



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT Board of Appeals Meeting, May 7, 2025

Case: **V-25-9 – 5805 Brookgreen Road**
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)
Report Date: April 24, 2025

REQUEST

Request for a Variance from Sec. 9.4.3. to allow retaining walls to be constructed in the rear setback, side setback and grading setback.

APPLICANT

Property Owners:	Petitioner:	Representative:
Christopher Fratto	Christopher Fratto	Christopher Fratto

RECOMMENDATIONS

Department of Community Development

Staff recommends **Denial** of Variance V-25-9

MATERIALS SUBMITTED AND REVIEWED

Materials and Plans

1. “Application” received on March 6, 2025

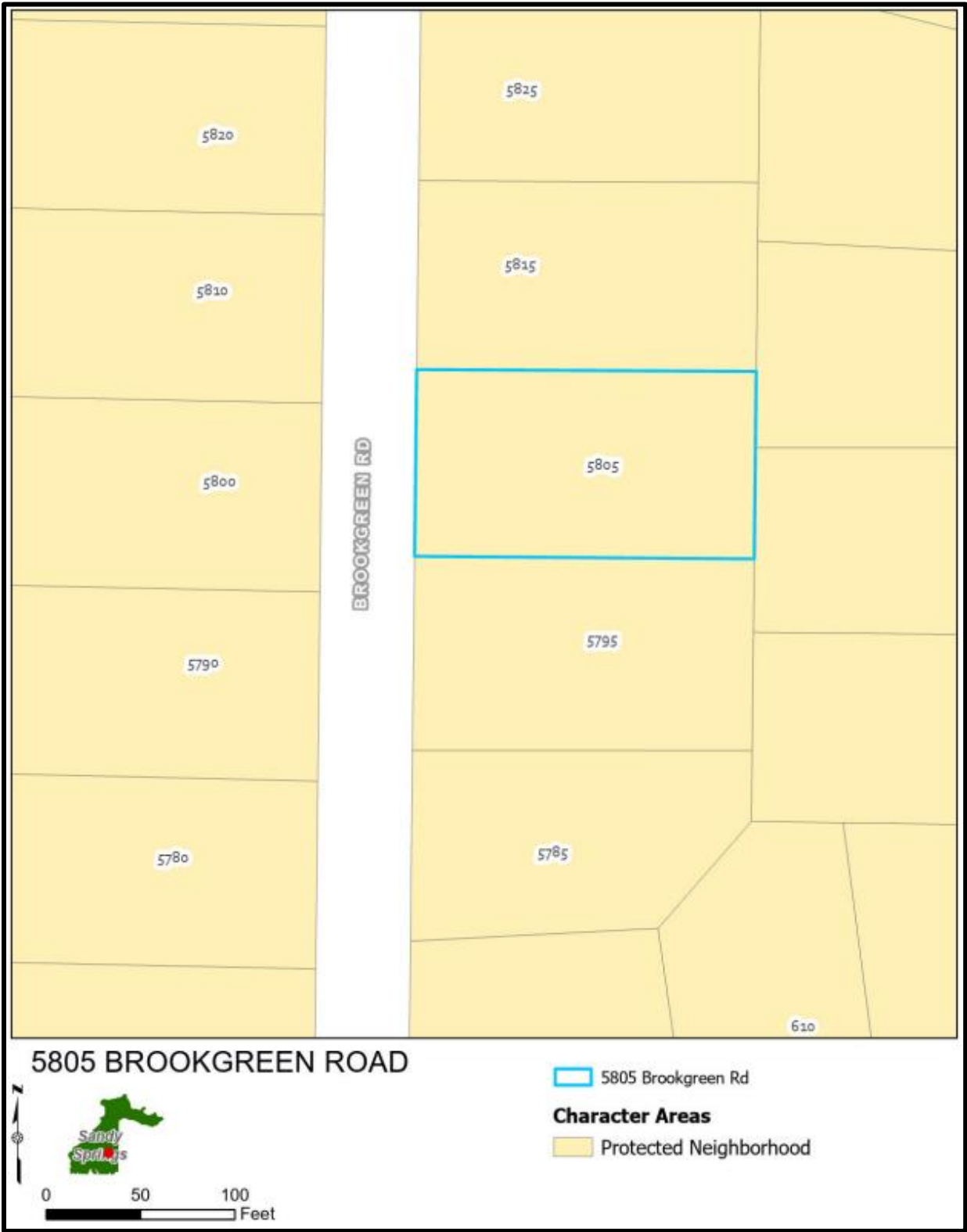
Plans

2. “5805_Brookgreen_Rd_Propert_Survey” received on March 6, 2025. Prepared by McClung Surveying. Stamped by Michael R. Noles.
3. “Landscape_plan_8.19-LA-3_(2)_Thu_Mar_6_2025_14-29-47” received on March 6, 2025. Prepared by EcoMind Group.
4. “Landscape_plan_4.7.25_Mon_Apr_7_2025_16-27-41” received April 7, 2025. Prepared by EcoMind Group

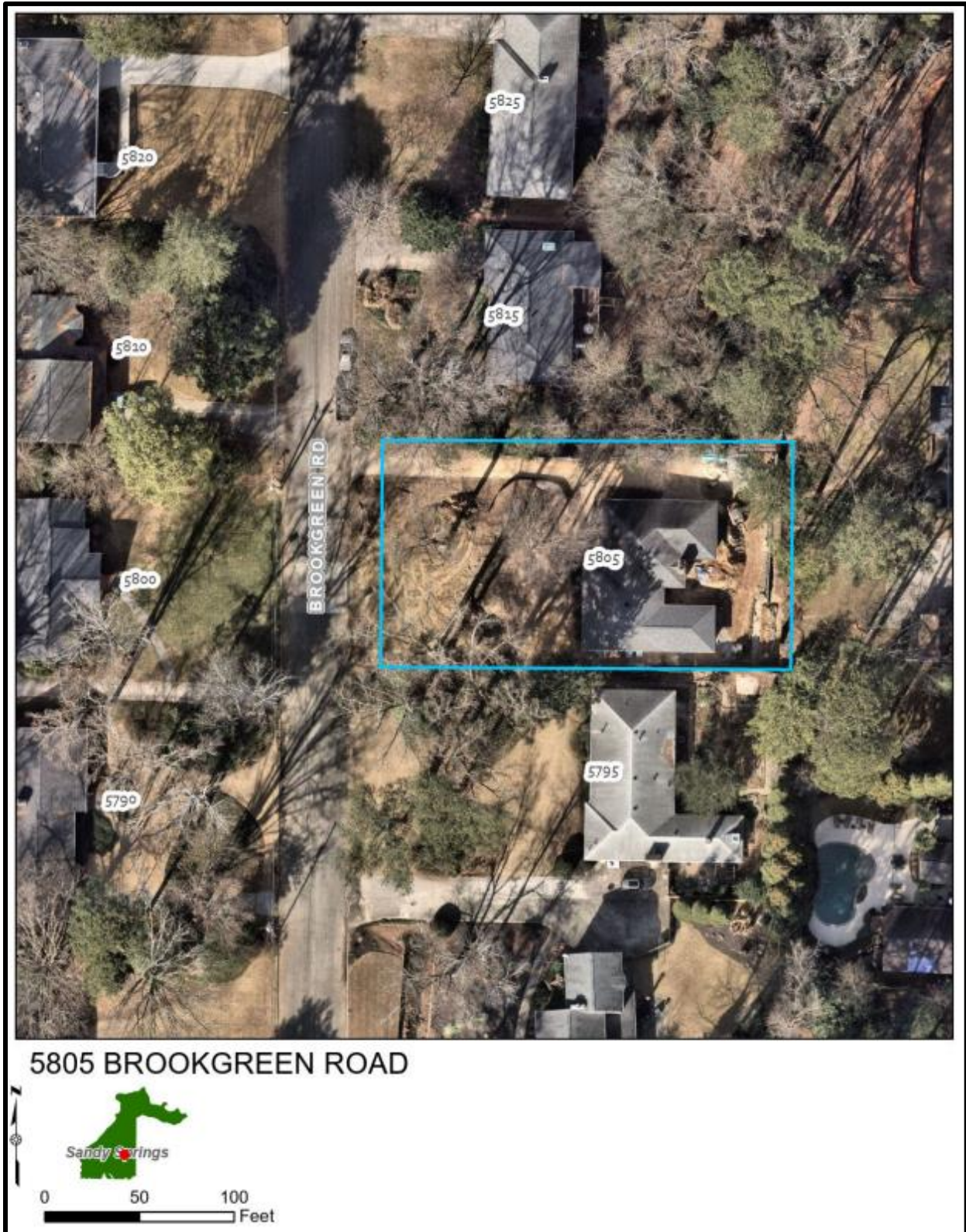
PROPERTY INFORMATION	
Location:	5805 Brookgreen Road (17 003700020165)
Council District:	Council District 5 – Tiberio "Tibby" DeJulio
Neighborhood:	Glenridge Hammond Neighborhood Association
Road frontage:	Approximately 99 feet
Lot Depth	Approximately 180 feet
Acreage:	Approximately 0.41
Current Zoning	RD-18 (Residential Detached – minimum lot size 18,000 square feet)
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	5815 Brookgreen Road	0.41
East	RD-18 / Residential Detached	5810 Greenbrier Road	0.42
East	RD-18 / Residential Detached	5800 Greenbrier Road	0.41
South	RD-18 / Residential Detached	5795 Brookgreen Road	0.41
Southwest	RD-18 / Residential Detached	5790 Brookgreen Road	0.41
West	RD-18 / Residential Detached	5800 Brookgreen Road	0.41
Northwest	RD-18 / Residential Detached	5810 Brookgreen Road	0.41
PROPOSED DEVELOPMENT			
-	RD-18 / Residential Detached	5805 Brookgreen Road	0.41

