



SANDY SPRINGS

GEORGIA

BOARD OF APPEALS

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

Wednesday, May 8, 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. May 8, 2024 Board of Appeals Meeting Agenda
(Presented by Samantha Brown, Planning and Zoning Clerk)

IV. Approval of Meeting Minutes

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

V. Cases

- A. **2024-0003 V23-0042 – 1307 West Garmon Road NW** - Request for a variance from Sec. 2.2.2 and Sec. 6.1.2.B to allow for expansion of the principal structure, including the garage, to encroach further into the 40 ft' side street setback by up to 12 ½ ft'.
(Presented by LaQuita Williams, Planner I)
- B. **2024-0004 V23-0055 - 295 River Valley Road** - Applicant requests a variance from Section 9.2.4.A to allow for construction of retaining wall(s) and other land development and stabilization activity within the 50 ft' Vegetative Buffer.
(Presented by LaQuita Williams, Planner I)

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.

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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.

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Board of Appeals

May 8, 2024



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V23-0042
1307 W. Garmon Road

STAFF RECOMMENDATION:
Approval with Conditions

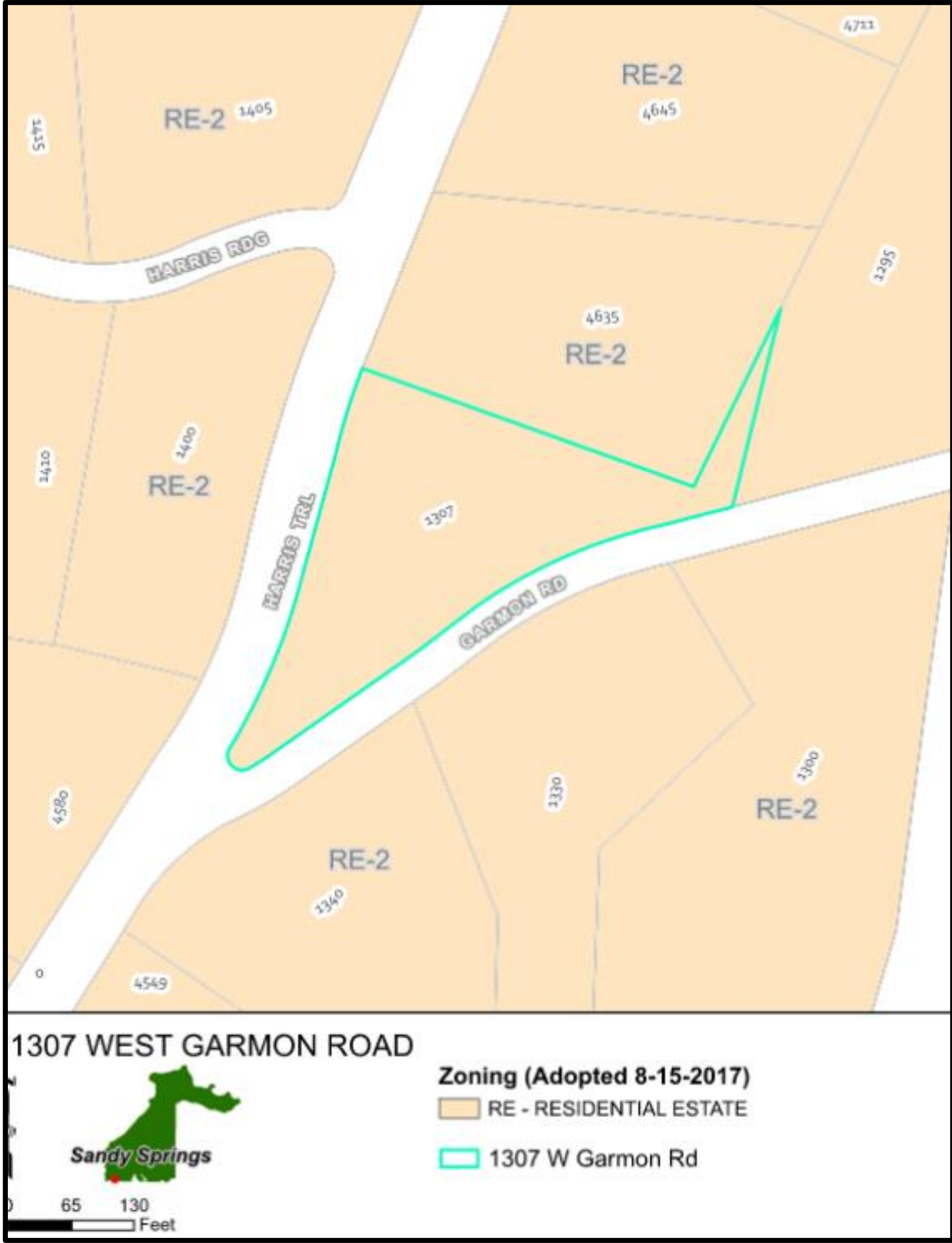
Request

Request for a variance from Sec. 2.2.2. and Sec. 6.1.2.B. to allow for expansion of the principal structure, including the garage, to encroach further into the 40-foot side street setback by up to 12.5 feet.

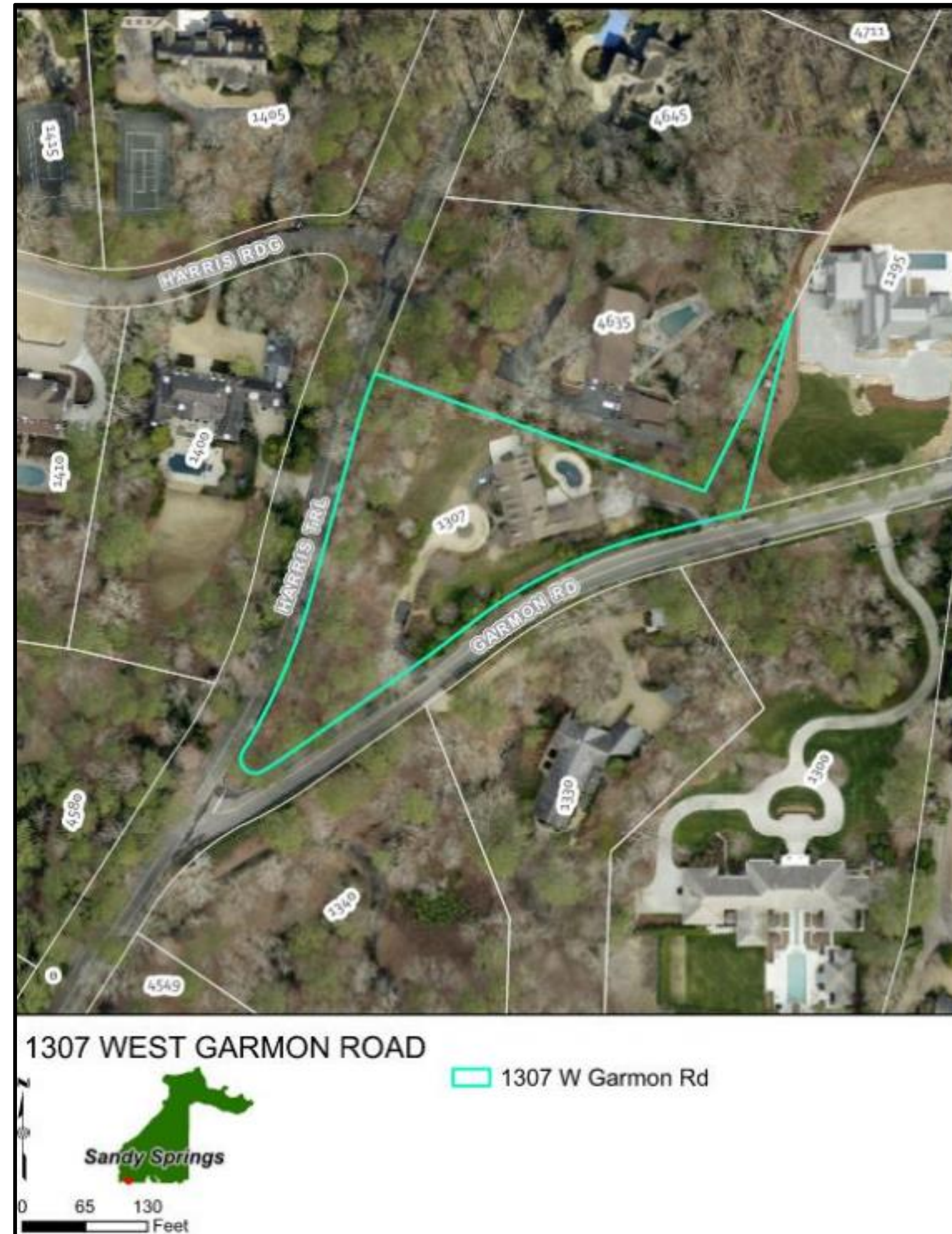
Character Area



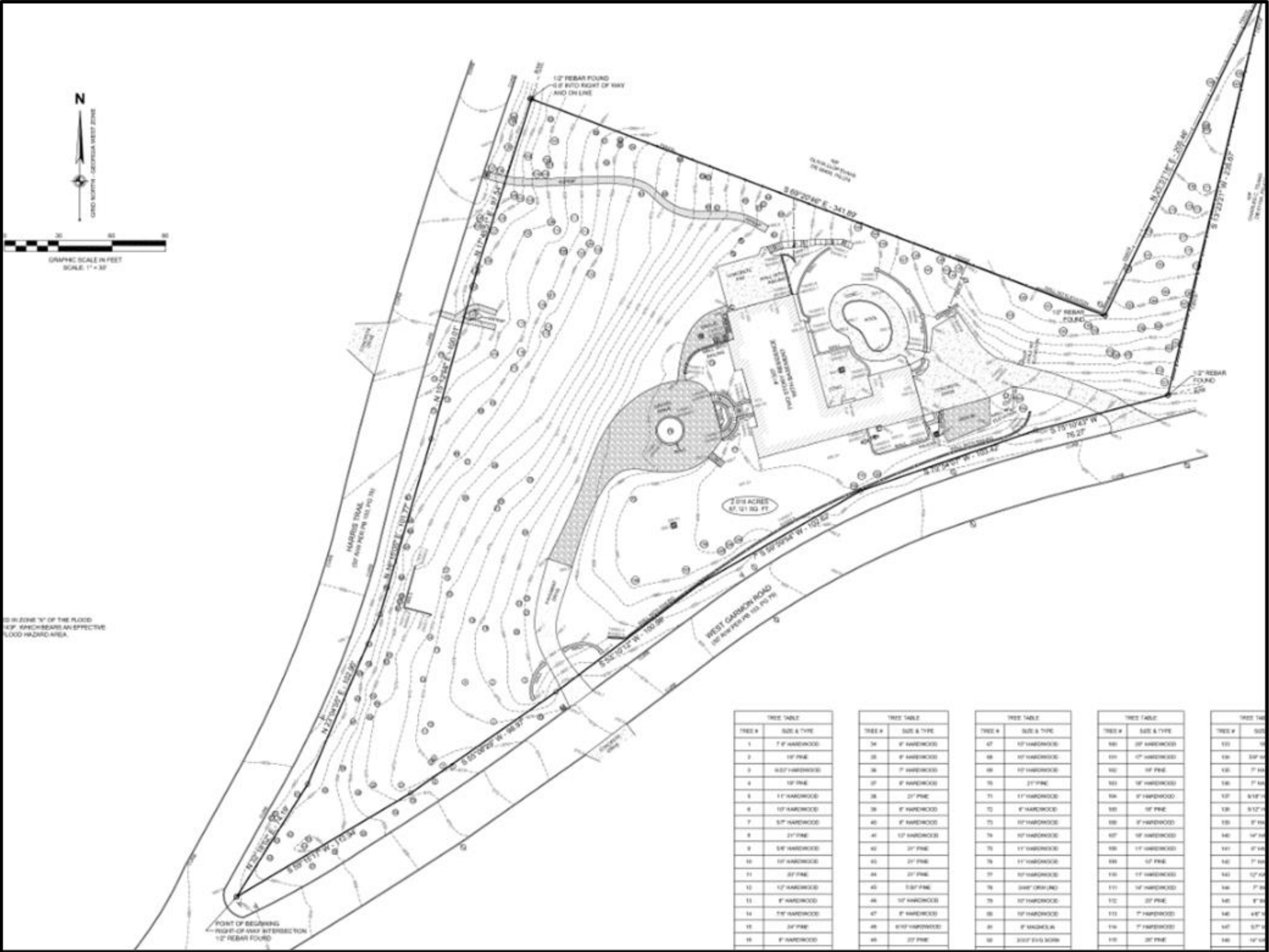
Zoning



Aerial Image



Survey



Existing Development

- Based on Fulton County records, the present owners acquired the property in 2011 and the home was built in 1981. Portion of the home was constructed within the 40' side setback making it a legal nonconforming structure.
- The two-acre subject property is designated as RE-2 zoning (Residential Estate – requiring a minimum lot size of 2 acres).
- The two-story single-family home has a basement, a two-car garage, two driveways and a pool. Located within the Mount Paran-Northside neighborhood, the subject property is in the southwest portion of the City.
- The angular lot sits where Harris Trail and West Garmon Road connects.
- The lot is narrow at the intersection at approximately 40 feet and widens as it goes back to the rear lot line to over 280 feet of width. The property's topography slopes downward extending from the home towards Harris Trail, highlighting the home's elevated position atop a hill.

Existing Conditions



Existing two car garage



View of driveway from side property line looking towards the pool

Existing Conditions



Location of proposed expansion



View of landscape between the existing driveway and West Garmon Road

Existing Conditions



View of driveway and landscape between the West Garmon Road and garage facing east on West Garmon Road

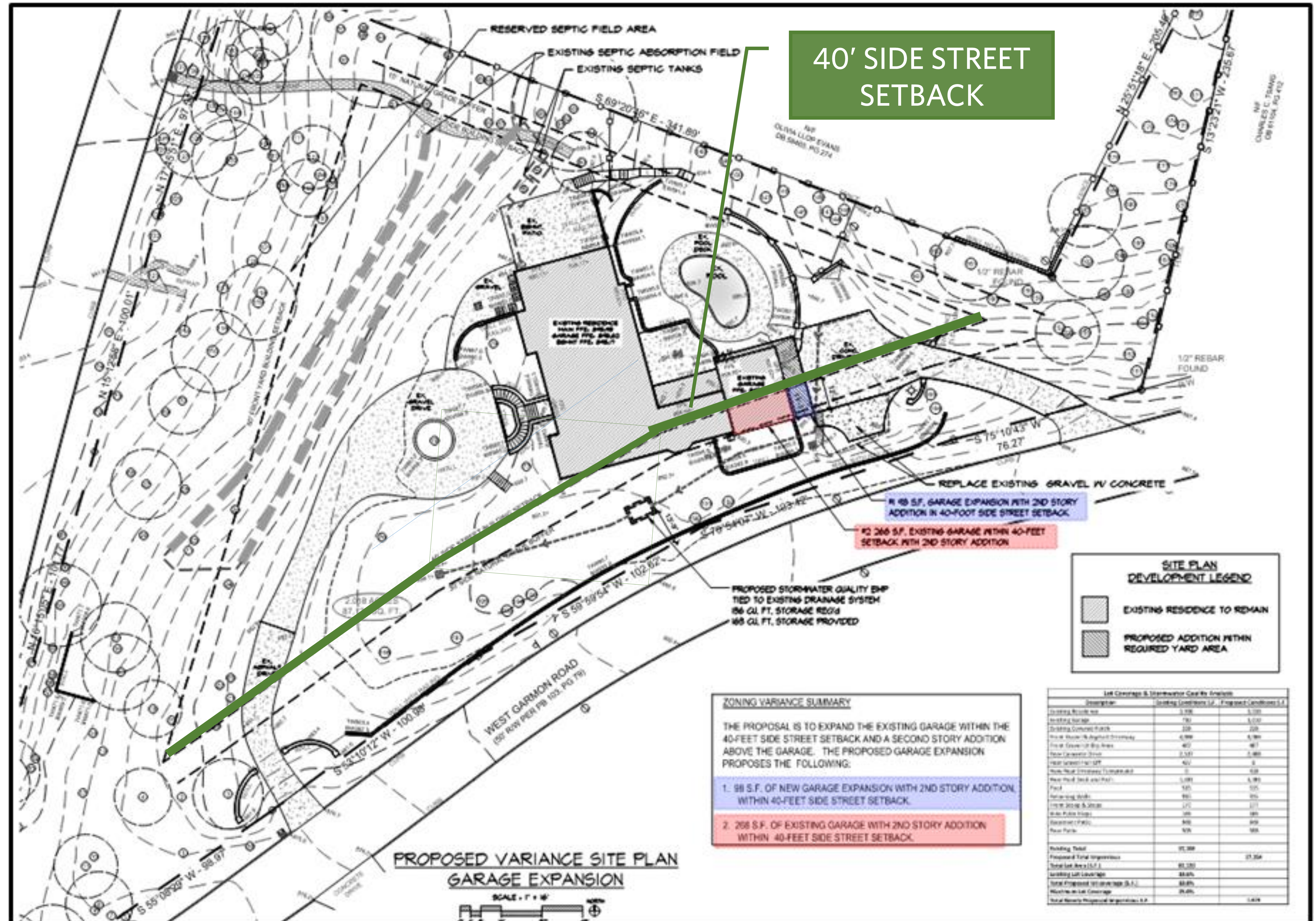


View of landscape between the existing driveway and West Garmon Road

Proposed Development

- The proposed development, which requires a variance from the Development Code, includes the expansion of the existing two car garage with an addition of a second floor further into the setback.
- The total expansion of the structure is 98 square feet into the 40' side setback increasing the nonconformity. The proposed second story above existing garage will span into the 40' side setback by a total of 268 square feet.
- Per the Sandy Springs Development Code, Section 2.2.2. Building Setbacks -In RE-2 the side street
- setback is 40 feet.
- 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.
- Per the Sandy Springs Development Code, Section 11.7.2.B Nonconforming Structure -Continuance
 3. No new nonconformity may be created by any expansion, alteration or rebuilding.
 4. Expansion on the vertical plane, such as the addition of another story to a nonconforming structure that does not meet the district setback, is considered an expansion of the nonconformity and therefore prohibited. Expansion on the vertical plane in conformance with all the applicable requirements of this Development Code is allowed. .

Site Plan



V23-0042 Variance Considerations

Variances will only be granted upon showing that:

- **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 size of the lot is typical for RE-2 properties in Sandy Springs. The subject property's shape is angular and is at an acute angle formed at the intersection of Harris Trail and West Garmon Road. These conditions make the property unique for the which the relief is sought. After further review of other properties within the vicinity, three or more car garages are the typical standard.
- **Because of the particular physical surroundings, shape, size, or topographical conditions of the specific property involved, an extraordinary hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;**
 - Staff believes that applying the Development Code would pose a hardship. Strict adherence to setback requirements would prevent the applicant from expanding their home/garage without first obtaining a variance. The subject property's physical conditions including topography and shape are unique and causes a hardship to expand and develop.

Recommendation

- Staff recommends **Approval with Conditions** of Variance V23-0042, a request for a variance from Sec. 2.2.2. and Sec. 6.1.2.B. to allow for expansion of the principal structure, including the garage, to encroach further into the 40-foot side street setback by up to 12.5 feet with the following conditions:
 - The applicant must maintain consistent evergreen screening at the height of the garage between West Garmon Road and the home subject to the Arborist's approval.
 - That the construction be substantially similar to the proposed site plan.



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT Board of Appeals Meeting, May 8, 2024

Case: **V23-0042 – 1307 West Garmon Road NW**
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)
Report Date: April 17, 2024

REQUEST

Request for a variance from Sec. 2.2.2. and Sec. 6.1.2.B. to allow for expansion of the principal structure, including the garage, to increase the height of an existing building already within the 40-foot side street setback and to encroach further into the setback with an addition.

APPLICANT

Property Owners:	Petitioner:	Representative:
Bolko and Amanda Schulenburg	Bill Caldwell, BCLA Design LLC	Bill Caldwell, BCLA Design LLC

RECOMMENDATIONS

Department of Community Development

Staff recommends **Approval with Conditions** of **Variance V23-0042**

MATERIALS SUBMITTED AND REVIEWED

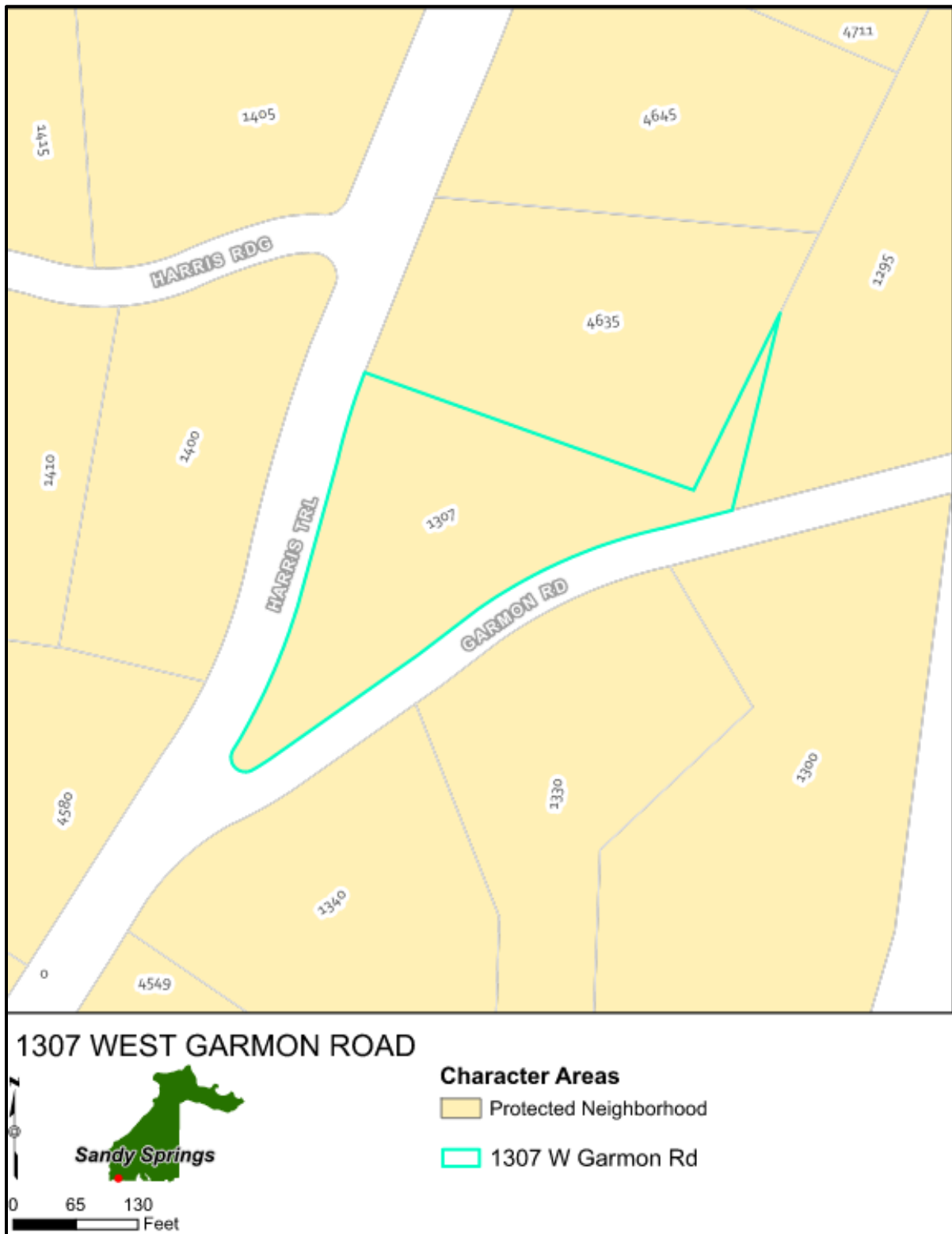
Materials and Plans

1. “1307 West Garmon Updated Variance Submittal Packet 2024.04.15.pdf” received on April 16, 2024, prepared by BCLA Design, LLC stamped by William H. Caldwell.

PROPERTY INFORMATION	
Location:	1307 West Garmon Road NW (17 0202 LL0753)
Council District:	6 – Andy Bauman
Neighborhood:	Mount Paran-Northside Civic Association
Road frontage:	Approximately 587 feet along West Garmon Road NW Approximately 430 feet along Harris Trail NW
Lot Depth	285 feet and greater
Acreage:	Approximately 2.00 acres
Current Zoning	RE-2 (Residential Estate – 2 acre)
Existing Land Use:	Single-Family detached
Previous Zoning Cases:	N/A
Character Area:	Protected Neighborhood

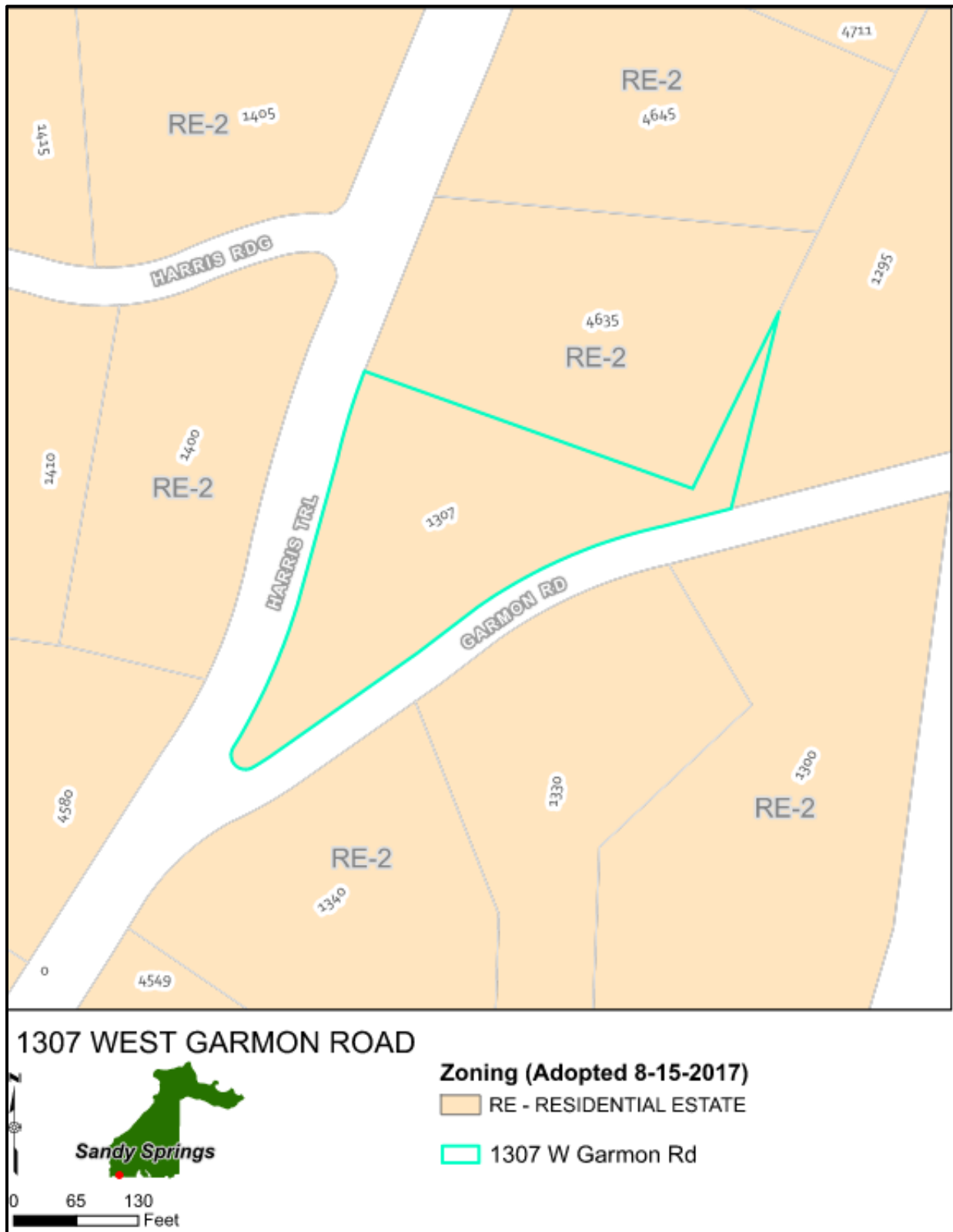
EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to the subject property	Zoning	Address(es)	Land area (acres) (approximate)
North	RE-2/Residential Estate	4635 Harris Trail NW	2.00 Acres
Northeast	RE-2/Residential Estate	1295 West Garmon Road NW	3.50 Acres
East	RE-2/Residential Estate	1300 West Garmon Road NW	6.50 Acres
Southeast	RE-2/Residential Estate	1330 West Garmon Road NW	1.80 Acres
South	RE-2/Residential Estate	1340 West Garmon Road NW	2.10 Acres
Southwest	RE-2/Residential Estate	4580 Harris Trail NW	3.11 Acres
West	RE-2/Residential Estate	1400 North Harris Ridge NW	2.10 Acres
PROPOSED DEVELOPMENT			
-	RE-2/Residential Estate	1307 West Garmon Road NW	2.00 Acres

CHARACTER AREA MAP





ZONING MAP



EXISTING DEVELOPMENT

Based on Fulton County records, the present owners acquired the property in 2011 and the home was built in 1981 with portions of the home within the 40' side street setback making it a legal nonconforming structure. The two-acre subject property is designated as RE-2 zoning (Residential Estate – requiring a minimum lot size of 2 acres). The two-story single-family home has a basement, a two-car garage, two driveways and a pool. Located within the Mount Paran-Northside neighborhood, the subject property is in the southwest portion of the City. The angular lot sits where Harris Trail and West Garmon Road connects.

