SANDY SPRINGS
GEORGIA

BOARD OF APPEALS

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

Wednesday, November 5, 2025 **Regular Meeting** **6:00 p.m.**

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

Live-stream:	www.SandySpringsGA.gov/Stream
Public Comment:	http://spr.gs/publiccomment

I. Call to Order

II. Roll Call and General Announcements

III. Approval of Meeting Agenda

A. November 5, 2025 Board of Appeals Meeting Agenda
(Presented by Samantha Brown, Planning and Zoning Clerk)

IV. Approval of Meeting Minutes

A. June 4, 2025 Board of Appeals Meeting Minutes
(Presented by Samantha Brown, Planning and Zoning Clerk)

V. Cases

A. **2025-0010** **V-25-44 - 286 Mount Vernon Cove**—Request for a variance from Div 9.2. to allow a deck replacement to encroach into the 50' vegetative buffer.
(Withdrawn on October 31, 2025 by Applicant)

B. **2025-0011** **V-25-39 - 215 Huntcliff Terrace** - Request for a Variance from Sec.6.1.2.B to encroach into the 40- foot rear setback for home addition.
(Presented by LaQuita Williams, Planner II)

C. **2025-0012** **V-25-23 - 2940 Coles Way** - Request for a Variance from Sec.9.2.3. to allow for a pool and site elements to encroach into the 75-foot impervious surface setback and 50-foot vegetative buffer.
(Presented by Helen Owens, Planner III/Zoning Administrator)

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.

SANDY SPRINGS
GEORGIA

D. **2025-0013 V-25-43 - 50 Mountain Creek Trace** - Request for a Variance from Div.9.2. to encroach into the 60-foot primary setback and 75-foot impervious surface setback for the construction of a new home.
(Presented by Michele McIntosh-Ross, Planning & Zoning Manager)

E. **2025-0014 V-25-35 - 5825 Mountain Creek Road** - Request for a Variance from Sec.8.3.6. to remove buffer requirements along the East boundary of the property where abutting RD-18 properties.
(Presented by Matthew Anspach, Senior Planner)

VI. Ongoing Business

VII. New Business

VIII. Adjournment

SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT
Board of Appeals Meeting, November 5, 2025

Case: **V-25-39 – 215 Huntcliff Terrace**
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)
Report Date: October 30, 2025

REQUEST
Request for a Variance from 6.1.2.B to encroach into the 40-foot rear setback for home addition.

APPLICANT		
Property Owners:	Petitioner:	Representative:
Philip Hayet & Eileen Niren	Thomas Williams Residential, Inc	Thomas A. Williams

RECOMMENDATIONS
Department of Community Development
Staff recommends **Denial** of Variance V-25-39

MATERIALS SUBMITTED AND REVIEWED

Materials and Plans

1. "Application" received on September 15, 2025

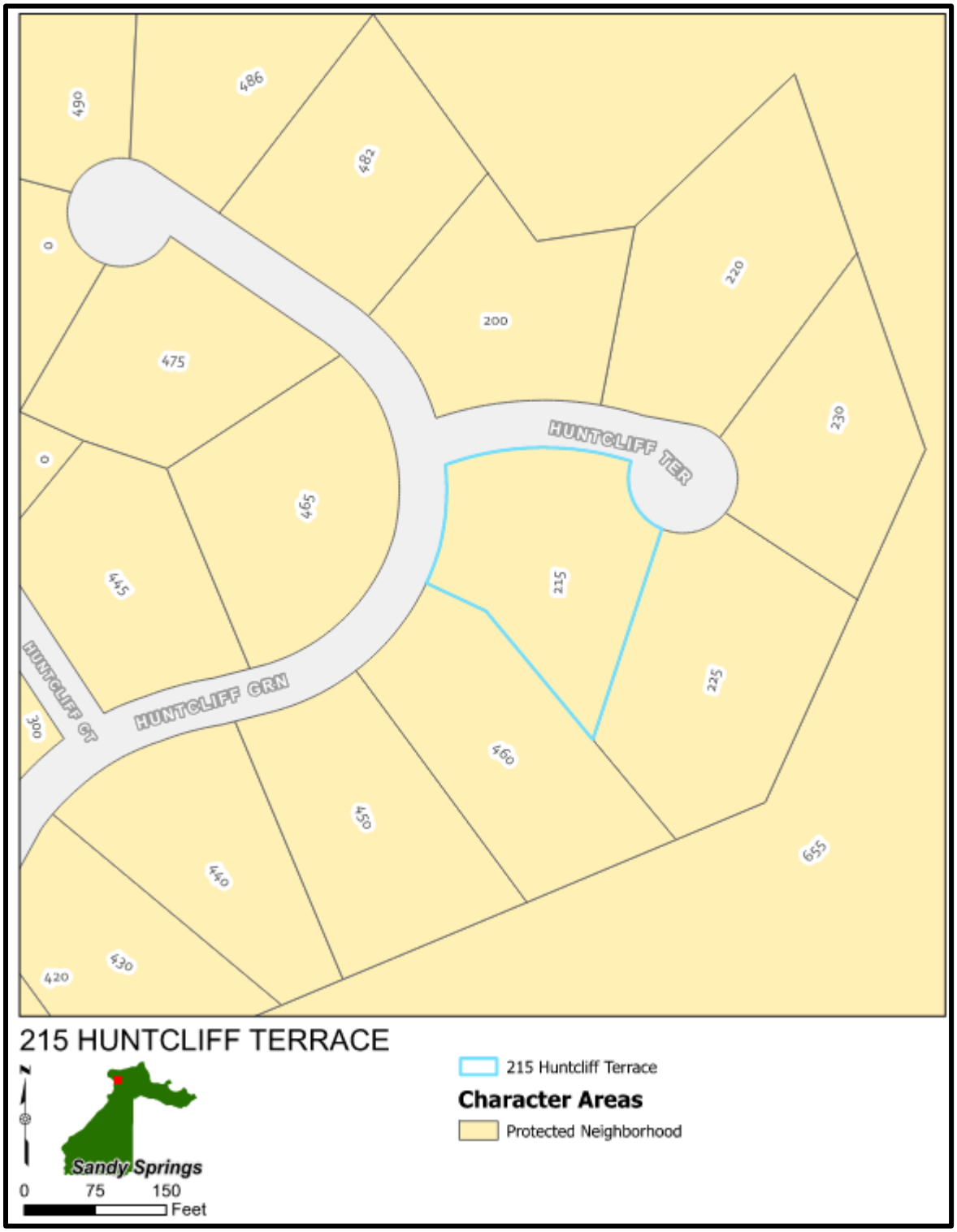
Plans

2. *"250627 Huntcliff Terrace 215 Topographic Survey 26"* received on August 26, 2025. Prepared by Gaddy Surveying & Design, Inc. Stamped by Virgil F. Gaddy Jr
3. "*25-08-19_Huntcliff_Terrace_(215)_-_RESIDENTIAL_SITE_PLAN_Thu_Aug_21_2025_at_10-02-05.pdf"* received on August 21, 2025. Prepared by Gaddy Surveying & Design, Inc. Stamped by Virgil F. Gaddy Jr"

PROPERTY INFORMATION	
Location:	215 Huntcliff Terrace (17 007900020073)
Council District:	Council District 2 – Dr. Melody Kelly
Neighborhood:	Huntcliff Neighborhood Association
Road frontage:	Approximately 200 feet of frontage on Huntcliff Terrace Approximately 118 feet of frontage on Huntcliff Green
Lot Depth	Approximately 219 feet
Acreage:	Approximately 1.12 acres
Current Zoning	RD-27 (Residential Detached – 27,000 square feet)
Existing Land Use:	Single Family
Previous Zoning Cases:	1979Z-0049 (Community Unit Plan District)
Character Area:	Protected Neighborhood

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to the subject property	**Zoning**	**Address(es)**	**Land area (acres) (approximate)**
North	RD-27 / Residential Detached	200 Huntcliff Terrace	1.15
Northeast	RD-27/ Residential Detached	220 Huntcliff Terrace	1.33
East	RD-27 / Residential Detached	225 Huntcliff Terrace	1.16
South	RD-27 / Residential Detached	460 Huntcliff Green	1.22
West	RD-27 / Residential Detached	465 Huntcliff Green	1.21
PROPOSED DEVELOPMENT			
-	RD-27 / Residential Detached	215 Huntcliff Terrace	1.12

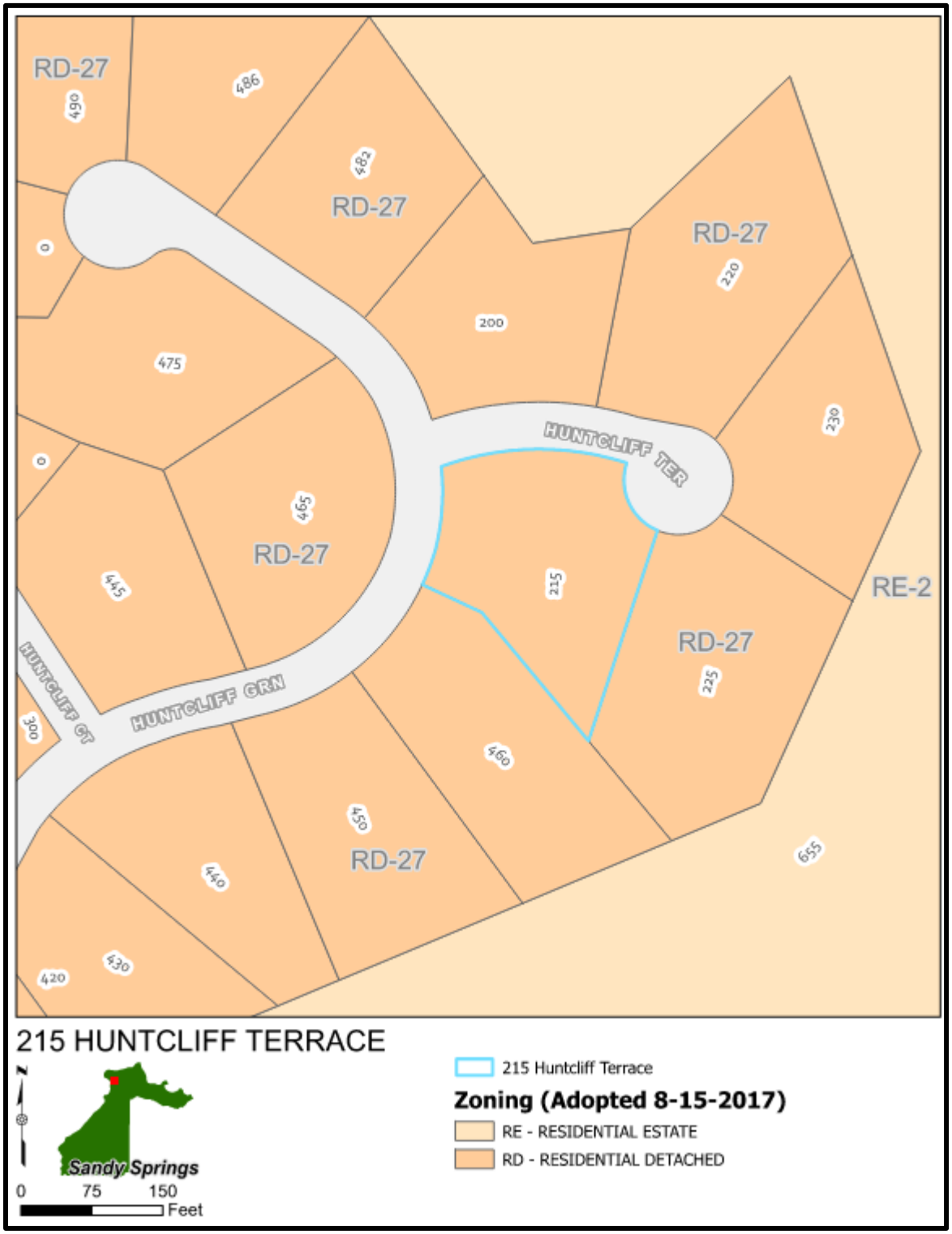
CHARACTER AREA MAP



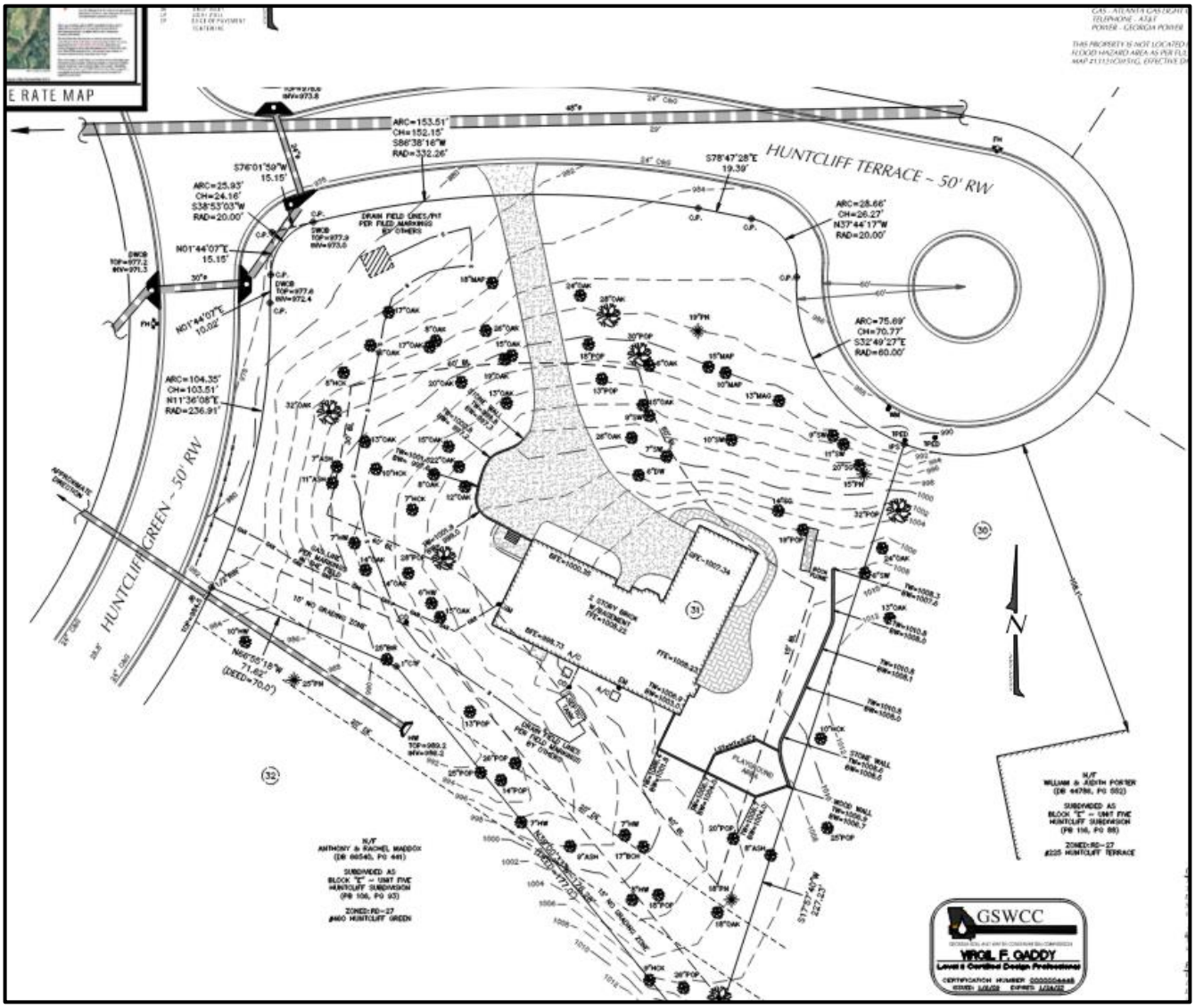
AERIAL IMAGE



ZONING MAP


RD-27
490
486
482
RD-27
0
200
RD-27
220
475
230
HUNTCLIFF TER
0
465
RD-27
445
215
RE-2
RD-27
225
HUNTCLIFF GRN
HUNTCLIFF CT
300
460
450
RD-27
655
440
420
430
215 HUNTCLIFF TERRACE
Sandy Springs
0 75 150
Feet
215 Huntcliff Terrace
Zoning (Adopted 8-15-2017)
RE - RESIDENTIAL ESTATE
RD - RESIDENTIAL DETACHED

SURVEY (received August 26, 2025)



EXISTING DEVELOPMENT

The subject property is 1.12 acres with an existing two-story single-family home that consists of a two-car garage. Based on Fulton County records, the home was built in 1976 and the property is located west of the Cherokee Town and Country Club. Majority of the property is within the Chattahoochee River Corridor with the river to the west. The property elevates from the driveway on Huntcliff Green and levels out near the rear yard.



View of front of home and two-car garage



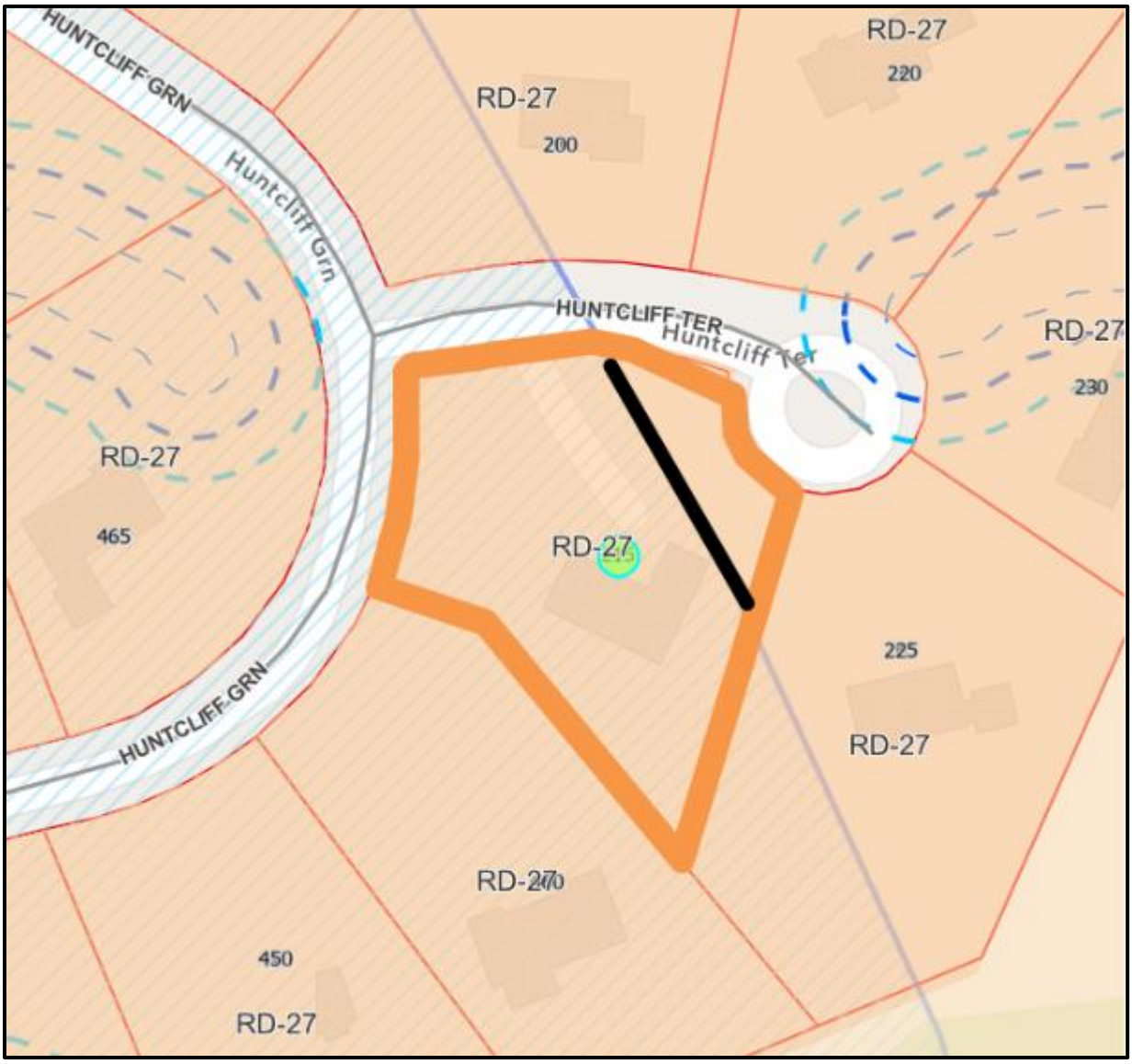
View of side yard to the east (possible alternative location)



View of rear yard facing northwest to Huntcliff Terrace (location of proposal)

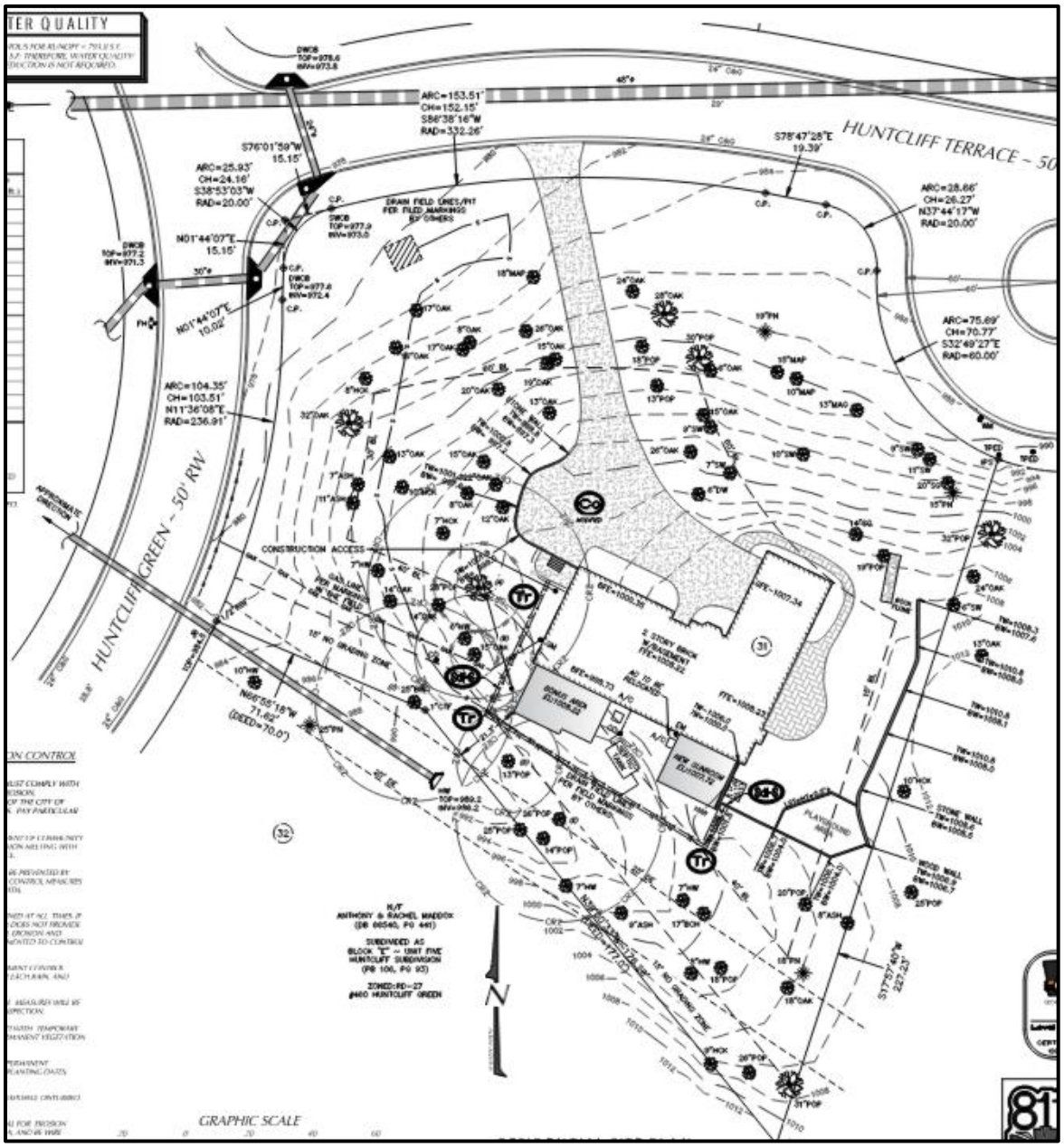


View of rear yard facing north to Huntcliff Terrace (location of proposal)