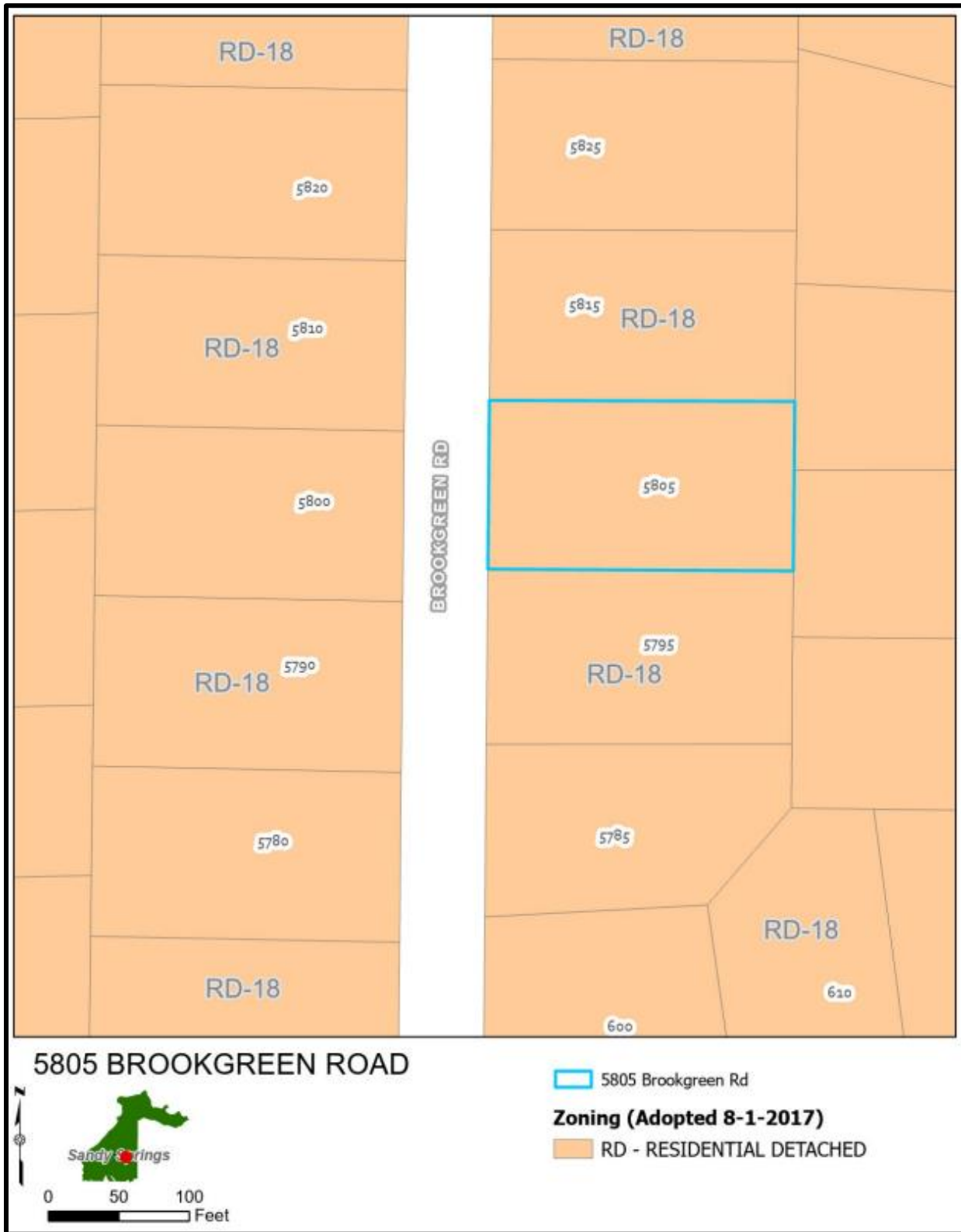
CHARACTER AREA MAP

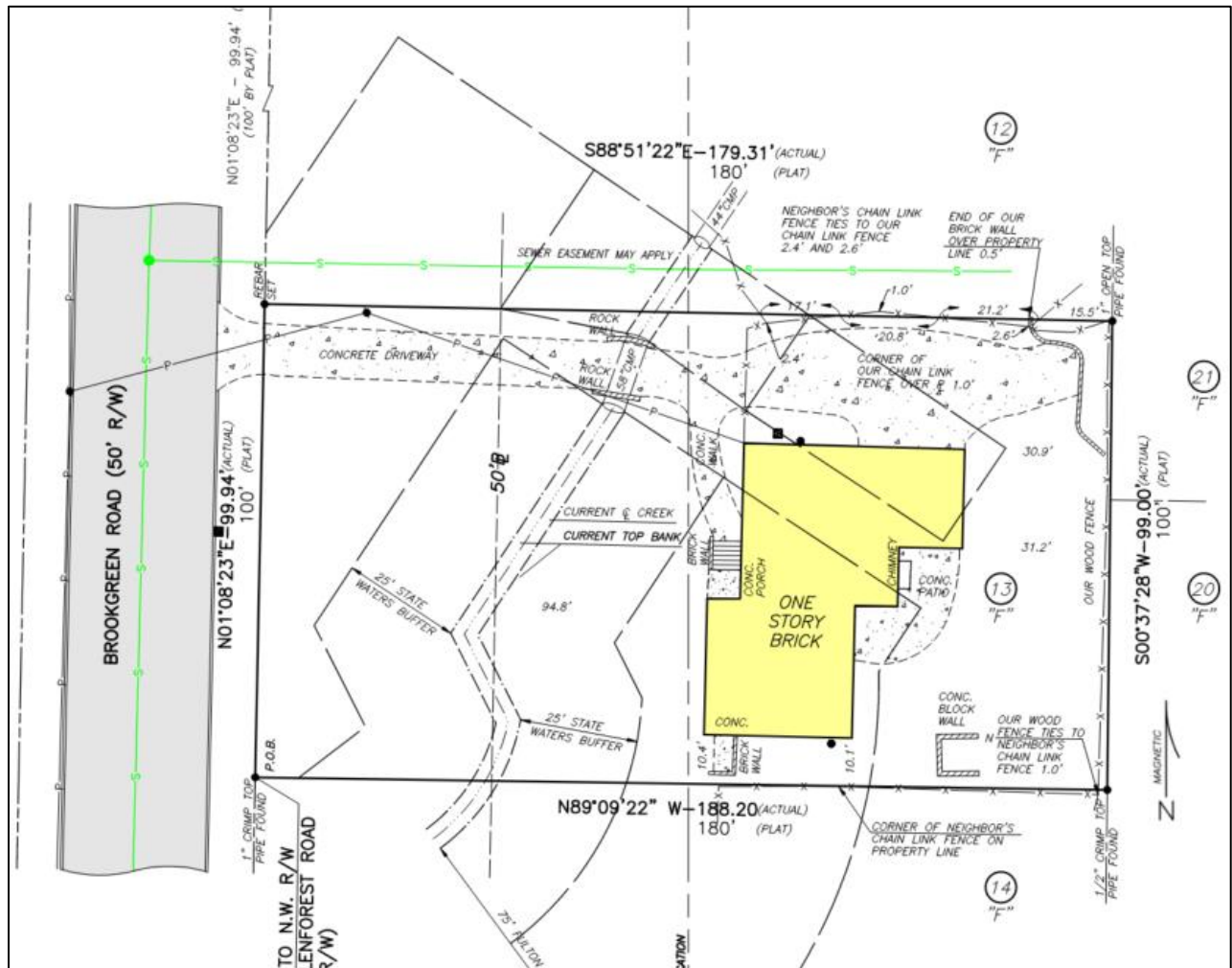


AERIAL IMAGE



ZONING MAP





Survey

EXISTING DEVELOPMENT

The subject property is 0.41 acres with an existing single-family home, with a two-car garage. Based on Fulton County records, the present owners acquired the property in 2022, and the home was built in 1958. Located within the Glenridge Hammond Neighborhood Association, the subject property sits in the southeastern portion of the City. A stream runs east to west through the property with the stream's buffers encompassing the home.