The lot is narrow at the intersection at approximately 40 feet and widens as it goes back to the rear lot line to over 280 feet of width. The property's topography slopes downward extending from the home towards Harris Trail, highlighting the home's elevated position atop a hill.



Aerial image of property showing property lines (in red), topography contours (in green) the home and accessory structures.

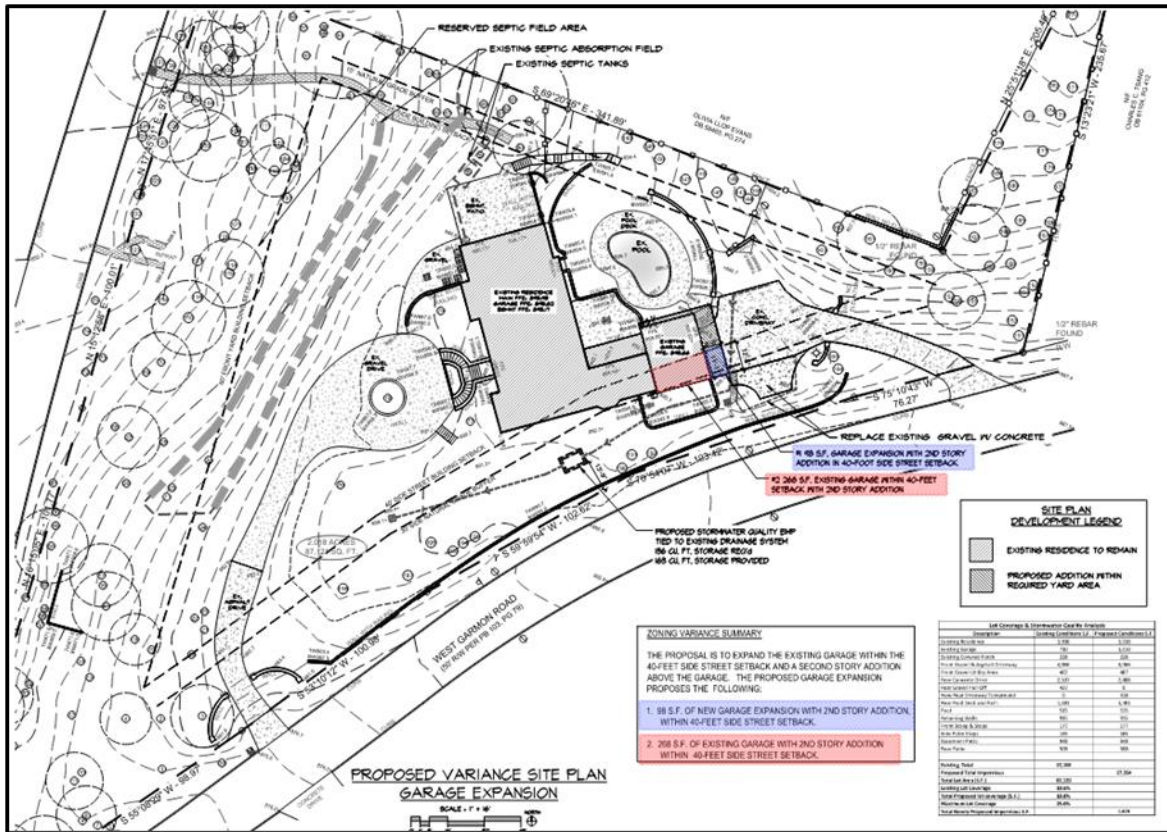


Existing legal nonconforming two-car garage



View of driveway from side property line looking towards the pool

SITE PLAN (received March 26, 2024)



PROPOSED DEVELOPMENT/VARIANCE REQUEST

The proposed development, which requires a variance from the Development Code, includes the expansion of the existing two car garage with an addition of a second floor further into the setback.

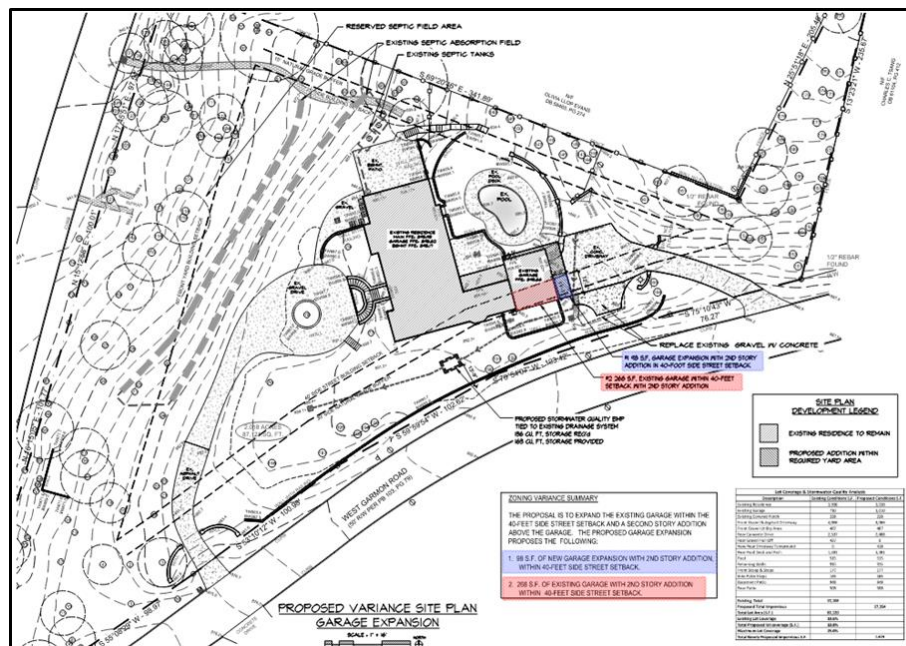
The total expansion of the structure is 98 square feet into the 40' side street setback increasing the nonconformity. The proposed second story above the existing garage will span into the 40' side setback by a total of 298 square feet.

Per the Sandy Springs Development Code, Section 2.3.2. *Building Setbacks* – In RE-2 the side street setback is 40 feet.’.

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.

Per the Sandy Springs Development Code, Section 11.7.2.B *Nonconforming Structure -Continuance* 3.No new nonconformity may be created by any expansion, alteration or rebuilding.

4.Expansion on the vertical plane, such as the addition of another story to a nonconforming structure that does not meet the district setback, is considered an expansion of the nonconformity and therefore prohibited. Expansion on the vertical plane in conformance with all the applicable requirements of this Development Code is allowed.



Proposed site plan showing 98 square feet encroachment.



Location of proposed expansion



View of driveway and landscape between the West Garmon Road and gargee facing east on West Garmon Road



View of proposed location of expansion standing in the side yard near West Garmon Road



View of landscape between the existing garage and West Garmon Road

V23-0042 VARIANCE CONSIDERATIONS

Per Sec. 11.6.2. 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 variance request would not result in negating the general intent of this Development Code or with the Comprehensive Plan policies;

Finding: The variance conflicts with the intent of the Development Code as the request would encroach into the building setback lines. However, failure to adhere to the 40' side setback requirement is not detrimental to the neighborhood character given the wide landscape area located between West Garmon Road and the proposed site improvement.

b. The variance if granted will not be detrimental to the public safety, health or welfare of the public or injurious to other property;

Finding: The variance request as demonstrated on the site plan provided, will not be detrimental to the public safety, health nor welfare of the public or injurious to other property.

c. 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;

Finding: The size of the lot is typical for RE-2 properties in Sandy Springs. The subject property's shape is angular and is at an acute angle formed at the intersection of Harris Trail and West Garmon. These conditions make the property unique for the which the relief is sought. After further review of other properties within the vicinity, three or more car garages are the typical standard.

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

Finding: Staff believes that applying the Development Code would pose a hardship. Strict adherence to setback requirements would prevent the applicant from expanding their garage without first obtaining a variance. The subject property's physical conditions including topography and shape are unique and causes a hardship to expand and develop.

The applicant reviewed alternatives that included adding a single car garage adjacent to the existing pool and proximity to the existing garage and expanding the proposal north of the garage. The applicant deemed these to be unacceptable due to the closeness to the pool and exposed above ground granite rock cropping. Another alternative explored included adding a single car garage on the opposite side of the home which was also deemed unacceptable because of the location of a septic field and significant change in grade.

e. The variance requested is the minimum necessary to accomplish the development or building;

Finding: The current principle residential structure on the property is made up of two stories with a basement and a two-car garage. Staff believes that total new footprint encroaches less than 100 square feet and will be compatible with the neighborhood.

f. In the case of an amendment to a buffer or setback required by this Code, the variance application shows how equal or greater protection will be achieved of the adjacent property or natural resources affected by the proposed development, should the variance be granted; and

Finding: The proposal does not show application of equal or greater protection to adjacent property. The proposal's site near West Garmon Road is heavily landscaped which will pose no harm on the sole abutting neighbor.

g. Such conditions are not the result of action or inaction of the current property owner;

Finding: The physical conditions of the property are not the direct result of action of the current property owner (the applicant). The applicant wishes to encroach into the area to build a larger garage and a livable space on top.

COMMENTS FROM OTHER PARTIES

Sandy Springs Public Works:

No comment provided.

Sandy Springs City Engineer:

No comment provided.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

Urban Forest Coordinator:

No comment provided.

Sandy Springs Building Official:

1. Provide information on the hardship which causes the owner to need a garage for a third car. 2. Provide information on the hardship which causes the owner to need additional square footage on the upper level. Non-conforming structures are not allowed to be increased in height, since that increases the nonconformity. 3. On a positive note, the appearance of the proposed additions is in keeping with the existing house. 4. The alternate plan that shows a proposed single-car garage in the rear setback does create more of a courtyard for the pool. 5. If the variance is approved the Applicant must apply for a Residential Additions and Alterations building permit and submit full building construction documents for plan review.

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 V24-0042, a request for a variance from Sec. 2.2.2. and Sec. 6.1.2.B. to allow for expansion of the principal structure, including the garage, to encroach further into the 40-foot side street setback by up to 12 ½ feet with the following conditions:

1. The applicant must maintain consistent evergreen screening at the height of the garage between West Garmon Road and the home subject to the Arborist's approval.
2. That the construction be substantially similar to the proposed site plan.

**SANDY SPRINGS
NOTICE OF VARIANCES**

Petition Number: V23-0042

Petitioner: Bill Caldwell, BCLA Design LLC

Property Location: 1307 West Garmon Road NW
Parcel # 17-0202-LL0753

Current Zoning: RE-2

Request: Request for a variance from Sec. 2.2.2. and Sec. 6.1.2.B. to allow for expansion of the principal structure, including the garage, to encroach further into the 40-foot side street setback by up to 12 ½ feet.

Public Hearings: Board of Appeals
May 8, 2024, at 6:00 p.m.

Location: Sandy Springs City Hall
1 Galambos Way
Sandy Springs, GA 30328
770-730-5600

Virtual Options: The meeting will be live-streamed at www.sandyspringsga.gov/stream. For instructions on how to provide public comment during Public Hearing, please visit <http://spr.gs/publiccomment>.

☐ **PROOF O.K. BY:** _____ ☐ **O.K. WITH CORRECTIONS BY:** _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

MA-403728 (100%)

ADVERTISER: CITY OF SANDY SPRINGS

PROOF CREATED AT: 4/3/2024 3:38:12 PM

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SIZE: 2X4

PROOF DUE: 04/04/24 17:00:00

PUBLICATION: MA-NORTHSIDE NEIGHBOR



SANDY SPRINGS

GEORGIA

APPLICATION

VARIANCE (Excluding Stream Buffer Variance and Administrative Variance)

1307 West Garmon Road, Sandy Springs, GA 30327

Application Checklist:

Page No.	Item	Completed/ Included in Submittal
2	Project Information Sheet	☒
3-4	Detailed Process and Instructions	N/A
5-6	Authorization Forms	☒
7	Letter of Intent	☒
7-8	Variance Analysis	☒
8	Chattahoochee River Corridor Certificate	☐ or N/A ☒
8-9	Scaled 8½" x 11" digital copy of Survey	☒
8-9	Scaled 11" x 17" digital copy of Survey	☒
8-9	Scaled 8½" x 11" digital copy of Site Plan	☒
8-9	Scaled 11" x 17" digital copy of Site Plan	☒
8	8½" x 11" copy of Legal Description (must be in Word format)	☒
	11" x 17" copy of Elevations and/or Sections	☒ or N/A ☐
10	Meeting Schedule	N/A
11	Fee Schedule	N/A
12	Sign Specifications	N/A
	All documents in electronic form (email)	☒

The Director reserves the right to request additional information deemed necessary to analyze the request. Incomplete applications will not be accepted.

Planner's initials: _____



SANDY SPRINGS

GEORGIA

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 1307 West Garmon Road NW	
	Parcel Tax ID(s): 17 0202 LL0753	
	Total acreage: 2.0	Council District: 6
	Current zoning: RE2	Current use: Residential
	Character Area: Protected Neighborhood	

APPLICATION	Detailed request (include Code Section No.):	
	Variance request for the reduction of the front building setback to allow for a garage building expansion.	
	(Article 2, Div 2.2.2.A)	
	Petitioner: Bill Caldwell, BCLA Design LLC	
	Petitioner's address: [REDACTED]	
	Phone: [REDACTED]	Email: bill@bcladesign.com

OWNER	Property owner: Bolko & Amanda Schulenburg	
	Owner's address: 1307 West Garmon Road NW	
	Sandy Springs, GA 30327	
	Phone: [REDACTED]	Email: [REDACTED]
	Signature (authorizing initiation of the process): [REDACTED]	
If the property is under contract, provide a copy of the contract		

- TO COMPLETED BY P&Z STAFF -

Pre-Application Meeting date:	Anticipated Application date:
Anticipated BOA date:	
ADDITIONAL INFORMATION NEEDED:	
[REDACTED]	

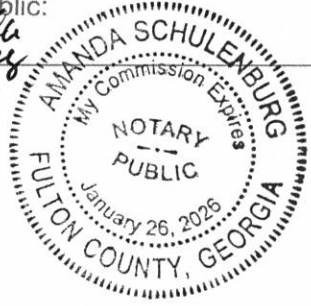


SANDY SPRINGS

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: Amanda Schulenburg	Sworn and subscribed before me this
Address: 1307 West Garmon Road	6 th day of October 20 23
City, State, Zip: Sandy Springs, GA 30327	Notary public: <i>Amanda Schulenburg</i>
Email address: [REDACTED]	Seal: 
Phone number: [REDACTED]	Commission expires: 1/26/26
Owner's signature: <i>Amanda Schulenburg</i>	

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

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

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



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:	Bolko Schulenburg
Address:	1307 West Garmon Road
City, State, Zip:	Sandy Springs, GA 30327
Email address:	[REDACTED]
Phone number:	[REDACTED]
Owner's signature:	

Sworn and subscribed before me this

6th day of October 20 23

Notary public:



Seal:



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:
Company name:
Address:
City, State, Zip:
Email address:
Phone number:
Applicant's signature:

Sworn and subscribed before me this

____th day of _____ 20 ____

Notary public:

Seal:

Commission expires:



SANDY SPRINGS

GEORGIA

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.

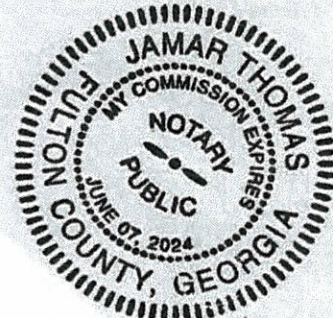
Agent's name:	Bill Caldwell
Company:	BCLA Design, LLC
Address:	[REDACTED]
City, State, Zip:	Sandy Springs, GA 30350
Email address:	[REDACTED]
Phone number:	[REDACTED]
Agent's signature:	<i>Bill Caldwell</i>
Applicant's signature:	<i>[Signature]</i>

Sworn and subscribed before me this

11 th day of October 20 23

Notary public:

Seal



Commission expires: 6-7-2024

1307 West Garmon RD NW, Sandy Springs, GA 30327
Variance Application- Letter of Intent

1. Requested Variance

The requested variance is to renovate and expand the existing 710 square foot, 2-car garage with a 1,010 square foot, 3-car garage, and to add heated, living space above the renovated garage which currently only has an unfinished attic. The expansion of the existing garage constitutes a 300 square foot increase overall on the site with a 98 square foot increase within the 40-foot side street setback. The second story addition to the garage constitutes a 268 square foot increase over the existing portion of the garage within the 40-foot setback and a 98 square foot expansion within the 40-foot setback, totaling 366 square feet within the 40-foot setback. The specific code section which applies to this variance is Article 2, Div. 2.2, Sec. 2.2.2.A. which establishes a 40-foot front yard setback along a secondary street frontage in which the existing garage encroaches.

2. Factual Details

This property is a single-family residence that was constructed approximately around 1970. This construction predates the city of Sandy Springs' incorporation whereas the zoning regulations that exist today have created the hardship which is necessitating the zoning variance. The variance will not change the fundamental use of the property. The existing garage currently encroaches into the 40-foot front yard setback by 11-feet, 11-inches and constitutes an encroachment of 268 square feet into this setback. The garage currently has unfinished attic space.

The proposed garage renovation would extend the garage 8-feet to the east, into the existing motor court and 2-feet to the north, into the buildable area of the rear yard, and add heated living space over the expanded garage as a one and half story structure. The size of the garage would increase from 710 square feet to 1,010 square feet constituting an increase of 300 square feet. Of this 300 square feet increase, 98 square feet would be an increase within the 40-foot front yard setback. The square footage of proposed living space on the second story of the garage constitutes 366 square feet over the 40-foot front yard setback. The amount of encroachment for the proposed, expanded garage is 12-feet, 5-inches into the front yard setback at its maximum distance.

3. Alternate Designs Explored

Several potential design options have been explored for this variance submittal. V-1.0 represents the initial proposal to expand the garage with all of the addition being towards West Garmon. This plan option proposed the greatest amount of encroachment over the 40-foot setback. The second plan option, being V-1.1 contemplated expanding the garage towards the rear of the lot to make the garage deeper and also widening the garage towards the rear yard. This plan option would still require a variance since making the garage deeper still encroaches into the 40-foot setback and the addition over the garage is also over the 40-foot setback since the garage already encroaches this setback. The most significant detriment to this plan option is that the garage expansion towards the rear yard poses a significant negative impact to the existing pool complex and blocks the existing access from the driveway to the pool area. The third option proposed on sheet V-1.2 proposes a detached, third car garage with the house addition still proposed over the existing garage. For this plan to be permissible, the new detached garage would still require a variance since it would need to encroach into the Natural Grade Protection Buffer and the addition over the existing garage would also require a variance since the existing garage encroaches into the 40-foot setback. The square footage of the encroachment would increase by 270 square feet.

A third option, not represented in a drawing, was also explored where a proposed garage and house addition were proposed to be constructed at the north end of the house where the site plan indicates an existing basement patio. In this scenario, the garage would be forward facing, as the same orientation as the front of the house and a driveway extension would connect with the existing front driveway and motor court. There are two factors with this potential solution that are deemed prohibitive. Firstly, the septic system for the house exists out of the basement, underneath the patio and the septic tanks are also partially located under this patio. The primary septic field is a little to the north of this patio as well and the reserve field is designated on the north side of the primary field. While it's possible that the septic tanks could possibly be relocated, even though there's limited space to do so, connecting a driveway and appropriate turnaround for the garage bay, and associated grading, would encroach into the primary field. Furthermore, there is minimal space designated for the reserve field which, by Fulton County code, would be sized approximately 1.5 times larger than the existing primary field. Therefore, shifting the primary field to the north would reduce the area available for the required reserve septic field.

The second prohibitive factor pertains to the interior layout of the existing house. On the main floor of the house, the north end of the house is the owner's suite. On the second level of the house, a bedroom resides over the owner's suite. Therefore, on both levels of the house, constructing a home office expansion which would be used as a "public" space in the house, would require connection through a "private" space of the house, being bedrooms. Existing floor plan conditions are included in the architectural drawings submittal in support of this.

4. Variance Analysis

The property, in its current state, has an existing house with a garage that already encroaches into the front-yard setback by 11-feet, 11-inches and 268 square feet. The existing conditions of the placement of the residence, originally constructed in 1970, frame the hardship as there is no way to expand the garage and it fit within the setbacks given the constraints of the house and existing pool complex in the rear yard. These conditions existed prior to the current owner purchasing the home and prior to the current zoning regulations, therefore, the owner did not create these hardship conditions. As outlined in the description of the alternative design plan, it is the owner's position that the proposed plan is the option that affords the minimum relief necessary. The owner also believes that the proposed plan is the most sensitive design solution in context to the neighborhood in that the new garage resides in the same location as the existing garage which is screened from the road. It's also important to note that the garage is currently not visible from the street level due to the existing retaining wall and evergreen vegetation that is present.

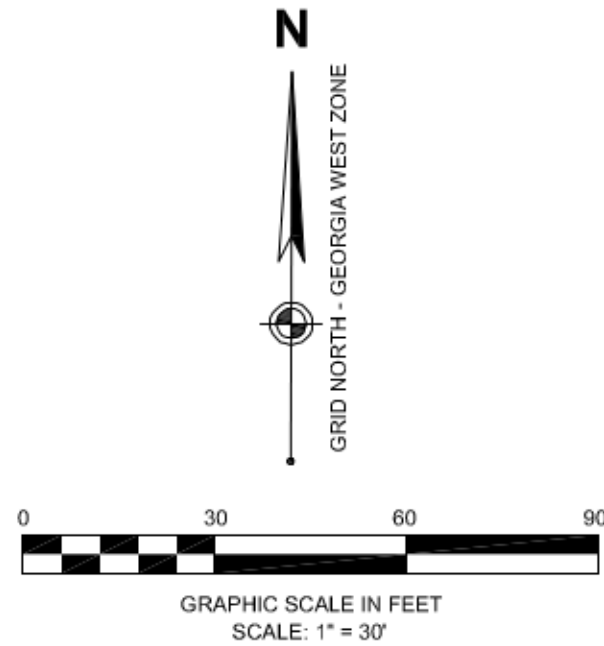
AS SURVEYED DESCRIPTION: 1370 WEST GARMON ROAD, ATLANTA, GA 30327

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 202 OF THE 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR MARKING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF WEST GARMON ROAD (50' R/W) AND THE EASTERLY RIGHT-OF-WAY LINE OF HARRIS TRAIL (50' R/W); THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: N 32°18'52" E A DISTANCE OF 74.19 TO A POINT; N 23°04'55" E A DISTANCE OF 102.90 TO A POINT; N 16°15'05" E A DISTANCE OF 101.77 TO A POINT; N 15°12'58" E A DISTANCE OF 100.01 TO A POINT; N 17°45'51" E A DISTANCE OF 97.54 TO A POINT; THENCE DEPART SAID EASTERLY RIGHT-OF-WAY LINE AND RUN ALONG THE LINES OF A TRACT OR PARCEL OF LAND NOW OR FORMERLY OWNED BY OLIVIA LLOP EVANS THE FOLLOWING COURSES AND DISTANCES: S 69°20'46" E A DISTANCE OF 341.89 TO A 1/2" REBAR; N 25°51'18" E A DISTANCE OF 205.46 TO A POINT; THENCE DEPART SAID LINES AND RUN ALONG THE WESTERLY LINE OF A TRACT OR PARCEL OF LAND NOW OR FORMERLY OWNED BY CHARLES C. TSANG S 13°23'21" W A DISTANCE OF 235.67 TO A 1/2" REBAR ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF WEST GARMON ROAD; THENCE DEPART SAID WESTERLY LINE AND RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: S 75°10'43" W A DISTANCE OF 76.27 TO A POINT; S 70°54'07" W A DISTANCE OF 103.42 TO A POINT; S 59°59'54" W A DISTANCE OF 102.62 TO A POINT; S 53°10'12" W A DISTANCE OF 100.98 TO A POINT; S 55°08'29" W A DISTANCE OF 98.97 TO A POINT; S 59°15'17" W A DISTANCE OF 112.94 TO A 1/2" REBAR AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 2.018 ACRES (87,121 SQUARE FEET) MORE OR LESS.

- LEGEND:
- PROPERTY CORNER FOUND (AS NOTED)
 - SET L5/F1/248
 - CALCULATED POINT
 - ▲ FIRE HYDRANT
 - WATER METER
 - ⊕ WATER SPIGOT
 - ⊕ IRRIGATION VALVE
 - UTILITY POLE
 - GUY WIRE
 - POWER METER
 - GENERATOR
 - AIR CONDITIONING UNIT
 - POOL EQUIPMENT
 - MAIL BOX
 - ⊕ LIGHT POLE
 - ⊕ UTILITY/LIGHT POLE
 - MANHOLE
 - CLEAN OUT
 - GAS METER
 - ⊕ GAS VALVE
 - CABLE BOX
 - TELEPHONE BOX
 - DRAIN INLET
 - ▲ SIGN
 - X— FENCE LINE
 - BSL BUILDING SETBACK LINE
 - CB CATCH BASIN
 - CL CENTERLINE
 - CONC CONCRETE
 - CP CONCRETE PAD
 - DB DEED BOOK
 - IE INVERT ELEVATION
 - LL LAND LOT
 - N/F NOW OR FORMERLY
 - L LANDING
 - PB PLAT BOOK
 - PG PAGE
 - R/W RIGHT-OF-WAY
 - S STEPS
 - SQ. FT. SQUARE FEET
 - SW CONCRETE WALK WAY
 - BFE BASEMENT FLOOR ELEVATION
 - FPE FINISHED FLOOR ELEVATION
 - GFE GARAGE FLOOR ELEVATION
 - BW BOTTOM WALL
 - TW TOP OF WALL



FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13121 C0143F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 18, 2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

SURVEY NOTES:

- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
- © COPYRIGHT 2023 - ON POINT SURVEYING & MAPPING, INC.
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.
- TOTAL AREA = 2.018 ACRES / 87,121 SQUARE FEET.
- BOUNDARY REFERENCES: DEED BOOK 50310, PAGE 273 AND PLAT BOOK 103, PAGE 79.
- LAST DATE OF FIELD WORK PERFORMED ON: 05/10/2023.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 177,355 FEET.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 38,919 FEET, AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
- THE SURVEY WORK COMPLETED WAS PERFORMED WITH A GEO MAX ZOOM 90 ROBOTIC TOTAL STATION.
- THIS SURVEY WAS PERFORMED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
- ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD88 DATUM, USING GEOID 2012A. HORIZONTAL DATUM IS BASED UPON NAD83, 2011 ADJUSTMENT, GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE.



