



SANDY SPRINGS

GEORGIA

BOARD OF APPEALS

Sherri Allen, Chair
Justin Sparano, Vice Chair
Jason Bodwell
Fred Jewell
Nathan Kongthum
Bill Thackston
Susan Maziar

Wednesday, March 6, 2024

Regular Meeting

6:00 p.m.

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

Live-stream: www.SandySpringsGA.gov/Stream

Public Comment: <http://spr.gs/publiccomment>

I. Call to Order

II. Roll Call and General Announcements

III. Approval of Meeting Agenda

- A. March 6, 2024 Board of Appeals Meeting Agenda
(Presented by Samantha Brown, Planning and Zoning Clerk)

IV. Approval of Meeting Minutes

- A. January 3, 2024 Board of Appeals Meeting Minutes
(Presented by Samantha Brown, Planning and Zoning Clerk)

V. Cases

- A. **2024-0002 V24-0001 - 4710 Kitty Hawk Place** - Request for a variance from Section 9.2.3.A.2. to encroach into the 75-foot impervious surface setback to install piers and an elevated deck.
(Presented by LaQuita Williams, Planner I)

VI. Ongoing Business

VII. New Business

VIII. Adjournment

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

The City will make reasonable accommodations for those persons.

1 Galambos Way, Sandy Springs, Georgia 30328 • 770-730-5600 • SandySpringsGA.gov



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, March 6, 2024

Case: **V24-0001 – 4710 Kitty Hawk Place**
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)
Report Date: February 28, 2024

REQUEST

Request for a variance from Section 9.2.3.A.2. to encroach into the 75-foot impervious surface setback to install piers and an elevated deck.

APPLICANT

Property Owners:	Petitioner:	Representative:
Holly Boyett	James Lamar Lea	James Lamar Lea

RECOMMENDATIONS

Department of Community Development

Staff recommends **Approval with Conditions** of **Variance(s)** V24-0001

MATERIALS SUBMITTED AND REVIEWED

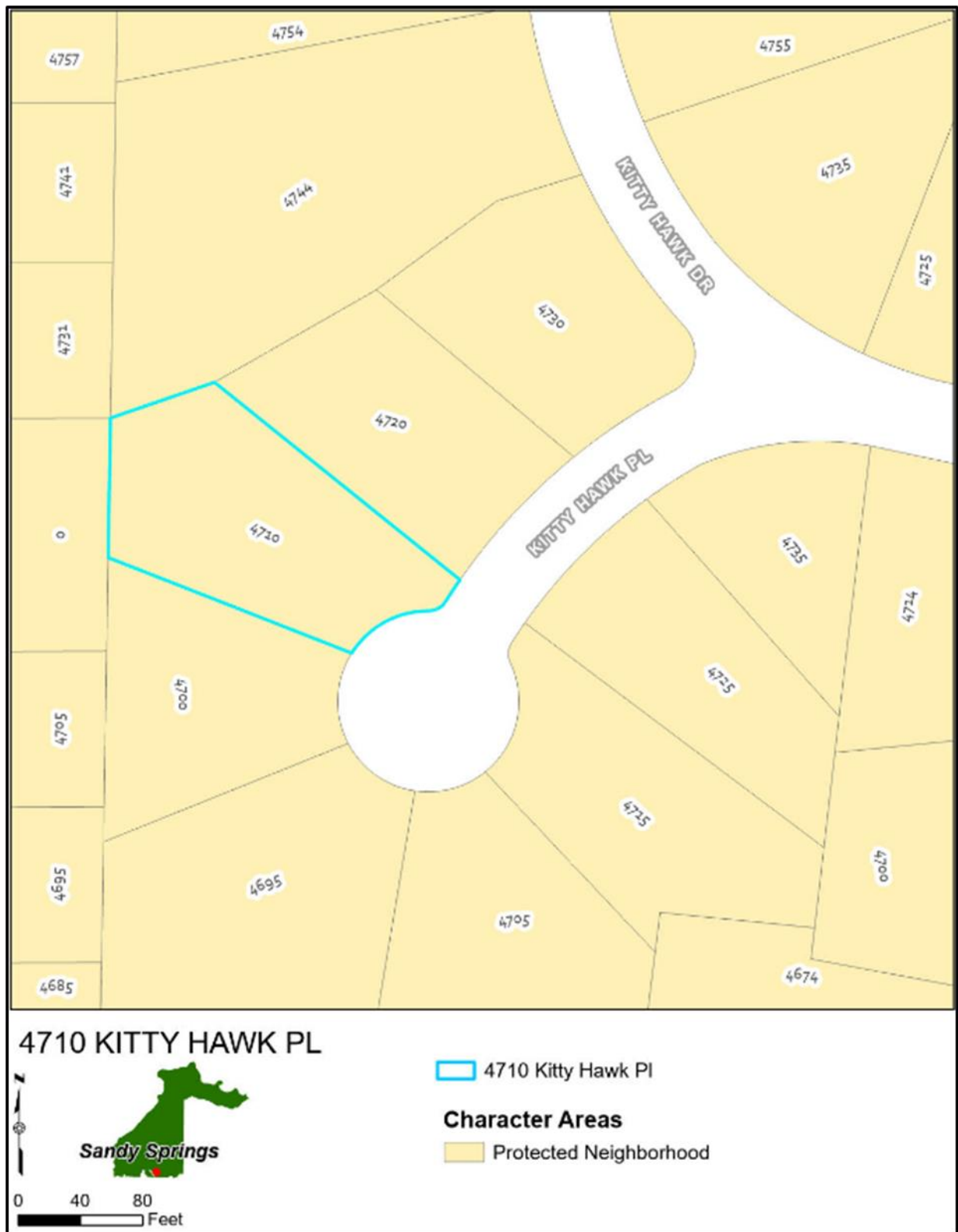
Materials and Plans

1. “*Site.MitigationPlan.4710KittyHawkPl.V24-0001*” received on January 26, 2024, prepared by McClung Surveying
2. “*V24-0001.4710KittyHawk.BufferAnalysis*” received January 26, 2024
3. “*VarianceApplication.V24-0001.4710KittyHawkPl*” received January 26, 2024, conceptual plan prepared by Deck South

PROPERTY INFORMATION	
Location:	4710 Kitty Hawk Place (17 009400040346)
Council District:	6 – Andy Bauman
Neighborhood:	Cherokee and Chastain Park Civic Association
Road frontage:	Approximately 88 feet along Kitty Hawk Place NE
Lot Depth	219 feet and greater
Acreage:	Approximately .60 acres
Current Zoning	RD-18 (Residential Detached – 18,000 square feet)
Existing Land Use:	Single Family
Previous Zoning Cases:	N/A
Character Area:	Protected Neighborhood

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to the subject property	Zoning	Address(es)	Land area (acres) (approximate)
North	RD-18/Residential Detached	4744 Kitty Hawk Place	1.11 Acres
Northeast	RD-18/Residential Detached	4720 Kitty Hawk Place	0.43 Acre
Southeast	RD-18/Residential Detached	4725 Kitty Hawk Place	0.47 Acre
Southeast	RD-18/Residential Detached	4715 Kitty Hawk Place	0.50 Acre
South	RD-18/ Residential Detached	4700 Kitty Hawk Place	0.42 Acre
West	RD-18/ Residential Detached	0 Lake Forrest Drive Rear	1.03 Acres
PROPOSED DEVELOPMENT			
-	RD-18/ Residential Detached	4710 Kitty Hawk Place	0.60 Acre