The majority of the property is within the 25-foot state waters buffer, 50-foot vegetative buffer, and 75-foot impervious surface setback. The lowest point of the property is at the creek and the highest point is at the rear of the property.



Front of home



Rear of home facing east



Rear of home facing east



View of steps in rear yard facing east



Rear home facing southeast



View of the rear yard's site conditions

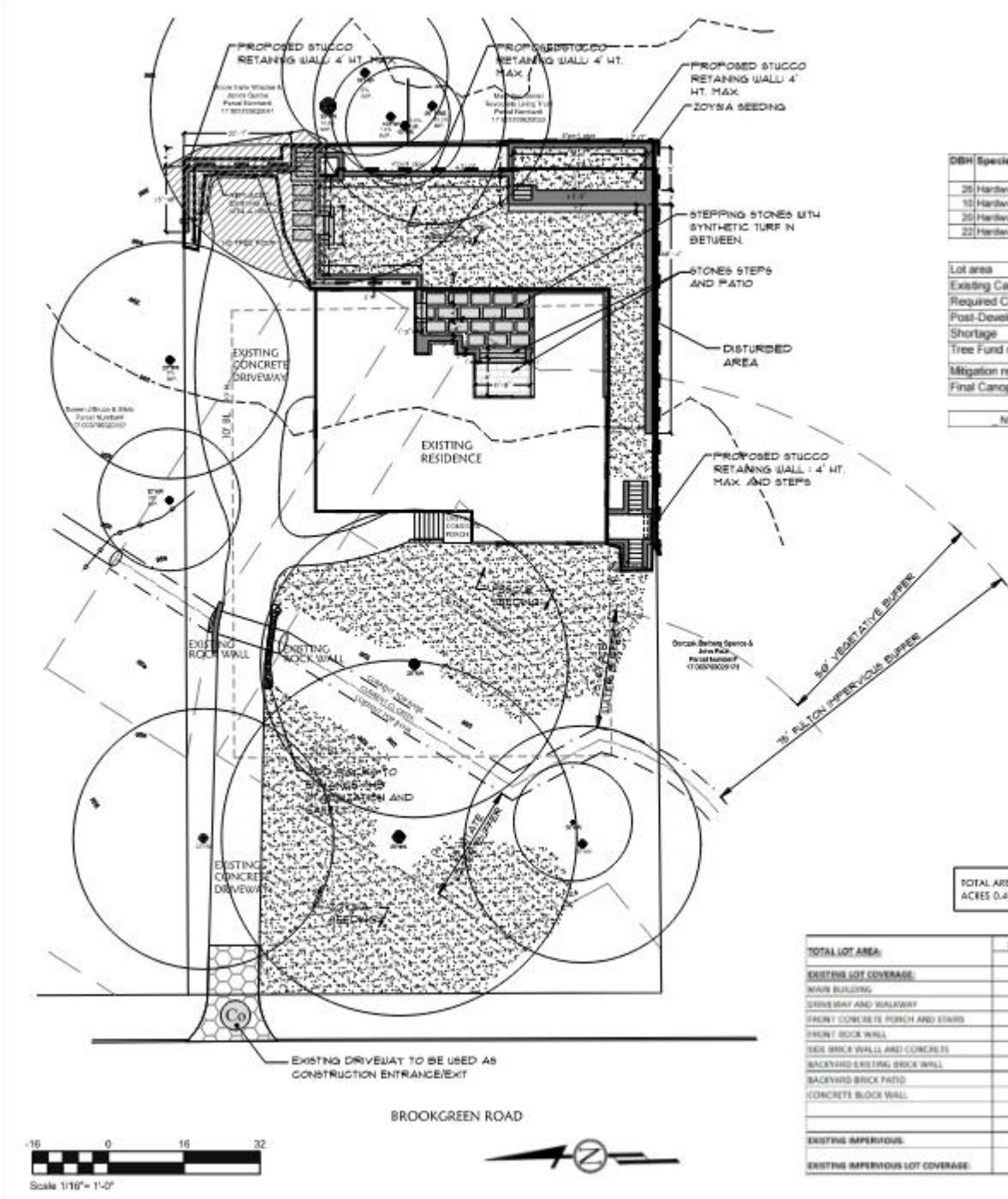


View of front yard looking northwest



View of side yard near southern property line

SITE PLAN (received April 7, 2025)



