
Community Development

To: The City of Sandy Springs

RE: Letter of Support for Variance Application

360 Lafayette Avenue Sandy Springs, GA 30327

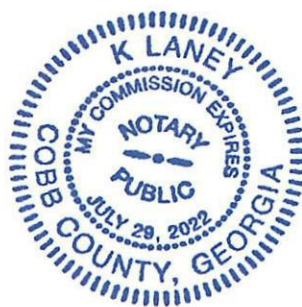
To whom it may concern: I am a direct neighbor of the above-mentioned property. This notarized letter states my support for the 12-foot encroachment request described in the Variance Application Letter of Intent for the above-named property, for the purpose of constructing a new home on the property

Sincerely,



Jim & Nancy Davis
4776 Lafayette Court, NW
Sandy Springs, GA 30327

Printed Name and Address



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City of Sandy Springs
Community Development

To: The City of Sandy Springs

RE: Letter of Support for Variance Application

360 Lafayette Avenue Sandy Springs, GA 30327

To whom it may concern: I am a direct neighbor of the above-mentioned property. This notarized letter states my support for the 12-foot encroachment request described in the Variance Application Letter of Intent for the above-named property, for the purpose of constructing a new home on the property.

Sincerely,

Lisa Switzer

David & Lisa Switzer
4784 Lafayette Ct. NW
Atlanta, GA 30327
Lisa Switzer

Printed Name and Address

Blaney



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City of Sandy Springs
Community Development



SANDY SPRINGS
GEORGIA

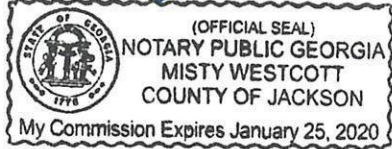
AUTHORIZATION FORM – PART I

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

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.	
Owner's name:	Sworn and subscribed before me this _____ day of _____ 20 ____ Notary public: _____ Seal: Commission expires: _____
Address:	
City, State, Zip Code:	
Email address:	
Phone number:	
Owner's signature:	

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

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

Applicant states under oath that:	
☒ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or	
☐ He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or	
☐ He/she has an estate of years which permits the applicant to apply (<i>attach a copy of the lease</i>)	
Applicant's name: <u>Calvin Hartness</u>	Sworn and subscribed before me this <u>23rd</u> day of <u>October</u> 20 <u>19</u> Notary public: <u>Misty Westcott</u> Seal:  Commission expires: <u>Jan 25, 2020</u>
Company name:	
	
Applicant's signature: <u>[Signature]</u>	

IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA

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IN RE: ESTATE OF

Calvin Edward Hartness,
DECEASED

)
)
)
)

ESTATE NO. PC-2018-1717

City of Sandy Springs
Community Development

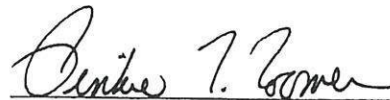
LETTERS TESTAMENTARY
(Relieved of Filing Returns)

At a regular term of Probate Court, the Last Will and Testament dated November 23, 2007 and ~~Codicil(s) dated~~ of the above named Decedent, who was domiciled in this County at the time of his or her death or was domiciled in another state but owned property in this County at the time of his or her death, was legally proven in Solemn Form to be the Decedent's Will and was admitted to record by order, and it was further ordered that Calvin Charles Hartness, named as Executor(s) in said Will, be allowed to qualify, and that upon so doing, Letters Testamentary be issued to such Executor(s).

THEREFORE, the Executor(s), having taken the oath of office and complied with all necessary prerequisites of the law, is/are legally authorized to discharge all the duties and exercise all powers of Executor(s) under the Will of said Decedent, according to the Decedent's Will and the law.

Given under my hand and official seal, the 27th day of July, 2018.

NOTE: The following must be signed if the
Judge does not sign the original of
this document:



Judge of the Probate Court

Issued by:

(Seal)



Clerk of the Probate Court

Court Docketing Code W10 C.F. or W11 S.F.

Recorded in Letters of Testamentary Book 251 Page 59

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I'm the Executor of 360 Lafayette Ave, Sandy Springs 30327. I would like to inform you that Randy Arndt of Legacy Custom Homes LLC has my permission to pursue a Variance on this property. We have entered into a contract to sell the home and the contract is contingent on getting this Variance approved. Randy Arndt is the proposed builder for the redevelopment of this site and has agreed to help us with the Variance.

Thanks,



Calvin Hartness



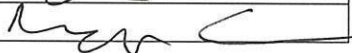
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City of Sandy Springs
Community Development

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.

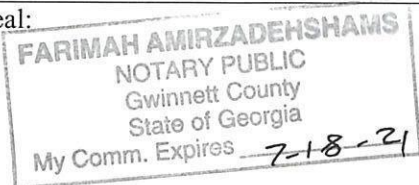
Agent's name:	Randy Arnold
Company name:	Legacy Custom Homes LLC
Address:	605 River Valley Rd
City, State, Zip Code:	Sandy Springs GA 30328
Email address:	randy@alegacyhome.com
Phone number:	404-805-1000
Agent's signature	
Applicant's signature:	

Sworn and subscribed before me this

1 day of NOV 20 19

Notary public:

Seal:



Commission expires: 7-18-2021



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City of Sandy Springs
Community Development

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:	Sworn and subscribed before me this _____ day of _____ 20____
Address:	
City, State, Zip Code:	Notary public:
Email address:	Seal: Commission expires:
Phone number:	
Owner's signature:	

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

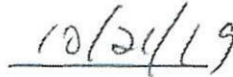
Fill out the following section, check the appropriate statement, and have it notarized.

Applicant states under oath that: ☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or ☒ He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or ☐ He/she has an estate of years which permits the applicant to apply (<i>attach a copy of the lease</i>)	
Applicant's name: <u>Robert L. Talbert</u>	Sworn and subscribed before me this <u>23rd</u> day of <u>October</u> 20 <u>19</u> Notary public: <u>Stacy Lynn Stringfellow</u> Seal: Stacy Lynn Stringfellow NOTARY PUBLIC Walton County, GEORGIA My Commission Expires Commission expires: 09/12/2023
Company name:	
Address: <u>2207 Fairway Circle NE</u>	
City, State, Zip Code: <u>Brookhaven, GA 30319</u>	
Email address: <u>bobbytalbert@yahoo.com</u>	
Phone number: <u>404-406-4296</u>	
Applicant's signature: <u>[Signature]</u>	

I have a Purchase and Sales Agreement to purchase 360 Lafayette Ave, Sandy Springs 30327. I would like to inform you that Randy Arndt of Legacy Custom Homes LLC has my permission to pursue a Variance on this property. We have entered into a contract to buy the home and the contract is contingent on getting this Variance approved. Randy Arndt is the proposed builder for the redevelopment of this site and has agreed to help us with the Variance.



Lori Talbert



Date

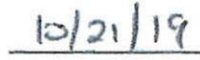
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City of Sandy Springs
Community Development



Robert Talbert



Date