Aerial image of property (River Cooridor lined in black)

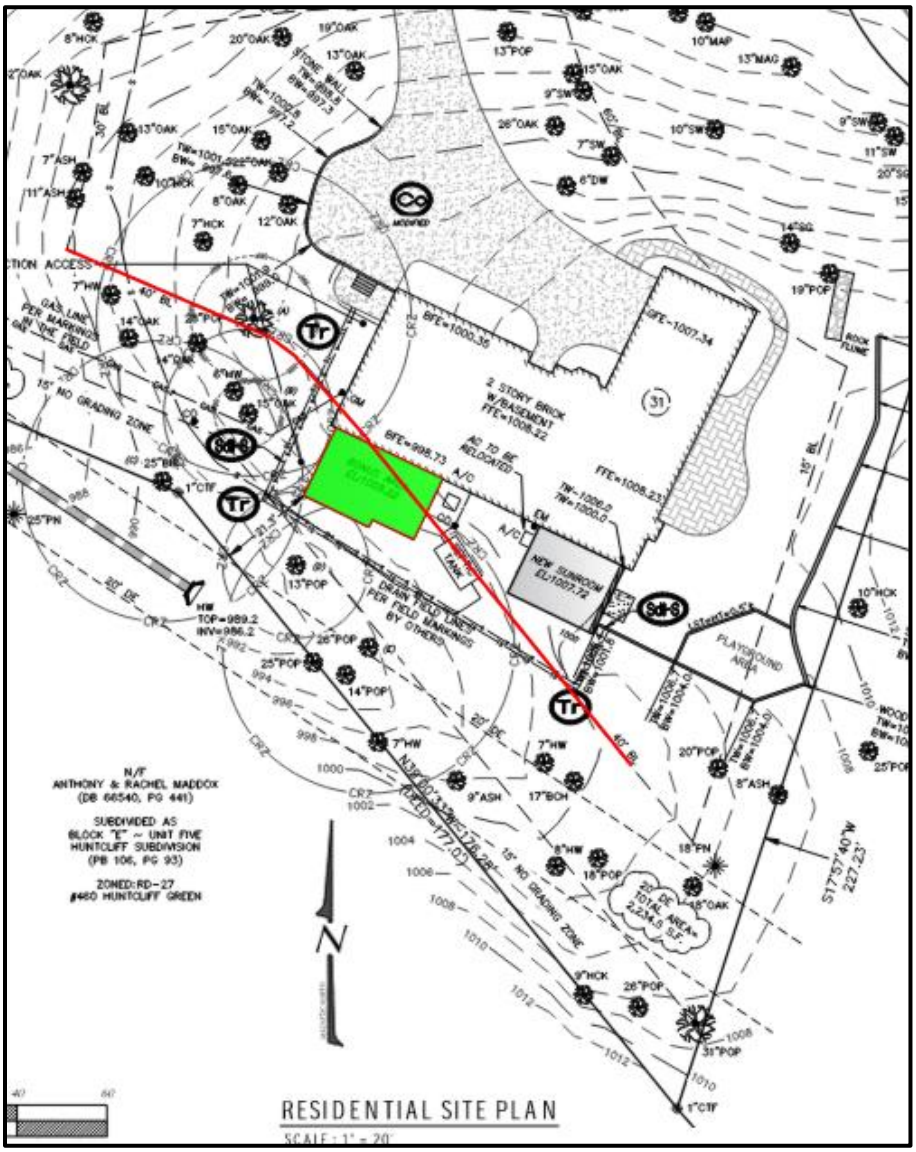
SITE PLAN (received August 26, 2025)



PROPOSED DEVELOPMENT

The applicants are proposing to encroach into the 40-foot rear setback by 417 square feet for a home addition. In RD-27 zoning districts, the rear setback is 40 feet.

Per the Development Code Sec. 6.1.2.B. Setback Encroachment - *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.*



Green represents the proposed bonus area and red represents the 40-foot rear seatback

V-25-39 VARIANCE CONSIDERATIONS

Per Sec. 11.6.2.G. of the Development Code, the following list of approval criteria for a Variance provides guidance for making decisions on approval:

1. ***Variances will only be granted upon showing that:***
   a. ***The variance request would not result in negating the general intent of this Development Code or with the Comprehensive Plan policies;***

Finding: The requested variance would allow for an encroachment into the 40-foot rear building setback by 417 square feet (approximately 16 feet) to accommodate a room addition. The proposed addition maintains the overall character and scale of the existing home and surrounding neighborhood however it deviates from 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;***

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 recognize that the home sits on a plateau and the land slopes north towards Huntcliff Terrace. Near the proposal is a ravine. This is not unique to the subject property.

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: While the property is situated at the end of a cul-de-sac and features a northward-sloping topography, Staff does not find that these physical characteristics create an extraordinary hardship unique to the site. The applicant's narrative references potential alternatives, including relocating or reducing the size of the proposed deck; however, the property retains adequate buildable area along its eastern side without the need for a variance. As such, strict application of the setback and buffer requirements would result in an inconvenience rather than an extraordinary hardship.

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

Finding: The existing property is developed with a two-car garage and a play structure in the rear yard. The request is not the minimum necessary to accomplish development.

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 does not identify showing equal or greater protection of natural resources.

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

Finding: Conditions of the property are not the result of action or inaction of current property owners, however the variance requested is a desire and not a necessity. There is no evidence that the current owner created these conditions through subdivision, grading, or other site alterations.

COMMENTS FROM OTHER PARTIES

Sandy Springs City Engineer:
No comment provided.
Sandy Springs Arborist:
If approved, the project is required to adhere Division 9.3: Tree Conservation.
Sandy Springs Building Official:
It looks as if the proposed sunroom is inside the Buildable area.
2. According to Merriam Webster, "Bonus" means something in addition to what is expected or strictly due. This implies that not having a Bonus room is not a hardship. 3. The septic tank will likely need to be relocated, and the septic field will definitely need to be relocated. That would require additional land disturbance. 4. No Building drawings were submitted for the proposed additions. 5. Since we were not given existing Building plans for the house, we cannot corroborate the applicant's opinion that there are no workable alternatives to the proposed locations of the additions. Certainly, there is plenty of Buildable area at the left rear corner of the house. See attachment *"V-25-39 Hayet_Proposed Site_Plan w_Mark-ups"*.
Sandy Springs Land Development Manager:
No concern other than that they apply for a permit for the proposed addition should the BOA approve the variance request.
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.
Atlanta Regional Commission:
Refer to RC-25-05SS included in packet.
Correspondence Received:
No comment provided.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS
Staff recommends **Denial** of Variance V-25-39 a request for a Variance from 6.1.2.B to encroach into the 40-foot rear setback for home addition.



Special Photos: KG Photo Crew

Atlanta Hawks and 5K volunteers pack 1M meals for local families

By Rachel Kellogg
rkellogg@neighbornewspapers.com

The Atlanta Hawks and State Farm joined more than 5,000 volunteers at State Farm Arena for the 2025 Million Meal Pack, assembling one million meals to combat food insecurity in Atlanta.

In its fifth year, the initiative is the team's largest single-day community service effort, directly supporting families across metro Atlanta.

Hawks players Mouhamed Gueye and Keaton Wallace, along with executives from the team and State Farm, joined the volunteers in packing meals.

In addition, they were joined throughout the day by City Councilmember Matt Westmoreland, State Director for Sen. Raphael Warnock Bee Nguyen, musical artists and entertainers Roscoe Dash, Kaliii, Ayo and Teo, K'alley, Sean Garrett, Duke Deuce and more.

"Today's turnout at State Farm Arena was nothing short of inspiring," Steve Koonin, chief executive officer at the Hawks and State Farm Arena, said of the Sept. 27 event. "Thank you to the dedication of our volunteers and our ongoing partnership with State Farm to help pack over one million meals. We're making real strides in fighting food insecurity across Atlanta and this initiative is a testament to what's possible when a community comes together with purpose. We're looking forward to tomorrow night's event where folks can come down to the arena and eat great food in a continued effort to combat food insecurity and support food industry workers."

Volunteers, consisting of individuals, families, community groups, churches, schools, and businesses, were able to pack a total of 1,045,272 meals.

"Collaboration is the key ingredient in our fight against food insecurity in Atlanta — it's how we feed not only people, but also the spirit of hope and resilience across our community," Allyson Watts, vice president of State Farm, said. "This milestone marks our fifth Million Meal Pack, and we're honored to stand alongside the Atlanta Hawks in continuing this vital mission."

The meals packed during the event will be distributed across the Atlanta metro area, thanks to the operational support of U.S. Hunger, a hunger relief organization with programs supporting individuals facing food insecurity.

The meals will directly benefit key local partners, including the Atlanta Community Food Bank, Hosea Helps, Midwest Food Bank, the Salvation Army of Metro Atlanta, and Sweetwater Mission. According to the Atlanta Community Food Bank, one in seven Georgians are living with food insecurity, including one in five children.

"It's an honor to once again join forces with the Atlanta Hawks and State Farm for their annual Million Meal Pack," Rick Whitted, chief executive officer of U.S. Hunger, stated. "Their steadfast dedication to fighting hunger for families right here in Atlanta continues to fuel our mission. Partnerships like this, rooted in deep community investment, are what drive real, lasting change. Together, we're not just delivering meals, we're delivering hope, stability, and a healthier future for thousands of families."









SANDY SPRINGS
NOTICE OF VARIANCES

Petition Number:	V-25-43
Petitioner:	Ed Levin
Property Location:	50 Mountain Creek Trace Parcel # 17 0172 LL0494
Current Zoning:	RD-27
Request:	Request for a Variance from Div. 9.2. to encroach into the 60-foot primary street setback & 75-foot impervious surface setback for the construction of a new home.
Public Hearings:	Board of Appeals Wednesday, November 5, 2025 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-stream at **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 VARIANCES

Petition Number:	V-25-44
Petitioner:	Mathew Rehlau, Dynamic Services, Inc
Property Location:	286 Mount Vernon Cove Parcel # 17 007100050359
Current Zoning:	RU-4
Request:	Request for a Variance from Div 9.2. to allow for a deck replacement to encroach into the 50' vegetative buffer.
Public Hearings:	Board of Appeals Wednesday, November 5, 2025 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-stream at **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 VARIANCES

Petition Number:	V-25-39
Petitioner:	Tom Williams, Tom Williams, LLC
Property Location:	215 Huntcliff Terrace Parcel # 17 007900020073
Current Zoning:	RD-27
Request:	Request for a Variance from Sec. 6.1.2.B to encroach into the 40-foot rear setback for home addition.
Public Hearings:	Board of Appeals Wednesday, November 5, 2025 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-stream at **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 VARIANCES

Petition Number:	V-25-35
Petitioner:	Masoud Zahedi
Property Location:	5825 Mountain Creek Road Parcel # 17 007000040187
Current Zoning:	CS-3
Request:	Request for a Variance from Sec. 8.3.6. to remove buffer requirements along the East boundary of the property where abutting RD-18 properties.
Public Hearings:	Board of Appeals Wednesday, November 5, 2025 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-stream at **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 VARIANCES

Petition Number:	V-25-23
Petitioner:	Hannah Barry
Property Location:	2940 Coles Way Parcel # 06 033600030074
Current Zoning:	RE-2
Request:	Request for a Variance from Sec. 9.2.3. to allow for a pool and site elements to encroach into the 75-foot impervious surface setback and 50-foot vegetative buffer.
Public Hearings:	Board of Appeals Wednesday, November 5, 2025 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-stream at **www.sandyspringsga.gov/stream** for instructions on how to provide public comment during Public Hearing, please visit **http://spr.gs/publiccomment**.

Letter of Intent – Variance Request V-25-39
Property: 215 Huntcliff Terrace
Zoning District: RD-27 Upper Chattahoochee
Variance Requested: 40-foot Rear Setback

To Whom It May Concern,

On behalf of the property owners Eileen Niren & Phillip Hayet, please accept this Letter of Intent in support of the Pre-Application Meeting for Variance **V-25-39** regarding the 40-foot rear setback at **215 Huntcliff Terrace**, located within the **RD-27 Upper Chattahoochee Zoning District**.

The purpose of this request is to allow for the construction of a **new sunroom and bonus area addition** at the rear of the existing residence, which requires a reduction of the **40-foot rear yard setback**. Attached are the **topographic survey** and **residential site plan** for reference.

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1. Requested Variance

The applicant respectfully requests approval of a variance to reduce the required **40-foot rear setback** to [insert proposed reduced distance] in order to accommodate the proposed **sunroom (346.5 SF)** and **bonus area (417.3 SF)**.

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2. Factual Details about Commercial Proposal (N/A for this application)

This request is for a **residential addition only**. There are no commercial components.

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3. Factual Details about Residential Proposal

- **Proposed Residential Additions:**
  - New Sunroom = **346.5 SF**
  - New Bonus Area = **417.3 SF**
  - New Pad = **30.0 SF**
  - **Total New Encroachment / Impervious = 793.8 SF**
- **Footprint of Existing Residence & Improvements:**
  - House & Garage = **3,223.8 SF**
  - Driveway = **3,295.0 SF**

    - Other Existing Surfaces (steps, concrete, pavers, retaining walls, flume, A/C) = **900+ SF**
    - **Total Existing Impervious Area = 7,428.6 SF**
- **Total After Additions:**
    - **8,222.4 SF impervious coverage**, representing **18.6% lot coverage** (well below the RD-27 maximum of 30%).

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4. Factual Details about the Site

- **Lot Area:** 1.015 acres (**44,192 SF**).
- **Shape:** Irregular lot with curved frontage on Huntcliff Terrace and narrowing toward the rear property line.
- **Topography & Slope:** The site slopes moderately downward from front to rear, with contour elevations ranging approximately from 1012' at the front to 978' at the rear.
- **Vegetation:** The property contains mature trees throughout, especially concentrated at the rear and sides. The site plan confirms **no tree removals are required** for the proposed improvements.
- **Soils/Drainage:** Natural drainage flows toward the rear of the lot. Proposed new impervious surface (793.8 SF) is under 1,000 SF, therefore **stormwater runoff reduction measures are not required**.
- **Other Features:** Property is improved with an existing two-story brick home with basement (FFE = 1008.22). The site is **not located in a FEMA-designated flood hazard area**.

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5. Alternative Designs Explored

The applicant considered several alternatives:

- **Option 1: Relocating the addition forward.**
  Rejected due to the existing home's floor plan and circulation, which require the addition at the rear for access and functional use.
- **Option 2: Reducing the size of the addition.**
  Rejected because it would not meet the family's intended use (sunroom and bonus living space) and would reduce compatibility with the existing home's footprint.
- **Option 3: Relocating to side yard.**
  Rejected due to 15-foot side setbacks and the narrow lot configuration, which do not allow sufficient space for the addition without additional variances.

The proposed rear location is the most practical and least impactful design solution, while maintaining compliance with lot coverage, tree preservation, and stormwater requirements.

Conclusion
For the reasons outlined above, the applicant respectfully requests approval of the requested variance **V-25-39** to reduce the required rear setback for the proposed sunroom and bonus area addition. The proposal is consistent with the intent of the zoning code, minimizes environmental impacts, and makes reasonable use of the property.

Thank you for your consideration.

Respectfully submitted,

Tom Williams

Tom Williams Residential, Inc.

Variance Analysis Letter

Property: 215 Huntcliff Terrace
Case: V-25-39
Zoning District: RD-27 Upper Chattahoochee
Variance Requested: Reduction of 40-foot Rear Yard Setback to allow a **sunroom (346.5 SF) and bonus area (417.3 SF) addition**

---

a. Consistency with Development Code and Comprehensive Plan

The requested variance will not negate the general intent of the Development Code or the Comprehensive Plan. The addition is modest in size, maintains compliance with maximum lot coverage (18.6%, below the 30% maximum), preserves mature trees, and does not encroach into environmentally sensitive areas. The project is consistent with Comprehensive Plan policies encouraging **context-sensitive residential reinvestment** and the preservation of established neighborhoods.

---

b. Public Safety, Health, and Welfare

The variance, if granted, will not be detrimental to public safety, health, or welfare, nor injurious to other property. The addition is residential in scale, does not increase traffic or density, and has no negative impacts on utilities, stormwater runoff, or fire access. The location of the addition at the rear of the property ensures minimal visibility from the public right-of-way and maintains the residential character of the neighborhood.

---

c. Uniqueness of Property Conditions

The conditions on which this request is based are unique to this property. The irregular lot shape and the topography sloping from the front to the rear limit the buildable area without creating extensive grading or tree removal. These circumstances are not generally applicable to other properties in the RD-27 district, many of which benefit from more uniform lot dimensions and flatter topography.

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d. Extraordinary Hardship

Strict application of the 40-foot rear setback would create an extraordinary hardship, as distinguished from a mere inconvenience. The only feasible location for the requested sunroom

and bonus area is at the rear of the home to allow functional connection with the existing floor plan. Requiring full compliance with the setback would prevent any addition in this location, rendering the property owner unable to reasonably improve their residence in a manner consistent with surrounding homes.

---

e. Minimum Necessary Relief

The variance requested is the minimum necessary to accomplish the proposed improvement. The proposed additions are modest (total **793.8 SF**) relative to the size of the home and lot, and the design maintains overall lot coverage well under the zoning district maximum. No other areas of the lot were identified that would accommodate the addition without requiring variances from side setbacks or causing unnecessary grading.

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f. Equal or Greater Protection of Adjacent Properties and Resources

The proposed addition maintains equal or greater protection for adjacent properties and natural resources. Mature trees along the rear property line will remain undisturbed, ensuring continued visual screening and privacy for neighboring lots. No buffers or environmentally sensitive areas are impacted, and no tree removals are required. Stormwater runoff remains below the 1,000 SF threshold for additional treatment, ensuring water quality is preserved.

---

g. Not Result of Owner Action or Inaction

The need for this variance is not the result of any action or inaction by the current property owner. The conditions arise from the **original lot configuration, established topography, and the location of the existing home**, all of which predate the proposed addition.

Conclusion
For these reasons, the applicant respectfully submits that the variance request meets all required findings under the City of Sandy Springs Development Code. Approval of this request allows reasonable improvement of the property while preserving neighborhood character, protecting natural resources, and maintaining public health and safety.

Respectfully submitted,
Tom Williams

On behalf of Tom Williams Residential, Inc.

SANDY SPRINGS
COMMUNITY DEVELOPMENT

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

AUTHORIZATION FORM – PART I

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

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this Application.

Owner's name: PHILIP HAYET	Sworn and subscribed before me this 22 th day of August 20 25
Address: 215 HUNTCLIFF TERR	Notary public: Shai Nibbs
City, State, Zip Code: SANDY SPRINGS, GA 30350	Seal: SHAI NIBBS Notary Public, Georgia Fulton County My Commission Expires August 03, 2029
Email address: [redacted]	
Phone number:	
Owner's signature: Philip Hayet	Commission expires: August 03, 2029

A- If the Applicant is *not* the owner of the subject property:
Fill out the following section, check the appropriate statement and have it notarized.

Applicant states under oath that:

☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (*attach a copy of the contract*); or

☐ He/she has an option to purchase the subject property (*attach a copy of the contract*); or

☐ He/she has an estate of years which permits the Applicant to apply (*attach a copy of the lease*)

Applicant's name:	Sworn and subscribed before me this ____ th day of ____ 20 ____
Company name:	
Address:	
City, State, Zip Code:	Notary public:
Email address:	Seal:
Phone number:	
Applicant's signature:	

SANDY SPRINGS
COMMUNITY DEVELOPMENT

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AUTHORIZATION FORM – PART I

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

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this Application.

Owner's name: EILEEN NIREN	Sworn and subscribed before me this 22 th day of August 20 25
Address: 215 HUNTCLIFF TERR	
City, State, Zip Code: Sandy Springs, Ga 30328	Notary public: Shai Nibbs
Email address: [redacted]	Seal: SHAI NIBBS Notary Public, Georgia Fulton County My Commission Expires August 03, 2029
Phone number:	
Owner's signature: Eileen Niren	Commission expires: August 03, 2029

A- If the Applicant is *not* the owner of the subject property:
Fill out the following section, check the appropriate statement and have it notarized.

Applicant states under oath that:

☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (*attach a copy of the contract*); or

☐ He/she has an option to purchase the subject property (*attach a copy of the contract*); or

☐ He/she has an estate of years which permits the Applicant to apply (*attach a copy of the lease*)

Applicant's name:	Sworn and subscribed before me this
Company name:	
Address:	th day of 20
City, State, Zip Code:	Notary public:
Email address:	Seal:
Phone number:	
Applicant's signature:	

SANDY SPRINGS
COMMUNITY DEVELOPMENT

Commission expires:

AUTHORIZATION FORM – PART II

B- If an agent or attorney will represent the owner and/or the Applicant:
Fill out the following section and have it notarized.