Site Plan

PROPOSED DEVELOPMENT

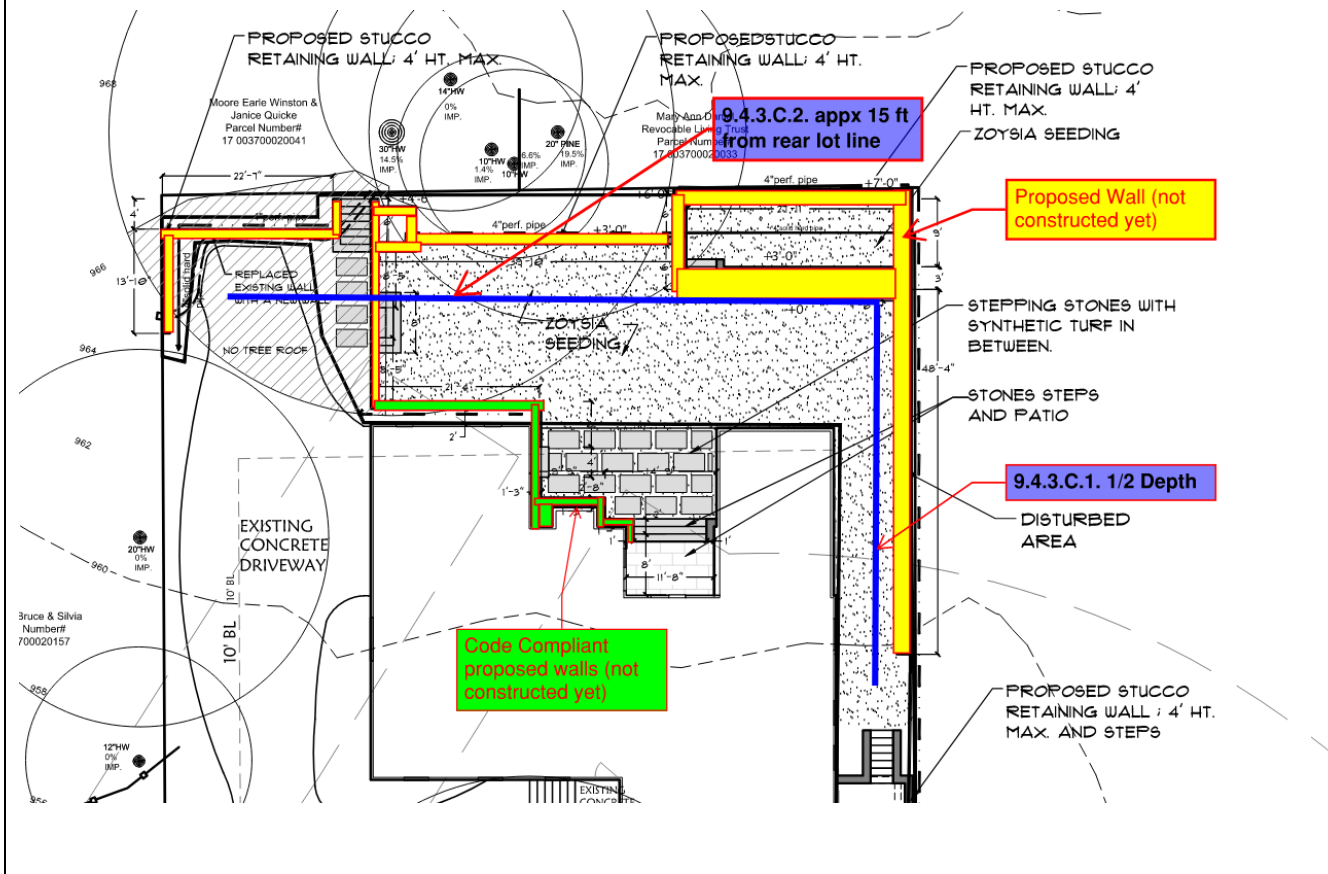
The applicants are proposing to install and maintain retaining walls located within the 15-foot rear grading setback and the 75-foot impervious surface setback, extending along the rear and easterly property boundaries.

According to the Development Code Section 9.4.3.C.1. *Side Setbacks*, “In the RD- Districts, retaining walls may encroach up to half the depth of the required side building setbacks.

According to the Development Code Section 9.4.3.C.2. *Rear Setbacks*, “In the RD-27, RD-18, and RD-15 districts, no retaining walls are allowed within 15 feet of the rear lot line.”

At 5805 Brookgreen Road, within the RD-18 zoning district, the Development Code permits retaining walls to be located within the 10-foot side setback, provided they are no closer than five feet from the property line. The applicants, however, are proposing to place the retaining wall directly on the property line.

In the 35-foot rear setback, the Development Code requires retaining walls to be set back at least 15 feet from the property line. The applicants’ proposal does not comply with this requirement.



V-25-9 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 only be granted upon showing that:

- 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: This property is a standard rectangular shaped typical of RD-18 lots. The lot is constrained by a stream running through the front yard of the property. The home was built in the 1950's and is situated within today's stream buffers. The shape, topography, and other physical conditions does not prevent the development of this property without a variance. The applicant's request to construct the retaining walls on the property lines is not a result of the properties physical constraints.

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

Finding: Staff believes complying with the Development Code requirements would not create an extreme hardship. The applicant has not provided documentation on how the proposal would minimally impact the buffer

6. The following facts 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 buffers associated with the stream in the front yard encumbers most of the property, but the proposed retaining walls are not planned to violate the stream buffers except for a small portion that is proposed to encroach into the impervious surface setback.

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

Finding: In the RD-18 zoning district, the Development Code allows retaining walls within the 10-foot side setback, provided they maintain a minimum distance of five feet from the property line. The applicants, however, propose placing the retaining wall directly on the property line, which does not conform to this standard.

Similarly, in the 35-foot rear setback, the Development Code specifies a minimum distance of 15 feet from the property line for retaining walls. The proposed placement also fails to meet this requirement.

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

Finding: A stream runs through the front yard of the property, subject to a 25-foot state-mandated buffer, a 50-foot vegetative buffer, and a 75-foot impervious surface setback, all of which extend over the home and terminate at the rear of the property. The applicants propose placing a portion of the easterly retaining wall within the 75-foot impervious surface setback.

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

Finding: Applicant has not provided documentation pertaining to alternative designs.

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

Finding: The retaining wall and its encroachment, if not properly mitigated for stormwater management, could result in runoff that adversely impacts the stream located at the front of the property.

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

Finding: Staff believes issuing the variance may not be the least protective of natural resources and the environment due to the proposal's encroachment and its proximity to the property lines.

COMMENTS FROM OTHER PARTIES

Sandy Springs City Engineer:

Minor contours are not visible on the site plan. Re-submit with visible contours. Show proposed Top and Bottom of wall in Mean Seal Level Elevations, i.e. same as contours, not simply elevations related to bottom of wall. Provide wall design detail including footings. All components of the walls, including foundation must be completely on the applicant's property. Provide detail of construction showing how construction of wall will not impact the property of the neighbors. This shall include area behind wall to cut slopes and construct ground water drainage behind wall and footing within OSHA standards and requirements.

Sandy Springs Arborist:

1) The variance analysis states that the retaining walls will enhance the tree canopy of the property. It is not clear on how the associated construction impacts and final product will enhance the tree canopy of the property. Please support this statement with additional information. The variance analysis states that the walls will preserve vegetation; however, the disturbance from the proposed walls will impact 25 percent or more of the critical root zones of the 10" hardwood and 20" pine Boundary Trees; therefore, escrow will be required for the two trees.