TREE TABLE	
TREE #	SIZE & TYPE
1	7 9" HARDWOOD
2	18" PINE
3	6/22" HARDWOOD
4	18" PINE
5	11" HARDWOOD
6	10" HARDWOOD
7	5/7" HARDWOOD
8	21" PINE
9	5/6" HARDWOOD
10	10" HARDWOOD
11	20" PINE
12	12" HARDWOOD
13	8" HARDWOOD
14	7/9" HARDWOOD
15	24" PINE
16	6" HARDWOOD
17	22" PINE
18	16" PINE
19	9" HARDWOOD
20	6" HARDWOOD
21	14" HARDWOOD
22	3/5" HARDWOOD
23	3/5" HARDWOOD
24	15" HARDWOOD
25	10" HARDWOOD
26	9/12/15" HARDWOOD
27	22" PINE
28	7" HARDWOOD
29	14" HARDWOOD
30	7/8/10" HARDWOOD
31	24" PINE
32	18" PINE
33	6" HARDWOOD

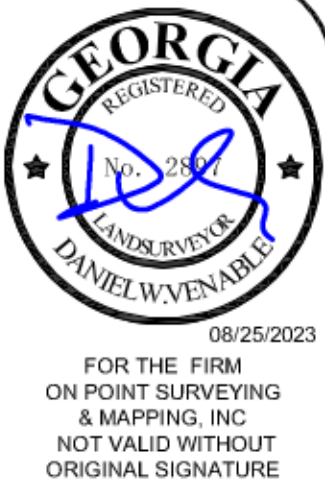
TREE TABLE	
TREE #	SIZE & TYPE
34	6" HARDWOOD
35	9" HARDWOOD
36	7" HARDWOOD
37	8" HARDWOOD
38	21" PINE
39	8" HARDWOOD
40	8" HARDWOOD
41	12" HARDWOOD
42	21" PINE
43	21" PINE
44	21" PINE
45	7/30" PINE
46	10" HARDWOOD
47	8" HARDWOOD
48	6/10" HARDWOOD
49	23" PINE
50	21" PINE
51	13" HARDWOOD
52	12" HARDWOOD
53	9" HARDWOOD
54	7/9" HARDWOOD
55	8" HARDWOOD
56	8/8" HARDWOOD
57	6" HARDWOOD
58	10" HARDWOOD
59	8" HARDWOOD
60	7" HARDWOOD
61	7/10" HARDWOOD
62	14" HARDWOOD
63	8" HARDWOOD
64	26" HARDWOOD
65	2/2/3/5" ORN UND
66	13" HARDWOOD

TREE TABLE	
TREE #	SIZE & TYPE
67	15" HARDWOOD
68	10" HARDWOOD
69	15" HARDWOOD
70	21" PINE
71	11" HARDWOOD
72	6" HARDWOOD
73	10" HARDWOOD
74	10" HARDWOOD
75	11" HARDWOOD
76	11" HARDWOOD
77	10" HARDWOOD
78	3/4/8" ORN UND
79	10" HARDWOOD
80	15" HARDWOOD
81	8" MAGNOLIA
82	3/3/3" EVG SCR N
83	39" HARDWOOD
84	2/3/3/4" EVG SCR N
85	4/4" EVG SCR N
86	8" HARDWOOD
87	8" HARDWOOD
88	6" HARDWOOD
89	8" HARDWOOD
90	8" HARDWOOD
91	10" HARDWOOD
92	15" HARDWOOD
93	7" HARDWOOD
94	22" PINE
95	6" MAGNOLIA
96	8" HARDWOOD
97	14" HARDWOOD
98	6" MAGNOLIA
99	20" PINE

TREE TABLE	
TREE #	SIZE & TYPE
100	20" HARDWOOD
101	17" HARDWOOD
102	19" PINE
103	16" HARDWOOD
104	6" HARDWOOD
105	18" PINE
106	9" HARDWOOD
107	19" HARDWOOD
108	11" HARDWOOD
109	12" PINE
110	11" HARDWOOD
111	14" HARDWOOD
112	20" PINE
113	7" HARDWOOD
114	7" HARDWOOD
115	26" PINE
116	8" HARDWOOD
117	12" HARDWOOD
118	15" HARDWOOD
119	24" HARDWOOD
120	8" HARDWOOD
121	10" HARDWOOD
122	16" HARDWOOD
123	6" HARDWOOD
124	11" HARDWOOD
125	8" HARDWOOD
126	25" PINE
127	3/4" HARDWOOD
128	14" HARDWOOD
129	17" HARDWOOD
130	25" PINE
131	7" HARDWOOD
132	12" HARDWOOD

TREE TABLE	
TREE #	SIZE & TYPE
133	18" PINE
134	5/9" HARDWOOD
135	7" HARDWOOD
136	7" HARDWOOD
137	9/18" HARDWOOD
138	5/12" HARDWOOD
139	9" HARDWOOD
140	14" HARDWOOD
141	6" HARDWOOD
142	7" HARDWOOD
143	12" HARDWOOD
144	7" MAGNOLIA
145	8" MAGNOLIA
146	4/6" MAGNOLIA
147	5/7" MAGNOLIA
148	14" HARDWOOD
149	9" ORN UND
150	9/9" HARDWOOD
151	8" ORN UND
152	12" PINE
153	6" PINE
154	7" PINE
155	4/4" ORN UND
156	20" PINE
157	7" HARDWOOD
158	6" PINE
159	7" HARDWOOD
160	4/5" HARDWOOD
161	23" PINE
162	7" HARDWOOD
163	9" HARDWOOD
164	3/6/6" HOLLY
165	7/7" HOLLY

TREE TABLE	
TREE #	SIZE & TYPE
166	6/8" HOLLY
167	5/5" HOLLY
168	25" PINE
169	20" PINE
170	8" HARDWOOD
171	8" HARDWOOD
172	14" HARDWOOD
173	6" HARDWOOD
174	7" HARDWOOD
175	8" HARDWOOD
176	15" PINE
177	7" HOLLY
178	16" PINE
179	8" MAGNOLIA
180	8" PINE
181	6" HARDWOOD
182	23" PINE
183	23" PINE
184	7" HARDWOOD
185	6" HARDWOOD
186	7" PINE
187	13" PINE
188	9" HARDWOOD
189	6" HARDWOOD
190	3/3/9" EVG SCR N
191	9" EVG SCR N
192	8" EVG SCR N
193	9" EVG SCR N
194	7" EVG SCR N
195	6" EVG SCR N
196	10" HARDWOOD
197	15" HARDWOOD
198	10" HARDWOOD



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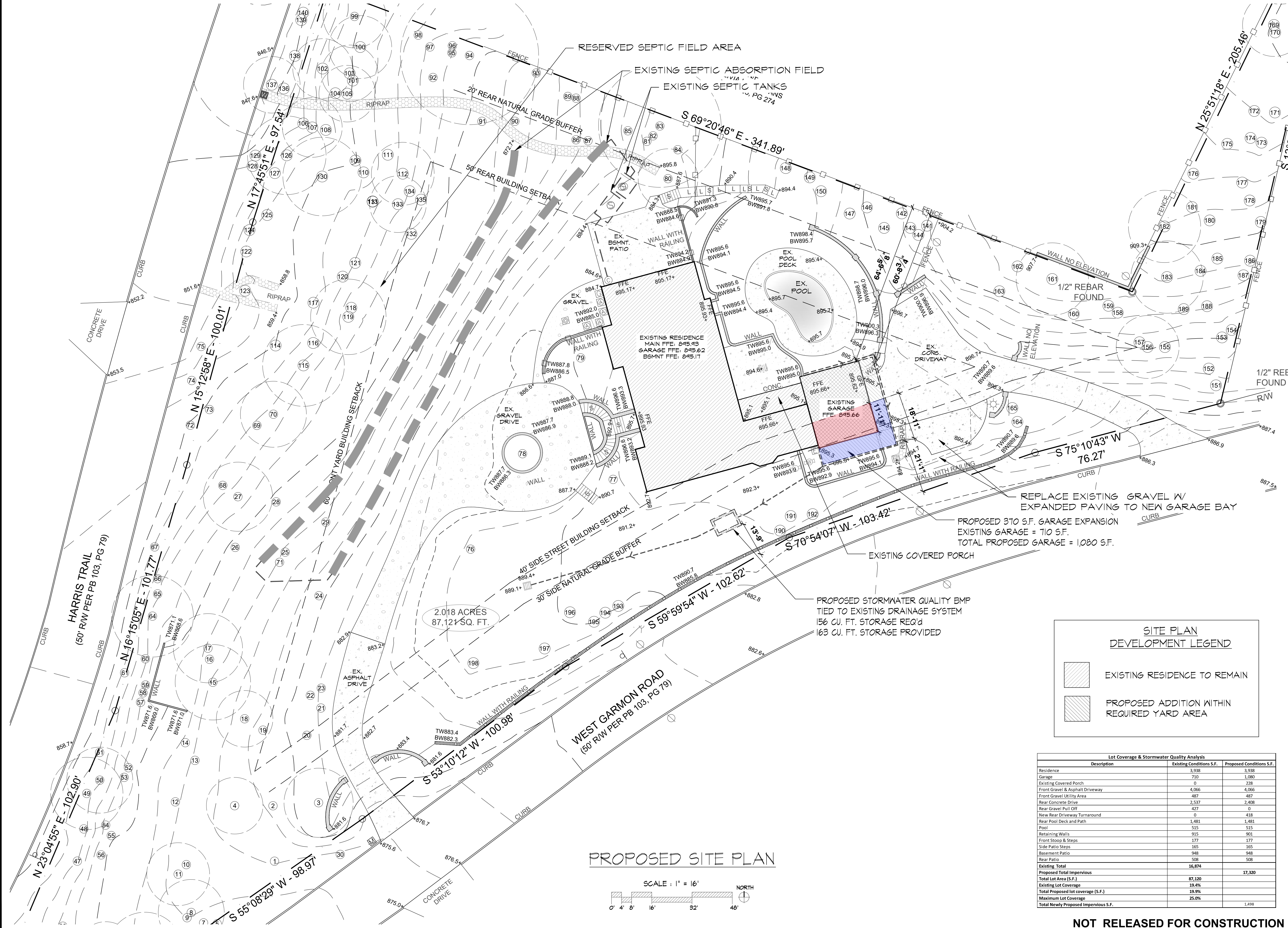
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08/25/2023		1	23-725
L.A. COMMENTS	DATE	DRAWING NO.	DWG. JOT
	05/23/2023	23-725-02	
			CHK: DWV

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
PREPARED FOR: TOM WILLIAMS RESIDENTIAL, INC.
SITE ADDRESS: 1307 WEST GARMON ROAD, ATLANTA, GA 30327
LAND LOT 202, 17TH DISTRICT,
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

3372 PEACHTREE ROAD,
STE. #115, ATLANTA, GA 30326
TELEPHONE: 678-541-5650
www.onpoint-surveying.com



SHEET NO.
1 OF 1
SHEET SIZE: 24X36

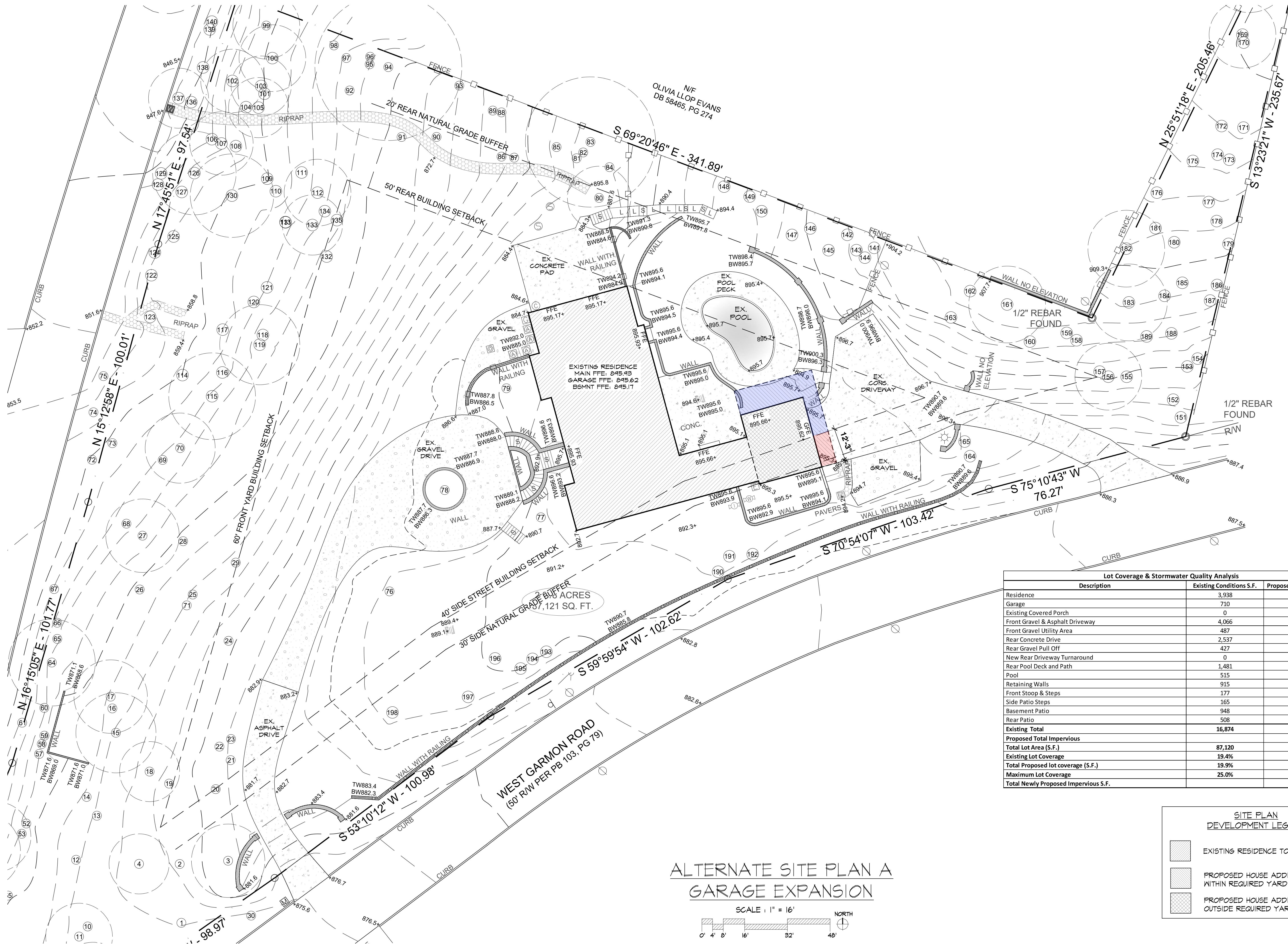


**SITE PLAN
DEVELOPMENT LEGEND**

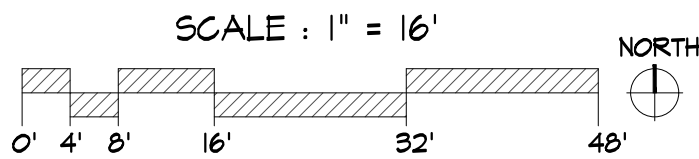
EXISTING RESIDENCE TO REMAIN

PROPOSED ADDITION WITHIN
REQUIRED YARD AREA

Lot Coverage & Stormwater Quality Analysis		
Description	Existing Conditions S.F.	Proposed Conditions S.F.
Residence	3,938	3,938
Garage	710	1,080
Existing Covered Porch	0	228
Front Gravel & Asphalt Driveway	4,066	4,066
Front Gravel Utility Area	487	487
Rear Concrete Drive	2,537	2,408
Rear Gravel Pull Off	427	0
New Rear Driveway Turnaround	0	418
Rear Pool Deck and Path	1,481	1,481
Pool	515	515
Retaining Walls	915	901
Front Stoop & Steps	177	177
Side Patio Steps	165	165
Basement Patio	948	948
Rear Patio	508	508
Existing Total	16,874	17,320
Proposed Total Impervious		
Total Lot Area (S.F.)	87,120	
Existing Lot Coverage	19.4%	
Total Proposed lot coverage (S.F.)	19.9%	
Maximum Lot Coverage	25.0%	
Total Newly Proposed Impervious S.F.		1,498



ALTERNATE SITE PLAN A
GARAGE EXPANSION



Lot Coverage & Stormwater Quality Analysis		
Description	Existing Conditions S.F.	Proposed Conditions S.F.
Residence	3,938	3,938
Garage	710	1,080
Existing Covered Porch	0	228
Front Gravel & Asphalt Driveway	4,066	4,066
Front Gravel Utility Area	487	487
Rear Concrete Drive	2,537	2,408
Rear Gravel Pull Off	427	0
New Rear Driveway Turnaround	0	418
Rear Pool Deck and Path	1,481	1,481
Pool	515	515
Retaining Walls	915	901
Front Stoop & Steps	177	177
Side Patio Steps	165	165
Basement Patio	948	948
Rear Patio	508	508
Existing Total	16,874	
Proposed Total Impervious		17,320
Total Lot Area (S.F.)	87,120	
Existing Lot Coverage	19.4%	
Total Proposed lot coverage (S.F.)	19.9%	
Maximum Lot Coverage	25.0%	
Total Newly Proposed Impervious S.F.		1,498

SITE PLAN DEVELOPMENT LEGEND	
	EXISTING RESIDENCE TO REMAIN
	PROPOSED HOUSE ADDITION WITHIN REQUIRED YARD AREA
	PROPOSED HOUSE ADDITION OUTSIDE REQUIRED YARD AREA

N/F
CHARLES C. TSANG
DB 61104, PG 412

1370 WEST GARMON ROAD NW
SANDY SPRINGS, GA 30350
PARCEL ID #170202 LL0753
FULTON, COUNTY, GEORGIA

BCLA DESIGN, LLC
BILL CALDWELL LANDSCAPE ARCHITECTURE
WWW.BCLADDESIGN.COM

THE DESIGN PROFESSIONAL
WHOSE SIGNED AND DATED
SEAL APPEARS HEREON,
AFFIRMS THAT THE SITE WAS
VISITED PRIOR TO THE
PREPARATION OF THIS SITE
PLAN BY HIMSELF OR HIS
AUTHORIZED AGENT UNDER HIS
SUPERVISION.

GSACC # 2479

GEORGIA
ARCHITECT
AM H. CALDWELL
01/08/2024

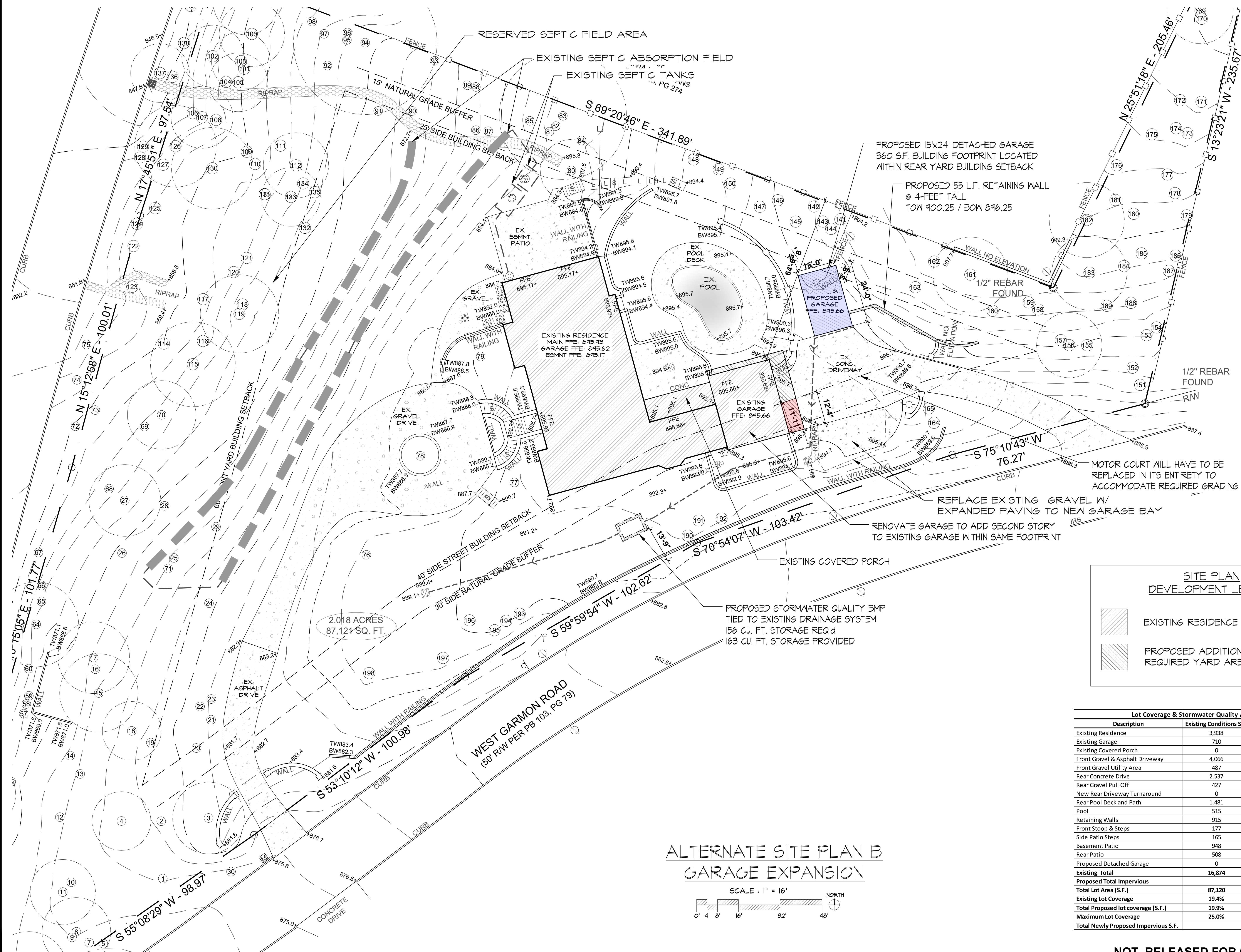
REVISIONS
DESCRIPTION
ZONING VARIANCE SUBMITTAL

DATE
01/08/2024

PROPOSED ZONING
VARIANCE SITE PLAN
ALTERNATIVE PLAN
OPTION 'A'

V-1.1

NOT RELEASED FOR CONSTRUCTION



SITE PLAN
DEVELOPMENT LEGEND

EXISTING RESIDENCE TO REMAIN

PROPOSED ADDITION WITHIN
REQUIRED YARD AREA

Lot Coverage & Stormwater Quality Analysis		
Description	Existing Conditions S.F.	Proposed Conditions S.F.
Existing Residence	3,938	3,938
Existing Garage	710	710
Existing Covered Porch	0	228
Front Gravel & Asphalt Driveway	4,066	4,066
Front Gravel Utility Area	487	487
Rear Concrete Drive	2,537	2,408
Rear Gravel Pull Off	427	0
New Rear Driveway Turnaround	0	418
Rear Pool Deck and Path	1,481	1,481
Pool	515	515
Retaining Walls	915	969
Front Stoop & Steps	177	177
Side Patio Steps	165	165
Basement Patio	948	948
Rear Patio	508	508
Proposed Detached Garage	0	360
Existing Total	16,874	
Proposed Total Impervious		17,378
Total Lot Area (S.F.)	87,120	
Existing Lot Coverage	19.4%	
Total Proposed lot coverage (S.F.)	19.9%	
Maximum Lot Coverage	25.0%	
Total Newly Proposed Impervious S.F.		1,006

1370 WEST GARMON ROAD NW
SANDY SPRINGS, GA 30350
PARCEL ID #170202 LL0753
FULTON, COUNTY, GEORGIA

BCLA DESIGN, LLC
BILL CALDWELL LANDSCAPE ARCHITECTURE
WWW.BCLADDESIGN.COM

THE DESIGN PROFESSIONAL
WHOSE SIGNED AND DATED
SEAL APPEARS HEREON,
AFFIRMS THAT THE SITE WAS
VISITED PRIOR TO THE
PREPARATION OF THIS SITE
PLAN BY HIMSELF OR HIS
AUTHORIZED AGENT UNDER HIS
SUPERVISION.

GSACC # 2479

GEORGIA
REGISTERED
LANDSCAPE ARCHITECT
AM. H. CALDWELL
01/08/2024

REVISIONS

DESCRIPTION

DATE

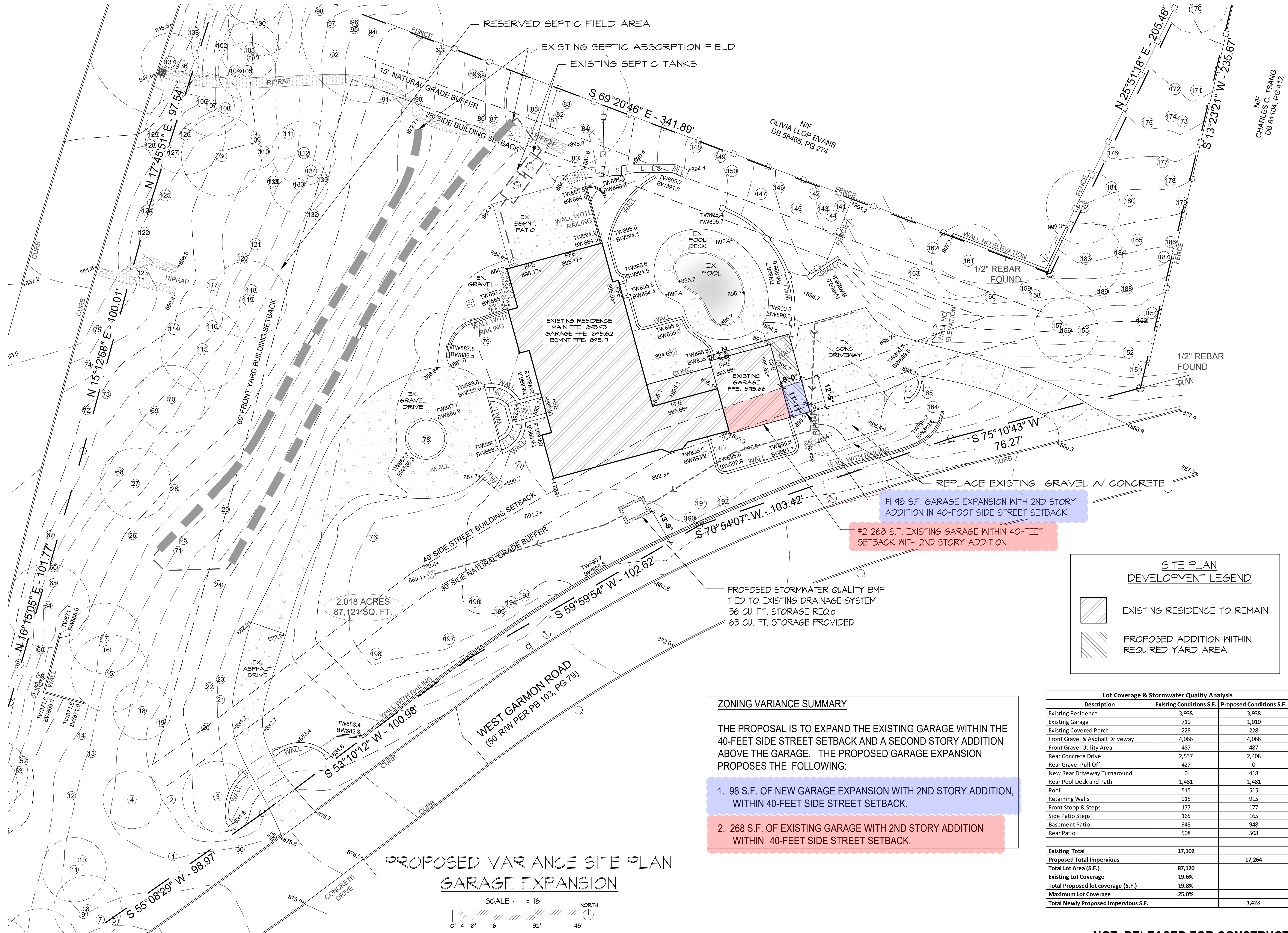
01-08-2024

ZONING VARIANCE SUBMITTAL

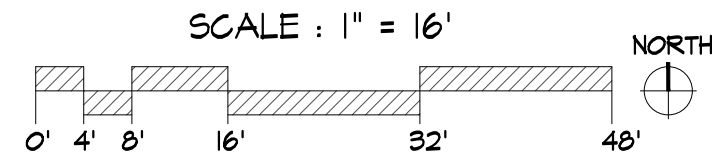
PROPOSED ZONING
VARIANCE SITE PLAN
ALTERNATIVE PLAN
OPTION 'B'

V-1.2

NOT RELEASED FOR CONSTRUCTION



PROPOSED VARIANCE SITE PLAN
GARAGE EXPANSION



ZONING VARIANCE SUMMARY

THE PROPOSAL IS TO EXPAND THE EXISTING GARAGE WITHIN THE 40-FOOT SIDE STREET SETBACK AND A SECOND STORY ADDITION ABOVE THE GARAGE. THE PROPOSED GARAGE EXPANSION PROPOSES THE FOLLOWING:

- 98 S.F. OF NEW GARAGE EXPANSION WITH 2ND STORY ADDITION, WITHIN 40-FOOT SIDE STREET SETBACK.
- 268 S.F. OF EXISTING GARAGE WITH 2ND STORY ADDITION WITHIN 40-FOOT SIDE STREET SETBACK.

