



SANDY SPRINGS

GEORGIA

BOARD OF APPEALS

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

Wednesday, April 3, 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. April 3, 2024 Board of Appeals Meeting Agenda
(Presented by Samantha Brown, Planning and Zoning Clerk)

IV. Approval of Meeting Minutes

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

V. Cases

- A. **2024-0002 V24-0006 - 680 East Northway Lane NE** - Request for a variance from Section 2.3.2. and 6.1.2.B. to encroach into the 10-foot side common lot line for a garage and sunroom addition.
(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

Board of Appeals

April 3, 2024



SANDY SPRINGS™
GEORGIA

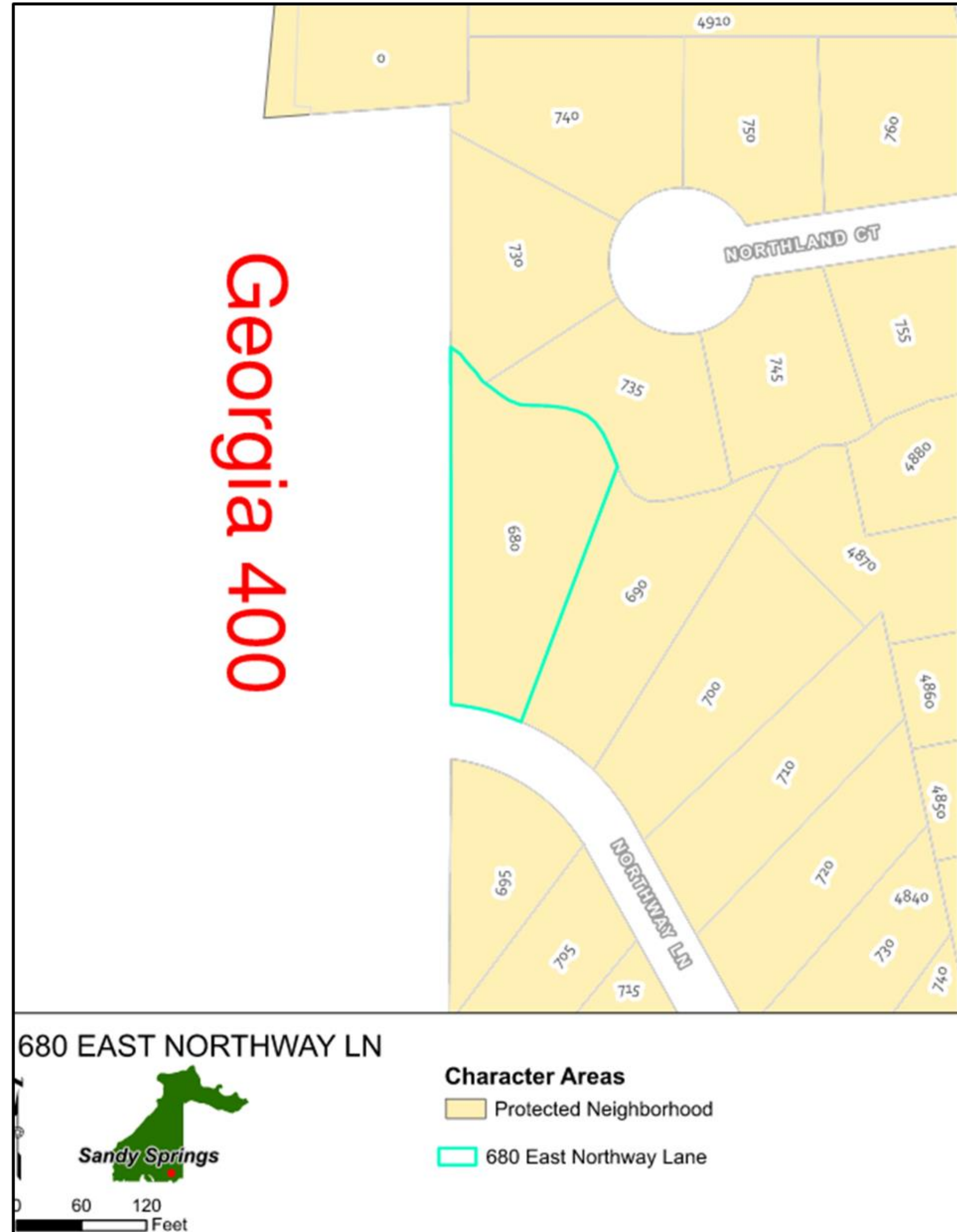
V24-0006
680 E. Northway Lane

STAFF RECOMMENDATION:
Denial

Request

Request for a variance from Section 2.3.2. and 6.1.2.B. to encroach into the 10' side common lot line for a garage and a sunroom addition.