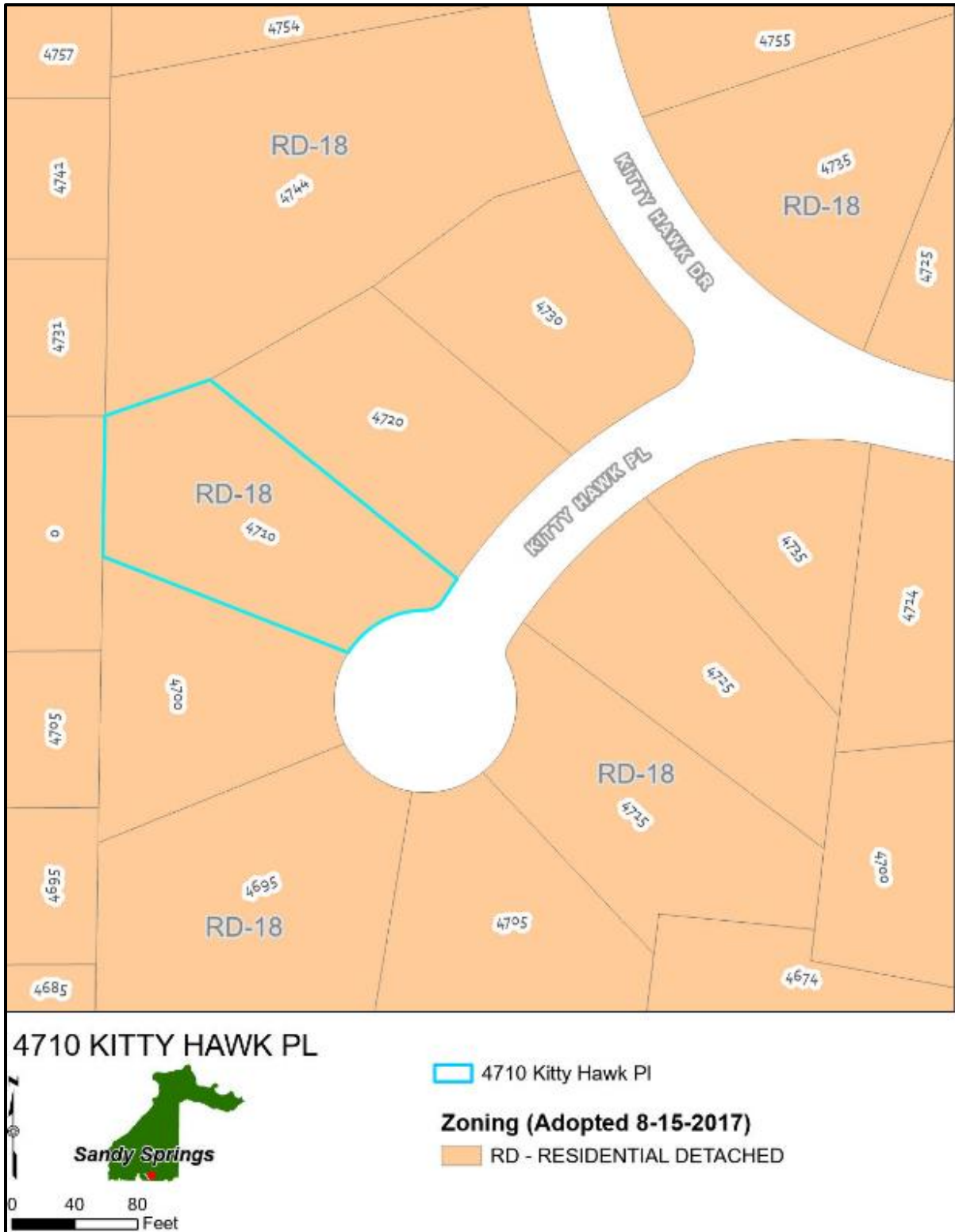
CHARACTER AREA MAP

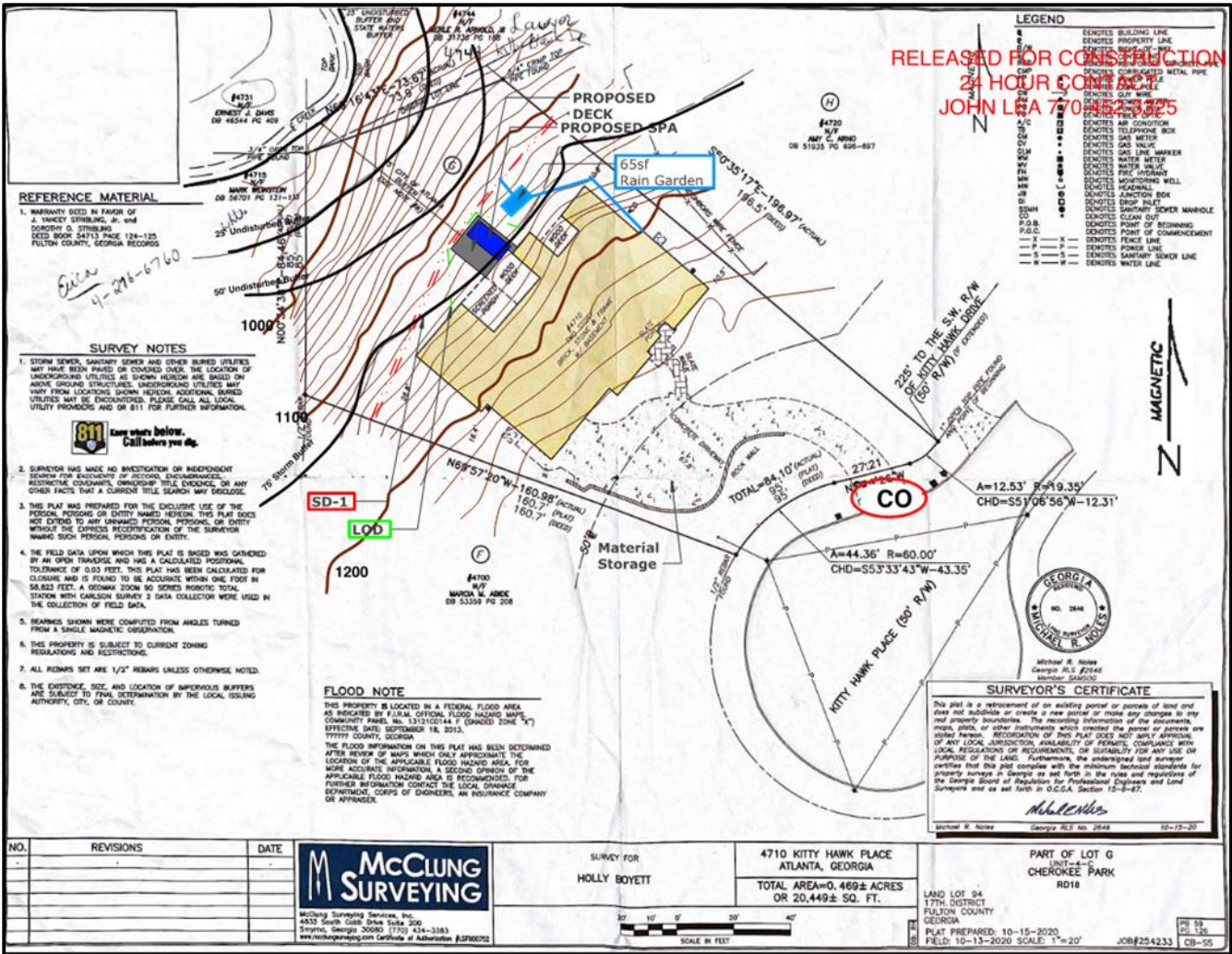


AERIAL IMAGE



ZONING MAP

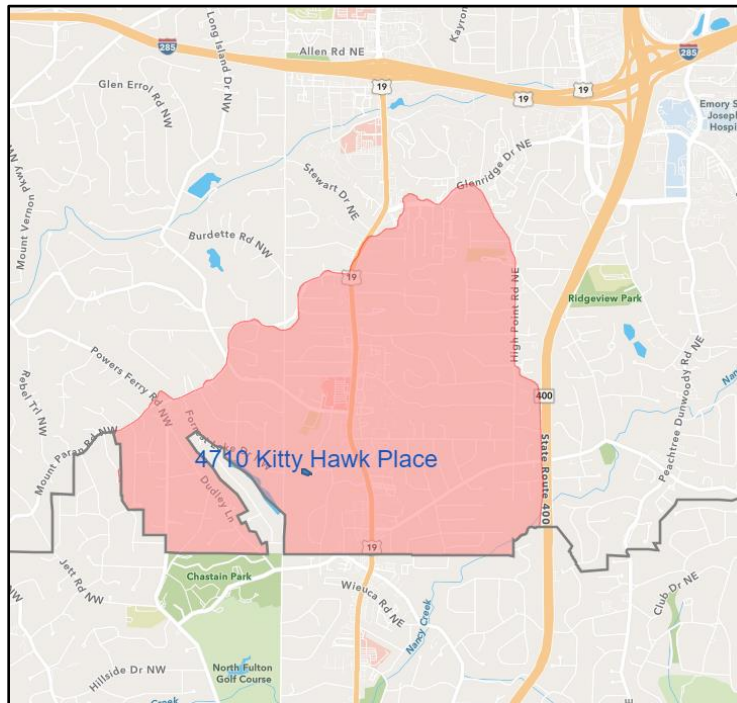




EXISTING DEVELOPMENT

According to Fulton County records, the home was built in 1957, and the current homeowner purchased the home in 2020. The subject property, spanning 0.60 acres and zoned as RD-18 (Residential Detached – with a minimum lot size of 18,000 square feet), is presently occupied by a two-story single-family residence featuring a basement, a two-car garage, two wood decks and a screen porch. Situated within the Cherokee and Chastain Park neighborhood, this parcel falls within the Nancy Creek Declared Sensitive Area (NCDSA), located to the south of Interstate 285.

Adjacent to the property lies a stream flowing approximately north to south, bounded by associated buffers. The impervious surface setback from the home is approximately three feet. Notably, the topography at the rear of the property descends sharply by over 20 feet, while the front yard area maintains a relatively flat terrain.



In pink is the Nancy Creek Declared Sensitive Area (NCDSA) and in blue is the subject property. To the east in orange is Georgia State Route 400 and to the north is Interstate 285.

Side note: Section 9.6.3.A.1.c.i. - NANCY CREEK BASIN SENSITIVE AREA

1.Single-Family Residential:

- a. Water quality in the form of runoff reduction is required on all projects of land disturbance, including additions to existing structures, according to the following:
- b. Infiltrate on site the first 1.2 inches of rainfall within 24 hours falling within the Limit of Disturbance Area shown on the construction documents.
- c. Infiltrate on site an additional 1.2 inches of rainfall within 24 hours falling on impervious areas contained within the Limit of Disturbance Area shown on the construction documents. No less than 90% of a site's impervious area must be directed to an infiltration area, unless otherwise approved by the Direction of Community Development.

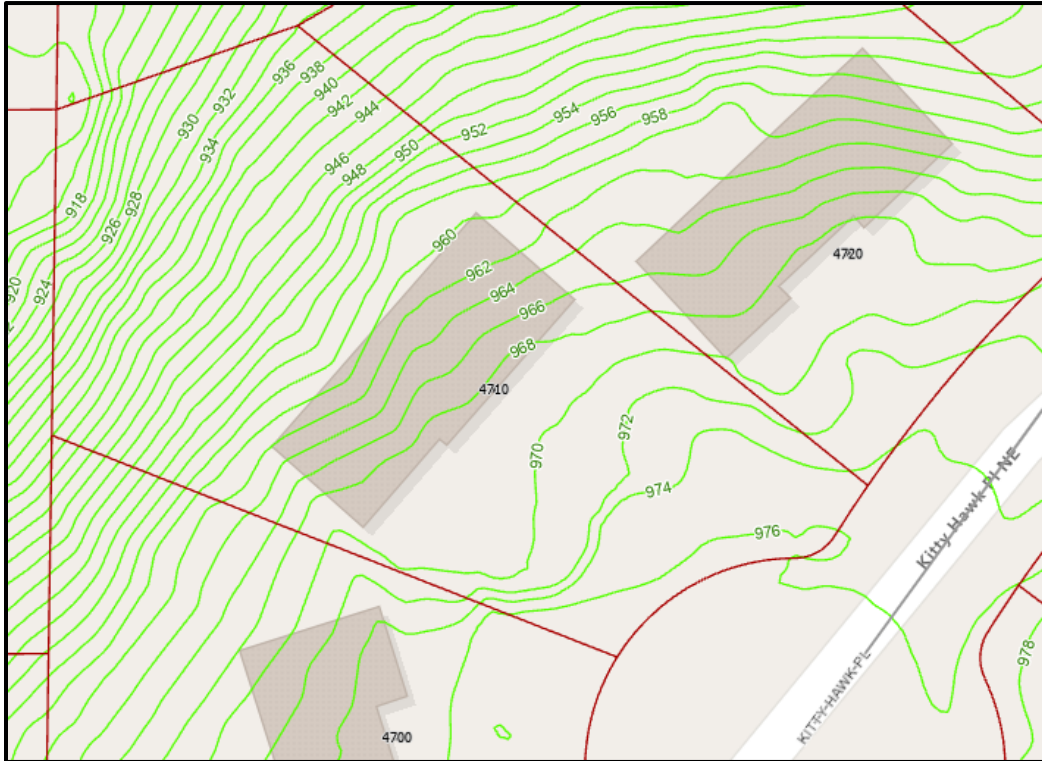


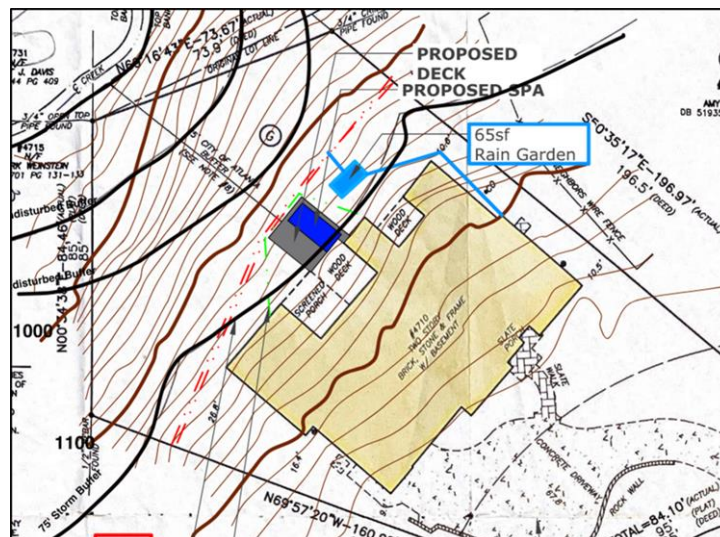
Image of the home showing the topography