SITE PLAN
DEVELOPMENT LEGEND

- EXISTING RESIDENCE TO REMAIN
- PROPOSED ADDITION WITHIN REQUIRED YARD AREA

Lot Coverage & Stormwater Quality Analysis		
Description	Existing Conditions S.F.	Proposed Conditions S.F.
Existing Residence	3,938	3,938
Existing Garage	710	1,010
Existing Covered Porch	228	228
Front Gravel & Asphalt Driveway	4,066	4,066
Front Gravel Utility Area	487	487
Rear Concrete Drive	2,537	2,408
Rear Gravel Pull Off	427	0
New Rear Driveway Turnaround	0	418
Rear Pool Deck and Path	1,481	1,481
Pool	515	515
Retaining Walls	915	915
Front Stoop & Steps	177	177
Side Patio Steps	165	165
Basement Patio	948	948
Rear Patio	508	508
Existing Total	17,102	
Proposed Total Impervious		17,264
Total Lot Area (S.F.)	87,120	
Existing Lot Coverage	19.6%	
Total Proposed lot coverage (S.F.)		19.8%
Maximum Lot Coverage		25.0%
Total Newly Proposed Impervious S.F.		1,428

SEPTIC SYSTEM LAYOUT

ADDRESS _____

PERMIT #

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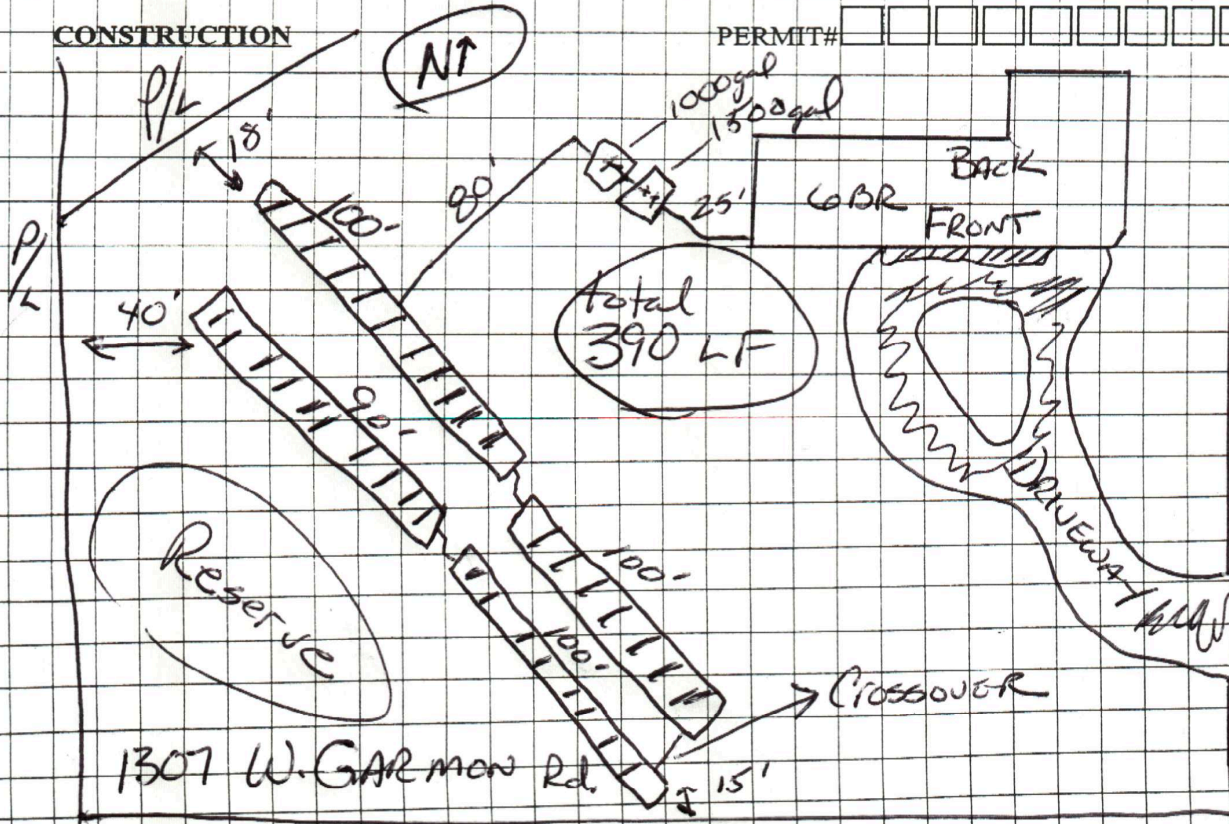
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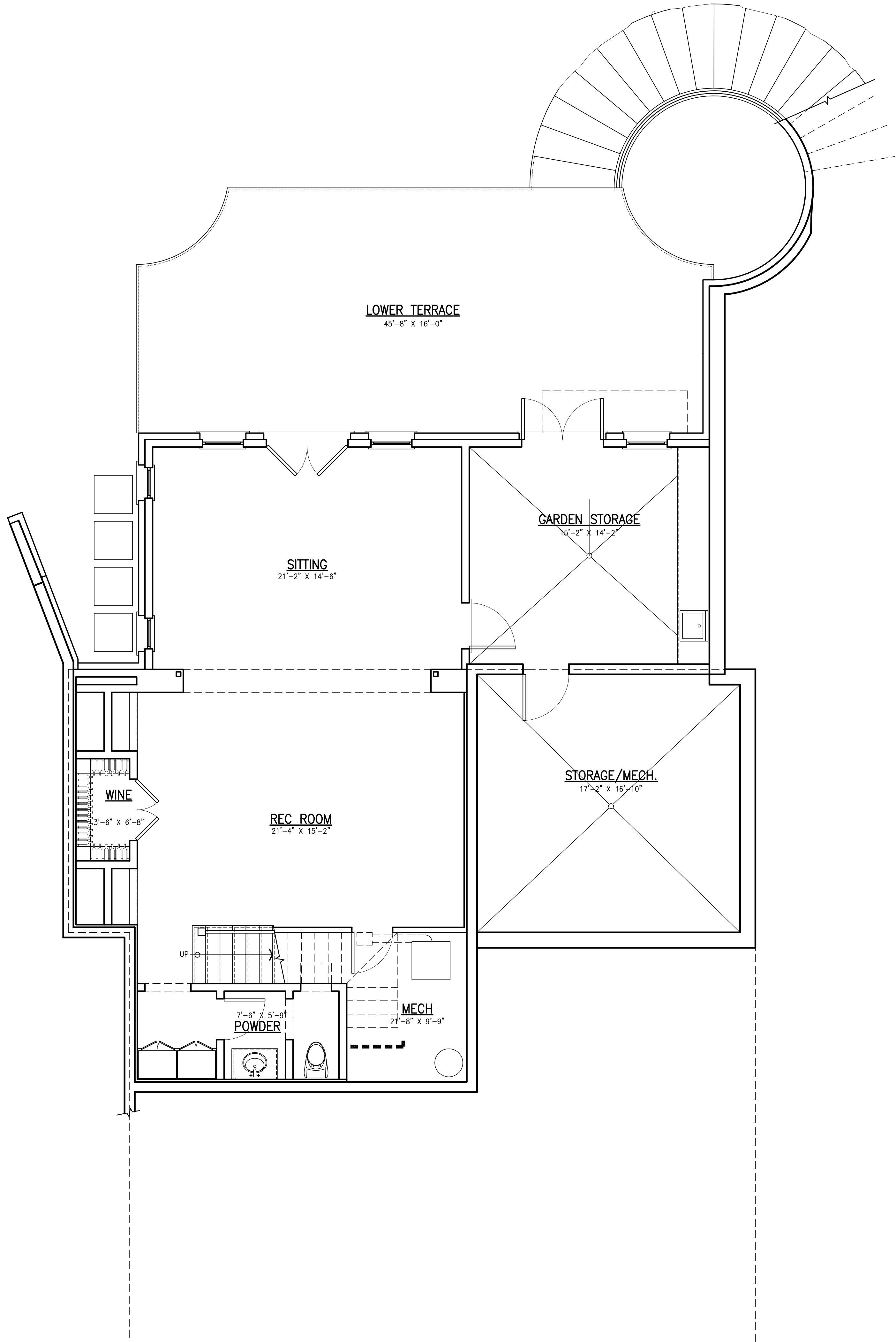
CONSTRUCTION

PERMIT #

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1307 WEST GARMON RD





1
AB-2.000

LOWER LEVEL FLOOR PLAN - EXISTING

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

HARRISON
DESIGN
ASSOCIATES
ARCHITECTS

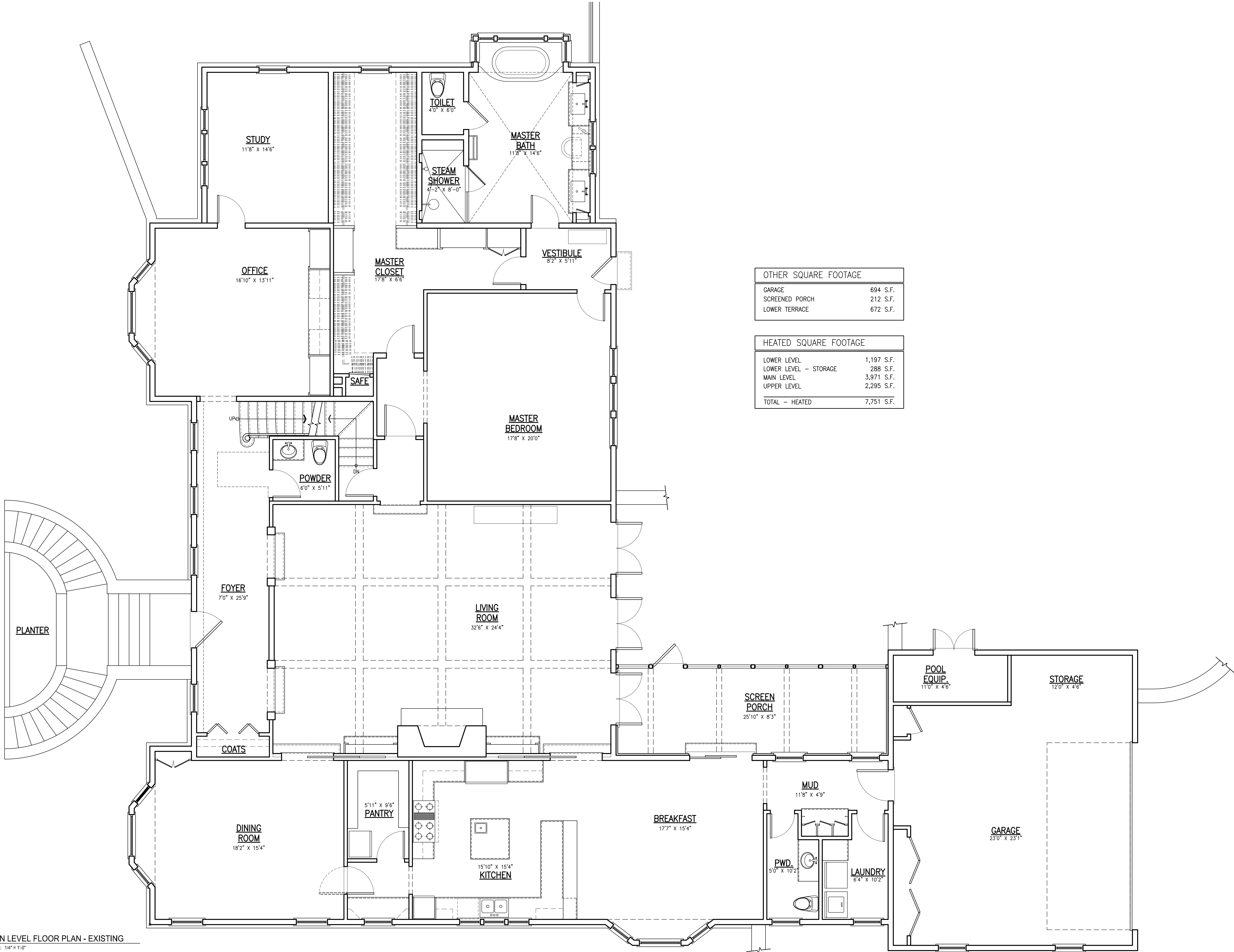
3198 Calins Hill Place, NW
Atlanta, Georgia 30305
phone: (404) 365-7760
fax: (404) 365-7769
harrisondesignassociates.com

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PRIVATE RESIDENCE

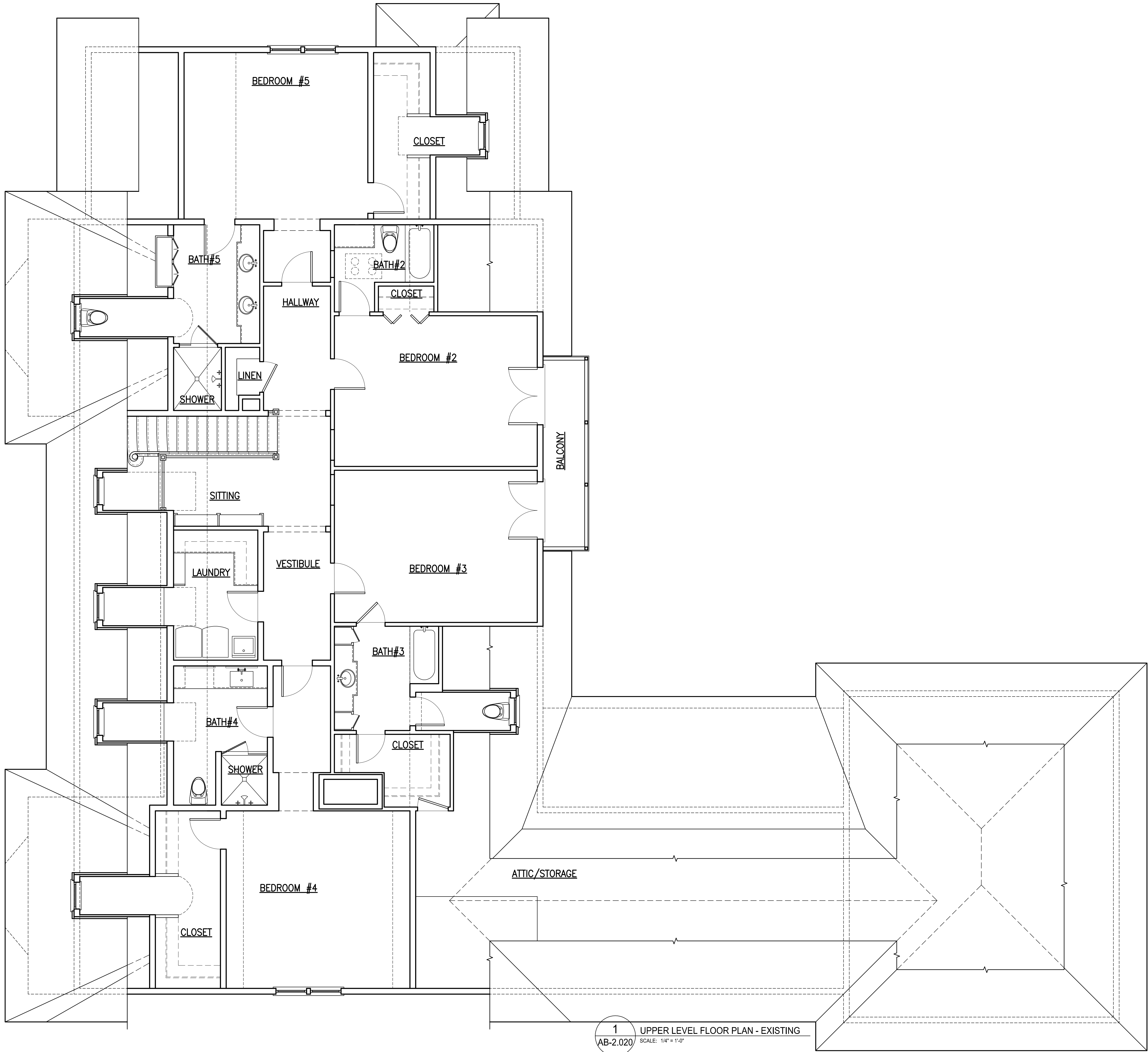
1307 W GARMON RD ATLANTA, GA

stamps	
issue	
date	2020.01.06
scale	AS-NOTED
drawn	FH
checked	RH
project no.	0000
title	LOWER LEVEL FLOOR PLAN EXISTING
sheet number	AB-2.000



OTHER SQUARE FOOTAGE	
GARAGE	694 S.F.
SCREENED PORCH	212 S.F.
LOWER TERRACE	672 S.F.

HEATED SQUARE FOOTAGE	
LOWER LEVEL	1,197 S.F.
LOWER LEVEL - STORAGE	288 S.F.
MAIN LEVEL	3,971 S.F.
UPPER LEVEL	2,295 S.F.
TOTAL - HEATED	7,751 S.F.



1
AB-2.020
UPPER LEVEL FLOOR PLAN - EXISTING
SCALE: 1/4" = 1'-0"

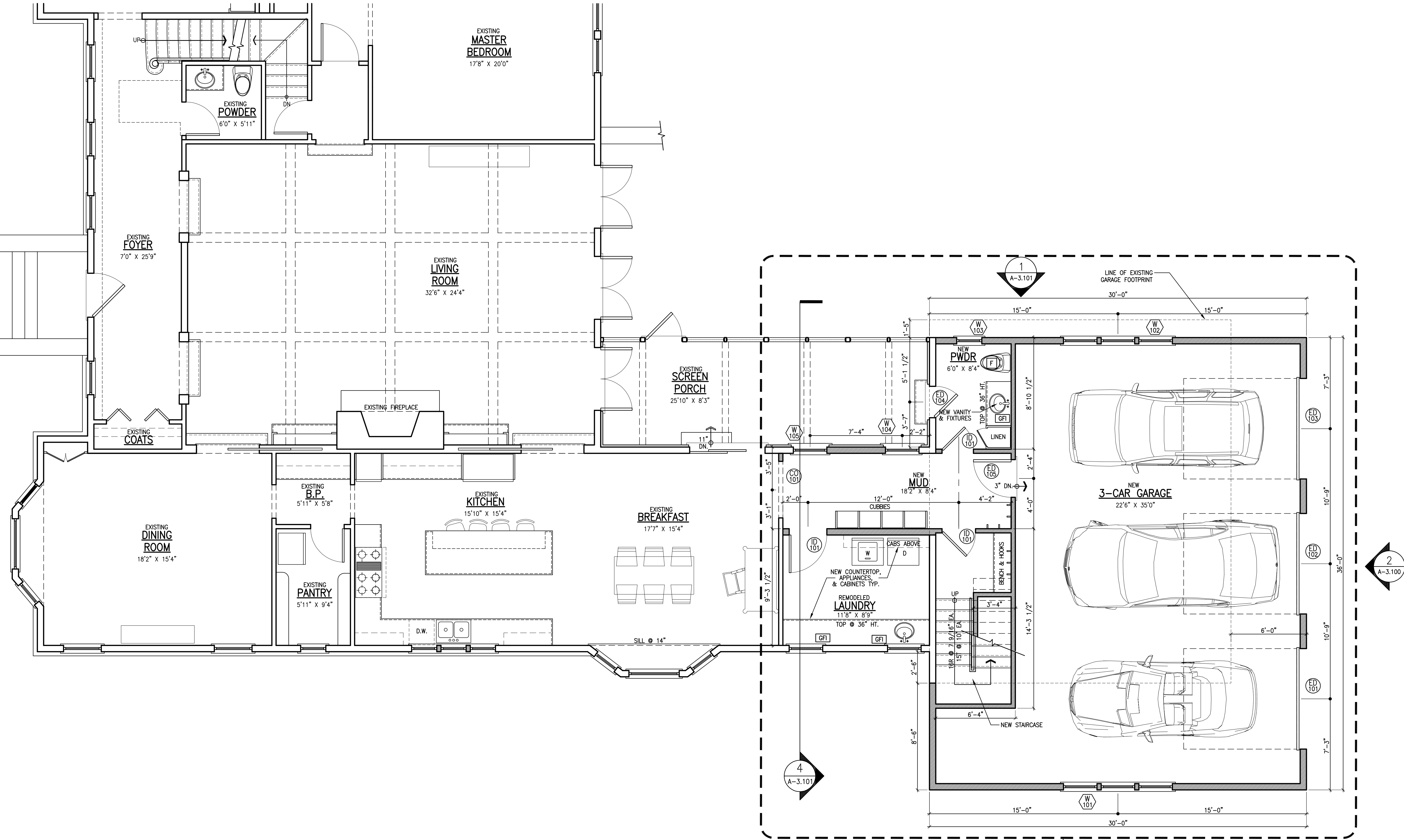
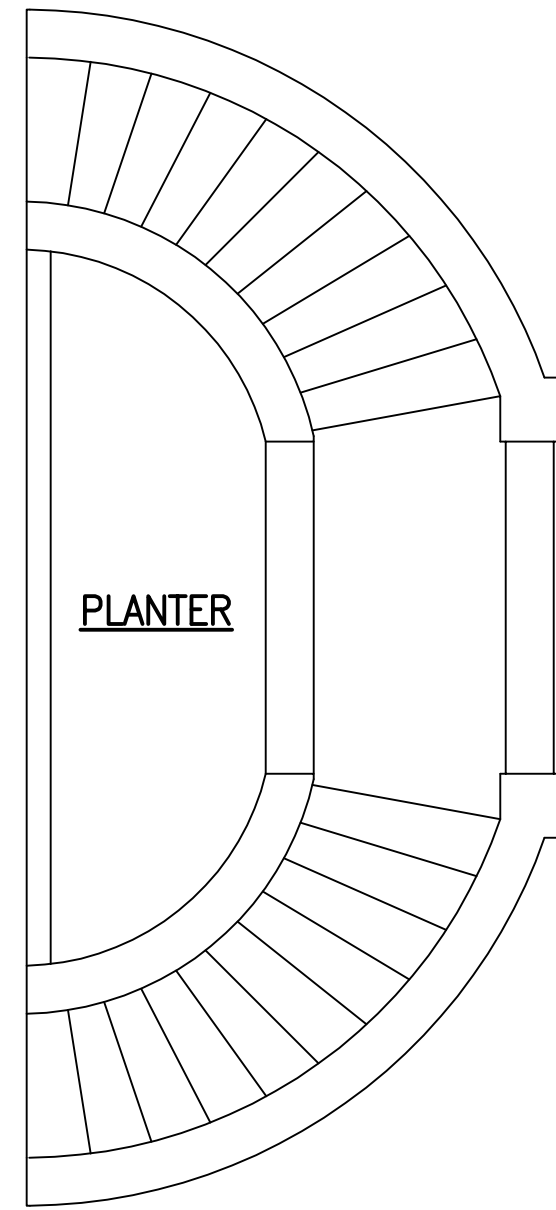
HARRISON
DESIGN
ASSOCIATES
ARCHITECTS

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Atlanta, Georgia 30305
phone: (404) 365-7760
fax: (404) 365-7769
harrisondesignassociates.com

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PRIVATE RESIDENCE
1307 W GARMON RD ATLANTA, GA

stamps	
issue	
date	2020.01.06
scale	AS-NOTED
drawn	FH checked RH
project no.	0000
title	UPPER LEVEL FLOOR PLAN EXISTING
sheet number	AB-2.020



HEATED SQUARE FOOTAGE	
MAIN LEVEL - RENOVATED	398 S.F.
UPPER LEVEL - RENOVATED	750 S.F.
TOTAL RENOVATED	1,148 S.F.
3-CAR GARAGE	878 S.F.

WALL LEGEND	
	NEW 2x4/2X6 STUD WALLS @ 16" O.C. MAX., U.N.O.
	STONE VENEER w/ 22 GA. CORRUGATED METAL TIES - SPACING @ 24" MAX. HORIZ. AND 18" MAX. VERT.
	CONCRETE FOUNDATION WALL - 6" STEM WALL w/ 4" MASONRY LEDGE
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED

LIFE SAFETY CODE LEGEND	
	EGRESS WINDOW - CLEAR OPENING: MIN. AREA 5.7 SF, MIN HEIGHT 24", MIN. WIDTH 20". MAX. SILL HEIGHT = 44" A.F.F.
	SMOKE/CARBON DIOXIDE DETECTOR - HARD WIRED
	EXHAUST FAN REQUIRED
	GROUND FAULT INTERRUPT REQUIRED
	ARC FAULT INTERRUPT REQUIRED

GENERAL NOTES	
1.	REFER TO FIRST FLOOR FRAMING PLAN TO DETERMINE WHICH WALLS ARE LOAD BEARING, JOIST LAYOUT AND WHERE BEAMS ARE TO BE LOCATED.
2.	THESE DRAWINGS, ALONG WITH THE SPECIFICATIONS AND ADDENDA REPRESENT A PORTION OF THE AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR.
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1
A-2.400
MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"



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VON DER SCHULENBURG RESIDENCE
1307 W GARMON RD ATLANTA, GA

stamps

issue

date 06/17/2020

scale 1/4" = 1'-0"

drawn HS checked RH

project no.

title ENLARGED MAIN

LEVEL PLAN

sheet number

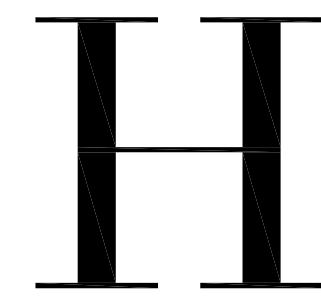
A-2.400



1
A-3.100
GARAGE LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1
A-3.100
GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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VON DER SCHULENBURG RESIDENCE

1307 W GARMON RD ATLANTA, GA

stamps

issue

date 06/17/2020

scale 1/4" = 1'-0"

drawn HS checked RH

project no.