Agent's name: Thomas A Williams
Company: Tom Williams Residential, Inc.
Address: 227 Sandy Springs Place D-233
City, State, Zip Code: Sandy Springs Ga 30328
Email address: Tom@TomWilliamsResidential.com
Phone number: 404-392-3980
Agent's signature:
Applicant's signature:

Sworn and subscribed before me this 22 th day of August 20 25
Notary public: Shai Nibbs
Seal: SHAI NIBBS Notary Public, Georgia Fulton County My Commission Expires August 03, 2029
Commission expires: August 03, 2029

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): Philip Hayet & Eileen Niren
   Mailing Address: 215 Huntcliff Terrace
   City: Sandy Springs **State:** GA **Zip:** 30350
   Contact Phone Numbers (W/ Area Code):
   Daytime Phone: PH 770-855-1815 **Fax:** _____
   Other Numbers: EN 770-855-1814

3. **Applicant(s) or Applicant's Agent(s):**
   Name(s): Tom Williams Residential - Tom Williams
   Mailing Address: 333 Sandy Springs Place D-210
   City: Sandy Springs **State:** GA **Zip:** 30328
   Contact Phone Numbers (w/Area Code):
   Daytime Phone: 404-869-0333 **Fax:** _____
   Other Numbers: _____

4. **Proposed Land or Water Use:**

   Name of Development: 215 Huntcliff Terrace
   Description of Proposed Use: Residential

5. **Property Description (Attach Legal Description and Vicinity Map):**

   Land Lot(s), District, Section, County: Land lot 79 of the 17th District, Fulton County, Sandy Springs
   Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
   Huntcliff Subdivision Unit Five - Lot 31, Block E (PB 106, PG 93).
   Size of Development (Use as Applicable):

Acres:	**Inside Corridor:**	1.105 Acres (One Parcel)
	Outside Corridor:	0
	Total:	1.105 Acres
Lots:	**Inside Corridor:**	
	Outside Corridor:	0
	Total:	0
Units:	**Inside Corridor:**	
	Outside Corridor:	
	Total:	0

   Other Size Descriptor (i.e., Length and Width of Easement):
   Inside Corridor: _____
   Outside Corridor: _____
   Total: N/A

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?** No.
   If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): _____

7. **How Will Sewage from this Development be Treated?**
   A. **Septic tank** Existing system does not require change. No bedroom proposed w/ project.
   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** _____

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

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
A				(90)	(75)
B				(80)	(60)
C				(70)	(45)
D	44,192	11,881	8,222	(50) 26.9%	(30) 18.6%
E				(30)	(15)
F				(10)	(2)
Total:				N/A	N/A

Note: Existing land disturbance onsite = 9,663 SF.
Note: Totals listed above include proposed land disturbance and proposed impervious surface.

9. **Is any of this Land within the 100-Year Floodplain of the Chattahoochee River?** No.
If "yes", indicate the 100-year floodplain elevation: _____
NOTE: For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.
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: 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)**

EILEEN NIREN

PHILIP HAYET

Eileen Niren Philip Hayet 8/25/25

Signature(s) of Owner(s) of Record **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:**

TOM WILLIAMS /TOM WILLIAMS RESIDENTIAL, INC.

8/25/25

Signature(s) of Applicant(s) or Agent(s) **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.**

Helen Owens 08/25/2025

Signature of Chief Elected Official or Official's Designee **Date**

Summary

Parcel Number	17 007900020073
Location Address	215 HUNTCLIFF TER SANDY SPRINGS
Legal Description	
Property Class	R3 - Residential Lots
Neighborhood	170150
Tax District	59
Zoning	RD27
Acres	1.1231
Homestead	Y
Exemptions	HF01S5

View Map



17 007900020073 12/20/2020

Owner

Hayet Philip M & Niren Eileen

Most Current Owner

Hayet Philip M & Niren Eileen
215 HUNTCLIFF TER NE
SANDY SPRINGS GA 30350 2609

Owner Info Last Updated 4/3/2024

Land

Description	Land Type	Land Code	Square Feet	Acres
PRIMARY SITE	S	1	48,923	1.1231

Total Acres:
1.1231

Residential Improvement Information

Card	1
Stories	1
Exterior Wall	BRICK
Style	RANCH
Year Built	1976
Effective Age	0
Res Sq Ft	2754
Basement	FULL
Finished Bsmt Sqft	1781
Full Bath/Half Bath	3/1
Bedrooms	3
Attic	NONE
Additional Fixtures	2

Heating System	WARM AIR
Heat	CENTRAL WITH A/C
Total Fixtures	13
Masonry Fireplaces	1
Heating Fuel Type	GAS
Pre Fab Fireplace	0
Miscellaneous Feature	
Miscellaneous Feature 2	
Grade Factor	B 1.26
Cost/Design Factor	0%
CDU	GD

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Qualification	Sales Validity	Grantee	Grantor	Recording
2/5/1988	$265,000		11317	00047	Unqualified	Remodeled/Changed After Sale			11317 00047

Valuation

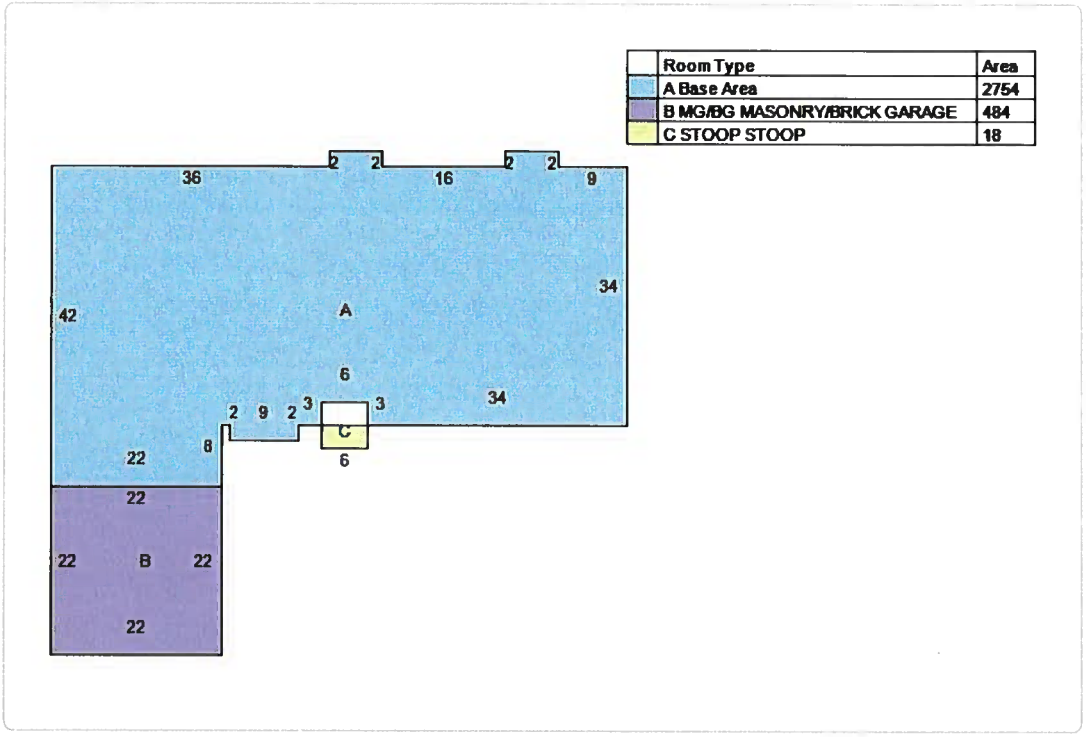
		2024	2023	2022	2021	2020	2019
	LUC	101	101	101	101	101	101
	Class	R3	R3	R3	R3	R3	R3
+	Land Value	$272,600	$264,700	$264,700	$264,700	$193,300	$169,500
+	Building Value	$352,900	$216,600	$216,600	$216,600	$332,900	$290,600
=	**Total Value**	**$625,500**	**$481,300**	**$481,300**	**$481,300**	**$526,200**	**$460,100**
	Assessed Value	$250,200	$192,520	$192,520	$192,520	$210,480	$184,040

Photos



17 007900020073 12/20/2020

Sketches



Appeal History

Tax Year	Hearing Type	Subkey	Notice Date	File Date	Appeal Status
2024	C.O.A. Notice	1	06/18/2024		Appealed to BTA
2024	Board of Assessors	1	06/18/2024	08/02/2024	Certified to BOE
2024	Board of Equalization	1		10/22/2024	Time Elapsed
2023	C.O.A. Notice	1	06/09/2023		Time Elapsed
2022	C.O.A. Notice	1	06/17/2022		Time Elapsed

Notices

Tax Year	Hearing Type	Subkey	Notice Type	Date
2024	Board of Equalization	1	BOE Appointment Letter	02/03/2025
2024	Board of Assessors	1	Appeal Acknowledgement BOA	08/20/2024
2024	Board of Equalization	1	BOE Decision Form	03/05/2025
2024	Board of Assessors	1	No Change Agenda RE	10/17/2024
2024	Board of Assessors	1	No Change Letter	10/29/2024

No data available for the following modules: Comp Search (Commercial), Comp Search (Vacant), Summary - Personal Property, Commercial Improvement Information, Accessory Information, Appraised Values - Personal Property.

00048565

Goodwin & Jackson P.C.

Fulton County, Georgia
Real Estate Transfer Tax
Paid $ 265.00
Date FEB 5 1988
BARBARA J. PRICE
Clerk, Superior Court
By Deputy Clerk

WARRANTY DEED

STATE OF GEORGIA COUNTY OF Dekalb

THIS INDENTURE, Made the 25th day of January, in the year one thousand nine hundred eighty-eight, between

Marion A. Spencer and Kenneth E. Spencer

of the County of Fulton, and State of Georgia as party or parties of the first part, hereinafter called Grantor, and

Philip M. Hayet and Eileen S. Niren, Joint Tenancy with Right of Survivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten and No/100ths and other valuable considerations (10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 79 of the 17th District, Fulton County, Georgia, being Lot 31, Block E. Huntcliff Subdivision, Unit Five as per plat recorded in Plat Book 106, page 93, Fulton County, Georgia records, and being known as no. 215 Huntcliff Terrace, according to the present system of numbering houses in Fulton County, Georgia.

GEORGIA, Fulton County, Clerk's Office Superior Court
Filed & recorded, FEB 5 1988 at 12:03 Barbara J. Price

This conveyance is subject to all restrictions and easements of record.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in presence of:

BOOK 11317 PAGE 047

Witness

Notary Public

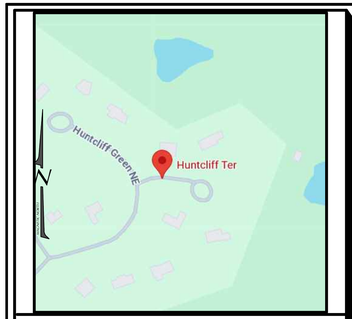
DALE J. JACKSON NOTARY PUBLIC FULTON COUNTY, GEORGIA

MY COMMISSION EXPIRES MAY 18, 1991

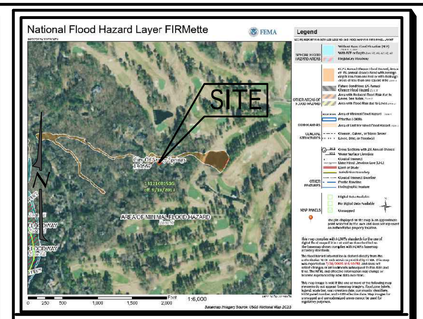
Marion A. Spencer (Seal)

Kenneth E. Spencer (Seal)

(Seal)



LOCATION MAP



FLOOD INSURANCE RATE MAP

LEGEND

IPS	IRON PIN SET (1/2" REBAR)
RBF	REBAR FOUND
CTF	CRIMP TOP FOUND
OTF	OPEN TOP FOUND
JB	JUNCTION BOX
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
	PROPERTY LINE
CB	CATCH BASIN
HW	HEADWALL
SSMH	SEWER MANHOLE
-X-	FENCE
L.L.L.	LAND LOT LINE
O.L.L.	ORIGINAL LOT LINE
D.E.	DRAINAGE EASM'T.
S.E.	SEWER EASM'T.
U.E.	UTILITY EASM'T.
C.L.	CHAIN LINK
PP	POWER POLE
DI	DROP INLET
LP	LIGHT POLE
EP	EDGE OF PAVEMENT
	CENTERLINE

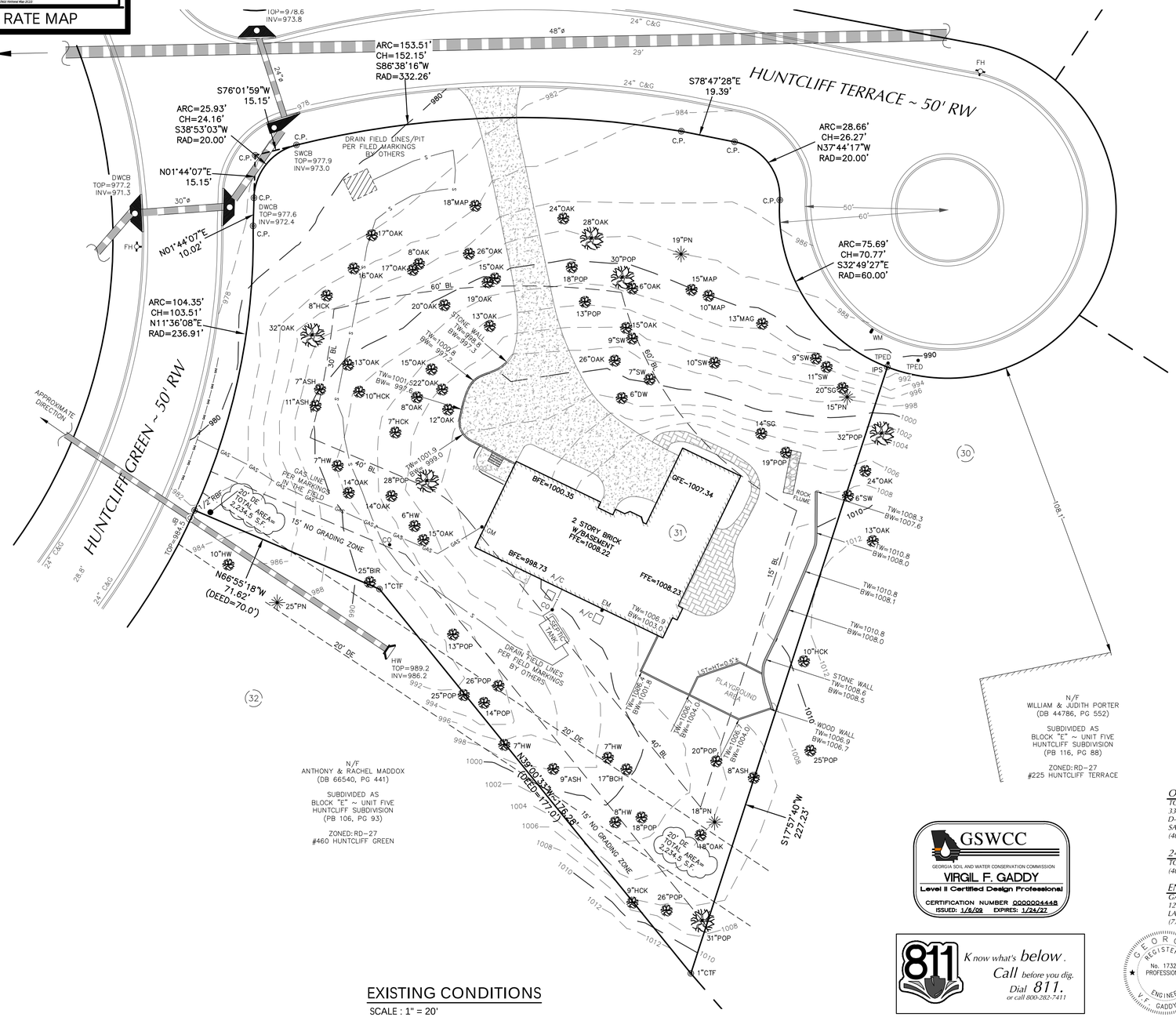
SITE INFORMATION:

215 HUNTCLIFF TERRACE
TOTAL AREA: 1.015 ACRES

ZONING: *RD-27 REQUIREMENTS (UPPER CHATTAHOOCHEE)*
LOT WIDTH: *120' FEET MIN.*
MINIMUM LOT AREA: *27,000 S.F.*
MINIMUM YARD ADJACENT TO PUBLIC STREET:
FRONT YARD: *60 FEET.*
INTERIOR SIDE YARD SETBACKS: *15 FEET.*
REAR YARD: *40 FEET.*
MINIMUM FLOOR AREA: *1,800 S.F.*
MAXIMUM LOT COVERAGE: *30 PERCENT*
35 PERCENT (W/ MITIGATION)
MINIMUM PARKING: *2*
MAXIMUM BUILDING HEIGHT: *40 FEET*

UTILITIES:
GAS - ATLANTA GAS LIGHT CO.
TELEPHONE - AT&T
POWER - GEORGIA POWER

THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER FULTON COUNTY FLOOD INSURANCE RATE MAP #13121C0151G, EFFECTIVE DATE: 03-02-2018



GRAPHIC SCALE
20 0 20 40 60
1 INCH = 20 FEET

EXISTING CONDITIONS
SCALE : 1" = 20'

GSWCC
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
VIRGIL F. GADDY
Level II Certified Design Professional
CERTIFICATION NUMBER QQQQQQ4448
ISSUED: 1/6/09 EXPIRES: 1/24/27

811 Know what's below. Call before you dig. Dial 811. or call 800-282-7411

REVISIONS

NO.	DATE	BY	DESCRIPTION
1.	9-2-25	CV	ARC REVIEW

gaddy surveying & design, inc.
1215 Pleasant Hill Road
Lawrenceville, Georgia 30044
Phone - (770) 931-5920
FAX - (770) 931-5903

215 HUNTCLIFF TERRACE

LOT 31 ~ BLOCK "E"
UNIT FIVE ~ HUNTCLIFF SUBDIVISION
(PLAT BOOK 106, PAGE 93)
LAND LOT 79 ~ 17TH DISTRICT
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

DATE	DRAWN	CHECKED
8/18/25	CJW	VFG

SCALE: 1" = 20'

SHEET TITLE

EXISTING CONDITIONS

OWNER/CONTRACTOR:
TOM WILLIAMS RESIDENTIALS, INC.
333 SANDY SPRINGS PLACE
D-210
SANDY SPRINGS, GA 30328
(404) 869-0333

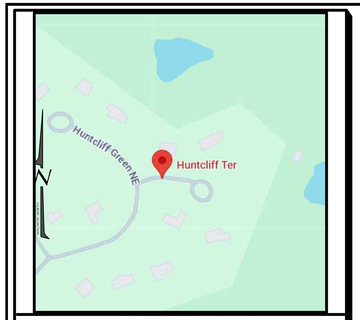
24 HOUR CONTACT:
TOM WILLIAMS
(404) 392-3980

ENGINEER/SURVEYOR:
GADDY SURVEYING & DESIGN, INC.
1215 PLEASANT HILL ROAD
LAWRENCEVILLE, GA 30044
(770) 931-5920

GEORGIA REGISTERED No. 17324 PROFESSIONAL ENGINEER V. F. GADDY, JR.
GEORGIA REGISTERED No. 2661 PROFESSIONAL LAND SURVEYOR V. F. GADDY, JR.
9/2/25

PROJECT NUMBER
TWR-25-009

1
DRAWING NUMBER



LOCATION MAP

LEGEND

IPS	IRON PIN SET (1/2" REBAR)
RBF	REBAR FOUND
CTF	CRIMP TOP FOUND
OTF	OPEN TOP FOUND
JB	JUNCTION BOX
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
	PROPERTY LINE
CB	CATCH BASIN
HW	HEADWALL
SSMH	SEWER MANHOLE
-X-	FENCE
L.L.L.	LAND LOT LINE
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D.E.	DRAINAGE EASM'T.
S.E.	SEWER EASM'T.
U.E.	UTILITY EASM'T.
C.L.	CHAIN LINK
PP	POWER POLE
DI	DROP INLET
LP	LIGHT POLE
EP	EDGE OF PAVEMENT
	CENTERLINE

LOT COVERAGE

EX. HOUSE / GARAGE = 3223.8 S.F.
EX. DRIVEWAY = 3295.0 S.F.
EX. STEPS = 15.5 S.F.
EX. CONCRETE = 96.9 S.F.
EX. PAVERS = 602.2 S.F.
EX. R-WALLS = 123.7 S.F.
EX. FLUME = 53.5 S.F.
EX. A/C = 18.0 S.F.
NEW SUNROOM = 346.5 S.F.
NEW BONUS AREA = 417.3 S.F.
NEW PAD = 30.0 S.F.

TOTAL NEW IMPERVIOUS = 793.8 S.F.
TOTAL IMPERVIOUS = 8222.4 S.F.

TOTAL LOT AREA = 44,192.0 S.F
8222.4 / 44,192.0 = 18.6 PERCENT

CRITICAL ROOT ZONE IMPACT CALCULATIONS

LOCATION	SIZE (in.)	TYPE	ROOT ZONE (sq.ft.) (1.25xDBH)	EXISTING IMPACT (1) (sq.ft.)	NET CRITICAL ROOT ZONE (sq.ft.)	IMPACT TO NET CRITICAL ROOT ZONE (2) (sq.ft.)	PERCENT IMPACT TO NET CRITICAL ROOT ZONE (3)
A	28	POPLAR	3847	644.6	3202	304.4	9.5%
B	15	OAK	1104	0	1104	167.2	15.1%
C	25	BIRCH	3066	0	3066	94.6	3.1%
D	13	POPLAR	829	0	829	122.8	14.8%
E	26	POPLAR	3317	0	3317	517.5	15.6%

(1) DUE TO EXISTING HOUSE OR ROAD
(2) DUE TO PROPOSED CONSTRUCTION
(3) (IMPACT TO NET CRITICAL ROOT ZONE) / (NET CRITICAL ROOT ZONE)
* ARBORIST TREE PRESCRIPTION REQUIRED

ARC ALLOWANCES

ALLOWABLE DISTURBED AREA		
LOT NUMBER	AREA	D ZONE
31	44,192	22,096

EXISTING DISTURBED AREA (ASBUILT CONDITIONS)		
LOT NUMBER	AREA	D ZONE
31	44,192	9,663.1

PROPOSED DISTURBED AREA		
LOT NUMBER	AREA	D ZONE
31	44,192	2,217.8

ALLOWABLE IMPERVIOUS AREAS
D ZONE
13,257

EXISTING IMPERVIOUS AREA (ASBUILT CONDITIONS)
D ZONE
7,428

PROPOSED IMPERVIOUS AREA
D ZONE
793.8

WATER QUALITY

NEW IMPERVIOUS FOR RUNOFF = 793.8 S.F.
793.8 S.F < 1000 S.F; THEREFORE, WATER QUALITY/ RUNOFF REDUCTION IS NOT REQUIRED.