Front of home facing northwest



View of existing piers facing rear of home



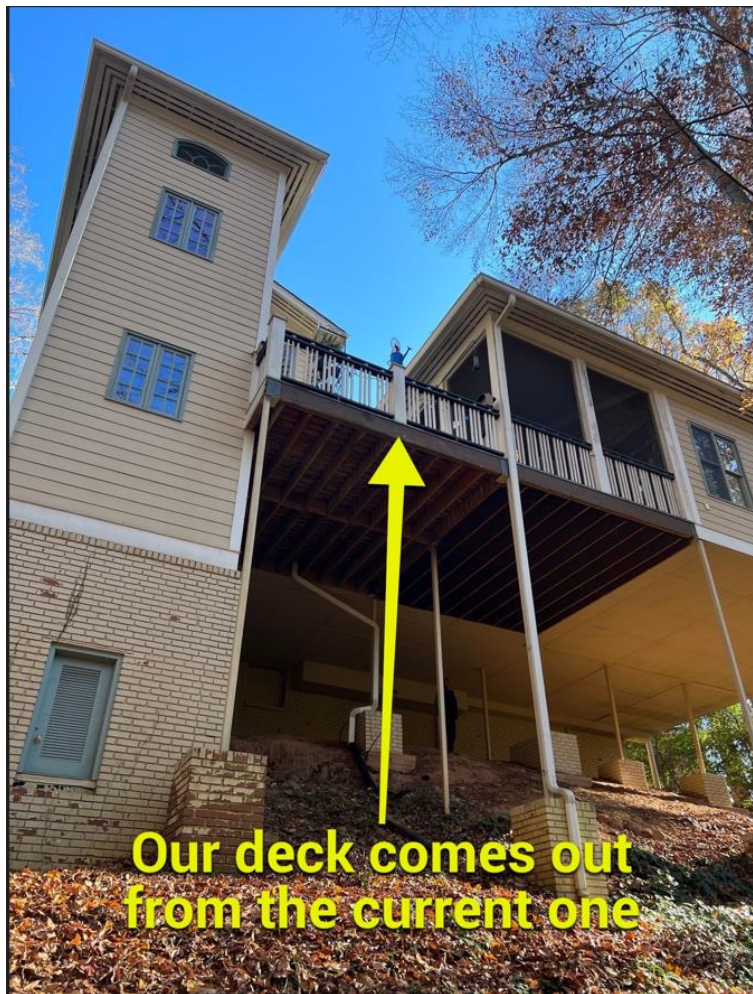
Existing survey showing the two story home, the two wood decks and screened patio

PROPOSED DEVELOPMENT/VARIANCE REQUEST

The applicant is seeking a variance from Section 9.2.3.A.2. to encroach into the 75-foot impervious surface setback to install piers and an elevated deck.

The proposal entails adding a 231 square foot deck in the 75' impervious surface setback in the rear of the home. The applicant intends to build the addition approximately 20-25' off the ground. The proposed deck will extend 16' from the existing wood deck.

Per the Sandy Springs Development Code, Section 9.2.3.A.2. *75' Impervious Surface Setback* – All impervious surfaces are prohibited from an additional 25 feet, measured horizontally from the 50' vegetative buffer.



Location of proposed deck

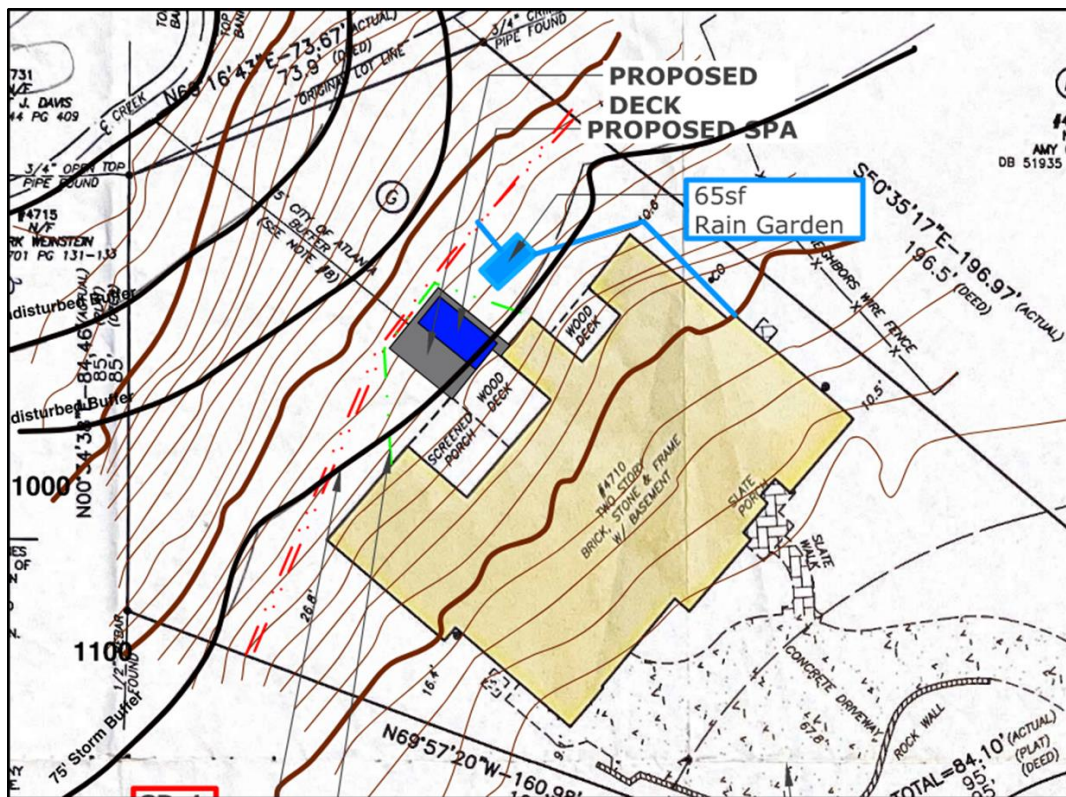
Conceptual Rendering



Conceptual Rendering



Conceptual Rendering



Site plan demonstrating the 231 square foot deck in gray, the spa in blue and rain garden in light blue

V24-0001 VARIANCE CONSIDERATIONS

Per Sec. 11.6.4. of the Development Code, the following list of approval criteria for a Variance provides guidance for making decisions on approval:

3. Variances will be considered only in the following cases:

- a. When a property's shape, topography, or other physical conditions existing on December 12, 2005 prevents land development unless a buffer or setback variance is granted.**

Finding: The shape, topography, and the hydrology on the subject property existed prior to December 12, 2005, presenting a set of challenges that are shared among all residences on Kitty Hawk Place.

Particularly, the topography, setback and buffers of the property poses considerable difficulties for development and expanding due to the steep and abrupt changes in elevation. Given these difficulties any development or modification on the property must be approached with a variance along with careful mitigation tactics.

- b. Unusual circumstances when strict adherence to the minimal buffer and setback requirements in this Division would create an extreme hardship.**

Finding: Based on the provided survey, the impervious surface setback is approximately three (3) feet away from the home. Although the homes on Kitty Hawk Place cul-de-sac all have these topography issues, the subject property stands out as the only one with the stream buffers and impervious surface setback falling within its property lines.

Staff believes that applying the Development Code would pose a hardship and strict adherence to buffer requirements would prevent the applicant from expanding or developing their home with accessory structures without obtaining a variance, making the request an unusual circumstance.

6. The following factors will be considered in determining whether to issue a variance:

- a. The shape, size, topography, slope, soils, vegetation and other physical characteristics, of the property;**

Finding: The subject lot is approximately 0.60 acre located within a cul-de-sac. The topography of the parcel steps downward between the rear of the home to the rear property line approximately 40 feet. The topography of the area also creates difficulties for development and expanding due to the sharp and abrupt changes in elevation.

- b. The locations of all state waters, wetlands, floodplain boundaries and other natural features on the property, including property boundaries, as determined by field survey;**

Finding: The subject property lies within the NCDSA, a designation that highlights the significance of preserving the natural environment. The creek, a state water body, is located approximately 75 feet from the rear of the home. Due to the impervious surface setback's positioning and the slope of the land, the rear section of the home has remained undeveloped.

c. The location of and extent of the proposed buffer or setback intrusion;

Finding: Based on the provided survey, it's been noted that the impervious surface setback extends to the rear of the property, leaving no room for expansion. The proposal does not include development within the associated state waters buffer and 50' vegetative buffer that are also within the rear property.

d. Whether alternative designs are possible which require less intrusion or no intrusion;

Finding: The alternative plan was not feasible as the existing decks would not be able to handle the weight of the proposed spa. Modifications of the existing deck would have required disturbance within the 75' impervious surface setback.

e. The long-term and water quality impacts of the proposed variance; and

Finding: The proposal requires installing a rain garden to help alleviate adverse water quality impacts.

f. Whether issuance of the variance is at least as protective of natural resources and the environment.

Finding: The subject property is located in (NCDSA) which requires additional stormwater mitigation. The proposal has a de minimis impact to the City's 75' impervious surface setback and entails the addition of the piers to support the above ground deck and a proposed rain garden as required by the NCDSA.

COMMENTS FROM OTHER PARTIES

Sandy Springs Public Works:

No comment provided.

Sandy Springs City Engineer:

Any approval should include full compliance with the city's stormwater management requirements as a part of any permits issued including but not limited to Nancy Creek Declared Sensitive Area requirements.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

If the variance is approved, the proposed project will be required to prepare a Tree Conservation Plan in association with the installation of the rain garden.

Sandy Springs Sustainability Manager:

No comment provided.

Sandy Springs Building Official:

If the variance is approved, please note that the proposed deck will need to be designed by a licensed structural engineer (in the State of Georgia), due to the height above grade and the additional weight of a swim spa filled with water.

Sandy Springs Fire Marshal:

No comment provided.

Sandy Springs Land Development Manager:

No comment provided.

Sandy Springs Transportation Planner:

No comment provided.

Correspondence Received:

No comment provided.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS
Following review, and based on the findings, staff recommends Approval with Conditions of Variance V24-0001, a request for a variance from Section 9.2.3.A.2. to encroach into the 75-foot impervious surface setback to install piers and an elevated deck. • That the construction be substantially similar to the proposed site plan.