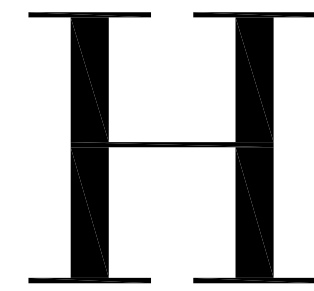
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ENLARGED

GARAGE ELEVATIONS

sheet number

A-3.100



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phone: 404-365-7760
harrisondesign.com

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1307 W GARMON RD ATLANTA, GA

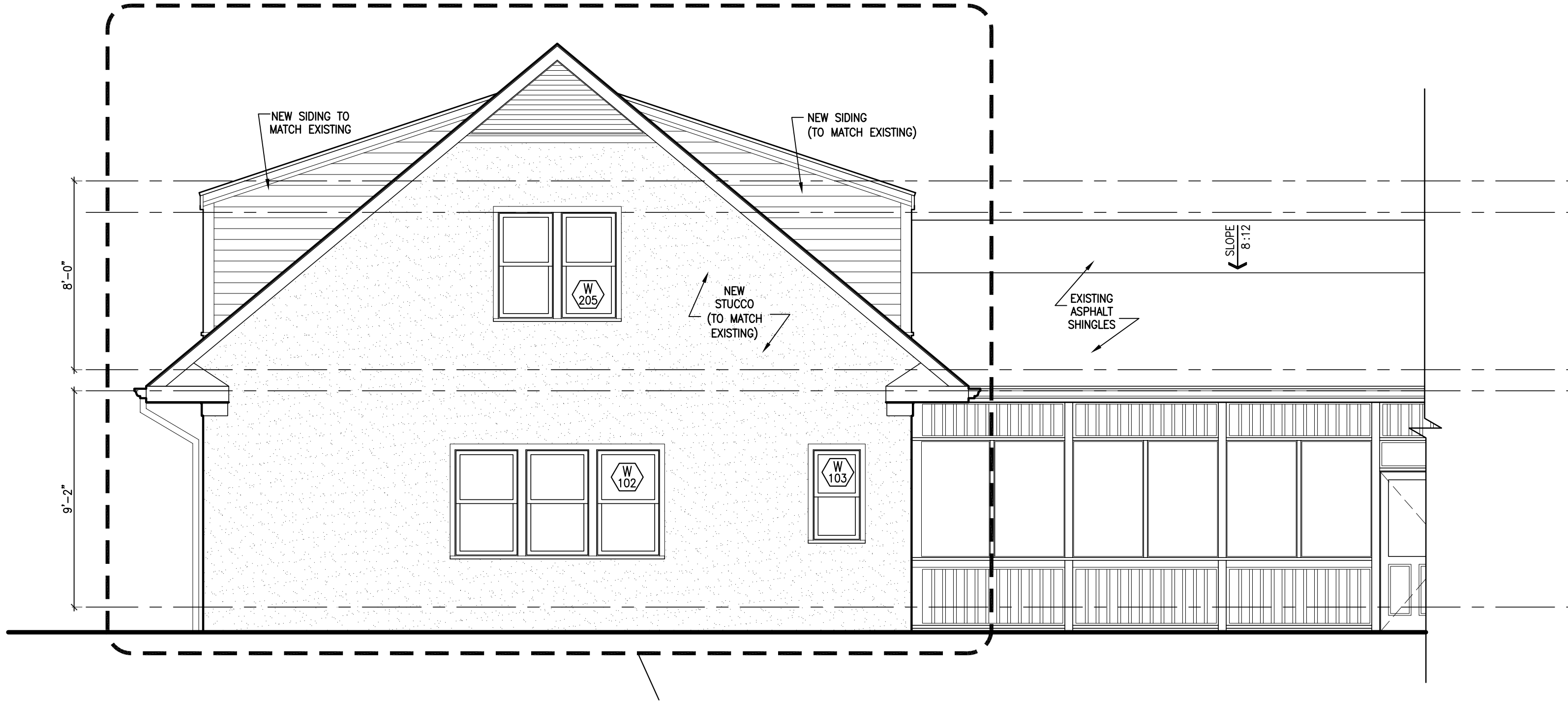
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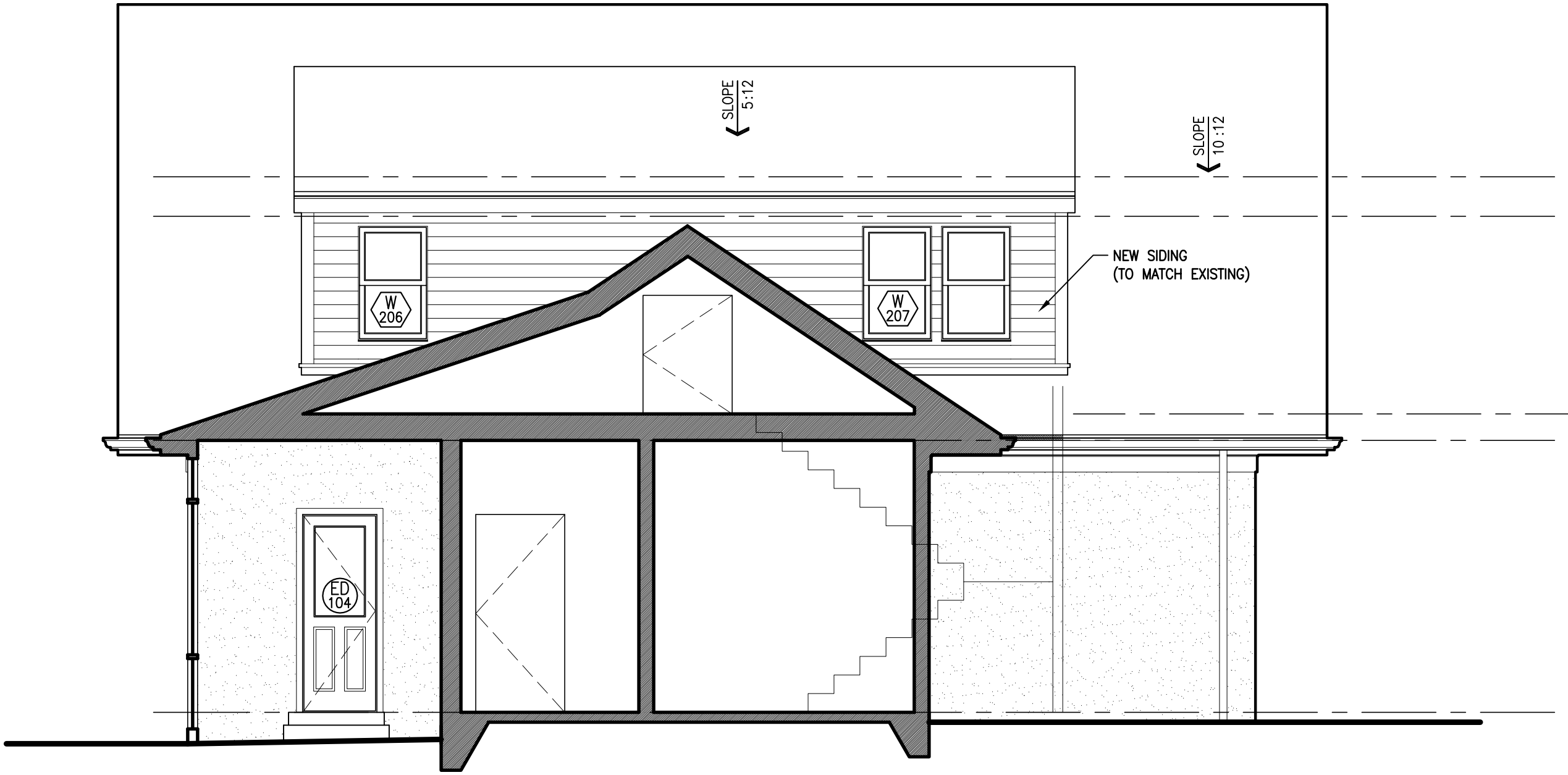
date 06/17/2020
scale 1/4" = 1'-0"
drawn HS checked RH
project no.

title
ENLARGED
GARAGE ELEVATIONS
sheet number

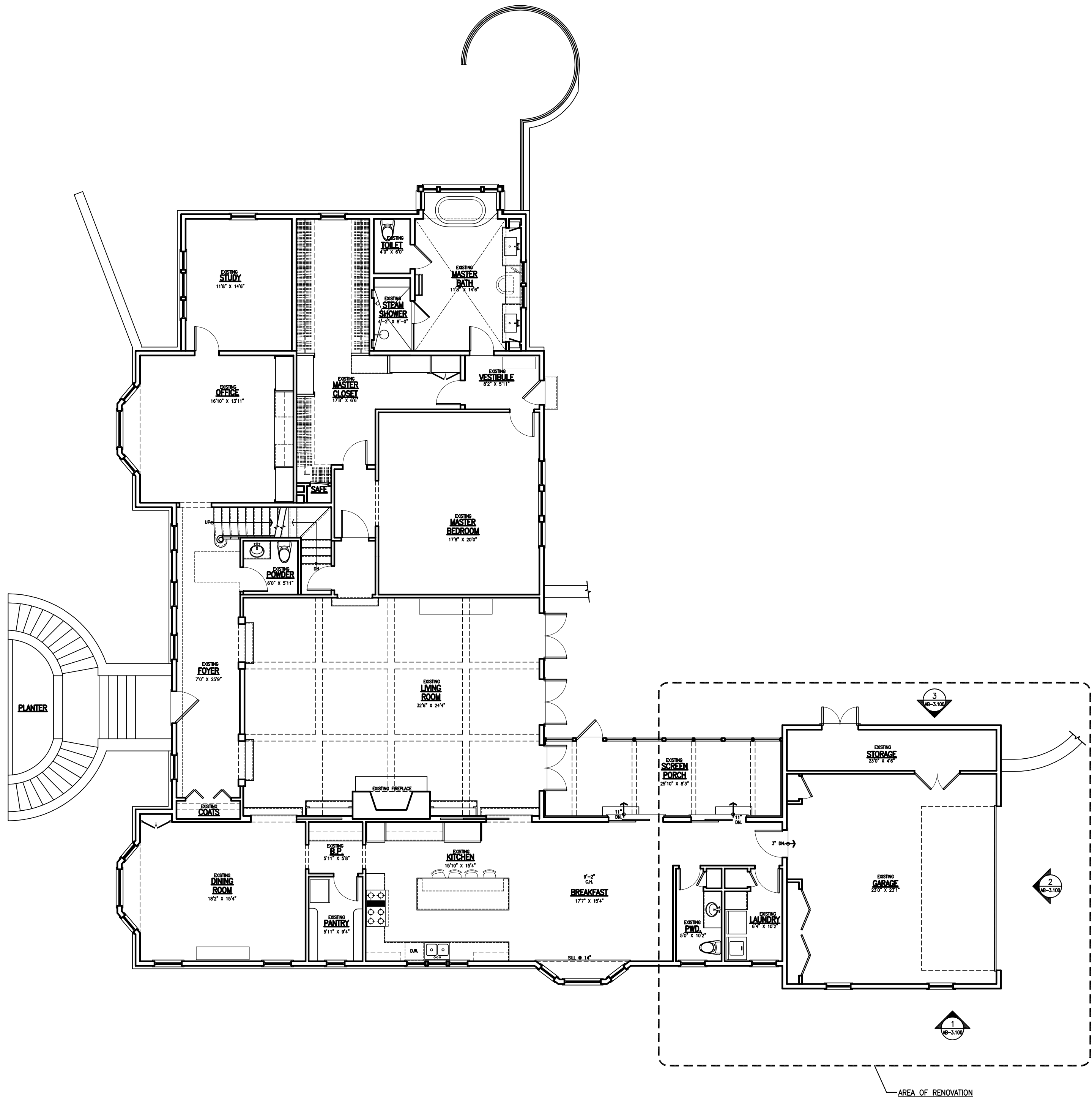
A-3.101



1 GARAGE RIGTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 GARAGE REAR ELEVATION
SCALE: 1/4" = 1'-0"



1
AB-2.000

EXISTING REFERENCE MAIN LEVEL PLAN

SCALE: 1/8" = 1'-0"



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VON DER SCHULENBURG RESIDENCE

1307 W GARMON RD ATLANTA, GA

stamps

issue

date 06/17/2020

scale 1/4" = 1'-0"

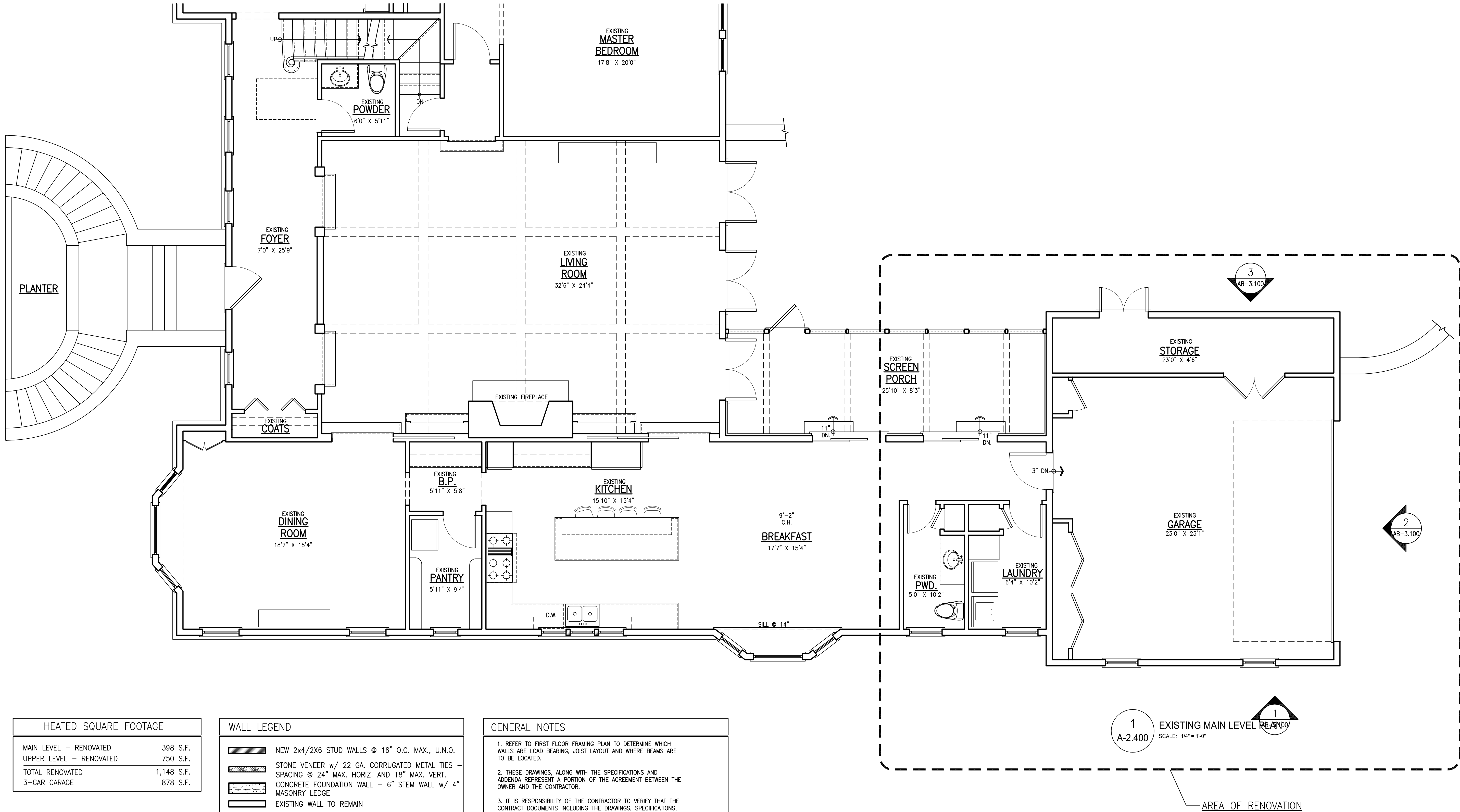
drawn HS checked RH

project no.

title
REFERENCE EXISTING MAIN
LEVEL KITCHEN PLANS

sheet number

AB-2.000



HEATED SQUARE FOOTAGE	
MAIN LEVEL – RENOVATED	398 S.F.
UPPER LEVEL – RENOVATED	750 S.F.
TOTAL RENOVATED	1,148 S.F.
3-CAR GARAGE	878 S.F.

WALL LEGEND	
	NEW 2x4/2X6 STUD WALLS @ 16" O.C. MAX., U.N.O.
	STONE VENEER w/ 22 GA. CORRUGATED METAL TIES – SPACING @ 24" MAX. HORIZ. AND 18" MAX. VERT.
	CONCRETE FOUNDATION WALL – 6" STEM WALL w/ 4" MASONRY LEDGE
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED

GENERAL NOTES	
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VON DER SCHULENBURG RESIDENCE

1307 W GARMON RD ATLANTA, GA

stamps

issue

date 06/17/2020

scale 1/4" = 1'-0"

drawn HS checked RH

project no.

title

EXISTING ENLARGED MAIN

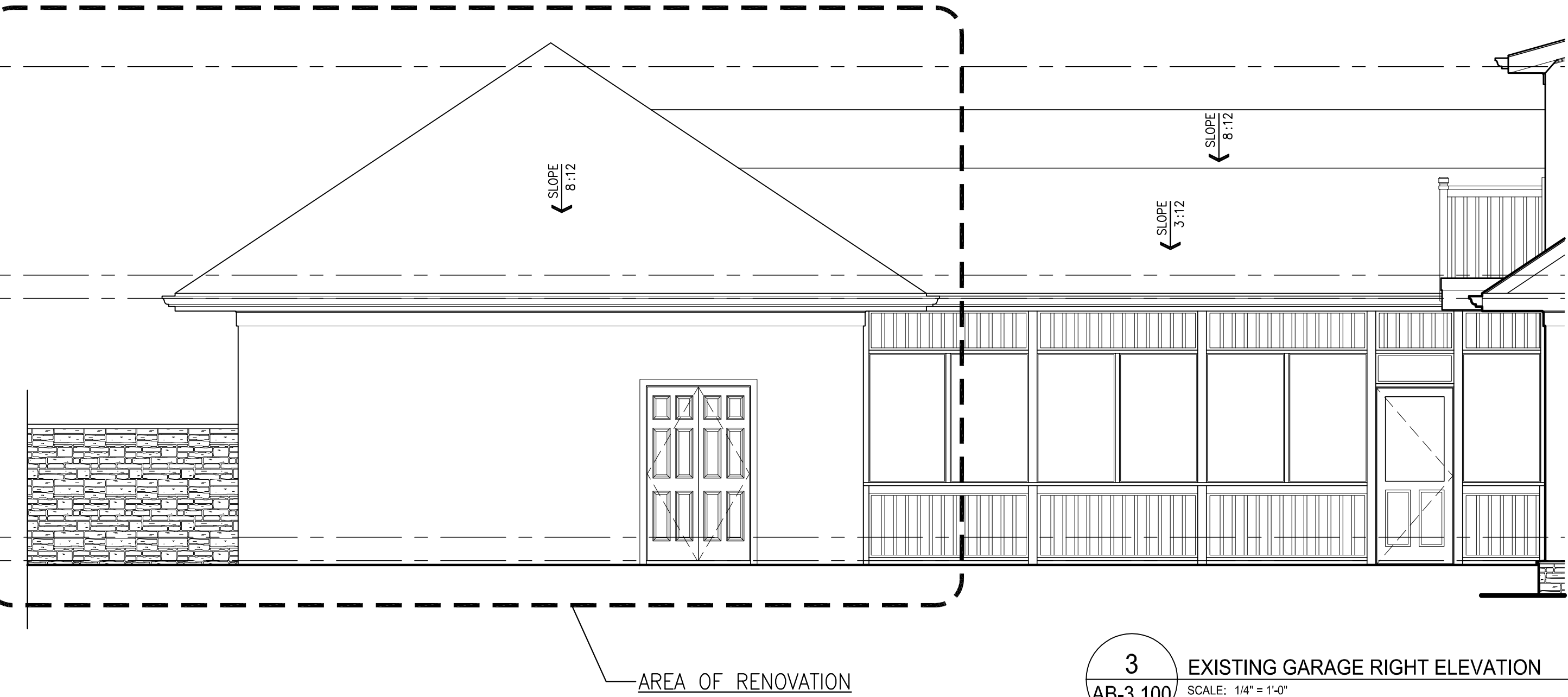
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sheet number

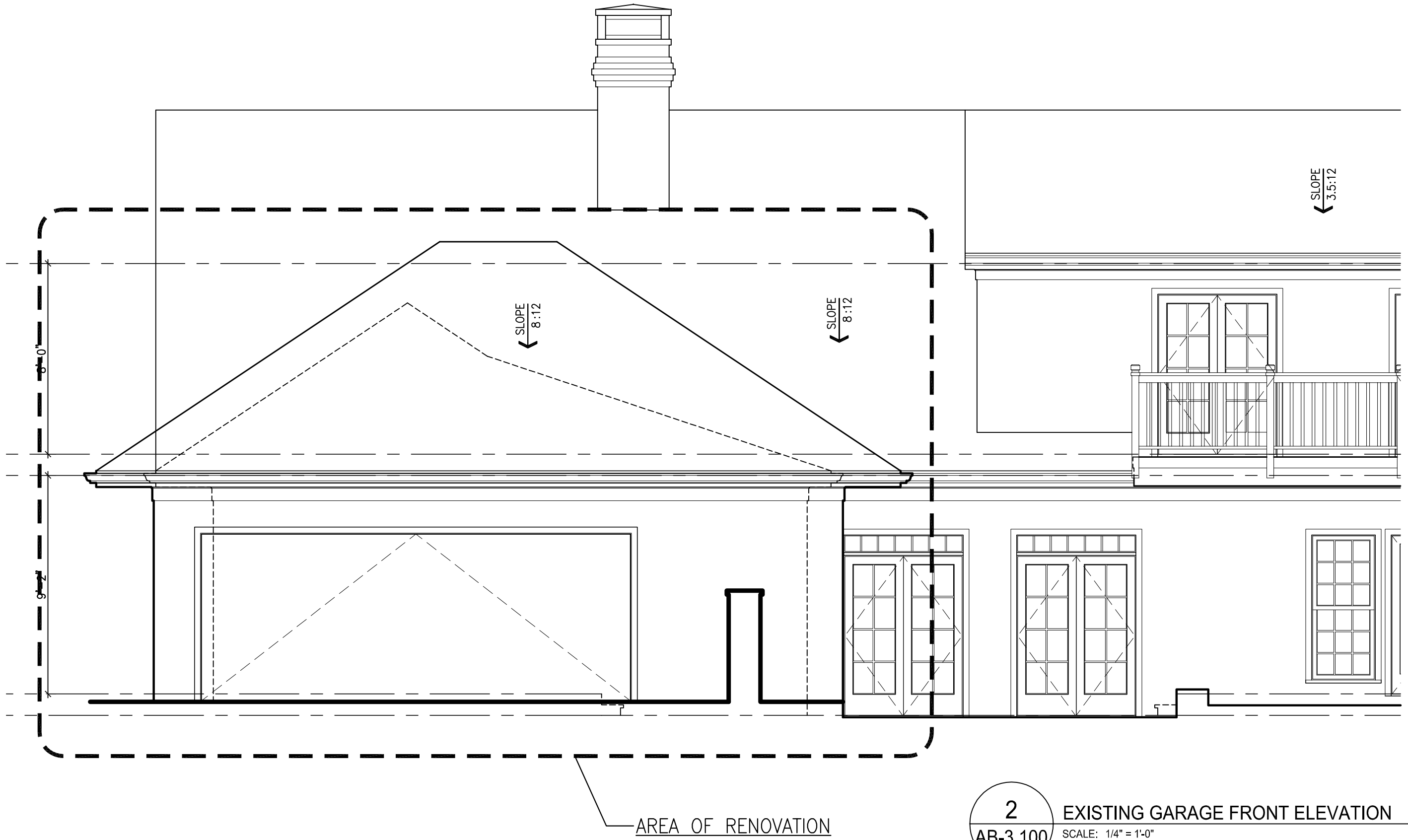
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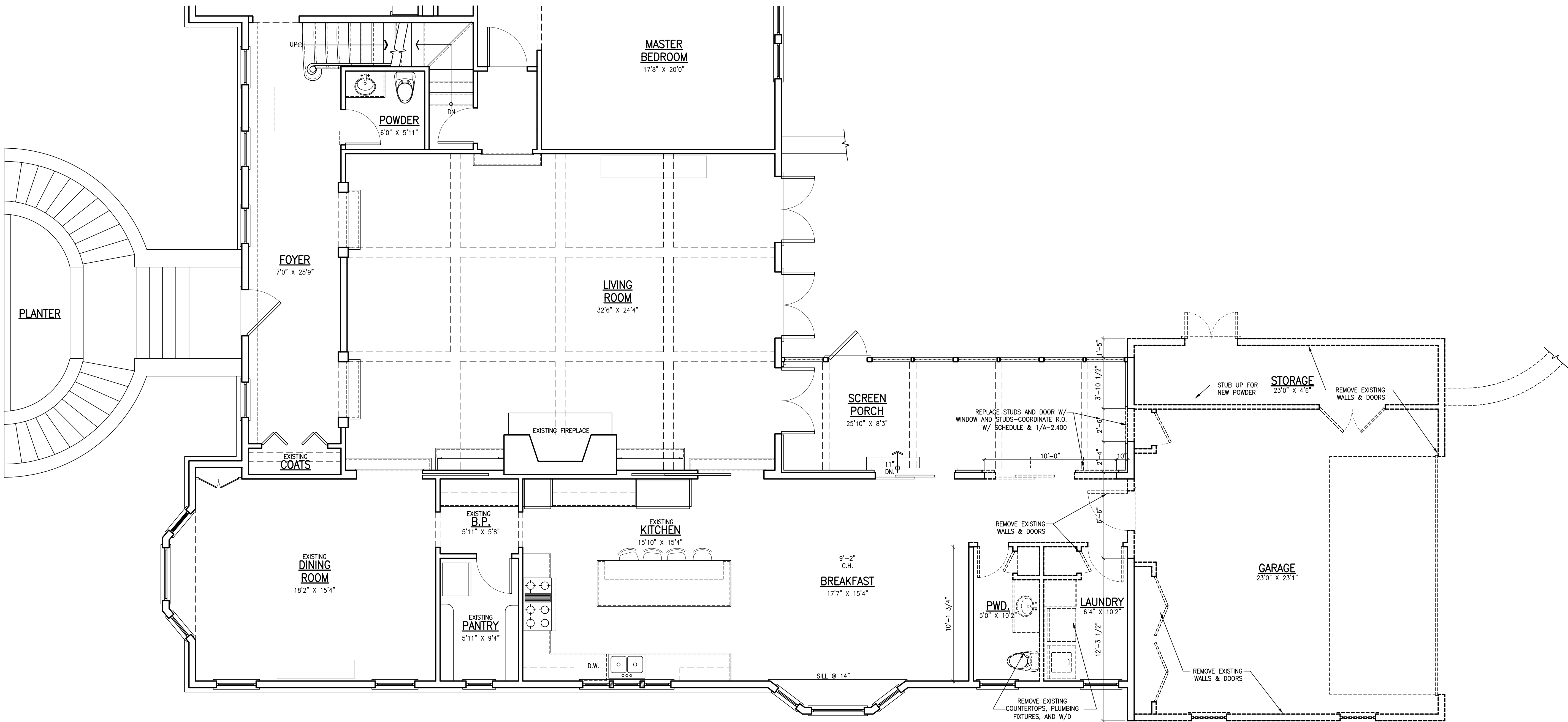
1 EXISTING GARAGE LEFT SIDE ELEVATION
AB-3.100 SCALE: 1/4" = 1'-0"



3 EXISTING GARAGE RIGHT ELEVATION
AB-3.100 SCALE: 1/4" = 1'-0"



2 EXISTING GARAGE FRONT ELEVATION
AB-3.100 SCALE: 1/4" = 1'-0"



HEATED SQUARE FOOTAGE	
MAIN LEVEL - RENOVATED	398 S.F.
UPPER LEVEL - RENOVATED	750 S.F.
TOTAL RENOVATED	1,148 S.F.
3-CAR GARAGE	878 S.F.

WALL LEGEND	
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	STONE VENEER w/ 22 GA. CORRUGATED METAL TIES - SPACING @ 24" MAX. HORIZ. AND 18" MAX. VERT.
	CONCRETE FOUNDATION WALL - 6" STEM WALL w/ 4" MASONRY LEDGE
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED

GENERAL NOTES	
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1
D-2.400

DEMO MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

H

H

HARRISON DESIGN

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VON DER SCHULENBURG RESIDENCE

1307 W GARMON RD ATLANTA, GA

stamps

issue

date06/17/2020

scale1/4" = 1'-0"

drawnHScheckedRH

project no.