SITE INFORMATION:

215 HUNTCLIFF TERRACE
TOTAL AREA: 1.015 ACRES

ZONING: RD-27 REQUIREMENTS (UPPER CHATTAHOOCHEE)
LOT WIDTH: 120' FEET MIN.
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INTERIOR SIDE YARD SETBACKS: 15 FEET.
REAR YARD: 40 FEET.
MINIMUM FLOOR AREA: 1,800 S.F.
MAXIMUM LOT COVERAGE: 30 PERCENT
35 PERCENT (W/ MITIGATION)
MINIMUM PARKING: 2
MAXIMUM BUILDING HEIGHT: 40 FEET

UTILITIES:
GAS - ATLANTA GAS LIGHT CO.
TELEPHONE - AT&T
POWER - GEORGIA POWER

THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER FULTON COUNTY FLOOD INSURANCE RATE MAP #13121C0151G, EFFECTIVE DATE: 03-02-2018

CITY OF SANDY SPRINGS SITE NOTES:

1. *CITY OF SANDY SPRINGS PERSONNEL AND/OR AGENTS, SHALL HAVE FREE AND TOTAL ACCESS TO, ACROSS, AND UNDER DRIVEWAYS. THAT WILL BE INSTALLED ON THIS RECORDED LOT, FOR THE PURPOSES OF INSPECTION, REPAIR, AND/OR CONSTRUCTION, AND SHALL HAVE NO RESPONSIBILITY FOR DAMAGES TO, OR THE REPAIR OF, IMPROVEMENTS WITHIN SAID EASEMENT.*
2. *PROPOSED DRIVEWAY APRON(S) MUST BE A MINIMUM OF 10 FEET FROM A CATCH BASIN OR FIRE HYDRANT, AND A MINIMUM OF 5 FEET FROM THE LOT LINE, DRIVEWAY APRON(S) MUST ALSO BE A MINIMUM OF 25 FEET FROM THE RADIUS RETURN ON CORNER LOTS.*
3. *PROVIDE PROOF OF EXISTING WATER SERVICE TO THE CITY OF SANDY SPRINGS.*
4. *IF THIS RESIDENCE IS CONSTRUCTED CLOSER THAN 20 FEET TO ANOTHER RESIDENTIAL STRUCTURE OR OTHER OUTBUILDING LARGER THAN 300 SF, AUTOMATIC SPRINKLERS SHALL BE REQUIRED IN THE KITCHEN AND FUEL FIRED EQUIPMENT ROOM PURSUANT THE CITY OF SANDY SPRINGS FIRE ORDINANCE 2006-11-86: CHAPTER 15, HEALTH AND PUBLIC SAFETY, WHICH BECAME EFFECTIVE ON NOVEMBER 8, 2006.*
5. *ACCESSORY STRUCTURES MAY BE LOCATED IN REAR AND SIDE YARDS ONLY BUT SHALL NOT BE LOCATED WITHIN A MINIMUM YARD (THE SIDE AND REAR YARD SETBACKS). ACCESSORY STRUCTURES INCLUDE BUT ARE NOT LIMITED TO HEATING AND AIR CONDITIONING UNITS AND/OR PADS.*
6. *UPON COMPLETION OF SITE IMPROVEMENTS, AN AS-BUILT IS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.*
7. *WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN SHEET FLOW CONDITION AFTER DEVELOPMENT.*
8. *THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION EXIT PROVIDED THAT ALL CONSTRUCTION VEHICLES ARE CONFINED TO EXISTING PAVED AREAS ON SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN A IMMEDIATE "STOP WORK ORDER. THE STOP WORK ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IS CONSTRUCTED IN ACCORDANCE WITH THE CURRENT DETAIL.*
9. *INSTALL DRAIN TILE AROUND BASEMENT PERIMETER TO CONTROL POTENTIAL GROUND WATER.*
10. *GROUND MOUNTED EQUIPMENT SCREENING MUST BE AS HIGH AS HIGHEST POINT OF EQUIPMENT BEING SCREENED AT TIME OF PLANTING (SEC.8.2.9.B.4)*
11. *ALL STORMWATER RUNOFF REDUCTION, WATEER QUALITY AND GREEN INFRASTRUCTURE BMP'S WILL REQUIRE INSPECTION AND CERTIFICATION BY THE DESIGN PROFESSIONAL PRIOR TO FINAL SITE INSPECTION APPROVAL. AS BUILT DRAWINGS MUST INCLUDE THIS CERTIFICATION, BMP DIMENSIONS (LENGTH, WIDTH AND DEPTH) AND ASBUILT COORDINATES (GEORGIA STATE PLANE - WEST ZONE).*

NOTE: ALL IMPROVEMENTS SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED AS EXISTING.

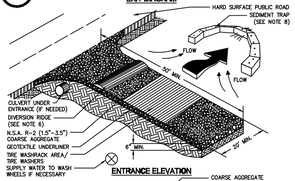
WALL NOTES:

1. *A SEPARATE RETAINING WALL PERMIT IS REQUIRED TO BE ISSUED BY THE CITY OF SANDY SPRINGS .*
2. *ALL RETAINING WALLS MUST BE FINISHED WITH STUCCO, BRICK, OR STONE. NO BEVELED MODULAR BLOCK, PLAIN UNFINISHED CONCRETE MASONRY UNITS, OR OTHER SIMILAR MATERIALS ARE ALLOWED.*
3. *WALL HEIGHTS BETWEEN 4 AND 6 FEET WILL REQUIRE AN EXECUTED OWNER CERTIFICATION/INDEMNIFICATION FOR RETAINING WALLS.*
4. *ALL WALLS OVER 30-INCHES IN HEIGHT MUST PROVIDE A SAFETY RESTRAINT SYSTEM GUARDRAIL PER IBC 1003.2.12 GUARDS AND HANDRAILS SHALL MEET STRENGTH REQUIREMENTS OF IBC 1607.7.1 PER IBC 1003.2.12.2, THE GUARD MUST BE CAPABLE OF PREVENTING:*
   - *A 2-INCH SPHERE FROM PASSING BETWEEN BOTTOM OF THE GUARD AND TOP OF WALL.*
   - *A 4-INCH SPHERE FROM PASSING THRU GUARDRAIL UP TO 34 INCHES ABOVE TOP OF WALL,*
   - *A 8-INCH SPHERE FROM PASSING THRU GUARDRAIL ABOVE 34 INCHES FROM TOP OF WALL.*

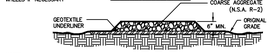
CRUSHED STONE CONSTRUCTION EXIT

Co

EXIT DIAGRAM



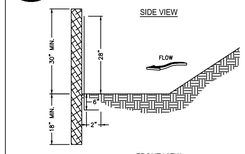
ENTRANCE ELEVATION



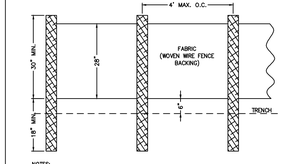
NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD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

Sdf-S SILT FENCE - TYPE SENSITIVE

SIDE VIEW



FRONT VIEW



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Co MODIFIED

ATTACH GARDEN HOSE TO EXISTING HOSE BIB FOR MANDATORY TIRE WASH AREA

CONSERVED TREES

TOTAL LOT AREA = 44192.0 sq.ft.

SIZE (in.)	SPECIES	QUANTITY	ASSIGNED CANOPY (sq.ft.)
18	MAPLE	1	1000
18	OAK	1	1000
19	OAK	1	1000
20	OAK	1	1000
22	OAK	1	1000
24	OAK	1	1000
26	OAK	2	2000
32	OAK	1	1000
28	OAK	1	1000
28	POPLAR	1	1000
26	POPLAR	1	1000
25	POPLAR	1	1000
BOUNDARY TREES			
25	POPLAR	1	1000
32	POPLAR	1	1000
25	OAK	1	1000
TOTAL		16	16000

DENSITY REQUIREMENTS

REQUIRED CANOPY DENSITY =	35%	
REQUIRED CANOPY =	15467	sq.ft.
CANOPY REPLACED =	0	sq.ft.
16000 SQ.FT. PROPOSED >	15467	SQ.FT. REQUIRED

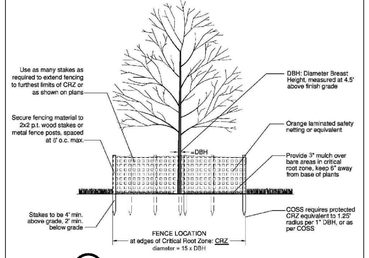
NOTE: LOT HAS EXCESS TREE INVENTORY. NO TREES TO BE REMOVED.

SEPTIC:
-NO EXPANSION PROPOSED OF SYSTEM-

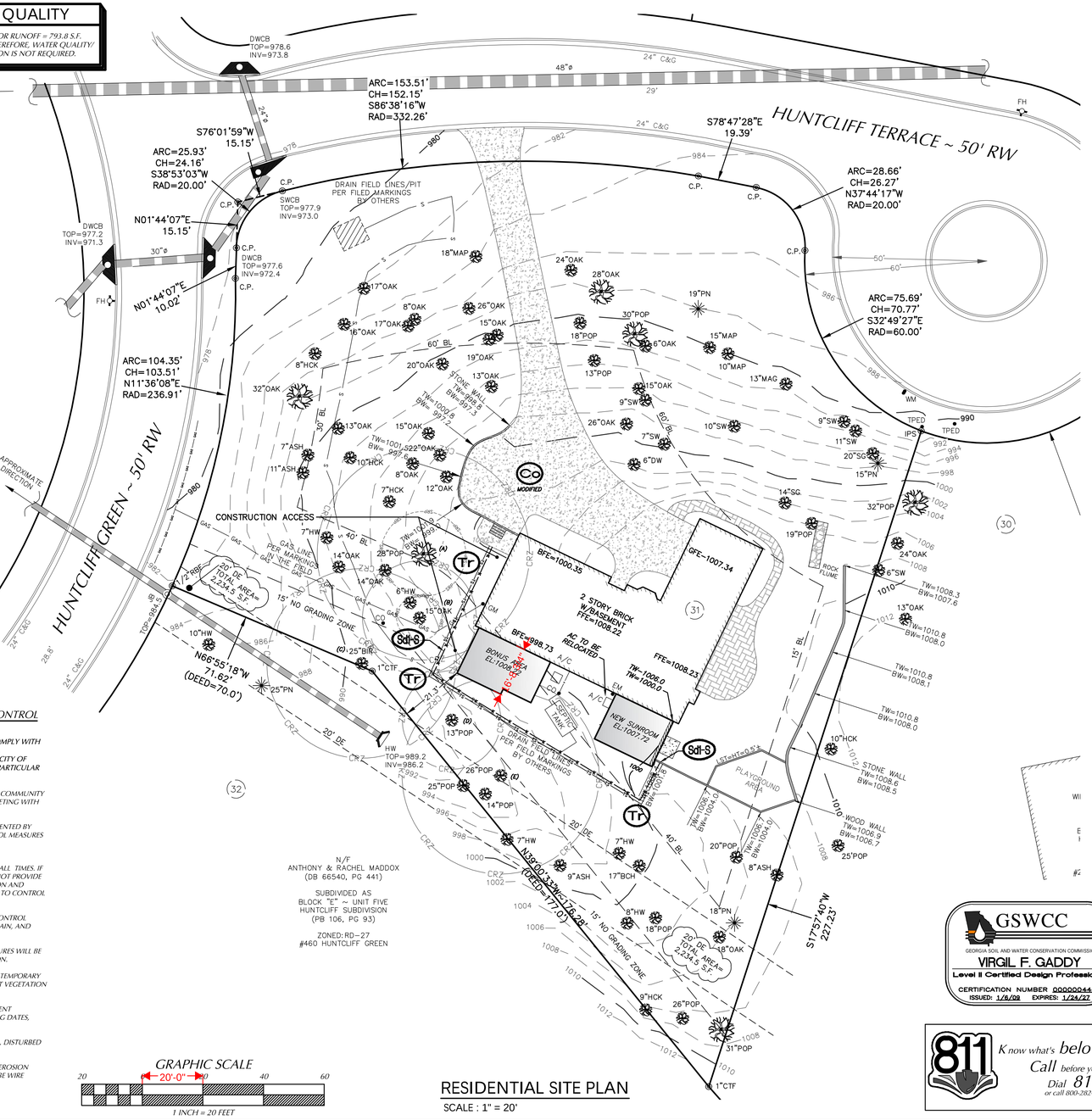
CITY OF SANDY SPRINGS EROSION CONTROL NOTES:

1. *ON-SITE OPERATOR, OWNER OR APPLICANT MUST COMPLY WITH ARTICLE VI, CHAPTER 109, TITLED SOIL AND EROSION, SEDIMENTATION AND POLLUTION CONTROL OF THE CITY OF SANDY SPRINGS DEVELOPMENT REGULATIONS. PAY PARTICULAR ATTENTION TO SECTION 109-253(d).*
2. *GO ON THE PORTAL TO CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY DISTURBANCE.*
3. *THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.*
4. *EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.*
5. *MAINTENANCE STATEMENT - EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR.*
6. *ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.*
7. *DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.*
8. *VEGETATIVE PLANS - FOR ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES WILL INCLUDE; SPECIES, PLANTING DATES, SEEDING, FERTILIZER AND MULCHING RATES.*
9. *SEEDING / MULCHING WILL BE APPLIED ON ALL EXPOSED, DISTURBED AREAS.*
10. *SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION CONTROL AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL.)*
11. *SILT FENCE ALSO INDICATES LIMITS OF DISTURBANCE.*

NOTES:
1. Tree protection fencing to be installed prior to any land disturbance on site.
2. Locate fencing at edge of CRZ, or against pavement edges, as per approved site plans.
3. Fencing must remain through the duration of all construction activities. Removal or relocation of fencing for temporary access must be replaced daily and immediately upon completion of work requiring access. Temporary access must be approved in advance by the COSS Arborist.
4. Activities within tree protection area are not permitted, including staging of materials, parking, pedestrian access, etc.
5. Where tree protection is adjacent to erosion control fencing, tree fence must be visible and at full 4' height min. on the inside of tree save area.
6. Where tree protection fencing encroaches on CRZ of existing trees to remain, at any size, in areas of cutting grade, tree roots are to be cut below grade to depth of 12" with clean sharpened implements.



Tr TREE PROTECTION



GRAPHIC SCALE
20 0 20'-0" 40 60
1 INCH = 20 FEET

RESIDENTIAL SITE PLAN
SCALE : 1" = 20'

GSWCC
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
VIRGIL F. GADDY
Level II Certified Design Professional
CERTIFICATION NUMBER 0000004448
ISSUED: 1/8/09 EXPIRES: 1/24/27

811 Know what's below. Call before you dig. Dial 811. or call 800-282-7411

OWNER/CONTRACTOR:
TOM WILLIAMS RESIDENTIALS, INC.
333 SANDY SPRINGS PLACE
D-210
SANDY SPRINGS, GA 30328
(404) 869-0333

24 HOUR CONTACT:
TOM WILLIAMS
(404) 392-3980

ENGINEER/SURVEYOR:
GADDY SURVEYING & DESIGN, INC.
1215 PLEASANT HILL ROAD
LAWRENCEVILLE, GA 30044
(770) 931-5920

GEORGIA REGISTERED No. 17324 PROFESSIONAL ENGINEER V.F. GADDY 9/2/25

GEORGIA REGISTERED No. 2661 PROFESSIONAL LAND SURVEYOR V.F. GADDY

REVISIONS

NO.	DATE	BY	DESCRIPTION
1.	9-2-25	CV	ARC REVIEW

gaddy surveying & design, inc.
1215 Pleasant Hill Road
Lawrenceville, Georgia 30044
Phone - (770) 931-5920
FAX - (770) 931-5903

215 HUNTCLIFF TERRACE
LOT 31 ~ BLOCK "E"
UNIT FIVE ~ HUNTCLIFF SUBDIVISION
(PLAT BOOK 106, PAGE 93)
LAND LOT 79 ~ 17TH DISTRICT
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

DATE	DRAWN	CHECKED
8/18/25	CJW	VFG

SCALE: 1" = 20'

SHEET TITLE

RESIDENTIAL SITE PLAN

PROJECT NUMBER
TWR-25-009

2
DRAWING NUMBER

GRASSING SCHEDULE
(HYDROSEEDING RATES)

Ds1 MULCHING RATES

MATERIALS: CHOOSE ONE OF THE FOLLOWING

1. DRY STRAW OR HAY - APPLY AT A DEPTH OF 2 TO 4 INCHES
2. WOOD WASTE - APPLY AT A DEPTH OF 2 TO 3 INCHES
3. CUTBACK ASPHALT - APPLY AT 1200 GALLONS PER ACRE
4. POLYETHYLENE FILM - SECURE OVER BANKS

NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING SEASON MAY BE ACCOMPLISHED WITH: STRAW OR HAY-2.5 TONS/ACRE
WOOD WASTE, BARK, SAWDUST-2-3" DEEP (APPROX. 6-9 TONS/ACRE)

NOTE: SEE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA FOR ADDITIONAL SEED TYPES.

Ds2 TEMPORARY VEGETATION

				FERTILIZER (LBS./ACRE)		
SPECIES	RATE/1000 S.F.	DATES	LIME	N_2	P_2O_5	K_2O_2
WINTER RYE	1.5 - 2 LBS.	9/1-11/1, 3/1-4/1	1 TON/ACRE	60 - 90	120 - 180	120 - 180
*WEEPING LOVEGRASS	2-3 LBS	3/1 - 8/1	1 TON/ACRE	60 - 90	120 - 180	120 - 180
WHEAT	2-3 LBS	9/1 - 12/15	1 TON/ACRE	60 - 90	120 - 180	120 - 180
RYEGRASS, ANNUAL	2-3 LBS	8/1 - 1/30	1 TON/ACRE	60 - 90	120 - 180	120 - 180

*HYDROSEED ON ALL 2:1 (H:V) SLOPES.

Ds3 PERMANENT VEGETATION

				FERTILIZER (LBS./ACRE)		
SPECIES	RATE/1000 S.F.	DATES	LIME	N_2	P_2O_5	K_2O_2
HULLED BERMUDA	2 LBS.	10/1 - 3/1	1 TON/ACRE	60 - 90	120 - 180	120 - 180
UNHULLED BERMUDA	2 LBS.	2/15 - 6/15	1 TON/ACRE	60 - 90	120 - 180	120 - 180
FESCUE	5 - 10 LBS.	9/1 - 11/1	1 TON/ACRE	60 - 90	120 - 180	120 - 180
BAHIA, PENSACOLA	0.7 - 1.4 LBS.	1/1 - 12/31	1 TON/ACRE	60 - 90	120 - 180	120 - 180

Ds4 SOD PLANTING REQUIREMENTS

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDAGRASS	COMMON TIFWAY TIFGREEN TIFLAWN	M-L, P,C P,C P,C P,C	WARM WEATHER
BAHIAGRASS	PENSACOLA	P,C	WARM WEATHER
CENTIPEDE	-	P,C	WARM WEATHER
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	C	WARM WEATHER
ZOYSIA	EMERALD MYER	P,C	WARM WEATHER
TALL FESCUE	KENTUCKY 31	M-L, P,C	COOL WEATHER

FERTILIZER REQUIREMENTS FOR SOD

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lbs./acre)	NITROGEN TOP DRESSING RATE (lbs./acre)
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 --- 30
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30

SITE INFORMATION:

215 HUNTCLIFF TERRACE
TOTAL AREA: 1.015 ACRES

ZONING: RD-27 REQUIREMENTS (UPPER CHATTAHOOCHEE)
LOT WIDTH: 120' FEET MIN.
MINIMUM LOT AREA: 27,000 S.F.
MINIMUM YARD ADJACENT TO PUBLIC STREET:
FRONT YARD: 60 FEET.
INTERIOR SIDE YARD SETBACKS: 15 FEET.
REAR YARD: 40 FEET.
MINIMUM FLOOR AREA: 1,800 S.F.
MAXIMUM LOT COVERAGE: 30 PERCENT
35 PERCENT (W/ MITIGATION)
MINIMUM PARKING: 2
MAXIMUM BUILDING HEIGHT: 40 FEET

UTILITIES:
GAS - ATLANTA GAS LIGHT CO.
TELEPHONE - AT&T
POWER - GEORGIA POWER

THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER FULTON COUNTY FLOOD INSURANCE RATE MAP #13121C0151G, EFFECTIVE DATE: 03-02-2018

GSWCC
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
VIRGIL F. GADDY
Level II Certified Design Professional
CERTIFICATION NUMBER 0000004448
ISSUED: 1/6/09 EXPIRES: 1/24/27

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(PLAT BOOK 106, PAGE 93)
LAND LOT 79 ~ 17TH DISTRICT
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DATE	DRAWN	CHECKED
8/18/25	CJW	VFG

SCALE: 1" = 20'

SHEET TITLE

DETAILS

PROJECT NUMBER
TWR-25-009

3
DRAWING NUMBER

Summary

Parcel Number	17 007900020073
Location Address	215 HUNTCLIFF TER SANDY SPRINGS
Legal Description	
Property Class	R3 - Residential Lots
Neighborhood	170150
Tax District	59
Zoning	RD27
Acres	1.1231
Homestead	Y
Exemptions	HF01S5

View Map



17 007900020073 12/20/2020

Owner

Hayet Philip M & Niren Eileen

Most Current Owner

Hayet Philip M & Niren Eileen
215 HUNTCLIFF TER NE
SANDY SPRINGS GA 30350 2609

Owner Info Last Updated 4/3/2024

Land

Description	Land Type	Land Code	Square Feet	Acres
PRIMARY SITE	S	1	48,923	1.1231

Total Acres:
1.1231

Residential Improvement Information

Card	1
Stories	1
Exterior Wall	BRICK
Style	RANCH
Year Built	1976
Effective Age	0
Res Sq Ft	2754
Basement	FULL
Finished Bsmt Sqft	1781
Full Bath/Half Bath	3/1
Bedrooms	3
Attic	NONE
Additional Fixtures	2

Heating System	WARM AIR
Heat	CENTRAL WITH A/C
Total Fixtures	13
Masonry Fireplaces	1
Heating Fuel Type	GAS
Pre Fab Fireplace	0
Miscellaneous Feature	
Miscellaneous Feature 2	
Grade Factor	B 1.26
Cost/Design Factor	0%
CDU	GD

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Qualification	Sales Validity	Grantee	Grantor	Recording
2/5/1988	$265,000		11317	00047	Unqualified	Remodeled/Changed After Sale			11317 00047

Valuation

		2024	2023	2022	2021	2020	2019
	LUC	101	101	101	101	101	101
	Class	R3	R3	R3	R3	R3	R3
+	Land Value	$272,600	$264,700	$264,700	$264,700	$193,300	$169,500
+	Building Value	$352,900	$216,600	$216,600	$216,600	$332,900	$290,600
=	**Total Value**	**$625,500**	**$481,300**	**$481,300**	**$481,300**	**$526,200**	**$460,100**
	Assessed Value	$250,200	$192,520	$192,520	$192,520	$210,480	$184,040

From: Charles M McCleskey
Sent: 08/08/2025 9:10 PM
To: Phil Hayet <phayet@jkenn.com>
Subject: Re: 215 Huntcliff Terrace Expansion

Phil,

Your neighbors are fine with the additions of course and not concerned with the proximity to the property line. Your variance is approved. I am hopeful you will have no issues with Sandy Springs obtaining a waiver for the 40' boundary line. You may tell them the HOA and your neighbors support the waiver.