LaQuita Williams

From: Sandy Springs GIS
Sent: Sunday, February 25, 2024 10:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case V24-0001

Case ID: V24-0001

Time Submitted: 20240225154425.275000

Citizen Name: Virginia Smith

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 4755 Kitty Hawk Drive

Comment: I object to the variance that has been requested. It is very important for us to keep all of our green space. It contributes importantly to privacy, and especially to helping reduce erosion.

This e-mail message (including any attachments) is for the sole use of the intended recipient(s) and may contain confidential and privileged information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message (including any attachments) is strictly prohibited. If you have received this message in error, please contact the sender and destroy all copies of the original message (including attachments). The City of Sandy Springs is a public entity subject to the Official Code of Georgia Annotated §§ 50-18-70 to 50-18-76 concerning public records. Email is covered under such laws and thus may be subject to disclosure.



SANDY SPRINGS™

GEORGIA

PROJECT INFORMATION SHEET

V24-0001

Received
January 11,
2024 at 2:30pm
LSW

PROPERTY	Address(es):	4710 KITTY HAWK PLACE SANDY SPRINGS 30342		
	Parcel Tax ID(s):	17 0094 0004 0346		
	Total acreage:	0.5985	Council District:	6
	Current zoning:	RD18	Current use:	RESIDENTIAL
	Character Area:	PROTECTED NOT REZONED		

APPLICATION	Detailed request (include Code Section No.):		
	PDC SEC 9.2.3 LAND DEVELOPMENT REQUIREMENTS. Homeowner is PROPOSING TO BUILD A NEW DUCK (231 SF) INTO THE 75' STREAM BUFFER. PURPOSE OF NEW DUCK IS TO HOUSE A SWIM SPA FOR HOMEOWNER'S THERAPEUTIC PURPOSES. THE STREAM BUFFER TOTALS 6121 SF OF TOTAL PROPERTY SAVANNAH FOOTAGE. THE NEW DUCK, 201 SF IS 3.28% OF THE BUFFER AREA. THE LINEAR ENCRoACHMENT INTO THE 75' WILL BE 15'.		
	Petitioner: J. LAMAR LETA		
	Petitioner's address: [REDACTED]		
	[REDACTED]		
	Phone: [REDACTED]	Email: LAMAR @ DUCKSOUTH.COM	
	[REDACTED]		

OWNER	Property owner:	HOLLY BOYETT		
	Owner's address:	4710 KITTY HAWK PLACE		
		SANDY SPRINGS, GA 30342		
	Phone: [REDACTED]	Email: [REDACTED]		
	Signature (authorizing initiation of the process): X Holly Boyett			
If the property is under contract, provide a copy of the contract				

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date:	January 8, 2024	Anticipated Application date:	
Anticipated BOA date:	March 6, 2024		
ADDITIONAL INFORMATION NEEDED:			



SANDY SPRINGS
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✓ 24-0001

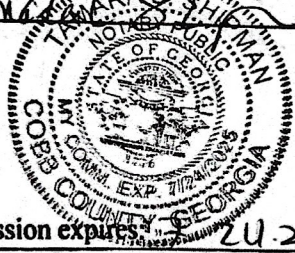
AUTHORIZATION FORM – PART I

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: <u>HOLLY BOYOTT</u>	Sworn and subscribed before me this <u>11</u> th day of <u>January</u> 20 <u>24</u> Notary public: <u>[Signature]</u> Seal:  Commission expires: <u>7-24-25</u>
Address: <u>4710 KITTY HAWK PLACE</u> <u>SANDY SPRINGS, GA 30342</u>	
City, State, Zip Code: <u>SANDY SPRINGS, GA 30342</u>	
Email address: [REDACTED]	
Phone number: [REDACTED]	
Owner's signature: <u>[Signature]</u>	

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

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

Applicant states under oath that:	
☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (attach a copy of the contract); or	
☐ He/she has an option to purchase the subject property (attach a copy of the contract); or	
☐ He/she has an estate of years which permits the Applicant to apply (attach a copy of the lease)	
Applicant's name: <u>JAMES LAMAR LLA</u>	Sworn and subscribed before me this <u>11</u> th day of <u>January</u> 20 <u>24</u> Notary public: <u>[Signature]</u> Seal:  Commission expires: <u>7-24-25</u>
Company name: <u>DECK SOUTH, INC</u>	
Address: [REDACTED]	
City, State, Zip Code: [REDACTED]	
Email address: <u>LAMAR@DECKSOUTH.COM</u>	
Phone number: [REDACTED]	
Applicant's signature: <u>[Signature]</u>	

✓24-0001

March 6, 2024

Board of Appeals Meeting

Sandy Springs, Ga

LETTER OF INTENT:

The applicant, Holly Boyett, is seeking approval for a variance to the stream buffer regulations at the property located at 4710 Kitty Hawk Place, Sandy Springs for the building of an additional deck that will allow her to house a "swim spa" for her therapeutic purposes. The property is presently zoned RD-18. The intent of this application is to petition for an encroachment into the 75' stream buffer.

The applicant as well as the proposed design will meet/satisfy all of the criteria for a stream buffer variance as set forth in the City of Sandy Springs Code of Ordinances, Section 9.2.3, Land Development Requirements.

The 75' stream buffer comes right up to the back of the residence covering the entire back yard, (30%) of the total square footage of the property. The back yard slopes approximately 30' from the edge of the house down to the stream at the back property line. The deck will be built approximately 20-25' off the ground.

The applicant has dedicated special attention to not cause any extraordinary difficulties to the property or environment. The design will incorporate a Rain Garden in the back to mitigate 1000 sf of contributing drainage area where no green infrastructure BMPs exist now. In addition, appropriate stormwater management practices and construction methods will be employed as the project is built.

Alternate designs are not feasible as the stream buffer is at the base of the current deck. The current deck would have to be rebuilt to handle the weight of the swim spa; however, the size of the deck would not allow the homeowners to safely navigate around the swim unit. Homeowners are both in their mid-80s.

The issuance of the requested variance is at least protective of natural resources and the environment due to the addition of the green Rain Garden.

CONCLUSION:

For the foregoing reasons, the applicant and homeowner respectfully request that Sandy Springs Board of Appeals approve this application as presented.

STREAM BUFFER VARIANCE ANALYSIS

1. The homeowner has not changed the physical condition of the property since 12-12-2005. The 75' stream buffer is right at the base of the house in the back, therefore not allowing any added structure to be built in the back yard. This condition has existed during the 2005 period to today.
2. A site plan/survey has been submitted with this application showing state waters, if any, and other features. Site includes the shape size and topography of the property. The site shows all existing structures as well as the proposed new structure with land disturbance amount indicated. The 25, 50 and 75 buffers are highlighted and the exact area of the 75' buffer intrusion is shown. The new structure will take up 3.28% of the total buffer area and will linearly encroach 15' into the 75'.
3. We have addressed the unusual hardship involved in our letter of intent, but to summarize, the homeowner has a need for a swim spa for therapeutic purposes, suggested by her physician, and the new deck would house that unit.
4. An alternative plan to remain outside the buffer area would be to rebuild her current deck to accept the spa, but the square footage allowable to accomplish this would make the walk space on the deck very unsafe for the homeowner as she is in her mid-80s.
5. The stormwater plan and resulting proposed mitigation are shown in the second page of the site plan.

V24-0001

LEGAL DESCRIPTION with METES and BOUNDS

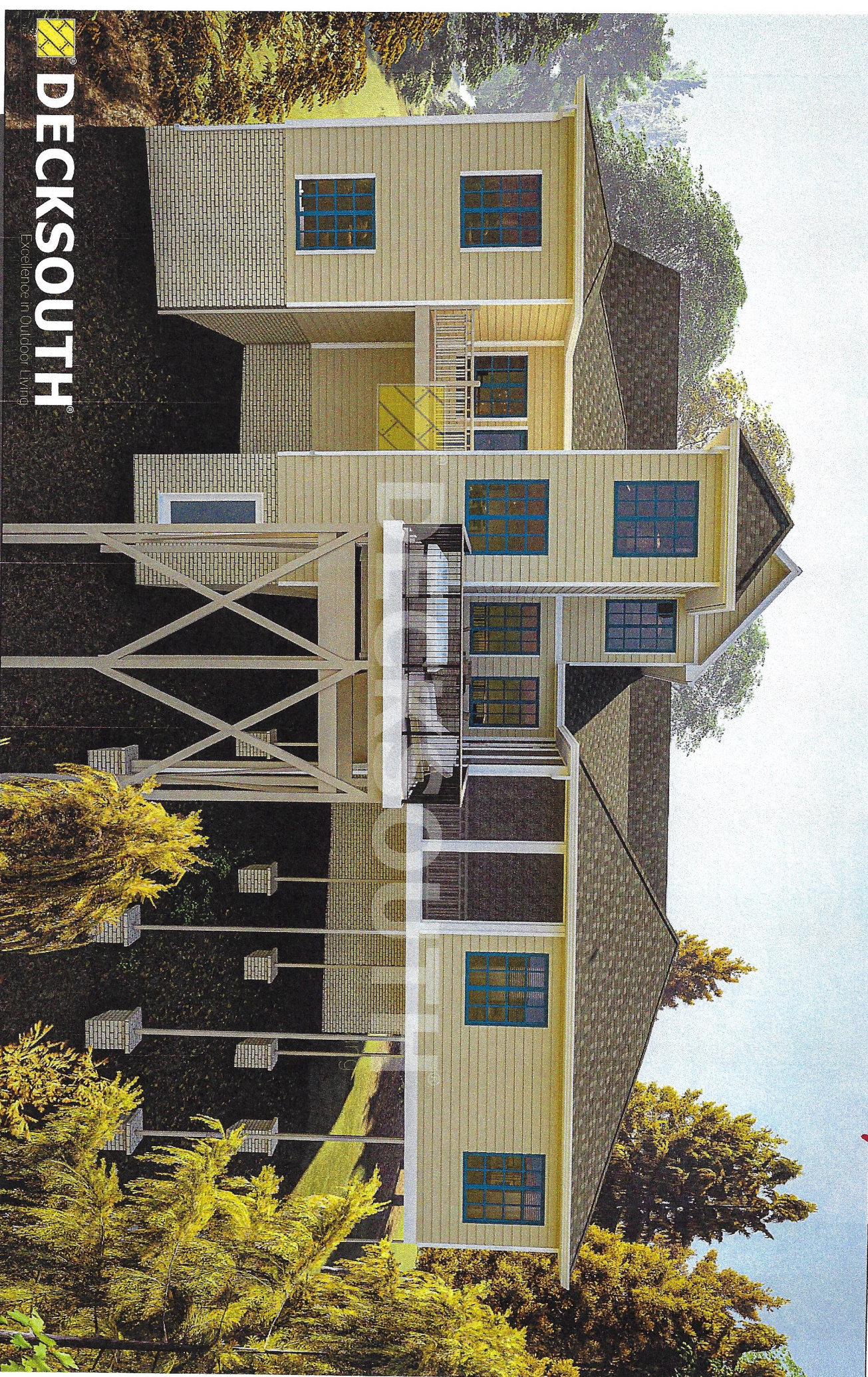
All that tract or parcel of land lying and being in Land Lot 94 of the 17th District, Fulton County, Georgia being Part of Lot G, Unit 4C of Cherokee Park Subdivision, as per plat thereof recorded in Plat Book 59, Page 126, Fulton County, Georgia Records, and being more particularly described as follows:

Beginning at a point on the northwesterly side of Kitty Hawk Place, 225 feet southwesterly from the intersection formed by the northwesterly side of Kitty Hawk Place with the southwesterly side of Kitty Hawk Drive, as measured along the northwesterly side of Kitty Hawk Place, following the curvature thereof, if said street lines were extended to form an angle instead of a curve (said point of beginning also being the southwesterly side of Lot "H" of said unit and subdivision; and running thence southwesterly along the northwesterly side of the Cul De Sac of Kitty Hawk Place, following the curvature thereof, 95 feet to Lot "F"; running thence northwesterly along the northeasterly side of Lot "F", 160.7 feet to a point; running thence north 85 feet to a point; running thence northeasterly, 73.9 feet to Lot "H", running thence

southeasterly along the southwesterly side of Lot "H"; 195.5 feet to the northwesterly side of Kitty Hawk Place and the point of beginning.