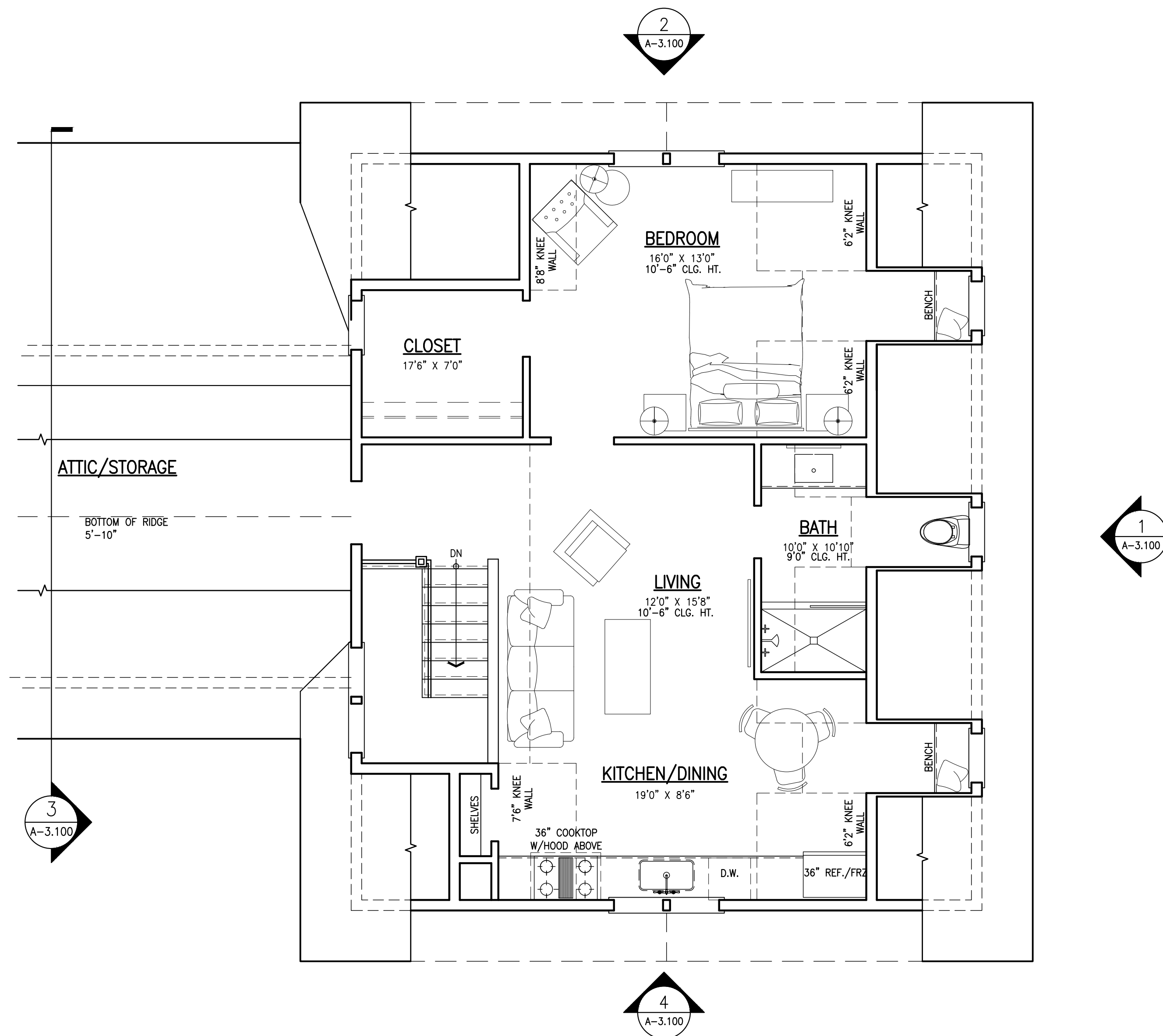
titleENLARGED MAIN LEVEL DEMO PLAN

sheet numberD-2.400

RELEASED FOR CONSTRUCTION

RELEASED FOR CONSTRUCTION

H:\Projects - CAD Standards\Von der Schulenburg\residence\2020-06-14-4th Floor Plans.dwg Jun 16, 2020 - 11:25am



PROPOSED 2ND STORY OVER EXISTING GARAGE TO BE EXPANDED
SCALE: 1/4" = 1'-0"

Board of Appeals

May 8, 2024



SANDY SPRINGS™
GEORGIA

V23-0055
295 River Valley Road

STAFF RECOMMENDATION:
Denial

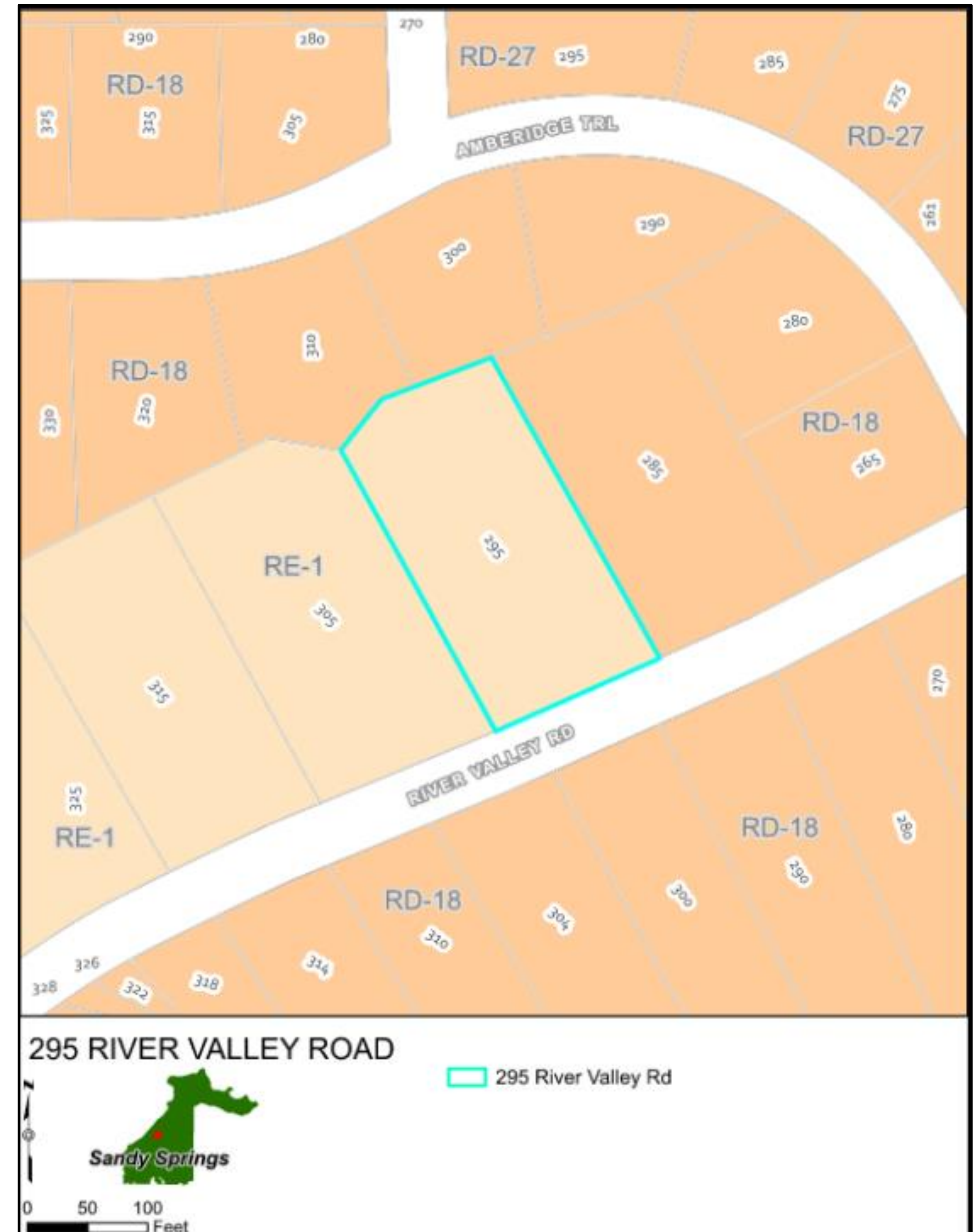
Request

Request for a variance from Division 9.2. to allow land development activity in the stream buffers to stabilize slope.

Character Area



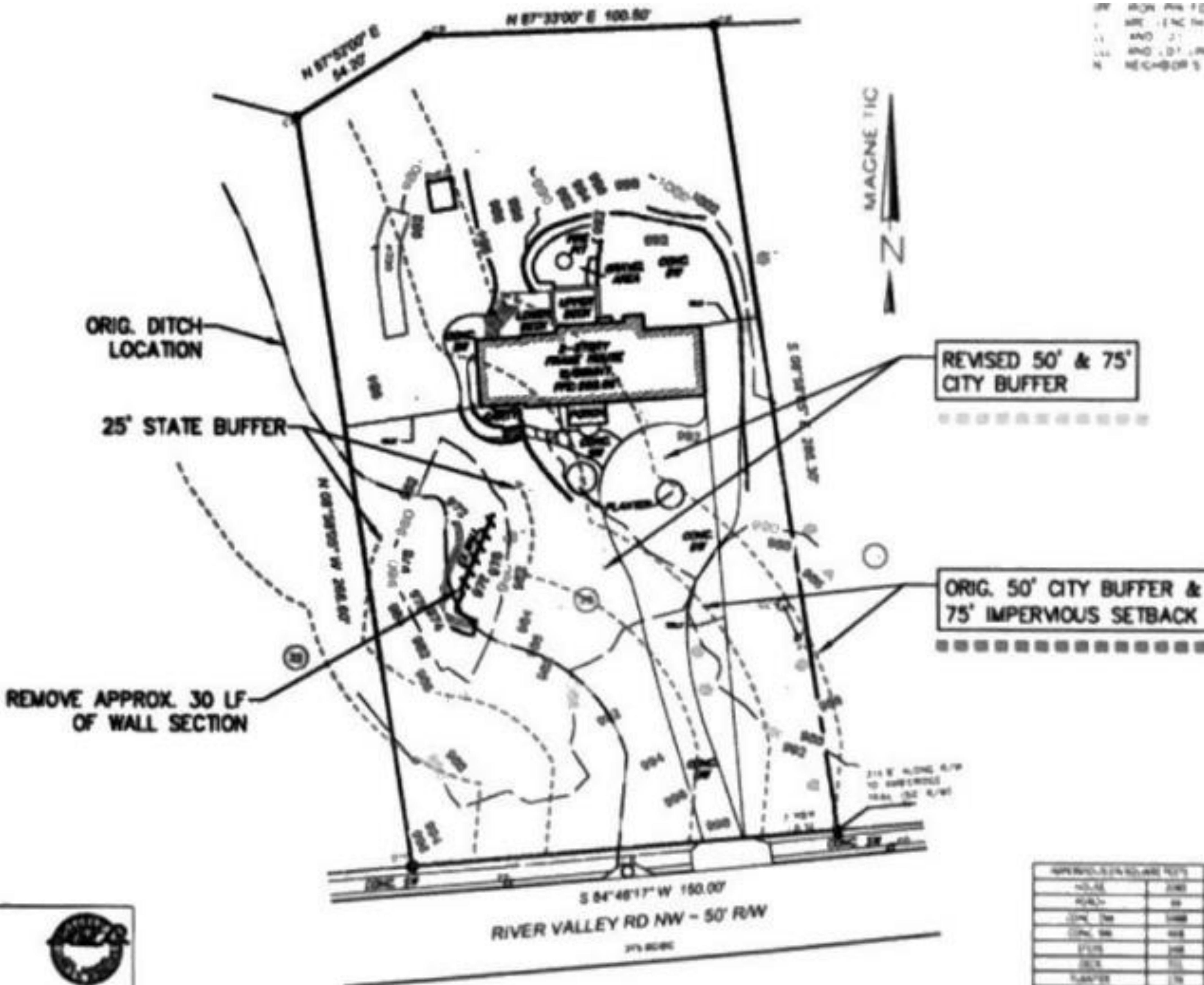
Zoning



Aerial Image



Survey



Existing Development

- Based on Fulton County records, the present owners acquired the property in 2021 and the original house was constructed in 1964. The property falls under the RE-1 zoning (Residential Estate - 1-acre minimum lot size).
- The parcel measures just under an acre at .98 acres. The two-story single-family residence has two decks in the rear yard and is within the Amberidge Neighborhood Association.
- The lot also has a stream running north to south from the driveway to the west property line with associated buffers. Prior to recent construction, a pipe was only under the driveway.
- According to the Community Development GIS Map, the original topography sloped downward from the driveway by approximately 16 feet on both sides. Originally there was erosion happening in the southern portion of the driveway which was permitted for minor repair.

Original Site

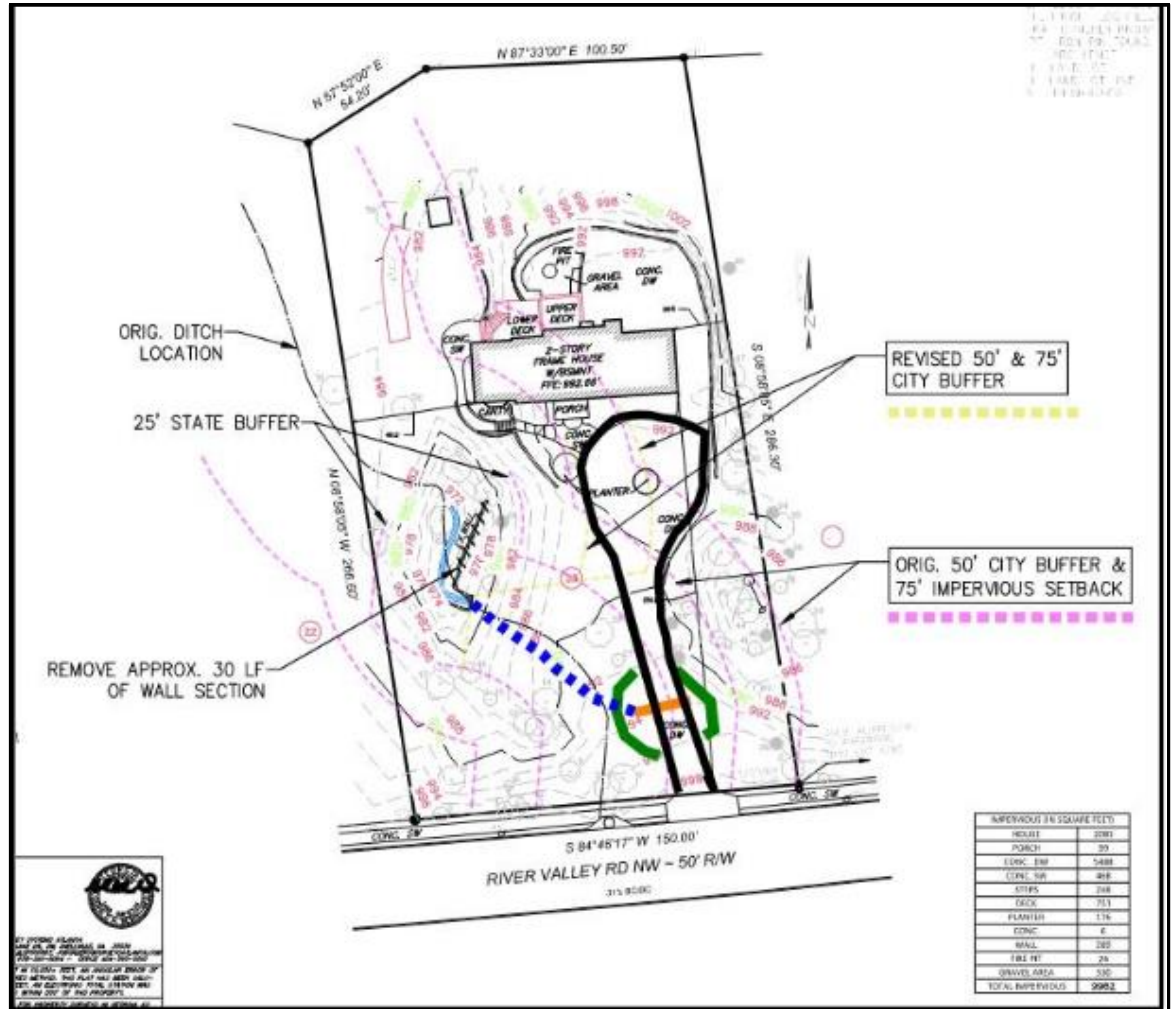
*Green is the approximate area
of the permitted work (LDP23-
00009)*

Blue is the original exposed stream before piping

Black is the existing driveway for illustrated purposes.

*The driveway goes expands
around the home.*

Orange is the original pipe



Revised Development/Variance Request

- The variance request includes constructing retaining wall(s), land development and stabilization activity within the 50' Vegetative Buffer. The applicants piped area under the driveway, but additionally extended the piping further along the stream beyond the scope of the permit. Also, a modular block retaining wall was installed in 25' State Buffer to what appears to be an effort to level the front yard further.
- ***Per the Sandy Springs Development Code, Section 9.2.3.A. Land Development Requirements-- Buffer and Setback Requirement -- All land development activity subject to this Division must meet the following requirements: 50' Vegetative Buffer -- An undisturbed natural vegetative buffer is maintained for 50 feet, measured horizontally, on all banks of the state waters as measured from the point of wrested vegetation.***

Current Conditions



View of driveway looking towards River Valley Road

View standing near home on driveway facing south towards River Valley Road



View of extended pipe and retaining wall in the 25' State Water Buffer

V23-0055 Variance Considerations

Variances will only be granted 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 the hydrology on the subject property existed prior to December 12, 2005, presenting a set of challenges for the property. The typical rectangular lot is similar to all the properties along River Valley Road and the original topography did show steep slopes adjacent to the existing driveway. The elevation may have cause accelerated erosion on these slopes which prompted a need for a land disturbance permit which was granted in 2023.
- **Unusual circumstances when strict adherence to the minimal buffer and setback requirements in this Division would create an extreme hardship.**
 - Staff agrees that the original conditions of the driveway did not require a variance but only minimum changes to fix the unsafe conditions of the driveway. Undoing the land disturbance activities that was performed beyond the permitted work may create unusual circumstances including erosion and adverse conditions into and around the stream.

Recommendation

- Staff recommends **Denial** of Variance V23-0055, a request for a variance from Section 9.2.4. A. to allow for construction of retaining wall(s) and other land development and stabilization activity within the 50' Vegetative Buffer. If the more should approve, Staff recommends the following conditions:
 1. The applicant must self-report to Georgia Environmental Protection Department that a pipe was placed in the state stream buffer.
 2. The applicant must obtain a variance or a consent order from Georgia EPD.
 3. The applicant must submit a satisfactory Tree Conservation Plan to the City before being issue a certificate of completion for this project.
 4. The applicant must mitigate the land disturbance activity per the State Waters Buffer Restoration Standards found in Section 1 of the Technical Manual.



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, May 8, 2024

Case: **V23-0055 – 295 River Valley Road**
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)
Report Date: April 17, 2024

REQUEST

Request for a variance from Division 9.2. to allow land development activity in the Stream Buffers to stabilize slope.

APPLICANT

Property Owners:	Petitioner:	Representative:
Tooba Fakhrabadi-Jalalat	Gus Jalalat	Anna Soltani, Atlanta Communities

RECOMMENDATIONS

Department of Community Development

Staff recommends **Denial** of **Variance(s)** V23-0055

MATERIALS SUBMITTED AND REVIEWED

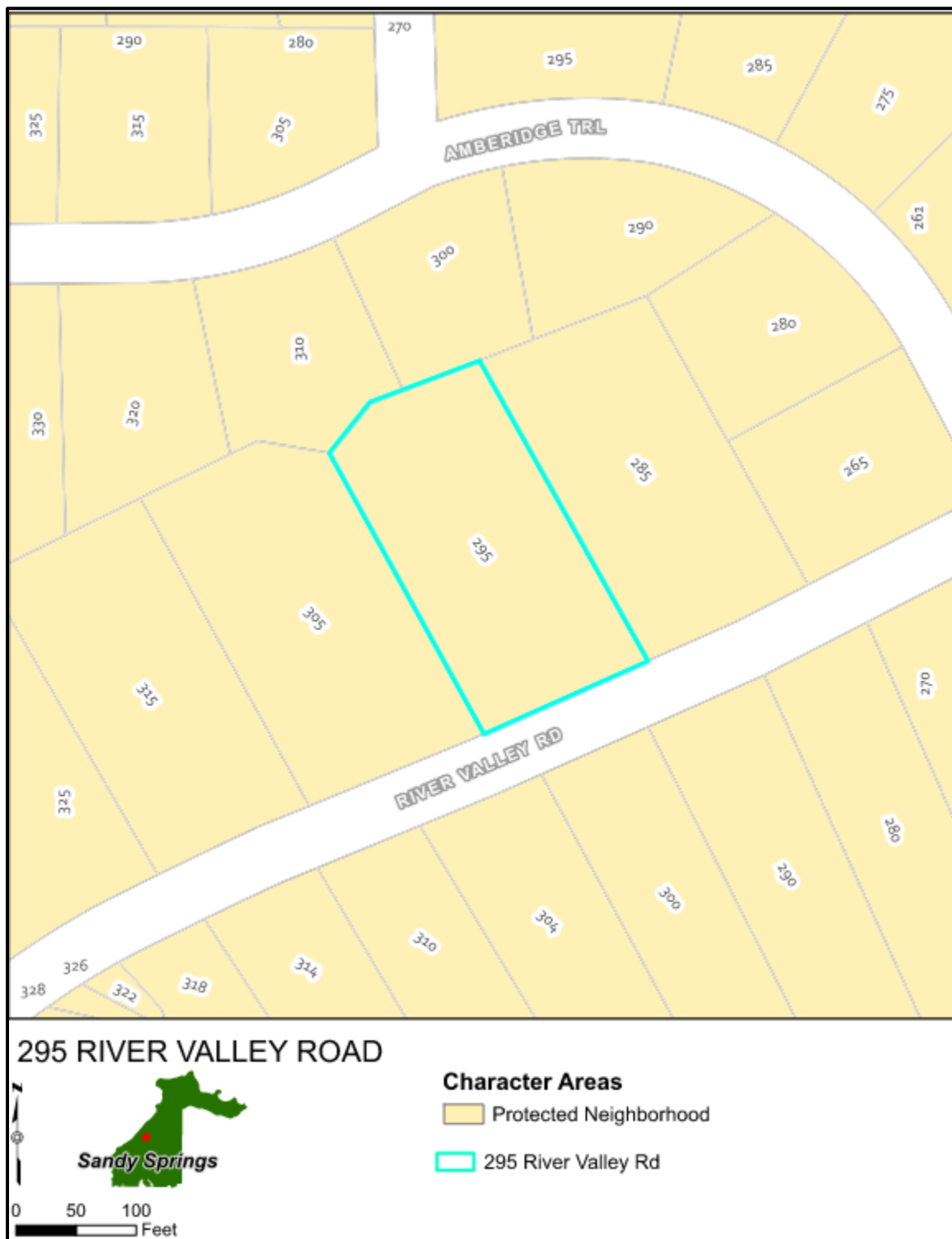
Materials and Plans

1. “295 River Valley Road – Site Plan w no Wall,” received on April 15, 2024, prepared by Anthony L. Wiggins
2. “205 River Valley Variance Application” received April 25, 2024

PROPERTY INFORMATION	
Location:	295 River Valley Road
Council District:	3 - Melissa Mular
Neighborhood:	Amberidge Neighborhood Association
Road frontage:	Approximately 150 feet along River Valley Road NW
Lot Depth	Approximately 290 feet
Acreage:	Approximately 2.00 acres
Current Zoning	RE-1 (Residential Estate – 1-acre minimum lot size)
Existing Land Use:	Single-Family detached
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	300 Amberidge Trail BW	0.42 Acre
East	RD-18/Residential Detached	285 River Valley Road NW	0.96 Acre
Southeast	RD-18/Residential Detached	290 River Valley Road NW	0.80 Acre
South	RD-18/Residential Detached	300 River Valley Road NW	0.84 Acre
Southwest	RD-18/Residential Detached	304 River Valley Road NW	0.89 Acre
West	RE-2/Residential Estate	305 River Valley Road NW	0.89 Acre
PROPOSED DEVELOPMENT			
-	RE-1/Residential Estate	295 River Valley Road NW	0.89 Acre

CHARACTER AREA MAP

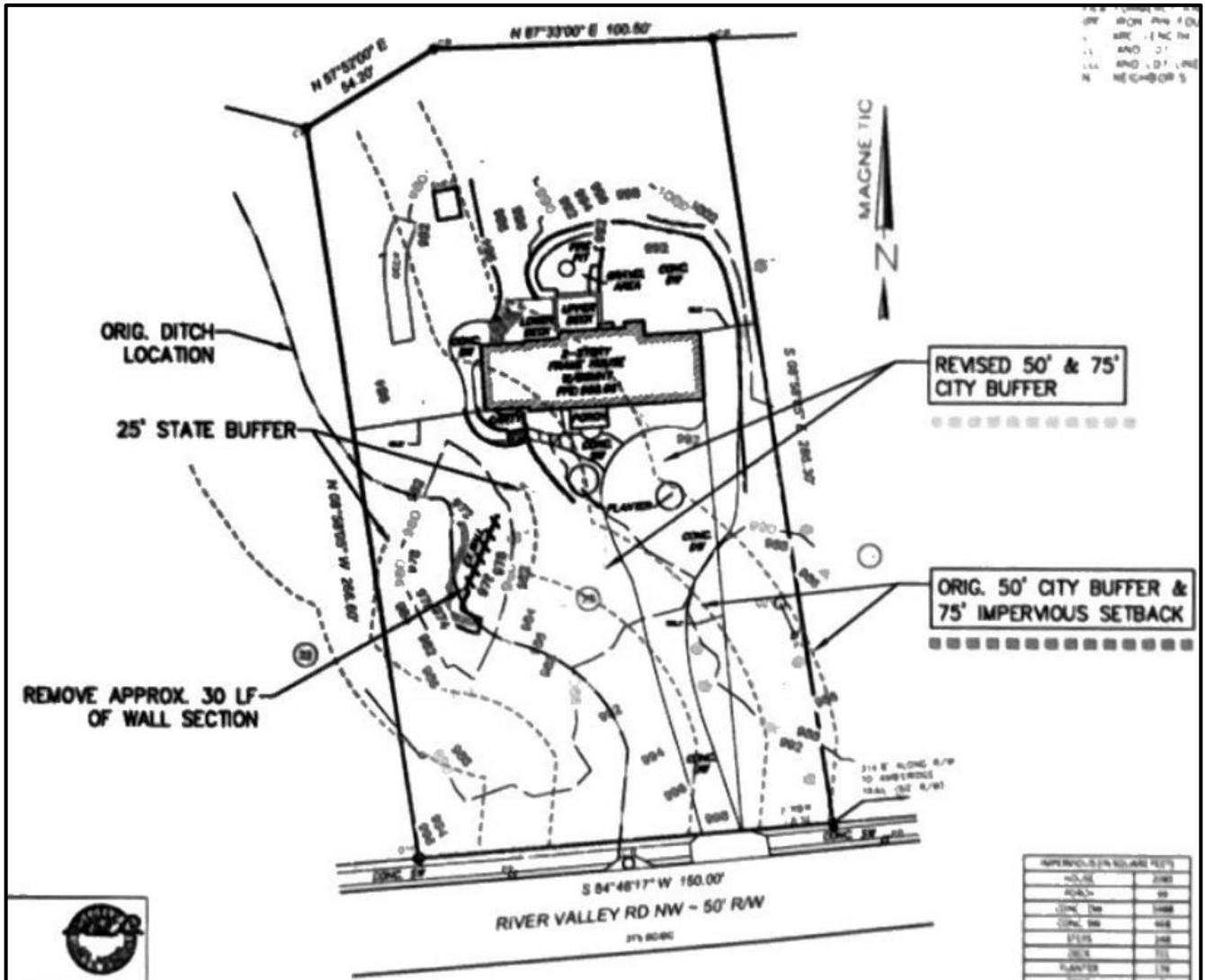


AERIAL IMAGE



ZONING MAP

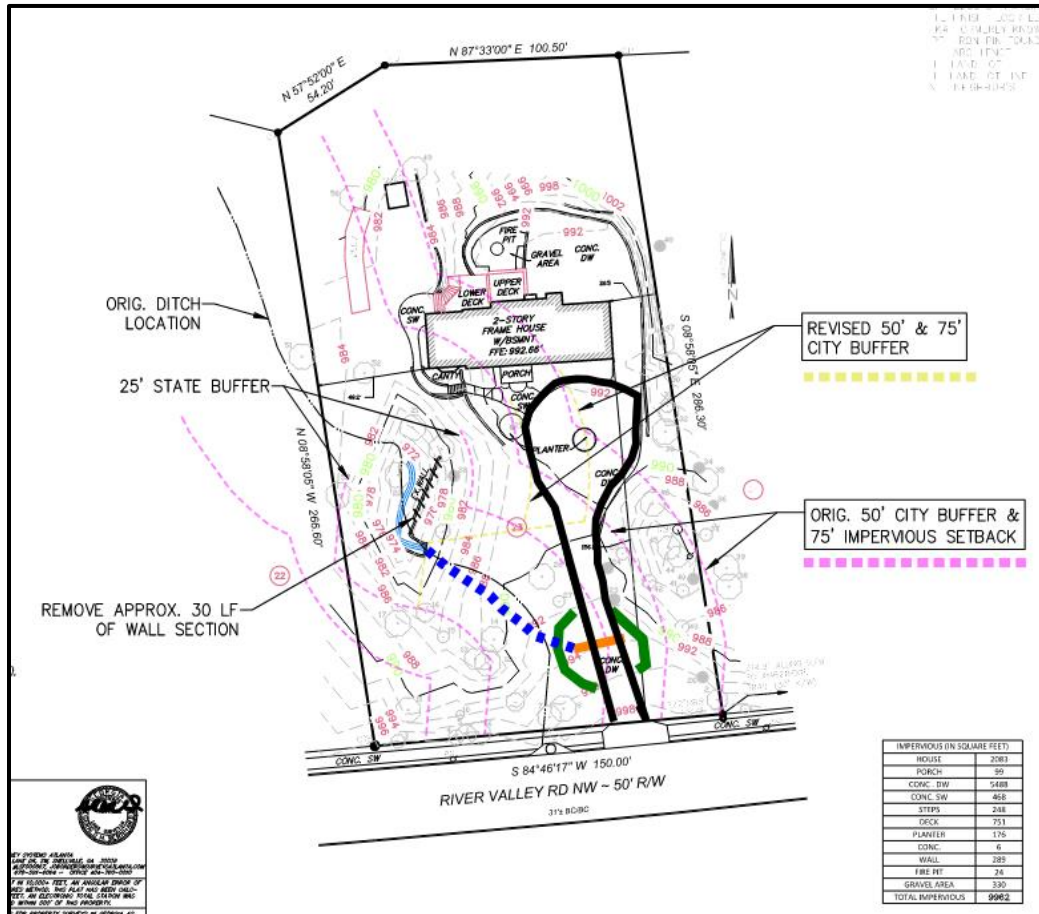




ORIGINAL SITE DEVELOPMENT

Based on Fulton County records, the present owners acquired the property in 2021 and the original house was constructed in 1964. The property falls under the RE-1 zoning (Residential Estate - 1-acre minimum lot size). The parcel measures just under an acre at .98 acres. The two-story single-family residence has two decks in the rear yard and is within the Amberidge Neighborhood Association.

The lot also has a stream running north to south from the driveway to the west property line with associated buffers. Prior to recent construction, a pipe was only under the driveway. According to the Community Development GIS Map, the original topography sloped downward from the driveway by approximately 16 feet on both sides. Originally there was erosion happening in the southern portion of the driveway which was permitted for minor repair.



Existing conditions overlaid with original and revised buffers

Green is the approximate area of the permitted work (LDP23-00009)

Blue is the original exposed stream before piping

Black is the existing driveway for illustrated purposes. The driveway is linear from the street and expands near the home.

