



# SANDY SPRINGS

GEORGIA

## BOARD OF APPEALS

Sherri Allen, Chair  
Justin Sparano, Vice Chair  
Jason Bodwell  
Kimberly Gay  
Fred Jewell  
Nathan Kongthum  
Susan Maziar

Wednesday, June 4, 2025

Regular Meeting

6:00 PM

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](http://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. June 4, 2025 Board of Appeals Meeting Agenda  
*(Presented by Samantha Brown, Planning and Zoning Clerk)*

### IV. Approval of Meeting Minutes

- A. May 7, 2025 Board of Appeals Meeting Minutes  
*(Presented by Samantha Brown, Planning and Zoning Clerk)*

### V. Cases

- A. **2025-0008 V-24-29 - 380 Ferry Landing** - Request for a Variance from Sec. 6.1.2.B. to allow a home addition to encroach 10ft into the side common lot line setback.  
*(Presented by LaQuita Williams, Planner II)*
- B. **2025-0009 V-25-1 - 1000 Johnson Ferry Road** - ***APPLICATION WITHDRAWN***  
Request for a Variance from Sec. 9.4.3. to allow retaining walls to exceed the maximum height.

### VI. Ongoing Business

### VII. New Business

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

*The City will make reasonable accommodations for those persons.*

1 Galambos Way, Sandy Springs, Georgia 30328 • 770-730-5600 • [SandySpringsGA.gov](http://SandySpringsGA.gov)



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GEORGIA

**VIII. Adjournment**

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# SANDY SPRINGS

GEORGIA

## P&Z STAFF REPORT Board of Appeals Meeting, June 4, 2025

Case: **V-24-29 – 380 Ferry Landing**  
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)  
Report Date: May 30, 2025

### REQUEST

Request for a variance from Section 6.1.2.B. to allow a home addition to encroach into the side common lot line setback by 10 feet

### APPLICANT

Property Owners:	Petitioner:	Representative:
Shelly and Paul Loftus	Jarrett Keim	Jarrett Keim

### RECOMMENDATIONS

#### Department of Community Development

Staff recommends **Denial** of Variance V-24-29

### MATERIALS SUBMITTED AND REVIEWED

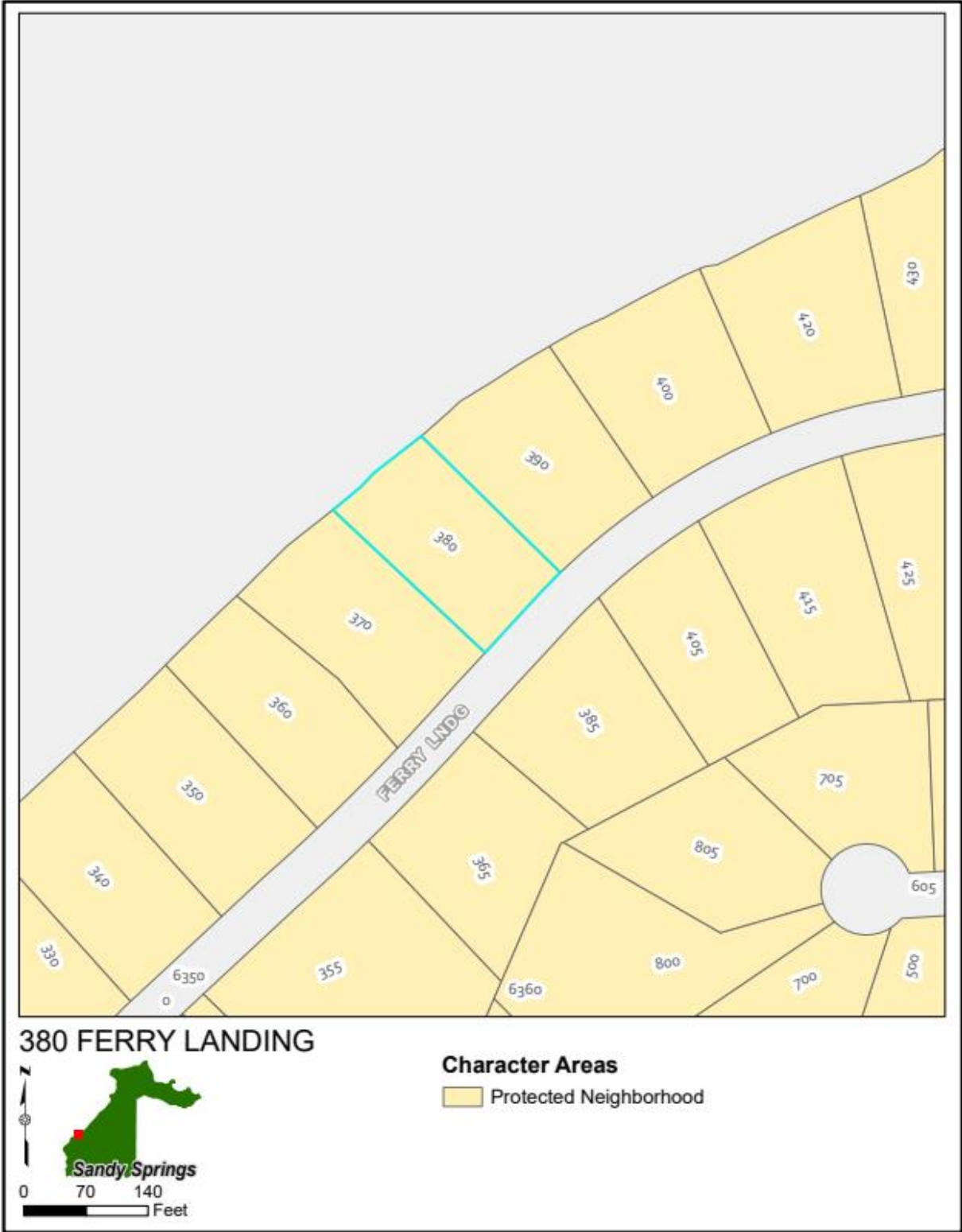
#### *Materials and Plans*

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2. “SitePlan\_380 Ferry Landing.zip” received on December 18, 2024. Prepared by Joe A. Gayle
3. “Survey\_280 FerryLanding.zip” received on December 18, 2024. Prepared by Busbee & Poss Land Surveying Company. Stamped by Ricky C. Busbee
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5. “Loftus Residence – Construction Plans” December 18, 2024. Prepared by Garrett Daniel Architecture

<b>PROPERTY INFORMATION</b>	
Location:	380 Ferry Landing (17 020600080073)
Council District:	Council District 6 – Andy Bauman
Neighborhood:	River Chase
Road frontage:	Approximately 124 feet
Lot Depth	Approximately 229 feet
Acreage:	Approximately 0.67 acres
Current Zoning	RD-27 (Residential Detached – minimum lot size 27,000 square feet)
Existing Land Use:	Single-Family detached
Previous Zoning Cases:	V1971-054
Character Area:	Protected Neighborhood

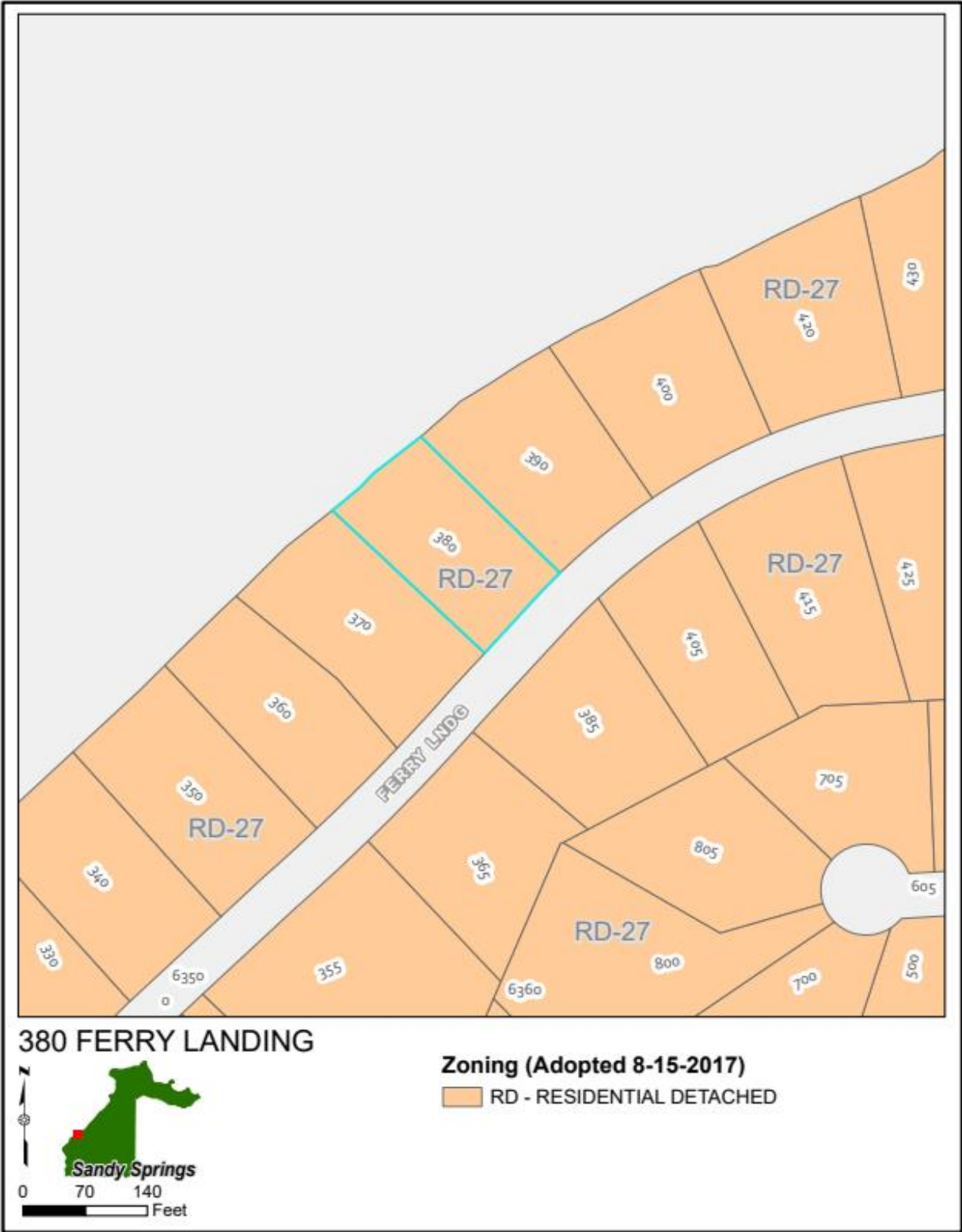
<b>EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY</b>			
<b>Location relative to the subject property</b>	<b>Zoning</b>	<b>Address(es)</b>	<b>Land area (acres) (approximate)</b>
North	-	Chattahoochee River	-
East	RD-27/ Residential Detached	390 Ferry Landing	0.69
South	RD-27/ Residential Detached	385 Ferry Landing	0.80
West	RD-27/ Residential Detached	370 Ferry Landing	0.74
<b>PROPOSED DEVELOPMENT</b>			
-	RD-27/ Residential Detached	380 Ferry Landing	0.67

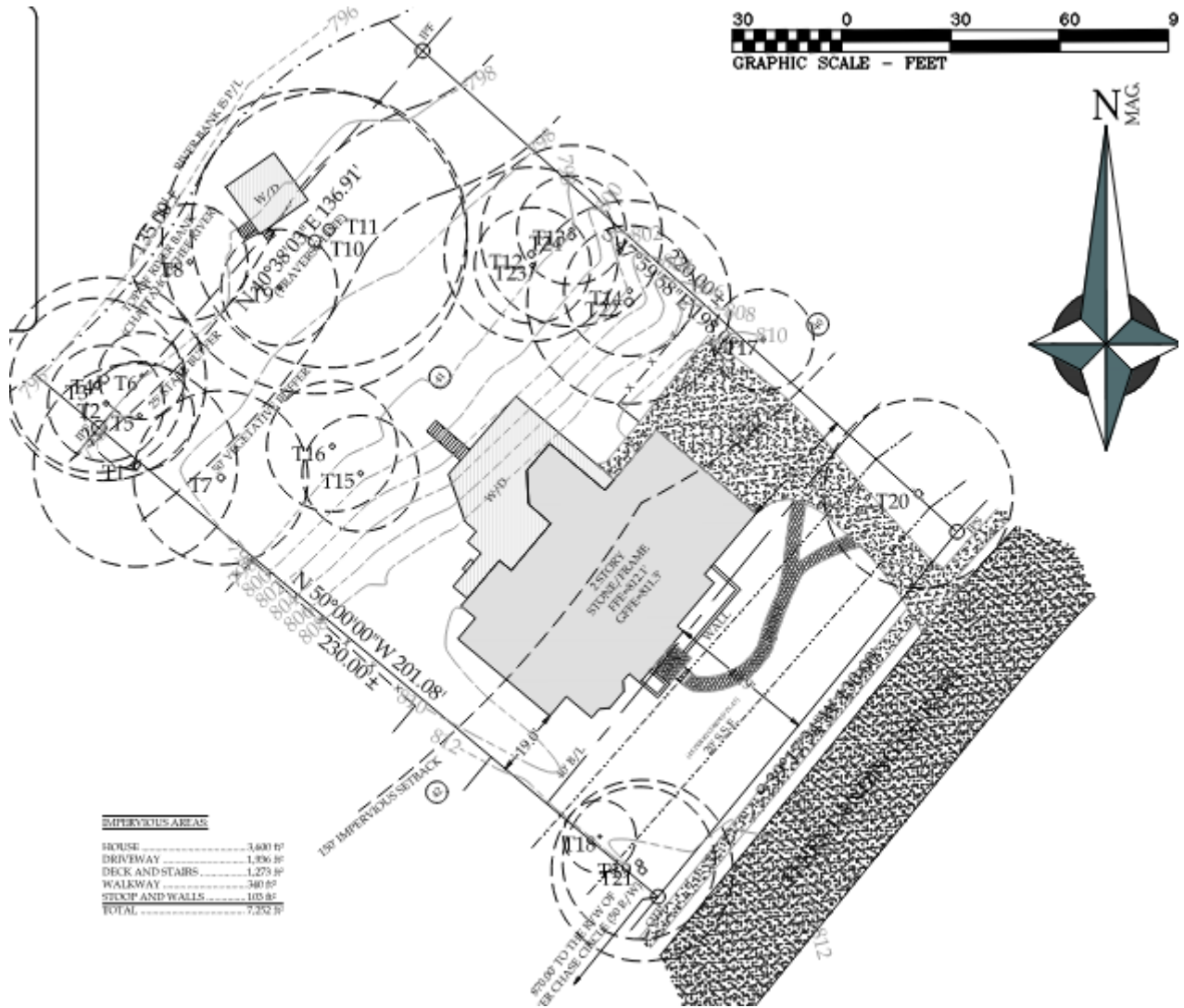
**CHARACTER AREA MAP**





ZONING MAP





**EXISTING DEVELOPMENT**

The subject property is 0.67 acres with a two-story home (basement, garage, and accessory structure details). Based on Fulton County records, the present owners acquired the property in 2023, and the home was built in 1978. Located within the River Chase neighborhood, the subject property sits in the western portion of the City. The property also abuts the Chattahoochee River in the rear. The property is in the River Corridor (within 2,000 feet from the Chattahoochee River) and subjected to the Metropolitan River Protection Act river buffers, the 100-year flood zone, and standard building setbacks.



*Front of home*

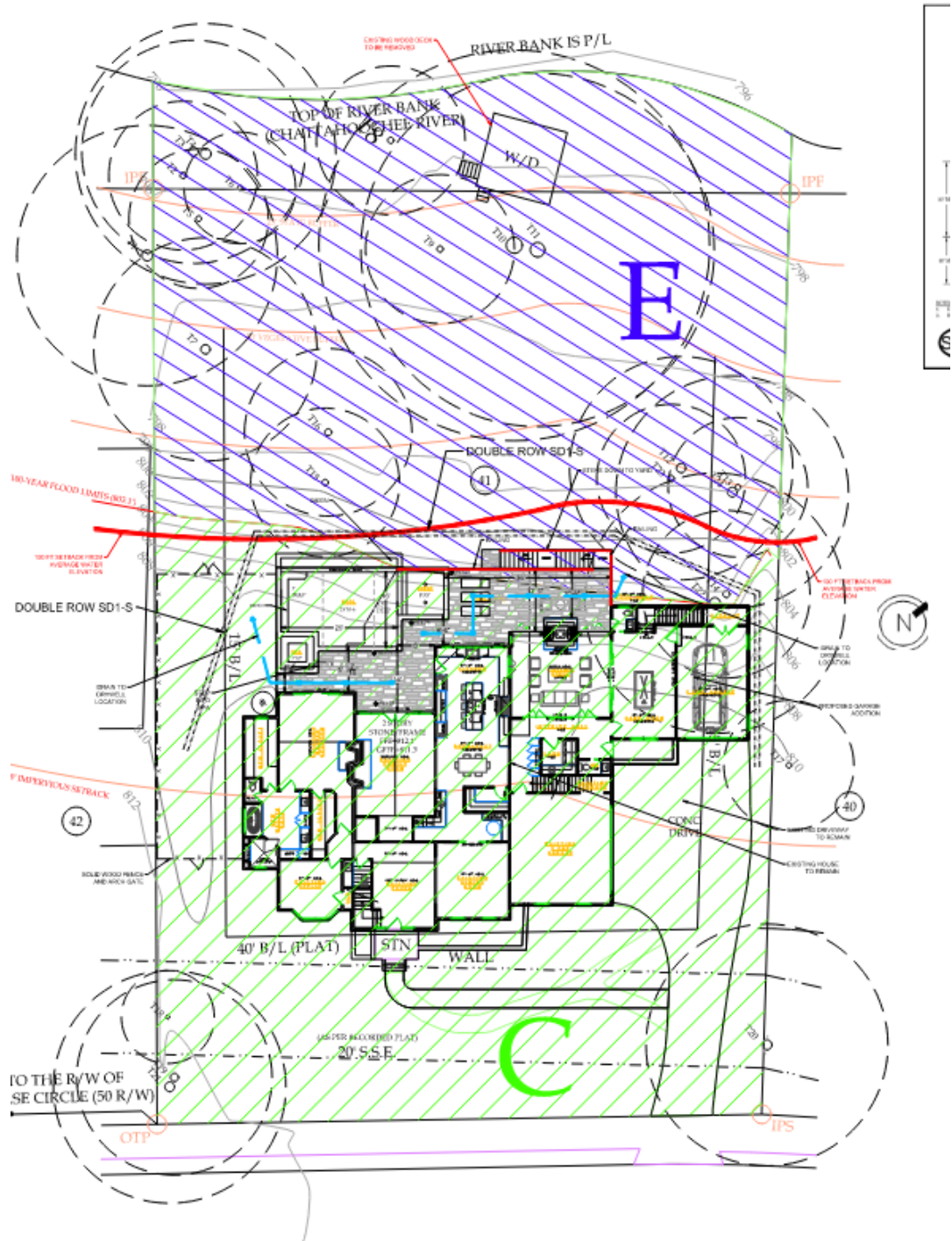


*Existing garage and driveway*



*Views of the rear yard (top & bottom)*





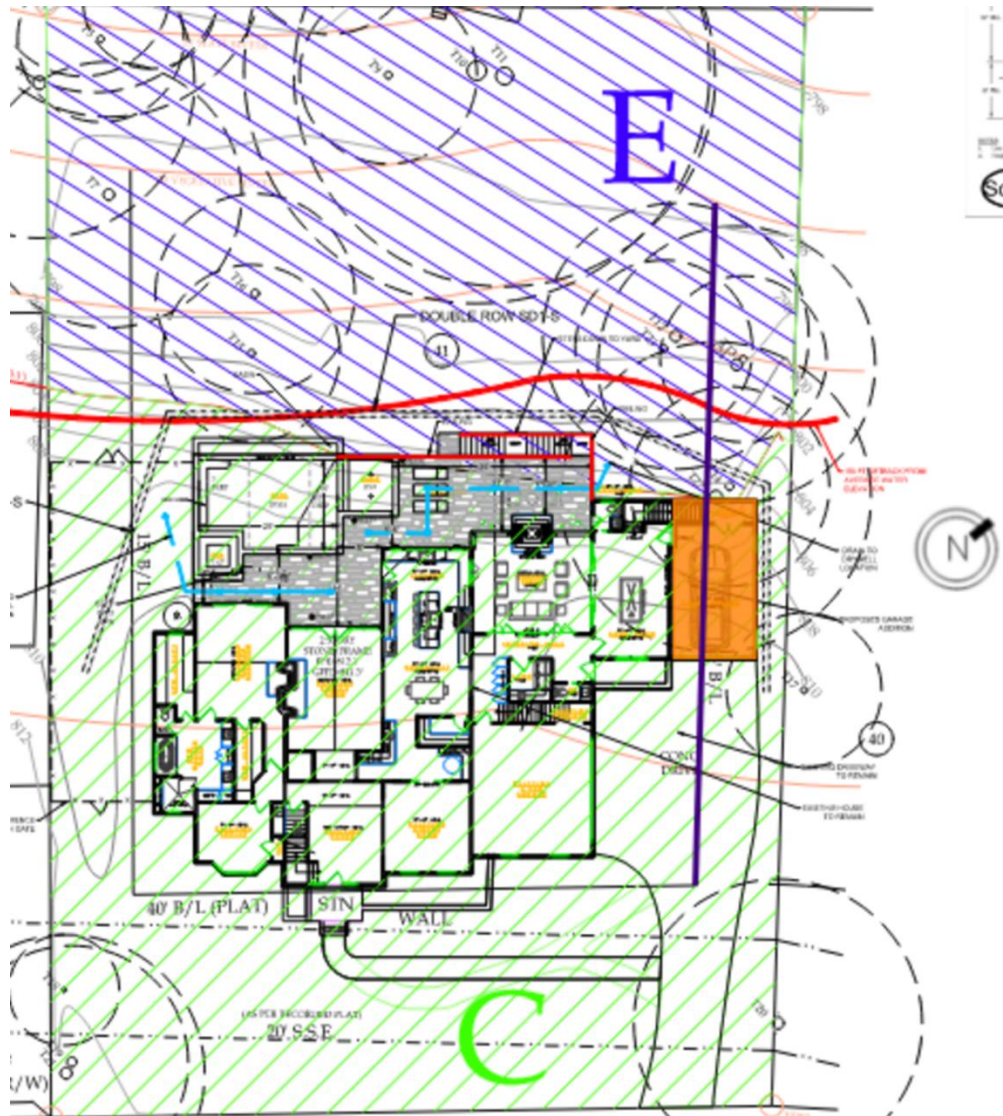
Site Plan

## PROPOSED DEVELOPMENT

The applicants are proposing to encroach into the 15-foot side common lot line setback by 10 feet for a home addition:

Per Section 6.1.2.B. of the Development Code *Setback Encroachments*, “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.”

According to the applicant, the office and a storage room will be at the terrace level, the game room and garage will be at grade level and on the 3<sup>rd</sup> floor is will be an in-law suite.



*The orange box represents the proposed garage and the purple line represents the 15-foot side common lot line setback*

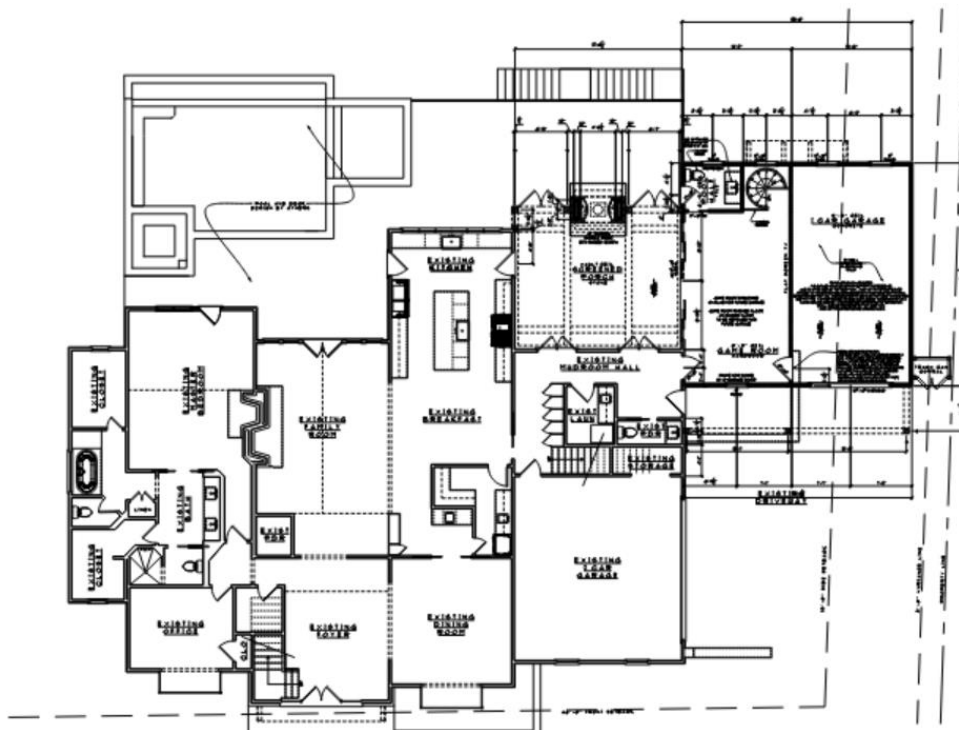


EXISTING FRONT ELEVATION

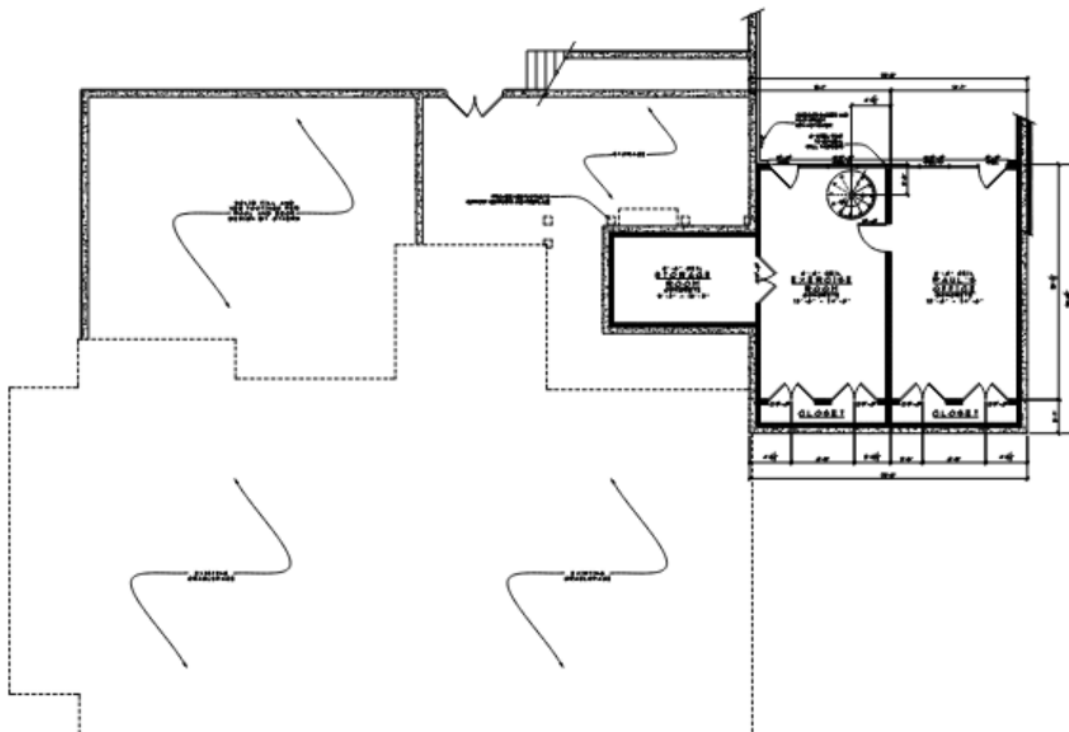


FRONT ELEVATION

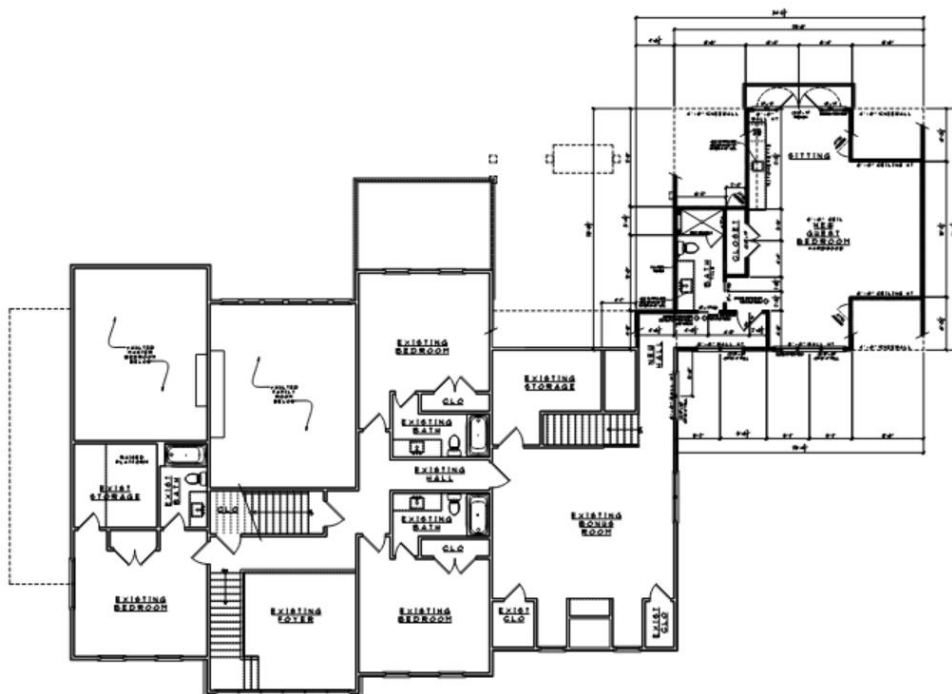
*Image of existing and proposed front elevation*



*Proposed rendering at grade level*



*Proposed rendering at terrace level*



*Proposed rendering of third level*

**V-24-29 GENERAL 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:

**G.I. 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 allow a major residential accessory structure to be placed within the 15-foot side common lot line setback. Staff acknowledges the restrictions on the property and believes the proposal will not be detrimental to the neighborhood character.

- 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: Staff acknowledges the physical constraints on the property, including the River Corridor designation, floodplain, river and stream buffers (including the 150-foot river buffer), and the standard building setback. However, the property is already developed with a 3,000-square-foot home, a two-car garage, a driveway, and a deck, which indicates that the conditions are not unique and do not justify encroachment into the side setback.

- 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: The property is subject to several overlapping restrictions, including the River Corridor regulations, river buffers, and its location within the 100-year flood zone, in addition to standard building setbacks. While these constraints usually limit development, Staff believes the physical characteristics of the site do not create an extraordinary hardship that would justify granting the variance.

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

Finding: Staff finds that the requested variance exceeds the minimum necessary to achieve reasonable use of the property, as the property is fully developed with all essential elements. The proposed encroachment exceeds what is needed for reasonable and functional use.

***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 resource affected by the proposed development, should the variance be granted; and***

Finding: The application mentions an enhanced landscape buffer for the proposed area; however, no detailed plans have been submitted to demonstrate whether this buffer will provide equal or greater protection to the adjacent property or natural resources, making it impossible to evaluate its effectiveness.

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

Finding: The proposed encroachment stems from the owner's efforts to enhance the property, rather than from pre-existing conditions outside their influence.

**COMMENTS FROM OTHER PARTIES**

**Sandy Springs City Engineer:**

No comment provided.

**Sandy Springs Arborist:**

No alternative design was provided for review.

**Sandy Springs Building Official:**

No comment provided.

**Sandy Springs Land Development Manager:**

The garage width is wider than a standard one-car garage. A narrower garage would encroach less into the setback. As an alternative to the proposed design, the applicant may consider repurposing the bonus room for any of the living spaces in this proposal.

**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.

**Atlanta Regional Commission:**

The Metropolitan River Protection Act review by the Atlanta Regional Commission found that the proposal was consistent with the River Corridor Plan.

**DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS**

Staff recommends **Denial** of Variance V-24-29 a request for a variance from Sec. 6.1.2.B. to allow a home addition to encroach into the 15-foot side common lot line setback by 10 feet. If the Board chooses to approve, Staff recommends the following conditions:

1. An enhanced landscape buffer be approved by the City Arborist and
2. Construction be substantially similar to the proposed site plan.

# Board of Appeals

June 4, 2025



SANDY SPRINGS  
GEORGIA

# V-24-29

# 380 Ferry Landing

STAFF RECOMMENDATION:

Denial

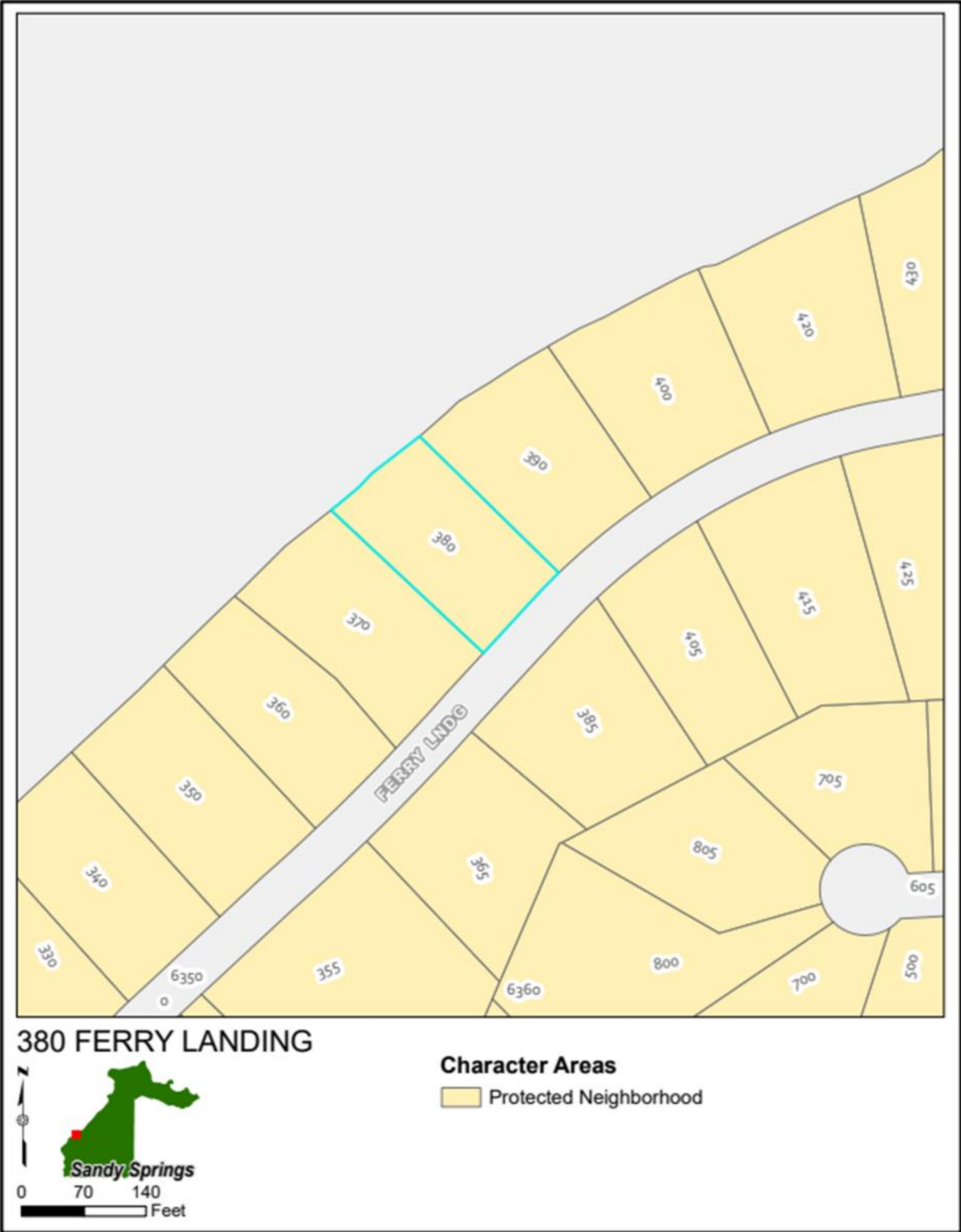


SANDY SPRINGS  
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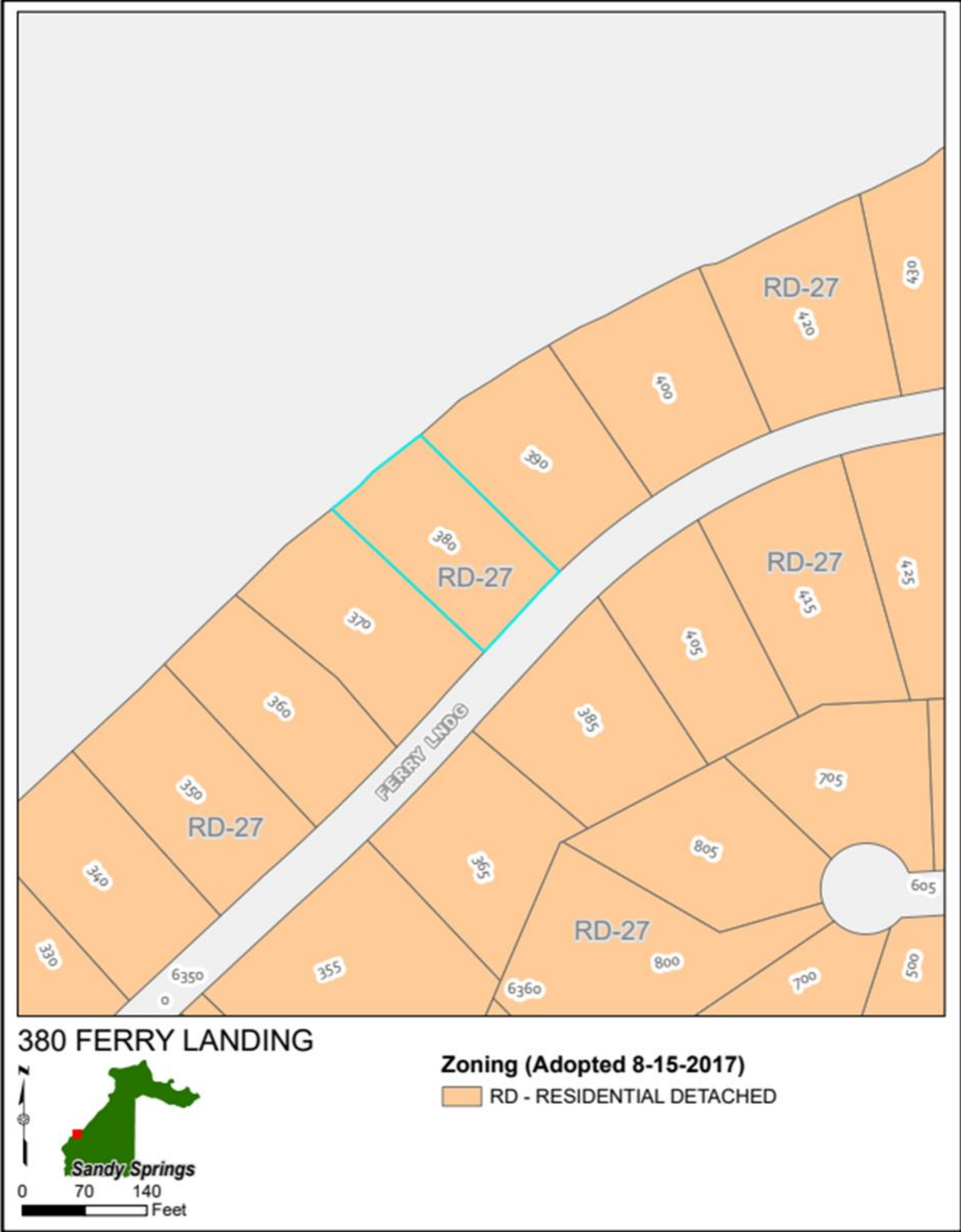
# Request

- A request for a Variance from Sec. 6.1.2.B. to allow a home addition to encroach into the 15-foot side common lot line setback by 10 feet.