PROPOSED POWDER.

124-0001



DECKSOUTH®

Excellence in Outdoor Living

12.11.2023

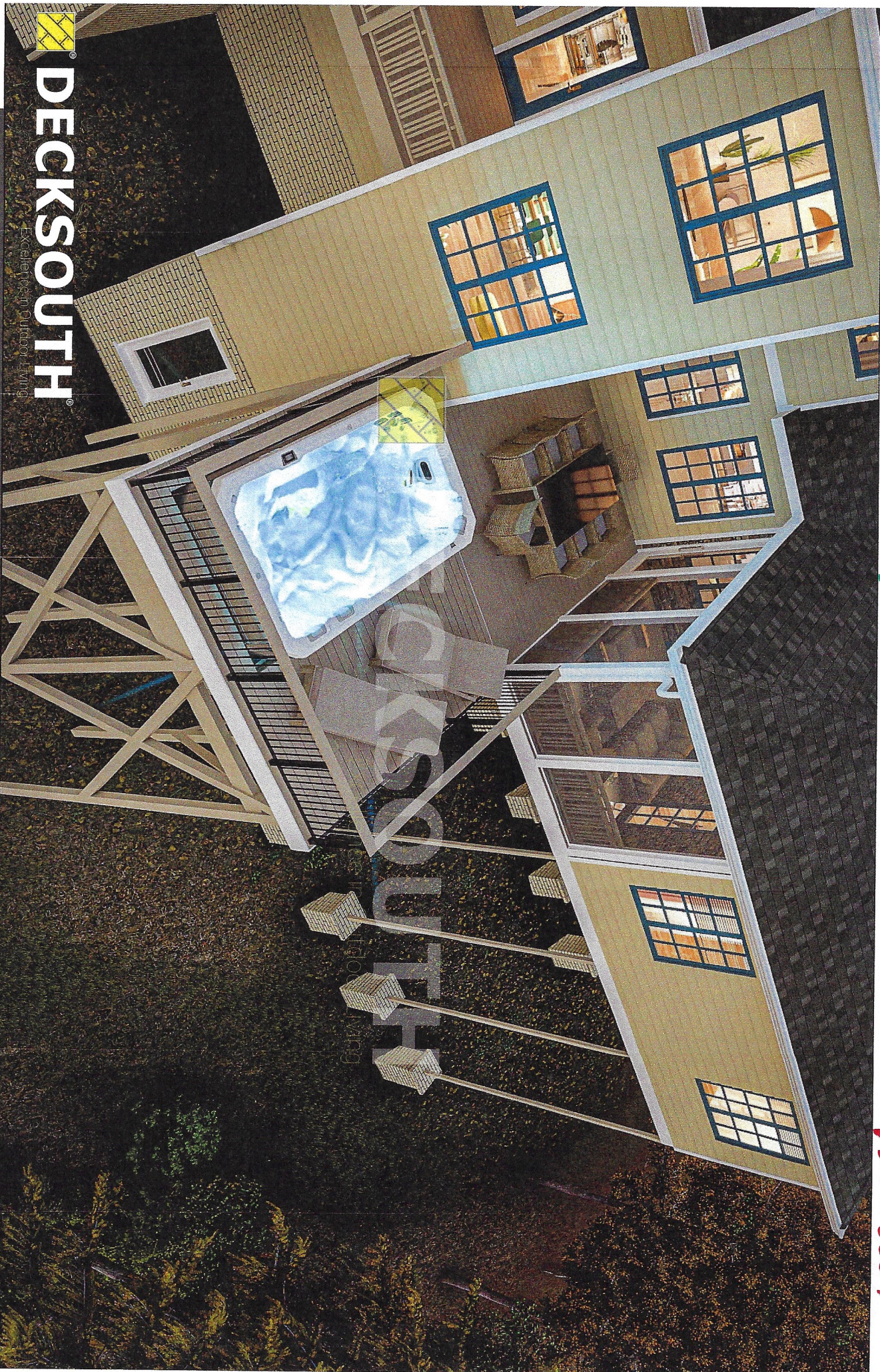
CONCEPTUAL DRAWING ONLY - NOT FOR CONSTRUCTION! All measurements are approximate and will be confirm by the builder on site

ROYETTE
RESIDENCE

A 00

Proposed Renovation

1/24-0001



 **DECKSOUTH**
Experiencing Outdoor Living

12.11.2023

CONCEPTUAL DRAWING ONLY - NOT FOR CONSTRUCTION! All measurements are approximate and will be confirmed by the builder on site.

BOYETTE
RESIDENCE

A 01

Project Number . 3

124-0001



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Excellence in Outdoor Living

12.11.2023

CONCEPTUAL DRAWING ONLY - NOT FOR CONSTRUCTION! All measurements are approximate and will be confirm by the builder on site

BOYETTE
RESIDENCE

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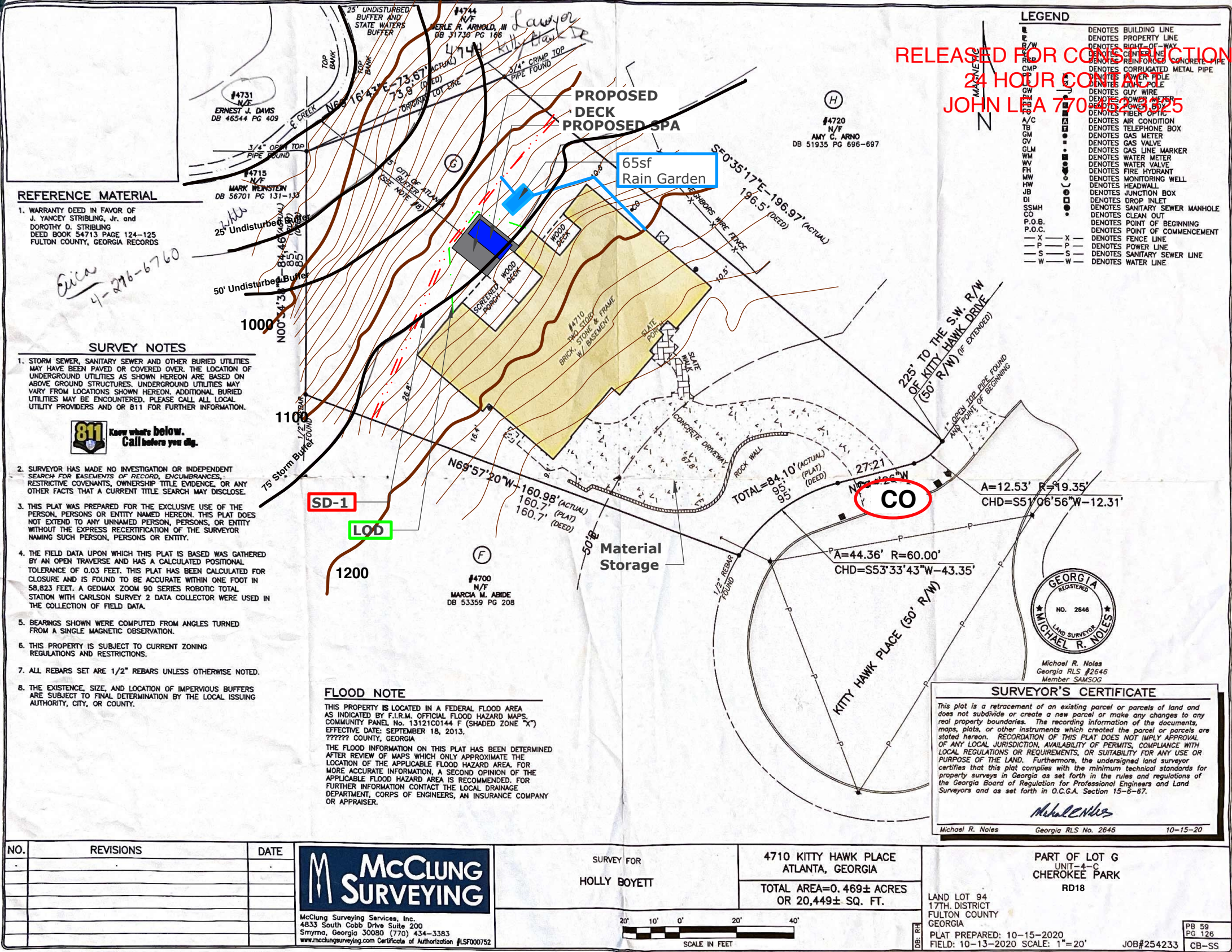
Proposed Site Changes

1" = 40'

Impervious calculations	
Total lot SF	20449
area house	4339
drive and walkways	3069
Existing porch	195
Existing deck	281
Existing Patio	0
total existing impervious	7884
current impervious %	38.6%
Added Deck	231
Added patio	
added impervious	231
added impervious %	1.1%
total impervious with improvements	8115
total impervious %	39.7%

Limits of disturbance 680sf

Boyett Residence
4710 Kitty Hawk Pl.
Sandy Springs, GA
30342



CONSTRUCTION STEPS:

1. Locate rain garden(s) where downspouts or driveway runoff can enter garden flowing away from the home. Locate at least 10 feet from foundations, not within the public right of way, away from utility lines, not over septic fields, and not near a steep bluff edge.
2. Measure the area draining to the planned garden and determine required rain garden surface area from the table on the next page and your planned excavation depth.
3. Optionally, perform infiltration test according to Appendix A. If the rate is less than 0.25 in/hr an underdrain will be necessary. If the rate is more than 0.50 in/hr the size of the garden may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
4. Measure elevations and stake out the garden to the required dimensions insuring positive flow into garden, the overflow elevation allows for six inches of ponding, and the perimeter of the garden is higher than the overflow point. If the garden is on a gentle slope a berm at least two feet wide can be constructed on the downhill side and/or the garden can be dug into the hillside taking greater care for erosion control at the garden inlet(s).
5. Remove turf or other vegetation in the area of the rain garden. Excavate garden being careful not to compact soils in the bottom of the garden. Level bottom of garden as much as possible to maximize infiltration area.
6. Mix compost, topsoil, and some of the excavated subsoil together to make the 'amended soil'. The soil mix should be 1/3 compost, 2/3 native soil (topsoil and subsoil combined).
7. Fill rain garden with the amended soil, leaving the surface eight inches below your highest surrounding surface. Eight inches allows for 6 inches ponding and 2" of mulch. The surface of the rain garden should be as close to level as possible.
8. Build a berm at the downhill edge and sides of the rain garden with the remaining subsoil. The top of the berm needs to be level, and set at the maximum ponding elevation.
9. Plant the rain garden using a selection of plants from elsewhere in this manual.
10. Mulch the surface of the rain garden with two to three inches of non-floating organic mulch. The best choice is finely shredded hardwood mulch. Pinestraw is also an option.
11. Water all plants thoroughly. As in any new garden or flower bed, regular watering will likely be needed to establish plants during the first growing season.
12. During construction build the inlet feature as a pipe directly connected to a downspout or use a rock lined swale with a gentle slope. Use of an impermeable liner under the rocks at the end of the swale near the house is recommended to keep water from soaking in at that point. Test the drainage of water from the source to the garden prior to finishing.
13. Create an overflow at least 10 feet from your property edge and insure it is protected from erosion.

CITY OF ATLANTA
DEPARTMENT OF WATERSHED
MANAGEMENT

NAME/ADDRESS:
Boyett Residence
4710 Kitty Hawk Pl.
Sandy Springs, GA
30342

RAIN GARDEN
SPECIFICATIONS
PAGE 1 OF 2

November 2012

SKETCH LAYOUT
PROVIDE PLAN VIEWS OF RAIN GARDEN AND HOUSE SHOWING DRAINAGE AREA DIRECTED TO RAIN GARDEN AND KEY DIMENSIONS AND OVERFLOW AREA RELATIVE TO PROPERTY LINE.

Proposed Site Changes
1"= 40'

Impervious calculations	
Total lot SF	20449
area house	4339
drive and	3069
walkways	195
Existing porch	261
Existing patio	0
total existing	7964
impervious	
current	38.6%
Added Deck	231
Added patio	
added impervious	231
added	1.1%
impervious	
total impervious	9115
improvements	
total impervious	39.7%

Limits of disturbance 680sf

Boyett Residence
4710 Kitty Hawk Pl.
Sandy Springs, GA
30342

01.11.2024

CONCEPTUAL DRAWING ONLY- NOT FOR CONSTRUCTION! All measurements are approximate and will be confirm by the builder on site

BOYETT RESIDENCE

-sizing calculation:

Contributing Drainage Area (square feet)	Depth of Amended Soil (inches)			
	18	24	30	36
Area of Rain Garden (square feet)				
100	6.6	5.7	5.1	4.6
500	35	30	25	23
1000	65	60	50	45
2000	135	115	100	90
3000	200	170	150	140
4000	250	230	200	185
5000	330	290	255	230

MEASURE CONTRIBUTING DRAINAGE AREA AND READ AREA FOR GIVEN MEDIA DEPTH.

CONTRIBUTING DRAINAGE AREA= 990 SQ FT
DEPTH OF SOIL MEDIA= 18 INCHES
AREA OF RAIN GARDEN= 65 SQ FT

MAINTENANCE:

1. IRRIGATE VEGETATION AS NEEDED IN FIRST SEASON
2. REMOVE WEEDS
3. REPLACE UNSUCCESSFUL PLANTINGS
4. REPLENISH MULCH
5. REPAIR ERODED AREAS
6. RAKE CLOGGED SURFACE TO RESTORE INFILTRATION
7. MONITOR RAIN GARDEN FOR APPROPRIATE DRAINAGE TIMES IF GARDEN DOES NOT DRAIN AN UNDERDRAIN MAY BE NECESSARY

CITY OF ATLANTA
DEPARTMENT OF WATERSHED
MANAGEMENT

ATTACH THIS TWO-PAGE
SPECIFICATION TO HOUSE PLAN
SUBMITTAL

RAIN GARDEN
SPECIFICATIONS
PAGE 2 OF 2

✓24.0001

Environmental	☐	100-year floodplain horizontal limits and flood zone designations as shown on survey or Federal Emergency Management Agency Flood Insurance Rate Maps																				
	☐	State waters and associated buffers																				
	☐	Existing and proposed stormwater management facilities																				
	☐	Community wastewater facilities, including preliminary areas reserved for septic drain fields and points of access																				
	☐	Availability of water and sanitary sewer systems																				
	☐	Trees and open space on the subject property																				
	☐	Wetlands																				
	☐	State Waters Buffer Encroachment Chart (example below):																				
	<table border="1"> <thead> <tr> <th>Buffer/Impervious Setback</th> <th>Existing</th> <th>Proposed</th> <th>Difference</th> </tr> </thead> <tbody> <tr> <td>0'-25' State undisturbed natural vegetative buffer</td> <td>0</td> <td>0</td> <td></td> </tr> <tr> <td>25'-50' City undisturbed natural vegetative buffer</td> <td>0</td> <td>0</td> <td></td> </tr> <tr> <td>50'-75' City additional impervious surface setback</td> <td>0</td> <td>15'</td> <td>15'</td> </tr> <tr> <td>Total</td> <td></td> <td>15'</td> <td>+20% 15'</td> </tr> </tbody> </table>		Buffer/Impervious Setback	Existing	Proposed	Difference	0'-25' State undisturbed natural vegetative buffer	0	0		25'-50' City undisturbed natural vegetative buffer	0	0		50'-75' City additional impervious surface setback	0	15'	15'	Total		15'	+20% 15'
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50'-75' City additional impervious surface setback	0	15'	15'																			
Total		15'	+20% 15'																			

Mitigation Plan (Sec. 9.2.4.B)	
Required for all cases	
Provide one (1) copy printed on 11" x 17" paper, and two (2) copies printed to scale no larger than 30" x 42"; also include in the electronic package.	
The mitigation plan must include, at a minimum, the following:	
E&SC	☐ Area proposed to be disturbed ☐ Location and width of construction entrance ☐ Location and type of E&SC and pollution control measures (temporary and permanent)
Planting	☐ Chart of plants to be removed chart (common and botanical names, quantity and size) ☐ Planting plan (must include multiple strata, i.e. grasses, forbs, shrubs, and trees) ☐ Planting chart (common and botanical names, quantity and size, native/non-native)