Character Area



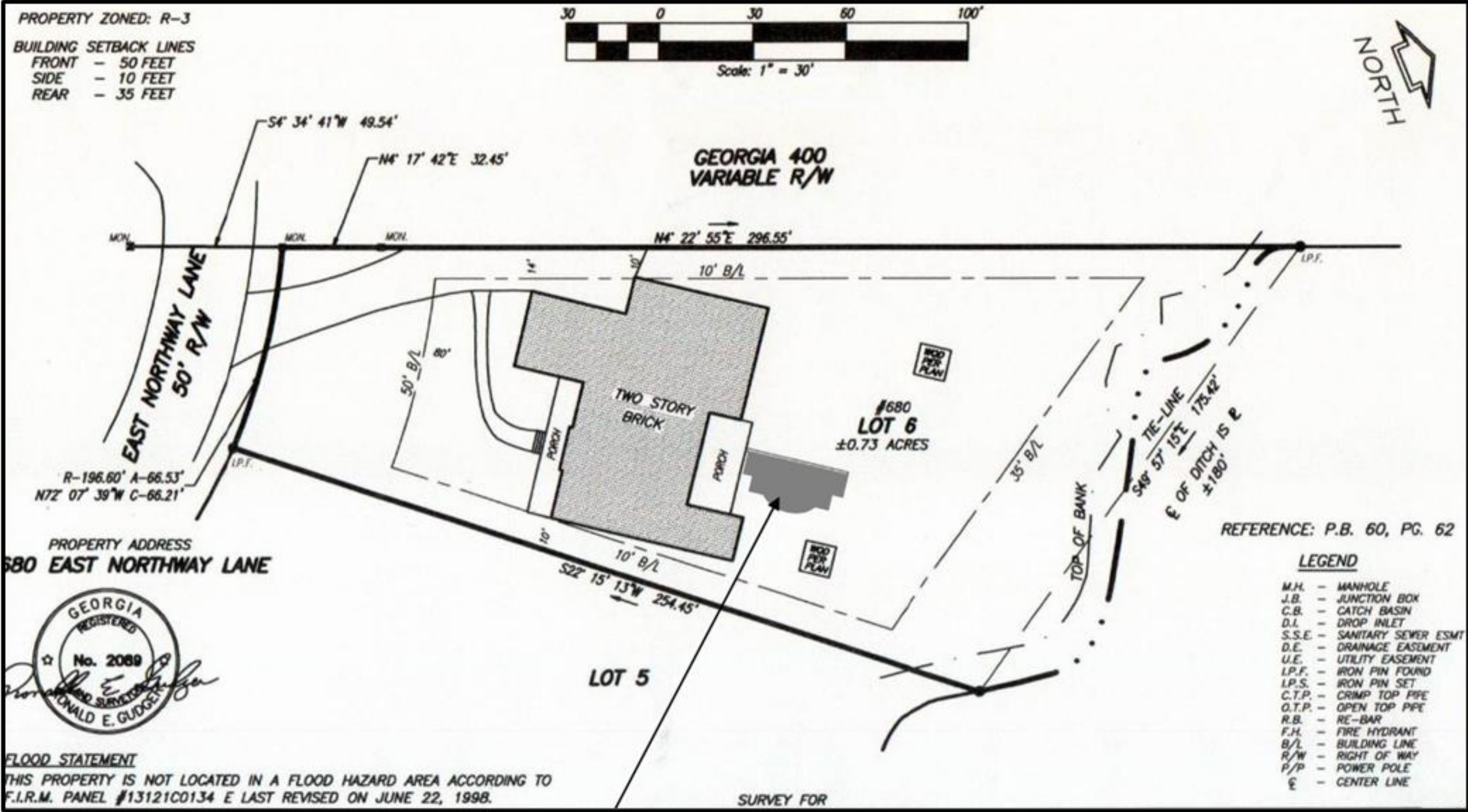
Zoning



Aerial Image



Survey



Existing Development

- Purchased in 2002 and constructed 2008.
- 0.62-acre property zoned RD-18.
- The two-story single-family home with associated accessory structures.