Orange is the pipe permitted for installation under the driveway

REVISED DEVELOPMENT/VARIANCE REQUEST

The variance request includes constructing retaining wall(s), land development and stabilization activity within the 50' Vegetative Buffer. The applicants piped the area under the driveway, but additionally extended the piping further along the stream beyond the scope of the permit. Also, a modular block retaining walls was installed in 25' State Buffer to what appears to be an effort to level the front yard further.

Per the Sandy Springs Development Code, Section 9.2.4.A. *Compatibility with Other Buffers - Minimum requirements* – This Division is not intended to interfere with, abrogate or annul any other chapter, rule or regulation, statute or other provision of law. The requirements of this Division should be considered minimum requirements, and where any provision of this Division imposes restrictions different from those imposed by any other chapter, rule, regulation or other provision of law, whichever provisions are more restrictive or impose higher protective standards for human health or the environment are considered to take precedence.



View standing near home on driveway facing south towards River Valley Road



View of extended pipe and retaining wall in the 25' State Water Buffer



View of driveway facing the home from River Valley Road

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 for the property. The typical rectangular lot is similar to all the properties along River Valley Road and the original topography did show steep slopes adjacent to the existing driveway. The elevation may have cause accelerated erosion on these slopes which prompted a need for a land disturbance permit which was granted in 2023.
b. Unusual circumstances when strict adherence to the minimal buffer and setback requirements in this Division would create an extreme hardship. Finding: Staff agrees that the original conditions of the driveway did not require a variance but only minimum changes to fix the unsafe conditions of the driveway. Undoing the land disturbance activities that were performed beyond the permitted work may create unusual circumstances including erosion and adverse conditions into and around the stream.
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 original topography did show steep slopes adjacent to the existing driveway. The elevation may have cause accelerated erosion on these slopes which prompted a need for a land disturbance permit which was granted in 2023.
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 has the 25' State Waters Buffer, 25' Undisturbed Buffer, and Impervious Surface Setback located on the west portion of the property. Due to the buffer's positioning and the original slope of the land a permit was required. The additional work done by the property owners leveled out the terrain. The land activity does not adversely affect any neighbors.
c. The location of and extent of the proposed buffer or setback intrusion; Finding: The current site development included adding dirt within the state waters buffer and 50' undisturbed buffer that are in the western portion of the property.

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

Finding: Alternative plans were not explored because the land disturbance has already been done within the Undisturbed Buffer.

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

Finding: The land disturbance activity does not have any adverse long term and water quality impacts. Because the land disturbance has already happened, Staff believe an effort to revegetate the area will be necessary.

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

Finding: Issuance of a variance will not necessarily be the least protective of natural resources and the environment however not issuing a variance will cause more harm as the site will have to be put back in its original condition causing negative effects of the stream and natural conditions.

COMMENTS FROM OTHER PARTIES

Sandy Springs Public Works:

No comment provided.

Sandy Springs City Engineer:

Variance approval should require self-reporting to Georgia EPD that a pipe was placed in the state stream buffer. If EPD is not able to issue a variance but instead issues a consent order, proof of compliance with the consent order should be required to issue a certificate of completion for this project.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

As observed on-site, the current wall and associated fill and land disturbance have impacted Protected Trees; therefore, a Tree Conservation Plan should be required to be completed for the project. Regardless of the alternative that is selected, the disturbance to the buffer that has occurred on-site should be mitigated per the State Waters Buffer Restoration Standards in Section 1 of the Technical Manual.

Urban Forest Coordinator:

No comment provided.

Sandy Springs Building Official:

No comment provided.

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.

**SANDY SPRINGS
NOTICE OF VARIANCES**

Petition Number: V23-0055

Petitioner: Anna Soltani

Property Location: 295 River Valley Road
Parcel # 17 012500080618

Current Zoning: RE-1

Request: Applicant requests a variance from Section 9.2.4.A. to allow for construction of retaining wall(s) and other land development and stabilization activity within the 50' Vegetative Buffer.

Public Hearings: Board of Appeals
May 8, 2024, at 6:00 p.m.

Location: Sandy Springs City Hall
1 Galambos Way
Sandy Springs, GA 30328
770-730-5600

Virtual Options: The meeting will be live-streamed at www.sandyspringsga.gov/stream.
For instructions on how to provide public comment during Public Hearing, please visit <http://spr.gs/publiccomment>.

☐ **PROOF O.K. BY:** _____ ☐ **O.K. WITH CORRECTIONS BY:** _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

MA-406475 (100%)

ADVERTISER: CITY OF SANDY SPRINGS

PROOF CREATED AT: 4/18/2024 9:12:14 AM

SALES PERSON: MAM958

NEXT RUN DATE: 04/24/24

SIZE: 2X4

PROOF DUE: 04/18/24 17:00:00

PUBLICATION: MA-NORTHSIDE NEIGHBOR

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS

Following review, and based on the findings, staff recommends **Denial** of Variance V23-0055, Section 9.2.4. A. to allow for construction of retaining wall(s) and other land development and stabilization activity within the 50' Vegetative Buffer. If the more should approve, Staff recommends the following conditions:

1. The applicants self-report to Georgia Environmental Protection Department that a pipe was placed in the state stream buffer.
2. The applicant must obtain a variance or a consent order from Georgia EPD.
3. The applicant obtains proof of compliance with the consent order and submit A Tree Conservation Plan before being issue a certificate of completion for this project.
4. The applicant's disturbance must mitigate the land disturbance activity per the State Waters Buffer Restoration Standards found in Section 1 of the Technical Manual.



SANDY SPRINGS™

GEORGIA

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 295 RIVER VALLEY ROAD, ATLANTA, GA 30328	
	Parcel Tax ID(s): 17-0125-0008-061-8	
	Total acreage: 0.9848	Council District: 17 th
	Current zoning: R3	Current use: SFR
	Character Area:	

APPLICATION	Detailed request (include Code Section No.): Please see the attached letter. Near the driveway, there are 24" pipes that discharge water from the sides of the street and since the pipe sits high, the water onto the property is creating a large cave underneath the driveway - which led to erosion issues and cracking of the driveway in various areas.	
	Petitioner: GUS JALALAT	
	Petitioner's address: 295 RIVER VALLEY ROAD ATLANTA, GA 30328	
	Phone: [REDACTED]	Email: [REDACTED]

OWNER	Property owner: TOOBA FAKHRABADI - JALALAT	
	Owner's address: 295 RIVER VALLEY ROAD ATLANTA, GA 30328	
	Phone: [REDACTED]	Email: [REDACTED]
	Signature (authorizing initiation of the process):	
	If the property is under contract, provide a copy of the contract	

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date:	Anticipated Application date:
Anticipated BOA date:	
ADDITIONAL INFORMATION NEEDED:	

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: <u>TOULOU HARRIS</u> Address: <u>215 KIRK CREEK RD</u> City, State, Zip Code: <u>ATLANTA, GA 30328</u> Email address: [REDACTED] Phone number: [REDACTED] Owner's signature: <u>Toulou Harris</u>	Sworn and subscribed before me this <u>18</u> th day of <u>December</u> 20 <u>23</u> Notary public: <u>[Signature]</u> Seal:  Commission expires: <u>12/3/26</u>
---	---

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

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

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



SANDY SPRINGS™

GEORGIA

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:	GUS JALALAT
Company:	PERFECT DESIGN, INC.
Address:	295 RIVER VALLEY ROAD
City, State, Zip Code:	ATLANTA, GA 30328
Email address:	
Phone number:	
Agent's signature:	
Applicant's signature:	

Sworn and subscribed before me this
18 th day of December 20 23
Notary public:
Seal:
Commission expires: 12/7/26

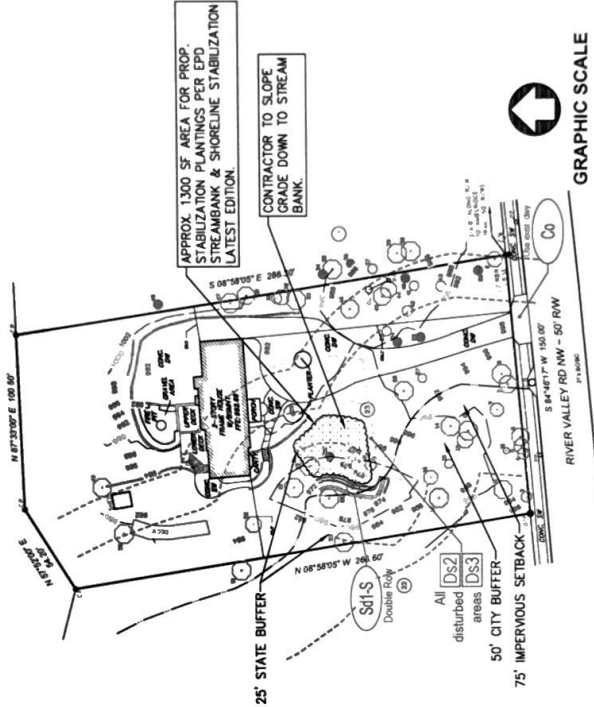
SITE DATA	
SITE ADDRESS	295 RIVER VALLEY ROAD
PARCEL ID	17 0125 00000018
LOT AREA	0.98 Ac. = 42,728 SF
DISTURBED AREA	0
ZONING CLASSIFICATION	RD-18
LAND LOT	125
DISTRICT	17
BUILDING SETBACKS	
FRONT SB	50'
SIDE SB	10'
REAR SB	35'
MIN LOT AREA	18,000 SF
BOUNDARY & TOPOGRAPHY SURVEY PROVIDED BY SURVEY SYSTEMS ATLANTA DATED OCTOBER 2, 2023.	
BASED ON GRAPHIC DETERMINATION. THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY PANEL NO. 13121 C0338P DATED SEPTEMBER 18, 2013	

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
C0	CONSTRUCTION DET			A crushed stone and located at the base of the structure to prevent erosion and sediment from the structure from entering the water body.
Sd1	SEDIMENT TRAP			A barrier to prevent sediment from leaving the site. It is a structure that traps sediment, silt, and debris before it enters the water body.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds2	TRANSIENT VEGETATION			Establishing a temporary vegetative cover with fast growing seedlings in disturbed areas.
Ds3	PERMANENT VEGETATION			Establishing a permanent vegetative cover with slow growing seedlings in disturbed areas.



GRAPHIC SCALE

1 inch = 50 ft

PROJECT PROJECT NO. 2023-0001 PROJECT NAME 295 River Valley Road, G.A. 10128 PROJECT LOCATION 17 0125 00000018 PROJECT DATE 10/02/2023 PROJECT SCALE 1" = 50'		SITE PLAN SHEET NO. 1 SHEET TOTAL 1 SHEET DATE 10/02/2023 SHEET SCALE 1" = 50'	
LOCATION ADDRESS 295 RIVER VALLEY ROAD Mr. Gus Jilalal 1000 River Valley Road, G.A. 10128 CITY OF FULTON COUNTY, GEORGIA		PREPARED BY PINNACLE LAND DEVELOPMENT 1000 River Valley Road, G.A. 10128 CITY OF FULTON COUNTY, GEORGIA	

SPACE ABOVE LINE FOR RECORDER'S USE

Please record and return to:
Lisa Shippel Law, LLC
5755 North Point Parkway, Suite 213
Alpharetta, GA 30022
Map Parcel No.: 17-0125-0008-061-8
File No.: R2303

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 25th day of May, 2021, by and between Ronald L. Harris and Sherry D. Harris, as party of the first part (hereinafter referred to as "Grantor"), and Tooba F. Jalalat as party of the second part, (hereinafter referred to as "Grantee"; the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 125 and 131 of the 17th District, Fulton County, Georgia and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

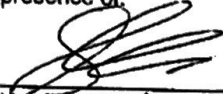
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee forever in FEE SIMPLE.

AND THE SAID Grantor, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said Grantee, its successors and or assigns, against the claims of all persons owning, holding or claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, on the day and year first above written.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, on the day and year first above written.

Signed, sealed and delivered in the presence of:



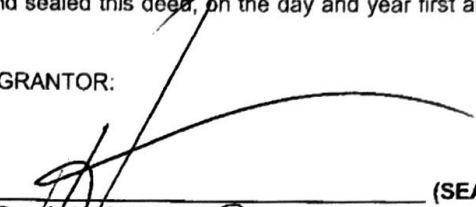
Unofficial Witness



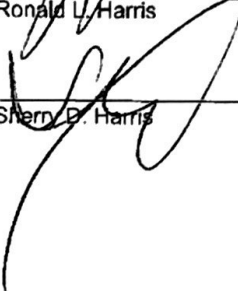
Notary Public
Commission Expires: _____
[NOTARY SEAL]



GRANTOR:



Ronald L. Harris (SEAL)



Sherry B. Harris (SEAL)

EXHIBIT A

All that tract or parcel of land lying and being in Land Lots 125 and 131, 17th District, Fulton County, Georgia, being Part of Lot 23, Block D, Unit One, Ambergades Subdivision, as per plat recorded in Plat Book 63, Page 59, Fulton County, Georgia Records, and being more particularly described as follows: BEGINNING at an iron pin found on the northwesterly side of River Valley Road (having a 50 foot right of way) 314.8 feet Southwesterly from the intersection formed by the northwesterly side of River Valley Road and Amberidge Trail: running thence along the Northwesterly side of River Valley Road South 84 degrees 46 minutes 17 seconds West 150.0 feet to an iron pin found; running thence North 08 degrees 58 minutes 05 seconds West 266.6 feet to an iron pin found, running thence North 57 degrees 52 minutes East 54.2 feet to an iron pin found running thence North 87 degrees 33 minutes East 100.5 feet to an iron pin found; running thence South 08 degrees 58 minutes 05 seconds East 286.3 feet to an iron pin found on the Northwesterly side of River Valley Road and the point of beginning and being more particularly shown on survey prepared by Georgia Land Surveying Co., Inc., dated October 5, 1992.

Parcel ID: 17-0125-0008-061-8

"The existing driveway may be used as a Construction Exit provided that all construction vehicles are confined to existing paved areas on Site. Any tracking of Dirt, Silt, Mud, etc. onto street will result in an immediate 'Stop Work' Order. The 'Stop Work' Order will not be lifted until a Construction Exit is constructed in accordance with the current Detail."

Erosion and Sediment Control measures shall be maintained at all times. If full implementation of the approved Plan does not provide for effective erosion control, additional Erosion and Sediment Control measures shall be implemented to control or treat the sediment source.

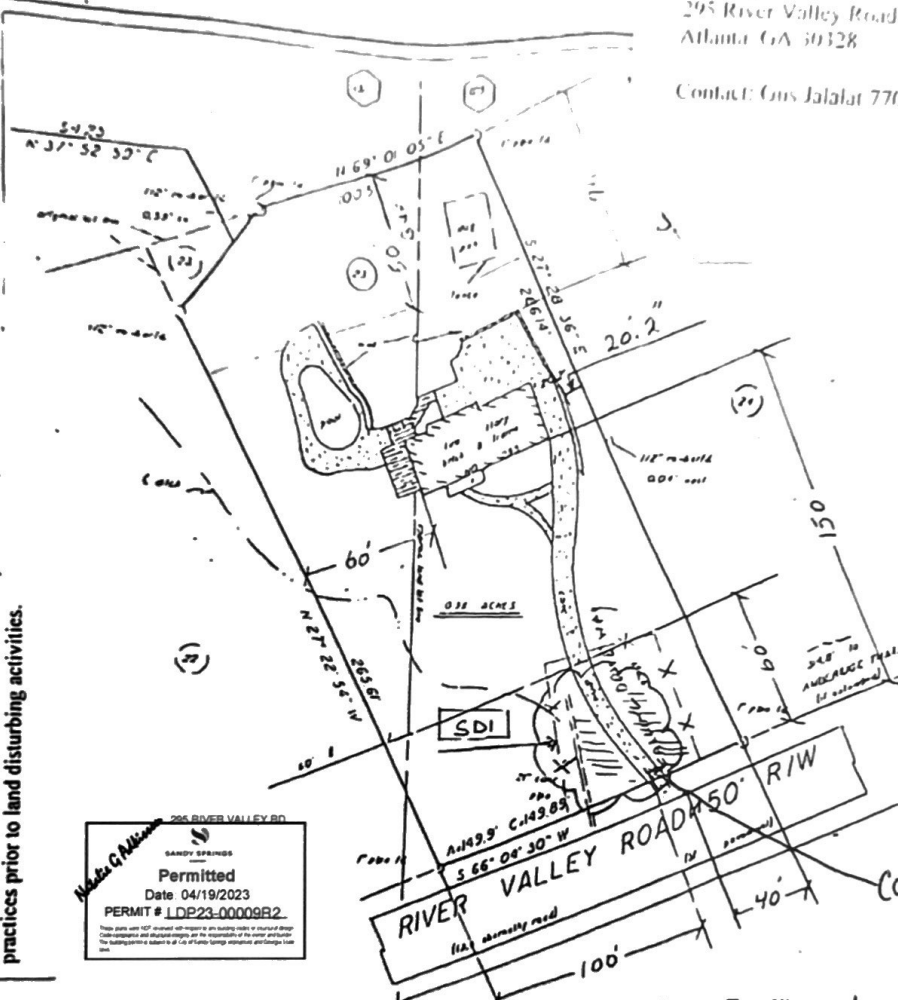
The escape of sediment from the Site shall be prevented by the installation of Erosion and Sediment Control measures and practices prior to land disturbing activities.

- Please note - Existing driveway will be used as exit path
- Disturbance area is 40' x 30'
- No trees are located in Disturbance Area
- Install SDI-S silt fence.

Property Address
295 River Valley Road
Atlanta GA 30328

Contact: Cms Jalalat 770-318-6564

Scope of Work
To add dirt to the side of the driveway to prevent erosion and sinking of the driveway, install silt fence, vegetation and landscaping to include jumpers and shrubs.



295 RIVER VALLEY RD
SANDY SPRINGS
Permitted
Date 04/19/2023
PERMIT # LDP23-00009B2

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE

OF THE FLOOD HAZARD AREA
SURVEY FOR: USKEY, KATHRYN M. & DAVID A.

LAND LOT 125 & 131
17th DISTRICT --- SECTION
FULTON COUNTY AMBERGLADES

LOT PART OF 2nd BLOCK D UNIT ONE SEC --- PLAT BOOK 67 PAGE 241

SCALE 1" = 60'

DATE JANUARY 12, 1990



Parson & Associates, Inc.
ENGINEERING • LAND SURVEYING • SITE PLANNING
DEVELOPMENT • CONSTRUCTION LAYOUT
431 FOREST PARKWAY, SUITE 700
FOREST PARK, GEORGIA 30060
(404) 368 7113
(404) 368 0113 FAX

MARK A. DUCKNER
REGISTERED LAND SURVEYOR
JW
DRAWN BY

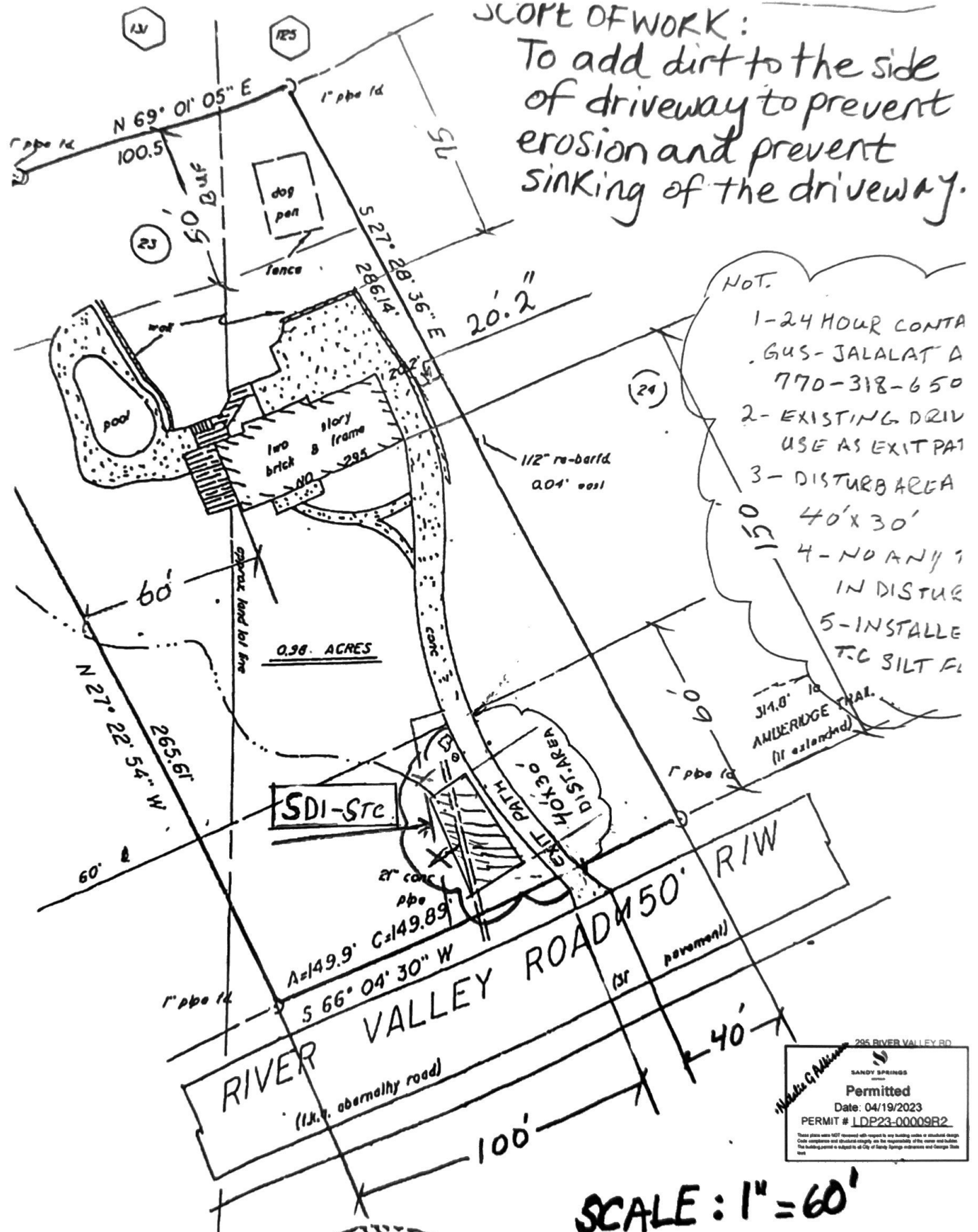
SCALE: 1" = 60'

1 I.P. - IRON PIN FOUND
1 P.S. - IRON PIN SET
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
H.W. - HEAD WALL
S.E. OR S.S.E. - SANITARY SEWER EASEMENT
DO NOT USE HOUSE TO PROPERTY LINE DISTANCE, OR FENCE FOR PROPERTY LINE LOCATION.

LOCATION & DESCRIPTION OF EASEMENTS AND UTILITIES TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLAT WHEN APPLICABLE.

SCOPE OF WORK:

To add dirt to the side of driveway to prevent erosion and prevent sinking of the driveway.



NOT:

- 1-24 HOUR CONTACT GUS-JALALAT A 770-318-650
- 2- EXISTING DRIVE USE AS EXIT PATH
- 3- DISTURB AREA 40'x30'
- 4- NO ANY IN DISTURBANCE
- 5- INSTALL T.C SILT FILL

314.0' IS ANTIERIDGE TRAIL (if extended)

285 RIVER VALLEY RD
SANDY SPRINGS
Permitted
Date: 04/19/2023
PERMIT # JDP23-0000982

SCALE: 1" = 60'

IWM ON THE FLOOD HAZARD

I.P.F.-IRON PIN FOUND
IRON PIN SET

J.B.-JUNG
C.L.-CENT

Property Address:
295 River Valley Road
Atlanta, GA 30328

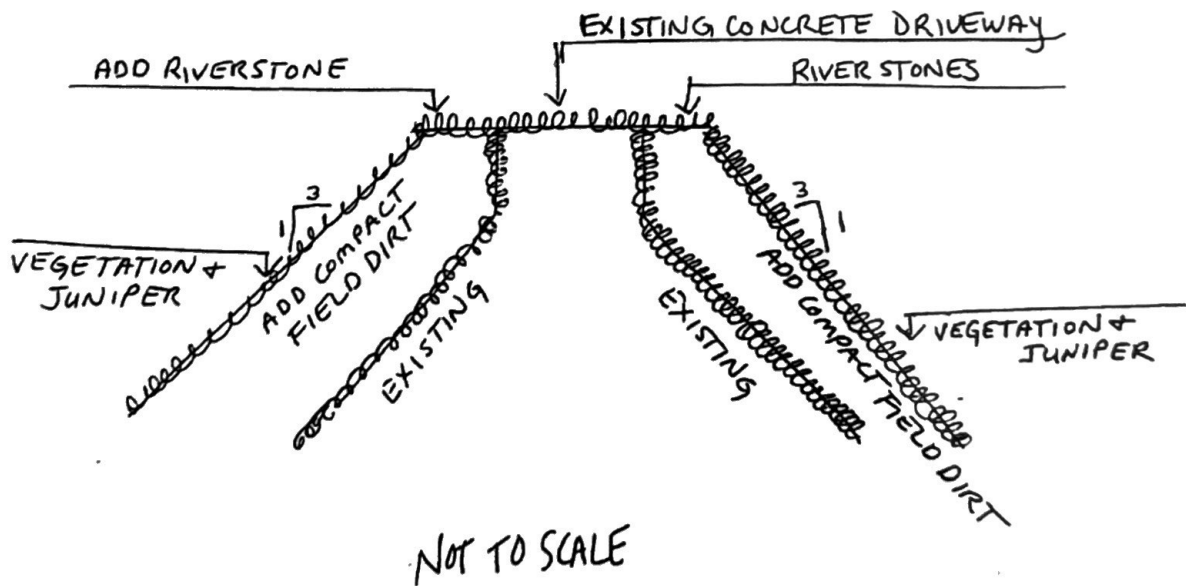
Permit Number: LDP23-0009

Contact: Gus Jalalat 770-318-6504

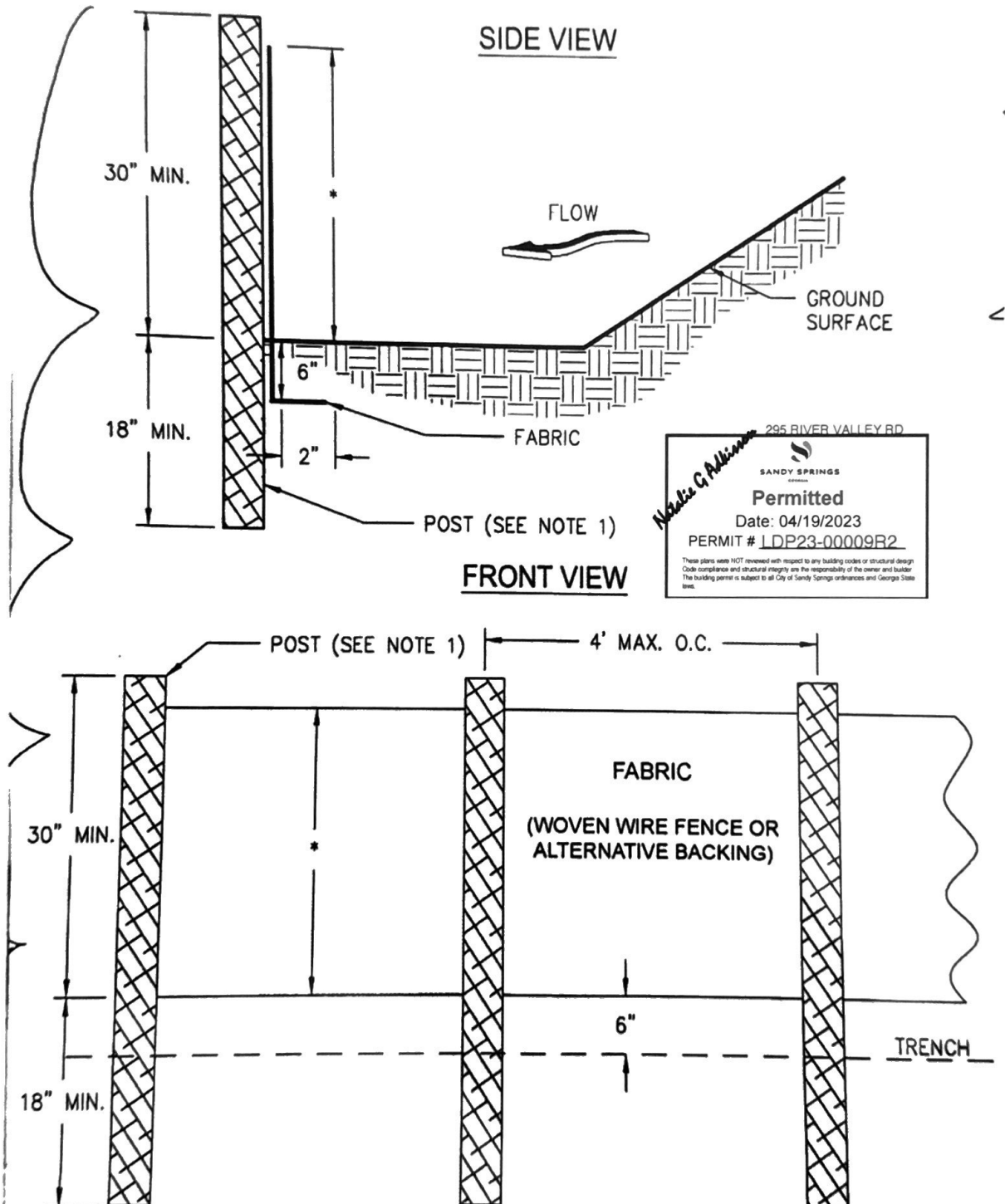
The existing driveway may be used as a Construction Exit provided that all construction vehicles are confined to existing paved areas on Site. Any tracking of Dirt, Silt, Mud, etc. onto street will result in an immediate 'Stop Work' Order. The 'Stop Work' Order will not be lifted until a Construction Exit is constructed in accordance with the current Detail.