# Character Area Map



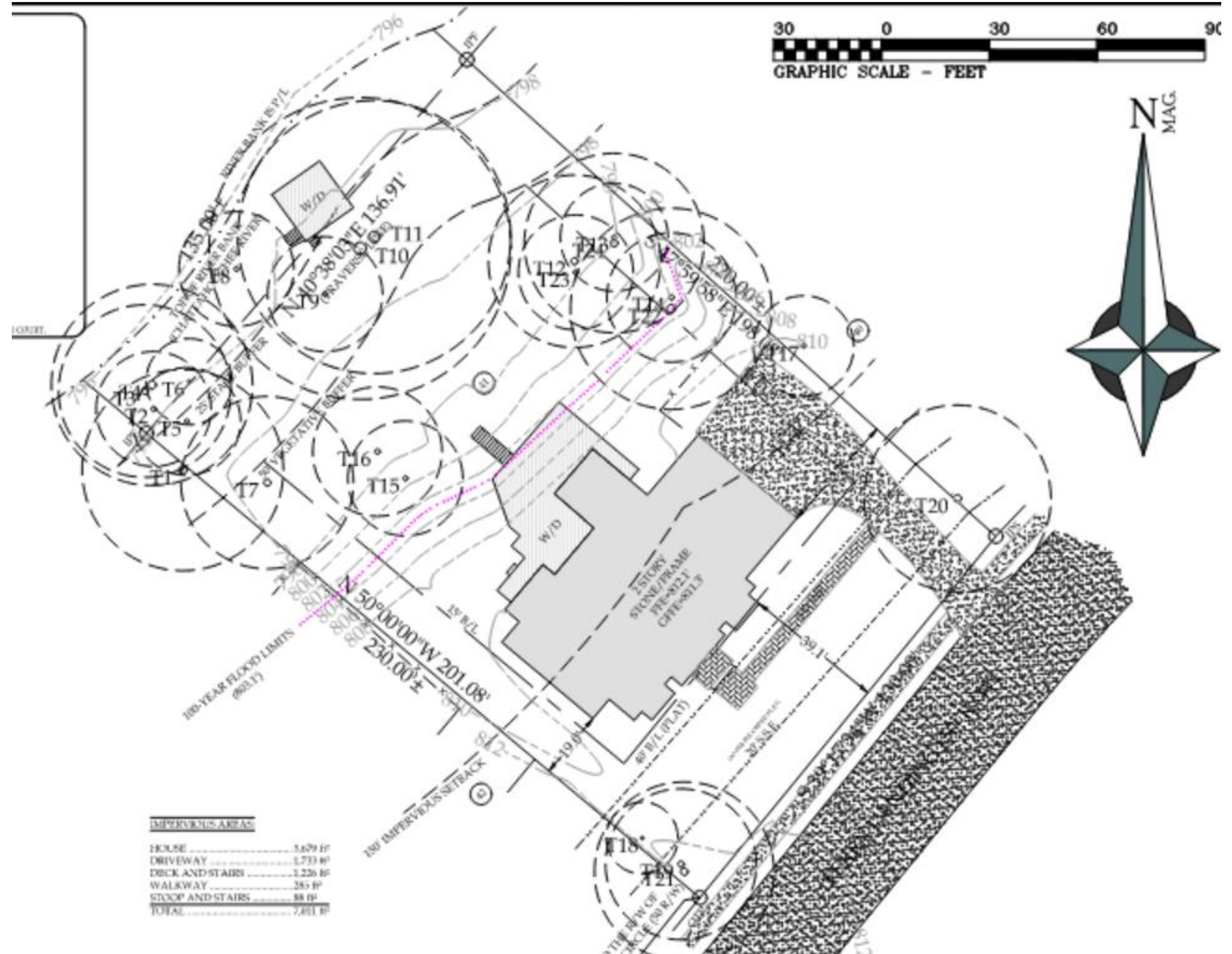
# Zoning Map



# Aerial Image



# Survey



# Existing Conditions

- The subject property is 0.67 acres with a two-story home (basement, garage, and accessory structure details). Based on Fulton County records, the present owners acquired the property in 2023, and the home was built in 1978.
- Located within the River Chase neighborhood, the subject property sits in the western portion of the City. The property also abuts the Chattahoochee River in the rear.
- The property is in the River Corridor (within 2,000 feet from the Chattahoochee River) and subjected to the Metropolitan River Protection Act river buffers, the 100-year flood zone, and standard building setbacks.

# Existing Conditions



**View of front of home**



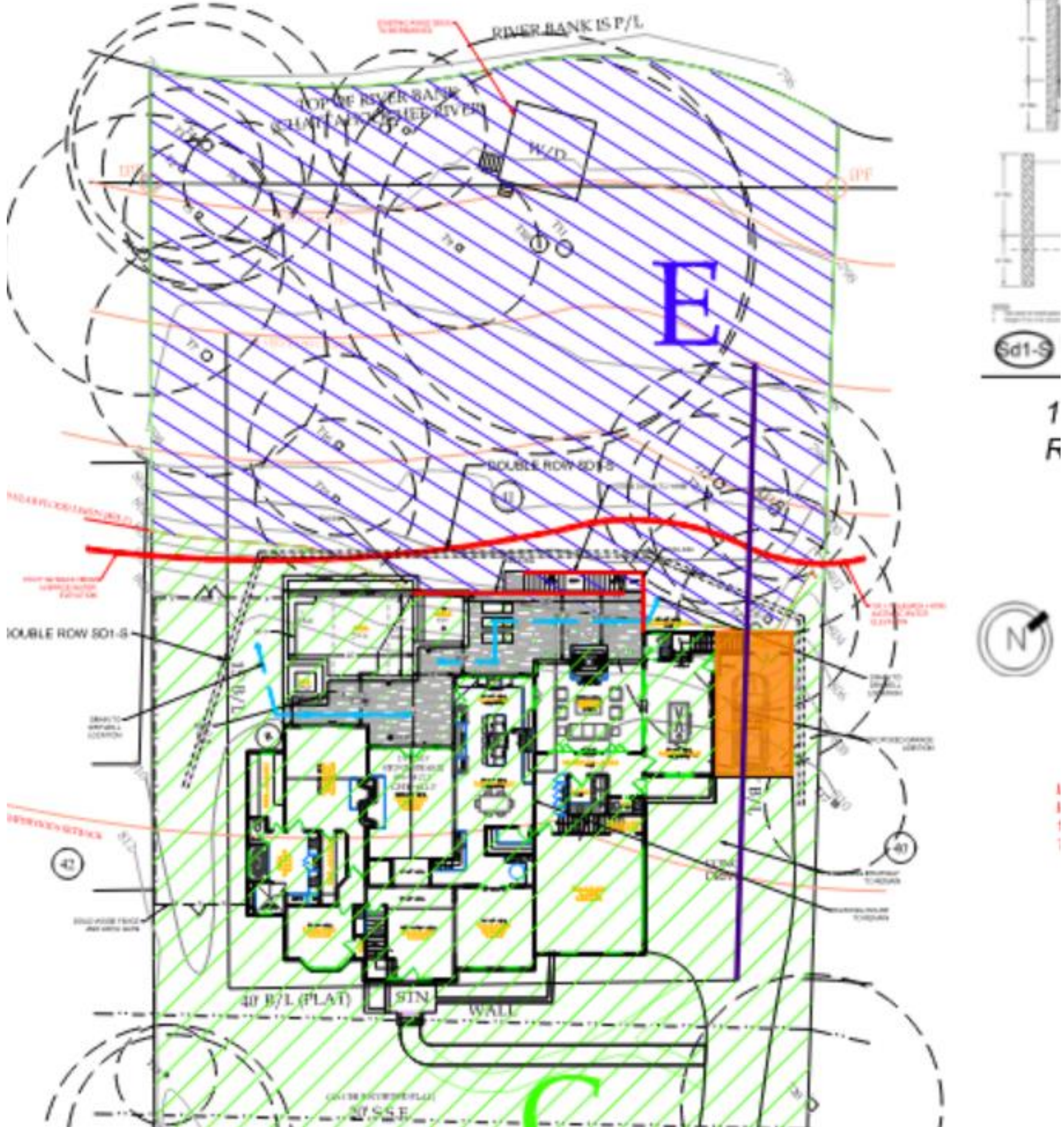
**View of existing driveway and garage**

# Existing Conditions



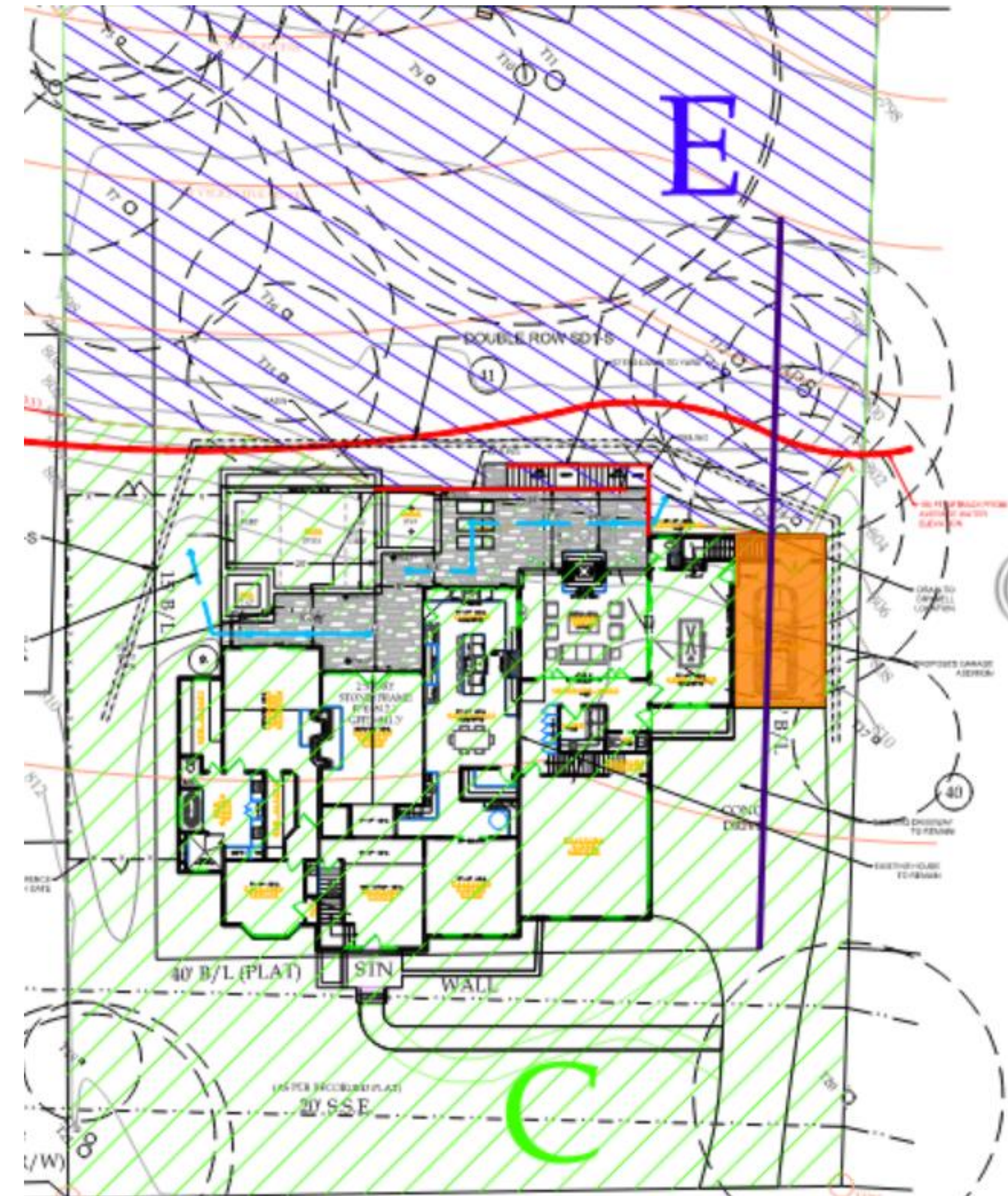
**Rear of home facing west**

# Site Plan



# Proposed Development

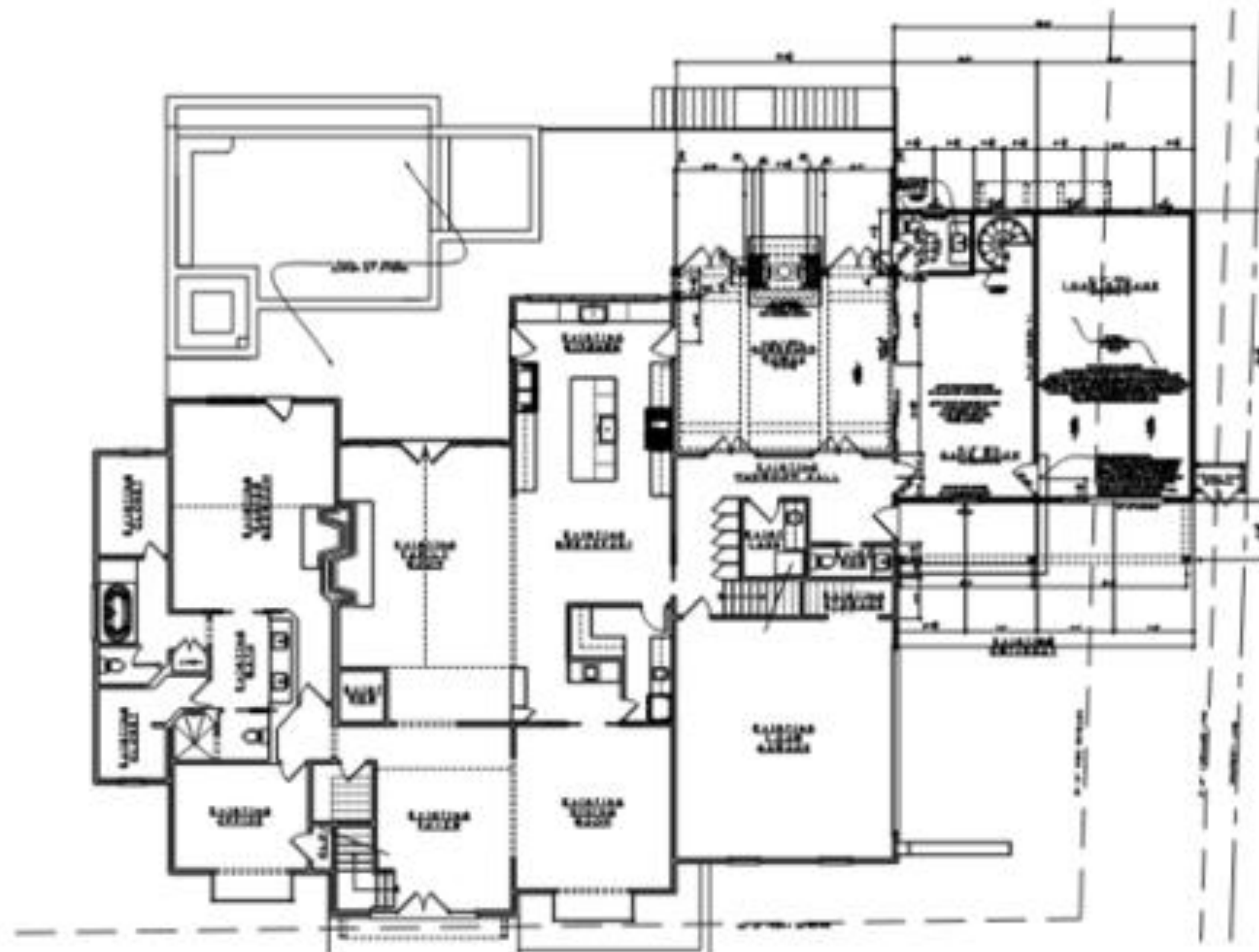
- The applicants are proposing to encroach into the 15-foot side common setback by 10 feet for a home addition:
- Per **Sec. 6.1.2.B.** - All buildings and structures must be located at or behind the required setbacks, except as listed below. No building or structure can extend into a required buffer, easement (including private street easement) or public right-of-way.



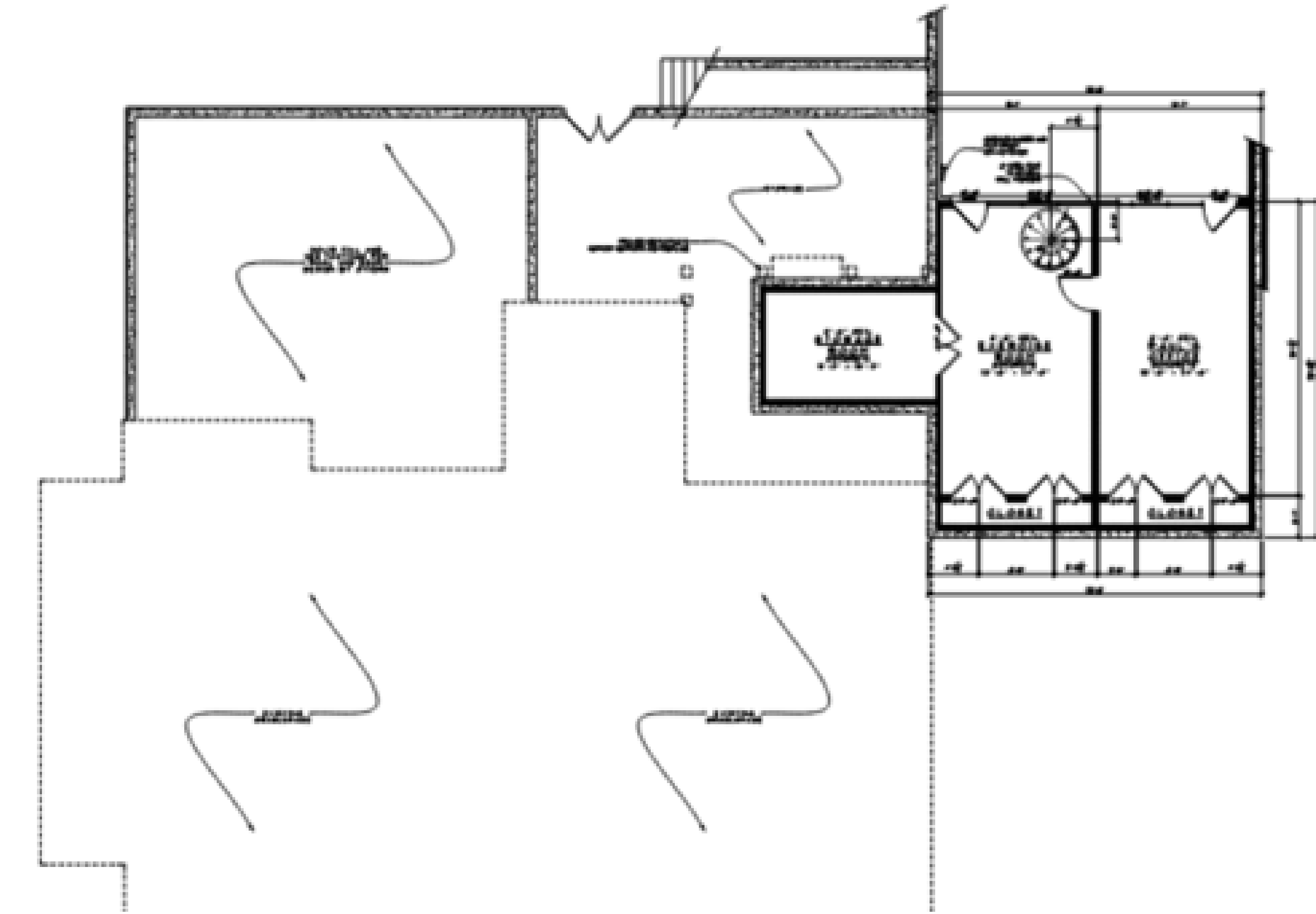
# Proposed Development



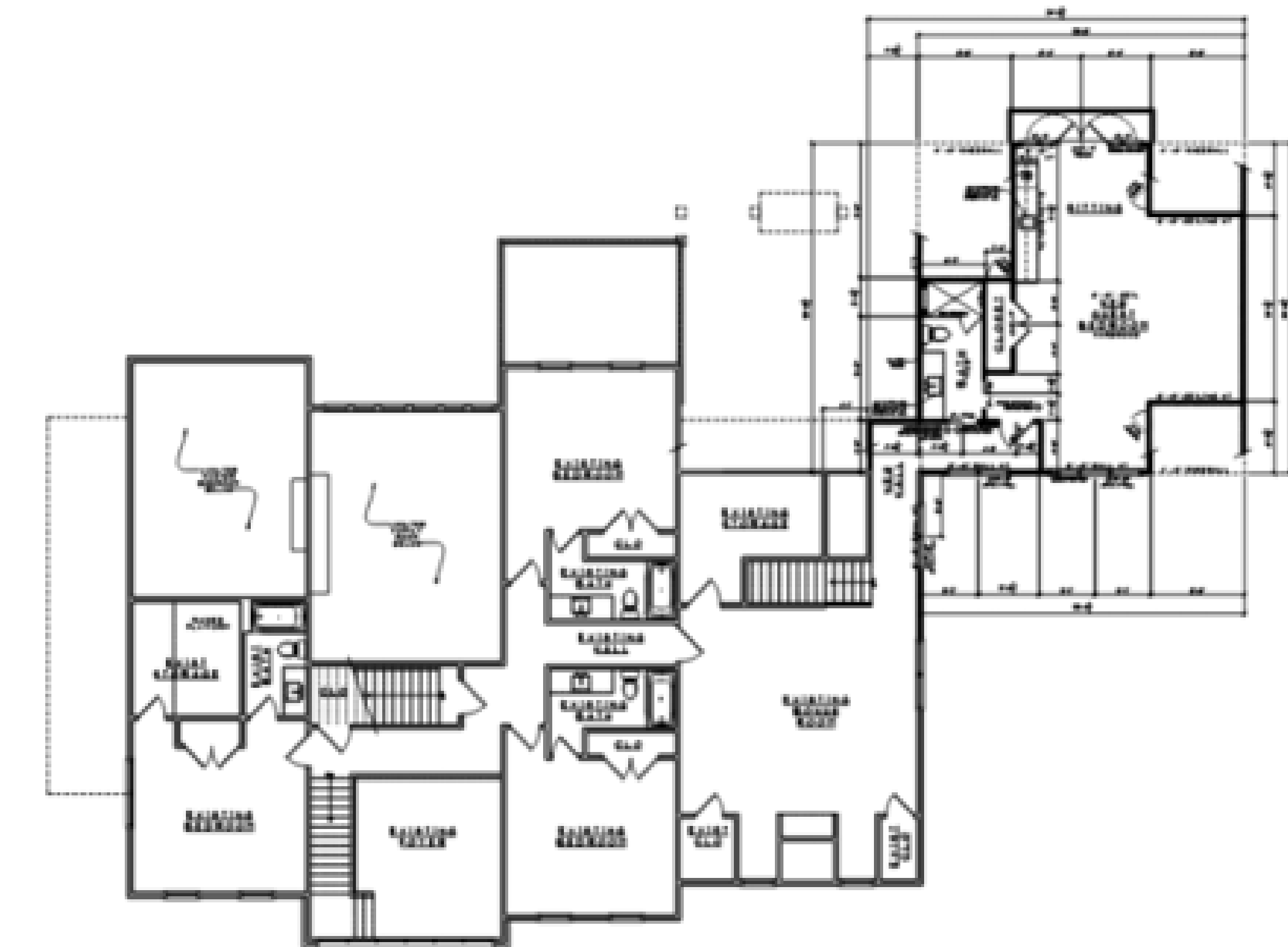
*Image of existing and proposed front elevation*



*Proposed rendering at grade level*



*Proposed rendering at terrace level*



*Proposed rendering of third level*

# Variance Considerations:

Variations will only be granted upon showing that:

**G.1.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;**

-- Staff acknowledges the physical constraints on the property, including the River Corridor designation, floodplain, river buffers and the standard building setback. However, the property is already developed with a home, a two-car garage, a driveway, and a deck, which indicates that the conditions are not unique and do not justify encroachment into the side setback.

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

-- Staff finds that the requested variance exceeds the minimum necessary to achieve reasonable use of the property, as the home and site are already fully developed with all essential elements. The proposed encroachment represents an expansion beyond what is required for functional use.

**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 resource affected by the proposed development, should the variance be granted;**

-- The application mentions an enhanced landscape buffer for the proposed area; however, no detailed plans have been submitted to demonstrate whether this buffer will provide equal or greater protection to the adjacent property or natural resources, making it impossible to evaluate its effectiveness.

# Recommendation

- Staff recommends **Denial of Variance V-24-29** a request for a Variance from Sec. 6.1.2.B. to allow a home addition to encroach into the 15-foot side common lot line setback by 10 feet. If the Board chooses to approve, Staff recommends the following conditions:
  - The enhanced landscape buffer be approved by the City Arborist and:
  - Construction be substantially similar to the proposed site plan.





# SANDY SPRINGS

GEORGIA

## P&Z STAFF REPORT Board of Appeals Meeting, June 4, 2025

Case: **V-24-29 – 380 Ferry Landing**  
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)  
Report Date: May 30, 2025

### REQUEST

Request for a variance from Section 6.1.2.B. to allow a home addition to encroach into the side common lot line setback by 10 feet

### APPLICANT

Property Owners:	Petitioner:	Representative:
Shelly and Paul Loftus	Jarrett Keim	Jarrett Keim

### RECOMMENDATIONS

#### Department of Community Development

Staff recommends **Denial** of Variance V-24-29

### MATERIALS SUBMITTED AND REVIEWED

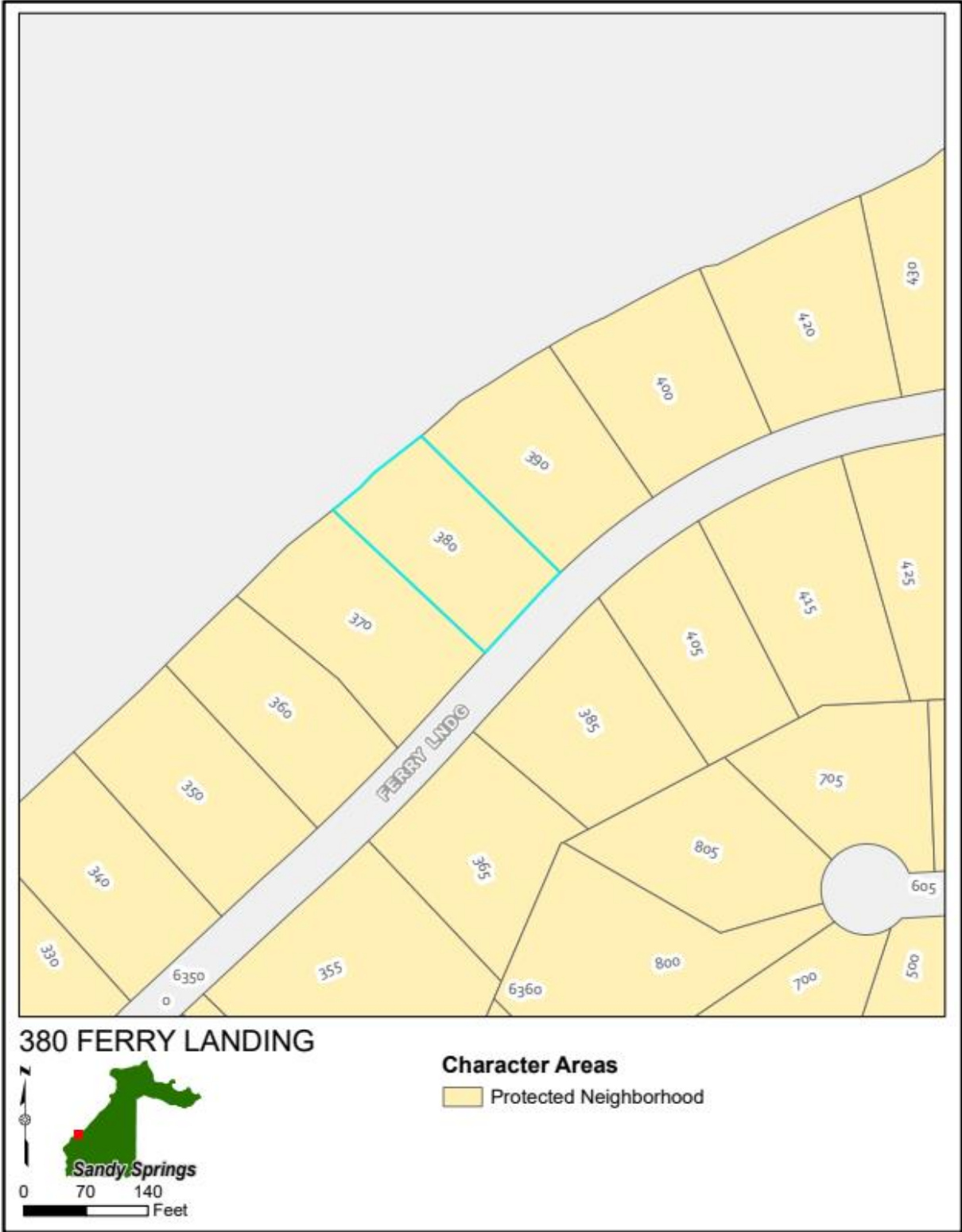
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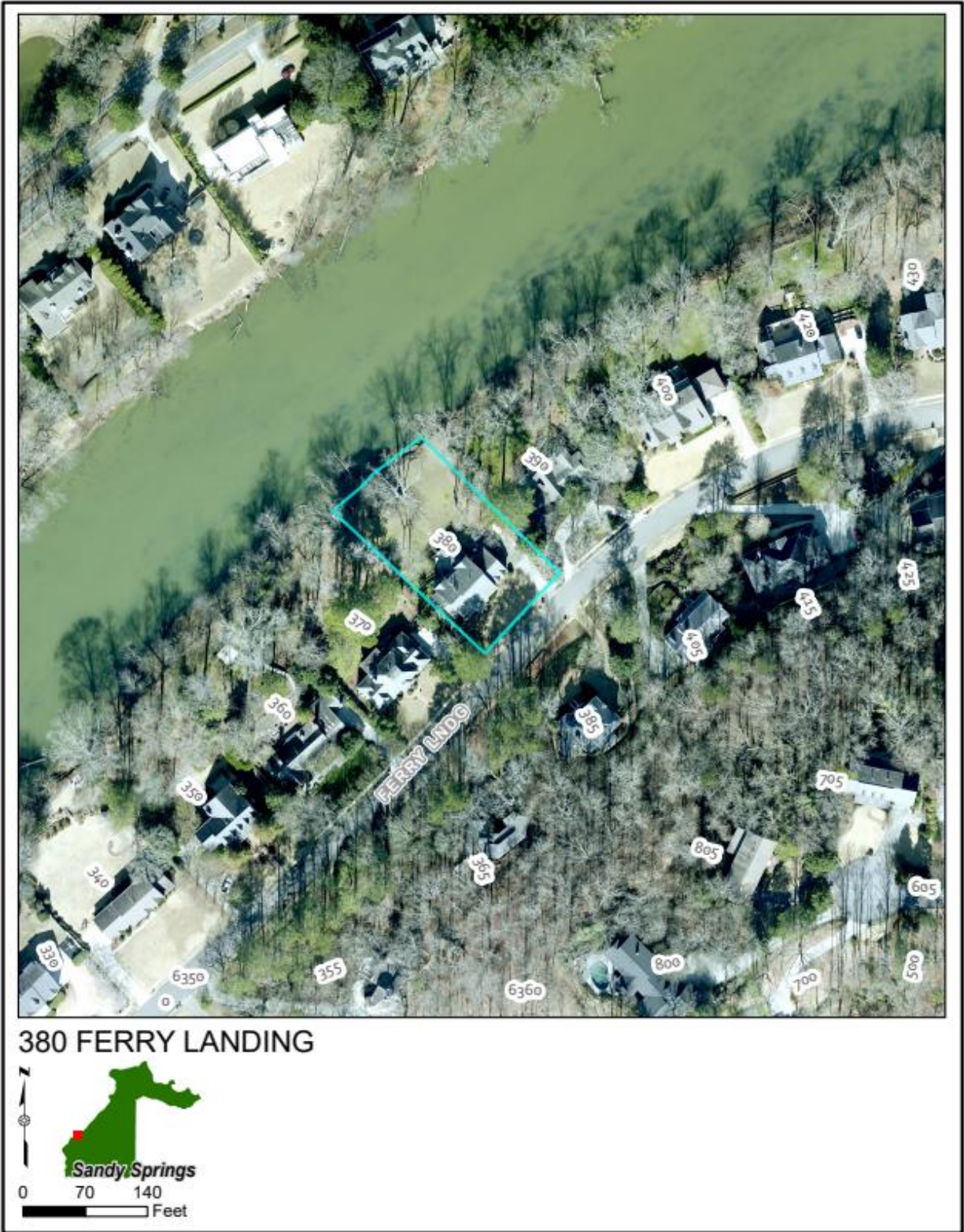
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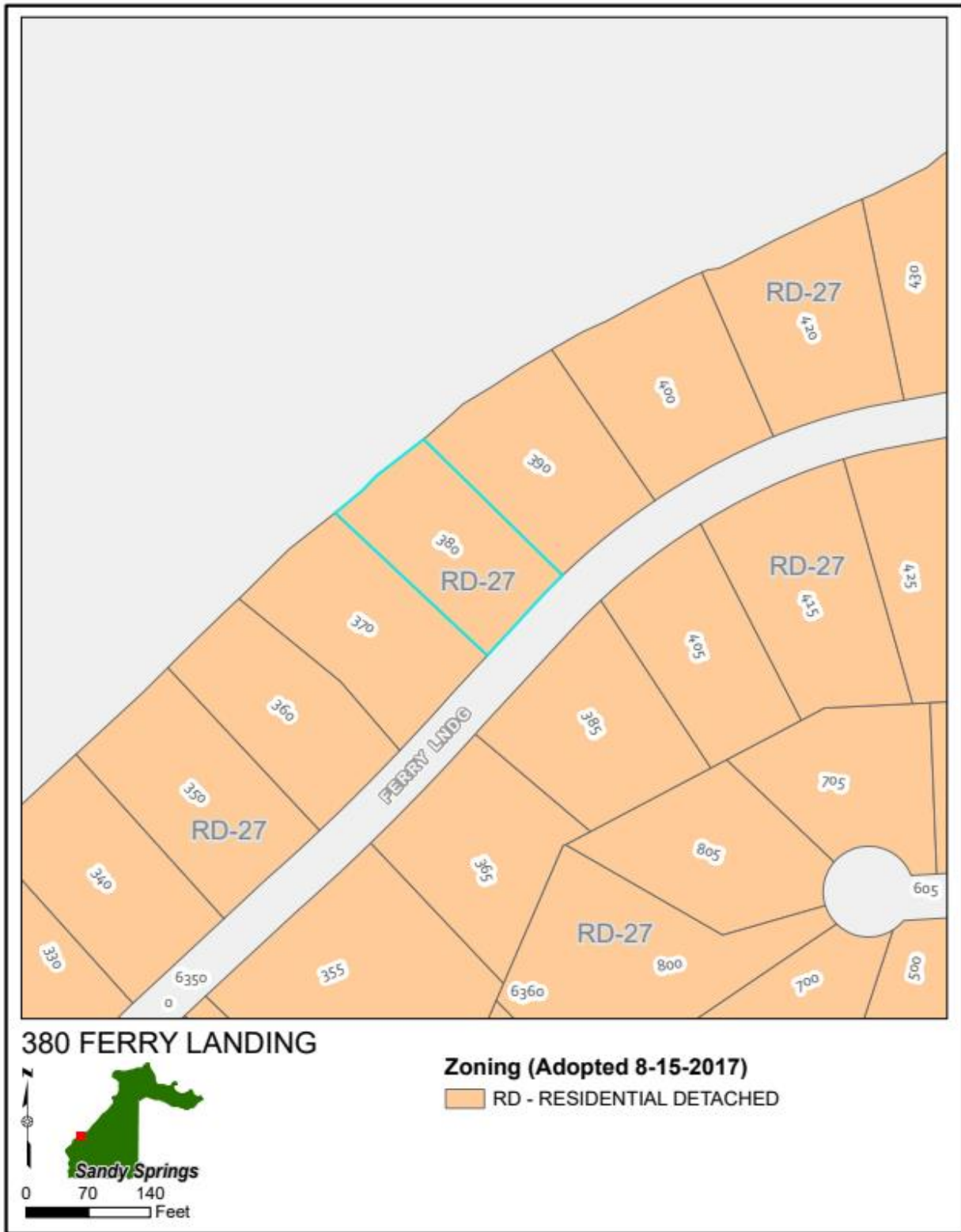
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<b>PROPOSED DEVELOPMENT</b>			
-	RD-27/ Residential Detached	380 Ferry Landing	0.67