- High Point and Ridgeview Civic neighborhoods.
- Directly abutting an 200-foot-wide wooded area & Georgia 400.



**View of current home
looking north at the
Northway Lane**



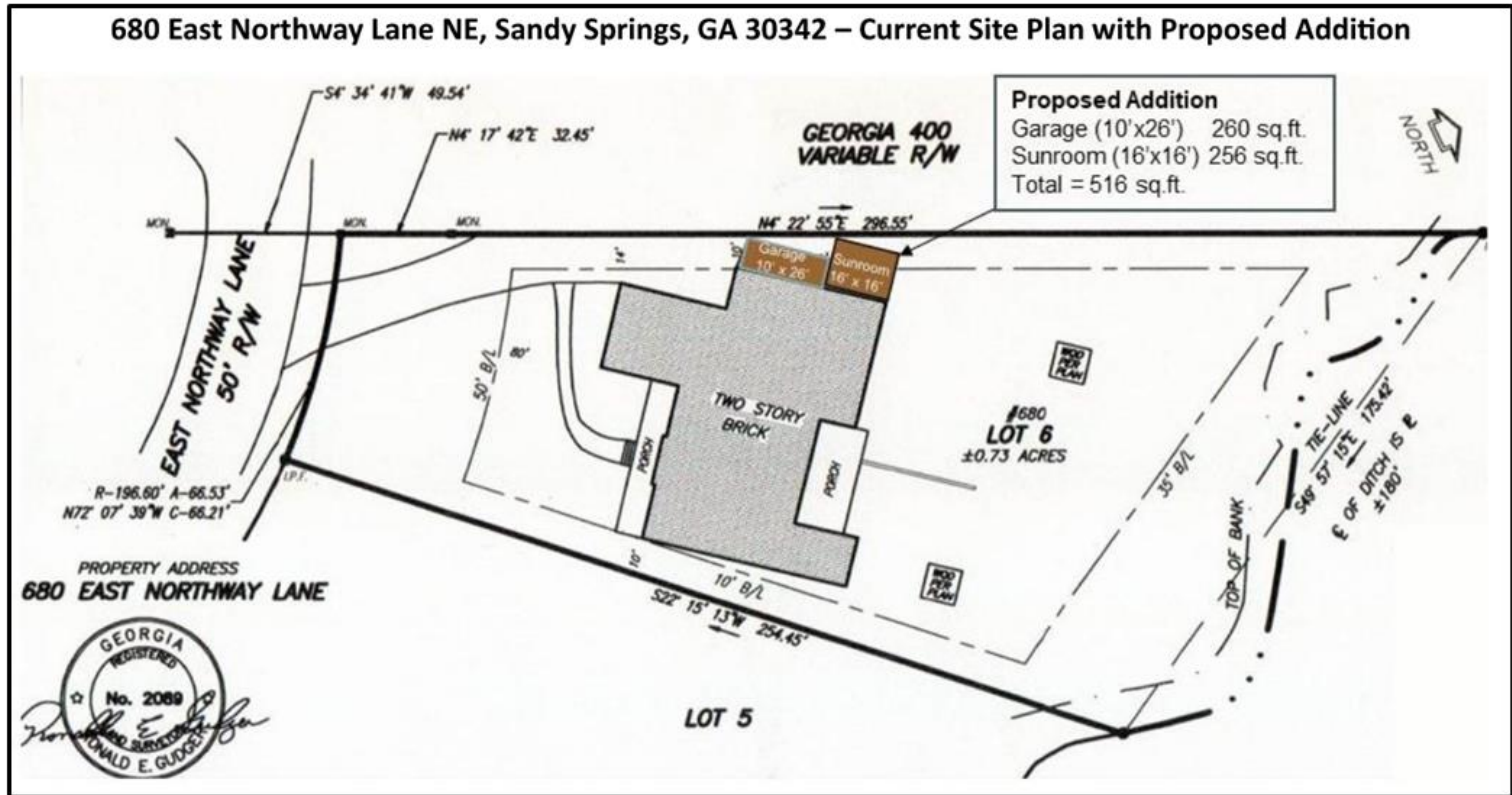
**View of site for
proposed development**