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

Board of Appeals

March 6, 2024



SANDY SPRINGS™
GEORGIA

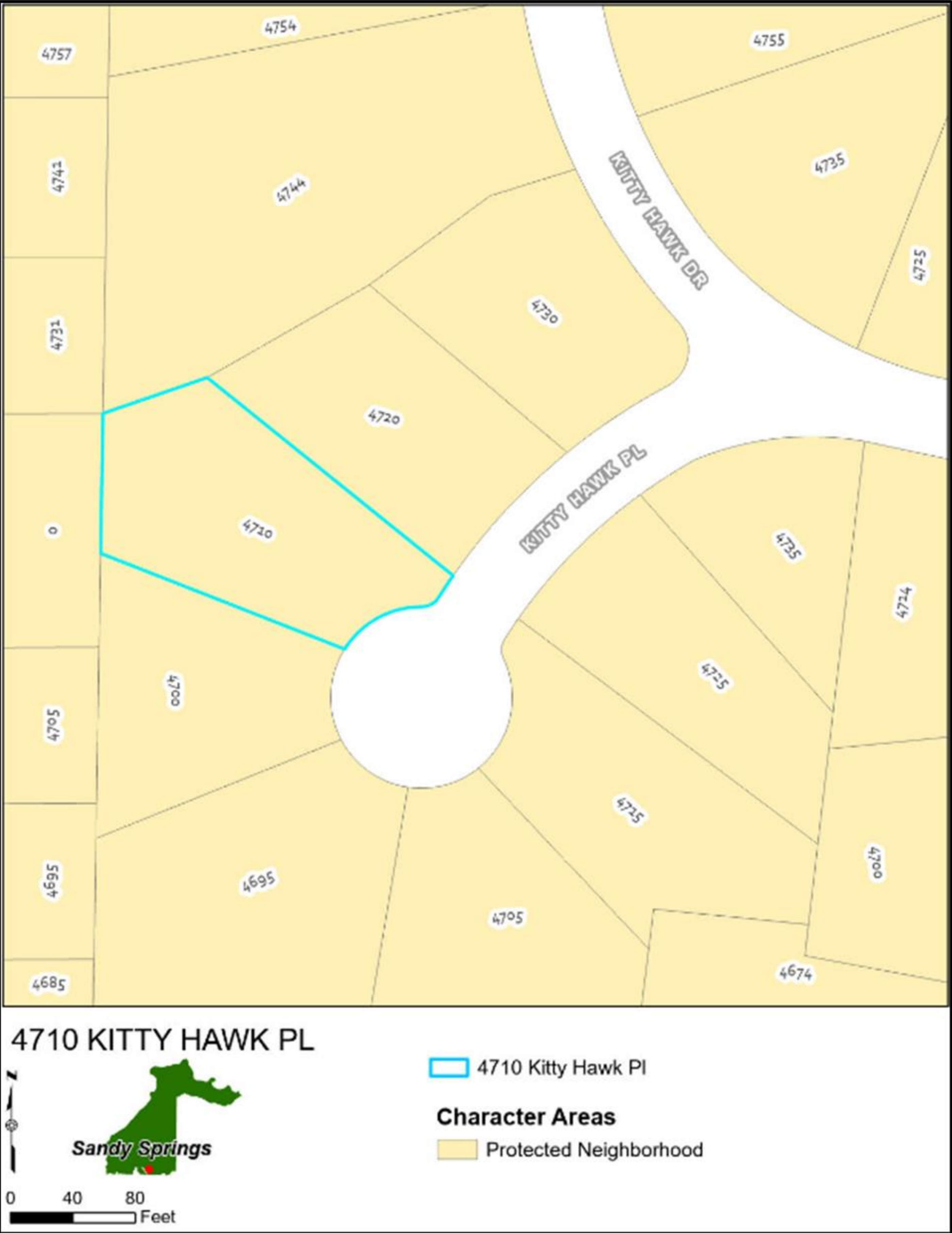
V24-0001
4710 Kitty Hawk Place

STAFF RECOMMENDATION:
Approval

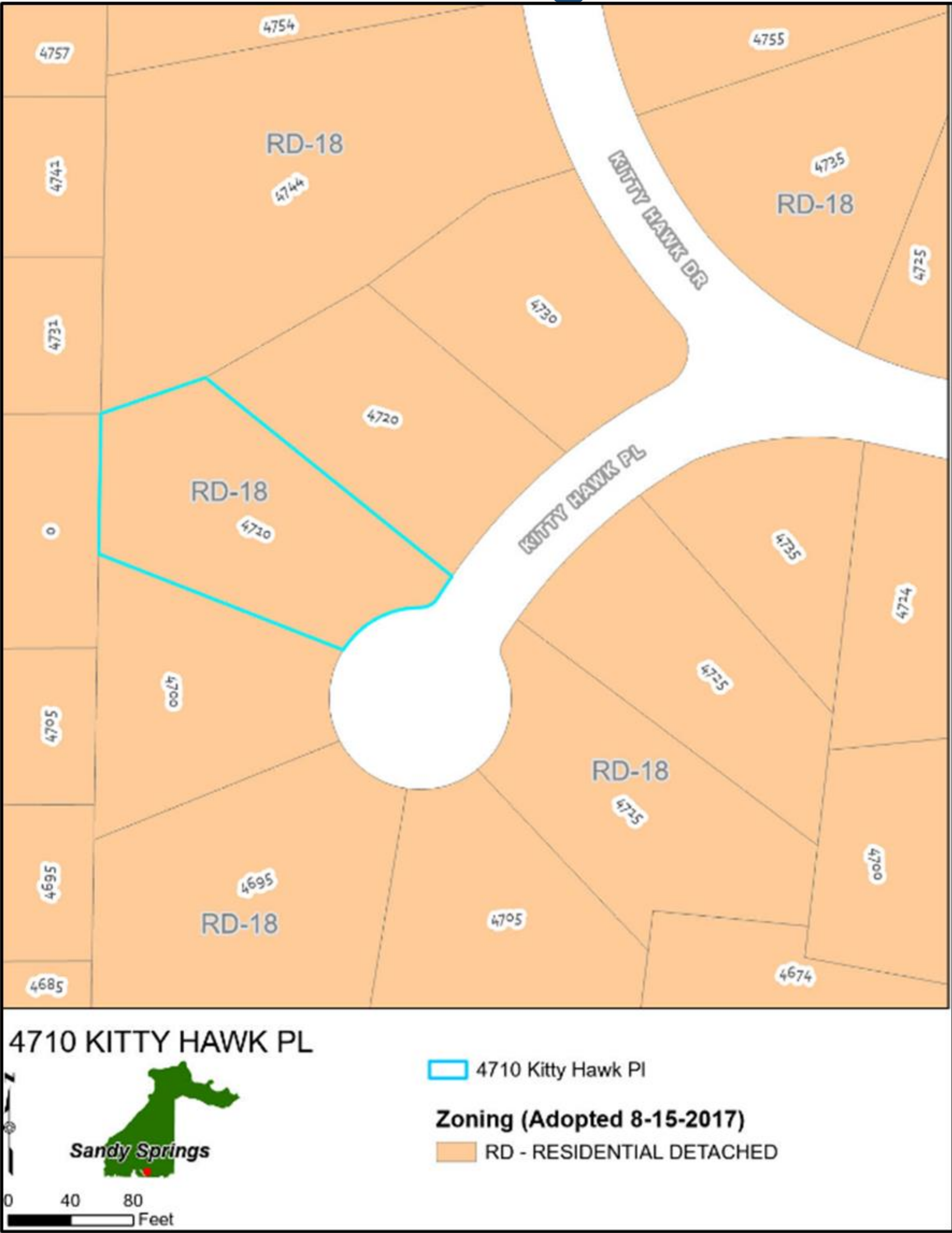
Request

Request for a variance from Section 9.2.3.A.2. to encroach into the 75-foot impervious surface setback to install piers and an elevated deck.

Character Area



Zoning



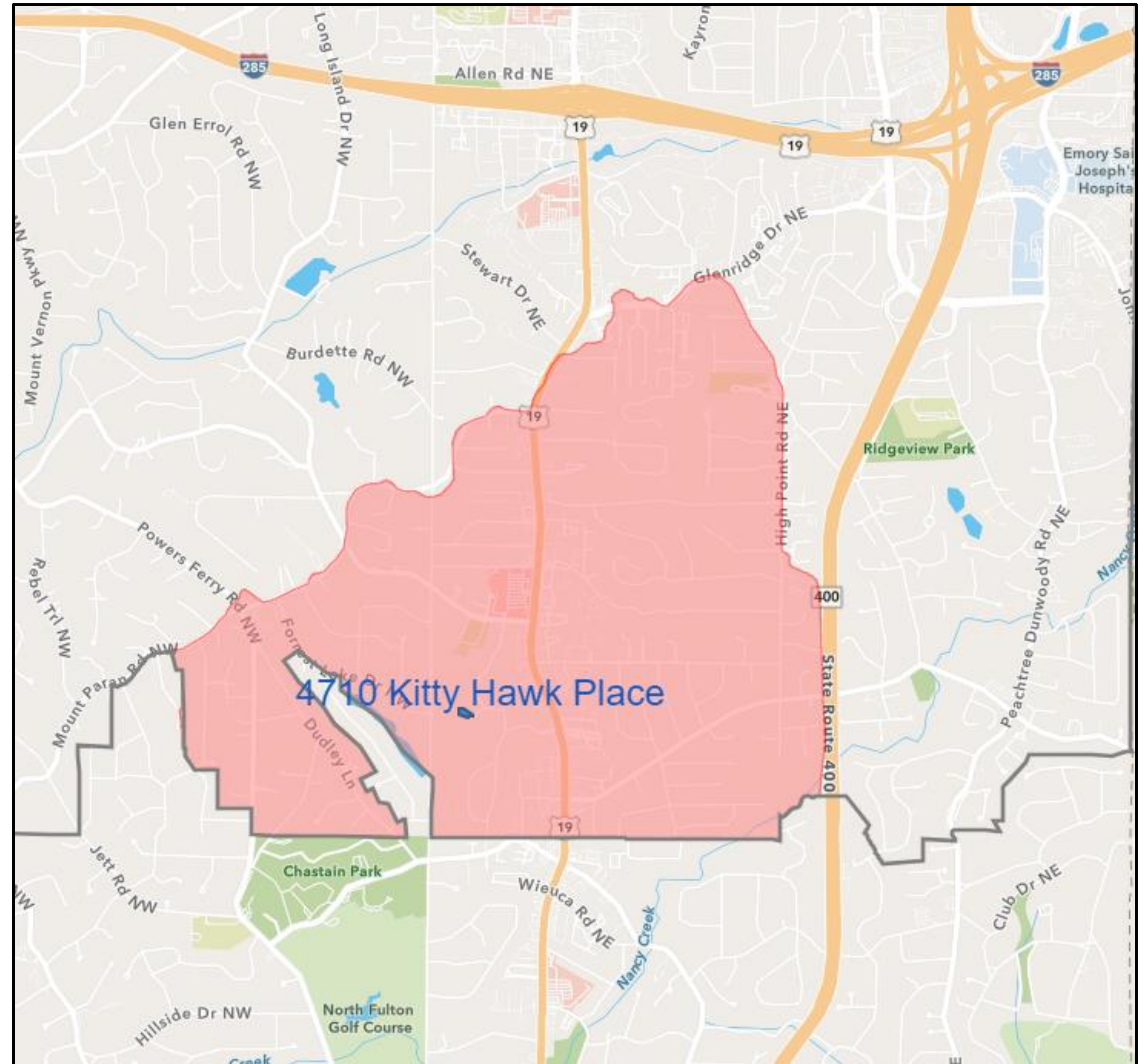
Aerial Image



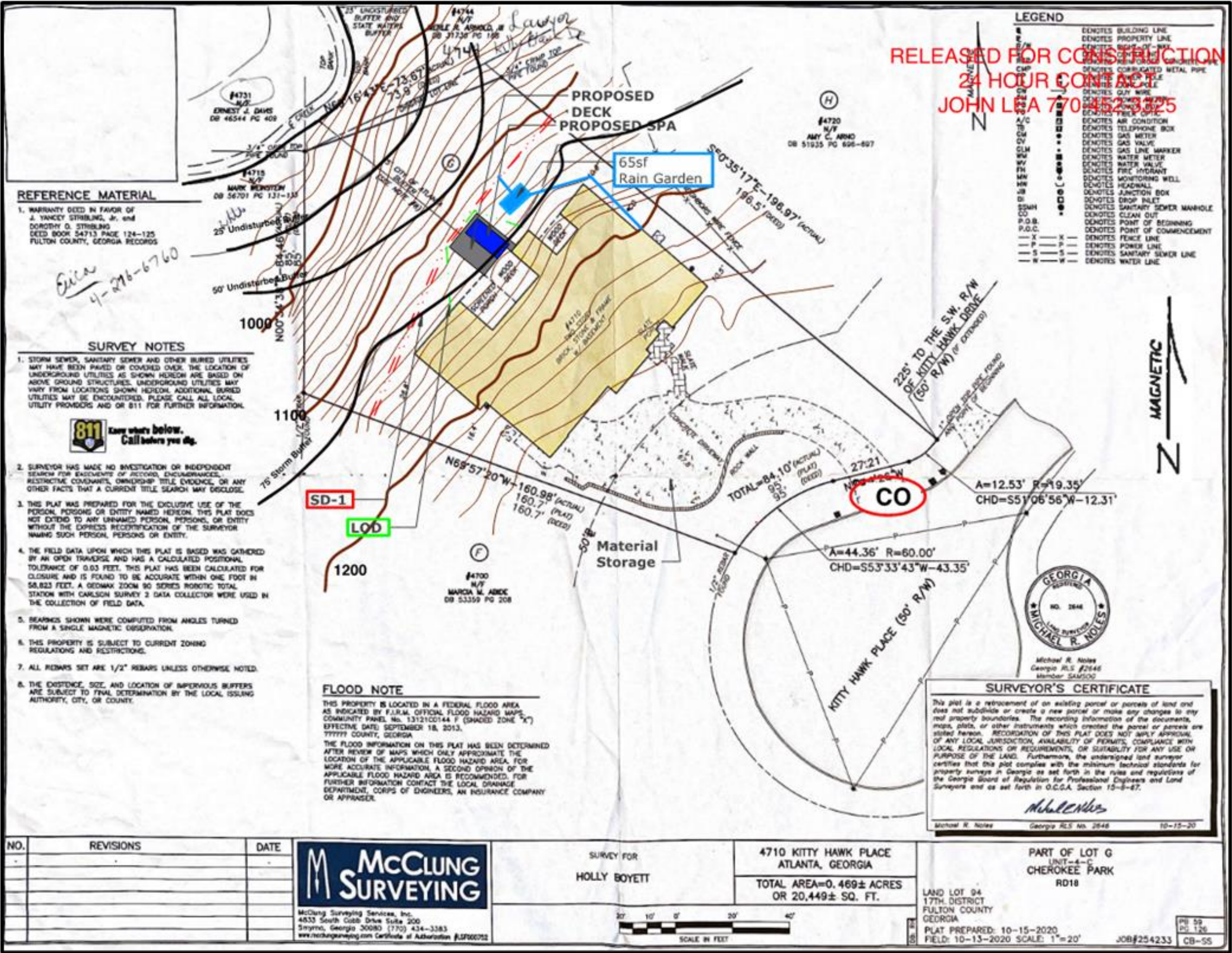
Existing Development

- The subject property, spanning 0.60 acres and zoned as RD-18 (Residential Detached – with a minimum lot size of 18,000 square feet), is presently occupied by a two-story single-family residence featuring a basement, a two-car garage, two wood decks and a screened porch.
- Situated within the Cherokee and Chastain Park neighborhood, this parcel falls within the Nancy Creek Declared Sensitive Area (NCDSA), located to the south of Sandy Springs.
- Adjacent to the property lies a stream flowing north to south, bounded by associated buffers. The impervious surface setback from the home is approximately three feet.
- Notably, the topography at the rear of the property descends sharply by over 20 feet, while the front yard area maintains a relatively flat terrain.