Sandy Springs Building Official:

1. Please note that - for the purposes of permitting - wall height is measured from the bottom of the footing to the top of the wall. Walls with four feet of exposed height do require a permit, since there is additional wall below grade, plus a footing. Stucco is not a structural material. Please state the structural substrate for the "Stucco Retaining Wall." Is it CMU or poured in place concrete? If the lawn is at elevation zero, what is the elevation for the main finished floor of the house? Show top and bottom of wall elevations for all proposed retaining or landscape walls and provide a typical section detail. Provide a detail through the walls that are shown directly against the exterior wall of the house. What is meant by "No Tree Roof?" "Your Letter of Intent states, "Due to the volume of water, the foundation walls have been affected, requiring the installation of steel reinforcing beams for stabilization." Were these beams specified by an engineer? Are they beams (horizontal members) or columns/butresses (vertical members)? Your letter also states, "This will allow for proper drainage, redirecting the water away from the house and yard, and discharging it elsewhere." Where will the water go? Did you consult with a Civil Engineer on a drainage design for the back yard? Will the proposed back yard provide for the ground to slope away from the house a minimum of 6 inches in the first 10 feet (IRC Section R401.3 Drainage). Alternatively, drains or swales can be used to ensure drainage away from the structure. I seem to recall that some of these retaining walls are already built. Since there was no permit, there would have been no inspections. Inspections are required for Wall Footings and Wall Vertical Reinforcement. Once the permit is issued, please contact Gail Munoz regarding the skipped inspections. In lieu of City inspections we will accept third-party inspection reports with photos.

Sandy Springs Land Development Manager:

No comment provided.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Fire Marshal:

No comment provided

Urban Forest Coordinator:

No comment provided.

Sandy Springs Transportation Planner:

No comment provided.

Sandy Springs Public Works:

No comment provided.

Correspondence Received:

No comment provided.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS

Staff recommends **Denial** of Variance V-25-9 a request from Sec. 9.4.3. to allow retaining walls to be constructed in the rear setback, side setback and grading setback. If the Board chooses to approve, Staff recommends the following conditions:

- The applicant must provide storm water mitigation plan by a registered design professional and
- that construction must be substantially similar to provided site plan as part of this application.



Special Photo — Gabriel Vitoria

Chef Sean Park's Prefecture Japanese Steakhouse on Peachtree Road will rebrand into a second NoriFish Sushi location April 18.

NoriFish Sushi to expand to Buckhead

By Skyler Heath
sheath@mdjonline.com

NoriFish Sushi, a popular sushi joint in Sandy Springs, is expanding to Buckhead.

Owner and chef Sean Park announced plans to rebrand Prefecture Japanese Steakhouse into a second NoriFish location. The new restaurant, dubbed NoriFish Sushi and Izakaya, will open April 18 at 2277 Peachtree Road.

Park said the expansion comes after several foodies requested another NoriFish closer to their homes in Atlanta.

"We are excited to not only

bring and serve the same delicious dishes that our guests have come to love from NoriFish Sandy Springs, but to add and offer favorite small plates from Prefecture," Park said in a new release.

NoriFish Sushi and Izakaya is a fusion of both restaurant concepts, featuring the flagship location's popular menu items with an added twist. Foodies can expect the addition of specialty sushi rolls as well as izakaya, an informal Japanese bar that serves alcoholic drinks and snacks, which isn't offered at its Sandy Springs location on Peachtree Dunwoody Road.

Specialty roll highlights include the Garlic Hamachi with garlic ponzu, shallot, chili thread and crab; and the Sake Avocado with lobster, lemon butter and wilted spinach. Other standouts include miso cod, spicy tuna crispy rice, wagyu tacos and truffle wagyu sliders.

On the beverage side, Northerners can expect premium wines and sakes, a curated crafted cocktail menu and a selection of craft beers.

The restaurant will be open for dinner Tuesday through Saturday from 5 to 10 p.m. For more information, visit NoriFish Sushi's website.

Sandy Springs Artsapalooza returning on Easter weekend

Family-friendly festival will feature over 150 artists, 10,000-plus egg hunt, live music and more

By Skyler Heath
sheath@mdjonline.com

Sandy Springs Artsapalooza will make a vibrant return Easter weekend, featuring a lineup of family-friendly events and programming.

The free, two-day festival, which takes place Saturday, April 19 from 10 a.m. to 5 p.m. and Easter Sunday, April 20 from 11 a.m. to 5 p.m., will transform the tree-lined streets of Sandy Springs into an expansive outdoor art gallery.

More than 150 artisans will display a wide array of work, from paintings and jewelry to sculptures and clothing. There will also be a children's play area, gourmet food trucks, local musicians and interactive art stations.

As part of an Easter Sunday tradition, festivalgoers can participate in the city's largest Easter egg hunt at 2 p.m., with over



Special Photo

Sandy Springs Artsapalooza returns to downtown Sandy Springs Saturday, April 19 from 10 a.m. to 5 p.m. and Easter Sunday, April 20 from 11 a.m. to 5 p.m.

10,000 hidden eggs. Kids are asked to arrive early with a small bag or basket.

Sandy Springs Artsapalooza, held at 6100 Lake Forest Drive, is open to

all ages and dogs are welcome.

For more information about Sandy Springs Artsapalooza visit sandyspringsartsapalooza.com.

Department of Human Services beats the heat with cost-saving program

By Alex Amos
aamos@mdjonline.com

With hot weather making a hasty comeback, the Georgia Department of Human Services (DPH) is stepping in to support the elderly, disabled, and low-income families statewide by bringing back one of its valuable programs designed to help them stay cool on a budget.

Through its Division of Family and Children Services' Low Income Home Energy Assistance Program, the DPH is helping Georgia residents lower cooling costs by distributing direct payments to energy suppliers. Funds will be allocated on a first-come, first-served basis through local Community Action Agencies.

Residents may qualify if

their annual income is at or below 60% of the median income for a Georgia family. The income threshold ranges from \$33,038 for a single-person household to \$73,700 for a household of five, according to the department.

Residents age 65 and older may begin applying as of April 1, while all other eligible individuals can apply starting May 1.

SIMPLY

GRANTS

From A1

two grants — up to \$25,000 — were for new programs.

Parks and Recreation Director Brent Walker said the city created these grants in 2021 to offer new programming and expand recreation

offerings for underserved families in Sandy Springs.

"There are a lot of needs in Sandy Springs — we have a small recreation department that can't meet all of them," Walker said at an April 1 meeting. "So, this is a way to extend these services through city funds into communities."

Councilman Andy Bauman expressed concern that the grants do not fully support the growing needs of local nonprofits. He said local nonprofit Los Ninos Primero recently lost \$200,000 in pandemic-era funding, and a five-year grant from the Goizueta Foundation is set to expire at the end of the year. The organization now serves 660 students at a cost of \$2,500 per student and maintains a waitlist for all extracurricular programs.

Bauman proposed amending the budget to raise all grant allocations to the maximum amounts in each category, which would require pulling an additional \$87,500 from the city's fund balance reserve.

"I'm just trying to help our local organizations meet needs that the city is unable to meet on its own," Bauman said.

City Manager Eden Freeman cautioned against the budget amendment, pointing to economic uncertainty as well as the rollback and potential elimination of federal grant programs.

City Council ultimately approved the original \$150,000 in grants without changes, but expressed openness to circling back on the topic during budget meetings for the 2026 fiscal year.



Skyler Heath

Sandy Springs City Hall at City Springs.

The following nonprofits were awarded:

CATEGORY ONE:

Los Ninos Primero: \$12,331 to provide year-round performing arts and cultural programs for underserved middle and high school students. The year-round program plans to continue delivering classes, workshops and performance opportunities to over 400 low-income Latino residents.

Call For Caring: \$12,240 for the Family Caregiver Academy will provide two, five-week training sessions for families with special-needs children. The goal is to improve the quality of life for resident family caregivers and their loved ones. In addition to education, the grant funds will assist with the cost of companion care for attendees' loved ones during class.