Best Regards

Chuck

Chuck McCleskey, P.E.
Chairman
Architectural and Covenants Committee
Huntcliff Homes Association, Inc.
678-642-5218

Huntcliff

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678-642-5218

Huntcliff

Board of Appeals

November 5, 2025

SANDY SPRINGS
GEORGIA

V-25-39
215 Huntcliff Terrace

STAFF RECOMMENDATION:

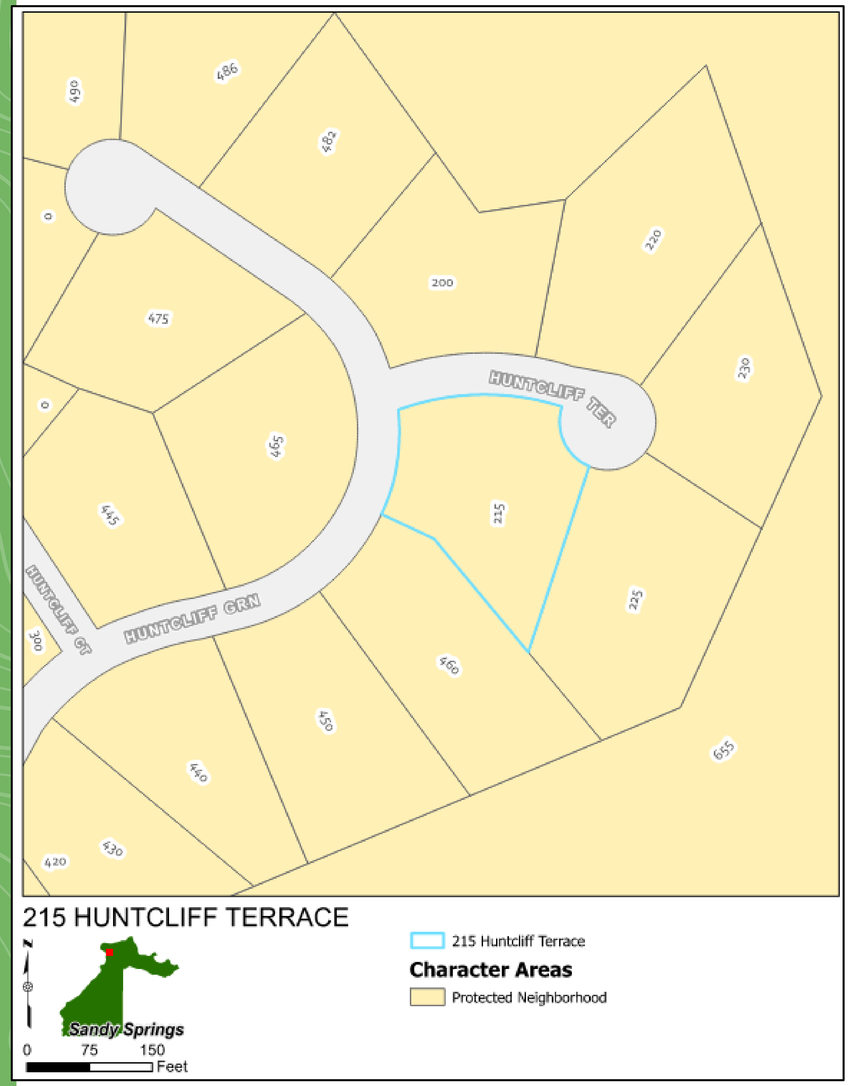
Denial

SANDY SPRINGS
GEORGIA

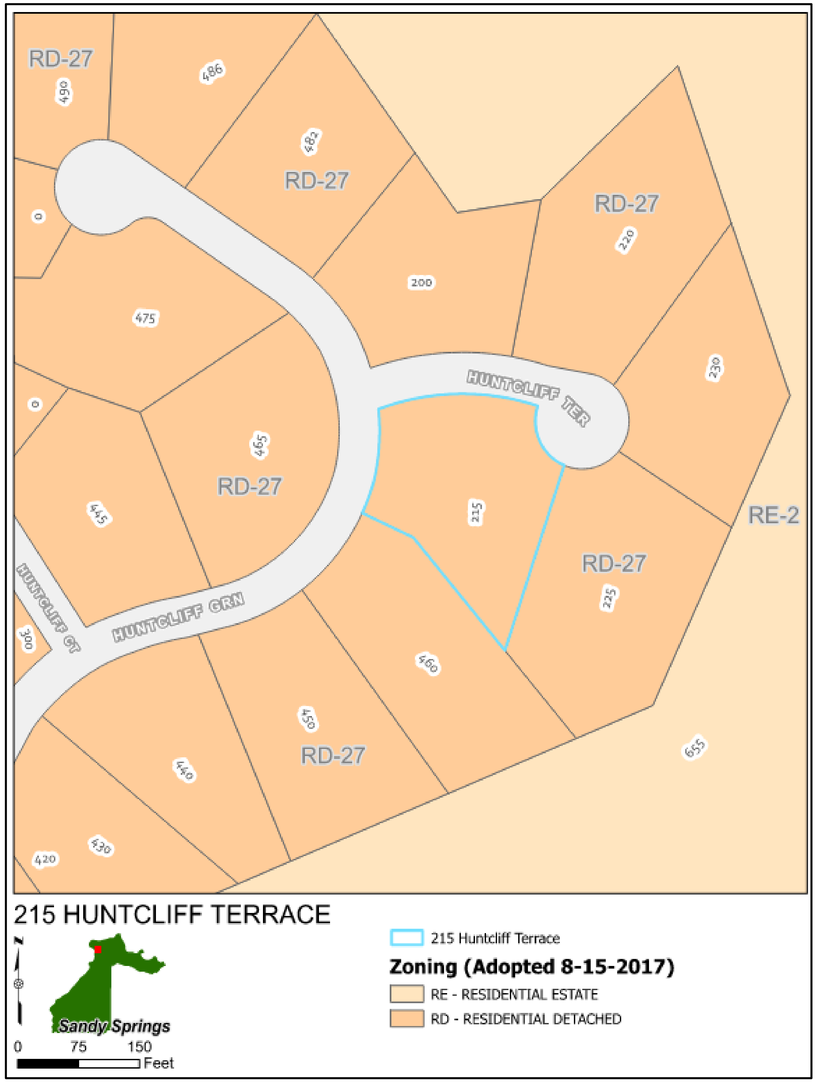
Request

- A request for a Variance from Sec. 6.1.2.B to encroach into the 40-foot rear setback for home addition.

Character Area Map



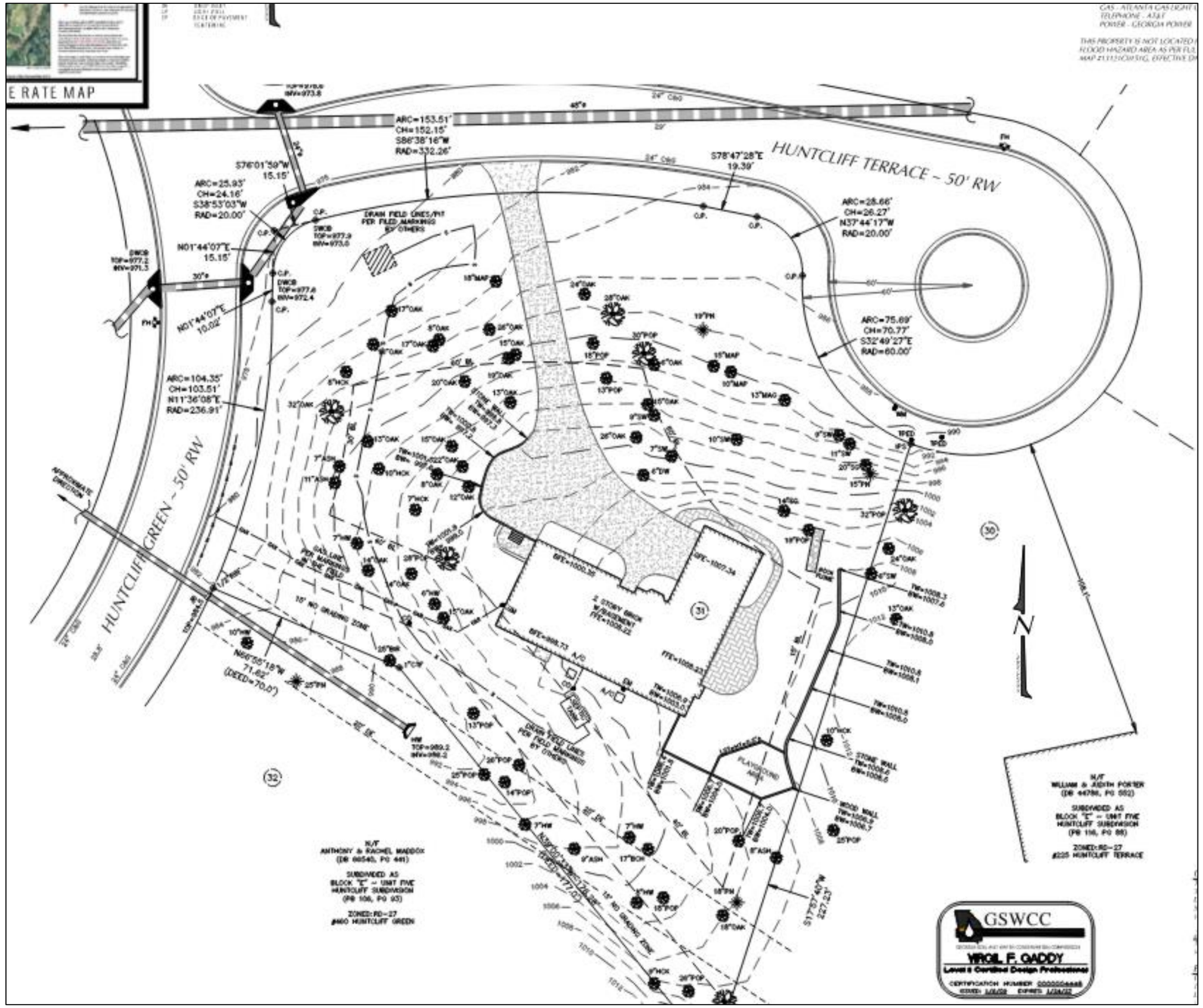
Zoning Map



Aerial Image



Survey


E RATE MAP
HUNTCLIFF TERRACE - 50' RW
HUNTCLIFF GREEN - 50' RW
ARC=153.51'
CH=152.15'
S86°38'16"W
RAD=332.26'
S76°01'59"W
15.15'
ARC=25.93'
CH=24.16'
S38°53'03"W
RAD=20.00'
N01°44'07"E
15.15'
N01°44'07"E
10.02'
ARC=104.35'
CH=103.51'
N11°36'08"E
RAD=236.91'
S78°47'28"E
19.39'
ARC=28.66'
CH=26.27'
N37°44'17"W
RAD=20.00'
ARC=75.69'
CH=70.77'
S32°49'27"E
RAD=60.00'
N66°55'18"W
71.62'
(DEED=70.0')
S17°57'40"W
227.23'
2 STORY BRICK
W/BASEMENT
FFE=1008.62
BFE=998.73 A/C
FFE=1007.34
BFE=1000.38
FLAGSTONE AREA
STONE WALL
BRICK WALL
DRAIN FIELD LINES/PIT
PER FILED MARKINGS
BY OTHERS
15' NO GRADING ZONE
N/T
ANTHONY & RACHEL MADDOX
(DB 66540, PG 441)
SUBDIVIDED AS
BLOCK "E" - UNIT FIVE
HUNTCLIFF SUBDIVISION
(PB 106, PG 93)
ZONED:RD-27
#460 HUNTCLIFF GREEN
N/T
WILLIAM & JUDITH PORTER
(DB 44786, PG 552)
SUBDIVIDED AS
BLOCK "E" - UNIT FIVE
HUNTCLIFF SUBDIVISION
(PB 106, PG 93)
ZONED:RD-27
#225 HUNTCLIFF TERRACE
GSWCC
VIRGIL F. GADDY
Level II Certified Design Professional
CERTIFICATION NUMBER 0000054668
ISSUED: 5/25/18 EXPIRES: 5/24/23
GAS - ATLANTA GAS LIGHT CO.
TELEPHONE - AT&T
POWER - GEORGIA POWER
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP 13121C0076G, EFFECTIVE DATE
N
31
32
36

Existing Conditions

- The subject property is 1.12 acres with an existing two-story single-family home that consists of a two-car garage.
- Based on Fulton County records, the home was built in 1976, and the property is located west of the Cherokee Town and Country Club. Majority within the Chattahoochee River Corridor with the river to the west.
- The property elevates from the driveway on Huntcliff Green and levels out near the rear yard.

Existing Conditions



View of front of home and 2-car garage



View of side yard (possible alternative location)

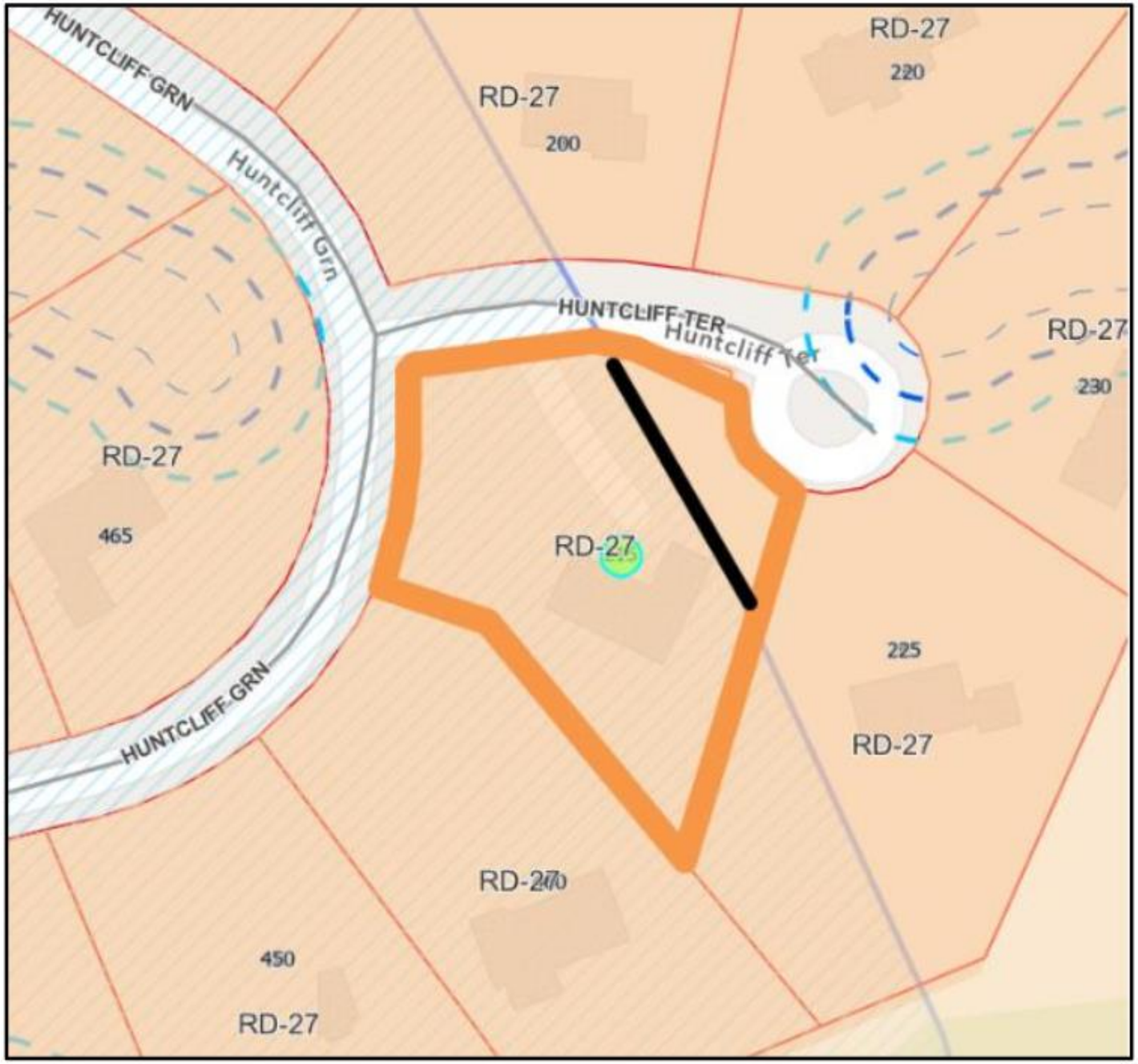
Existing Conditions





Views of rear yard facing northwest to Huntcliff Terrace (location of proposal)

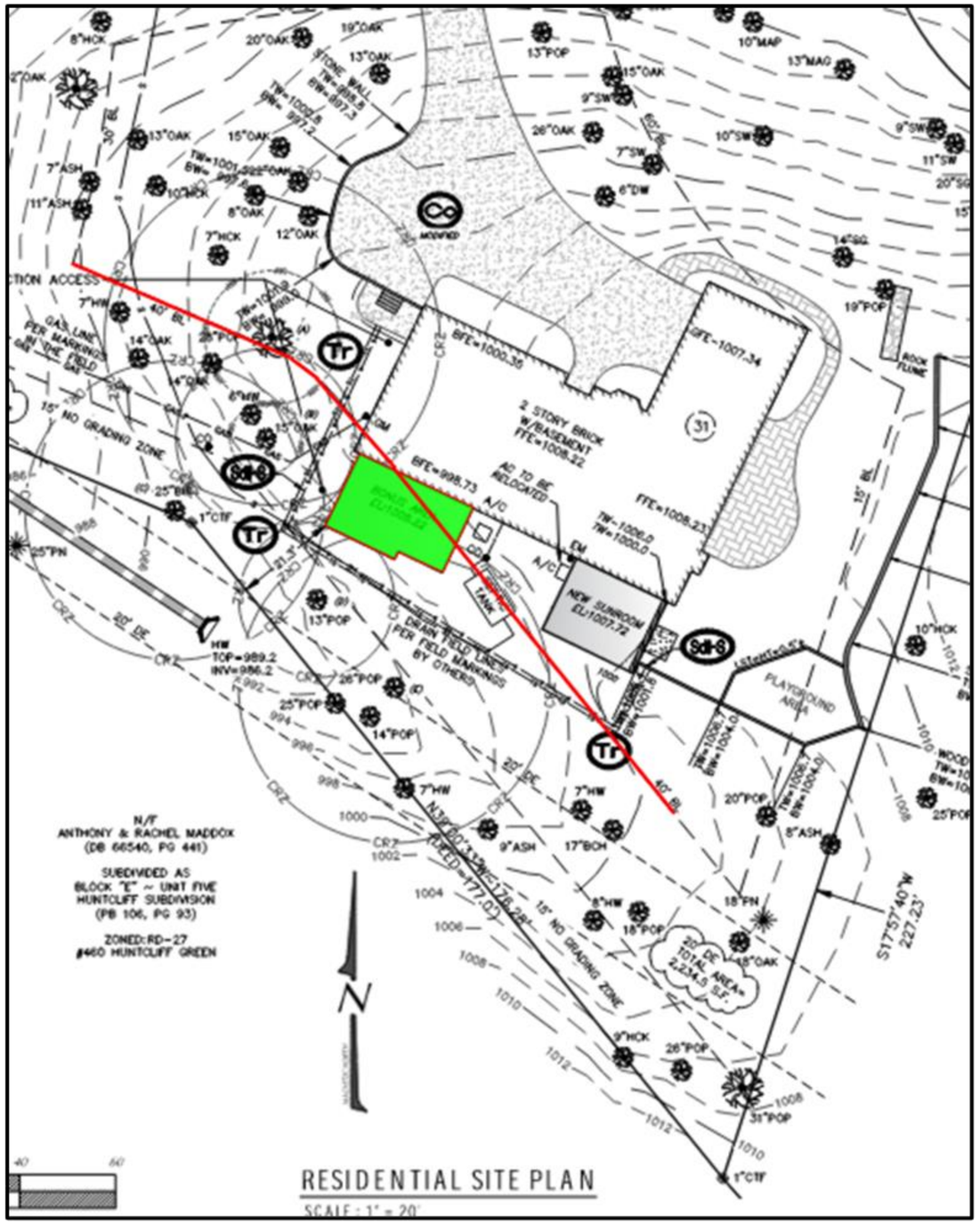
Existing Conditions



Aerial image of property (River Cooridor lined in black)

Site Plan

Green = proposed bonus area
Red = rear setback



Proposed Development

- The applicants are proposing to encroach into the 40-foot rear setback by 417 square feet for a home addition. In RD-27 zoning districts, the rear setback is 40 feet.
- ***Per the Development Code Sec. 6.1.2.B. Setback Encroachment*** - 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.

Variance Considerations:

Variances will only be granted upon showing that:

1.a. The variance request would not result in negating the general intent of this Development Code or with the Comprehensive Plan policies;
--The requested variance would allow for an encroachment into the 40-foot rear building setback by 417 square feet (approximately 16 feet) to accommodate a room addition. The proposed addition maintains the overall character and scale of the existing home and surrounding neighborhood however it deviates from the Development Code.

1.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;
-- While the property is situated at the end of a cul-de-sac and features a northward-sloping topography, Staff does not find that these physical characteristics create an extraordinary hardship unique to the site. The applicant's narrative references potential alternatives, including relocating or reducing the size of the proposed deck; however, the property retains adequate buildable area along its eastern side without the need for a variance. As such, strict application of the setback and buffer requirements would result in an inconvenience rather than an extraordinary hardship.

1.e. The variance requested is the minimum necessary to accomplish the development or building;
--The existing property is developed with a two-car garage and a play structure in the rear yard. The request is not the minimum necessary to accomplish development.

Recommendation

- Staff recommend **Denial** of Variance V-25-39 a request for a Variance from 6.1.2.B to encroach into the 40-foot rear setback for home addition. Should the Board approve, staff recommend the following conditions:

- That the development does not encroach into the 40-foot rear setback more than 16 feet and
- That the construction be substantially similar to the site plan received by the Community Development Department on October 17, 2025, titled *“Hayet Site Plan.pdf”*

SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT
Board of Appeals Meeting, November 5, 2025

Case: **V-25-23 – 2940 Coles Way**
Staff Contact: Helen Owens (howens@sandyspringsga.gov)
Report Date: October 29, 2025

REQUEST
Request for a Variance from Sec. 9.2.3. to allow construction of a pool and paver patio to encroach into the 50-foot natural undisturbed vegetative buffer and 75-foot impervious surface setback.