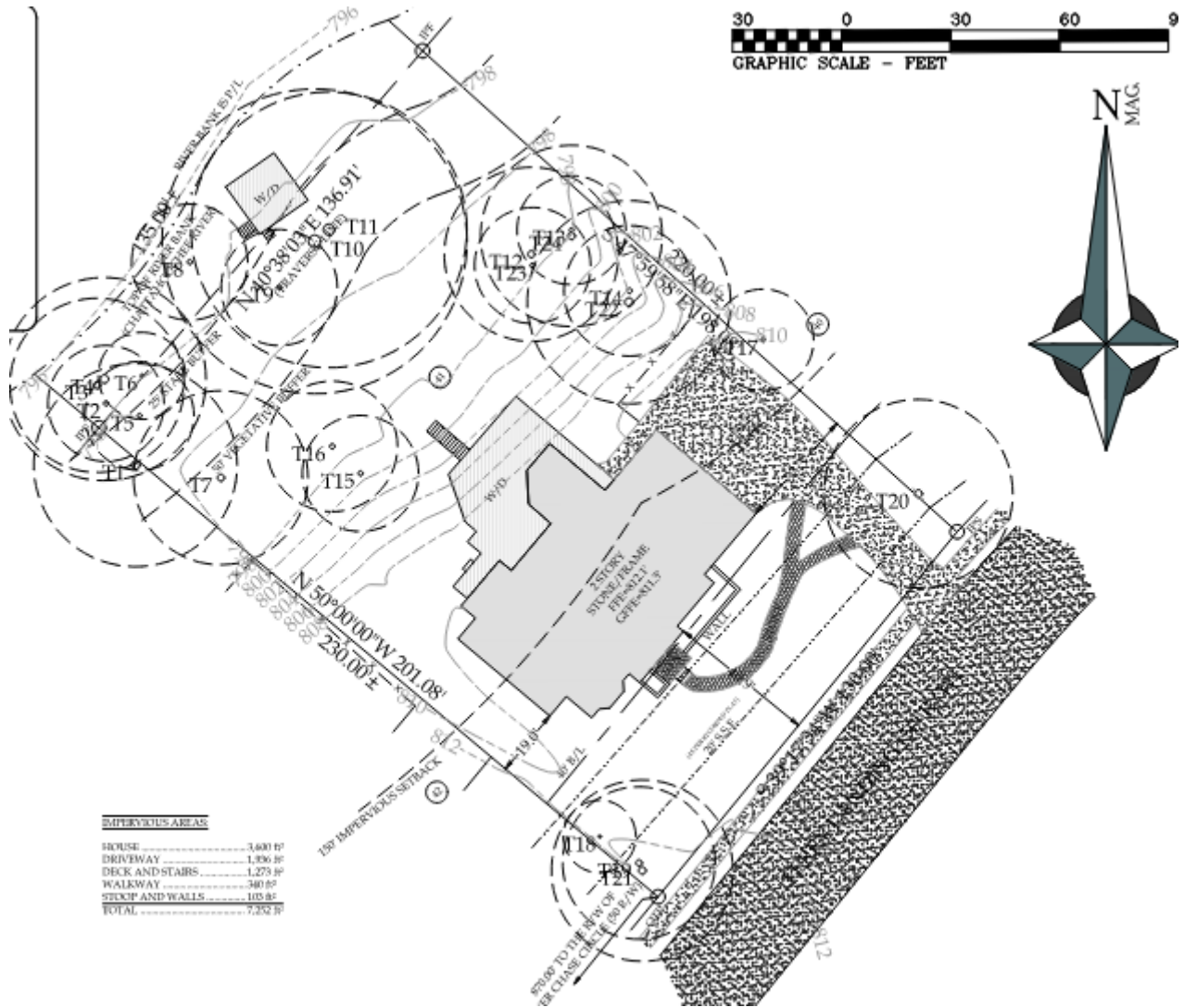
**CHARACTER AREA MAP**





ZONING MAP





**IMPERVIOUS AREAS**

HOUSE	3,600 SF
DRIVEWAY	1,336 SF
DECK AND STAIRS	1,275 SF
WALKWAY	340 SF
SECKIP AND WALLS	105 SF
<b>TOTAL</b>	<b>7,352 SF</b>

**EXISTING DEVELOPMENT**

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*Front of home*

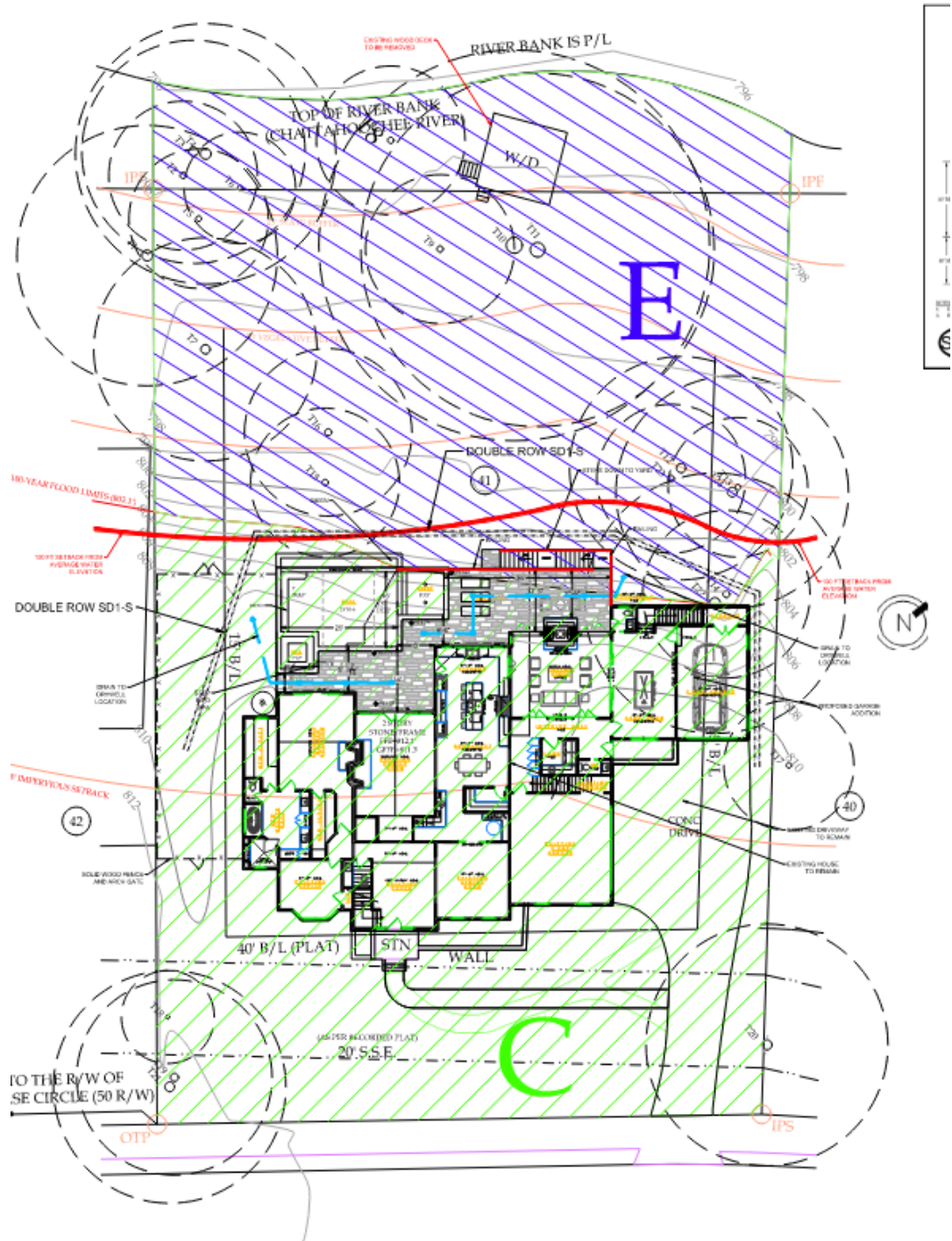


*Existing garage and driveway*



*Views of the rear yard (top & bottom)*





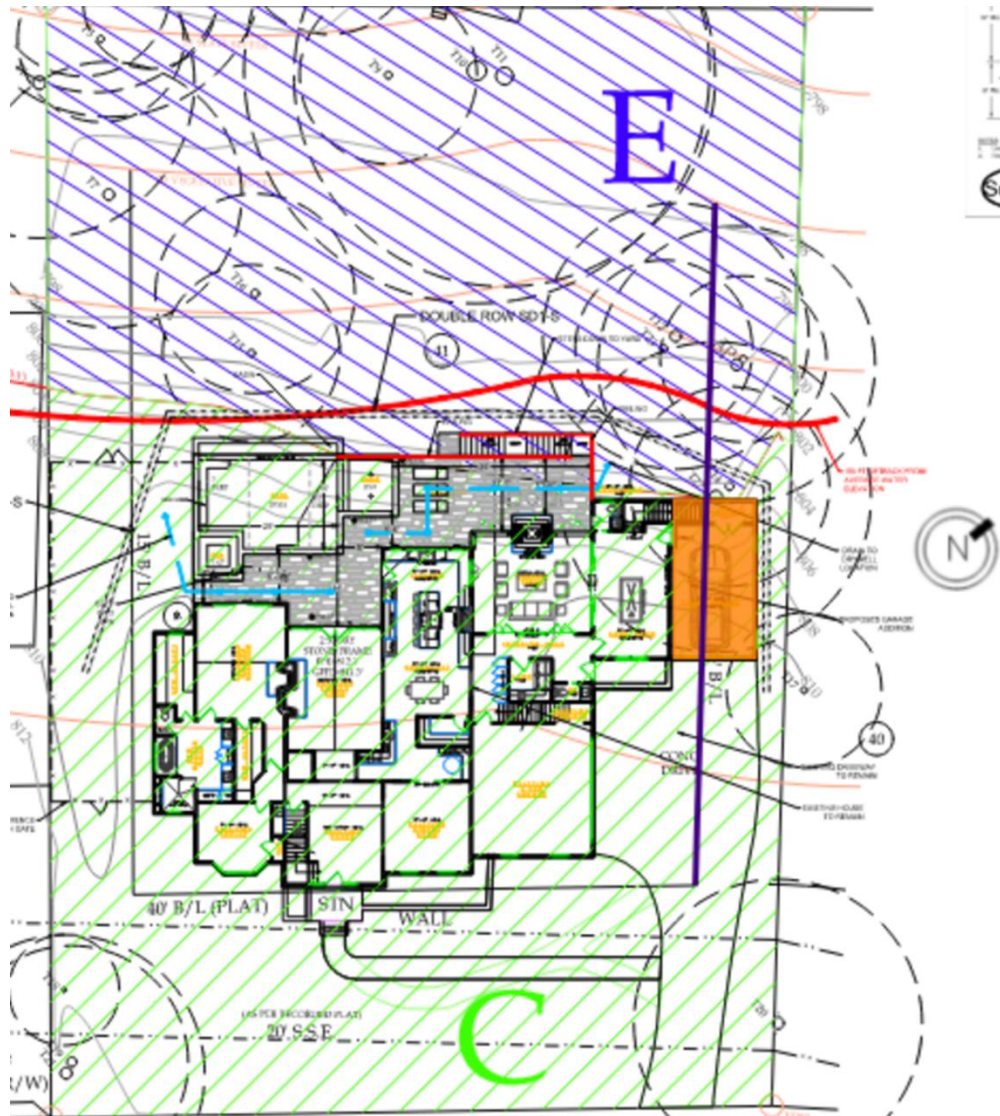
Site Plan

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*The orange box represents the proposed garage and the purple line represents the 15-foot side common lot line setback*

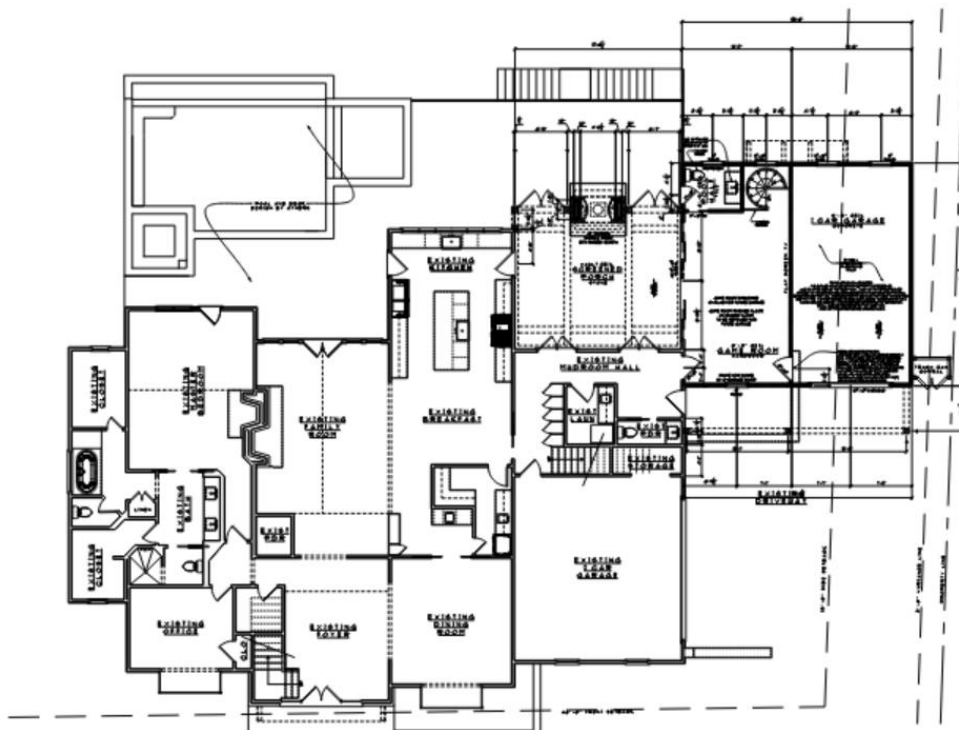


EXISTING FRONT ELEVATION

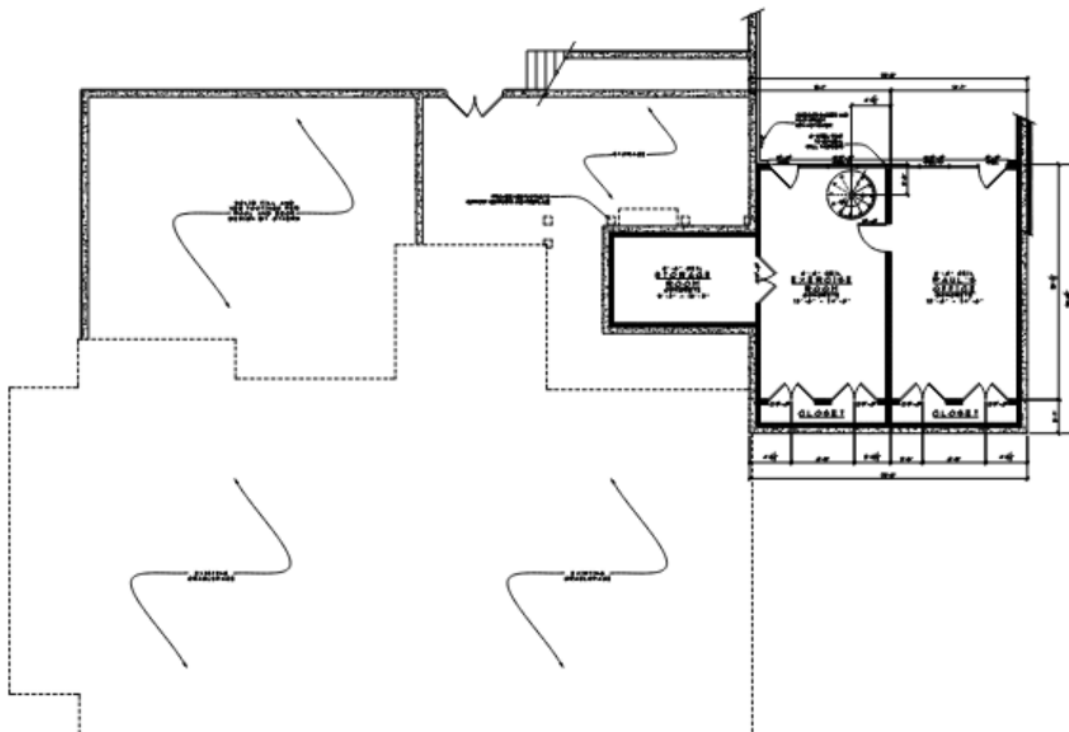


FRONT ELEVATION

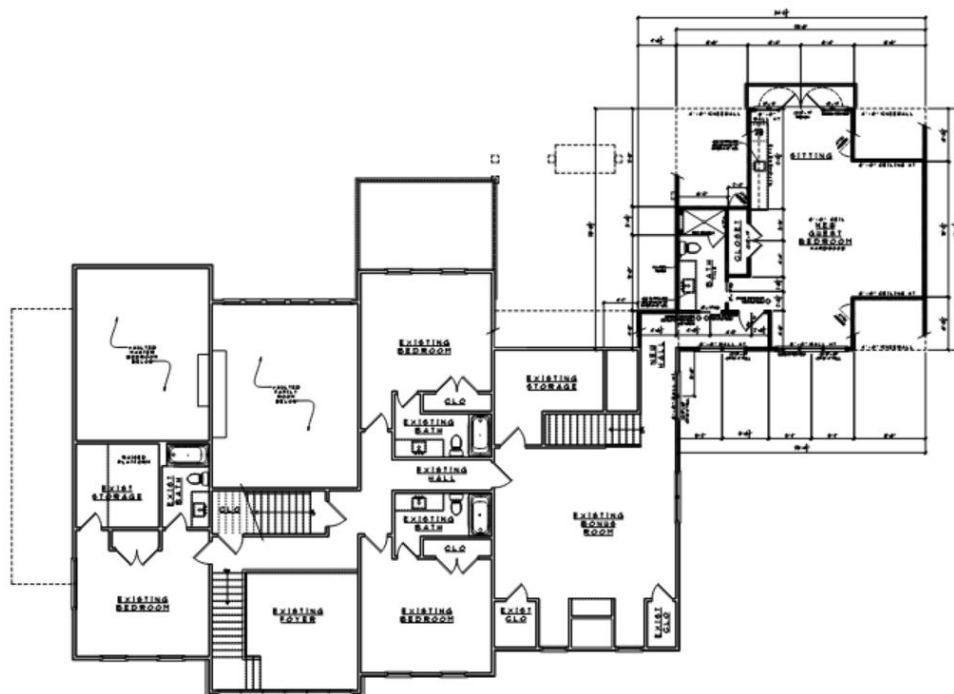
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**V-24-29 GENERAL VARIANCE CONSIDERATIONS**

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- 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 allow a major residential accessory structure to be placed within the 15-foot side common lot line setback. Staff acknowledges the restrictions on the property and believes the proposal will not be detrimental to the neighborhood character.

- 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: Staff acknowledges the physical constraints on the property, including the River Corridor designation, floodplain, river and stream buffers (including the 150-foot river buffer), and the standard building setback. However, the property is already developed with a 3,000-square-foot home, a two-car garage, a driveway, and a deck, which indicates that the conditions are not unique and do not justify encroachment into the side setback.

- 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;***

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

Finding: Staff finds that the requested variance exceeds the minimum necessary to achieve reasonable use of the property, as the property is fully developed with all essential elements. The proposed encroachment exceeds what is needed for reasonable and functional use.

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

Finding: The proposed encroachment stems from the owner's efforts to enhance the property, rather than from pre-existing conditions outside their influence.

**COMMENTS FROM OTHER PARTIES**

**Sandy Springs City Engineer:**

No comment provided.

**Sandy Springs Arborist:**

No alternative design was provided for review.

**Sandy Springs Building Official:**

No comment provided.

**Sandy Springs Land Development Manager:**

The garage width is wider than a standard one-car garage. A narrower garage would encroach less into the setback. As an alternative to the proposed design, the applicant may consider repurposing the bonus room for any of the living spaces in this proposal.

**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.

**Atlanta Regional Commission:**

The Metropolitan River Protection Act review by the Atlanta Regional Commission found that the proposal was consistent with the River Corridor Plan.

**DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS**

Staff recommends **Denial** of Variance V-24-29 a request for a variance from Sec. 6.1.2.B. to allow a home addition to encroach into the 15-foot side common lot line setback by 10 feet. If the Board chooses to approve, Staff recommends the following conditions:

1. An enhanced landscape buffer be approved by the City Arborist and
2. Construction be substantially similar to the proposed site plan.

# SPORTS



Special Photo

The Westminster girls' track and field team celebrates their Class AAAA championship in Commerce May 10.

# Westminster wins Class AAAA girls' track and field title

By Greg Oshust  
Sports Editor

The Westminster girls were the lone Northside team to be crowned champions at the Georgia High School Association track and field championships May 9 and 10.

Westminster won the girls' team championship — its fourth in a row and seventh in program history — at the Class AAAA meet in Commerce, scoring 69 points to finish three points ahead of runner-up Harris County (66). Pace Academy (56) also earned a spot on the awards podium with a fourth-place finish among the AAAA girls.

The Wildcats were led by senior Madison Townsend, who won the pole vault at 12-feet-6-inches, and also won the 4x400-meter relay, with the quartet of freshman Jaina Alexander, seniors Lucy Johnson and Marci Kinerman and junior Caryssa Snyder finishing with a time of 3 minutes, 54.06 seconds.

Pace Academy got state titles from senior Zahara Bernal in the 3,200-meter run (10:45.33), senior Olivia Resnick in the 800 (2:14.93) and the foursome of Bernal, Resnick, sophomore Addie Locker and junior Harriet Blaha in the 4x800 relay with a state meet-record time

of 9:20.45, breaking the old record set by Pace in 2023.

In the AAAA boys' competition, Marist landed on the awards podium with a fourth-place finish.

Marist was led by senior Andrew Stricklin, who won both the 1,600 (4:12.13) and the 3,200 (9:08.39), while Pace Academy won the 4x800 relay (sophomores Zachary Blackwood, juniors Iliyan Hajiani and Drew Park and senior Drew Park) with a state meet-record time of 7:53.16, surpassing the previous of 7:59.63 set by Westminster last year.

At the Class AAAAA meet in Rome, the Woodward Academy girls saw their streak of two consecutive state championships come to an as they scored 74 points to finish runner-up to champion Pope (98).

Seniors Sydney Glee and Taylor Gullatte led the way, with Glee — who has signed with Michigan — winning the 400 (54.63) and Gullatte — an Alabama signee — claiming the 200 (24.53).

Woodward also won two relays — the 4x100, with Gullatte, sophomores Zara Mercurius and Juleeya McAfee and senior Makayla Virgin (46.90) and the 4x400, with Glee, Gullatte, Mercurius and freshman Kaitlyn Weeks (3:51.91).

In the AAAA boys' competition,

Woodward senior Cameron Dean won the triple jump (50-7.50).

At the Class A-3A Private meet in Carrollton, Lovett finished fourth in the boys' team standings.

The Lovett boys were led by senior William Porter, who won the 1,600 (4:25.94) and 3,200 (9:27.49), and senior Theodore Hedgemon, the winner of the discus throw (161-3).

Holy Innocents' got state titles from junior Kingston Whitty in the high jump (6-8) and sophomore Colt McNamara in the shot put (52-5.25), while Wesleyan's individual champions were senior Nate Nketia-Gyasi in the triple jump (45-8.50) and senior Brayden Tidwell in the 400 (48-55).

In the A-3A Private girls' competition, Mount Vernon placed on the podium with a fourth-place finish.

Mount Vernon was led by freshman Morgan Huggins, who won the 3,200 (11:15.91), while other local individual champions were Gallo-way junior Adair Carlin in the pole vault (12-6.50), Whitefield Academy freshman Abby Holsinger in the triple jump (38-10) and Wesleyan (seniors Kyra Brubaker and Eva Murphy and sophomores Weezie Moore and Margaret Moore) in the 4x800 relay (9:34.16).

**SANDY SPRINGS NOTICE OF VARIANCES**

Petition Number: V-24-29

Petitioner: Jarrett Kein

Property Location: 380 Ferry Landing  
Parcel # 17  
020600080073

Current Zoning: RD-27

Request: Request for a Variance from Sec. 6.1.2.B. to allow a home addition to encroach 10ft into the side common lot line setback.

Public Hearings: Board of Appeals  
Wednesday, June 4, 2025 at 6:00 p.m.

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

Virtual Options: Zoom Webinar at [www.sandyspringsga.gov/stream](http://www.sandyspringsga.gov/stream) for instructions on how to provide public comment during Public Hearing, please visit <http://spr.gs/publiccomment>.

**SANDY SPRINGS NOTICE OF CONDITIONAL USE PERMIT**

Petition Number: U-24-4

Petitioner: Sandy Springs Christian Church

Property Location: 301 Johnson Ferry Road

Request: Request for a Conditional Use Permit to allow for a columbarium to be placed at an existing Place of Worship campus in the RE-2 zoning district.

Public Hearing: Planning Commission  
June 18, 2025 at 6:00 p.m.

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

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

**SANDY SPRINGS NOTICE OF VARIANCES**

Petition Number: V-25-1

Petitioner: Ryan Remillard

Property Location: 1000 Johnson Ferry Road  
Parcel # 17 0016LL1096

Current Zoning: PM-12/15

Request: Request for a Variance from Sec. 9.4.3. to allow retaining walls to exceed the maximum height.

Public Hearings: Board of Appeals  
Wednesday, June 4, 2025 at 6:00 p.m.

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

Virtual Options: Zoom Webinar at [www.sandyspringsga.gov/stream](http://www.sandyspringsga.gov/stream) for instructions on how to provide public comment during Public Hearing, please visit <http://spr.gs/publiccomment>.

**SANDY SPRINGS**

Petitioner: City of Sandy Springs

Request: Adoption of the Annual Capital Improvements Element (CIE) Update

Public Hearing: Mayor and City Council  
June 17, 2025 at 6:00 p.m.

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

Virtual Option: At <http://spr.gs/pm>. For instructions on how to provide public comment during the Public Hearing, please visit <http://spr.gs/publiccomment>.

## ELDER

From A8

with a 3.66 ERA in 228 2/3 innings across those two seasons.

Things, however, began to unravel for Elder around the time he made the All-Star team in 2023, when he was one of eight Braves representatives. He pitched to a 2.97 ERA in 18 first-half starts before turning in a 5.11 ERA in the 13 starts after the break.

Perhaps it was the fact that he logged a career-high number of innings or that the league made adjustments and the book was out, but Elder was unable to right the ship down the stretch.

Those woes followed Elder into 2024 as he bounced between Triple-A Gwinnett and the majors all season and finished with a 6.52 ERA in 10 starts for Atlanta.

"Last year obviously didn't go the way I wanted," Elder said. "I just flat-out (stunk) up here at least. There were some (better) times in Triple-A, which isn't where you want to be, but I thought there were some positive things. I ended the year with a 3.70 ERA. That's not lighting the world on fire, but I was still throwing some good innings."

Though it was hardly the bounce-back season Elder was hoping for, he continued

to look for ways to improve throughout the adversity and recognized a mindset shift was in order this year.

"I think I chased some wrong things last year," Elder said. "I chased how I threw before rather than just worrying about today and tomorrow. I think I just had a little reset this offseason and figured out a plan moving forward. I can't do anything about when I was good in the past or bad in the past, but let's figure out the best approach moving forward and stick to it. That's what I've done so far, and it's been working."

The first glance at Elder's numbers might not indicate a seismic shift, but he has found success in recent outings that has the Braves encouraged about what he could contribute to a rotation without Lopez and has received just five innings from Spencer Strider thus far.

Elder allowed 12 earned runs across 15 innings in his first three starts of the year, a pair of losses to the Los Angeles Dodgers and Tampa Bay Rays, along with a win over the Minnesota Twins.

In the three starts that followed — all wins for the Braves — Elder turned in a 3.18 ERA and allowed just six runs in 17 innings, while limiting opponents to a .219 average with only one home run.

"I've just been seeing more

results that I thought were coming the past few starts," Elder said. "I've felt good getting in the routine again of throwing every fifth day (and) getting on a plan of how we're going to attack certain hitters."

The Braves are seeing the same things as Elder and hope he can continue to build off his success each time he takes the ball.

"He had some rocky starts in the beginning, but it's huge what he's done," Braves manager Brian Snitker said. "It's really good to see because I think the stuff is back better than it was last year. If he can do (that) with the starters that we've lost the last year-and-a-half, that could be huge for us."

Just like he did in 2023, when he was the opening-day starter for Gwinnett before being summoned to Atlanta when Max Fried landed on the injured list after just one start, Elder is playing a pivotal role in keeping the rotation together.

This time, it was Lopez — an All-Star like Fried — who went down, and Elder who was the first line of defense.

"It's pretty much the same scenario," Snitker said. "He didn't break camp with us, but we needed him soon and he came up, did a great job and made the All-Star team."

Though the All-Star team may not be in his immediate future, Elder has put in the work whether in Atlanta or Gwinnett to get himself back on track. He also credits his success to the group he works with on a regular basis, which includes catchers Sean Murphy and Drake Baldwin, along with Atlanta pitching coach Rick Kranitz.

"We've got a pretty good group here," Elder said. "You just listen and pay attention and you're always going to pick up on something. Just working with them, bouncing ideas off them, having them bounce ideas off me, it gets you into a good flow, and I'm in a good spot right now."

**FIND US ON SOCIAL MEDIA**

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 [/NeighborNewspapers](https://www.facebook.com/NeighborNewspapers)



## Sandy Springs Planning and Zoning

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

LSW  
5/13/2025  
10:55 AM



### Project Information Sheet

**Property**

**Address:** 380 FERRY LNDG, SANDY SPRINGS, GA, 30328  
**Parcel ID:** 17 020600080073

**Applicant:** Jarrett Keim  
**Applicant Email:** jarrett@praderagroup.com  
**Applicant Phone:** 678-614-1506

**Application**

**Type of Variance:** General

**Description of Request:** The variance is for a future carriage house to encroach 10' into the side setback.

**Current use of the property:** Single family house

**Current Zoning:** RD-27: Residential Detached (27,000 square feet minimum lot size)

**Petitioner:** Shelly Loftus  
**Petitioner Address:** 380 Ferry Landing  
**Phone:**  
**Email:**

March 25, 2025

Dear Members of the City Board,

I hope this message finds you well. My name is Paul Loftus, and I am writing to respectfully request a variance to extend beyond the currently allotted setback for our family home located on the Chattahoochee River in the Sandy Springs community.

When we purchased our home, it was with the goal of creating a lasting, comfortable space for our growing family while contributing positively to the neighborhood. As you may know, our home is located on the Chattahoochee River, a location that presents unique challenges for expansion due to river regulations. Many homes along the river have basements, three car garages and additional living space, whereas our home lacks a basement, garage and storage space and we currently find ourselves with less comparable square footage.

Our request is not for a dramatic or out-of-place expansion, but rather a modest increase in the allowable setback to accommodate the growing needs of our family. Specifically, we are seeking the ability to build a small unfinished basement for additional storage space, an extra garage bay to house an additional car (so we do not have to park on the street), and a spare bedroom. These changes would allow us to better care for our three children and prepare for the eventual move of my aging mother-in-law, who has been a longtime resident of Sandy Springs and will need a suitable living space when she can no longer manage her own home.

Because of the various laws and restrictions on our property from the City, State, ARC, FEMA, MRPA and other planning committees due to the Chattahoochee River, we are unable to expand the home back towards the River and the front setbacks do not allow for expansion forwards. The only way for expansion within the guidelines would be to build upwards, which we do not want to do as we would like our home to “fit” within the aesthetic and height of the other homes in the neighborhood. Thus, we are asking for the variance on the right side of the lot as the only way to expand our home on a lot that is currently not utilizing a good amount of buildable/impervious space.

Since purchasing the property, we have already made significant investments in restoring the home. Our restoration has been well received by prior owners/neighbors, many of whom have stopped to thank us for the improvements we have made, which have greatly enhanced the neighborhood’s aesthetic. We take pride in being active, engaged members of the community and would like to continue our restoration efforts with a more functional living space for our family and extended family that will ultimately put us on the same level as other homes in the area for future competitive resale purposes.

We are not asking for an extraordinary deviation from existing standards, but rather a slight adjustment to ensure that our home can meet the evolving needs of our family and serve as a comfortable, sustainable home for years to come. It is our sincere hope that the city board will recognize our commitment to the community, the investments we have already made, and the potential benefits this variance will provide for our family and the neighborhood.

Thank you for your consideration of our request. We are confident that this small adjustment will allow us to maintain our home's character while ensuring it meets the needs of our family. We look forward to the opportunity to further discuss this matter and provide any additional information necessary.

Sincerely,

Paul J. Loftus & The Loftus Family

**Paul J. Loftus**

CEO

Financial Institutions Group

773-909-7353

[paul.loftus@loanvision.com](mailto:paul.loftus@loanvision.com)

[www.loanvision.com](http://www.loanvision.com)

[www.asiweb.com](http://www.asiweb.com)

227 Sandy Springs PL

Ste D#238

Sandy Springs , GA 30328

April 7th, 2025

LaQuita Williams  
1 Galambos Way  
Sandy Springs, GA 30328, USA

Re: 380 Ferry Landing NW Variance Analysis

Dear Ms. Williams,

Thank you for your assistance in the preparation of the variance application for Shelly & Paul Loftus's property located at 380 Ferry Landing NW. Shelly & Paul Loftus are clients of my home building company Pradera Group and over the past year we have performed extensive exterior and interior renovations on the house as part of the work that we called "Phase I". This work has been positively received by neighbors and also by the respective Sandy Springs inspectors we worked with on the job. Overall it is a marked improvement from when the Loftus family first purchased the house.

Now we are ready to proceed with the next round of work we are calling "Phase II" and a variance application approval is required as part of the lead up to starting work. Phase II includes a proposed carriage house with single car garage and has a footprint that encroaches 10' into the 15' side setback, thus requiring the variance application. Listed below in bold font and yellow highlight are questions from page seven (7) of the Sandy Springs Variance Application packet followed by detailed responses.

**a. The variance request would not result in negating the general intent of the Development Code or with the Comprehensive Plan policies;** Approval of the variance application will not result in negating the general intent of the Development Code. If anything, the approval of this variance specifically applies to "promoting quality landscape and building design that advance the function and beauty of Sandy Springs" as stated in the Development Code.

**b. The variance if granted will not be detrimental to the public safety, health or welfare of the public or injurious to other property;** There is nothing detrimental to public safety, health or welfare of the public with approval of the variance. In fact, the proposed work would continue the aesthetic improvements done to date by the family, which as stated above, have been well received by neighbors and community at large.

**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;** The property is unique in that it is affected by not only Sandy Springs zoning and its stipulated setbacks specific to the site, but also by being on the river, and therefore, additional oversight by the Chattahoochee River Corridor and FEMA. The house is currently pinched by those setbacks and FEMA restrictions on where to expand to better serve the family's life and plans for the future, which include an aging in law moving in with them. There is no basement to build out. The house is up against the front, left and rear setbacks or flood lines. Going up higher is an option, but by doing so it will create an imposing house without any aesthetic connectivity

to the existing house, the community and stand out from other houses located on the street because of its height. Plus functionally would not work well. The only reasonable course of action balancing function with form is to request permission to encroach 15' into the right side setback. Due to the added structure being setback from the front of the house, the landscaping and heavy tree canopy, the addition's extension into the side setback won't be obvious from the street. The tree canopy and vegetation on the adjacent neighbors land mitigates the encroachment on the neighbors house.

**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;** As described above in item C, it's a modest request to allow encroachment into the side setback with the new structure. There are limited options to accommodate the family's desire to live in this house for the foreseeable future in a more functional manner that also satisfies the various parameters placed on this property. That foreseeable future also includes accommodating the mother in law.

**e. The variance requested is the minimum necessary to accomplish the development or building;** The plans submitted as part of this variance application show the structure that will cross into the setback. The architect has designed everything to a functional minimum of space or width. For instance the single car garage is just large enough to accommodate any of the family's vehicles, of which one has to be parked on the street currently. The other rooms that would be part of the addition are modest and functional, focused on satisfying the current and upcoming needs for the family. Concern was taken to stay consistent with the existing house, such as matching ceiling heights so that the addition looks as if it has always been there.

**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 resource affected by the proposed development, should the variance be granted;** We will provide a design for approval and input on how best to provide screening between the addition and the adjacent property. Currently the adjacent property is heavily vegetated and has an extensive tree canopy buffering the neighbors house. Landscape work on our side of the property line will only enhance that buffer.

**g. Such conditions are not the result of action or inaction of the current property owner.** The added structure requiring this variance application has not been built, we are asking for permission ahead of time and not forgiveness!

Thank you again for your time and assistance to date. We hope that this variance analysis provides sufficient feedback to help decide in favor of this modest side setback variance request. If you have any questions feel free to reach out and we look forward to the opportunity to further discuss this matter.