The escape of sediment from the Site shall be prevented by the installation of Erosion and Sediment Control measures and practices prior to land disturbing activities.

Erosion and Sediment Control measures shall be maintained at all times. If full implementation of the approved Plan does not provide for effective erosion control, additional Erosion and Sediment Control measures shall be implemented to control or treat the sediment source.



SILT FENCE Sd1-S (TYPE C)



NOTES:

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

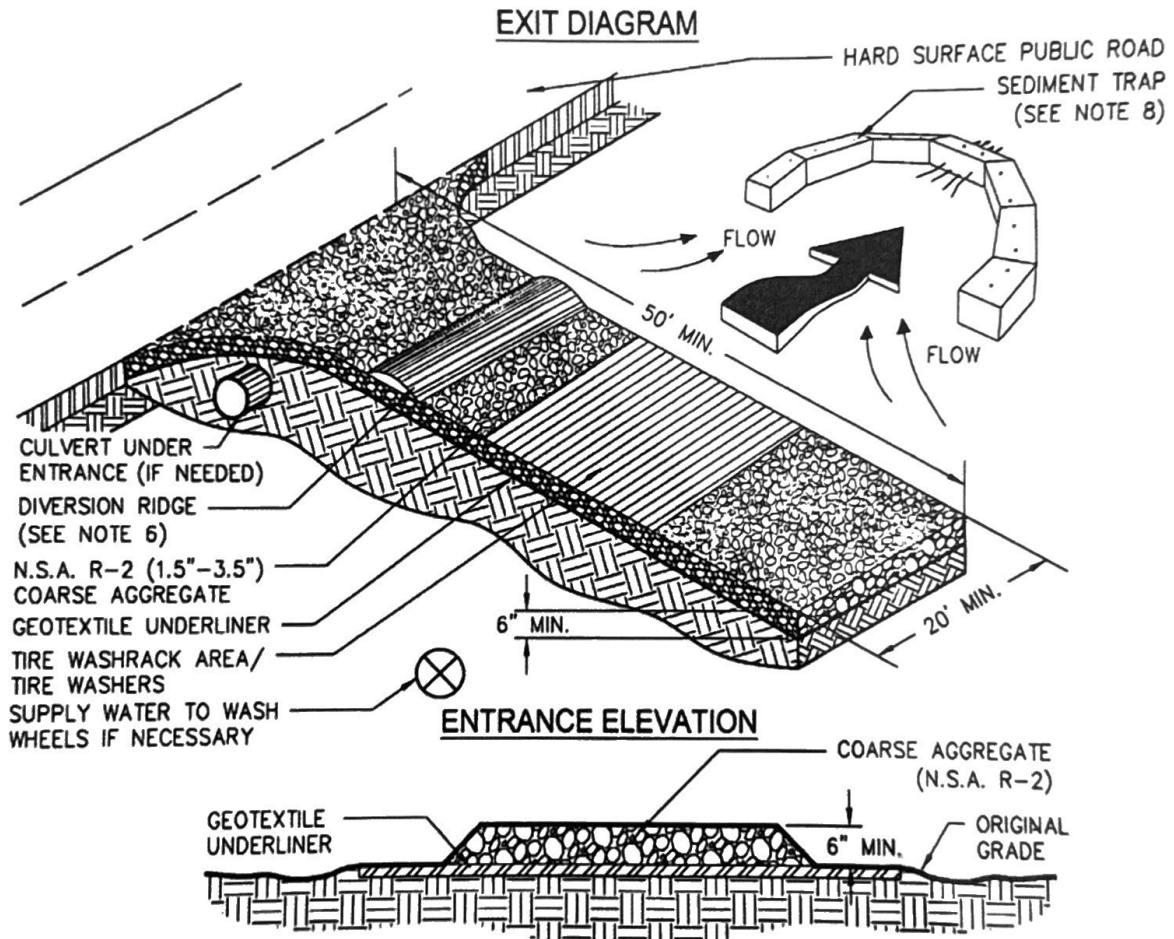
MAINTENANCE

The exit shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled,

dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.



CRUSHED STONE CONSTRUCTION EXIT



NOTES:

1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Perfect Design, Inc.

To: City of Sandy Springs

RE: 295 River Valley Road
Atlanta, GA 30328
Permit Number LDP23-00009

To whom it may concern –

We are writing to share the instances at 295 River Valley Road, which have led to unsafe and dangerous situations. This home was built in 1964 and we purchased it in May 2021. During the time of our residency here, the following issues have persistently recurred without a feasible remedy:

1. Near the driveway, there are 24" pipes that discharge water from both sides of the street, and since the pipe sits high (whether it was like that originally or it has happened over time), the water flowing onto the property is creating a large cave under the driveway, which led to erosion issues and cracking of the driveway in various areas. This issue was brought to the attention of the Stormwater Inspector, and upon speaking with his supervisor, they indicated that even though they are aware and have seen the hollowness under the driveway and erosion issues, that this matter is not the City's responsibility, and as such, falls back on the homeowner to maintain.
2. With every heavy rainfall, the rain has remained on the driveway, loosening both the shrubs from the ground and compromising the strength of the driveway on each side and as a homeowner, it results to us continuously having the fear of the driveway sinking even further.
3. Our grandchildren, all under the age of 10, have gotten close to the ditch and have even fallen in a few times, an extremely hazardous situation which had to be addressed to prevent further danger.
4. Our 90 year old mother resides with us, and the potential of driving into the ditch has prevented her from comfortably coming in and out of the driveway. Additionally, when we have guest, it made us very uncomfortable for them to reverse out of the driveway because the driveway is narrow and the sides of the driveway are very difficult to see, especially at night. If their wheel slightly went off the driveway, their car could fall into the ditch.
5. The driveway has started cracking and the edge has been falling. In order to remedy the situation, a permit was applied for, site plans were submitted, and the City of Sandy Springs issued Permit LDP23-00009. As part of the remedy, dirt was hauled onto the property. While hauling dirt, the arborist, city inspector and supervisor visited the site and there was no issue. However, upon the second visit, the City inspector issued a Stop Work Order,

stating more work has been done compared to the original scope of work. It was not our intention to do more work than the permit we had originally applied for, however, as dirt was brought onto the property, we had to properly slope the dirt so erosion would not be an issue in the future.

After the stop work order, we had a meeting with the city representatives and they stated that since more work was done from the original scope of work, we would need to apply for another permit and additionally, they asked that we hire a surveying company to draw an as-built survey and hire an engineer to review the work completed and to approve the validity of the work at its current state. We applied and paid the fees for a new permit; however, one has not been issued yet. Please see the as-built attached and pictures taken from the shoulder of the driveway washing away.

If you need any further information, please feel free to contact me at 770-318-6504 or via email at perfectdesign@gmail.com

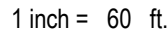
Best Regards,

Gus Jalalat



I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

GRAPHIC SCALE



THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

25' STATE BUFFER

50' CITY BUFFER

75' IMPERVIOUS SETBACK

S 84°46'17" W 150.00'

31'± BC/BC

TREE TABLE		
TR.NO.	DIAMETER	TYPE
1	7	OAK
2	19	OAK
3	13	OAK
4	14	OAK
5	19	OAK
6	22	OAK
7	22	OAK
8	33	OAK
9	17	OAK
10	8	OAK
11	23	OAK
12	35	OAK
13	20	OAK
14	25	OAK
15	10	OAK
16	18	OAK
17	36	OAK
18	14	OAK
19	34	OAK
20	18	PINE
21	32	OAK
22	27	OAK
23	14	MAG
24	17	MAG
25	12	OAK
26	25	PINE

TREE TABLE		
TR.NO.	DIAMETER	TYPE
27	10	OAK
28	27	OAK
29	45X33	MAPLE
30	22	OAK
31	13	OAK
32	19	OAK
33	27	OAK
34	14	PINE
35	28	OAK
36	12	MAG
37	12	OAK
38	33	OAK
39	34	OAK
40	29	PINE
41	12	OAK
42	13	OAK
43	13	OAK
44	20	OAK
45	22	OAK
46	23	OAK
47	30	OAK
48	27	PINE
49	23	OAK
50	42	OAK
51	28	OAK
52	20	OAK
53	51	OAK

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.	
AKA ALSO KNOWN AS	N/F NOW OR FORMERLY
APD AS PER DEED	NAIL NAIL FOUND
APP AS PER PLAT	P PLAT (BOOK/PAGE)
BSL BUILDING (SETBACK) LINE	POB POINT OF BEGINNING
CP COMPUTED POINT	POC POINT OF COMMENCEMENT
CTP CRIMP TOP PIPE FOUND	R RADIUS LENGTH
D DEED (BOOK/PAGE)	R/W RIGHT-OF-WAY
DW DRIVEWAY	RBF REINFORCING BAR FOUND
EE EDGE OF PAVEMENT	(1/2" UNO)
FFE FINISH FLOOR ELEVATION	RBS 1/2" REINFORCING BAR SET
FKA FORMERLY KNOWN AS	SW SIDEWALK
IPF IRON PIN FOUND	SSE SANITARY SEWER EASEMENT
L ARC LENGTH	SSCO SANITARY SEWER CLEANOUT
LL LAND LOT	-X- FENCE LINE
LLL LAND LOT LINE	WALL
N NEIGHBOR'S	

MAGNETIC
N

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND
IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING
SPECIAL FLOOD HAZARDS.
PANEL 13121C0338F EFFECTIVE DATE: 09/18/2013
ZONE 'X' _____

A horizontal bar chart with a single row of three bars. The x-axis is labeled with 0, 30, 60, and 120. The first bar (white) extends to 30. The second bar (black) extends to 60. The third bar (white) extends to 90. The total length of the bars is 90, which is 3/4 of the total student count of 120.

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.
NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

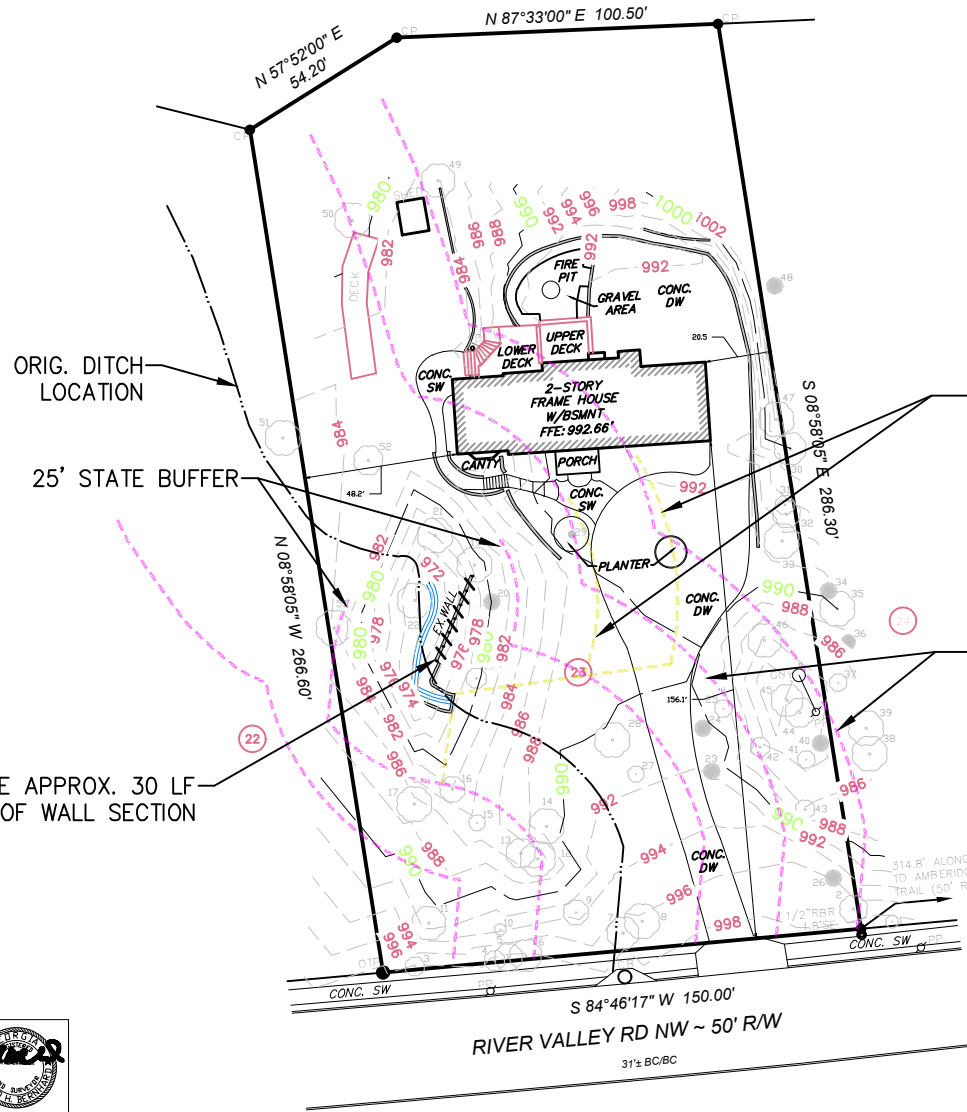
BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS
ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR
DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES.
IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH
PERMITTING AGENCIES BASED ON THEIR SPECIFIC
CONSTRUCTION PROJECTS.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

PROPERTY ADDRESS: 285 RIVER VALLEY ROAD NW, ATLANTA, GA 30328		PLAT PREPARED FOR: 285 RIVER VALLEY ROAD		
LAND AREA: 42,728 SF 0.980 AC				
IMPERVIOUS AREA: EXIST=0.962 SF=23.33%				
ZONING: RD-18				
LOT 23 BLOCK D UNIT 1 AMERIGADES SUBDIVISION LAND LOT 125 1748 DISTRICT PARCEL ID: 012500080618 BY: FLUTON COUNTY, GEORGIA FIELD DATE: 10-02-2013 TYPE OF SANDY SPRINGS DRAIN DATE: 10-13-2013 DATE OF SURVEY: 10-13-2013 REFERENCE: DEED BOOK 63300, PAGE 16 THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR SURVEYING IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE CODE OF GEORGIA.		SURVEY SYSTEM: ATLANTA 280 LAKESIDE BLVD SUITE 200 ATLANTA, GA 30308 404-510-0001 OR 800-551-0001 TEL: 678-994-0041 FAX: 404-760-0000 E-MAIL: 678-994-0041		



NOTE: ALL ITEMS IN THIS LEGEND	MAY NOT APPEAR ON THIS PLAT.
AKA: ALSO KNOWN AS	N/F NOW OR FORMERLY
APD AS PER DEED	NAIL NAIL FOUND
APP AS PER PLAT	P PLAT (BOOK/PAGE)
BSL BUILDING (SETBACK) LINE	POB POINT OF BEGINNING
CP COMPUTED POINT	POC POINT OF COMMENCEMENT
C CRIMP TOP PIPE FOUND	R RADIUS LENGTH
D DEED (BOOK/PAGE)	R/W RIGHT-OF-WAY
DW DRIVEWAY	RBF REINFORCING BAR FOUND
EP EDGE OF PAVEMENT	(1/2") UNO
FFE FINISH FLOOR ELEVATION	RBS 1/2" REINFORCING BAR SET
FKA FORMERLY KNOWN AS	SW SIDEWALK
IPF IRON PIN FOUND	SSE SANITARY SEWER EASEMENT
L ARC LENGTH	SSCO SANITARY SEWER CANCELOUT
LAND LOT	-X- FENCE LINE
LLD LAND LOT LINE	█ WALL
N NEIGHBOR'S	



TREE TABLE		
TR.NO	DIAMETER	TYPE
1	7	OAK
2	19	OAK
3	13	OAK
4	14	OAK
5	19	OAK
6	22	OAK
7	22	OAK
8	33	OAK
9	17	OAK
10	8	OAK
11	23	OAK
12	35	OAK
13	20	OAK
14	25	OAK
15	10	OAK
16	18	OAK
17	36	OAK
18	14	OAK
19	34	OAK
20	38	PINE
21	32	OAK
22	27	OAK
23	14	MAG
24	17	MAG
25	12	OAK
26	26	PINE

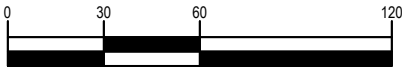
TREE TABLE		
TR.NO.	DIAMETER	TYPE
27	10	OAK
28	27	OAK
29	43X53	MAPLE
30	22	OAK
31	13	OAK
32	19	OAK
33	27	OAK
34	14	PINE
35	28	OAK
36	12	MAG
37	12	OAK
38	33	OAK
39	34	OAK
40	29	PINE
41	12	OAK
42	13	OAK
43	13	OAK
44	20	OAK
45	22	OAK
46	23	OAK
47	30	OAK
48	27	PINE
49	23	OAK
50	42	OAK
51	28	OAK
52	20	OAK
53	51	OAK

IMPERVIOUS (IN SQUARE FEET)	
HOUSE	2083
PORCH	99
CONC. DW	5488
CONC. SW	468
STEPS	248
DECK	751
PLANTER	176
CONC.	6
WALL	289
FIRE PIT	24
GRAVEL AREA	330
TOTAL IMPERVIOUS	9962

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
PANEL 13121C0338F EFFECTIVE DATE: 09/18/2013
ZONE 'X'

GRAPHIC SCALE



1 inch = 60 ft.

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

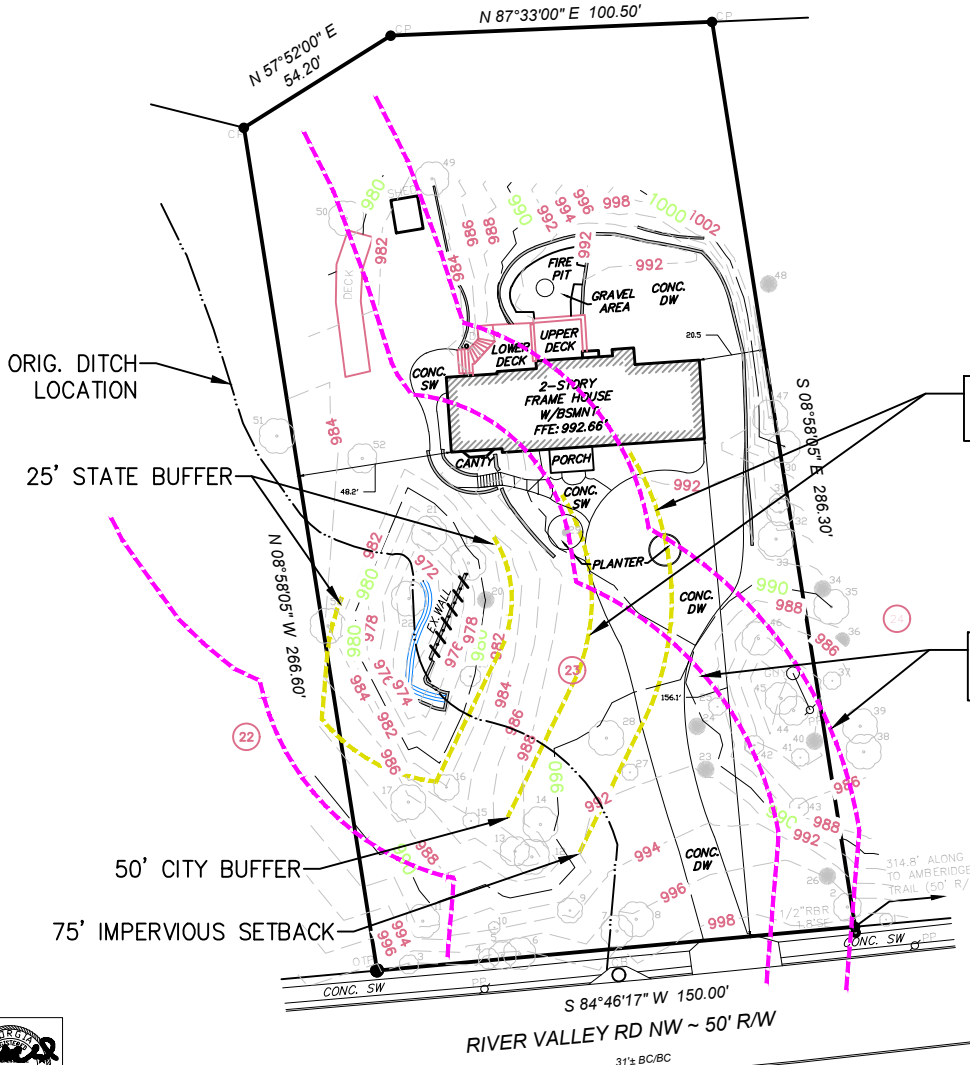
TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

PROPERTY ADDRESS: 285 RIVER VALLEY ROAD NW, ATLANTA, GA 30328	PLAT PREPARED FOR: 285 RIVER VALLEY ROAD	
LAND AREA: 42,728 SF 0.980 AC	LOT 23 BLOCK D UNIT 1 AMBERGLADES SUBDIVISION	
IMPERVIOUS AREA: EXIST=9,962 SF=23.3%	LAND LOT 125 17th DISTRICT PARCEL ID:17 012500080618 BY:	
ZONING: RD-18	FULTON COUNTY, GEORGIA FIELD DATE: 10-02-2023 NH	
0 30 60 120 SCALE 1" = 60'	CITY OF SANDY SPRINGS DRAWN DATE: 10-13-2023 AE	
	REFERENCE: PLAT BOOK 63900, PAGE 150	SURVEY SYSTEMS ATLANTA 280 LAKE DR. SW. SUITE 100 ATLANTA, GA 30328 CELL 678-391-8064 OFFICE 404-762-0010
	THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF 1/4 SECOND PER ANGULAR POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.	
	THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.	

LEGEND

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
AKA ALSO KNOWN AS N/F NOW OR FORMERLY
APD AS PER DEED NAIL NAIL FOUND
APP AS PER PLAT P PLAT (BOOK/PAGE)
BSL BUILDING (SETBACK) LINE POB POINT OF BEGINNING
CP COMPUTED POINT POC POINT OF COMMENCEMENT
CTP CRIMP TOP PIPE FOUND R RADIUS LENGTH
D DEED (BOOK/PAGE) R/W RIGHT-OF-WAY
DW DRIVEWAY RBF REINFORCING BAR FOUND
EP EDGE OF PAVEMENT (1/2" UNO)
FFE FINISH FLOOR ELEVATION RBS 1/2" REINFORCING BAR SET
FKA FORMERLY KNOWN AS SW SIDEWALK
IPF IRON PIN FOUND SSE SANITARY SEWER EASEMENT
L ARC LENGTH SSCO SANITARY SEWER CLEANOUT
LL LAND LOT -X- FENCE LINE
LLL LAND LOT LINE WALL



REVISED 50' & 75' CITY BUFFER

ORIG. 50' CITY BUFFER & 75' IMPERVIOUS SETBACK

IMPERVIOUS (IN SQUARE FEET)	
HOUSE	2083
PORCH	99
CONC. DW	5488
CONC. SW	468
STEPS	248
DECK	751
PLANTER	176
CONC.	6
WALL	289
FIRE PIT	24
GRAVEL AREA	330
TOTAL IMPERVIOUS	9962

TREE TABLE		
TR.NO.	DIAMETER	TYPE
1	7	OAK
2	19	OAK
3	13	OAK
4	14	OAK
5	19	OAK
6	22	OAK
7	22	OAK
8	33	OAK
9	17	OAK
10	8	OAK
11	23	OAK
12	35	OAK
13	20	OAK
14	25	OAK
15	10	OAK
16	18	OAK
17	36	OAK
18	14	OAK
19	34	OAK
20	38	PINE
21	32	OAK
22	27	OAK
23	14	MAG
24	17	MAG
25	12	OAK
26	26	PINE

TREE TABLE		
TR.NO.	DIAMETER	TYPE
27	10	OAK
28	27	OAK
29	4X3X3	MAPLE
30	22	OAK
31	13	OAK
32	19	OAK
33	27	OAK
34	14	PINE
35	28	OAK
36	12	MAG
37	12	OAK
38	33	OAK
39	34	OAK
40	29	PINE
41	12	OAK
42	13	OAK
43	13	OAK
44	20	OAK
45	22	OAK
46	23	OAK
47	30	OAK
48	27	PINE
49	23	OAK
50	42	OAK
51	28	OAK
52	20	OAK
53	51	OAK



© 2024		DATE:	DESCRIPTION	BY:	NO.:	LOCATION ADDRESS: 295 RIVER VALLEY ROAD FOR Mr. Gus Jalalat LAND LOT 125, DISTRICT 17 CITY OF SANDY SPRINGS, GEORGIA	 PINNACLE LAND DEVELOPMENT O: 678.382.5314 F: 770.389.3074 WWW.PINNACLELANDDEV.COM	SHEET TITLE:			
PINNACLE LAND DEVELOPMENT, INC. ALL RIGHTS RESERVED		12/12/23	INITIAL SUBMITTAL	ALW	1			EXISTING CONDITIONS - OVERLAY			
THESE CONSTRUCTION DOCUMENTS AND PERMITTED REPRODUCTIONS, IN WHOLE OR IN PART, ARE INSTRUMENTS OF SERVICE AND ARE THE SOLE PROPERTY OF PINNACLE LAND DEVELOPMENT, INC. UNLESS OTHERWISE AGREED TO, THEY SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ARE THEY TO BE USED FOR ANY OTHER PROJECTS OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND DUE COMPENSATION TO PINNACLE LAND DEVELOPMENT, INC.		01/05/24	ADDRESS CITY COMMENTS	ALW	2			DRWN: TLW		OWNER:	
		03/10/24	ADDRESS CITY COMMENTS	ALW	3			DSGN: TLW		Mr. Gus Jalalat	
		CHKD: ALW		295 River Valley Road NW, Sandy Springs, GA 30328							
								DATE: NOVEMBER 2023	PROJ. NO. 625.2309-01	SHEET	1.0a
								SCALE: AS SHOWN	LOCATION: SANDY SPRINGS, GA		

THESE DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND MAY NOT BE USED OR REPRODUCED IN ANY FORM WITHOUT PRIOR CONSENT

SITE DATA	
SITE ADDRESS:	295 RIVER VALLEY ROAD
PARCEL ID:	17 0125 00080618
LOT AREA:	0.98 Ac. = 42,728 SF
DISTURBED AREA:	0
ZONING CLASSIFICATION:	RD-18
LAND LOT:	125
DISTRICT:	17
BUILDING SETBACKS	
FRONT SB:	50'
SIDE SB:	10'
REAR SB:	35'
MIN. LOT AREA:	18,000 SF
BOUNDARY & TOPOGRAPHY SURVEY PROVIDED BY SURVEY SYSTEMS ATLANTA DATED OCTOBER 2, 2023.	
BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY PANEL NO. 13121 C0338F DATED SEPTEMBER 18, 2013.	

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)			Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.

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	12/12/23	INITIAL SUBMITTAL	ALW	1
	01/05/24	ADDRESS CITY COMMENTS	ALW	2
	03/10/24	ADDRESS CITY COMMENTS	ALW	3

LOCATION ADDRESS:
295 RIVER VALLEY ROAD
FOR
Mr. Gus Jalalat
LAND LOT 125, DISTRICT 17
CITY OF SANDY SPRINGS, GEORGIA



SHEET TITLE: SITE PLAN			
DRWN: TLW	OWNER: Mr. Gus Jalalat 295 River Valley Road NW, Sandy Springs, GA 30328		
DSGN: TLW			
CHKD: ALW			
DATE: NOVEMBER 2023	PROJ. NO. 625.2309-01	SHEET	2.0
SCALE: AS SHOWN	LOCATION: SANDY SPRINGS, GA		