The Healthy Youth USA Foundation: \$11,429 to provide a continuation of the two-month summer camp program for elementary-age children. Funds will provide tuition for up to 14 children weekly, over six six weeks

from May through July.

CATEGORY TWO:

Call For Caring: \$14,931 to provide a Young, Gifted Caregivers program for youth in sixth to 12th grade. Sessions will include training topics that enhance knowledge and skills related to planning care; identifying local, state and federal resources; understanding family caregiving legal matters; chronic medical conditions; vital signs skill lab and communicating with healthcare professionals.

City Springs Theatre Company: \$13,513 to foster a scholarship fund for deserving Sandy Springs students and begin a new Sandy Springs based tuition program that discounts tuition for conservatory programs. These programs include voice, dance and acting lessons along with the opportunity to participate in the Summer High School Musical, a three-week summer camp.

The Healthy Youth USA Foundation: \$14,861 to provide for after-school program scholarships, academ-

ic tutoring, performing arts and mentoring. Funds will provide tuition for up to 20 children weekly over 16 weeks from August through December.

La Amistad: \$14,308 to implement health and wellness programs for underserved, diverse and low-to-moderate-income residents. These programs will provide accessible fitness, nutrition education and mental wellness resources to promote healthier lifestyles for both adults and children.

Los Ninos Primero: \$15,173 to provide expanded athletics programming, include a new year-round karate program, addition of soccer to summer camps and expand swimming and water safety lessons to adults.

The Lost Arts Enrichment Center: \$13,997 to provide the Young Writers and Publishers Workshop, a literacy-to-entrepreneurship program designed to empower low-income youth through creative writing and self-publishing.

Sandy Springs Mission: \$14,222 to provide tennis and baseball after-school and summer camp programs to more than 400 low-income elementary and middle school students.

Unique Individual Ranch: \$12,995 to provide an adaptive summer camp aimed at providing an inclusive, accessible and enriching experience for low-income children and young adults with disabilities. The camp will offer a variety of adaptive activities, including sensory play, adaptive sports, arts and crafts and cooking.

NORWOOD

From A1

a champion for integrity and transparency in city government."

In addition to public service, Mary Norwood has an extensive background in business. She was the chief oper-

ating officer of a radio company, the founder of a broadcast voice company, the president of a national business organization and the former principal broker of a Georgia-based real estate firm.

A native of Augusta, Georgia, she attended Sweet Briar College in Virginia and graduated from Emory University. She is married to Dr. Felton

Norwood, a retired pediatrician, and lives in Tuxedo Park.

The city of Atlanta's municipal election is Nov. 4, which will determine seats for mayor, city council president, numerous city council and Atlanta Board of Education members.

More information on Norwood can be found on her official campaign website.



Sandy Springs Planning and Zoning

1 Galambos Way Sandy Springs, GA 30328
Tel. (770) 730-5600



Project Information Sheet

Property

Address: 5805 BROOKGREEN RD, SANDY SPRINGS, GA, 30328
Parcel ID: 17 003700020165

Applicant: Chris Fratto
Applicant Email:
Applicant Phone:

Application

Type of Variance: General

Description of Request: Approval of encroachment into rear and side setbacks to control flooding and usability of the property.
Current use of the property: Single family house

Current Zoning: RD-18: Residential Detached (18,000 square feet minimum lot size)

Petitioner: Applicant
Petitioner Address:
Phone:
Email:

City of Sandy Springs
Planning & Zoning Division
1 Galambos Wy, Sandy Springs, GA 30328

Letter of Intent for Zoning Variance For:

Christopher Fratto
5805 Brookgreen Rd.
Sandy Springs, GA 30328

We are requesting a variance for the property at the above address to allow encroachment into the rear and side setbacks. The purpose of this variance is to help manage water runoff and improve the usability of our backyard. Granting this variance will protect our home from continued flooding, allow for a functional backyard space, and add value to our property, helping it remain competitive with other homes in the neighborhood.

Our home is located on a property with neighbors both behind and to the right, each having elevated properties. This creates significant water runoff onto our land, resulting in basement flooding and standing water in the backyard that can persist for days after a rainstorm. Due to the volume of water, the foundation walls have been affected, requiring the installation of steel reinforcing beams for stabilization. To address this issue and create a usable yard, we are requesting a variance to install retaining walls within the defined setbacks (Sec. 9.4.3.). This will allow for proper drainage, redirecting the water away from the house and yard, and discharging it elsewhere.

Additionally, as part of this variance request, we are seeking approval to install a set of stairs at the rear of the property for access to the neighboring home behind us, where my elderly father-and mother-in-law live. The installation of these stairs will provide easier access to assist them with daily activities, as my mother-in-law has Alzheimer's and my father-in-law is battling cancer. Given that their property is at a higher elevation, stairs are the only practical means of accessing their home from ours.

Thank you for your consideration,
Sincerely,

Christopher Fratto

Variance Analysis

A. A retaining wall for our single-family home, requiring encroachment into the setback, addresses water runoff from neighboring higher properties that causes flooding and erosion. The wall will redirect water, stabilize the soil, protect vegetation, and enhance the tree canopy. Additionally, the encroachment will improve the usability of the backyard, allowing for a functional outdoor space that would otherwise be unusable due to flooding and erosion.

The setback encroachment is essential to effectively manage runoff and protect the property. Without this variance, water control would be limited, and flooding and erosion would continue. The encroachment is minimal, does not significantly impact the neighborhood, and ensures proper drainage while preserving the surrounding environment. It also helps maintain property values by keeping the property functional, safe, and in line with the aesthetic standards of the neighborhood.

The variance does not negate the general intent of the developer code. It prevents harm to neighboring properties by managing stormwater and allows for responsible land use. This solution addresses site-specific challenges and maintains the neighborhood's character, supporting sustainable practices and protecting property values while adhering to zoning goals.

B. A reduced setback and new retaining wall for our single-family home would not be detrimental to public safety, health, or welfare, nor injurious to neighboring properties. The retaining wall is designed to manage water runoff from higher neighboring properties, preventing flooding and erosion that could otherwise damage both the property and surrounding areas, and providing a functional yard. By stabilizing the soil, the wall also reduces the risk of landslides or soil movement that could affect nearby properties. Additionally, the wall will help preserve vegetation and manage stormwater, protecting natural resources. The wall will comply with building codes and safety standards, ensuring it is structurally sound and poses no risk to public safety. Overall, the wall addresses flooding and erosion concerns while protecting the property and surrounding areas, without negatively affecting public safety or the environment.

C. The unique conditions of our property involve significant water runoff from adjacent, higher-elevated properties, causing basement flooding and standing water in the backyard. These issues are specific to our property due to its topography and the need to remove a non-permeable concrete patio as part of our building permit. These unique challenges require a retaining wall within the setback to protect your home, stabilize the soil, prevent further flooding and erosion, and create a usable yard which are not common to other properties in the area.

D. Due to the unique size, shape, and topographical challenges of the lot, strict adherence to the setback requirement would create a significant hardship without offering any meaningful public benefit. The current layout and natural slope of the land, combined with the runoff from higher neighboring properties, present challenges that cannot be addressed through standard development practices. By granting the variance, we are able to make efficient use of the land, effectively managing water runoff and preserving the structural integrity of the property, while still respecting the overall intent of the zoning regulations. This approach allows for a practical and necessary solution that addresses specific site conditions, without compromising the broader goals of the zoning code.