Respectfully Submitted,



Jarrett Keim  
Partner  
Pradera Group, LLC

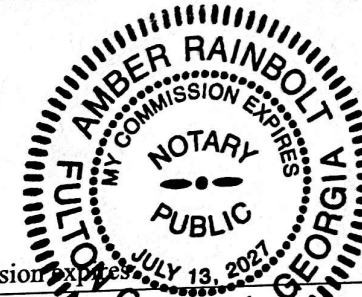
Cc: file



**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: Paul Loftus	Sworn and subscribed before me this <u>10</u> <sup>th</sup> day of <u>December</u> 20 <u>24</u> Notary public: <i>Amber Rainbolt</i> Seal:  Commission expires:
Address: <b>380 Ferry Landing NW</b>	
City, State, Zip Code: <b>Atlanta GA 30328</b>	
Email address: [REDACTED]	
Phone number: [REDACTED]	
Owner's signature: <i>Paul Loftus</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:	
<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 _____ <sup>th</sup> day of _____ 20____ Notary public: Seal: Commission expires:
Company name:	
Address:	
City, State, Zip Code:	
Email address:	
Applicant's signature:	



ATLANTA REGIONAL COMMISSION

# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

**DATE:** MARCH 15, 2024

**TO:** Mayor Rusty Paul, City of Sandy Springs  
**ATTN TO:** Helen Owens, Zoning Administrator, City of Sandy Springs  
**FROM:** Mike Alexander, COO, Atlanta Regional Commission

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a Metropolitan River Protection Act regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal.

**Name of Proposal:** 380 Ferry Landing  
**MRPA Code:** RC-24-01SS

**Description:** A regional MRPA review of a proposal to construct a pool and garage on the .68 acre (29,604 SF) site of an existing home wholly within the Chattahoochee River Corridor at 380 Ferry Landing in the City of Sandy Springs. The total disturbed area of 12,223 SF and impervious area of 8,912 SF are within allowed limits.

**Preliminary Finding:** ARC staff have initiated a review of an application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the project is consistent with the Chattahoochee River Corridor Plan.

**Submitting Local Government:** City of Sandy Springs ;  
**Date Opened:** March 15, 2024  
**Deadline for Comments:** March 25, 2024

**THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:**

ATLANTA REGIONAL COMMISSION  
NATIONAL PARK SERVICE  
COBB COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA CONSERVANCY  
HISTORIC RIVERLINE

CHATTAHOOCHEE RIVERKEEPER  
CITY OF ATLANTA

Please submit comments to [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). For questions, please contact Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or (470) 378-1531. If no comments are received by March 25, 2024, ARC will assume that your agency has no input on the subject plan. For more information visit the ARC review website at <http://www.atlantaregional.org/land-use/planreviews>.

**Review materials are attached.**

**APPLICATION FOR  
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. Name of Local Government: CITY OF SANDY SPRINGS
2. Owner(s) of Record of Property to be Reviewed:  
Name(s): PAUL LOFTUS  
Mailing Address: 380 FERRY LANDING NW  
City: SANDY SPRINGS State: GA Zip: 30328  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 773-909-7353 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): MIKE PARMELIS  
Mailing Address: 241 WEST WILUCA RD NE SUITE 150  
City: ATLANTA State: GA Zip: 30342  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404-661-1217 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use:  
Name of Development: \_\_\_\_\_  
Description of Proposed Use: CURRENTLY A SINGLE FAMILY RESIDENCE - WILL REMAIN AND WILL ADD A POOL PLUS NEW GARAGE.
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: LAND LOT 207, 17th DISTRICT, FULTON COUNTY  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: RIVER CHASE, LOT 41, BLOCK A, 380 FERRY LANDING, 870' TO RIVER CHASE CIRCLE.  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: .68  
Outside Corridor: \_\_\_\_\_  
Total: .68  
Lots: Inside Corridor: 1  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
Units: Inside Corridor: 1  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
Other Size Descriptor (i.e., Length and Width of Easement):  
Inside Corridor: \_\_\_\_\_  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_

**6. Related Chattahoochee Corridor Development:**

**A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? NO**

**If "yes", describe the additional land and any development plans: \_\_\_\_\_**

**B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? YES**

**If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): SINGLE FAMILY HOME - 380 FERRY LANDING - RC-77-07FC FEBRUARY 1977**

**7. How Will Sewage from this Development be Treated?**

**A. Septic tank \_\_\_\_\_**

**Note: For proposals with septic tanks, the application must include the appropriate**

**local government health department approval for the selected site. B. Public sewer system SEWER**

**8. Summary of Vulnerability Analysis of Proposed Land or Water Use:**

<b>Vulnerability Category</b>	<b>Total Acreage (or Sq. Footage)</b>	<b>Total Acreage (or Sq. Footage) Land Disturbance</b>	<b>Total Acreage (or Sq. Footage) Imperv. Surface</b>	<b>Percent Land <u>Disturb.</u> (Maximums Shown In Parentheses)</b>	<b>Percent Imperv. <u>Surf.</u></b>
<b>A</b>	_____	_____	_____	<b>(90)</b>	<b>(75)</b>
<b>B</b>	_____	_____	_____	<b>(80)</b>	<b>(60)</b>
<b>C</b>	<u>15,747 SF</u>	<u>11,023 SF</u>	<u>8,412 SF*</u>	<b>(70)</b>	<b>70 (45) 54.3*</b>
<b>D</b>	_____	_____	_____	<b>(50)</b>	<b>(30)</b>
<b>E</b>	<u>13,857 SF</u>	<u>1,200 SF</u>	<u>500 SF*</u>	<b>(30)</b>	<b>8.7 (15) 3.6*</b>
<b>F</b>	_____	_____	_____	<b>(10)</b>	<b>(2)</b>
<b>Total:</b>	_____	_____	_____	<b>N/A</b>	<b>N/A</b>

\* INCLUDES A TRANSFER OF 884 SF OF IMPERVIOUS SURFACE FROM "E" TO "C" AT 1 TO 1.5 (1.5 x 884 = 1,326) AS PER PART 2.A.3.c.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? YES  
If "yes", indicate the 100-year floodplain elevation: 803.1

**NOTE:** The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

**NOTE:** All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? NO  
If "yes", indicate the 500-year flood plain elevation: \_\_\_\_\_

**NOTE:** The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

**NOTE:** Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

**FOR ALL APPLICATIONS:**

\_\_\_ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

\_\_\_ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

\_\_\_ Written consent of all owners to this application. (Space provided on this form)

\_\_\_ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

\_\_\_ Description of proposed use(s). (Space provided on this form)

\_\_\_ Existing vegetation plan.

\_\_\_ Proposed grading plan.

\_\_\_ Certified as-builts of all existing land disturbance and impervious surfaces.

\_\_\_ Approved erosion control plan.

\_\_\_ Detailed table of land-disturbing activities. (Both on this form and on the plans)

\_\_\_ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

\_\_\_ Documentation on adjustments, if any.

\_\_\_ Cashier's check or money order (for application fee).

**FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):**

\_\_\_ Site plan.


\_\_\_ Land-disturbance plan.

**FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:**


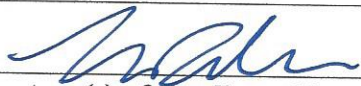
\_\_\_ Concept plan.

\_\_\_ Lot-by-lot and non-lot allocation tables.


12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

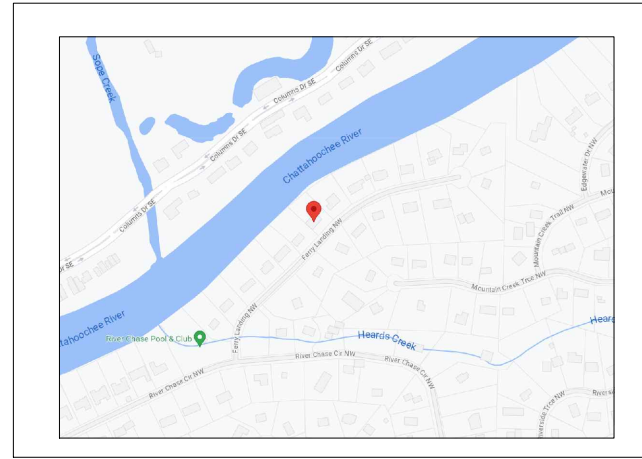
\_\_\_\_\_  
\_\_\_\_\_  
  
Signature(s) of Owner(s) of Record 10.13.2023  
Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

  
\_\_\_\_\_  
\_\_\_\_\_  
  
Signature(s) of Applicant(s) or Agent(s) OCT 13, 2023  
Date

14. The governing authority of The City of Sandy Springs requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

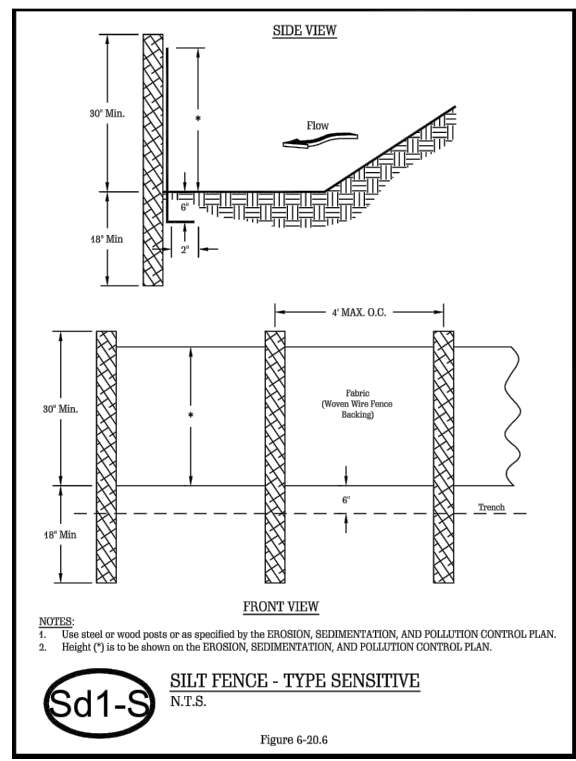
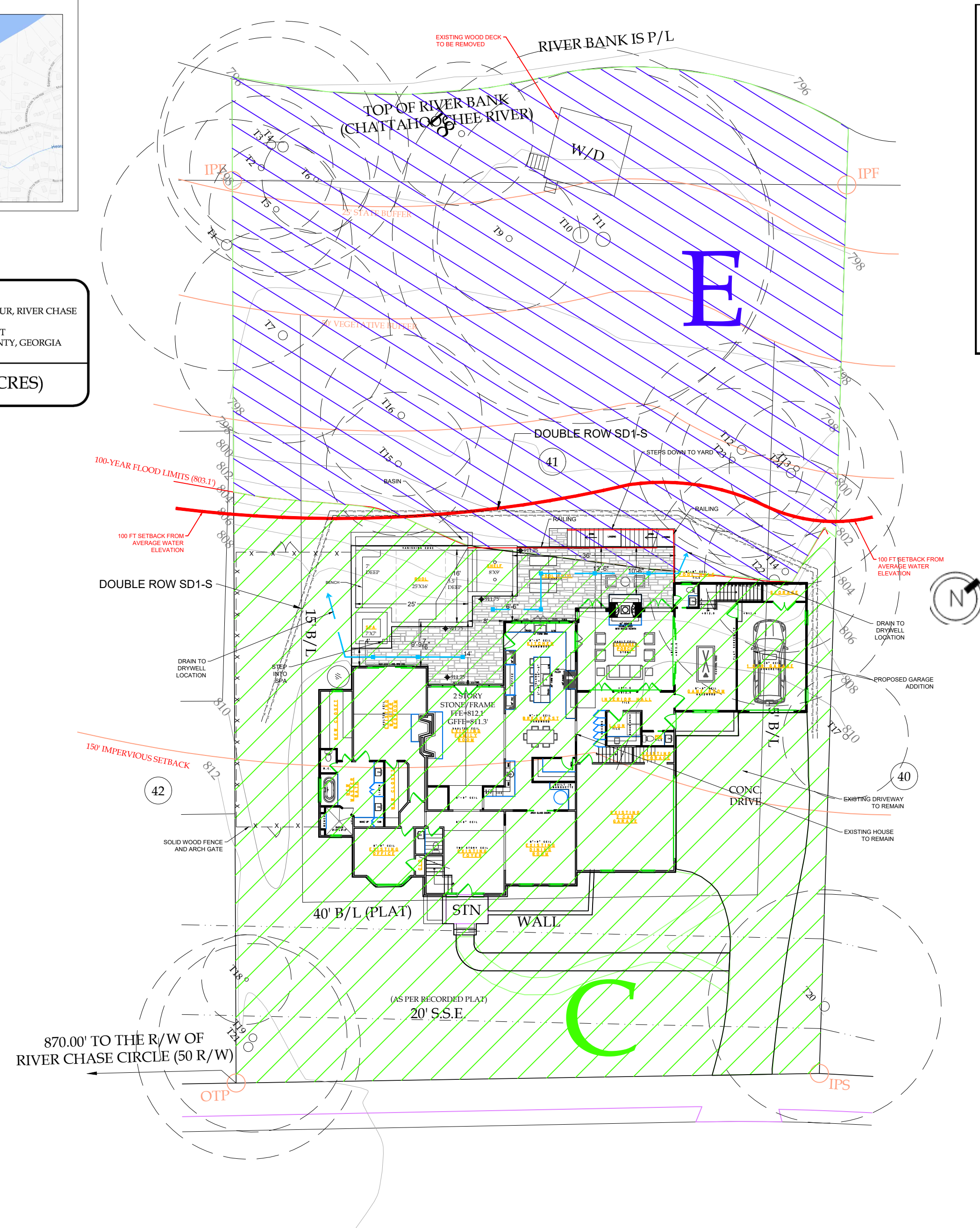
  
Signature of Chief Elected Official or Official's Designee 10/25/2023  
Date



**VICINITY MAP**

LEGAL:  
 LOT 41, BLOCK A, SECTIONS THREE AND FOUR, RIVER CHASE  
 PLAT BOOK 111, PAGE 52  
 LAND LOT 207, 17th DISTRICT  
 CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

AREA:  
 29,581± ft<sup>2</sup> (0.679± ACRES)



**1977 REVIEW:  
 RC-77-07FC**

**INCLUDES A TRANSFER OF 884 SF OF IMPERVIOUS SURFACE FROM "E" TO "C" AT 1 TO 1.5 (1.5 x 884 = 1326) AS PER PART 2.A.3.c.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN.**

This property is located in a flood hazard area according to F.I.R.M. panel #13121C0141F last revised 9/18/2013. If the special flood hazard area has established elevations then a surveyor or architect can certify this statement. If elevations have not been established then a registered engineer must provide calculations to establish the horizontal location and elevation of the flood hazard. If the property has special flood hazard area crossing its boundary line a certificate of occupancy hold will be placed on the building permit until an elevation certificate is submitted certifying that the lowest floor elevation of the structure is a minimum of three (3) feet above the special flood hazard area elevations.

CATEGORY "E" = 13,857 SF  
 ALLOWED:  
 15% IMPERVIOUS = 2,078 SF  
 30% CLEARING = 4,157 SF

EXISTING IMPERVIOUS - WOOD DECK 260 SF - 1.8%  
 EXISTING CLEARING - 500 SF - 3.6%

PROPOSED IMPERVIOUS: PORTION OF POOL AND SETPS - 231 SF  
 PROPOSED CLEARING - 1200 SF

TOTAL = 500 SF IMPERVIOUS  
 1200 SF CLEARING  
 1,578 SF OF IMPERVIOUS AREA SURPLUS

CATEGORY "C" AREA = 15,747 SF  
 EXISTING:  
 45% IMPERVIOUS = 7,086 SF  
 70% CLEARING = 11,023 SF

EXISTING IMPERVIOUS = 7,021 SF - 44.5%  
 EXISTING CLEARING = 10,488 SF - 66.6%

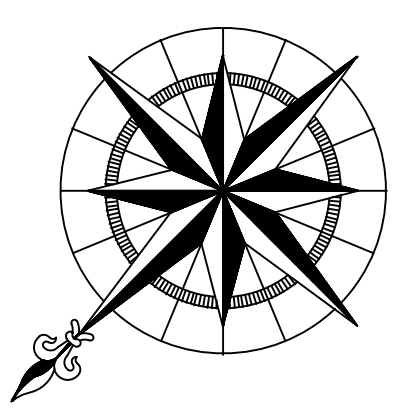
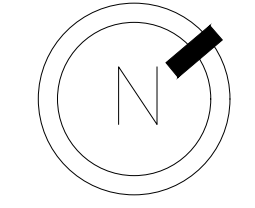
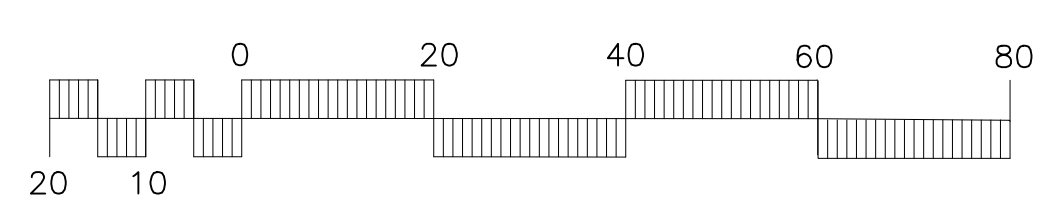
PROPOSED:  
 DRIVEWAY = 1,587 SF  
 HOUSE - POOL - DECK = 6,468 SF  
 WALK AND STOOP = 355 SF

TOTAL PROPOSED = 8,410 SF IMPERVIOUS (1,324 SF OVER)  
 10,635 SF CLEARING (388SF SURPLUS)

APPLICANT:  
 MIKE PARMELEE  
 241 W WIEUCA RD NE  
 SUITE 150  
 ATLANTA, GA 30342  
 404-661-1217

OWNER:  
 PAUL LOFTUS  
 380 FERRY LANDING  
 SANDY SPRINGS, GA 30328  
 773-909-7353

- A. This property is completely or partially within the Chattahoochee River Corridor. No land disturbance shall occur outside the approved limits.
- B. All construction must conform to City of Sandy Springs standards.
- C. Prior to commencing land disturbing activity, the limits of land disturbance shall be clearly and accurately demarcated with tree save fence, and shall remain marked throughout construction, until final stabilization.
- D. All erosion control measures shall be in place prior to commencing construction and shall be maintained in proper working order until all disturbed areas are stabilized.
- E. A copy of the approved land disturbance plan and river corridor certificate/permit shall be present onsite whenever land disturbing activity is in progress.
- F. A final on-site inspection by the Director of the Department of Community Development or his/her designee is required prior to the release of the Certificate of Occupancy. A certified as-built survey may be required.
- G. This plan is approved for River Corridor Only. It does not entitle land disturbing activity or construction of structures without first obtaining all applicable permits.



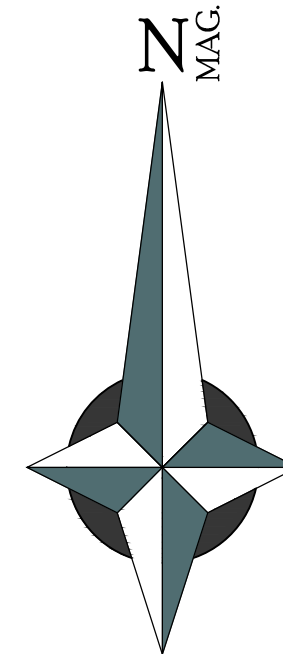
**JOE A. GAYLE  
 & ASSOCIATES**

241 West Wieuca Rd. NE  
 Atlanta, Georgia 30342  
 Suite 150  
 (404) 252-6120

**LOFTUS RESIDENCE**

REVISED: 3/9/2024

380 FERRY LANDING  
 10/16/2023

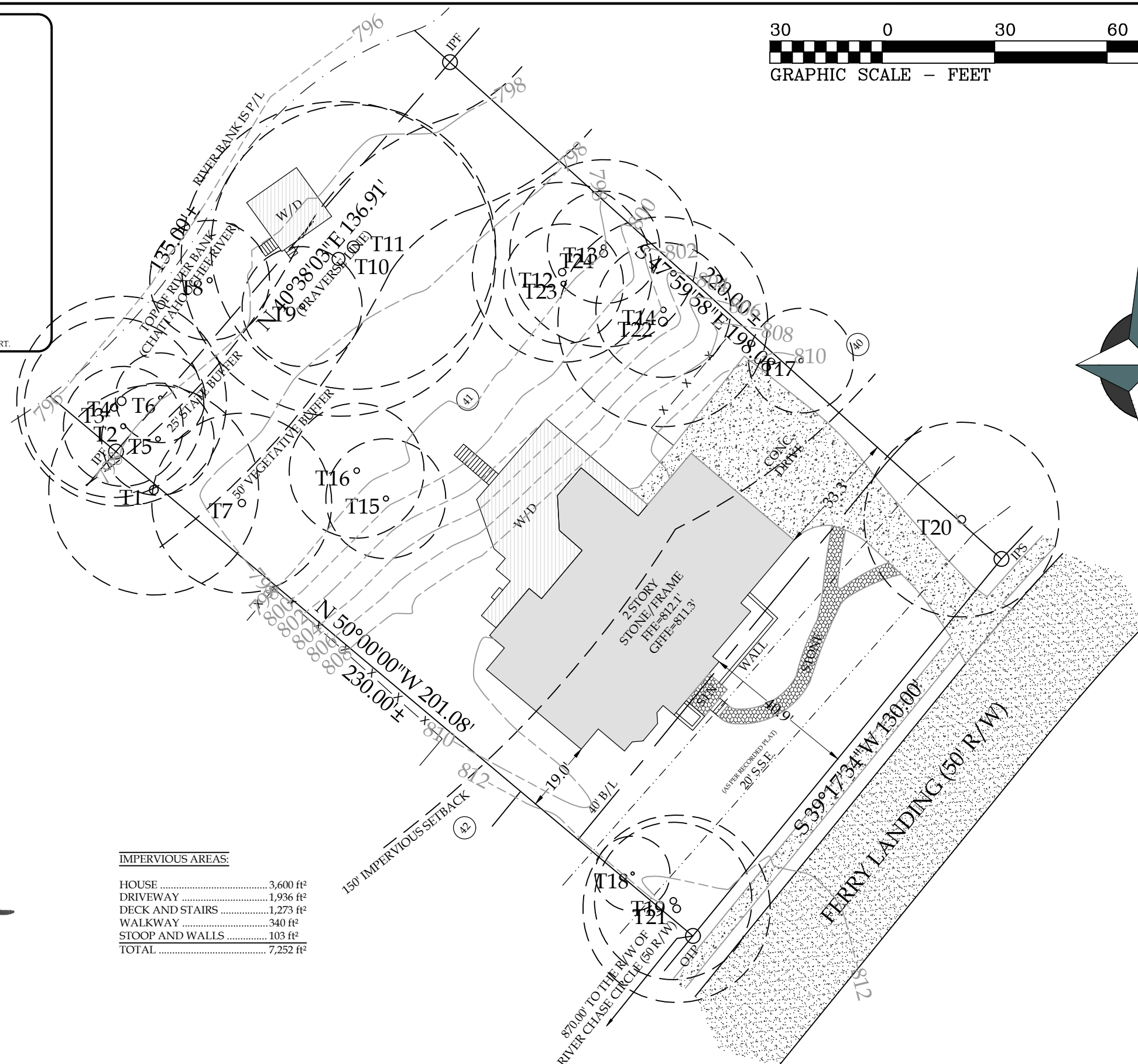


LEGEND:

- IPF = IRON PIN FOUND (1/2" REBAR)
- IPS = IRON PIN SET (1/2" REBAR)
- NS = NAIL SET
- NF = NAIL FOUND
- OTP = OPEN TOP PIPE
- CTP = CRIMPED TOP PIPE
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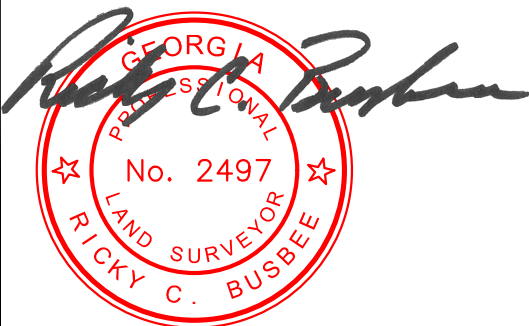
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TREE CHART		
TAG	DBH	TYPE
T1	28"	HW
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T4	28"	BIRCH
T5	15"	HW
T6	12"	BIRCH
T7	24"	BIRCH
T8	16"	BIRCH
T9	16"	HW
T10	42"	BIRCH
T11	38"	BIRCH
T12	24"	HW
T13	15"	OAK
T14	18"	HW
T15	16"	OAK
T16	18"	HW
T17	14"	HW
T18	10"	HW
T19	21"	PINE
T20	26"	BIRCH
T21	25"	PINE
T22	28"	HW
T23	16"	HW
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IMPERVIOUS AREAS:

HOUSE	3,600 ft <sup>2</sup>
DRIVEWAY	1,936 ft <sup>2</sup>
DECK AND STAIRS	1,273 ft <sup>2</sup>
WALKWAY	340 ft <sup>2</sup>
STOOP AND WALLS	103 ft <sup>2</sup>
TOTAL	7,252 ft <sup>2</sup>



**SURVEYOR'S CERTIFICATION**

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

**SURVEY FOR:**  
SHELLY LOFTUS

**LICENSING:**  
BUSBEE & POSS LAND SURVEYING CO., GA L.S.F. # 1056  
RICKY C. BUSBEE, GA P.L.S. # 2497  
MICHAEL W. POSS JR, GA P.L.S. # 3387

**LEGAL:**  
LOT 41, BLOCK A, SECTIONS THREE AND FOUR, RIVER CHASE PLAT BOOK 111, PAGE 52  
LAND LOT 207, 17th DISTRICT  
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

**AREA:**  
29,581± ft<sup>2</sup> (0.679± ACRES)

**BUSBEE & POSS LAND SURVEYING COMPANY**

3408 HOWELL STREET, SUITE A  
DULUTH, GEORGIA 30096  
770.497.9866  
FAX: 770.497.9881  
www.busbeelandposs.com

**Notes:**

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD 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.

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**FLOOD NOTE:**  
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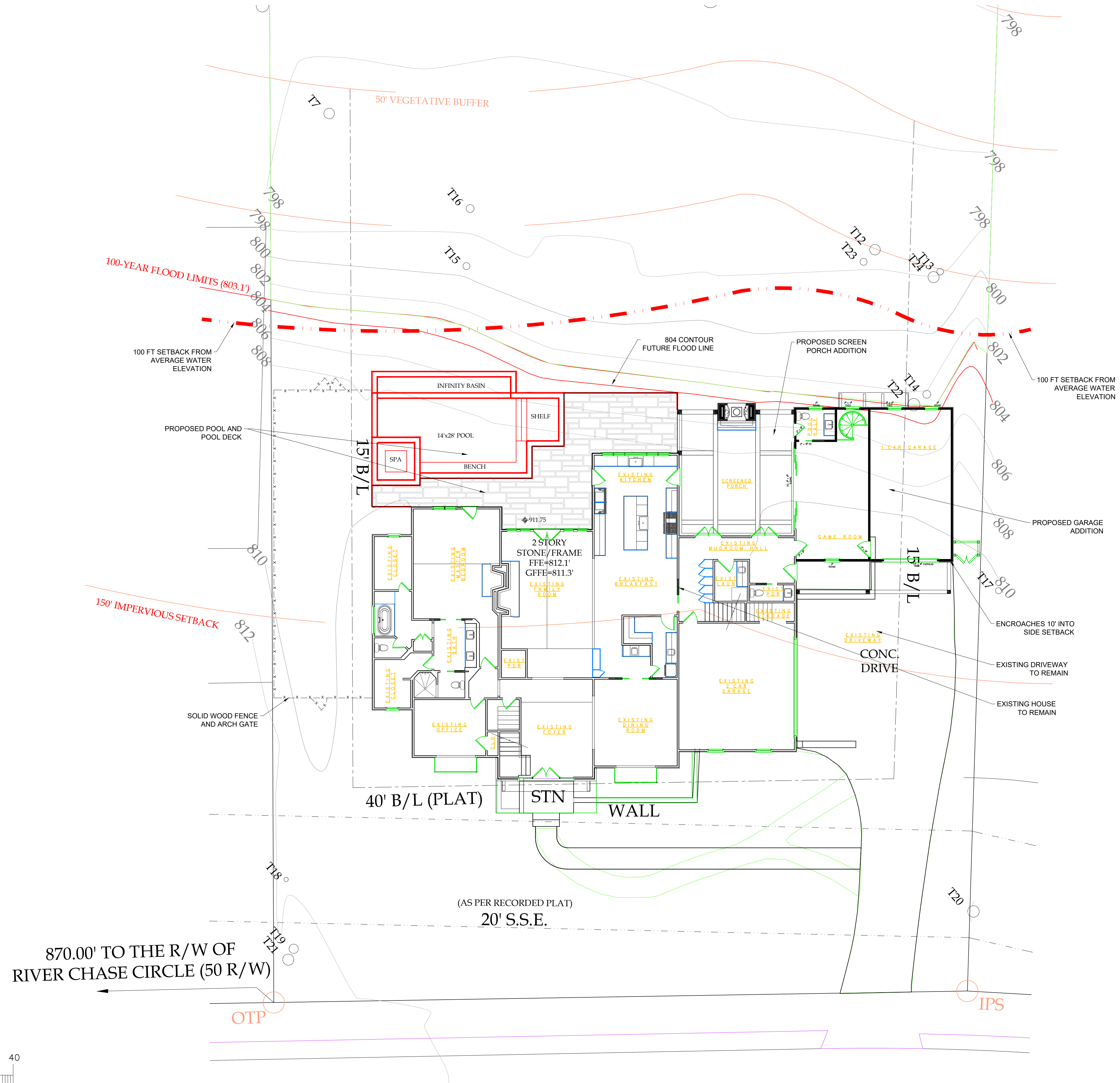
REV.	DESCRIPTION:	DATE:
1	ADDED TOPO, TREES, IMPERVIOUS	4/6/23

REVISION NOTES

**SITE ADDRESS:** 380 FERRY LANDING  
SANDY SPRINGS, GA 30328

**TYPE OF SURVEY:** RETRACEMENT SURVEY

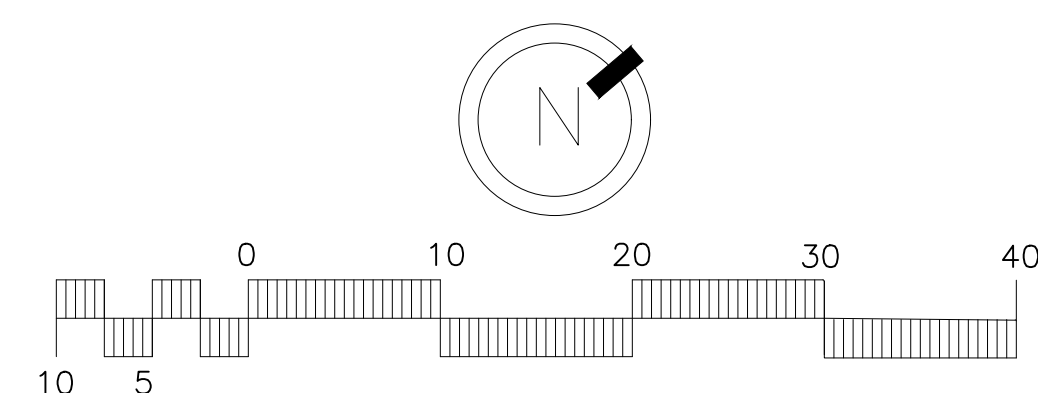
SCALE AT ANS B: 1 INCH = 30 FEET	PLAT DATE: 03/03/23	FIELD CREW: RD/NB	FIELD DATE: 03/01/23
DRAWN BY: ZW/MP	JOB NUMBER: BP15761	SHEET #: 1 of 1	



870.00' TO THE R/W OF RIVER CHASE CIRCLE (50 R/W)

OTP

IPS

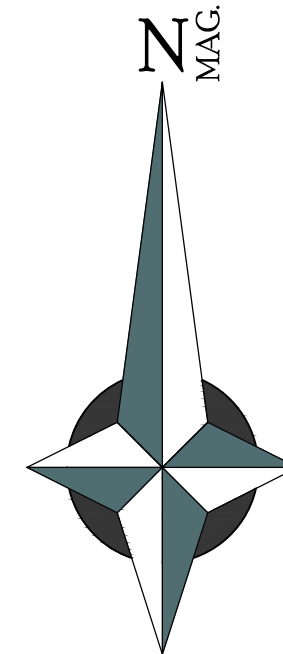
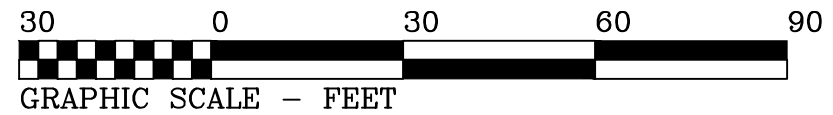


**JOE A. GAYLE**  
& ASSOCIATES

241 West Wieuca Rd. NE  
Atlanta, Georgia 30342  
Suite 150  
(404) 252-6120

**LOFTUS RESIDENCE**

CONCEPT LAYOUT  
380 FERRY LANDING  
7/25/2024



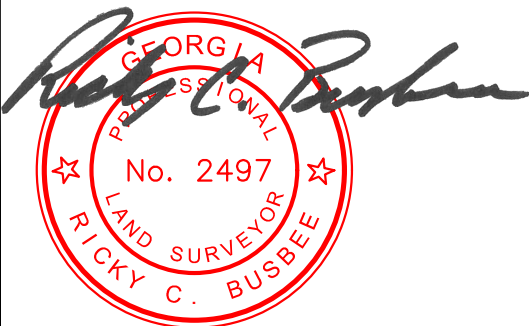
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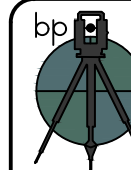
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FAX: 770.497.9881

- www.busbeelandposs.com -

SITE ADDRESS:

380 FERRY LANDING  
SANDY SPRINGS, GA 30328

TYPE OF SURVEY:

RETRACEMENT SURVEY

SCALE AT ANS B: 1 INCH = 30 FEET	PLAT DATE: 03/03/23	FIELD CREW: RD/NB	FIELD DATE: 03/01/23
DRAWN BY: ZW/MP	JOB NUMBER: BP15761	SHEET #: 1 of 1	

Notes:

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FLOOD NOTE:  
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1	ADDED TOPO, TREES, IMPERVIOUS	4/6/23
REV:	DESCRIPTION:	DATE:
REVISION NOTES		

# LOFTUS RESIDENCE

## 380 FERRY LANDING, SANDY SPRINGS, GA

### PROJECT DESCRIPTION

THE LOFTUS RESIDENCE IS A RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE. THE RENOVATION WILL INCLUDE A NEW KITCHEN, NEW MASTER BATH, NEW ATTACHED 1 CAR GARAGE, NEW SCREENED PORCH AND GUEST SUITE.

### PROJECT TEAM

ARCHITECT	HOME OWNER	STRUCTURAL ENGINEERING
GARRETT DANIEL ARCHITECTURE 3103 DALE DRIVE, NE ATLANTA, GA 30305 CONTACT: GARRETT DANIEL 404-441-6495	PAUL AND SHELLY LOFTUS 380 FERRY LANDING SANDY SPRINGS, GA 30327 CONTACT: SHELLY LOFTUS	SKYWARK ENGINEERING 3855 SHALLOWFORD ROAD SUITE 620 MARIETTA, GA 30062 CONTACT: MASON PETERSON, PE 770-641-9219
CONTRACTOR	LANDSCAPE AND CIVIL	INTERIOR DESIGN
	JOE A. GAYLE & ASSOCIATES 241 W. WIEUCA ROAD, NE #150 SANDY SPRINGS, GA 30342 CONTACT: MIKE PARMELEE 404-252-6120	

### CODES

INTERNATIONAL BUILDING CODE,  
2018 EDITION, WITH GEORGIA AMENDMENTS (2020)  
INTERNATIONAL RESIDENTIAL CODE,  
2018 EDITION, WITH GEORGIA AMENDMENTS (2020)  
INTERNATIONAL FIRE CODE,  
2018 EDITION, WITH GEORGIA AMENDMENTS (2020)  
INTERNATIONAL PLUMBING CODE,  
2018 EDITION WITH GEORGIA AMENDMENTS (2020)  
INTERNATIONAL MECHANICAL CODE,  
2018 EDITION WITH GEORGIA AMENDMENTS (2020)  
INTERNATIONAL MECHANICAL CODE,  
2018 EDITION WITH GEORGIA AMENDMENTS (2020)  
INTERNATIONAL FUEL GAS CODE,  
2018 EDITION WITH GEORGIA AMENDMENTS (2020)  
NATIONAL ELECTRICAL CODE,  
2017 EDITION WITH GEORGIA AMENDMENTS (2020)  
INTERNATIONAL ENERGY CODE,  
2015 EDITION W/ GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)  
2018 NFPA 101 - LIFE SAFETY CODE WITH STATE AMENDMENTS (2020)  
INTERNATIONAL SWIMMING POOL AND SPA CODE,  
2018 EDITION WITH GEORGIA AMENDMENTS (2020)

### INDEX

T.1.1	TITLE PAGE	E.1.0	TERRACE FLOOR ELECTRICAL DIAGRAM
		E.1.1	FIRST FLOOR ELECTRICAL DIAGRAM
A.1.0	TERRACE FLOOR PLAN	E.1.2	SECOND FLOOR ELECTRICAL DIAGRAM
A.1.1	FIRST FLOOR PLAN	EX.1.1	EXISTING FIRST FLOOR
A.1.2	SECOND FLOOR PLAN	EX.1.2	EXISTING SECOND FLOOR
A.1.4	ROOF PLAN	EX.1.3	EXISTING ATTIC FLOOR
A.2.1	FRONT AND EXISTING ELEVATION	EX.1.4	EXISTING ROOF
A.2.2	RIGHT AND EXISTING ELEVATION		
A.2.3	REAR AND EXISTING ELEVATION		
A.2.4	LEFT AND EXISTING ELEVATION		
A.2.5	SCREENED PORCH ELEVATIONS		

### KEY NOTES:

1. ROOFING UNDER LAYMENT SHALL BE 15# TYPE 1 ASPHALT SATURATED ORGANIC FELTS PER ASTM D 226. ALSO REFER TO IRC SECTION R905.
2. ASPHALT SHINGLES SHALL BE INSTALLED PER IRC R905 AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. PROVIDE ALL FLASHING, COUNTER FLASHING, BITUTHENE, MEMBRANE WATERPROOFING, SHEET METAL, CAULKING, SEALANTS, AND RAIN GUTTERS AND/OR DIVERTERS WHERE REQUIRED TO MAKE WORK COMPLETELY WATER PROOF.
4. WEATHER RESISTANT EXTERIOR WALL ENVELOPE SHALL BE A LAYER OF THE HOUSE WRAP (TYVEK), FREE FROM HOLES, AND BREAKS, APPLIED OVER THE SHEATHING ON ALL EXTERIOR WALLS WITH 6" MIN. HORIZONTAL LAP AND A 12" VERTICAL LAP. (TAPE ALL JOINTS). REFER TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. NOT USED.
6. FIRE BLOCK AND DRAFT STOPS SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) BARRIER BETWEEN FLOORS AND CONCEALED SPACE. REFER TO R 602.8
7. BRICK MASONRY VENEER SHALL BE INSTALLED OVER A SUPPORTING FOUNDATION. PROVIDE A 1" AIR SPACE BETWEEN THE BRICK MASONRY VENEER AND THE HOUSE WRAPPED COVERED FRAMED WALL. TIE THE BRICK MASONRY VENEER TO THE WOOD FRAMED WALL WITH BRICK TIES 24" O.C. EACH WAY. REFER TO R703.7 IRC. ALL BRICK WORK SHALL BE IN A RUNNING BOND WITH FLUSH GROUT.
8. CEDAR SHINGLES WITH 7" EXPOSURE AND BUTT COURSES. LEAVE A 1/4" KEY WAY BETWEEN SHINGLES. THE KEY WAY SPACING ON CONSECUTIVE ROWS SHALL BE OFFSET A MIN. OF 1 1/2". INSTALLED OVER WEATHER RESISTANT WALL ENVELOPE AND 1/2" SHEATHING. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS AND IRC R703.5.
9. FASTENERS FOR SHINGLES SHALL BE RUST RESISTANT RING SHANK BLUNT TIP NAILS WITH MIN. 3/8" HEAD OR STAPLES WITH MIN 7/16" CROWN 16 GAUGE, (2) FASTENERS PER SHINGLE, 34" FROM EACH EDGE AND 1" ABOVE THE BUT LINE OF THE OVERLAPPING SHINGLE.
10. SHINGLE WOVEN OUTSIDE CORNER INSTALL THE OUTSIDE CORNERS BY OVERLAPPING THE SHINGLES SO THAT THE JOINTS ALTERNATE SUCCESSIVELY ON EACH SIDE OF THE CORNER. TRIM EXCESS CLEANLY WITH UTILITY KNIFE FOR A SMOOTH FINISH USE A PLANE.
11. OVER A CLEAN, DRY AND STRUCTURALLY SOUND DECK, INSTALL ALL OF THE METAL FLASHING, AND COUNTER FLASHING. INSTALL THE WATERPROOF AND CLEAVAGE MEMBRANES (PAREX, MER-KO-DECK WATERPROOFING MEMBRANE OR EQ) OVER THE TOP OF THE FLASHING AND DECK. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL THE BRICK PAVERS OVER THE WATERPROOF / CLEAVAGE MEMBRANES IN A BED OF THIN SET AND GROUT TO FINISH.