Existing residential accessory structures



Site Plan



Proposed Development

Total Proposed Development = 516 sf

Sunroom – 256 sf

Garage – 260 sf

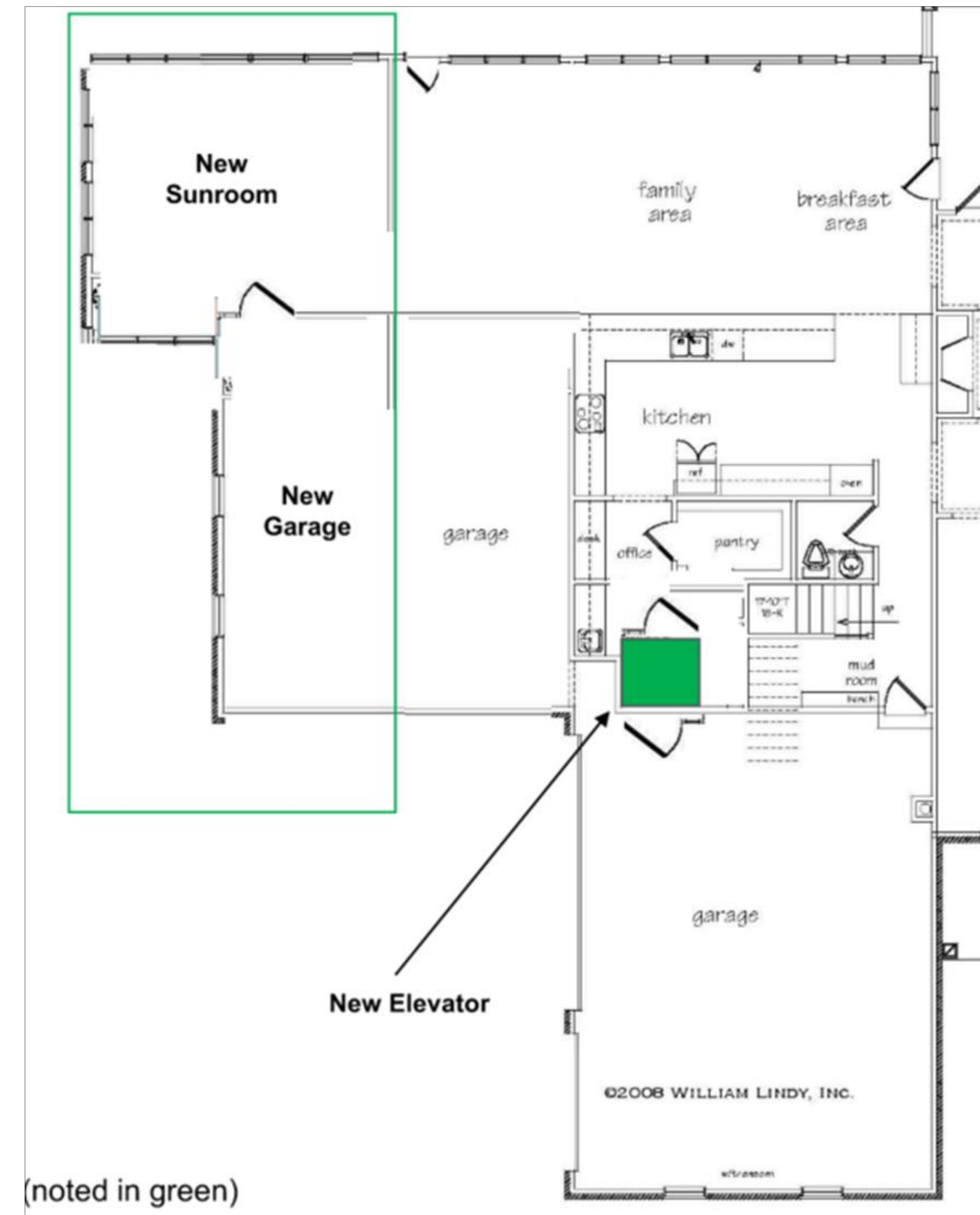
Encroachment into side setback=265 sf

Sunroom – 142 sf

Garage – 123 sf

- Per the Sandy Springs Development Code, Section 2.3.2. *Building Setbacks* – In RD-18 the side common lot line is 10' minimum
- Per the Sandy Springs Development Code, Section 6.1.2.B. Building Placement – All buildings and structures must be located at or behind the required setbacks, except as listed below. No building or structure can extend into a required buffer, easement (including private street easement) or public right-of-way.

Existing and Proposed Floor Plan



V24-0006 Variance Considerations

The conditions on which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property;

- The property is typical for RD-18 properties in Sandy Springs, except for it shares its west property line with Georgia DOT with a 200-foot wooded area adjacent to GA State Route 400.

Because of the particular physical surroundings, shape, size, or topographical conditions of the specific property involved, an extradentary hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;