APPLICANT		
Property Owners:	Petitioner:	Representative:
Kael Rogers	Hannah Barry	Hannah Barry

RECOMMENDATIONS
Department of Community Development
Staff recommends **Approval with Conditions** of Variance V-25-23

MATERIALS SUBMITTED AND REVIEWED

Materials and Plans

1. "Application" received on September 29, 2025

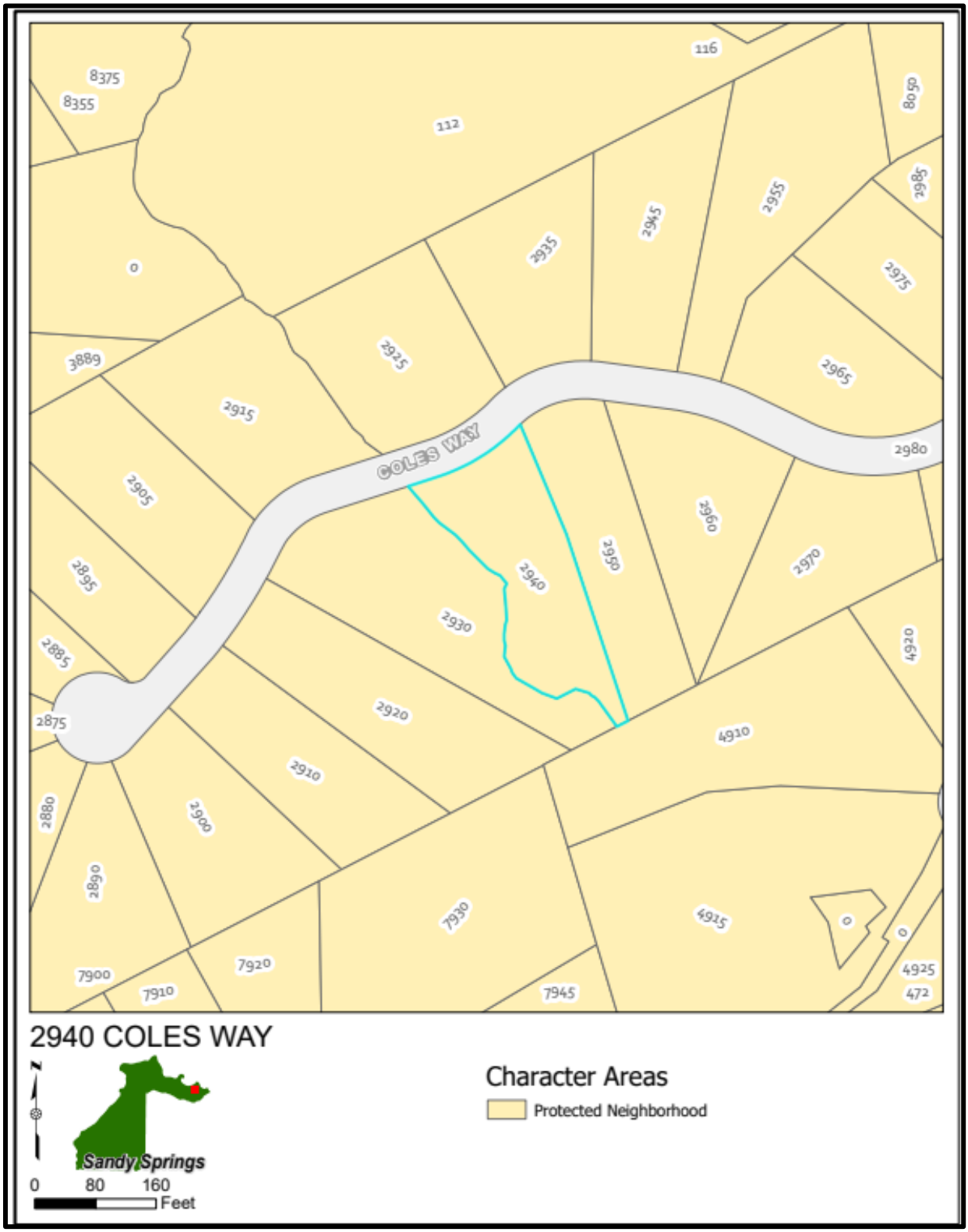
Plans

2. "2940 Coles Way - Variance Request Plan Set 8.4.25 (Rev.3).pdf" received on August 4, 2025. Prepared by Sanctum Design, LLC.
3. "2940 Coles Way - Tree Study 8.25.25 (Revised).pdf" received on August 4, 2025. Prepared by Sanctum Design, LLC.

PROPERTY INFORMATION	
Location:	2940 Coles Way (06 033600030074)
Council District:	Council District 1 – John Paulson
Neighborhood:	Habersham Place
Road frontage:	Approximately 171 feet
Lot Depth	Approximately 405 feet
Acreage:	Approximately 1 acre
Current Zoning	RE-2 (Residential Detached – minimum lot size 2 acres)
Existing Land Use:	Single-Family detached
Previous Zoning Cases:	N/A
Character Area:	Protected Neighborhood

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to the subject property	**Zoning**	**Address(es)**	**Land area (acres) (approximate)**
North	RE-2 / Residential Estate	2925 Coles Way	1.15
North	RE-2 / Residential Estate	2935 Coles Way	1.00
East	RE-2 / Residential Estate	2950 Coles Way	1.04
South	RD-27 / Residential Detached	4910 Spruce Bluff Drive	1.83
West	RD-18 / Residential Detached	2930 Coles Way	1.39
Northwest	RD-18 / Residential Detached	2915 Coles Way	1.06
PROPOSED DEVELOPMENT			
-	RE-2 / Residential Estate	2940 Coles Way	1.00

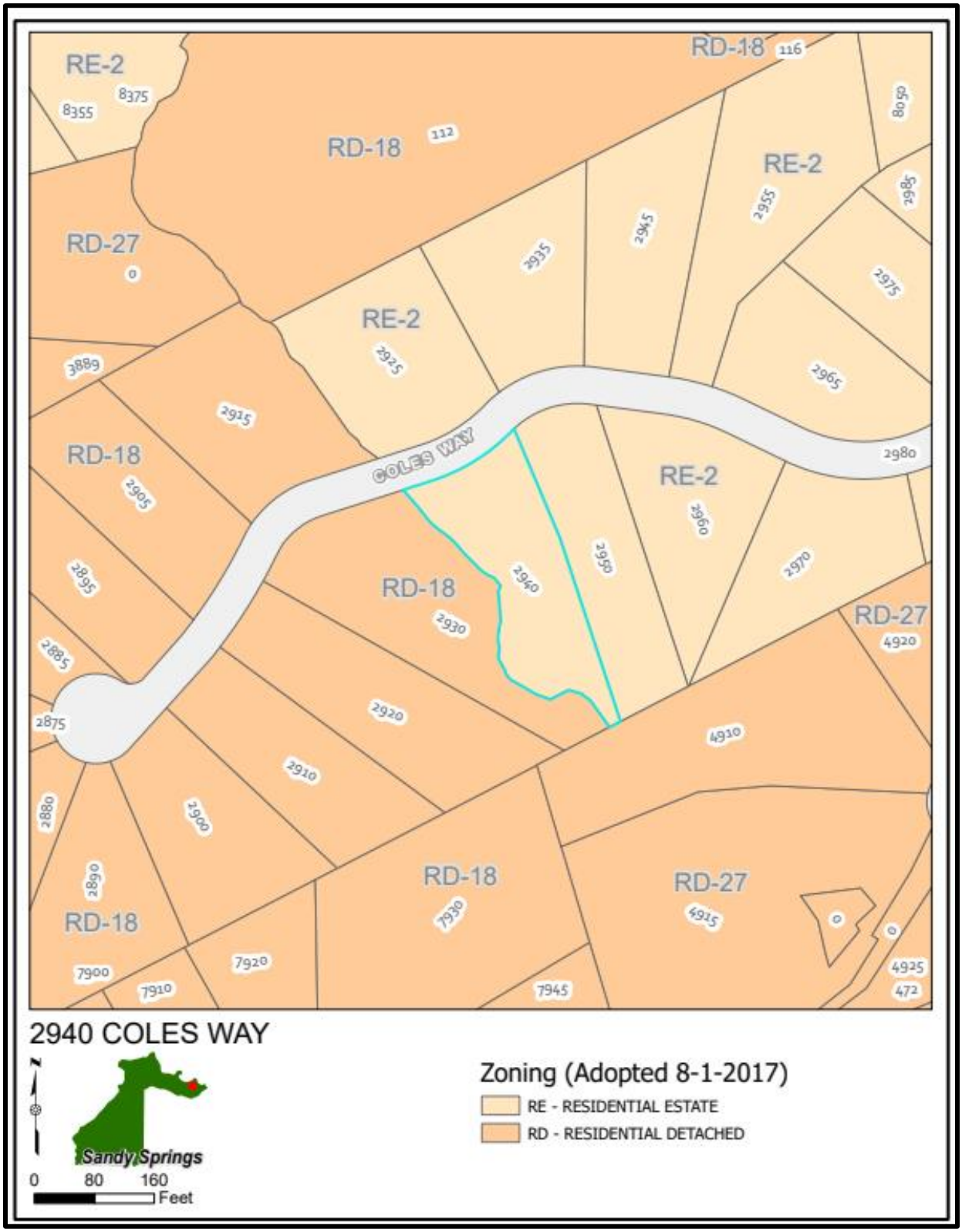
CHARACTER AREA MAP



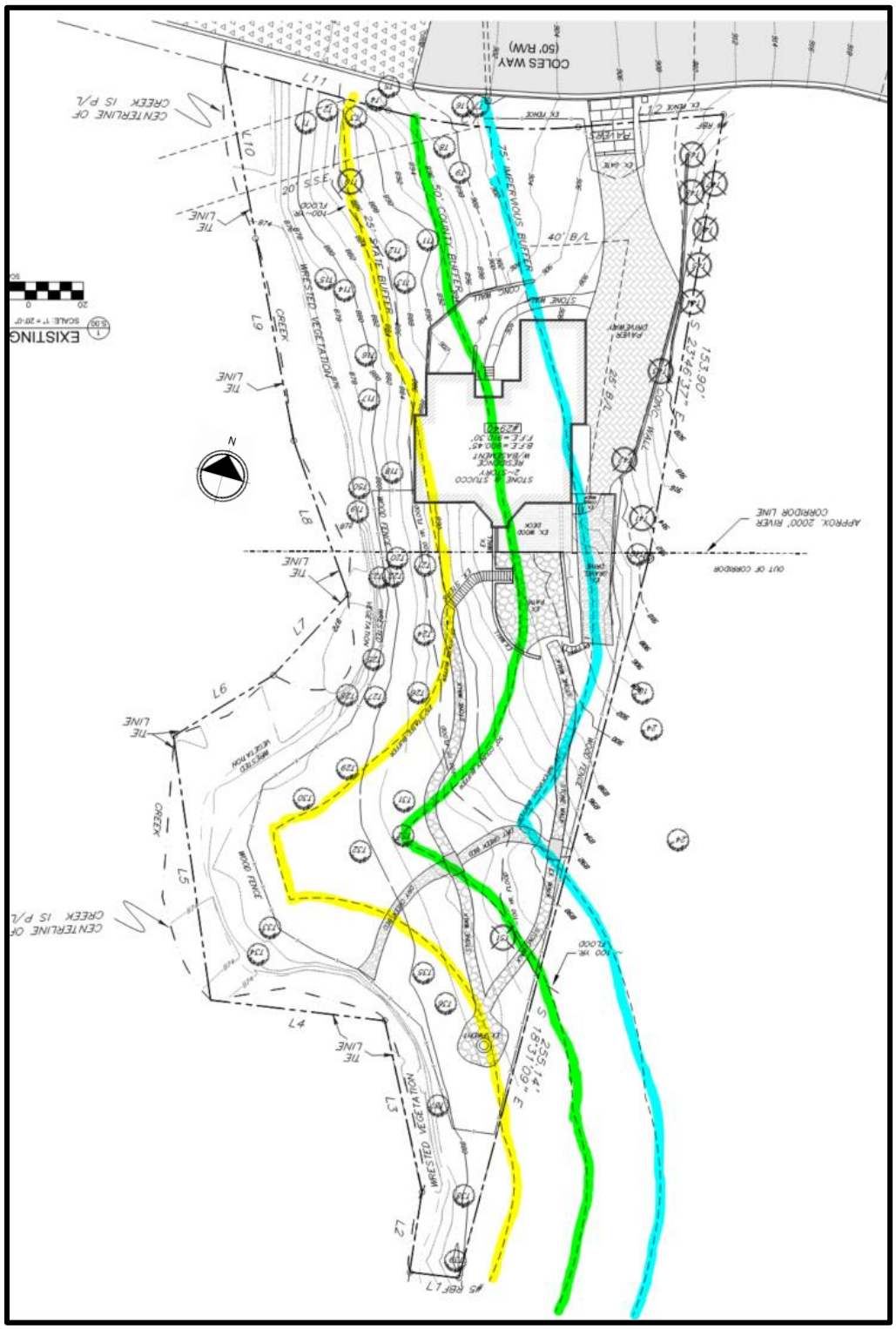
AERIAL IMAGE



ZONING MAP


RE-2
8375
8355
RD-18
112
RD-18
116
RE-2
RD-27
0
RE-2
2925
2935
2945
2955
2965
2975
2985
3889
2915
RD-18
2905
COLES WAY
2980
RE-2
2960
2950
2940
2970
RD-18
2930
RD-27
4920
2895
2885
2875
2920
4910
2910
2880
2900
2890
RD-18
RD-18
7930
RD-27
4915
7900
7910
7920
7945
4925
472
2940 COLES WAY
Sandy Springs
0 80 160
Feet
Zoning (Adopted 8-1-2017)
RE - RESIDENTIAL ESTATE
RD - RESIDENTIAL DETACHED

SURVEY (received August 25, 2025)



Survey

EXISTING DEVELOPMENT

The subject property is a 1-acre lot with an existing single-family home, with a two-car garage. The zoning is RE-2 which is meant for 2-acre lots, however this lot is half that size, and is subject to the slightly larger setbacks than RE-1 zoning. Based on Fulton County records, the lot was platted and recorded in 1984, and the home was built in 1987 (prior to stream buffer regulations). The present owners acquired the property in 2022. Located within Habersham Place, the subject property is in the northeastern portion of the City. A stream runs along the west property line, and majority of the property is within the 25-foot state waters buffer, 50-foot vegetative buffer, and 75-foot impervious surface setback, including the home. The topography is such that the slope drops about 40 feet from east to west across the rear of the home down to the stream, and drops about 32 feet from the driveway in the north to the rear property line in the south. The majority of the backyard has been landscaped with stairs leading from the deck to the backyard and trails that end at the southwest corner, where a fire pit is located. There is an existing patio that will be replaced and extended for the new pool and paver patio.

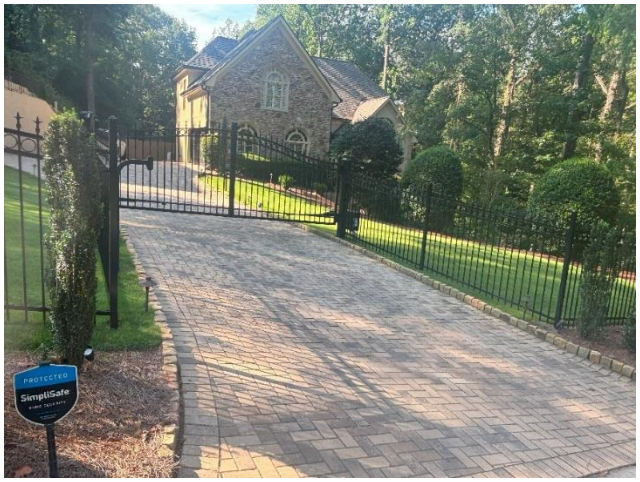
The north half of the property is located in the Chattahoochee River Corridor and subject to the Metropolitan River Protection Act (MRPA), however the location of this proposal is just south, and outside of the MRPA limits.



Aerial showing the encumbrances on the property



Aerial showing the existing patio (proposed site for the pool and patio)



View showing front of home



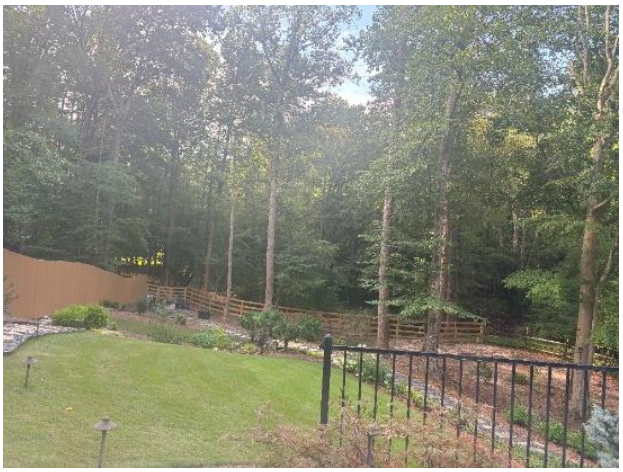
View showing rear of home





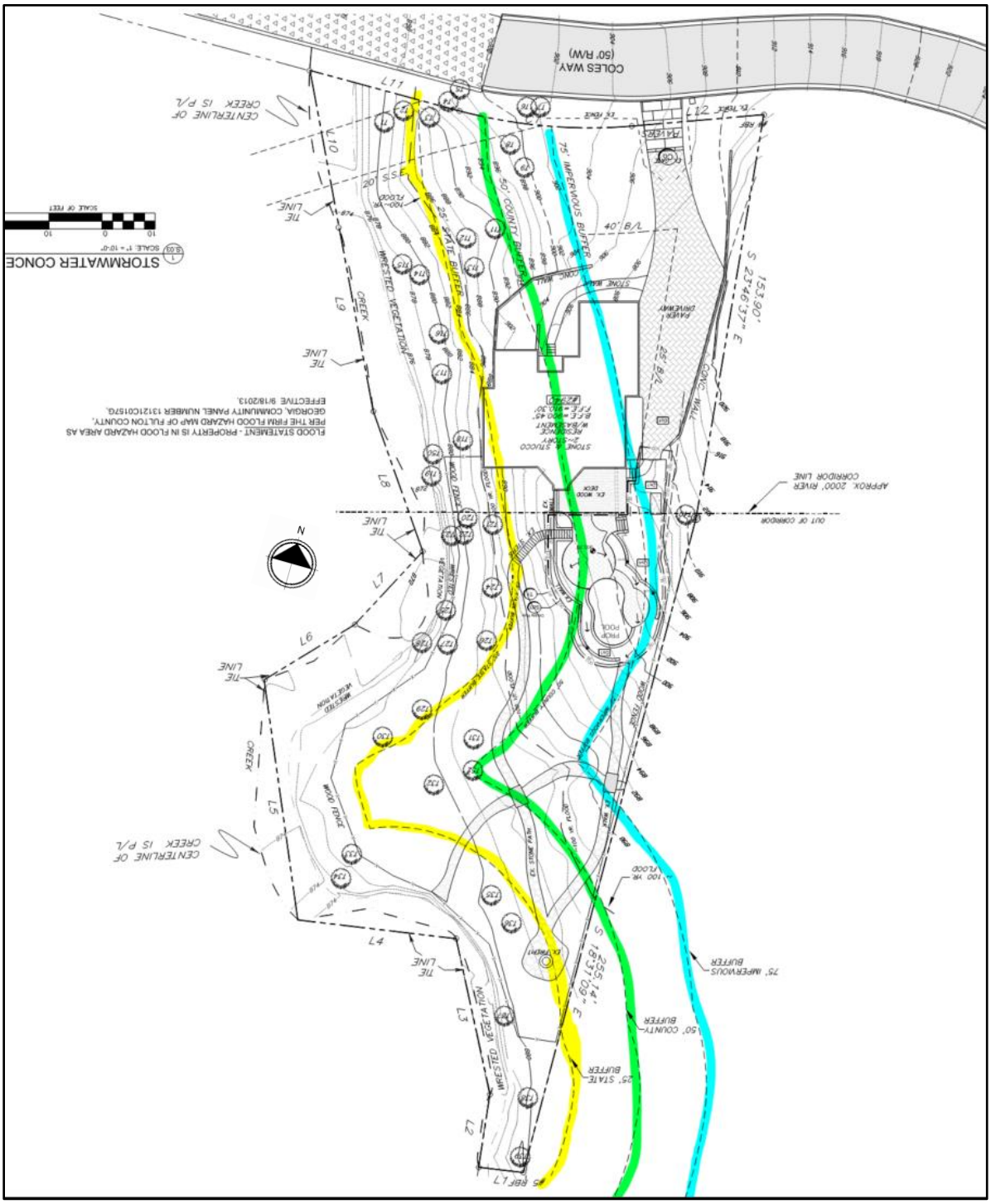
Views showing rear yard landscaping





Views showing rear yard landscaping

SITE PLAN (received August 25, 2025)



Site Plan

PROPOSED DEVELOPMENT

The applicants are proposing to construct a 12' x 25' pool and 680 SF paver patio that encroaches into the 50-foot natural undisturbed vegetative buffer and 75-foot impervious surface setback in the rear yard and southeastern side of the property. The new pool and patio will be an extension of the exisiting impervious development by 3.8%.

According to the Development Code Section 9.2.3. Land Development Requirements
Buffer and Setback Requirements *All land development activity subject to this Division must meet the following requirements:*
*1.**Fifty-Foot Vegetative Buffer** An undisturbed natural vegetative buffer is maintained for 50 feet, measured horizontally, on all banks of the State waters as measured from the point of wrested vegetation.*
*2.**Seventy-Five-Foot Impervious Surface Setback** All impervious surfaces are prohibited from an additional setback of 25 feet, measured horizontally from the 50-foot vegetative buffer.*

*a.**Purpose** The purpose of the setback is to prohibit all newly proposed impervious surfaces and to prevent increases in stormwater runoff caused by grading or other land disturbance activities within the impervious surface setback.*

*b. **Exceptions** Land development activities in the impervious surface setback may be approved by the Director if they maintain or decrease the existing stormwater runoff rates.*

*3.**Septic** No septic tanks or septic tank drain fields are permitted within the buffer or the setback. Septic tanks and septic tank drain fields must be coordinated with the Fulton County Health Department and comply with its regulations.*

This proposal is seeking a variance to extend the existing encroachments within the 50-foot natural undisturbed vegetative buffer and the 75-foot impervious surface setback for the new pool and paver patio.

V-25-23 VARIANCE CONSIDERATIONS

Per Section 9.2.3. of the Development Code, the following list of approval criteria for a Variance provides guidance for making decisions on approval:

3. Variances will only be granted upon showing that:

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

Finding: This property is an irregular shape with the west property line following the meander of the stream. The lot is constrained by the stream buffers and setback associated with the stream running along the entire western property line. The home was built in 1987 and is situated within today's stream buffers. The shape, topography, and other physical conditions do prevent the development of this property without a variance. The applicant's request to construct a pool and paver patio that encroaches into the 50-foot undisturbed vegetative buffer and the 75-foot impervious surface setback is a result of the physical constraints.

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

Finding: Staff believes the applicant cannot comply with the Development Code requirements, given the overwhelming buffer constraints across the majority of the property. While staff agrees this would create an extreme hardship, the applicant has not provided documentation on how the proposal would minimally impact the 50-foot undisturbed vegetative buffer and the 75-foot impervious surface setback.

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

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

Finding: The buffers associated with the stream encumber most of the property, and the slope drops about 40 feet from east to west across the rear of the home down to the stream, and drops about 32 feet from the driveway in the north to rear property line in the south. The western property line boundary follows the meander of the stream resulting in an irregular side lot line, and unusual lot configuration.

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

Finding: The Development Code does not allow encroachment into any stream buffer or setback. The applicants are proposing to construct a pool and paver patio in the 50-foot undisturbed vegetative buffer, and the 75-foot impervious surface setback, but does conform with 54% of all the other homes on Coles Way, that have pools which is in keeping with the character of the neighborhood.

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

Finding: The location of the buffers and setback encumber the majority of the property leaving no buildable area not requiring a variance.