Nancy Creek Declared Sensitive Area (NCDSA)



Survey/Site Plan



Front of home



Rear of home face west towards to stream



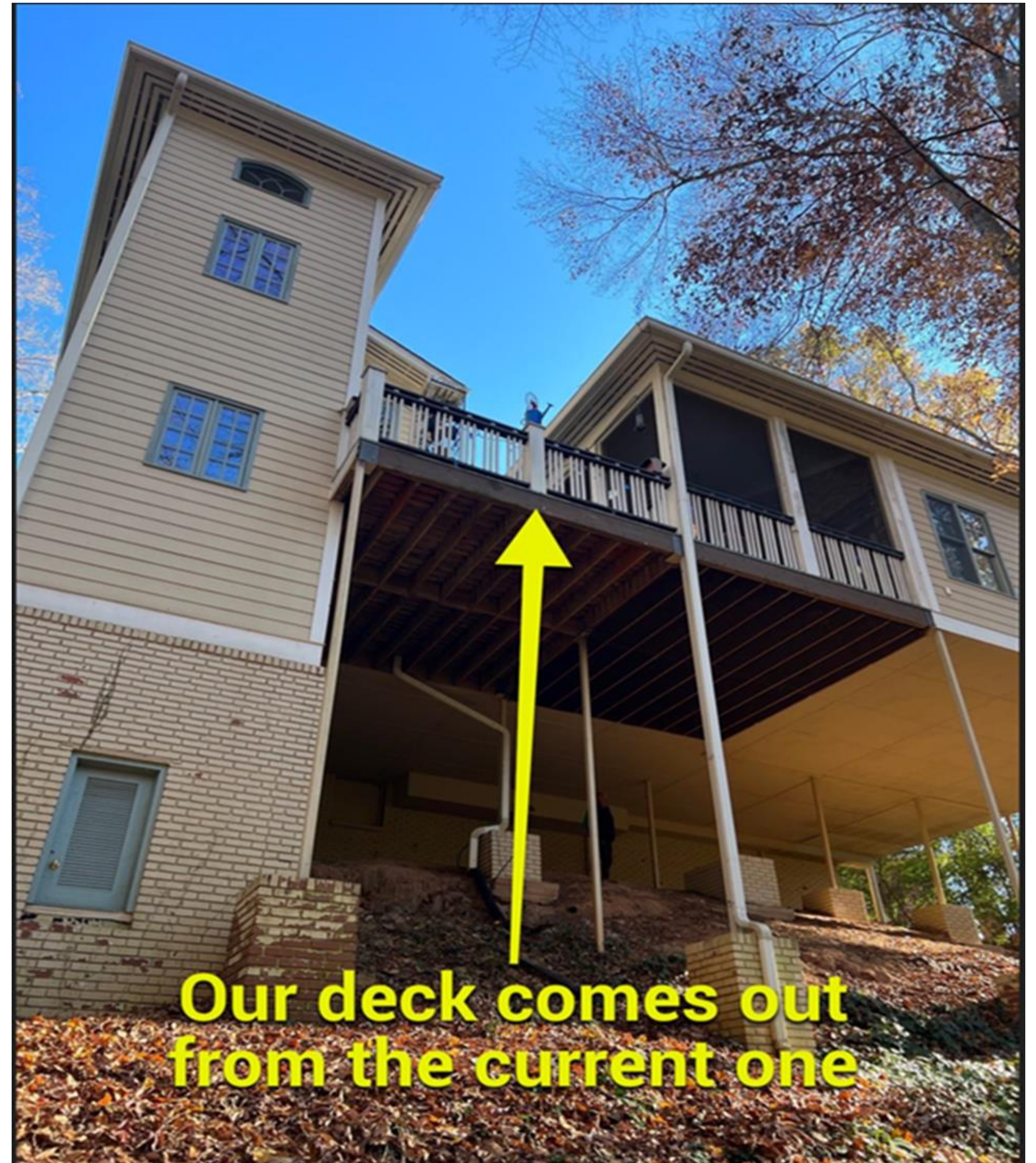
View of existing piers facing rear of home



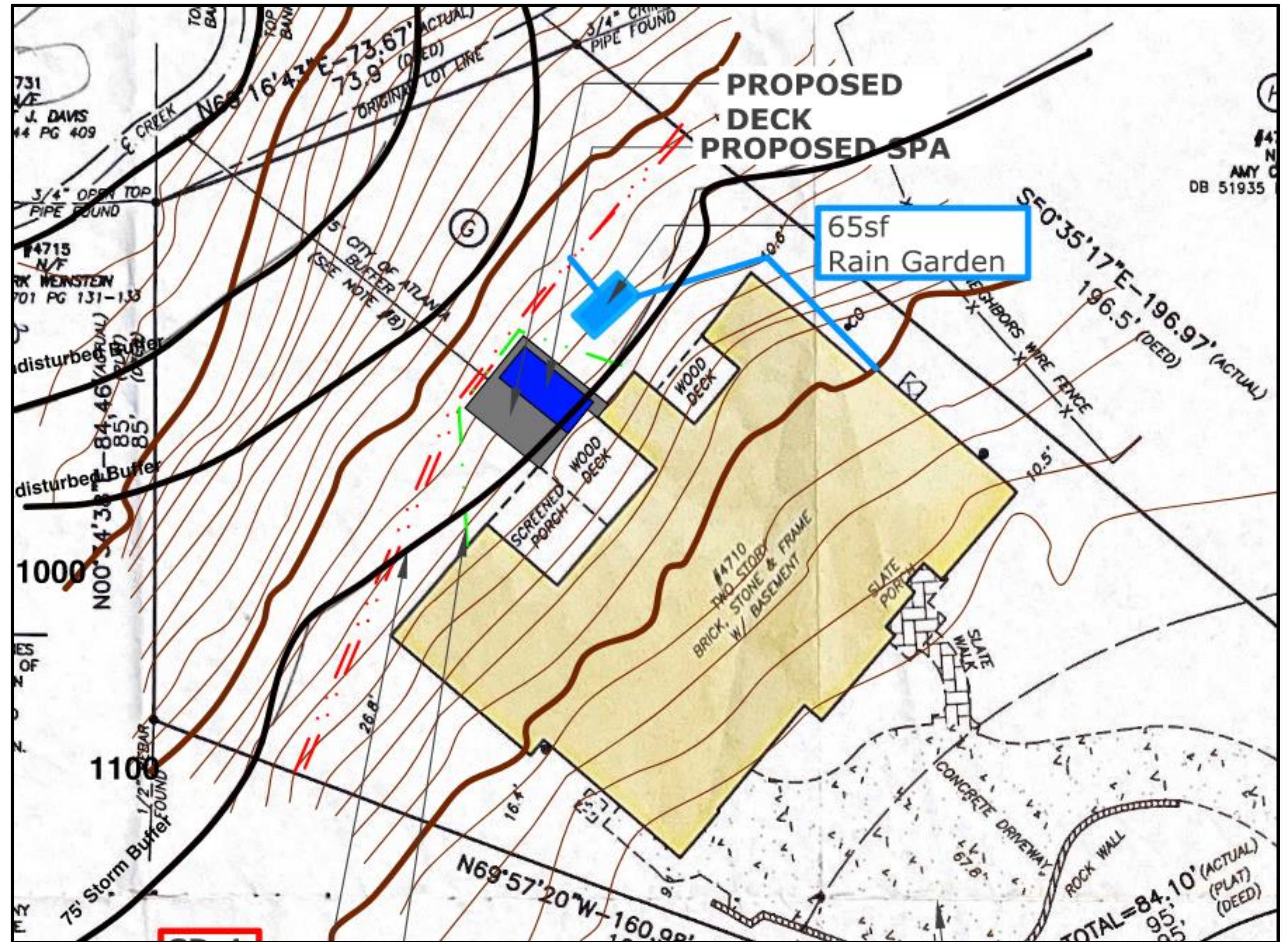
Proposed Development

- The applicant is seeking a Variance from Section 9.2.3.A.2. to encroach into the 75-foot impervious surface setback to install piers and an elevated deck.
- The proposal entails adding a 231 square foot deck in the 75' impervious surface setback in the rear of the home. The applicant intends to build the addition approximately 20'-25' off the ground.
- Per the Sandy Springs Development Code, Section 9.2.3.A.2. - 75' *Impervious Surface Setback* – All impervious surfaces are prohibited from an additional 25 feet, measured horizontally from the 50' vegetative buffer.

Proposed Deck Location



- Placement
- Topography
- Stream buffers and setback
- Rain Garden



Conceptual Renderings



V24-0001 Variance Considerations

Variances will only be considered upon showing that:

- **When a property's shape, topography, or other physical conditions existing on December 12, 2005 prevents land development unless a buffer or setback variance is granted.;**
 - The shape, topography, and hydrology on the subject property existed prior to December 12, 2005. The rear of the home immediately presents the impervious surface setback which prevents land development unless a variance is granted.

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

- Staff believes that applying the Development Code would pose a hardship and strict adherence to buffer requirements would prevent the applicant from expanding or developing their home with accessory structures without obtaining a variance, making the request an unusual circumstance.

Recommendations

- Staff recommends **Approval** of **Variance** V24-0001, request for a variance from Section 9.2.3.A.2. to encroach into the 75-foot impervious surface setback to install piers and an elevated deck.