E. The retaining walls within the setback have been carefully designed to be the minimum size necessary to effectively address the significant runoff issues caused by neighboring higher properties. This solution is specifically tailored to ensure that the wall manages water flow, prevents further erosion, and protects the integrity of the property's foundation, all while maintaining a functional and usable yard space. The variance would not negatively impact the aesthetic or functional qualities of the surrounding environment or neighborhood. We are balancing the need to resolve the water runoff problem with a commitment to preserving the character and visual appeal of the area. This approach ensures the solution is effective, while minimizing any disruption to the broader community and environment.

F. The requested setback variance, along with the installation of a retaining wall, can provide equal or greater protection to adjacent properties and natural resources by effectively controlling water runoff, preventing erosion, and stabilizing soil. The retaining wall redirects stormwater away from neighboring properties, reducing the risk of flooding and soil instability. Additionally, it helps preserve sensitive areas by minimizing the potential for further erosion, which could damage both the property and the surrounding environment. By addressing these issues, the wall ensures that it meets or even exceeds the protections intended by setback regulations, offering a practical solution that safeguards the property and its neighbors while adhering to the overall goals of the zoning code.

G. The flooding issues are directly linked to the natural slope of neighboring properties and pre-existing site conditions, none of which were caused by the current owner. The removal of the concrete patio, required as part of the existing building permit, has revealed long-standing drainage problems. This variance is requested to address the consequences of these external factors, take corrective action to mitigate the issues, and improve the usability of the backyard. By managing water runoff, stabilizing the land, and creating a more functional outdoor space, the variance will not only prevent further flooding but also enhance the overall value of the property.

Description

5805 Brookgreen Road

All that tract or parcel of land lying and being in Land Lots 37 and 70 of the 17th District of Fulton County, Georgia and being designated as Lot 13 Block "F" Subdivision of Unit Four Glenridge Forest as Recorded in Plat Book 57 Page 42 Fulton County, Georgia Records on a plat of survey for Christopher Fratto by McClung Surveying Services, Inc. dated 11-14-2022 and being more fully described as follows;

To reach the Point of Beginning, start at a point located at the intersection of the Easterly Right-of-Way of Brookgreen Road (50' R/W) and the Northwesterly Right-of-Way of Glenforest Road (50' R/W). Thence running Northerly along Easterly Right-of-Way of Brookgreen Road a distance of 345 feet to a 1" crimp top pipe found and the Point of Beginning. Thence from the Point of Beginning and running N01°08'23"E along Right-of-Way a distance of 99.94 feet to a rebar set. Thence leaving Right-of-Way and running S88°51'22"E a distance of 179.31 feet to a 1" open top pipe found. Thence running S00°37'28"W a distance of 99.00 feet to a 1/2" crimp top pipe found. Thence running N89°09'22"W a distance of 188.20 feet to said 1" crimp top pipe found located along the Easterly Right-of-Way of Brookgreen Road and the Point of Beginning.

Said tract or parcel of land containing 0.410± acres or 17,880± square feet.

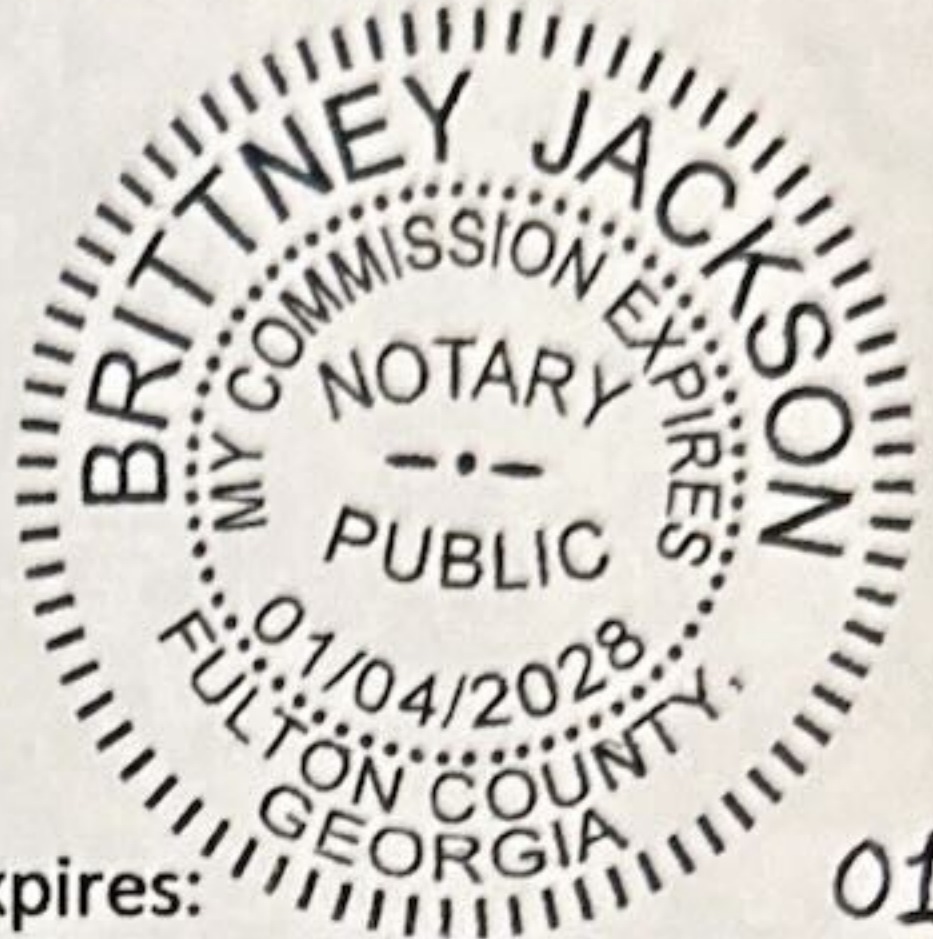
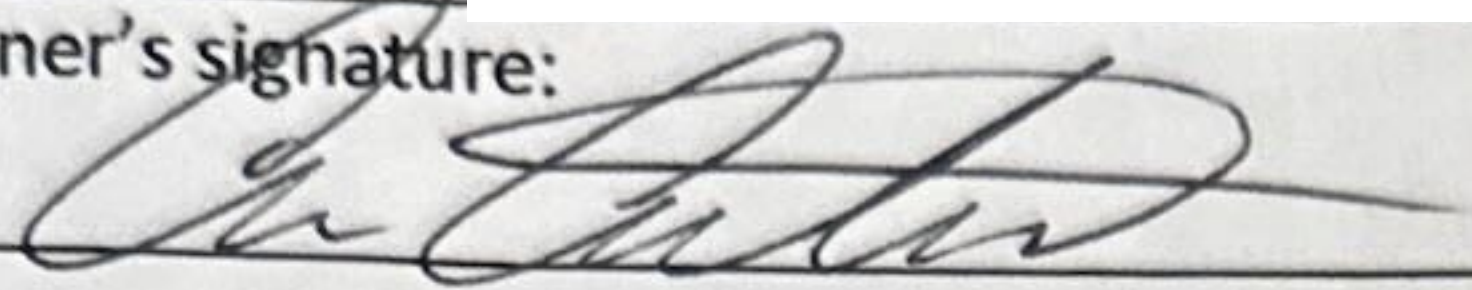


SANDY SPRINGS
COMMUNITY DEVELOPMENT

Failure to complete any of these requirements may result in an administrative hold, and the case will be rescheduled to a future filing cycle.