AFTER THE PERMIT IS ISSUED CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE ONLINE PORTAL TO SCHEDULE A BUILDING PRE CONSTRUCTION MEETING WITH THE BUILDING INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION OR DEMOLITION. THIS IS IN ADDITION TO THE SITE PRE CONSTRUCTION MEETING. CONTRACTORS WHO SKIP THEIR BUILDING PRE CONSTRUCTION MEETING (OR OTHER REQUIRED INSPECTIONS) WILL BE FINED FOR DOING SO. SEE IRC SECTIONS 109.3 AND R109.4.

NOTE TO APPLICANT: IF YOU PLAN TO INSTALL A GENERATOR AS PART OF THIS PROJECT, PLEASE NOTE THAT SANDY SPRINGS REQUIRES A SEPARATE PERMITTING AND PLAN REVIEW PROCESS FOR GENERATORS.



### CONCEPTUAL RENDERING

NOT TO SCALE. SHOWN FOR REFERENCE ONLY. DO NOT USE FOR ANY CONSTRUCTION PURPOSES.


**GARRETT DANIEL**  
 ARCHITECTURE  
 3103 Dale Drive, NE, Atlanta, GA 30305  
 404.441.6495 • garrett@garrettdanielarchitecture.com

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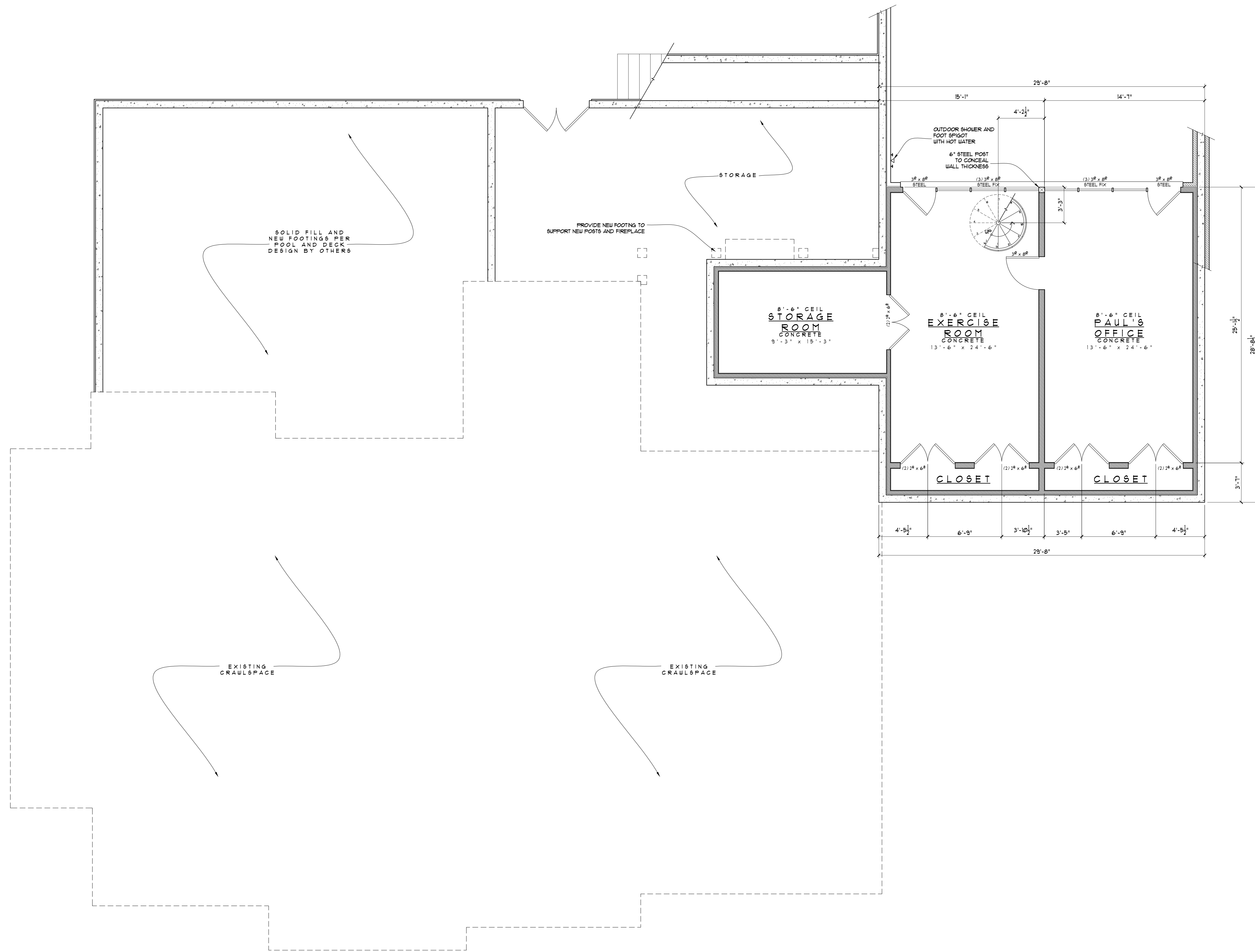
380 FERRY LANDING  
 SANDY SPRINGS, GEORGIA

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	CONCEPT
	MAY 26, 2023
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PROJECT NO: 1457

SHEET NO:

**T.1.1**



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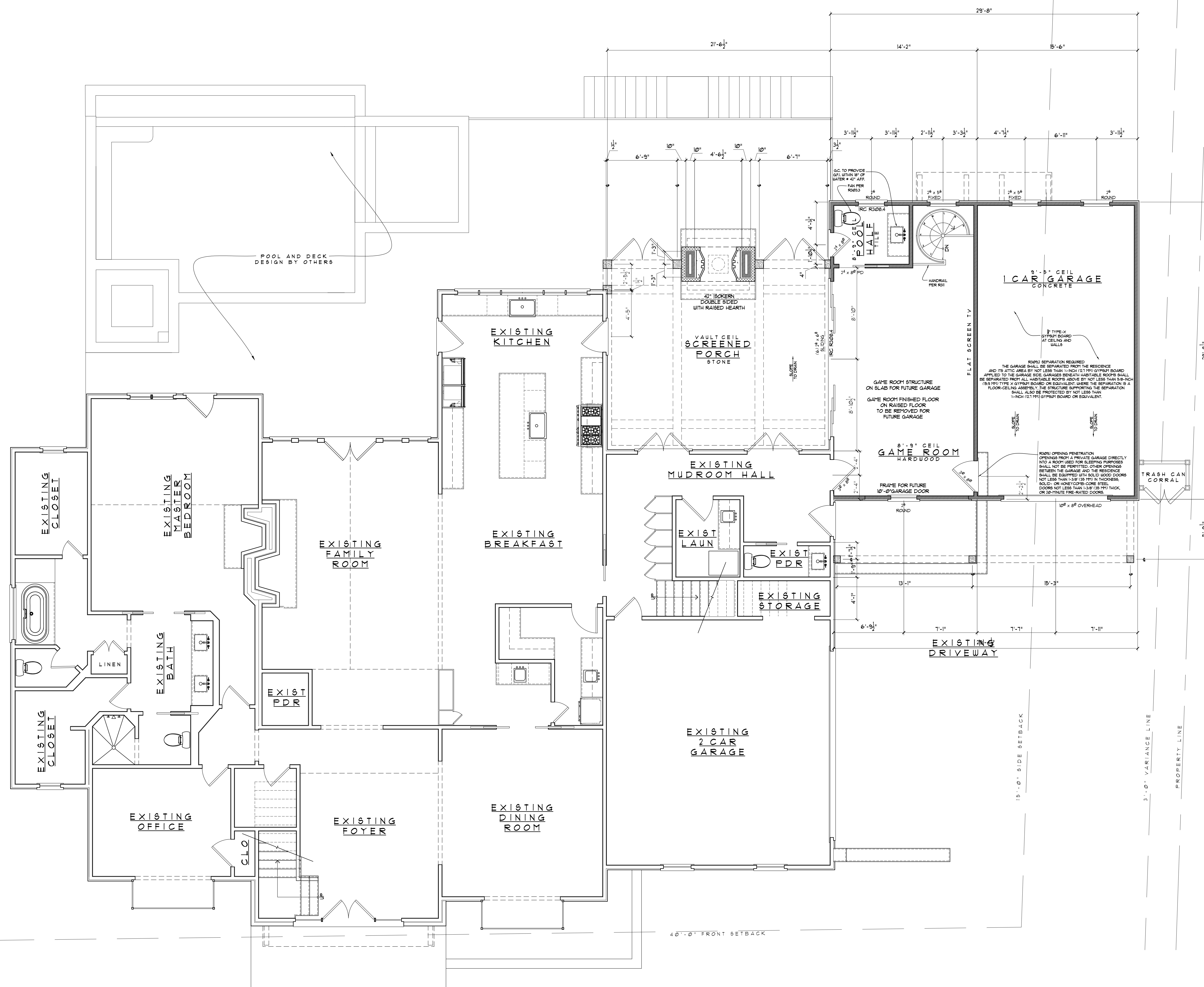
**380 FERRY LANDING**  
**SANDY SPRINGS, GEORGIA**

LEGEND	
	NEW 2 x 4 STUD WALL
	NEW 2 x 6 STUD WALL
	NEW BRICK VENEER
	EXISTING 2 x 4 STUD WALL
	EXISTING BRICK VENEER
	CONCRETE FOUNDATION

**1 TERRACE FLOOR PLAN**  
 A.1.0 SCALE: 1/4" = 1' - 0"

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**SQUARE FOOTAGE CALCULATIONS**

EXISTING FIRST FLOOR:	2,925 SQ.FT.
EXISTING SECOND FLOOR:	2,230 SQ.FT.
TOTAL EXISTING:	5,155 SQ.FT.

EXISTING 2 CAR GARAGE:	520 SQ.FT.
ADDITIONAL FIRST FLOOR:	525 SQ.FT.
ADDITIONAL SECOND FLOOR:	730 SQ.FT.
TOTAL AFTER RENOVATION:	6,410 SQ.FT.

ADDITIONAL 1 CAR GARAGE:	420 SQ.FT.
SCREENED PORCH:	400 SQ.FT.
PAUL'S OFFICE, GYM & STOR:	780 SQ.FT.

**LEGEND**

	NEW 2 x 4 STUD WALL		EXISTING 2 x 4 STUD WALL
	NEW 2 x 6 STUD WALL		EXISTING BRICK VENEER
	NEW BRICK VENEER		

**1 FIRST FLOOR PLAN**  
A.1.1 SCALE: 1/4" = 1' - 0"

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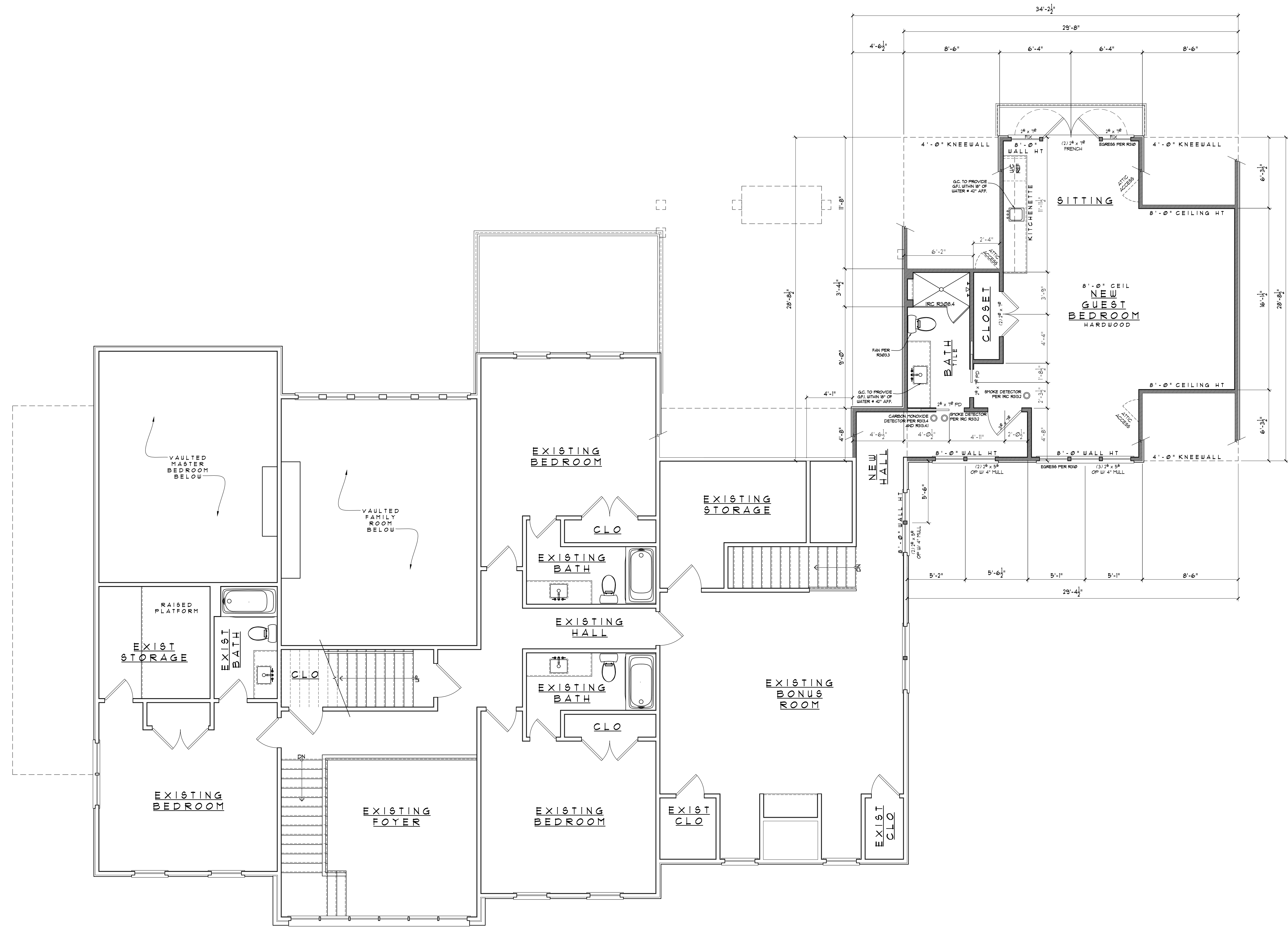
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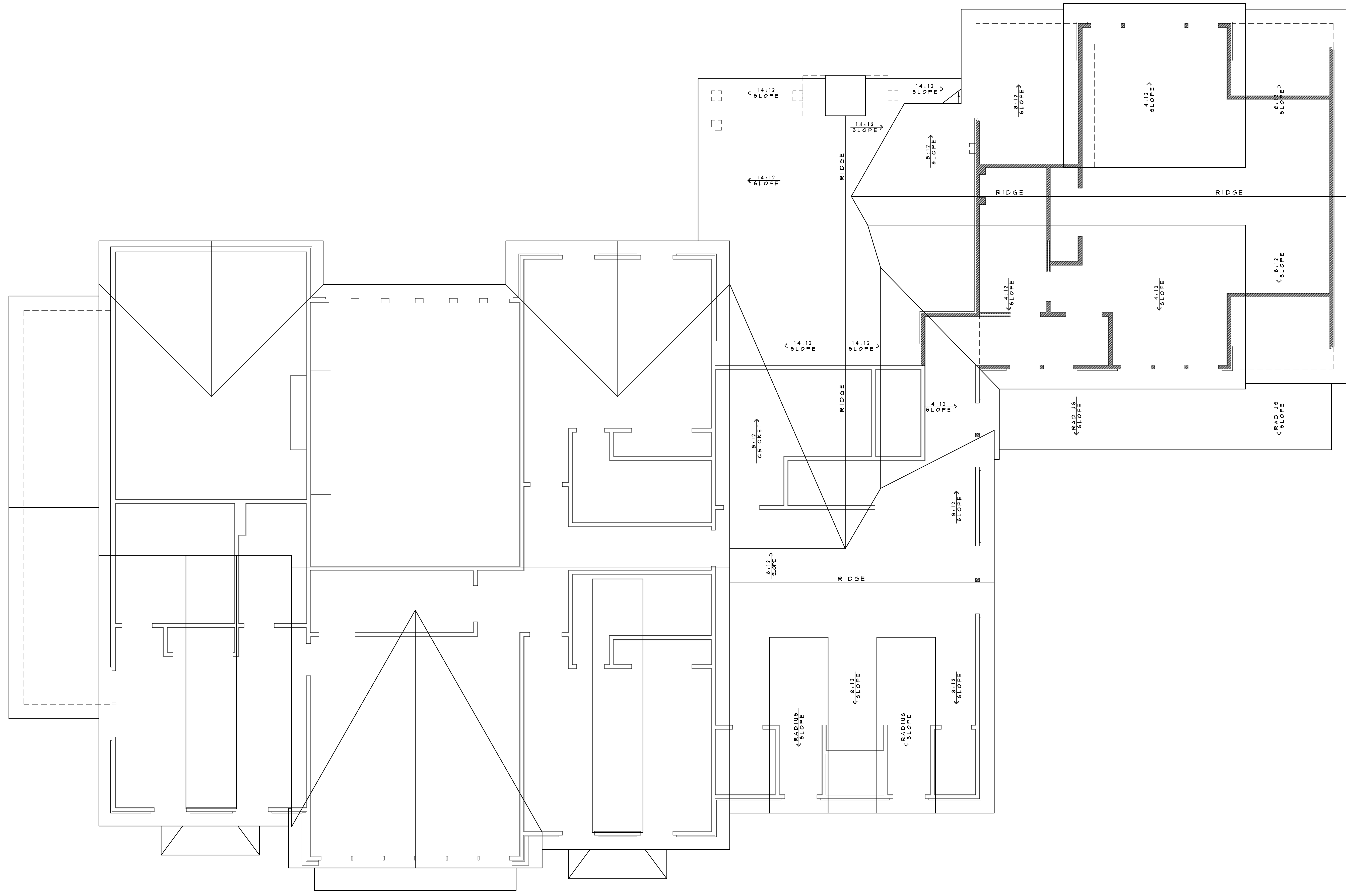
**LEGEND**

NEW 2 x 4 STUD WALL      EXISTING 2 x 4 STUD WALL  
NEW 2 x 6 STUD WALL      EXISTING BRICK VENEER  
NEW BRICK VENEER

**1 SECOND FLOOR PLAN**  
A.1.2 SCALE: 1/4" = 1' - 0"

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**1 ROOF PLAN**  
 A.1.4 SCALE: 1/4" = 1' - 0"

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**1 EXISTING FRONT ELEVATION**  
A.2.1 SCALE: 1/4" = 1' - 0"



**2 FRONT ELEVATION**  
A.2.1 SCALE: 1/4" = 1' - 0"

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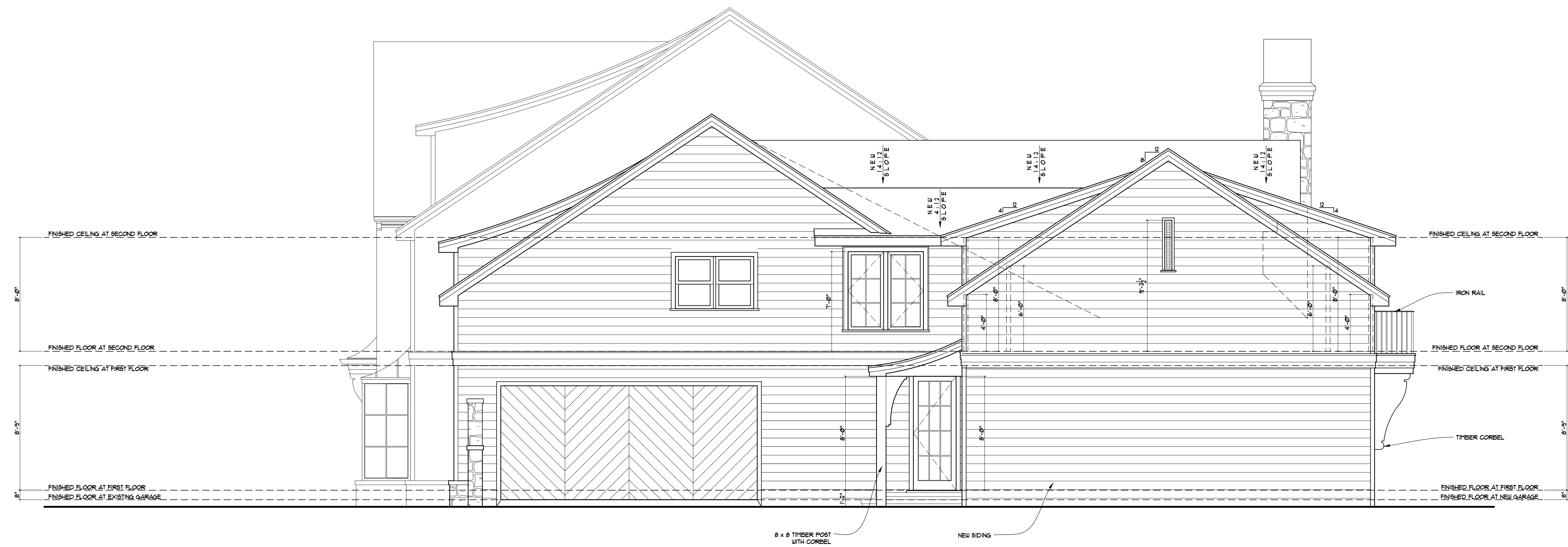
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**1 EXISTING RIGHT ELEVATION**  
A.2.2 SCALE: 1/4" = 1' - 0"



**2 RIGHT ELEVATION**  
A.2.2 SCALE: 1/4" = 1' - 0"

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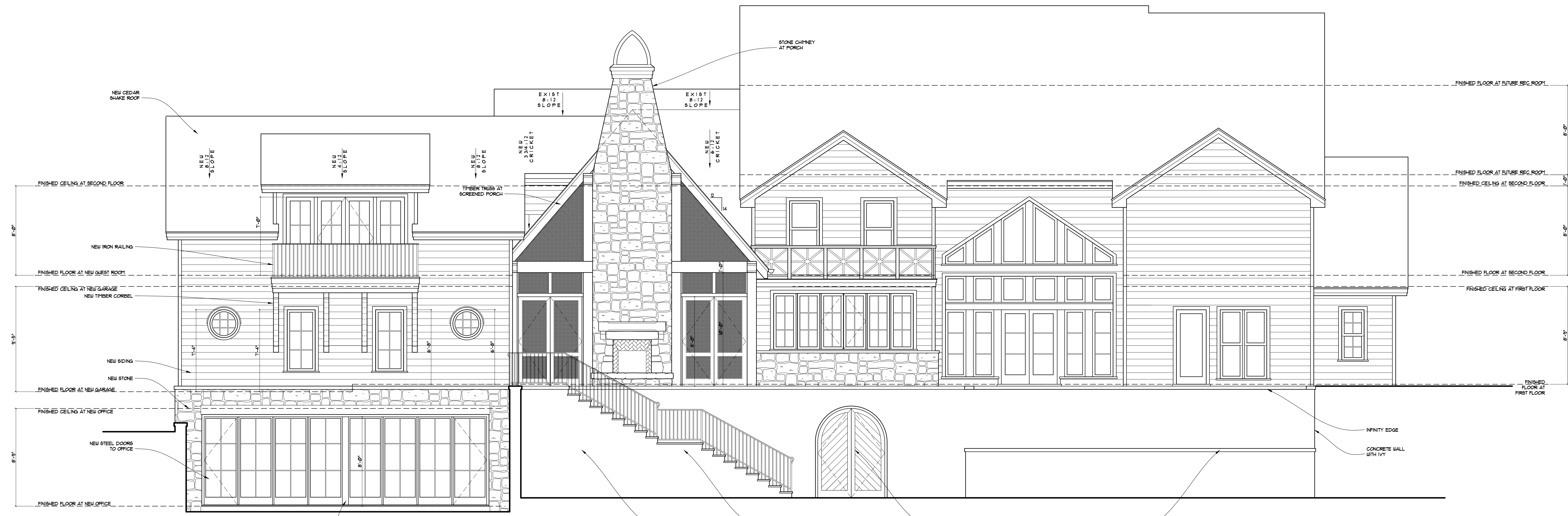
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**1 EXISTING REAR ELEVATION**  
A.2.3 SCALE: 1/4" = 1' - 0"



**2 REAR ELEVATION**  
A.2.3 SCALE: 1/4" = 1' - 0"

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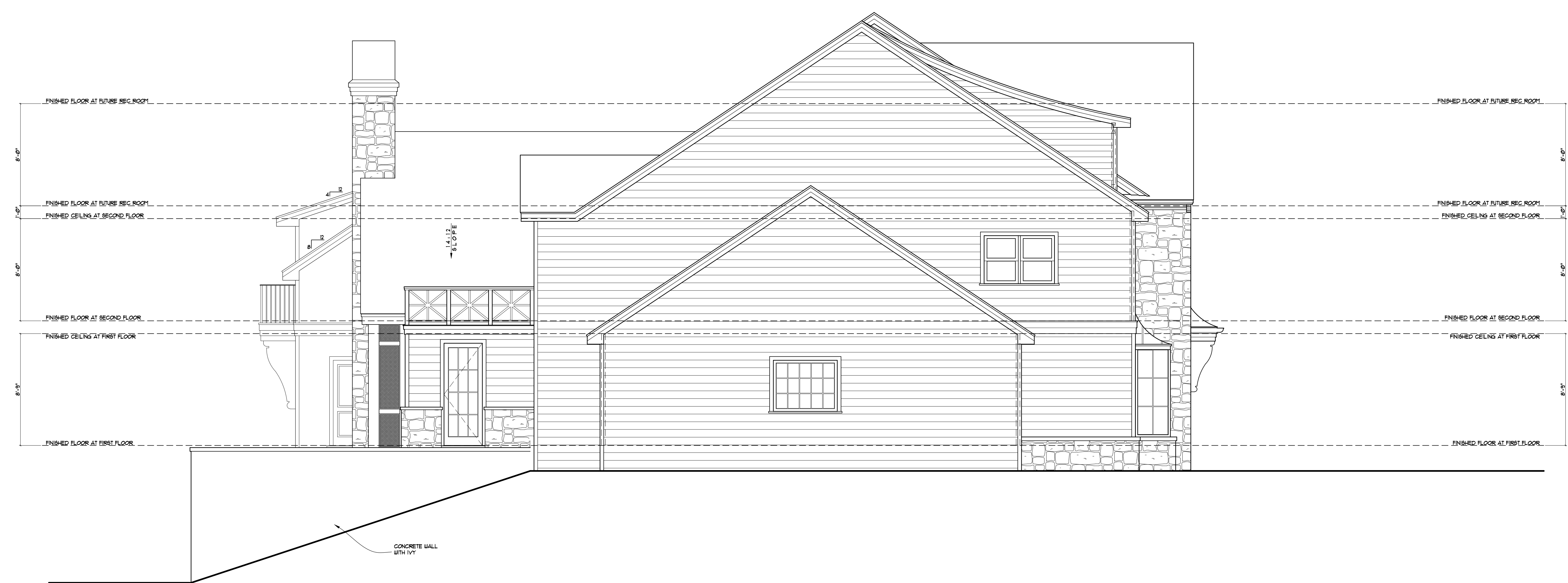
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**1 EXISTING LEFT ELEVATION**  
A.2.4 SCALE: 1/4" = 1' - 0"



**2 LEFT ELEVATION**  
A.2.4 SCALE: 1/4" = 1' - 0"

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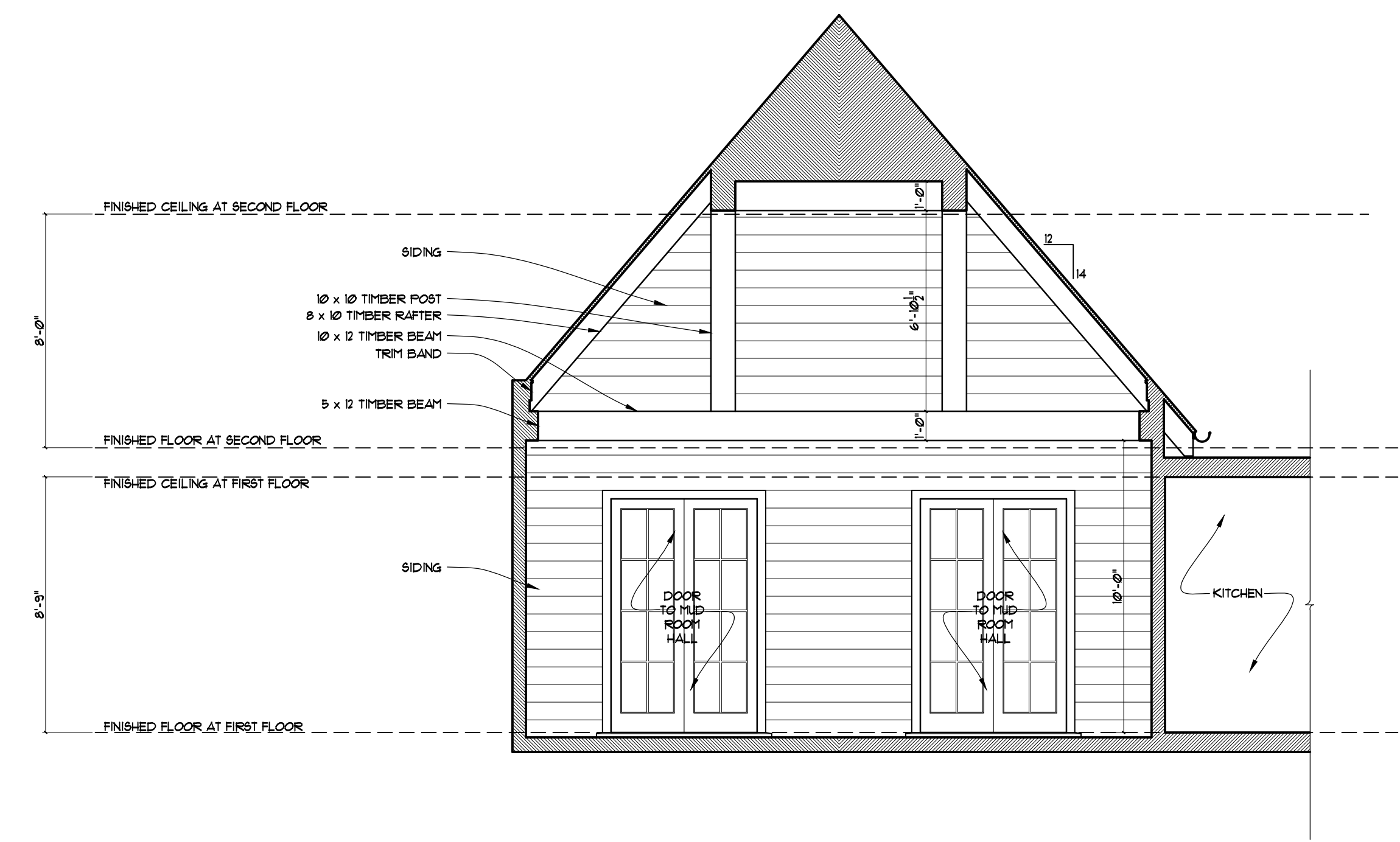
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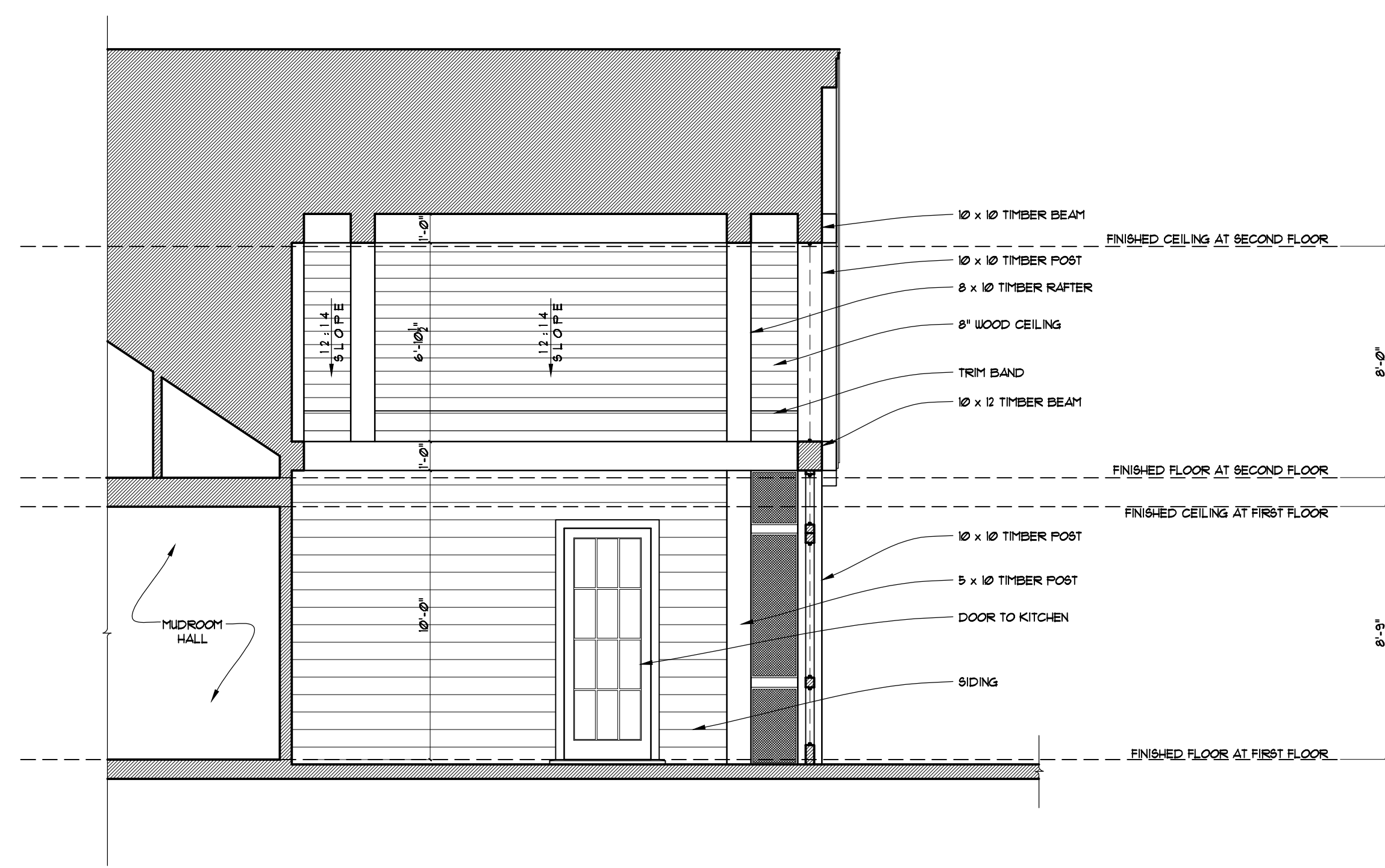
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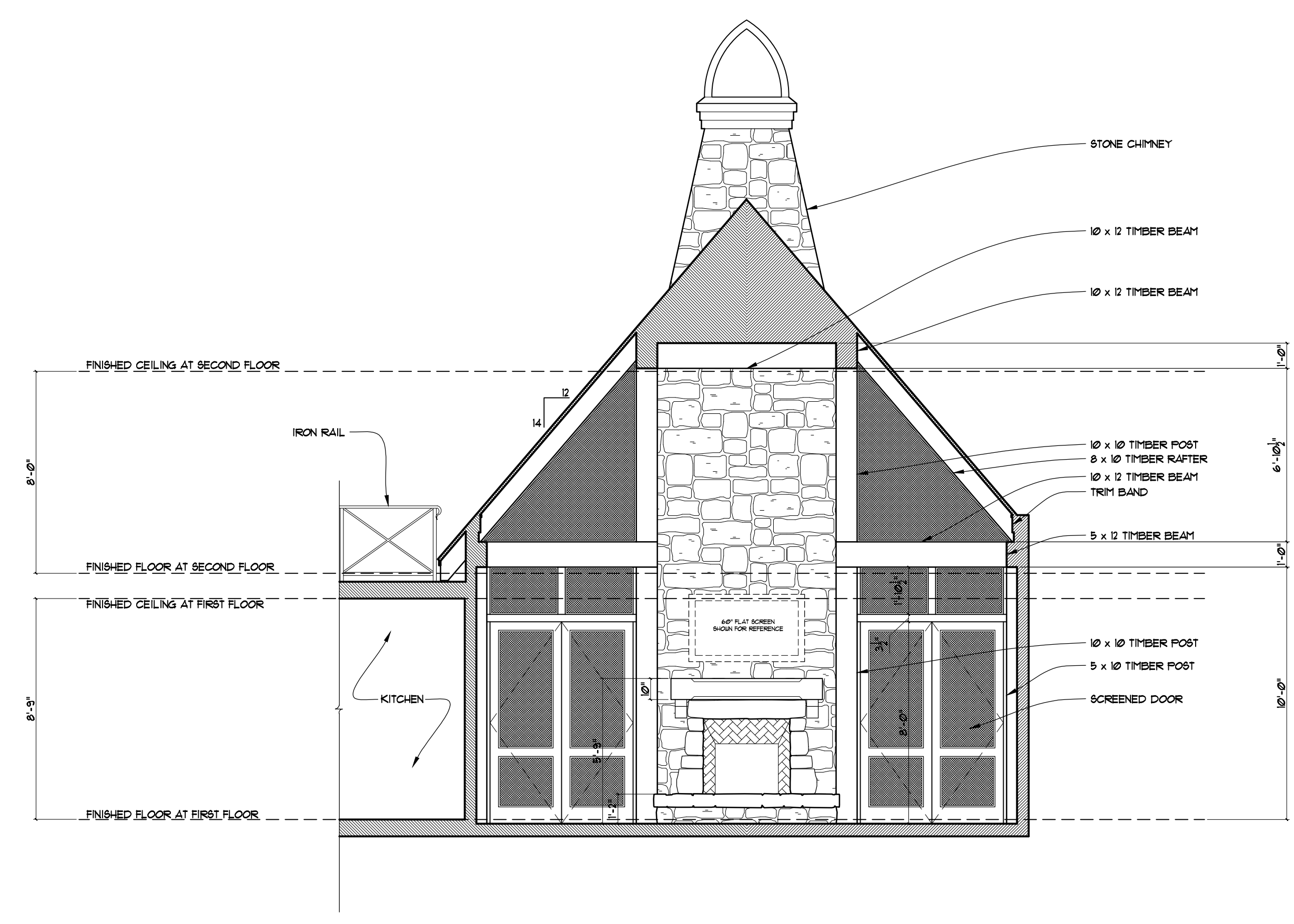
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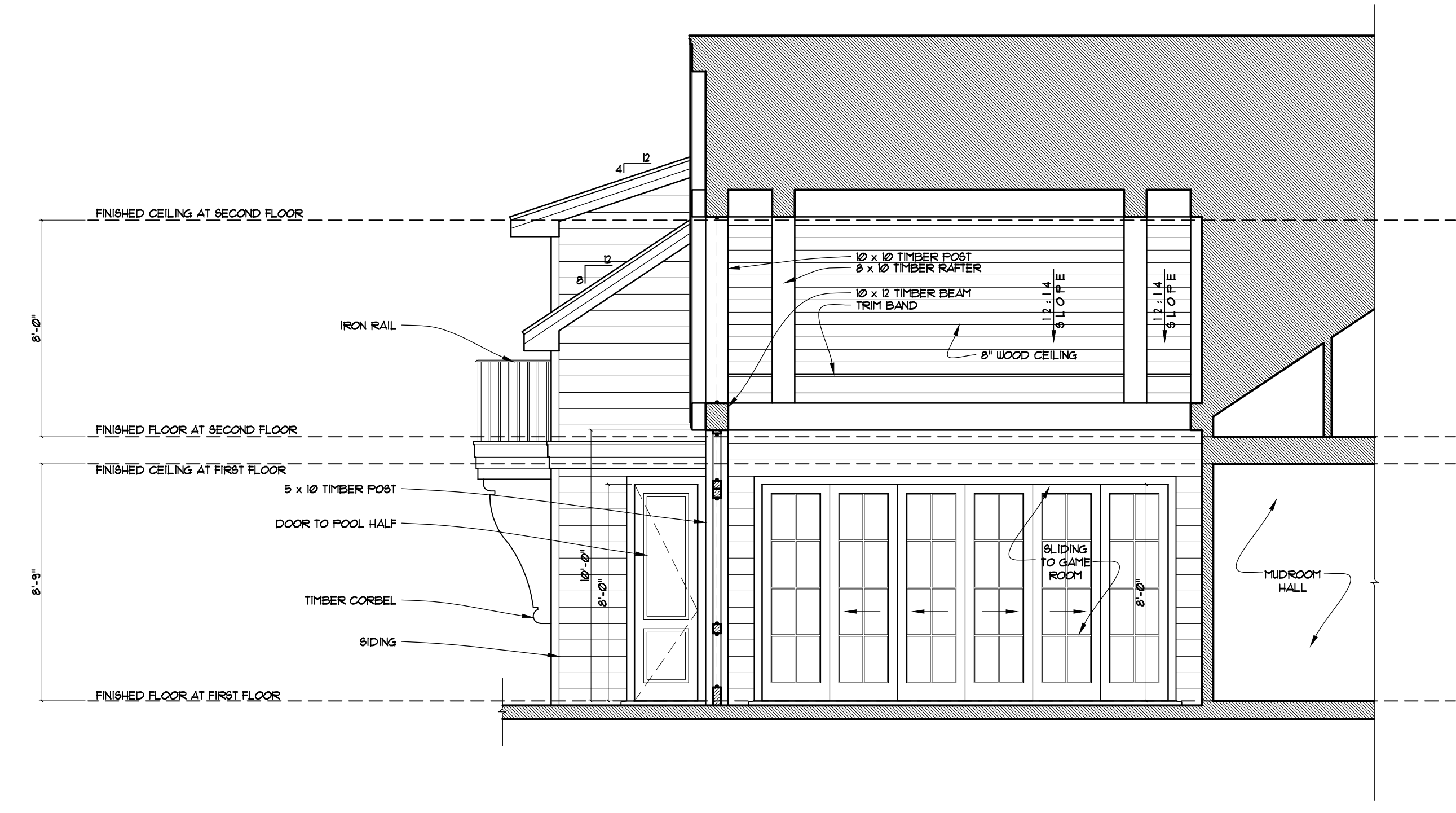
**1 SCREENED PORCH INTERIOR**  
A.2.5 SCALE: 1/4" = 1' - 0"