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

Finding: The applicant has not provided documentation pertaining to alternative designs, but based on staff's evaluation, an alternate location does not result in less intrusion. This design is the furthest from the stream, therefore the least intrusive.

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

Finding: The pool, paver patio and their encroachment, if not properly mitigated for stormwater management, could result in runoff that adversely impacts the stream located on the property. Staff will require a stormwater mitigation plan at permitting.

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

Finding: Staff believes issuing the variance is at least as protective of natural resources and the environment that can be achieved on this property given the constraints.

COMMENTS FROM OTHER PARTIES

Sandy Springs City Engineer:
No comment provided.
Sandy Springs Arborist:
If approved, the project would be required to adhere to the Tree Conservation ordinance.
Sandy Springs Building Official:
Pool equipment is not allowed in the setback.
Sandy Springs Land Development Manager:
No comment provided.
Sandy Springs Chief Environmental Compliance Officer:
No comment provided.
Sandy Springs Fire Marshal:
No comment provided
Urban Forest Coordinator:
No comment provided.
Sandy Springs Transportation Planner:
Sandy Springs Public Works:
No comment provided.
Correspondence Received:
No comment provided.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS

Staff recommends **Approval** of Variance V-25-23 **with Conditions** a request for relief from Sec. 9.2.3. to allow the construction of a pool and paver patio to encroach into the 50-foot natural undisturbed vegetative buffer and the 75-foot impervious surface setback with the following conditions:

- The applicant must provide a storm water mitigation plan by a registered design professional at time of permitting.
- Construction must be substantially similar to provided site plan as part of this application.



Special Photos: KG Photo Crew

Atlanta Hawks and 5K volunteers pack 1M meals for local families

By Rachel Kellogg
rkellogg@neighbornewspapers.com

The Atlanta Hawks and State Farm joined more than 5,000 volunteers at State Farm Arena for the 2025 Million Meal Pack, assembling one million meals to combat food insecurity in Atlanta.

In its fifth year, the initiative is the team's largest single-day community service effort, directly supporting families across metro Atlanta.

Hawks players Mouhamed Gueye and Keaton Wallace, along with executives from the team and State Farm, joined the volunteers in packing meals.

In addition, they were joined throughout the day by City Councilmember Matt Westmoreland, State Director for Sen. Raphael Warnock Bee Nguyen, musical artists and entertainers Roscoe Dash, Kaliii, Ayo and Teo, K'alley, Sean Garrett, Duke Deuce and more.

"Today's turnout at State Farm Arena was nothing short of inspiring," Steve Koonin, chief executive officer at the Hawks and State Farm Arena, said of the Sept. 27 event. "Thank you to the dedication of our volunteers and our ongoing partnership with State Farm to help pack over one million meals. We're making real strides in fighting food insecurity across Atlanta and this initiative is a testament to what's possible when a community comes together with purpose. We're looking forward to tomorrow night's event where folks can come down to the arena and eat great food in a continued effort to combat food insecurity and support food industry workers."

Volunteers, consisting of individuals, families, community groups, churches, schools, and businesses, were able to pack a total of 1,045,272 meals.

"Collaboration is the key ingredient in our fight against food insecurity in Atlanta — it's how we feed not only people, but also the spirit of hope and resilience across our community," Allyson Watts, vice president of State Farm, said. "This milestone marks our fifth Million Meal Pack, and we're honored to stand alongside the Atlanta Hawks in continuing this vital mission."

The meals packed during the event will be distributed across the Atlanta metro area, thanks to the operational support of U.S. Hunger, a hunger relief organization with programs supporting individuals facing food insecurity.

The meals will directly benefit key local partners, including the Atlanta Community Food Bank, Hosea Helps, Midwest Food Bank, the Salvation Army of Metro Atlanta, and Sweetwater Mission. According to the Atlanta Community Food Bank, one in seven Georgians are living with food insecurity, including one in five children.

"It's an honor to once again join forces with the Atlanta Hawks and State Farm for their annual Million Meal Pack," Rick Whitted, chief executive officer of U.S. Hunger, stated. "Their steadfast dedication to fighting hunger for families right here in Atlanta continues to fuel our mission. Partnerships like this, rooted in deep community investment, are what drive real, lasting change. Together, we're not just delivering meals, we're delivering hope, stability, and a healthier future for thousands of families."









SANDY SPRINGS
NOTICE OF VARIANCES

Petition Number:	V-25-43
Petitioner:	Ed Levin
Property Location:	50 Mountain Creek Trace Parcel # 17 0172 LL0494
Current Zoning:	RD-27
Request:	Request for a Variance from Div. 9.2. to encroach into the 60-foot primary street setback & 75-foot impervious surface setback for the construction of a new home.
Public Hearings:	Board of Appeals Wednesday, November 5, 2025 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-stream at **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 VARIANCES

Petition Number:	V-25-44
Petitioner:	Mathew Rehlau, Dynamic Services, Inc
Property Location:	286 Mount Vernon Cove Parcel # 17 007100050359
Current Zoning:	RU-4
Request:	Request for a Variance from Div 9.2. to allow for a deck replacement to encroach into the 50' vegetative buffer.
Public Hearings:	Board of Appeals Wednesday, November 5, 2025 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-stream at **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 VARIANCES

Petition Number:	V-25-39
Petitioner:	Tom Williams, Tom Williams, LLC
Property Location:	215 Huntcliff Terrace Parcel # 17 007900020073
Current Zoning:	RD-27
Request:	Request for a Variance from Sec. 6.1.2.B to encroach into the 40-foot rear setback for home addition.
Public Hearings:	Board of Appeals Wednesday, November 5, 2025 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-stream at **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 VARIANCES

Petition Number:	V-25-35
Petitioner:	Masoud Zahedi
Property Location:	5825 Mountain Creek Road Parcel # 17 007000040187
Current Zoning:	CS-3
Request:	Request for a Variance from Sec. 8.3.6. to remove buffer requirements along the East boundary of the property where abutting RD-18 properties.
Public Hearings:	Board of Appeals Wednesday, November 5, 2025 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-stream at **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 VARIANCES

Petition Number:	V-25-23
Petitioner:	Hannah Barry
Property Location:	2940 Coles Way Parcel # 06 033600030074
Current Zoning:	RE-2
Request:	Request for a Variance from Sec. 9.2.3. to allow for a pool and site elements to encroach into the 75-foot impervious surface setback and 50-foot vegetative buffer.
Public Hearings:	Board of Appeals Wednesday, November 5, 2025 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-stream at **www.sandyspringsga.gov/stream** for instructions on how to provide public comment during Public Hearing, please visit **http://spr.gs/publiccomment**.

SANDY SPRINGS
GEORGIA

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

Project Information Sheet

Property

Address:	2940 COLES WAY, SANDY SPRINGS, GA, 30350
Parcel ID:	06 033600030074
Applicant:	Hannah Barry
Applicant Email:	[redacted]
Applicant Phone:	[redacted]

Application

Type of Variance:	Stream Buffer
Description of Request:	Request for a Variance from Sec. 9.2.3. to allow for a pool to encroach into the 75-foot impervious surface setback.
Current use of the property:	Single Family
Current Zoning:	RE-2: Residential Estate (2 acres minimum lot size)
Petitioner:	
Petitioner Address:	, , ,
Phone:	
Email:	

SANCTUM
Sanctum Design LLC
515 Headwind Way
Alpharetta, GA 30005

LETTER OF INTENT

June 17, 2025

LaQuita Williams, Planner II
1 Galambos Way
Sandy Springs, GA 30328

Re: 2940 Coles Way – Stream Buffer Variance Request

Dear Ms. Williams:

This letter supports a request for a Stream Buffer Variance for the property at 2940 Coles Way, Sandy Springs, GA 30350, which is zoned RE-3. This request aligns with the City of Sandy Springs stream buffer regulations.

The owner is requesting a 25-foot encroachment into the 75-foot impervious buffer to install a 12' x 25' pool and approximately 680 square feet of paver patio.

The property has an irregular shape and borders a stream on its south side. The topography ranges from moderately to severely sloping, except for the proposed building site. This specific encroachment minimizes tree impact and site disturbance.

We will provide tree mitigation and ensure water quality. All pool equipment will be screened from view, and existing trees and shrubs already obscure the proposed building site from adjacent properties.

We explored alternative design locations, forms, and opportunities. The property has significant restrictions due to the stream buffer, setback lines, topography, and easements, which severely limit the site. Other opportunities do not exist on the site without a variance (please refer to Drawing S.04).

Should you have any questions or concerns regarding the intent of the retaining wall, please feel free to contact me at 770-856-5541 or via email at hannah@sanctumatl.com

Thank you,

Hannah Barry
Sanctum Design, LLC
515 Headwind Way
Alpharetta, GA 30005

SANCTUM
Sanctum Design LLC
515 Headwind Way
Alpharetta, GA 30005

STREAM BUFFER VARIANCE ANALYSIS

The property has an irregular shape and borders a stream on the south side. The eastern property line, located at the back of the home, terminates into a "pie" shape. While the topography ranges from moderate to severe sloping, the proposed building site is an exception. Due to the site's topography, existing trees, and proximity to the home, pool sideline setback, this is the only viable location within the back envelope of the property. Please refer to Drawing S.04

Strict compliance with current zoning laws would impose an undue hardship on the landowner, preventing the reasonable use of the property. The proposed construction would not alter the essential character of the neighborhood and represent the least intrusive solution possible.

Granting relief would allow the owner normal use of the property without causing any detriment to the public.

EXHIBIT "A"

All that tract and parcel of land lying and being in Land Lot 336 of the 6th District of Fulton County, Georgia, being Lot 7, Habersham Place Subdivision, as per plat thereof recorded in Plat Book 135, Page 76, Fulton County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

Also Known By Street and Number: **2940 Coles Way , Sandy Springs, GA 30350**

22-1192

Return Recorded Document to:
The Hawes Law Firm, LLC
425 Buford Highway
Suite 202
Suwanee, GA 30024

Deed Book 66102 Pg 351
Filed and Recorded Sep-02-2022 12:53pm
2022-0292010
Real Estate Transfer Tax $730.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF Gwinnett
PARCEL ID# 06 -0336-0003-007-4

FILE #: **22-1192**

THIS INDENTURE made this 23 day of August, **2022**, between **WHC Properties, LLC** of the County of **FULTON** and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **Kael Rogers** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

All that tract and parcel of land lying and being in Land Lot 336 of the 6th District of Fulton County, Georgia, being Lot 7, Habersham Place Subdivision, as per plat thereof recorded in Plat Book 135, Page 76, Fulton County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

Also Known By Street and Number: **2940 Coles Way , Sandy Springs, GA 30350**

This Deed is given subject to all easements and restrictions of record.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

Witness

Notary Public

My Commission Expires: 3/21/25

(SEAL)
WHC Properties, LLC

BY: Harrison Holman

ITS: Managing Member

MECIALA KING
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
My Commission Expires Mar. 21, 2025

Deed Book 66102 Pg 352
Filed and Recorded Sep-02-2022 12:53pm
2022-0292011
Georgia Intangible Tax Paid $1,942.50
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

After Recording Return To:
LOANDEPOT.COM, LLC
ATTN: DOC CONTROL
25500 COMMERCENTRE DR,
SUITE 100
LAKE FOREST, CA 92630
(888) 337-6888

RECORD AND RETURN TO:
THE HAWES LAW FIRM LLC
425 BUFORD HIGHWAY NE
SUITE 202
SUWANEE, GA 30024

Prepared By:
GABRIELL WILLIAMS
LOANDEPOT.COM, LLC
2905 CORPORATE CIRCLE
FOOTHILL RANCH, CA 92610
972-353-4174

[Space Above This Line For Recording Data]

SECURITY DEED

ROGERS
Loan #: 600351998
PIN: 06 - 033 6 - 0003 - 007 - 4
MIN: 100853706003519988
MERS Phone: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "**Security Instrument**" means this document, which is dated **AUGUST 23, 2022**, together with all Riders to this document.

(B) "**Borrower**" is **KAEL ROGERS, A MARRIED MAN**. Borrower is the grantor under this Security Instrument.

(C) "**MERS**" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the grantee under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(D) "**Lender**" is **LOANDEPOT.COM, LLC**. Lender is a **LIMITED LIABILITY COMPANY** organized and existing under the laws of **DE**. Lender's address is **26642 TOWNE CENTRE DRIVE, FOOTHILL RANCH, CA 92610**.

(E) "**Note**" means the promissory note signed by Borrower and dated **AUGUST 23, 2022**. The Note states that Borrower owes Lender **SIX HUNDRED FORTY-SEVEN THOUSAND TWO HUNDRED AND 00/100** Dollars (U.S. **$647,200.00**) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **SEPTEMBER 1, 2052**.

(F) "**Property**" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "**Loan**" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "**Riders**" means all Riders to this Security Instrument that are executed by Borrower. The following

SANDY SPRINGS
COMMUNITY DEVELOPMENT

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: Kael Rogers	Sworn and subscribed before me this 22nd day of April 20 25
Address: 2940 Coles Way	
City, State, Zip Code: Sandy Springs, GA 30350	Notary public:
Email address: [redacted]	Seal: CONNOR TINC MY COMMISSION EXPIRES March 30, 2029 NOTARY PUBLIC, STATE OF GEORGIA FORSYTH COUNTY
Phone number: [redacted]	
Owner's signature:	Commission expires: 03/30/2029

B- If the Applicant is *not* the owner of the subject property:
Fill out the following section, check the appropriate statement and have it notarized.

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

SANDY SPRINGS
COMMUNITY DEVELOPMENT

AUTHORIZATION FORM – PART II

A- If an agent or attorney will represent the owner and/or the Applicant:
Fill out the following section and have it notarized.

Agent's name:	Hannah Barry
Company:	Sanctum Design LLC
Address:	515 Headwind Way
City, State, Zip Code:	Alpharetta, GA 30005
Email address:	hannah@sanctumatl.com
Phone number:	770-856-5541
Agent's signature:	H Barry
Applicant's signature:	

Sworn and subscribed before me this

30 th day of May 20 25

Notary public:

Seal:

HA TRINH
NOTARY
EXPIRES
GEORGIA
March 30, 2029
PUBLIC
FULTON COUNTY

Commission expires: 03/30/2029

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

ZONING:

CURRENTLY ZONED: RE-2

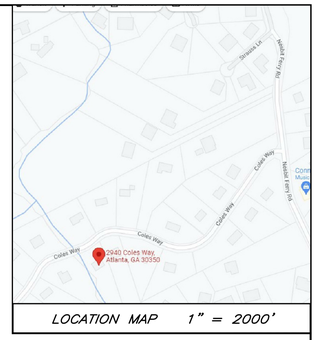
MINIMUM YARD REQUIREMENTS:

FRONT SETBACK (PRIMARY)-60' (SIDE)-40'

SIDE SETBACK-25'

REAR SETBACK-50'

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.



LOCATION MAP 1" = 2000'

LINE CHART		
LINE	BEARING	DISTANCE
L1	S 63°08'08" W	16.86
L2	N 24°38'49" W	27.80
L3	N 45°34'04" W	60.12
L4	S 63°20'31" W	59.87
L5	N 41°18'07" W	91.45
L6	N 25°17'44" E	39.84
L7	N 09°31'24" E	37.56
L8	N 52°44'03" W	55.95
L9	N 44°02'34" W	70.47
L10	N 43°46'26" W	60.03
L11	N 71°42'14" E	58.48
L12	N 31°42'14" E	50.00

CURVE CHART				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	65.51	187.41	N 61°42'31" E	65.18



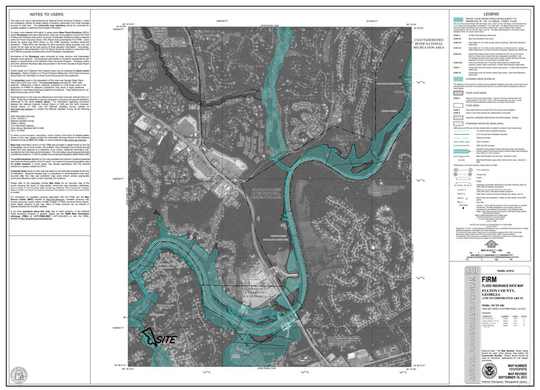
MAGNETIC NORTH

SITE AREA
±0.99 AC.
±42910 ☐'

TREE CHART		
TREE	SIZE	TYPE
T1	14"	HARDWOOD
T2	14"	HARDWOOD
T3	14"	HARDWOOD
T4	14"	HARDWOOD
T5	14"	HARDWOOD
T6	14"	HARDWOOD
T7	14"	PINE
T8	14"	PINE
T9	14"	CEDAR
T10	14"	HARDWOOD
T11	14"	PINE
T12	14"	HARDWOOD
T13	15"	PINE
T14	23"	HARDWOOD
T15	19"	HARDWOOD
T16	35"	HARDWOOD
T17	17"	HARDWOOD
T18	18"	HARDWOOD
T19	15"	HARDWOOD
T20	14"	HARDWOOD
T21	26"	HARDWOOD
T22	15"	HARDWOOD
T23	15"	HARDWOOD
T24	25"	HARDWOOD
T25	15"	HARDWOOD
T26	14"	HARDWOOD
T27	25"	HARDWOOD
T28	15"	HARDWOOD
T29	27"	BIRCH
T30	18"	HARDWOOD
T31	25"	BIRCH
T32	27"	HARDWOOD
T33	17"	HARDWOOD
T34	13"	HARDWOOD
T35	25"	HARDWOOD
T36	14"	HARDWOOD
T37	28"	HARDWOOD
T38	14"	HARDWOOD
T39	32"	HARDWOOD
T40	28"	HARDWOOD
T41	29"	HARDWOOD
T42	14"	CEDAR
T43	14"	HARDWOOD
T44	15"	CEDAR
T45	14"	CEDAR
T46	15"	CEDAR
T47	15"	CEDAR
T48	17"	PINE
T49	25"	PINE
T50	17"	HARDWOOD
T51	24"	HARDWOOD
T52	26"	HARDWOOD

LEGEND

- P.P.- POWER POLE
- L.P.- LIGHT POLE
- F.H.- FIRE HYDRANT
- M.H.- SANITARY SEWER MANHOLE
- W/M - W.M.- WATER METER
- G/M - G.M.- GAS METER
- RBS- REINFORCING BAR SET
- RBF- REINFORCING BAR FOUND
- CTF- CRIMP TOP PIPE FOUND
- OTF- OPEN TOP PIPE FOUND
- R/W MON.- RIGHT-OF-WAY MONUMENT
- X TYPE OF FENCE
- J.B.- JUNCTION BOX
- D.I.- DROP INLET / YARD INLET
- C.B.- CATCH BASIN
- R.C.P.- REINFORCED CONCRETE PIPE
- C.M.P.- CORRUGATED METAL PIPE
- F.F.E.- FINISHED FLOOR ELEVATION
- WATER VALVE
- U.E. UNDERGROUND ELECTRIC
- SOUTHERN BELL MANHOLE
- G GAS LINE
- O/H OVERHEAD POWER LINES
- HW.-HEADWALL
- W WATER LINE
- PBX POWERBOX



GENERAL PLAT NOTES:

THE FIELD DATA DATED 1-3-2022 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 49,338 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 92,105 FEET. A TRIMBLE S6 ROBOT WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.

A PORTION OF THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY PANEL #13121C0157G DATED SEPTEMBER 18, 2013.

THIS PLAT IS FOR THE EXCLUSIVE USE OF KAEL ROGERS. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR, THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

30 0 30 60

SCALE IN FEET

SURVEYORS 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 HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTIONS, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY 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.

K. ADDISON BLAKESLEE GA RLS #3246 — 1-4-2023 DATE

PRISTINE
LAND SERVICES
Land Surveyors • Landscapes • Enviromental
4131 Bolingbrook Dr.
Marietta, Georgia 30062
Phone 404.787.1012
www.pristinelandservices.com



TOPOGRAPHIC SURVEY FOR:
KAEL ROGERS
LOCATED IN LAND LOT 336
6TH DISTRICT
LOT 7-HABERSHAM PLACE
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORFGIA

GEORGIA REGISTERED 3246 LAND SURVEYOR ADDISON BLAKESLEE

REVISIONS

FIELD WORK DATE: 1-3-2023
DRAFTING DATE : 1-4-2023
SCALE : 1"=30'
DRAWN BY : KAB
CHECKED BY : KAB
PROJECT NO. 2022264

COLES.DWG

SANCTUM
SANCTUM DESIGN, LLC
515 HEADWIND WAY
ALPHARETTA, GA 30005
770-856-5800

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SEAL

PROJECT TITLE:

2940 COLES WAY
SANDY SPRINGS, GA 30350

SHEET TITLE:

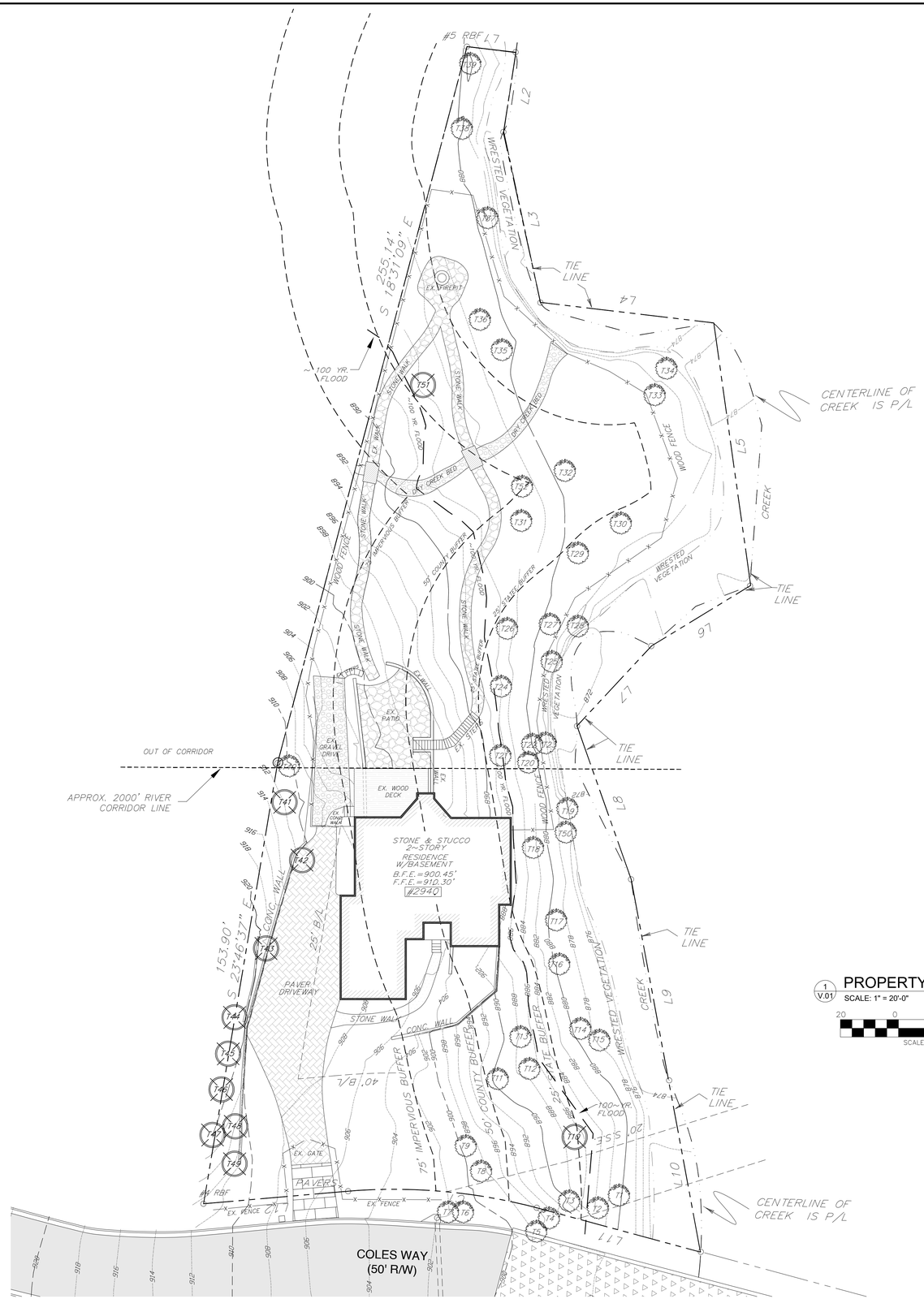
SURVEY

DATE
JULY 1, 2025

PHASE
PLANNING PERMISSION

DRAWING NUMBER
V.01

NOT FOR CONSTRUCTION OR PERMITTING



SITE LEGEND

PROPERTY LINE
BUILDING SETBACK LINE/EASMENT
LAKE, STREAM
LAKE / STREAM BUFFER

EROSION CRITERIA:
- LIMITS OF DISTURBANCE
- SILT FENCING, RE. 1/S.11
- TREE SAVE FENCING, RE. 2/S.11
- CONSTRUCTION EXIT, RE. 3/S.11
- DRAIN OUTLET PROTECTION RE. 6/S.11
- DISTURBED AREA VEGETATION PRACTICES, RE. 4/S.11