AUTHORIZATION FORM – PART I

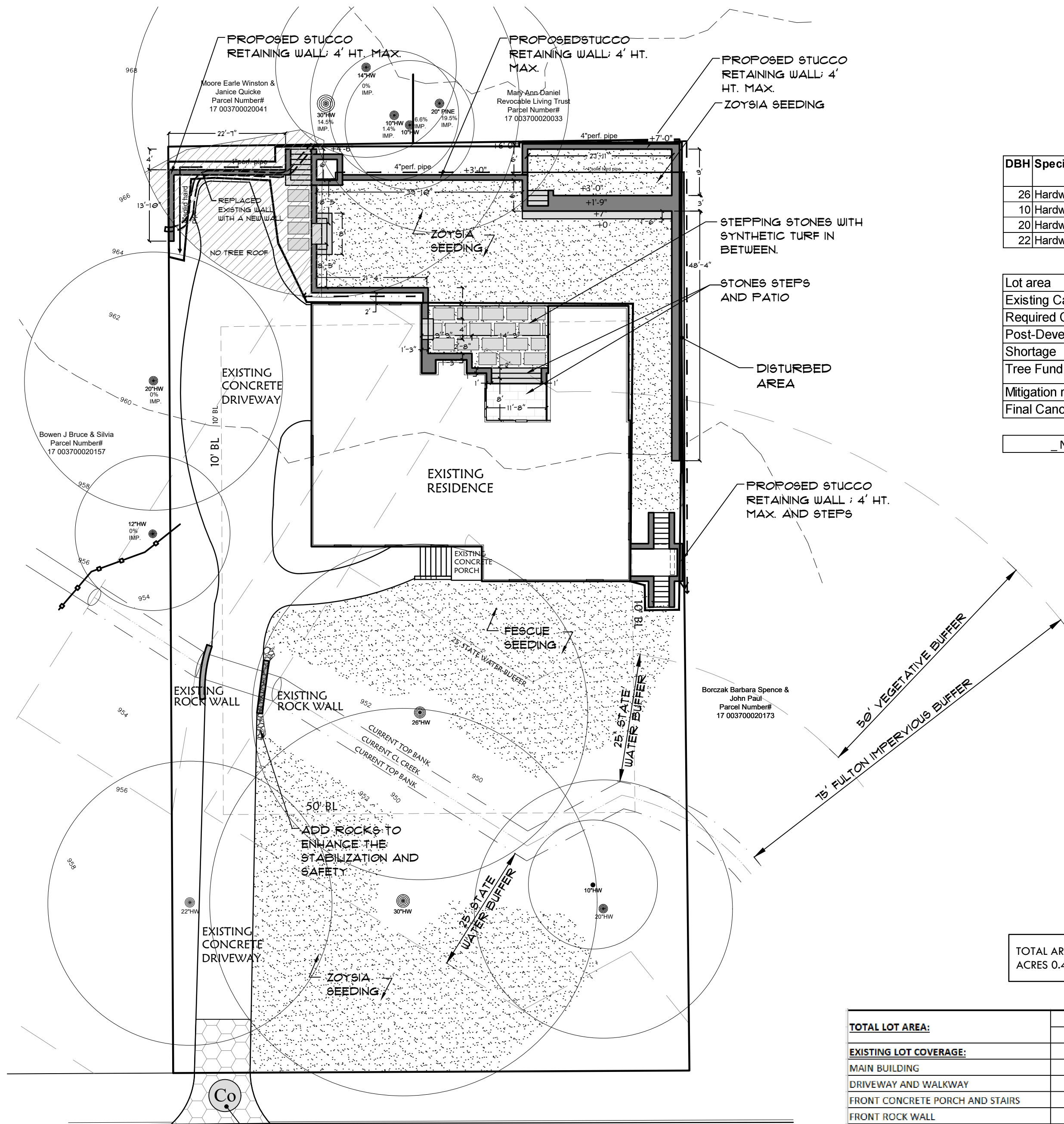
The property owner must fill out the following section and have it notarized. If a property has multiple owners, each owner must separately fill out a copy of the Authorization Form.

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>CHRISTOPHER FRATTO</u>	Sworn and subscribed before me this
Address: <u>5805 BROOKGREEN RD</u>	<u>7th</u> day of <u>March</u> 20 <u>25</u>
City, State, Zip Code: <u>SANDY SPRINGS, GA 30328</u>	Notary public: <u>Britney Jackson</u>
Email address:	Seal:  Commission expires: <u>01/04/2028</u>
Phone number:	
Owner's signature: 	

A- 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:	
<input type="checkbox"/> 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 <input type="checkbox"/> He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or <input type="checkbox"/> 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 Code:	
Email address:	
Phone number:	
Applicant's signature:	
_____ th day of _____ 20 _____ Notary public: Seal:	



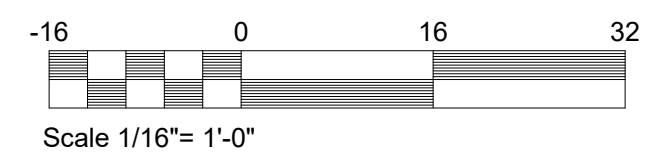
DBH	Species	Landmark	Impact	Removed/ Lost	Existing canopy (sq ft)	Post-Development Canopy (sq ft)
26	Hardwood	-	0%	No	1000	1000
10	Hardwood	-	0%	No	1000	1000
20	Hardwood	-	0%	No	1000	1000
22	Hardwood	-	0%	No	1000	1000
Total					4000	4000

Lot area	17,859.6 sqft
Existing Canopy	4,000 sqft
Required Canopy	6250.86 sq ft (35% x 17,859.6 sq ft)
Post-Development Canopy	4,000 sqft
Shortage	2,250.86 sqft (6,250.86 sqft - 4,000 sqft)
Tree Fund recompense	2,701.03sqft (2,250.86 sq ft x \$1,200 / 1,000 sq ft)
Mitigation replanting	3 Tree (3000 sq ft)
Final Canopy	7,000 sqft (4,000 sqft +3,000 sqft)

_ No trees will be damaged nor removed during the construction _

TOTAL AREA: ACRES 0.41 / 17,859.6 SQ. FT	DISTURBED AREA: 3,050 SQ. FT
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TOTAL LOT AREA:	17,859.60 SF	0.41 Acres	
EXISTING LOT COVERAGE:		PROPOSED LOT COVERAGE:	
MAIN BUILDING	2,400.70 SF	EXISTING MAIN BUILDING	2,400.70 SF
DRIVEWAY AND WALKWAY	2,560.43 SF	EXISTING DRIVEWAY AND STAIRS	2,560.43 SF
FRONT CONCRETE PORCH AND STAIRS	74.77 SF	EXISTING FRONT CONCRETE PORCH AND STAIRS	74.77 SF
FRONT ROCK WALL	20.78 SF	EXISTING FRONT ROCK WALL	20.78 SF
SIDE BRICK WALL AND CONCRETE	43.21 SF		
BACKYARD EXISTING BRICK WALL	31.79 SF		
BACKYARD BRICK PATIO	342.74 SF	PROPOSED SIDE BRICK WALL AND CONCRETE	128.82 SF
CONCRETE BLOCK WALL	25.8 SF	PROPOSED WALLS AND STAIRS	523.76 SF
		PROPOSED STEPPING STONES	196.14 SF
		PROPOSED PATO	82.40 SF
EXISTING IMPERVIOUS:	5,500.22 SF	NEW IMPERVIOUS:	5,987.80 SF
EXISTING IMPERVIOUS LOT COVERAGE:	30.8%	NEW IMPERVIOUS LOT COVERAGE:	33.5%



Firm Name and Address



Project Name and Address

FRATTO RESIDENCE
5805 Brookgreen Rd NE,
Atlanta, GA 30328

Project

Site Plan

Date

04 / 07 / 2025

Scale
1/16" = 1'-0"

DRAWN INS.
MDuck