**2 SCREENED PORCH INTERIOR**  
A.2.5 SCALE: 1/4" = 1' - 0"

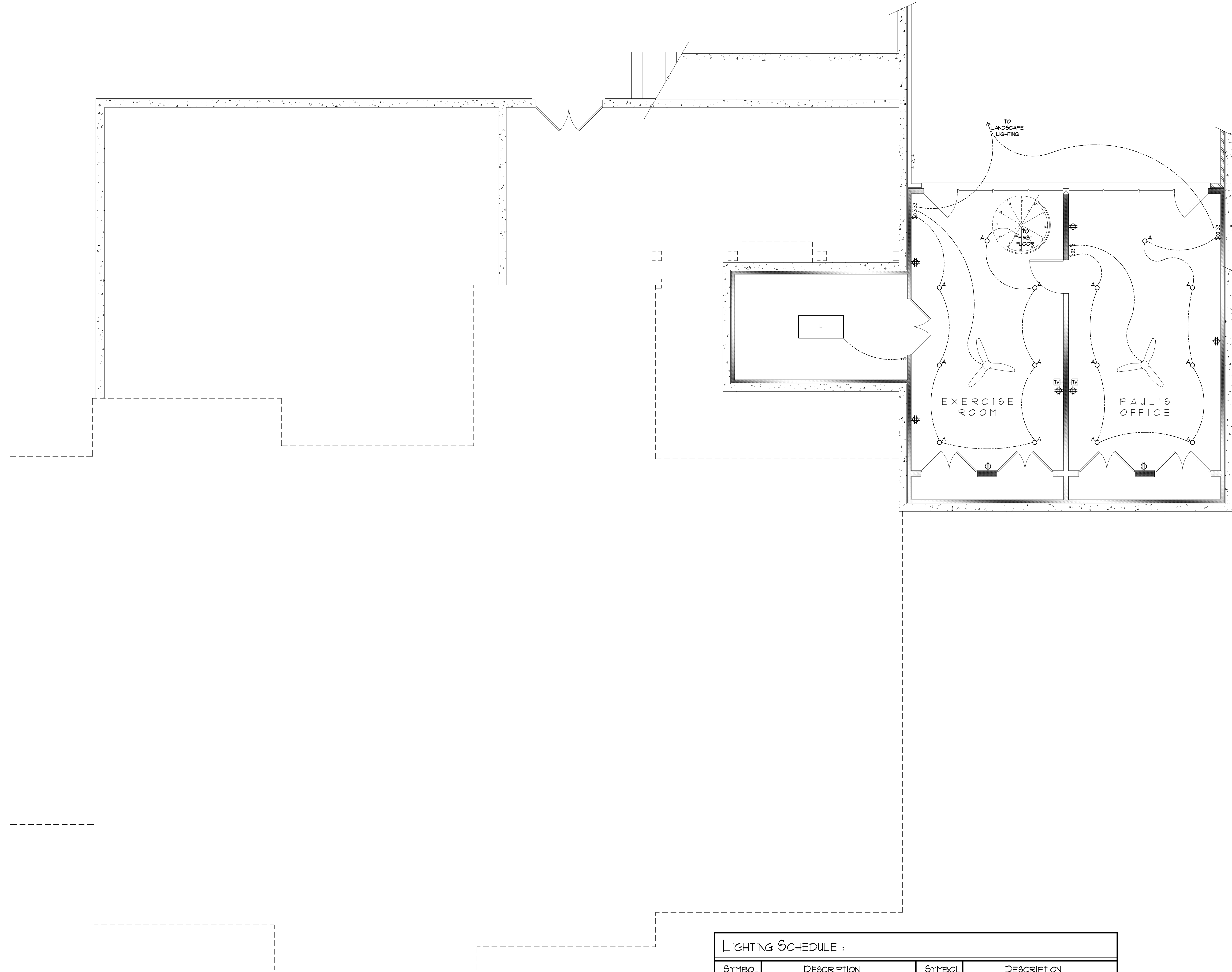


**3 SCREENED PORCH INTERIOR**  
A.2.5 SCALE: 1/4" = 1' - 0"



**4 SCREENED PORCH INTERIOR**  
A.2.5 SCALE: 1/4" = 1' - 0"

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SHEET NO:	<b>A.2.5</b>



LIGHTING SCHEDULE :

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
A	4" DOWNLIGHT	⊕	QUAD RECEPTACLE
A-1	INSULATE DOWNLIGHT	●	DEDICATED
A-2	WALL WASHER	⊖ A	HALF SWITCH OUTLET
AB	EXTERIOR DOWNLIGHT	F.O.	RECESSED DOUBLE FLOOR OUTLET
S	SURFACE MOUNT	⊕	FLOOR RECEPTACLE
D	INTERIOR DECORATIVE LIGHT	⊕	QUAD FLOOR RECEPTACLE
D-1	INTERIOR SCENCE	S	SWITCH
D-2	EXTERIOR DECORATIVE LIGHT	S3	THREE-WAY SWITCH
INF	INTERIOR FAN WITHOUT LIGHT	S4	FOUR-WAY SWITCH
J	RECESSED FAN LIGHT-80 CFM	S0	INCANDESCENT DIMMER SWITCH
K	UNDERCABINET FLUORESCENT	S1	DOOR JAM SWITCH
M	1 x 2 FLUORESCENT	△	STEP LIGHTING
L	2 x 4 FLUORESCENT	⊕	CABLE TELEVISION OUTLET
⊖	DUPLEX RECEPTACLE	G.F.I.	GROUND FAULT INTERRUPTER

**1** TERRACE FLOOR LIGHTING DIAGRAM  
 E.1.0 SCALE: 1/4" = 1' - 0"

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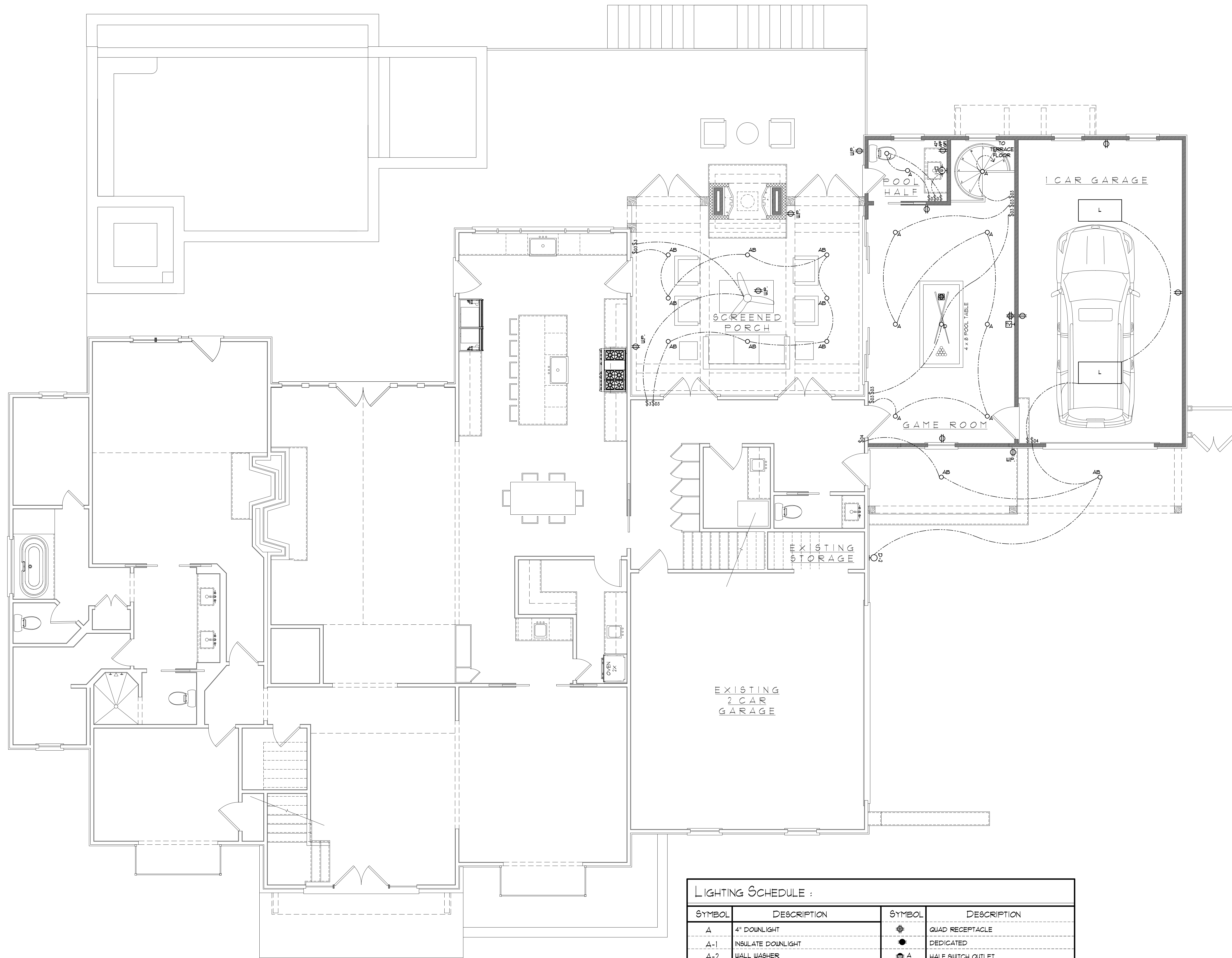
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**LIGHTING SCHEDULE :**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
A	4" DOWNLIGHT	⊕	QUAD RECEPTACLE
A-1	INSULATE DOWNLIGHT	●	DEDICATED
A-2	WALL WASHER	⊕ A	HALF SWITCH OUTLET
AB	EXTERIOR DOWNLIGHT	F.O.	RECESSED DOUBLE FLOOR OUTLET
S	SURFACE MOUNT	⊕	FLOOR RECEPTACLE
D	INTERIOR DECORATIVE LIGHT	⊕	QUAD FLOOR RECEPTACLE
D-1	INTERIOR SCENCE	S	SWITCH
D-2	EXTERIOR DECORATIVE LIGHT	S3	THREE-WAY SWITCH
INF	INTERIOR FAN WITHOUT LIGHT	S4	FOUR-WAY SWITCH
J	RECESSED FAN/ LIGHT-80 CFM	S0	INCANDESCENT DIMMER SWITCH
K	UNDERCABINET FLUORESCENT	S1	DOOR JAM SWITCH
M	1 x 2 FLUORESCENT	△	STEP LIGHTING
L	2 x 4 FLUORESCENT	⊕	CABLE TELEVISION OUTLET
⊕	DUPLEX RECEPTACLE	G.F.I.	GROUND FAULT INTERRUPTER

**FIRST FLOOR LIGHTING DIAGRAM**  
 1  
 E.1.1 SCALE: 1/4" = 1' - 0"

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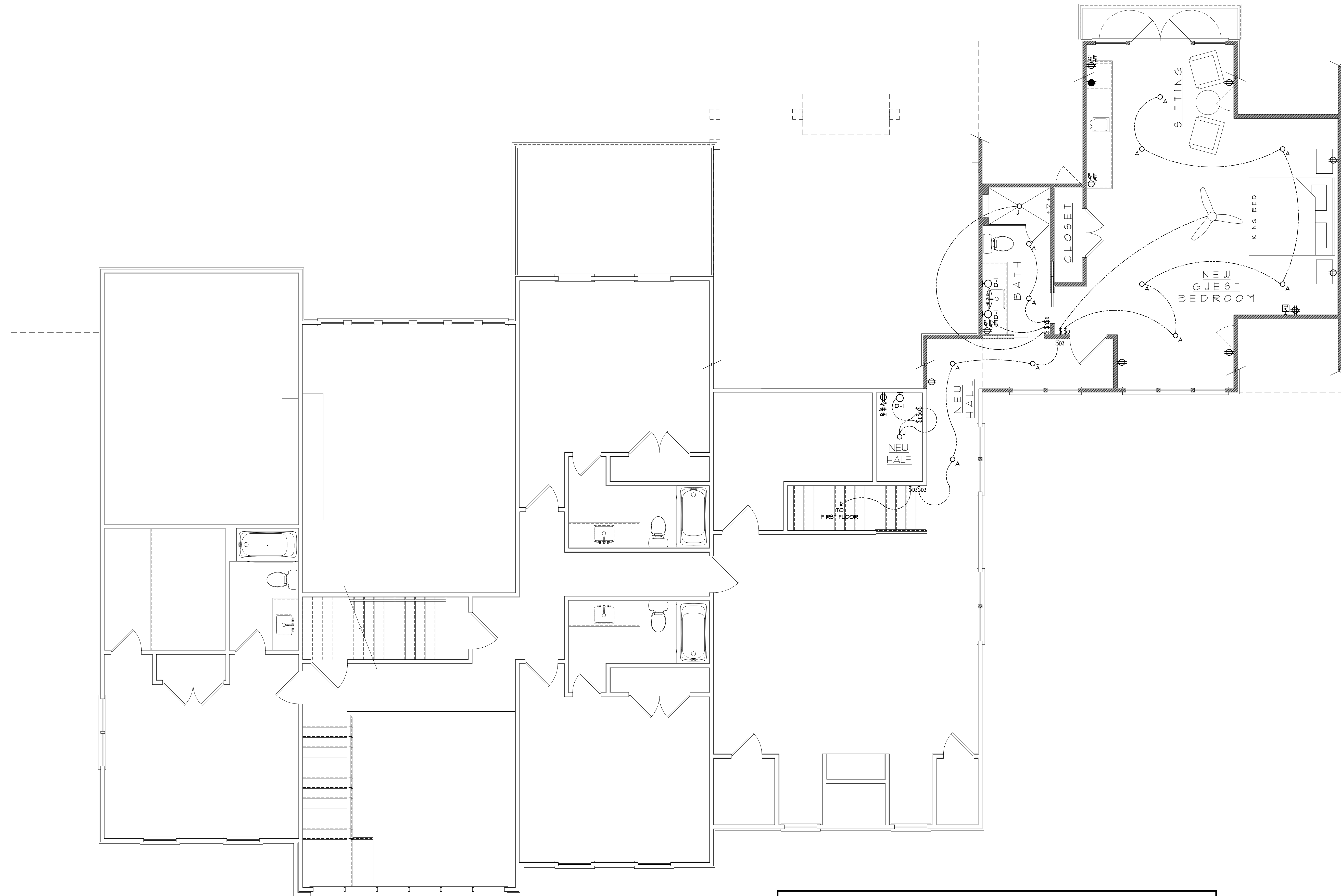
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**LIGHTING SCHEDULE :**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
A	4" DOWNLIGHT	⊕	QUAD RECEPTACLE
A-1	INSULATE DOWNLIGHT	●	DEDICATED
A-2	WALL WASHER	⊕ A	HALF SWITCH OUTLET
AB	EXTERIOR DOWNLIGHT	F.O.	RECESSED DOUBLE FLOOR OUTLET
S	SURFACE MOUNT	⊕	FLOOR RECEPTACLE
D	INTERIOR DECORATIVE LIGHT	⊕	QUAD FLOOR RECEPTACLE
D-1	INTERIOR SCONCE	S	SWITCH
D-2	EXTERIOR DECORATIVE LIGHT	S3	THREE-WAY SWITCH
INF	INTERIOR FAN WITHOUT LIGHT	S4	FOUR-WAY SWITCH
J	RECESSED FAN LIGHT-80 CFM	S0	INCANDESCENT DIMMER SWITCH
K	UNDERCABINET FLUORESCENT	S1	DOOR JAM SWITCH
M	1 x 2 FLUORESCENT	△	STEP LIGHTING
L	2 x 4 FLUORESCENT	⊕	CABLE TELEVISION OUTLET
⊕	DUPLEX RECEPTACLE	G.F.I.	GROUND FAULT INTERRUPTER

**1 SECOND FLOOR LIGHTING DIAGRAM**  
 E.1.2 SCALE: 1/4" = 1' - 0"

**RELEASED FOR CONSTRUCTION**

**LOFTUS RESIDENCE**

380 FERRY LANDING  
 SANDY SPRINGS, GEORGIA

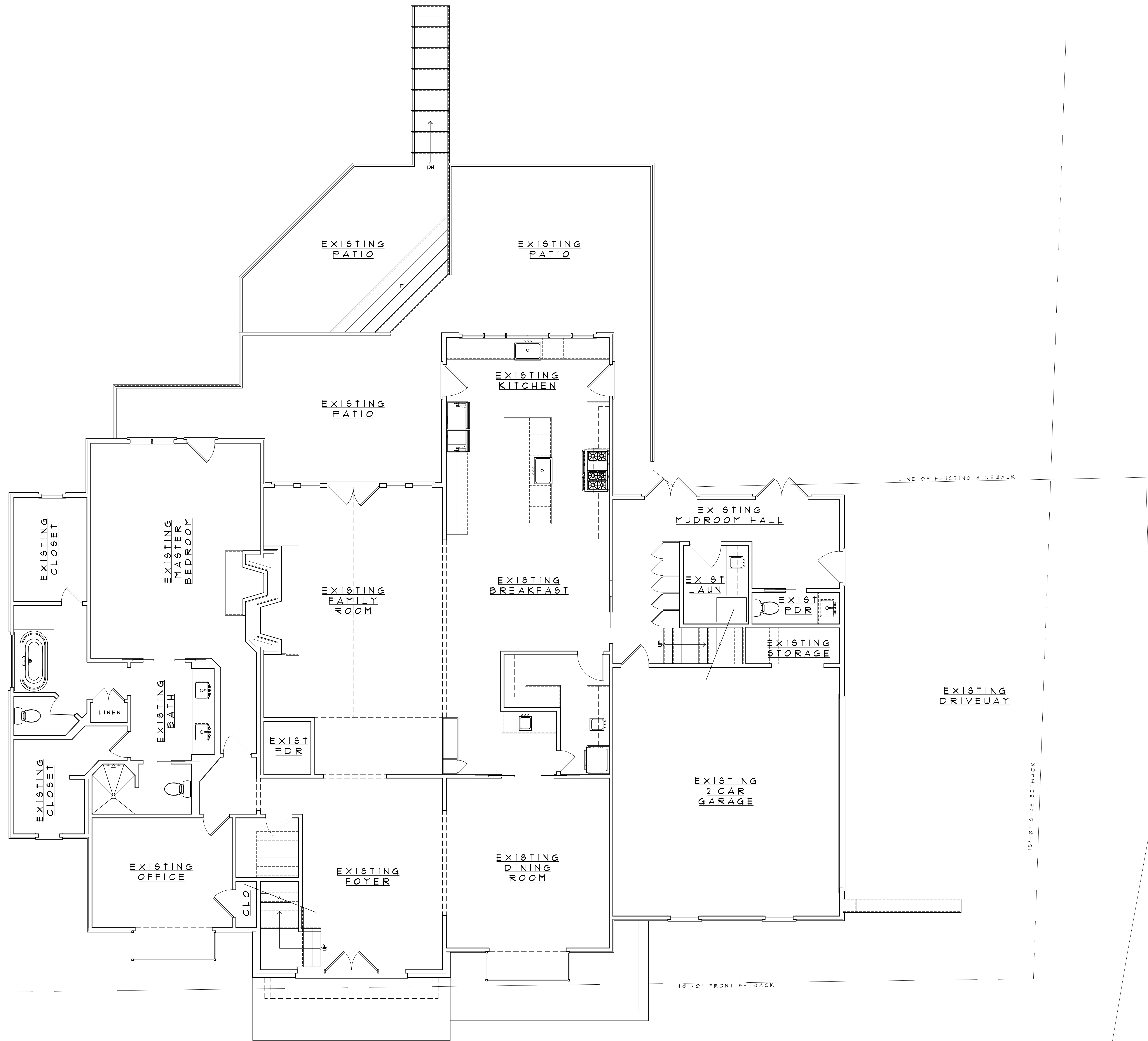
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**DRAWN BY:**

**CHECKED:** Gd

**DATE:** MAY 12, 2023  
 CONCEPT  
 MAY 26, 2023  
 COMPLETED CONCEPT  
 JUNE 23, 2023  
 DESIGN DEVELOPMENT  
 AUGUST 18, 2023  
 PRELIMINARY CDS  
 OCTOBER 5, 2023  
 RELEASED FOR CONSTRUCTION  
 NOVEMBER 13, 2023  
 REVISED PERMIT SET  
 MARCH 01, 2024  
 PHASE II PERMIT SET

**PROJECT NO:** 1457  
**SHEET NO:** E.1.2



**RELEASED FOR CONSTRUCTION**

**LOFTUS RESIDENCE**

380 FERRY LANDING  
SANDY SPRINGS, GEORGIA

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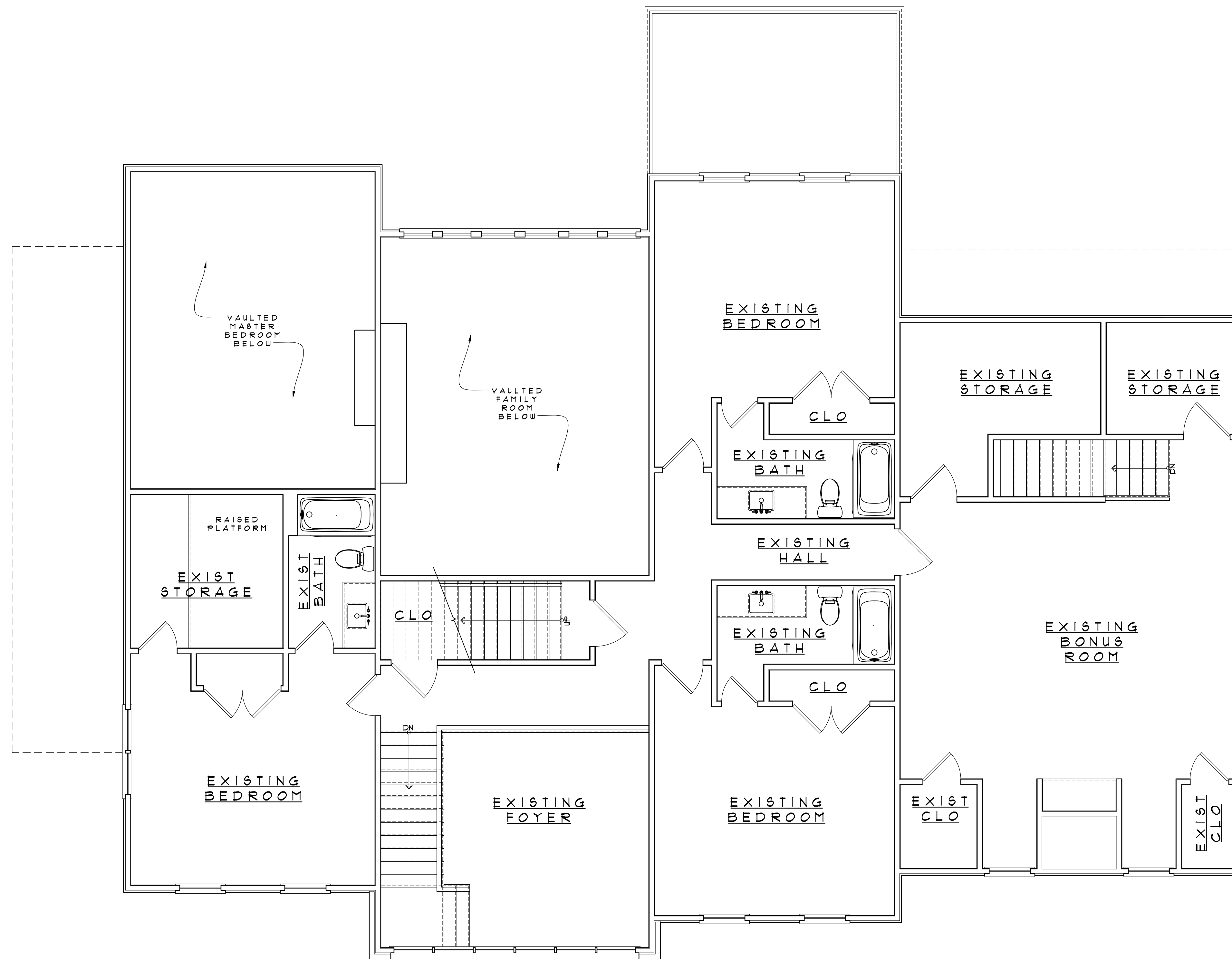
DRAWN BY:	
CHECKED:	Gd
DATE:	MAY 12, 2023
	CONCEPT
	MAY 26, 2023
	COMPLETED CONCEPT
	JUNE 23, 2023
	DESIGN DEVELOPMENT
	AUGUST 18, 2023
	PRELIMINARY CDS
	OCTOBER 5, 2023
	RELEASED FOR CONSTRUCTION
	NOVEMBER 13, 2023
	REVISED PERMIT SET
	MARCH 01, 2024
	PHASE II PERMIT SET

PROJECT NO: 1457

SHEET NO:

**EX.1.1**

**EXISTING FIRST FLOOR PLAN**  
 1 EX.1.1 SCALE: 1/4" = 1' - 0"



**RELEASED FOR CONSTRUCTION**

**LOFTUS RESIDENCE**

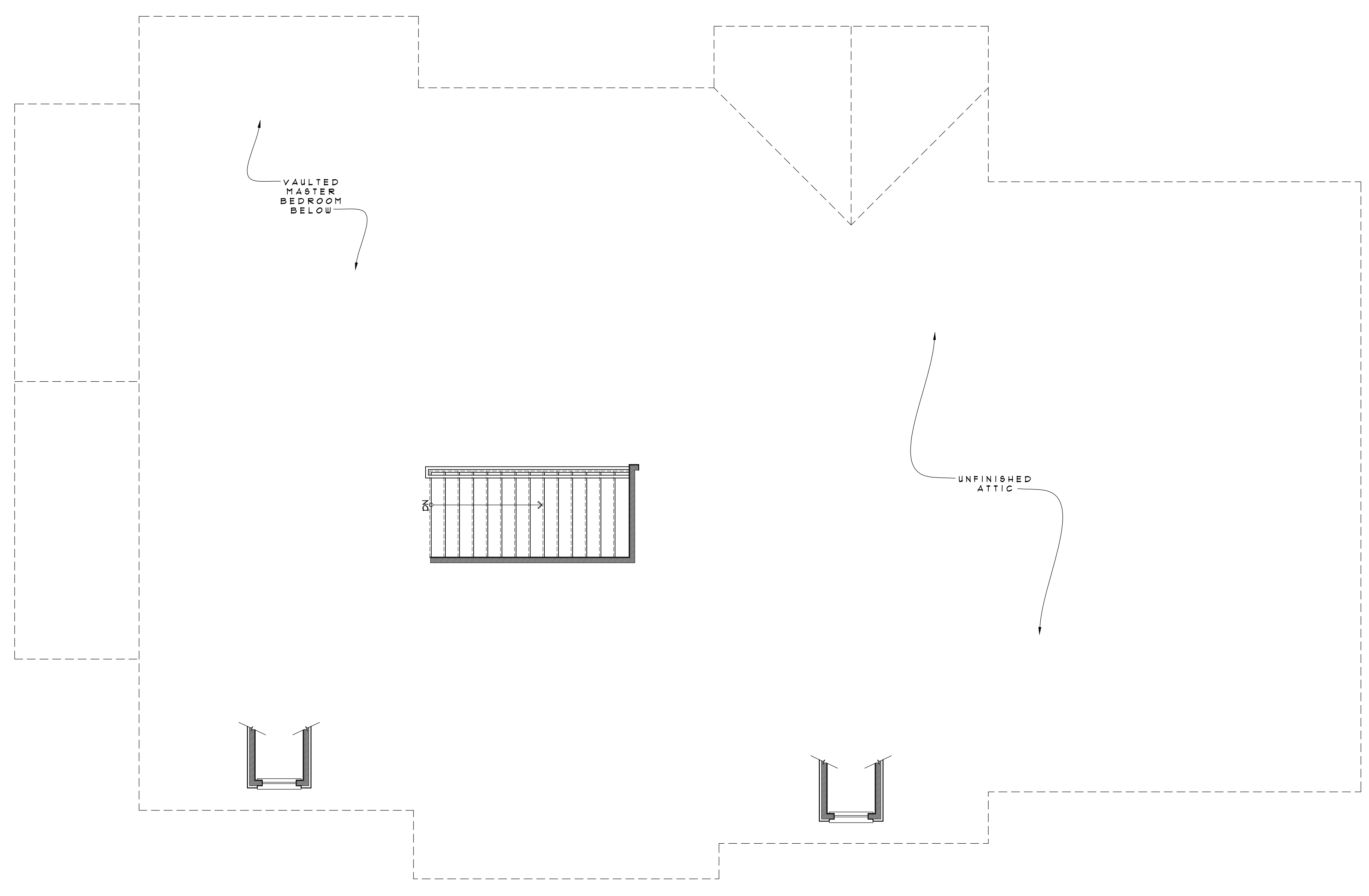
380 FERRY LANDING  
SANDY SPRINGS, GEORGIA

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**EXISTING**  
**1 SECOND FLOOR PLAN**  
 EX.1.2 SCALE: 1/4" = 1' - 0"

DRAWN BY:	
CHECKED:	Gd
DATE:	MAY 12, 2023
	CONCEPT
	MAY 26, 2023
	COMPLETED CONCEPT
	JUNE 23, 2023
	DESIGN DEVELOPMENT
	AUGUST 18, 2023
	PRELIMINARY CDS
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	RELEASED FOR CONSTRUCTION
	NOVEMBER 13, 2023
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	MARCH 01, 2024
	PHASE II PERMIT SET