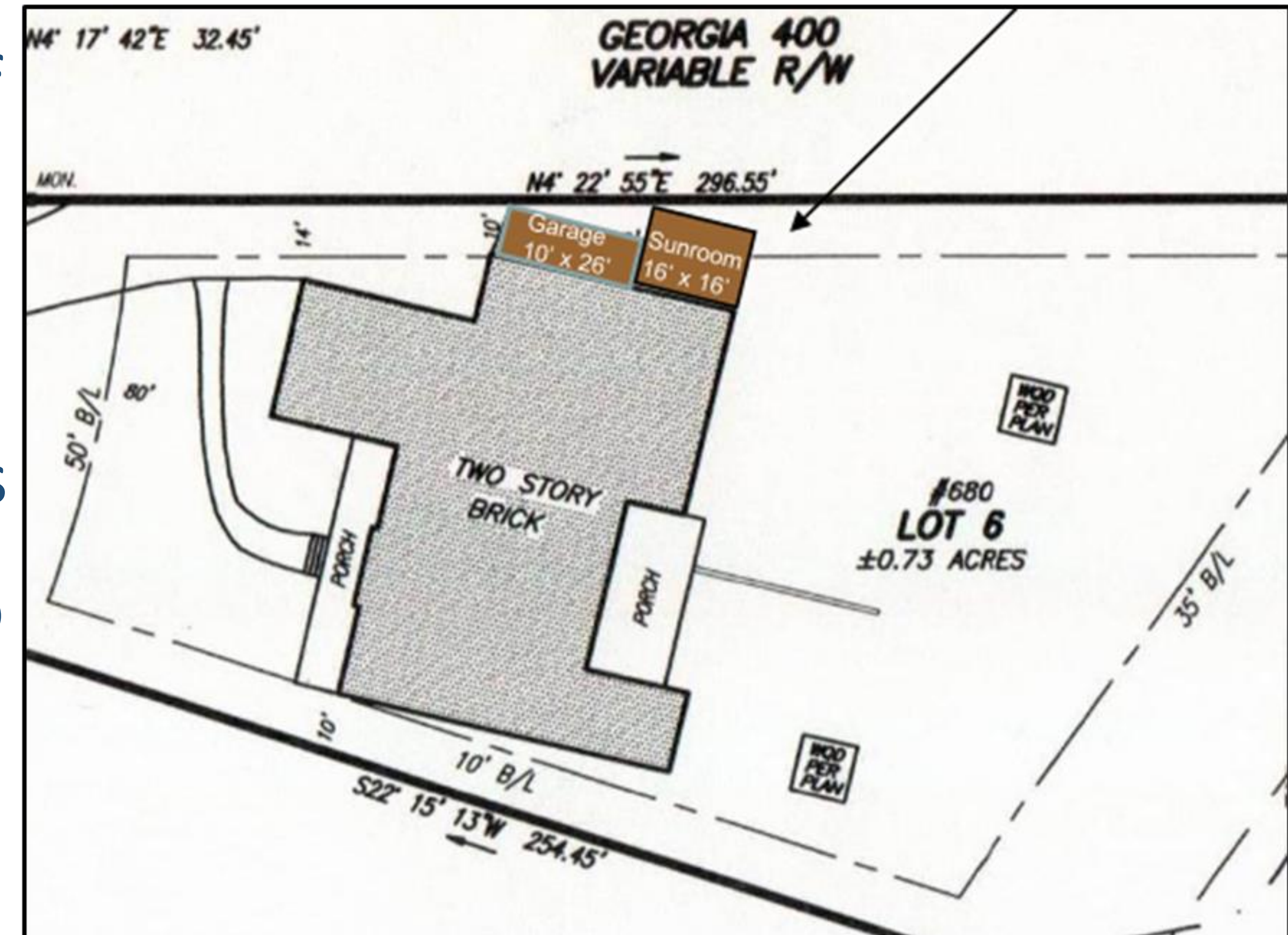
- The subject property sits at the end of a cul-de-sac and is typical for RD-18 properties in size, shape and topography. The conditions of the property do not create a hardship for the property owner, therefore it is staff's view that there is no extraordinary hardship found merely from these elements existing on the property as there is ample area nearer to the existing housing footprint for further structural site element expansion, as desired.

V24-0006 Variance Considerations

Variances will only be granted upon showing that:

The variance request would not result in negating the general intent of this Development Code or with the Comprehensive Plan policies or;

- Within the Next Ten Comprehensive Plan, one of the primary actions' states, "... protect and enhance neighborhood character and quality of life." which speaks to maintain the prescribed setbacks and spacing between neighbors. This particular home has a west common lot line with the Georgia Department of Transportation's (DOT) 200-foot-wide wooded right -of-way adjacent to GA 400 north bound lanes. Failure to adhere to the setback requirement on the west property common lot line is not as detrimental to the neighborhood character given the 200-foot-wide wooded area that is adjacent



Recommendations

- Staff recommends **Denial** of **Variance** V24-0006, a request from Section 2.3.2. and 6.1.2.B. to encroach into the 10' common side lot line for a garage and sunroom addition. Should the Board move to approve the variance request, staff suggests at a minimum, the following conditions:
 1. That the construction of the expansion be substantially similar to the proposed site plan and,
 2. The applicant must coordinate with Georgia Department of Transportation (GDOT) and receive confirmation from GDOT that the proposed development would not adversely affect the GDOT system.