PROJECT NO: 1457  
SHEET NO: **EX.1.2**



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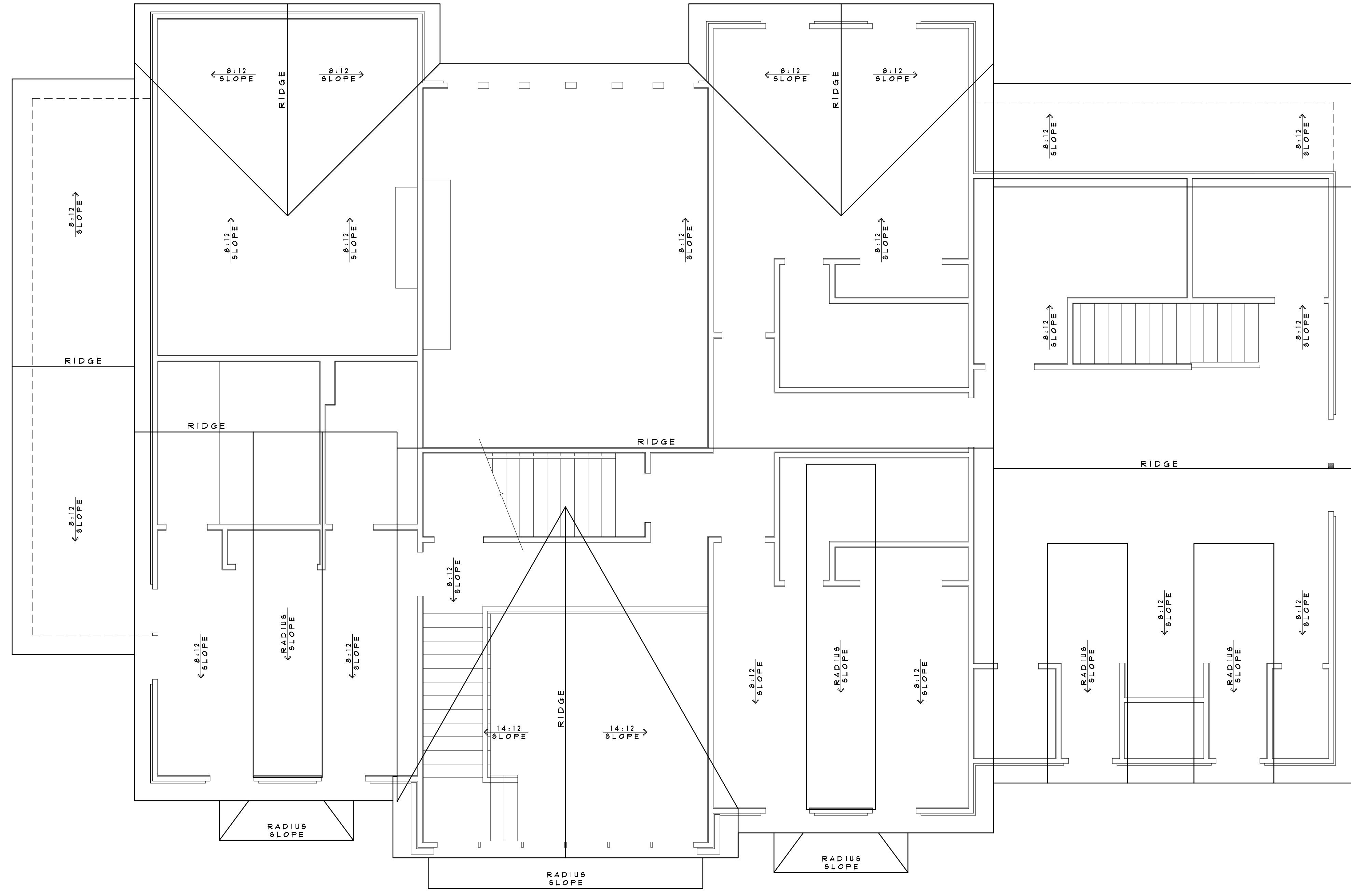
**LOFTUS RESIDENCE**  
 380 FERRY LANDING  
 SANDY SPRINGS, GEORGIA

DRAWN BY:	
CHECKED:	Gd
DATE:	MAY 12, 2023
	CONCEPT
	MAY 26, 2023
	COMPLETED CONCEPT
	JUNE 23, 2023
	DESIGN DEVELOPMENT
	AUGUST 18, 2023
	PRELIMINARY CDS
	OCTOBER 5, 2023
	RELEASED FOR CONSTRUCTION
	NOVEMBER 13, 2023
	REVISED PERMIT SET
	MARCH 01, 2024
	PHASE II PERMIT SET

PROJECT NO: 1457  
 SHEET NO:

**EXISTING**  
**1 ATTIC FLOOR PLAN**  
 EX.1.3 SCALE: 1/4" = 1' - 0"

**EX.1.3**



**EXISTING  
ROOF PLAN**

1  
EX.1.4 SCALE: 1/4" = 1' - 0"

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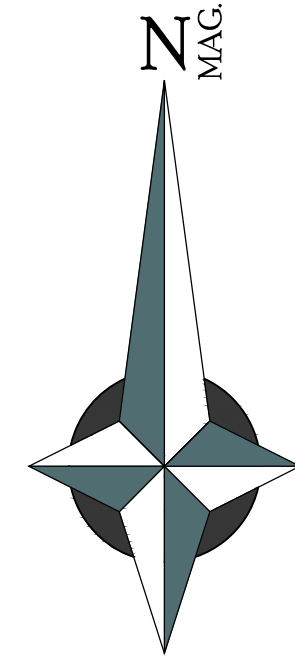
**GARRETT DANIEL**  
ARCHITECTURE

3103 Dale Drive, NE, Atlanta, GA 30305  
404.441.6495 • garrett@garrettdanielarchitecture.com

**LOFTUS RESIDENCE**

**380 FERRY LANDING**  
**SANDY SPRINGS, GEORGIA**

DRAWN BY:	
CHECKED: Gd	
DATE: MAY 12, 2023 CONCEPT	
MAY 26, 2023 COMPLETED CONCEPT	
JUNE 23, 2023 DESIGN DEVELOPMENT	
AUGUST 18, 2023 PRELIMINARY CDS	
OCTOBER 5, 2023 RELEASED FOR CONSTRUCTION	
NOVEMBER 13, 2023 REVISED PERMIT SET	
MARCH 01, 2024 PHASE II PERMIT SET	
PROJECT NO: 1457	
SHEET NO:	<b>EX.1.4</b>

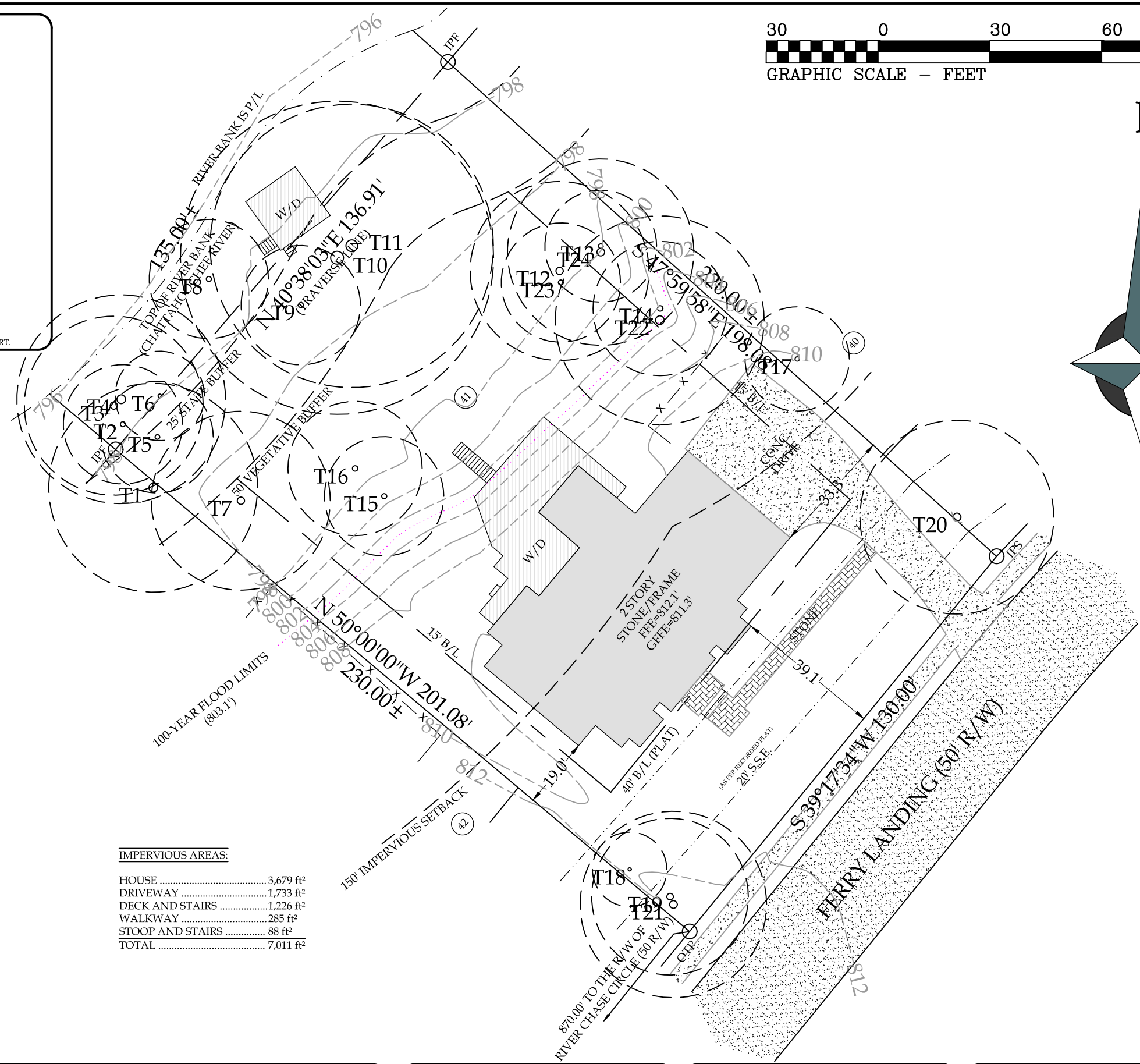


LEGEND:

- IPF = IRON PIN FOUND (1/2" REBAR)
- IPS = IRON PIN SET (1/2" REBAR)
- NS = NAIL SET
- NF = NAIL FOUND
- OTP = OPEN TOP PIPE
- CTP = CRIMPED TOP PIPE
- USCMF = U.S. CORP. MONUMENT FOUND
- CMF = CONCRETE MONUMENT FOUND
- AXF = AXLE FOUND
- RWM = RIGHT OF WAY MONUMENT
- R/W = RIGHT OF WAY
- P/L = PROPERTY LINE
- C/L = CENTER LINE
- B/L = BUILDING LINE
- L/L = LAND LOT
- L.L.L. = LAND LOT LINE
- G.M.D. = GEORGIA MILITIA DISTRICT
- P.P. = POWER POLE
- TSF- = TREE SAVE FENCE
- W- = WATER LINE
- S- = SEWER LINE
- P- = POWER LINE
- F- = FENCE LINE
- SF- = SILT FENCE LINE
- O- = GUARD RAIL
- XTW = CROSS TIE WALL
- Rod. = RADIUS
- Chd. = CHORD
- Arc. = ARC LENGTH
- N/F = NOW OR FORMERLY
- P.B. = PLAT BOOK
- D.B. = DEED BOOK
- P.G. = PAGE
- D.E. = DRAINAGE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- F.H. = FIRE HYDRANT
- M.H. = MANHOLE
- U.M.H. = UTILITY MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- D.I. = DROP INLET
- N. = NEIGHBORS
- 998.0 E. = EXISTING SPOT ELEVATION
- 999.0 P. = PROPOSED SPOT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- FLOW- = SURFACE DRAINAGE FLOW

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT.

TREE CHART		
TAG	DBH	TYPE
T1	28"	HW
T2	16"	BIRCH
T3	24"	BIRCH
T4	28"	BIRCH
T5	15"	HW
T6	12"	BIRCH
T7	24"	BIRCH
T8	16"	BIRCH
T9	16"	HW
T10	42"	BIRCH
T11	38"	BIRCH
T12	24"	HW
T13	15"	OAK
T14	18"	HW
T15	16"	OAK
T16	18"	HW
T17	14"	HW
T18	10"	HW
T19	21"	PINE
T20	26"	BIRCH
T21	25"	PINE
T22	28"	HW
T23	16"	HW
T24	25"	OAK



IMPERVIOUS AREAS:

HOUSE .....	3,679 ft <sup>2</sup>
DRIVEWAY .....	1,733 ft <sup>2</sup>
DECK AND STAIRS .....	1,226 ft <sup>2</sup>
WALKWAY .....	285 ft <sup>2</sup>
STOOP AND STAIRS .....	88 ft <sup>2</sup>
TOTAL .....	7,011 ft <sup>2</sup>



Notes:

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD 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 NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED.

THIS TRAVERSE HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN "OPEN" FEET. EQUIPMENT USED: TOPCON GTS-225

FLOOD NOTE:  
THIS PROPERTY IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13121C0141 F, DATED SEPTEMBER 18TH 2013, ZONE 'AE'.

REV.	DESCRIPTION:	DATE:
3	UPDATED SURVEY & IMPERVIOUS	12/06/24
2	ADDED 100-YR FLOOD LINE, SIDE SETBACKS	6/28/23
1	ADDED TOPO, TREES, IMPERVIOUS	4/6/23

REVISION NOTES

**SURVEYOR'S CERTIFICATION**

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

**SURVEY FOR:**

**SHELLY LOFTUS**

**LICENSING:**

BUSBEE & POSS LAND SURVEYING CO., GA L.S.F. # 1056  
 RICKY C. BUSBEE, GA P.L.S. # 2497  
 MICHAEL W. POSS JR, GA P.L.S. # 3387

**LEGAL:**

LOT 41, BLOCK A, SECTIONS THREE AND FOUR, RIVER CHASE PLAT BOOK 111, PAGE 52  
 LAND LOT 207, 17th DISTRICT  
 CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

**AREA:**

29,581± ft<sup>2</sup> (0.679± ACRES)

**BUSBEE & POSS LAND SURVEYING COMPANY**

3408 HOWELL STREET, SUITE A  
 DULUTH, GEORGIA 30096  
 770.497.9866  
 FAX: 770.497.9881  
 - www.busbeelandposs.com -

**SITE ADDRESS:** 380 FERRY LANDING SANDY SPRINGS, GA 30328

**TYPE OF SURVEY:** RETRACEMENT SURVEY

SCALE AT ANS: B: 1 INCH = 30 FEET	PLAT DATE: 12/06/24	FIELD CREW: ZW/NB	FIELD DATE: 12/04/24
DRAWN BY: ZW/MP	JOB NUMBER: BP15761	SHEET #: 1 of 1	

**ALL THAT TRACT or parcel of land lying and being in Land Lot 207 of the 17th District, Fulton, Georgia, being Lot 41, Block A, Sections Three and Four, River Chase, as per plat recorded at Plat Book 111, Page 52, Fulton County Records, which plat is hereby referred to and made a part of this description, being improved property known as 380 Ferry Landing, according to the present system of numbering houses in Fulton County, Georgia, having a two-story frame and stone house thereon, and being more particularly shown on plat of survey dated 6/19/80, prepared by Josh L. Lewis, III, Registered Land Surveyor.**

---

**Re: Subject: Request for Guidance & Submission of Objection – Variance Request at 380 Ferry Landing**

---

**From** Sottile, Ginger <GSottile@SandySpringsga.gov>

**Date** Fri 5/30/2025 9:05 AM

**To** iwoodhaven@aol.com <iwoodhaven@aol.com>

**Cc** Bauman, Andy <ABauman@SandySpringsga.gov>; Mular, Melissa <MMular@SandySpringsga.gov>; LaQuita Williams <LWilliams@SandySpringsga.gov>; McIntosh-Ross, Michele <MMcIntosh-Ross@SandySpringsga.gov>; Owens, Helen <HOwens@SandySpringsga.gov>

Good Morning:

Thank you for your comments. We will include these comments with the Board of Appeals packet, so that all the members will receive them.

Regards,



**Ginger Sottile**

Director of Community Development

**P:** 770-206-1577 **M:** 770-687-5273

**E:** GSottile@SandySpringsga.gov

1 Galambos Way, Sandy Springs, GA 30328, USA



[SandySpringsGA.gov](http://SandySpringsGA.gov)

Participate in our [customer service survey](#).

---

**From:** iwoodhaven@aol.com <iwoodhaven@aol.com>

**Sent:** Friday, May 30, 2025 8:33 AM

**To:** Sottile, Ginger <GSottile@SandySpringsga.gov>

**Cc:** Bauman, Andy <ABauman@SandySpringsga.gov>; Mular, Melissa <MMular@SandySpringsga.gov>

**Subject:** Subject: Request for Guidance & Submission of Objection – Variance Request at 380 Ferry Landing

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Ms. Sottile,

I am writing to express my concerns regarding the zoning variance request submitted by Paul and Shelly Loftus at **380 Ferry Landing**. As the adjacent homeowner at **390 Ferry Landing**, I am directly affected by the proposed

encroachment of 10 feet into the required side common lot line setback under **Section 6.1.2.B** of the Sandy Springs Development Code.

I plan to attend the public hearing scheduled for **June 4, 2025**, but I would appreciate your guidance on whether there are any additional steps I should take to ensure that my concerns are fully considered. Additionally, would you please forward the objection below to the **Board of Appeals** in advance of the meeting so they may review it prior to the hearing?

Thank you for your time and assistance.

---

**Formal Objection – Variance Request at 380 Ferry Landing (V-24-29)**

**Melinda Mossew Gertz**

390 Ferry Landing  
Sandy Springs, GA 30328

**May 29, 2025**

Sandy Springs Board of Appeals:

I respectfully submit this formal objection to the variance request submitted by Paul and Shelly Loftus at 380 Ferry Landing, which seeks to reduce the required side setback by 10 feet to accommodate a home addition. This request raises serious concerns, which I outline below in alignment with the standards for granting a variance.

**1. No Exceptional Conditions**

The lot at 380 Ferry Landing is of typical size, shape, and topography and does not exhibit any unique physical characteristics to justify this variance. It is consistent with surrounding properties, including mine.

**2. Self-Created Hardship**

The proposed encroachment results from a desire to expand an already substantial residence and is not due to any inherent limitation of the land. Granting a variance for a preference, rather than a necessity, would undermine the intent of the zoning code.

**3. Negative Impact on Adjacent Property**

The proposed structure would lie just 10 feet from my primary bedroom, significantly reducing my privacy and eliminating the current noise buffer. This has a direct and adverse impact on my quality of life and property enjoyment.

#### **4. Precedent and Neighborhood Character**

Approval would set a precedent for further encroachments throughout the River Chase subdivision, inviting a trend of oversized home additions that reduce green space and alter the character of this tree-filled, open neighborhood.

For these reasons, I strongly oppose the granting of this variance and ask that the Board of Appeals uphold the current zoning ordinance to protect the character and integrity of River Chase, a long established Sandy Springs neighborhood.

Thank you for your consideration and assistance in forwarding this objection.

Sincerely,

**Melinda Mossew Gertz**

390 Ferry Landing

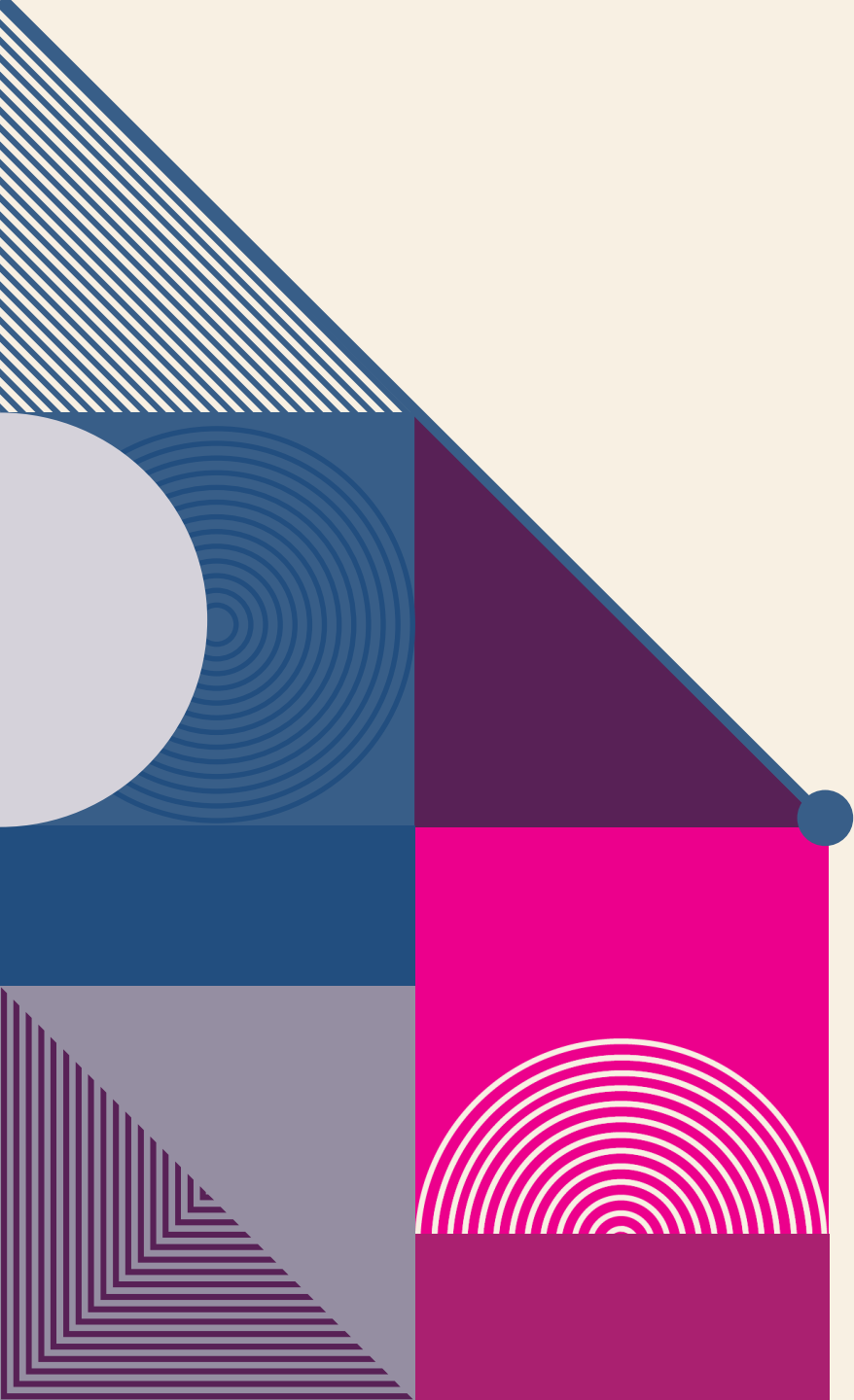
Sandy Springs, GA 30328



# VARIANCE REQUEST 380 FERRY LANDING- RESTORATION PROJECT

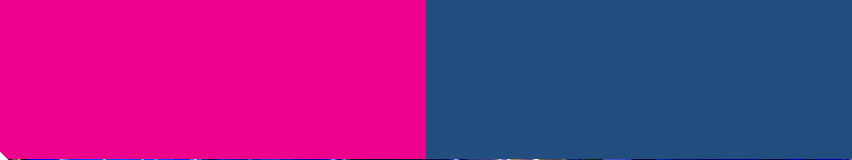
A Family's Vision to Preserve and Grow in Sandy Springs

Paul & Shelly Loftus



# AGENDA

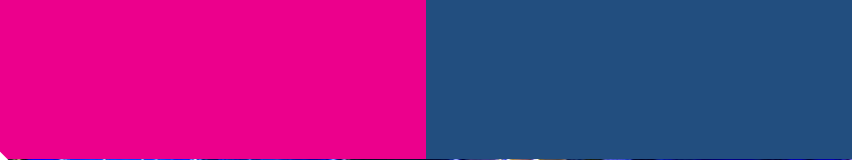
- Introduction
- Our Vision
- Our Ask
- Our Challenge
- Our Support



# INTRODUCTION

# THE LOFTUS FAMILY





# OUR VISION

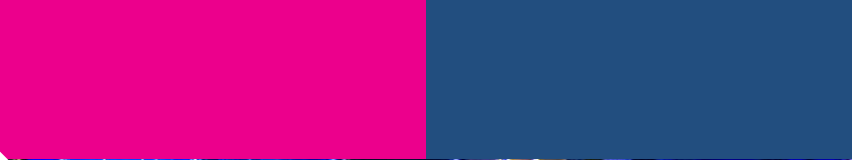
# OUR HOME: 380 FERRY LANDING



# OUR VISION

- Create a generational family home
  - 2 Adults
  - 3 Children
  - Aging Mom (40 Year Sandy Springs Resident)
- Complete the restoration & beautification of an incredible river front Sandy Springs property
- Improve the functionality to make 380 Ferry Landing our forever home
- Keep relevant & aligned to the market evolution/evaluation

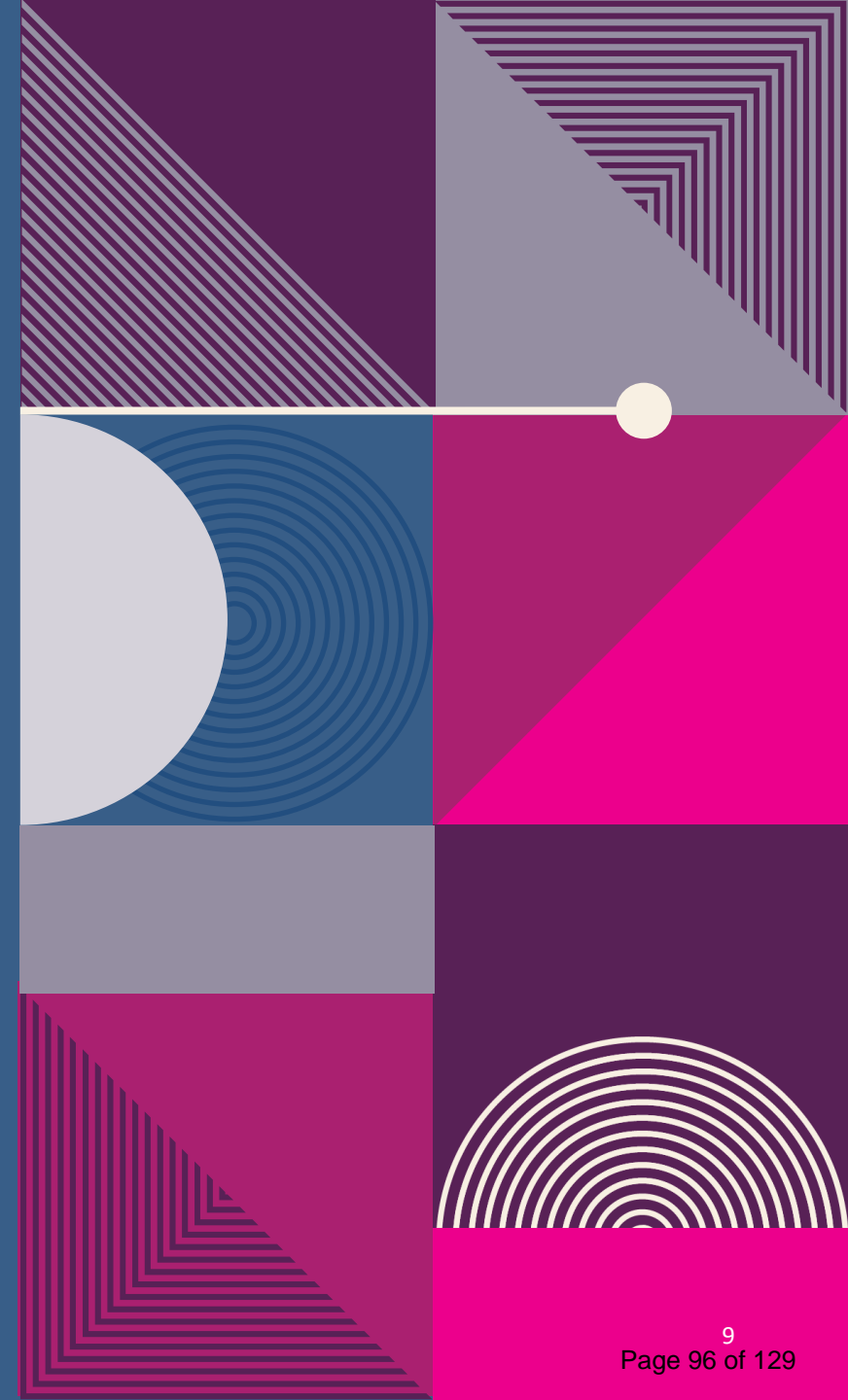


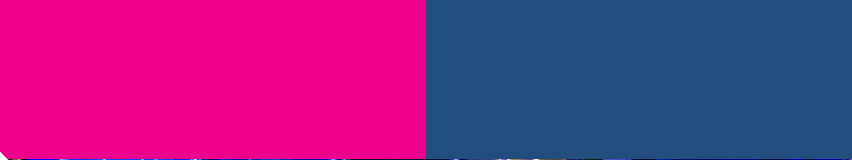


# OUR ASK

# OUR ASK: 10 FEET

- By approving our request for a minor set-back variance, you will:
  - Modestly increase our family living space
  - Provide a proper home for our aging mother
  - Continue to protect this home from builders with other intentions.
  - Complete our restoration/beatification project
  - Make this a generational forever home
  - Improve/Enhance the neighborhood and value of our neighbor's homes



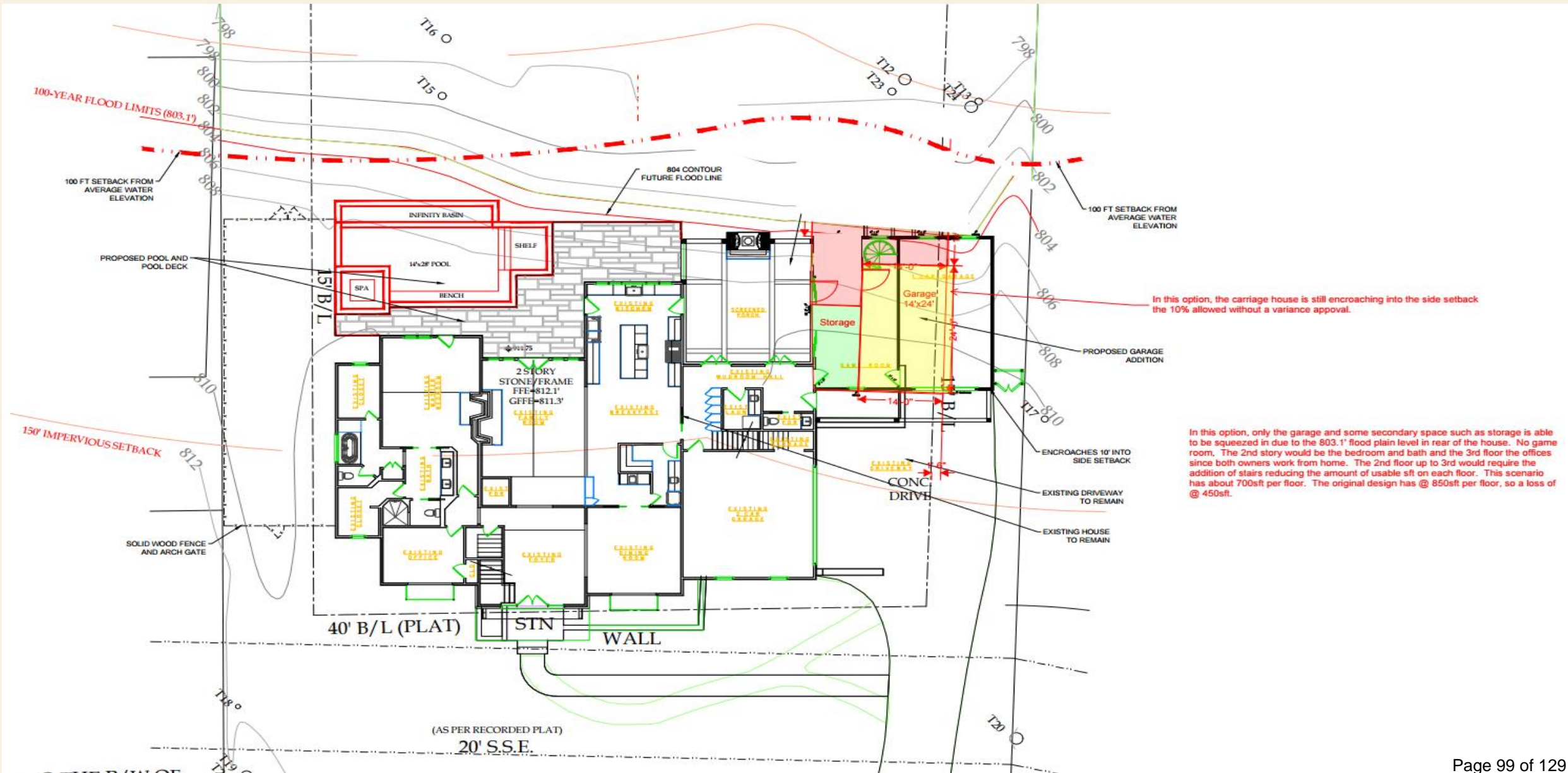


# OUR CHALLENGE

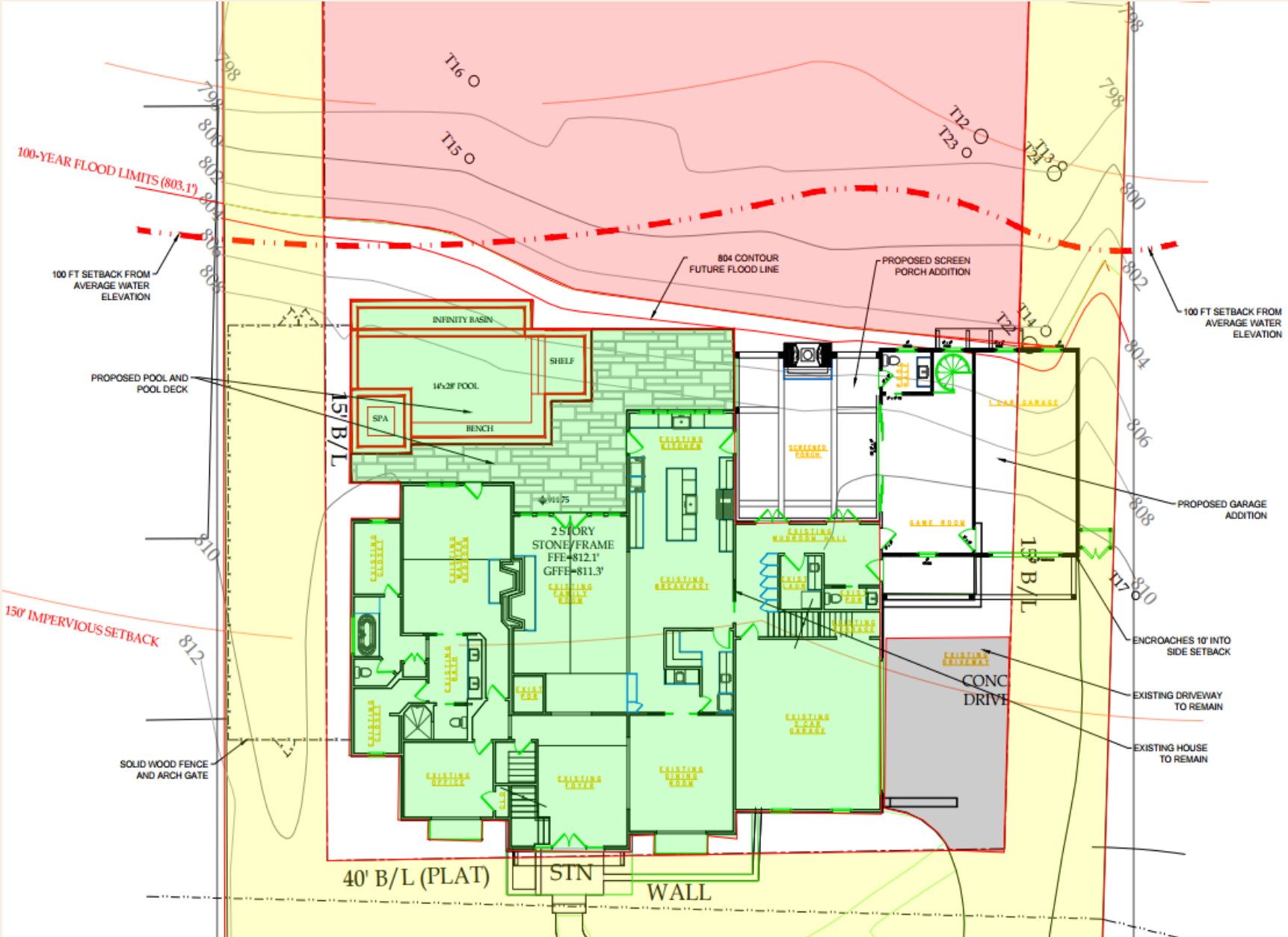
# OUR CHALLENGE

- We have made a large investment in this Sandy Springs home, but are very limited in what we can do on this property.
  - Lot limitations
  - 100 year flood line
  - Set-backs
  - Dated plot lines
- Without this slight variance it will impact:
  - The feasibility of serving our entire family and making this our forever home
  - Impact resale Value
  - Fall short of riverfront property buyer expectations
  - Ascetically

# OUR CHALLENGE



# OUR CHALLENGE



SHADED COLORS REPRESENT AREA WHICH CAN NOT BE BUILT UPON EITHER BECAUSE OF FLOOD PLAIN, SETBACKS, EXISTING HOUSE OR DRIVEWAY. NOT SHADED IS POTENTIAL AREA TO BUILD UPON.

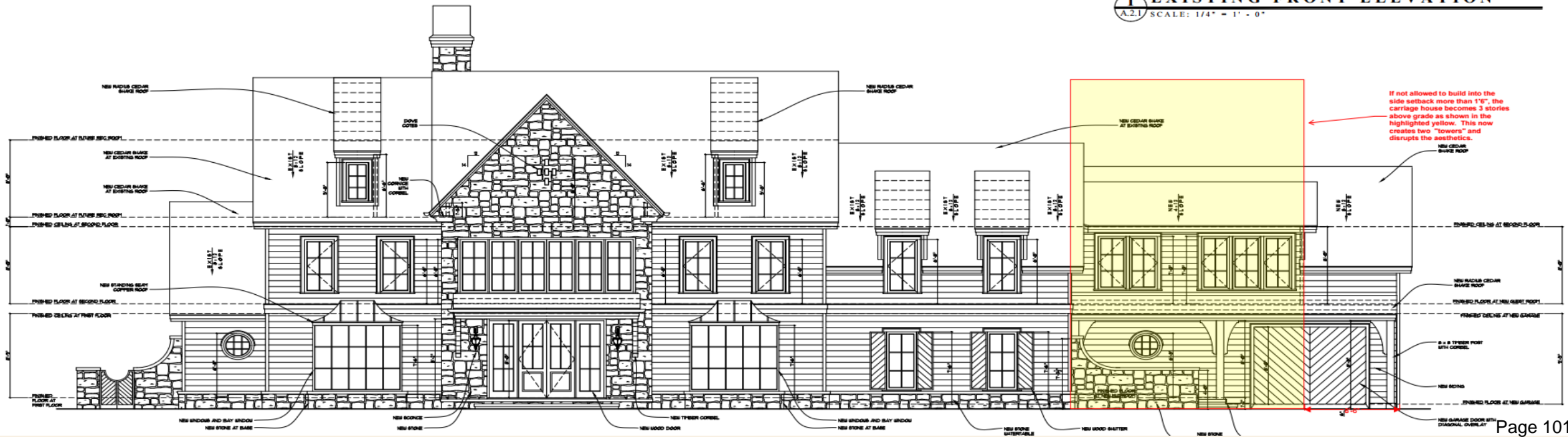
FUNCTIONALITY FOR A GARAGE AND SPACE FOR FUTURE FAMILY MEMBER CREATED THE GARAGE LAYOUT. THE SCREENED PORCH ALLOWS THE FAMILY TO ENJOY THE RIVER IN ALL SEASONS AND THERE WAS NO OTHER LOCATION FOR THAT SPACE DUE TO FUTURE POOL.

- = 100 YR FLOOD PLAIN
- = EXISTING HOUSE, PATIOS AND FUTURE POOL
- = SETBACKS (FRONT / SIDES)
- = DRIVEWAY REQUIRED TO ACCESS EXISTING GARAGE AND FUTURE GARAGE SO CAN NOT BUILD ON THIS AREA

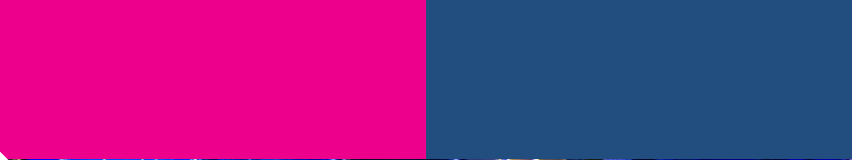
# OUR CHALLENGE



**1 EXISTING FRONT ELEVATION**  
 A.2.1 SCALE: 1/4" = 1' - 0"



If not allowed to build into the side setback more than 1", the carriage house becomes 3 stories above grade as shown in the highlighted yellow. This now creates two "towers" and disrupts the aesthetics.



# OUR SUPPORT

# NEIGHBOR'S SUPPORT

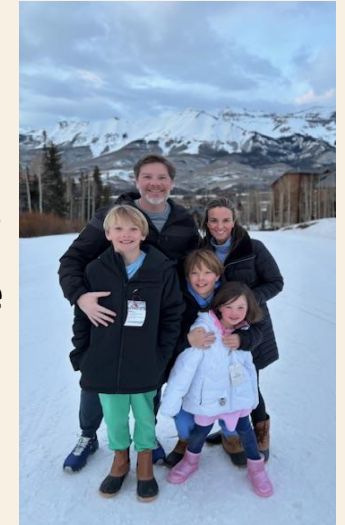
**“Tasteful, classy and indisputable improvements to our Neighborhood.... They (Paul & Shelly Loftus) have consistently shown respect for our community” - Rad Zamani**



**“We are thrilled with the quality of their (Paul & Shelly Loftus’) recent renovation and fully support their proposed variance request” - Clarke Coole**



**“The Loftus family’s renovations have beautifully preserved the character of the home while improving the neighborhood—phase two will be a welcome continuation.” - Wes McDavid**

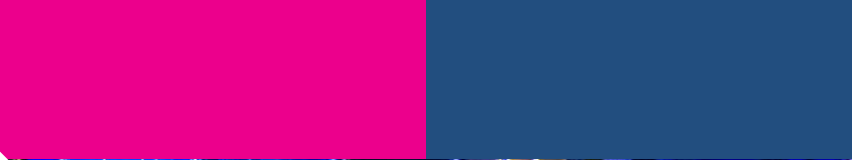


**“The Loftus restoration project has improved the entire neighborhood and added value to all of us” - Patricia Jensen**



**“The Loftus Family is an asset to the River Chase community. Their thoughtful and classy approach to design has added tremendous value to our neighborhood” – Michael Connell**

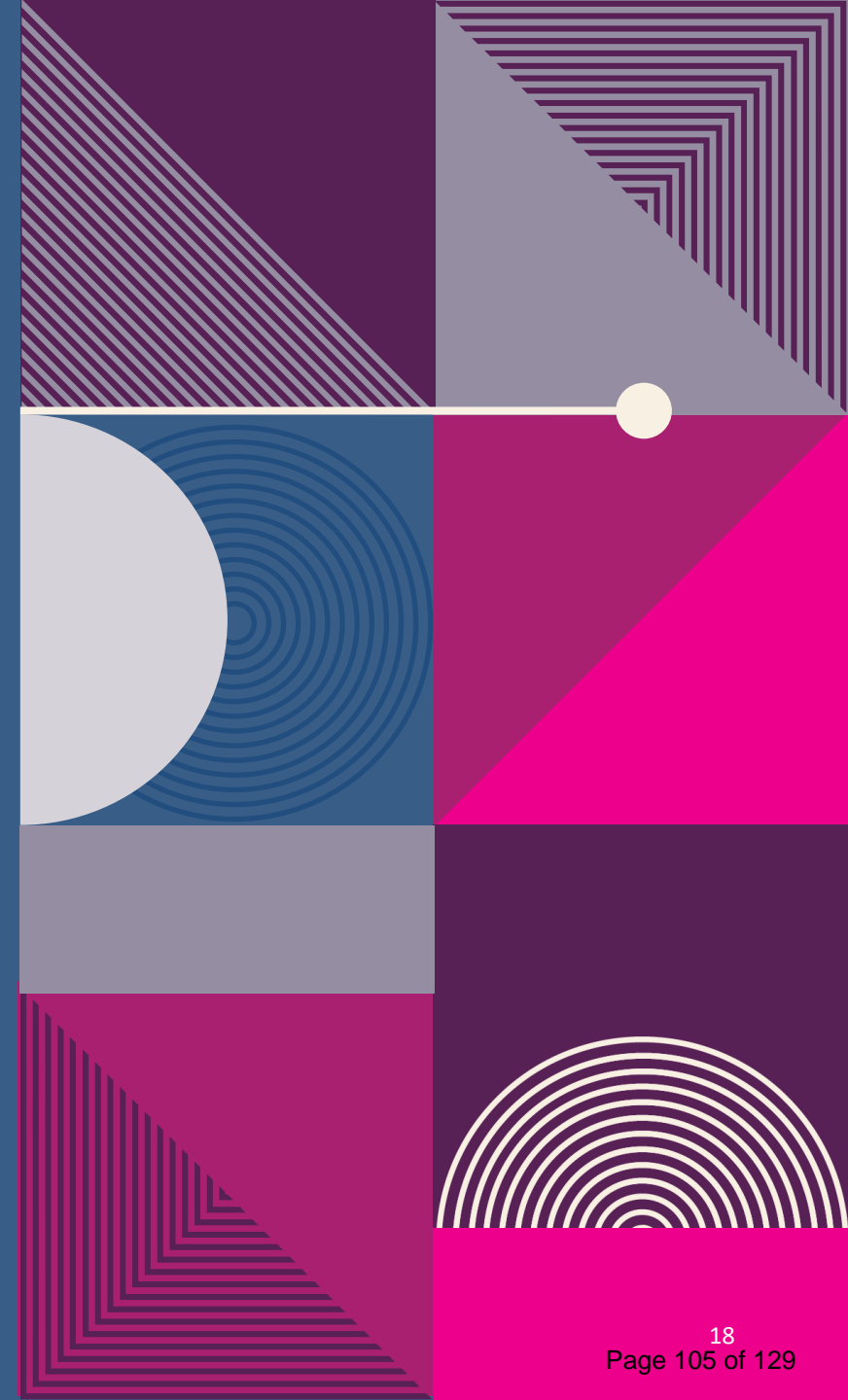




# CLOSING

# CLOSING

- Please help us finish what we started
- This is not a business deal, this is our family dream home
- We love Sandy Springs and Riverchase and invested heavily in both
- The changes we have already made are modest and reflect the character of Sandy Springs and the Riverchase neighborhood
- The request is not monumental.... Only 10 feet
- We are not requesting more than we need, just enough to stay and properly care for all of our family members.





# THANK YOU

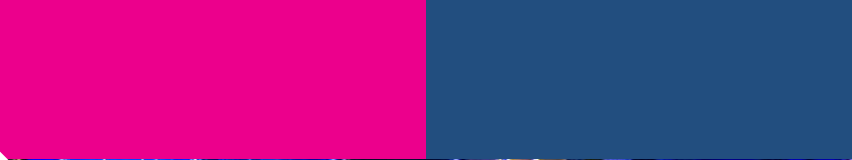
Paul & Shelly Loftus

380 Ferry Landing

Sandy Springs, GA 30328

[Paul.j.loftus@icloud.com](mailto:Paul.j.loftus@icloud.com)

[Shellyloftus@dorseyalston.com](mailto:Shellyloftus@dorseyalston.com)



# APPENDIX

# APPENDIX

## 380 Ferry Landing

Carriage house can not be seen from left side of property. The carriage house is 30' behind front of the existing house, therefore unless directly in front of the driveway, the carriage house is not easily seen from Ferry Landing.



## 380 Ferry Landing

View of carriage house from Ferry Landing. Front of carriage house is 30' behind front of existing house. Because of the distance behind the existing house, the carriage house is really only visible when directly looking down the driveway.

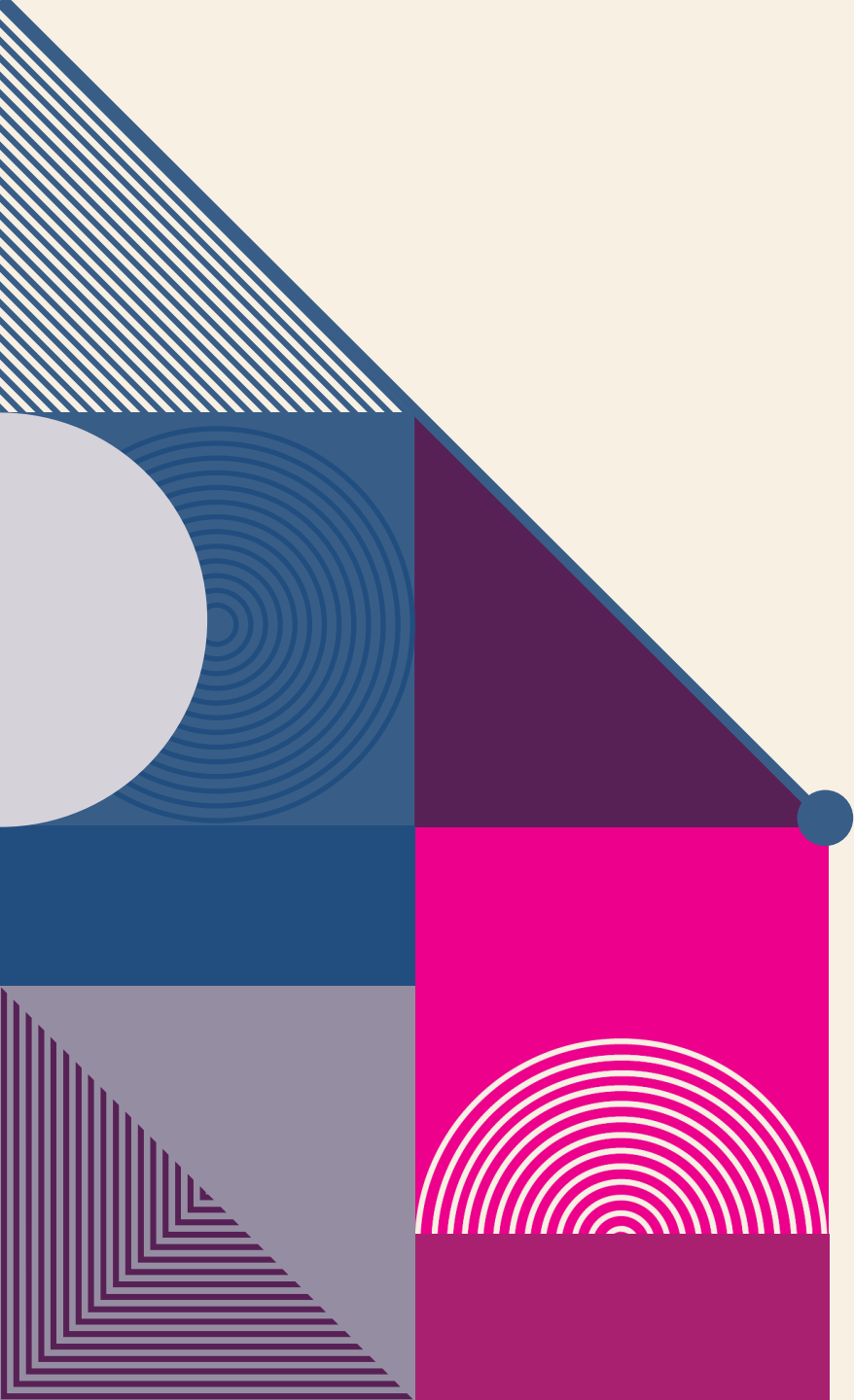




# VARIANCE REQUEST 380 FERRY LANDING- RESTORATION PROJECT

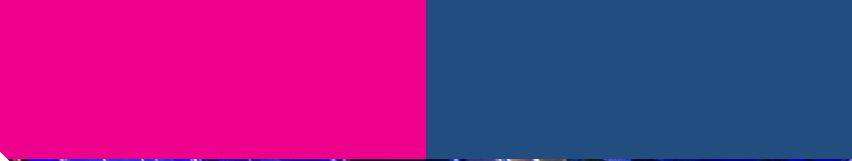
A Family's Vision to Preserve and Grow in Sandy Springs

Paul & Shelly Loftus



# AGENDA

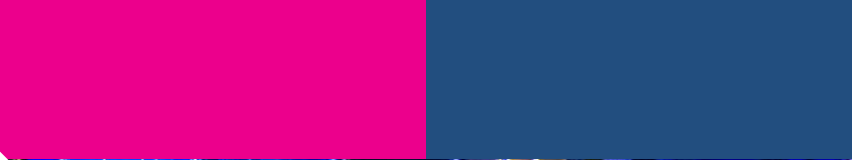
- Introduction
- Our Vision
- Our Ask
- Our Challenge
- Our Support



# INTRODUCTION

# THE LOFTUS FAMILY





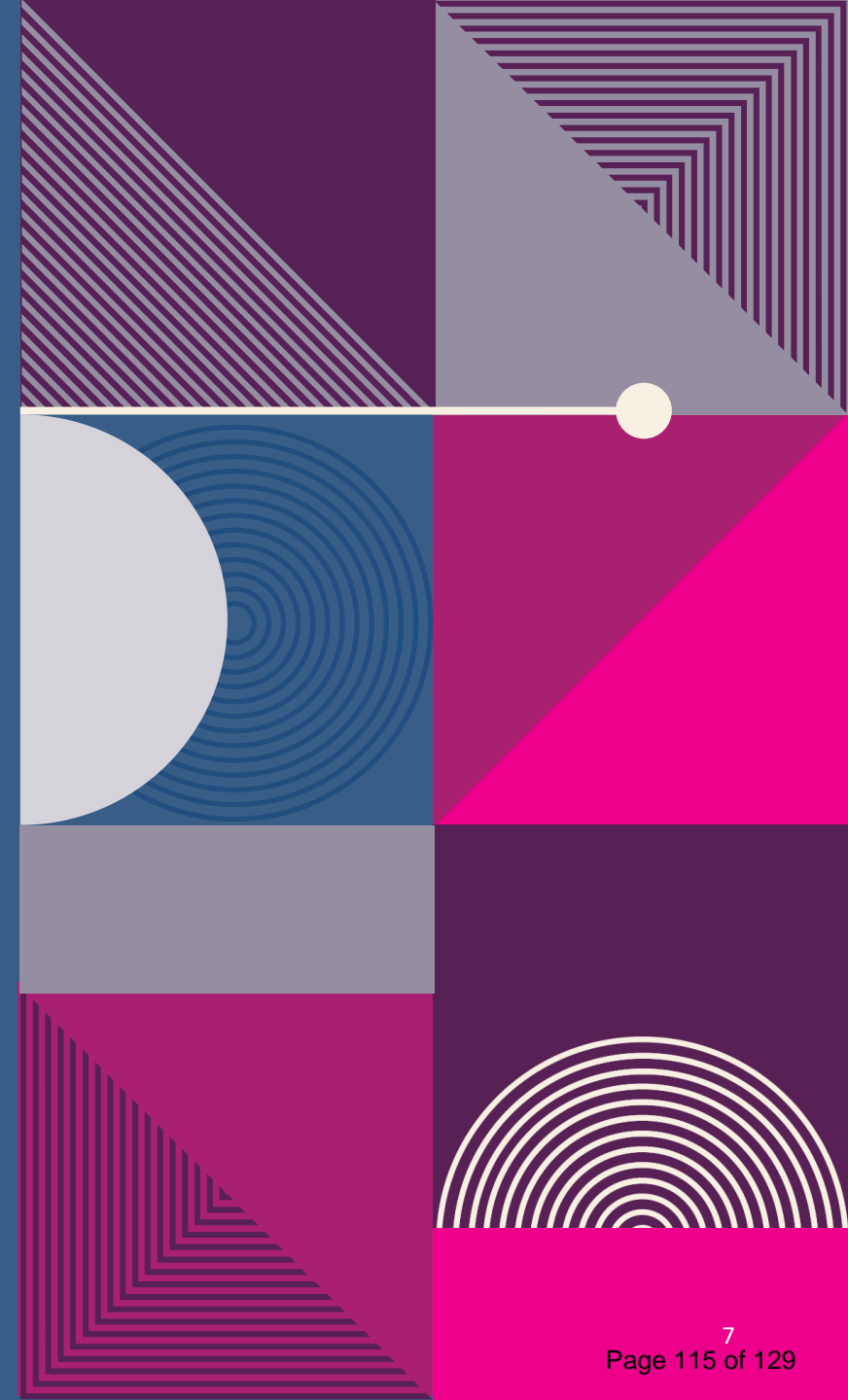
# OUR VISION

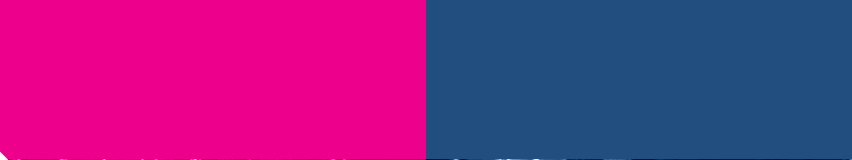
# OUR HOME: 380 FERRY LANDING



# OUR VISION

- Create a generational family home
  - 2 Adults
  - 3 Children
  - Aging Mom (40 Year Sandy Springs Resident)
- Complete the restoration & beautification of an incredible river front Sandy Springs property
- Improve the functionality to make 380 Ferry Landing our forever home
- Keep relevant & aligned to the market evolution/evaluation



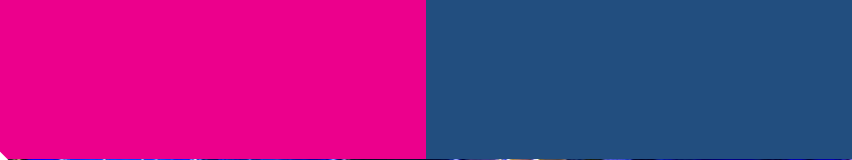


# OUR ASK

# OUR ASK: 10 FEET

- By approving our request for a minor set-back variance, you will:
  - Modestly increase our family living space
  - Provide a proper home for our aging mother
  - Continue to protect this home from builders with other intentions.
  - Complete our restoration/beatification project
  - Make this a generational forever home
  - Improve/Enhance the neighborhood and value of our neighbor's homes



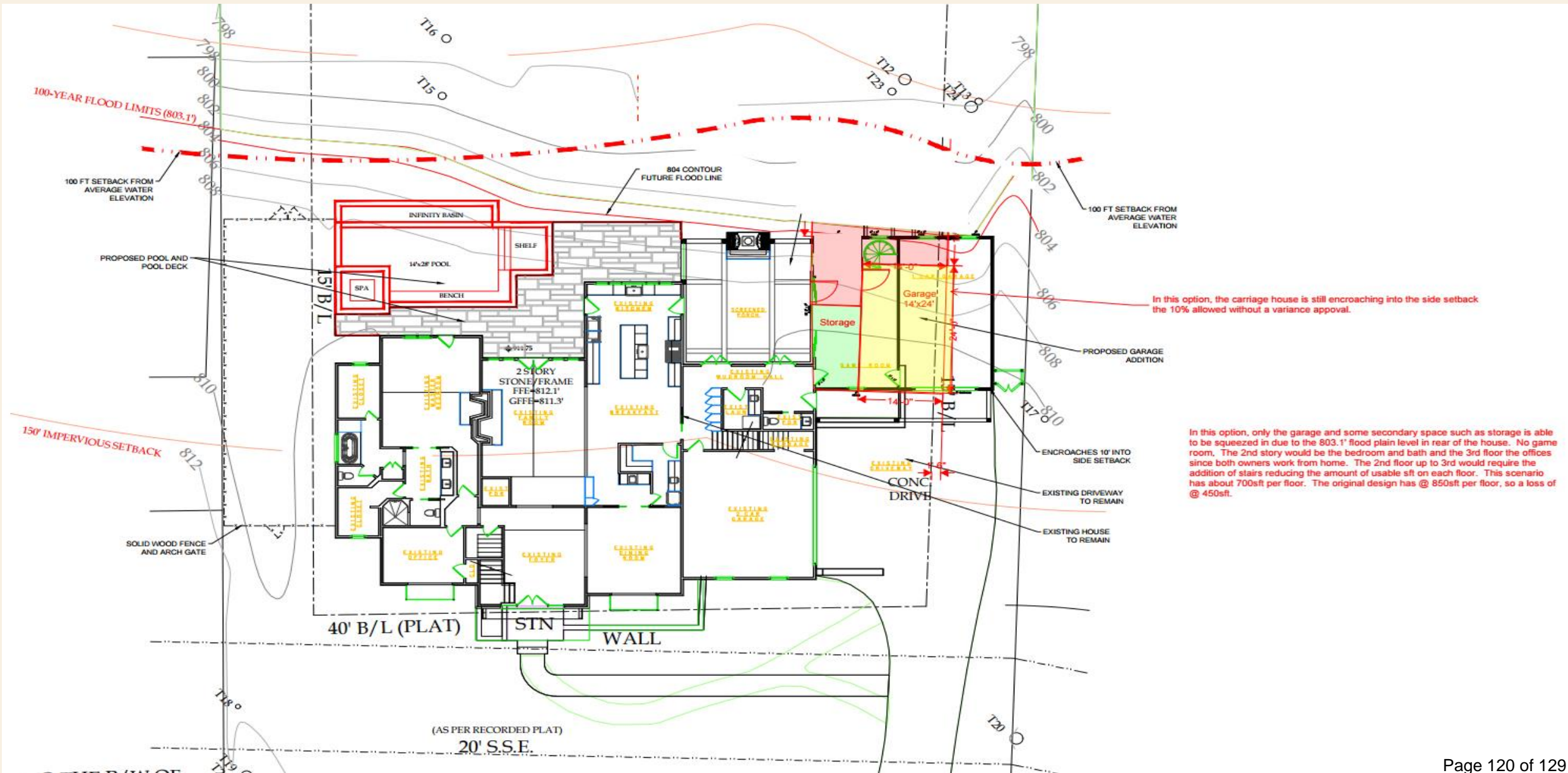


# OUR CHALLENGE

# OUR CHALLENGE

- We have made a large investment in this Sandy Springs home, but are very limited in what we can do on this property.
  - Lot limitations
  - 100 year flood line
  - Set-backs
  - Dated plot lines
- Without this slight variance it will impact:
  - The feasibility of serving our entire family and making this our forever home
  - Impact resale Value
  - Fall short of riverfront property buyer expectations
  - Ascetically

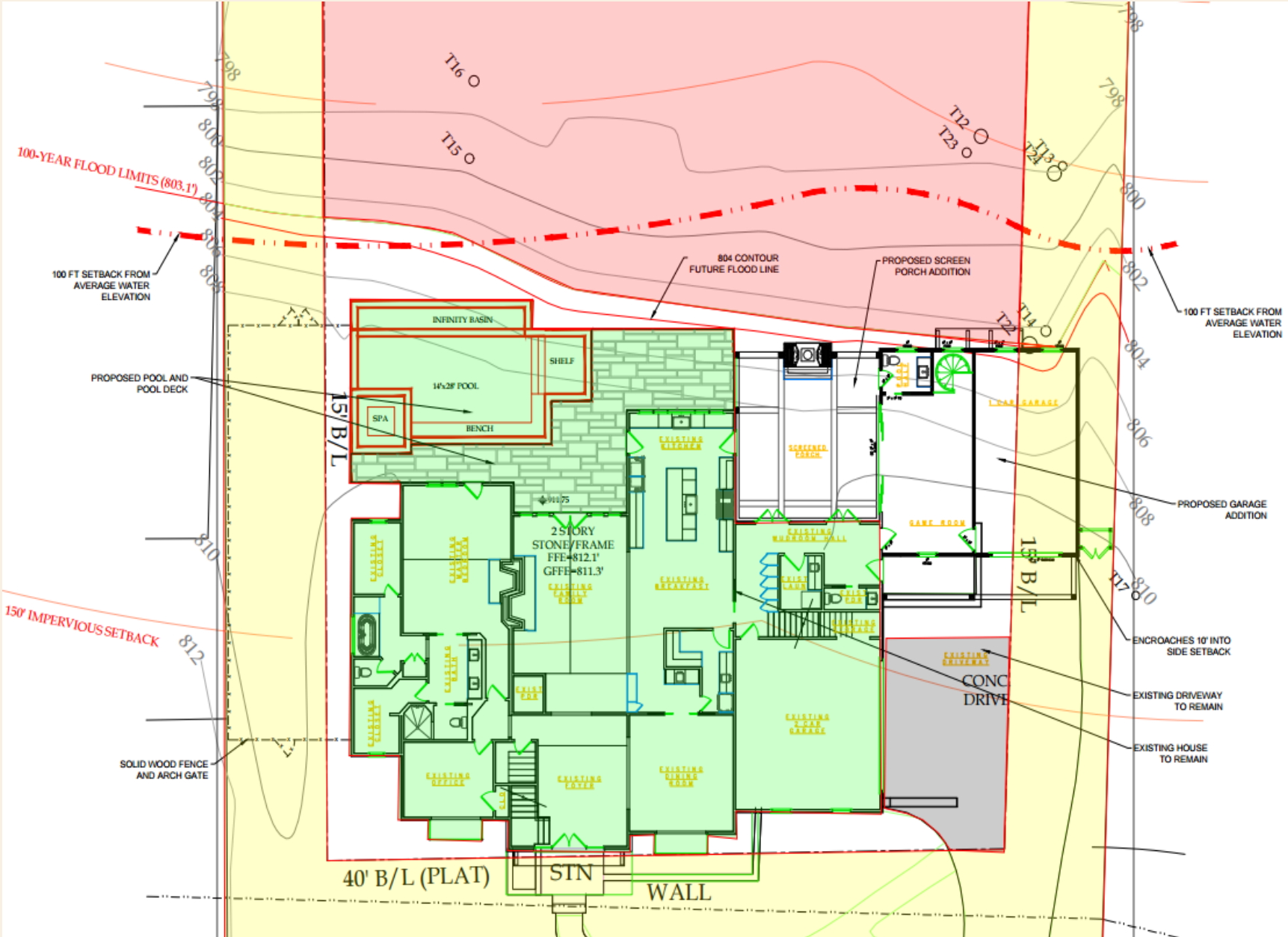
# OUR CHALLENGE



In this option, the carriage house is still encroaching into the side setback the 10% allowed without a variance approval.

In this option, only the garage and some secondary space such as storage is able to be squeezed in due to the 803.1' flood plain level in rear of the house. No game room. The 2nd story would be the bedroom and bath and the 3rd floor the offices since both owners work from home. The 2nd floor up to 3rd would require the addition of stairs reducing the amount of usable sft on each floor. This scenario has about 700sft per floor. The original design has @ 850sft per floor, so a loss of @ 450sft.

# OUR CHALLENGE



SHADED COLORS REPRESENT AREA WHICH CAN NOT BE BUILT UPON EITHER BECAUSE OF FLOOD PLAIN, SETBACKS, EXISTING HOUSE OR DRIVEWAY. NOT SHADED IS POTENTIAL AREA TO BUILD UPON.

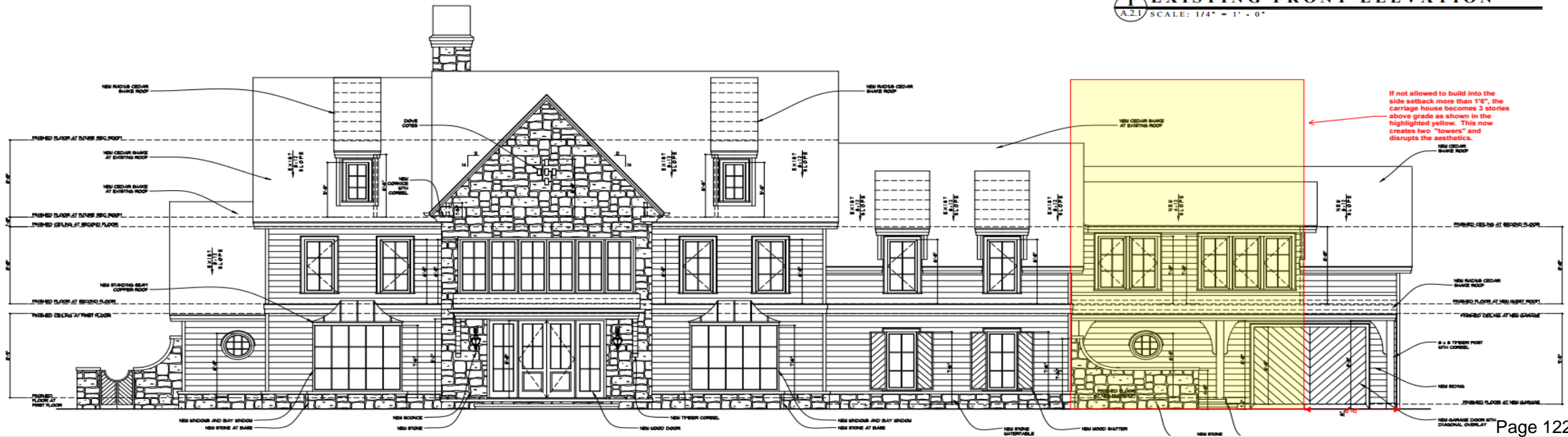
FUNCTIONALITY FOR A GARAGE AND SPACE FOR FUTURE FAMILY MEMBER CREATED THE GARAGE LAYOUT. THE SCREENED PORCH ALLOWS THE FAMILY TO ENJOY THE RIVER IN ALL SEASONS AND THERE WAS NO OTHER LOCATION FOR THAT SPACE DUE TO FUTURE POOL.

- = 100 YR FLOOD PLAIN
- = EXISTING HOUSE, PATIOS AND FUTURE POOL
- = SETBACKS (FRONT / SIDES)
- = DRIVEWAY REQUIRED TO ACCESS EXISTING GARAGE AND FUTURE GARAGE SO CAN NOT BUILD ON THIS AREA

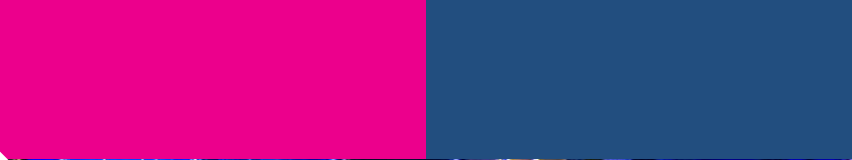
# OUR CHALLENGE



**1 EXISTING FRONT ELEVATION**  
 A.2.1 SCALE: 1/4" = 1' - 0"



If not allowed to build into the side setback more than 1'-0", the carriage house becomes 3 stories above grade as shown in the highlighted yellow. This now creates two "towers" and disrupts the aesthetics.



# OUR SUPPORT

# NEIGHBOR'S SUPPORT

**“Tasteful, classy and indisputable improvements to our Neighborhood.... They (Paul & Shelly Loftus) have consistently shown respect for our community” - Rad Zamani**



**“We are thrilled with the quality of their (Paul & Shelly Loftus’) recent renovation and fully support their proposed variance request” - Clarke Coole**



**“The Loftus family’s renovations have beautifully preserved the character of the home while improving the neighborhood—phase two will be a welcome continuation.” - Wes McDavid**

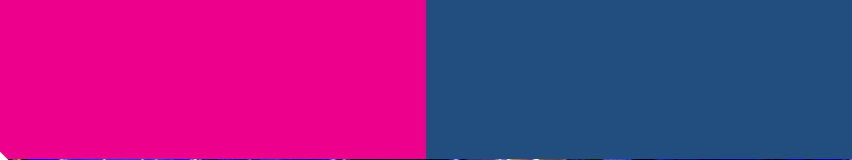


**“The Loftus restoration project has improved the entire neighborhood and added value to all of us” - Patricia Jensen**



**“The Loftus Family is an asset to the River Chase community. Their thoughtful and classy approach to design has added tremendous value to our neighborhood” – Michael Connell**

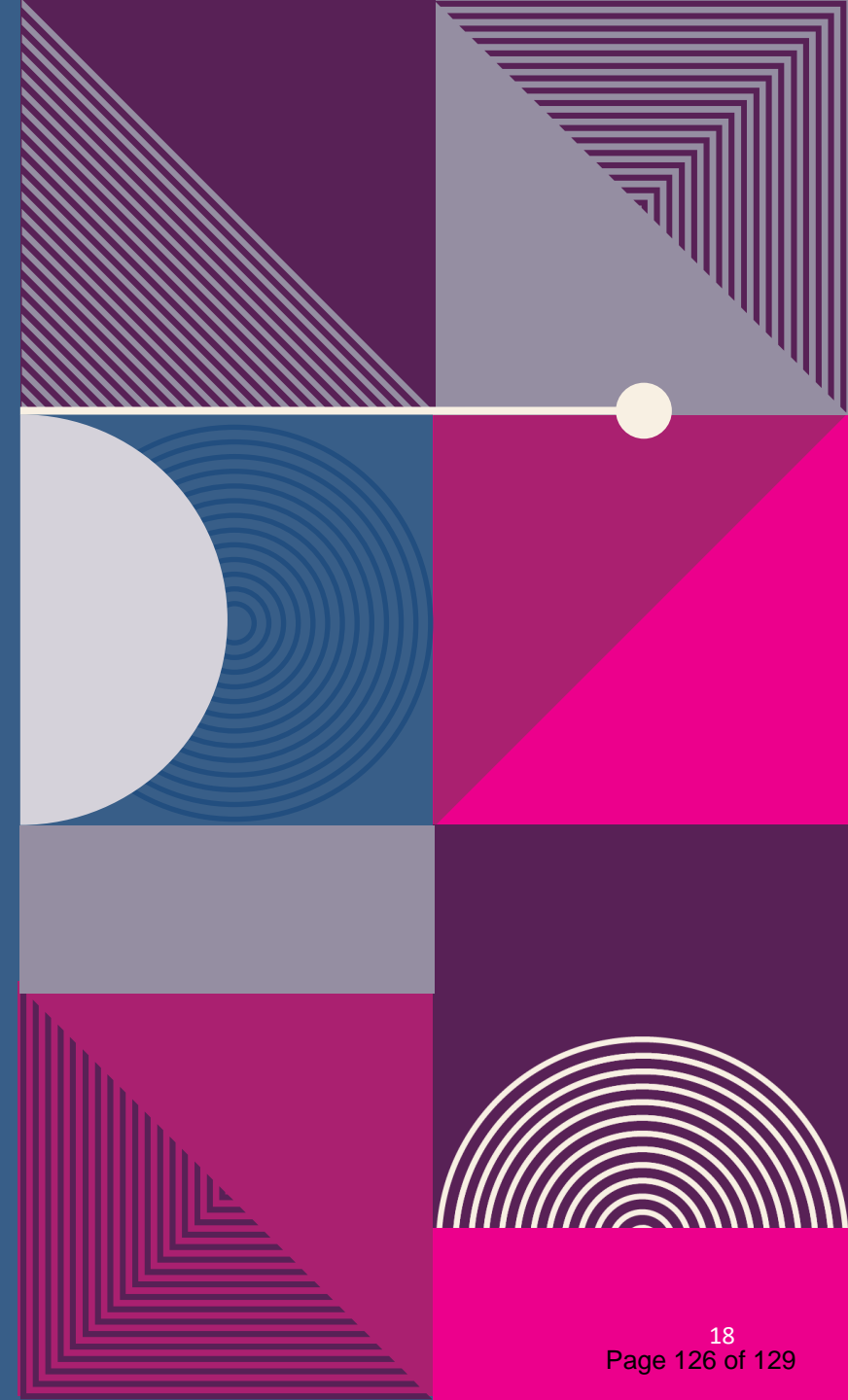




# CLOSING

# CLOSING

- Please help us finish what we started
- This is not a business deal, this is our family dream home
- We love Sandy Springs and Riverchase and invested heavily in both
- The changes we have already made are modest and reflect the character of Sandy Springs and the Riverchase neighborhood
- The request is not monumental.... Only 10 feet
- We are not requesting more than we need, just enough to stay and properly care for all of our family members.





# THANK YOU

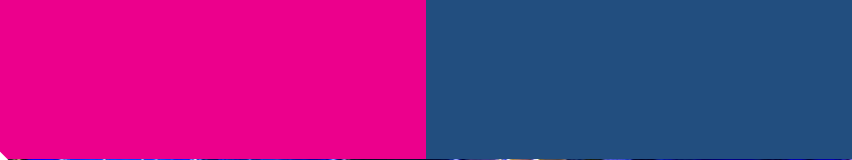
Paul & Shelly Loftus

380 Ferry Landing

Sandy Springs, GA 30328

[Paul.j.loftus@icloud.com](mailto:Paul.j.loftus@icloud.com)

[Shellyloftus@dorseyalston.com](mailto:Shellyloftus@dorseyalston.com)



# APPENDIX

# APPENDIX

## 380 Ferry Landing

Carriage house can not be seen from left side of property. The carriage house is 30' behind front of the existing house, therefore unless directly in front of the driveway, the carriage house is not easily seen from Ferry Landing.



## 380 Ferry Landing

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