Co
St
Ds1 Ds2 Ds3 Ds4

TOPOGRAPHIC CONTOURS:
- EXISTING @ 10'-0"
- EXISTING @ 2'-0"
- PROPOSED

1000

UTILITIES:
- UNDERGROUND ELECTRIC
- OVER GROUND ELECTRIC
- GAS
- WATER
- SANITARY SEWER

OE OE

GENERAL ELEMENTS
- EXISTING BLDG
- EXISTING HARDSCAPE
- TO BE REMOVED
- EXISTING DRAINAGE SWALE
- EXISTING FENCE/RAIL

SWALE SWALE SWALE

DI
- EXISTING DRAIN INLET, CONCRETE

AC GAS PP WM
- EXISTING AIR CONDENSOR UNIT, GAS METER, UTILITY POLE, WATER METER

HB T CO
- HOSE BIB, CLEAN OUT, HYDRANT, MANHOLE

XDS DS
DRAINAGE FLOW ARROW, DOWNSPOUTS: EXISTING / NEW,

TREES:
- EXISTING TREE

Txx
- TREE REMOVED - STUMP NOTED

T41
XHWD5
2.92%
- TREE TAG W % OF TREE CRZ TO BE IMPACTED.
- TREE CANOPY
- CRITICAL ROOT ZONE
- STRUCTURAL PLATE ROOT ZONE
- AREA OF TREE TO BE IMPACTED

LANDSCAPE ELEMENTS:
- PROPOSED TREES

HWD1
- PROPOSED TREE TAG

T#1 TREE REMOVED - STUMP NOTED

1 V.01 PROPERTY SURVEY
SCALE: 1" = 20'-0"
NORTH
20 0 20 40
SCALE OF FEET

SANCTUM
SANCTUM DESIGN, LLC
515 HEADWIND WAY
ALPHARETTA, GA 30005
770-856-5800

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SEAL



PROJECT TITLE:

2940 COLES WAY
SANDY SPRINGS, GA 30350

SHEET TITLE:

SURVEY

DATE
JULY 1, 2025

PHASE
PLANNING PERMISSION

DRAWING NUMBER
V.01

NOT FOR CONSTRUCTION OR PERMITTING

VARIANCE REQUEST PLANS

FOR

2940 COLES WAY



VICINITY MAP

NOT TO SCALE

SCOPE OF WORK

THIS PROJECT PROPOSES THE CONSTRUCTION OF A POOL & PATIO IN THE BACK OF THE PROPERTY. ALL FINISHES MEET OR EXCEED THE PROPERTY & NEIGHBORHOODS AESTHETIC, RE HARDSHIP LETTER.

SANDY SPRINGS PLANNING NOTES

THIS PROJECT WILL REQUIRE TWO PRE-CONSTRUCTION MEETINGS - A SITE PRE-CONSTRUCTION MEETING WITH A SITE INSPECTOR, AND A BUILDING PRE-CONSTRUCTION MEETING WITH A BUILDING INSPECTOR – BOTH OF WHICH SHOULD BE REQUESTED THROUGH THE PORTAL PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

AN AS-BUILT DRAWING, CONTAINING A BOUNDARY SURVEY, SITE IMPROVEMENTS, TOP AND BOTTOM OF WALLS, FINISHED FLOOR ELEVATIONS OF BUILDINGS, DECKS, AND POOL, UTILITIES, EASEMENTS, PERTINENT SITE DEVELOPMENT DATA, AND ANY OTHER REQUIREMENTS OF THE COMMUNITY DEVELOPMENT DIRECTOR, SHALL BE SUBMITTED TO AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION.

BE AWARE THAT A FOUNDATION FORM SURVEY IS REQUIRED FOR ALL NEW CONSTRUCTION/NEW ADDITIONS WHERE THE BUILDING IS LOCATED WITHIN 5 FEET OF ANY SET-BACK, EASEMENT, OR BUFFER. THE FOUNDATION FORM SURVEY SHALL BE SIGNED BY A SURVEYOR LICENSED IN THE STATE OF GEORGIA.

SANCTUM

APPLICABLE CODES

INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
INTERNATIONAL FIRE CODE, 2018 EDITION (NO GEORGIA AMENDMENTS)
INTERNATIONAL PLUMBING 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, 2023 EDITION, WITH NO GEORGIA AMENDMENTS
INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
GA PRESCRIPTIVE DECK CODE AMENDMENTS, BASED ON 2012 INTERNATIONAL RESIDENTIAL CODE
INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

This project will require TWO Pre-construction meetings -- a SITE Pre-Construction Meeting with a Site Inspector, and a BUILDING Pre-Construction Meeting with a Building Inspector – both of which should be requested through the portal prior to any land disturbance, building construction, or demolition.

An As-Built Drawing, containing a Boundary Survey, Site Improvements, Top and Bottom of Walls, Finished Floor Elevations of Buildings, Decks, and Pool, Utilities, Easements, pertinent Site Development Data, and any other requirements of the Community Development Director, shall be submitted to and approved by the Department of Community Development prior to the issuance of a Certificate of Occupancy or a Certificate of Completion.

Be aware that a foundation form survey is required for all new construction/new additions where the building is located within 5 feet of any set-back, easement, or buffer. The foundation form survey shall be signed by a surveyor licensed in the State of Georgia.

BUFFER ENCROACHMENT CHART

BUFFER/IMPERVIOUS SETBACK	EXISTING	PROPOSED	DIFFERENCE
0-25' State undisturbed natural vegetative buffer	355 sq. ft.	355 sq. ft.	0 sq. ft. +0%
25-50' State undisturbed natural vegetative buffer	2,525 sq. ft.	2,438 sq. ft.	- 87 sq. ft. - 3.44%
50-75' State undisturbed natural vegetative buffer	2,893 sq. ft.	2,871 sq. ft.	- 22 sq. ft. - .99%
Total	5,773 sq. ft.	5,664 sq. ft.	- 109 sq. ft. - 0.8%

ALL SHEETS UPDATED
AUGUST 4, 2025

OWNER & TEAM

OWNER
Whc Properties LLC
980 BIRMINGHAM RD STE 501 397
ALPHARETTA GA 30004

CONTRACTOR & 24-HOUR CONTACT
TO BE DETERMINED

DESIGN FIRM
SANCTUM DESIGN LLC
515 HEADWIND WAY
ALPHARETTA, GA 30005
THOMAS W. FLOWERS
GA LIC #1699
770.856.5800
tom@sanctumatl.com

ZONING

PROPERTY INFORMATION

2940 COLES WAY
LAND LOT: 336
SUBDIVISION: HABERSHAM PLACE
LOT: 7
FULTON COUNTY, GEORGIA
PARCEL ID: 06 033600030074
TAX DISTRICT - 59

ZONING & SETBACKS

RE-2, R-3
FRONT SETBACK: 60'-0"
REAR SETBACK: 50'-0"
SIDE SETBACK: 25'-0"
LOT COVERAG: 25%

CITY NOTES

SITE DEVELOPMENT INSPECTOR
PRIOR TO LAND DISTURBING CONSTRUCTION THE CONTRACTOR WILL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE DEVELOPMENT INSPECTOR.
CALL 770-730-5600 TO CONTACT INSPECTOR.

LOT COVERAGE

LOT SIZE	43,560 SF (1.00 ACRES)
TOTAL AREA DISTURBED:	2,487 SF (0.057 ACRES)
COVERAGE:	
EXISTING IMPERVIOUS	9,223 SF (21.1%)
DEMO IMPERVIOUS	1,387 SF (3.1%)
PROPOSED IMPERVIOUS	1,083 SF (2.4%)
REVISED TOTAL IMPERVIOUS	8,919 SF (20.4%)
MAX LOT COVERAGE	10,890 SF (25.0%)

IMPERVIOUS SURFACE SF BREAKDOWN:

	EXISTING	DEMO	ADDED
HOUSE	2872	0	0
PAVER DRIVE	2475	0	0
GRAVEL DRIVE	541	541	0
FRONT PORCH	51	0	0
FRONT WALKS & STEPS	234	0	0
EX. DECK	371	0	0
EX STONE PATIO	680	680	607
WALLS	268	37	65
EX STONE STEPS	95	20	18
EX STEPPING STONE/GRAVEL PATH & FIREPIT	1234	109	0
EX DRY CREEK BED	354	0	0
AC & GENERATOR PADS	48	0	0
POOL	0	0	361
POOL EQUIP PAD	0	0	32
TOTAL	9,223	1,387	1,083

DRAWING INDEX

T.01 COVER SHEET

SITE
S.00 DEMO SITE PLAN
S.01 PROPOSED SITE PLAN
S.02 STORMWATER
S.11 STORM NOTES & DETAILS

TREE
L.01 TREE STUDY

SURVEY
V.01 SURVEY
V.02 SITE ANALYSIS

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SANCTUM DESIGN, LLC
515 HEADWIND WAY
ALPHARETTA, GA 30005
770-856-5800

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SEAL

PROJECT TITLE:

2940 COLES WAY
SANDY SPRINGS, GA 30350

SHEET TITLE:

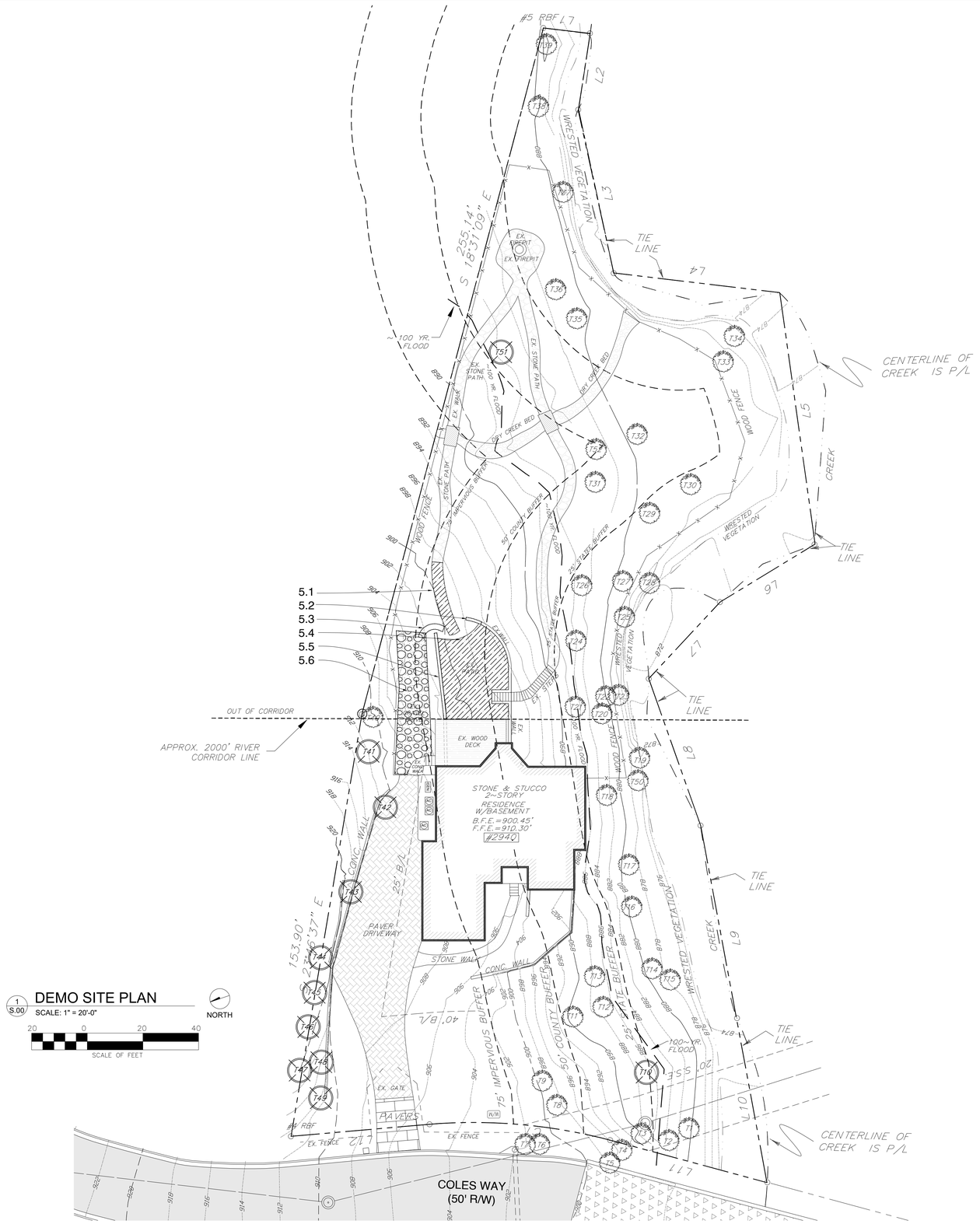
COVER SHEET

DATE
JULY 1, 2025

PHASE
PLANNING PERMISSION

DRAWING NUMBER
T.01

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1 S.00 DEMO SITE PLAN
SCALE: 1" = 20'-0"
NORTH
20 0 20 40
SCALE OF FEET

DEMO KEY NOTES

SITE SIZE & DISTURBANCE
- 1.1 TOTAL LOT AREA 1.00 ACRES
- 1.2 TOTAL AREA DISTURBED 2,487 SF 0.057 ACRES
- 1.3 BALANCE DIRT ON SITE. CUT: 0.0 C.Y. FILL: 0.0 C.Y.
- 1.4 PRIOR TO LAND DISTURBING DEMO. AND CONSTRUCTION, THE CONTRACTOR WILL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE DEVELOPMENT INSPECTOR 24 HOURS BEFORE BEGINNING PHASE OF CONSTRUCTION . CALL 770-730-5600 TO CONTACT INSPECTOR.

FLOOD & BODIES OF WATER
- 2.1 FLOOD STATEMENT - PROPERTY IS IN FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C0157G, EFFECTIVE 9/18/2013.

DEMOLITION
- 5.1 REMOVE SECTION OF EXISTING STONE WALK
- 5.2 REMOVE SECTION OF EXISTING WALL
- 5.3 REMOVE EXISTING STONE STEPS
- 5.4 REMOVE & MODIFY EXISTING STONE PATIO
- 5.5 REMOVE EXISTING STONE WALL
- 5.6 REMOVE EXISTING GRAVEL PATH

TREES
- 8.1 REMOVED EXISTING TREES AS NOTED, RE S.03
- 8.2 REFRAIN FROM OPERATING OR STORING CONSTRUCTION EQUIPMENT AND MATERIALS AND ALL ACTIVITIES BENEATH TREE CANOPY THAT WOULD CAUSE UNIQUE COMPACTION OF SOIL IN CRZ

LANDSCAPE
- 9.1 PROTECT ALL EXISTING LANDSCAPE TO REMAIN.

UTILITIES
- 10.1 CALL UTILITY LOCATE PRIOR TO CONSTRUCTION. MAINTAIN CURRENT. PROTECT ALL UTILITES DURING CONSTRUCTION.

(T41) TREE REMOVED - STUMP NOTED

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SEAL

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2940 COLES WAY
SANDY SPRINGS, GA 30350

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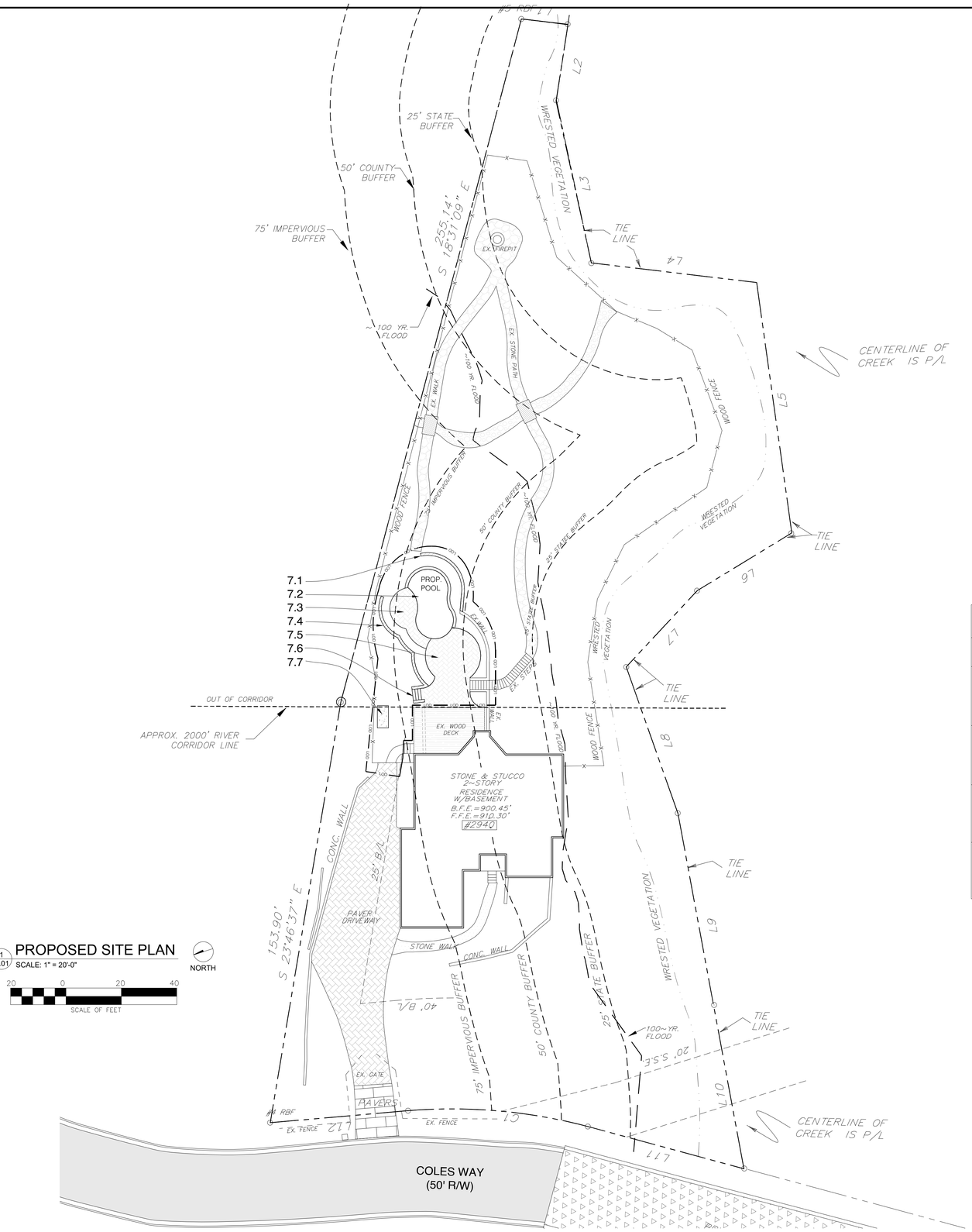
DEMO SITE PLAN

DATE
JULY 1, 2025

PHASE
PLANNING PERMISSION

DRAWING NUMBER
S.00

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1 S.01 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

NORTH

20 0 20 40
SCALE OF FEET

PROPOSED KEY NOTES

SITE SIZE & DISTURBANCE
- 1.1 TOTAL LOT AREA 1.00 ACRES
- 1.2 TOTAL AREA DISTURBED 2,860 SF 0.065 ACRES
- 1.3 BALANCE DIRT ON SITE. CUT: 0.0 C.Y. FILL: 0.0 C.Y.
- 1.4 PRIOR TO LAND DISTURBING DEMO. AND CONSTRUCTION, THE CONTRACTOR WILL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE DEVELOPMENT INSPECTOR 24 HOURS BEFORE BEGINNING PHASE OF CONSTRUCTION . CALL 770-730-5600 TO CONTACT INSPECTOR.

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- 2.1 FLOOD STATEMENT - PROPERTY IS IN FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C0157G, EFFECTIVE 9/18/2013.

HARDSCAPE
- 7.1 PROPOSED RETAINING WALL & RAILING, RE STRUCT. ENG.
- 7.2 PROPOSED POOL - 12'-0" x 25'-0"
- 7.3 PROPOSED PAVER PATIO
- 7.4 PROPOSED RATAINING WALL & RAILING, RE STRUCT. ENG.
- 7.5 PROPOSED STONE PATIO
- 7.6 PROPOSED STONE STEPS
- 7.7 PROPOSED POOL EQUIPMENT PAD- TO BE SCREENED FROM VIEW

BUFFER ENCROACHMENT CHART

BUFFER/IMPERVIOUS SETBACK	EXISTING	PROPOSED	DIFFERENCE
0-25' State undisturbed natural vegetative buffer	355 sq. ft.	355 sq. ft.	0 sq. ft. +0%
25-50' State undisturbed natural vegetative buffer	2,525 sq. ft.	2,438 sq. ft.	- 87 sq. ft. - 3.44%
50-75' State undisturbed natural vegetative buffer	2,893 sq. ft.	2,871 sq. ft.	- 22 sq. ft. - .99%
Total	5,773 sq. ft.	5,664 sq. ft.	- 109 sq. ft. - 0.8%

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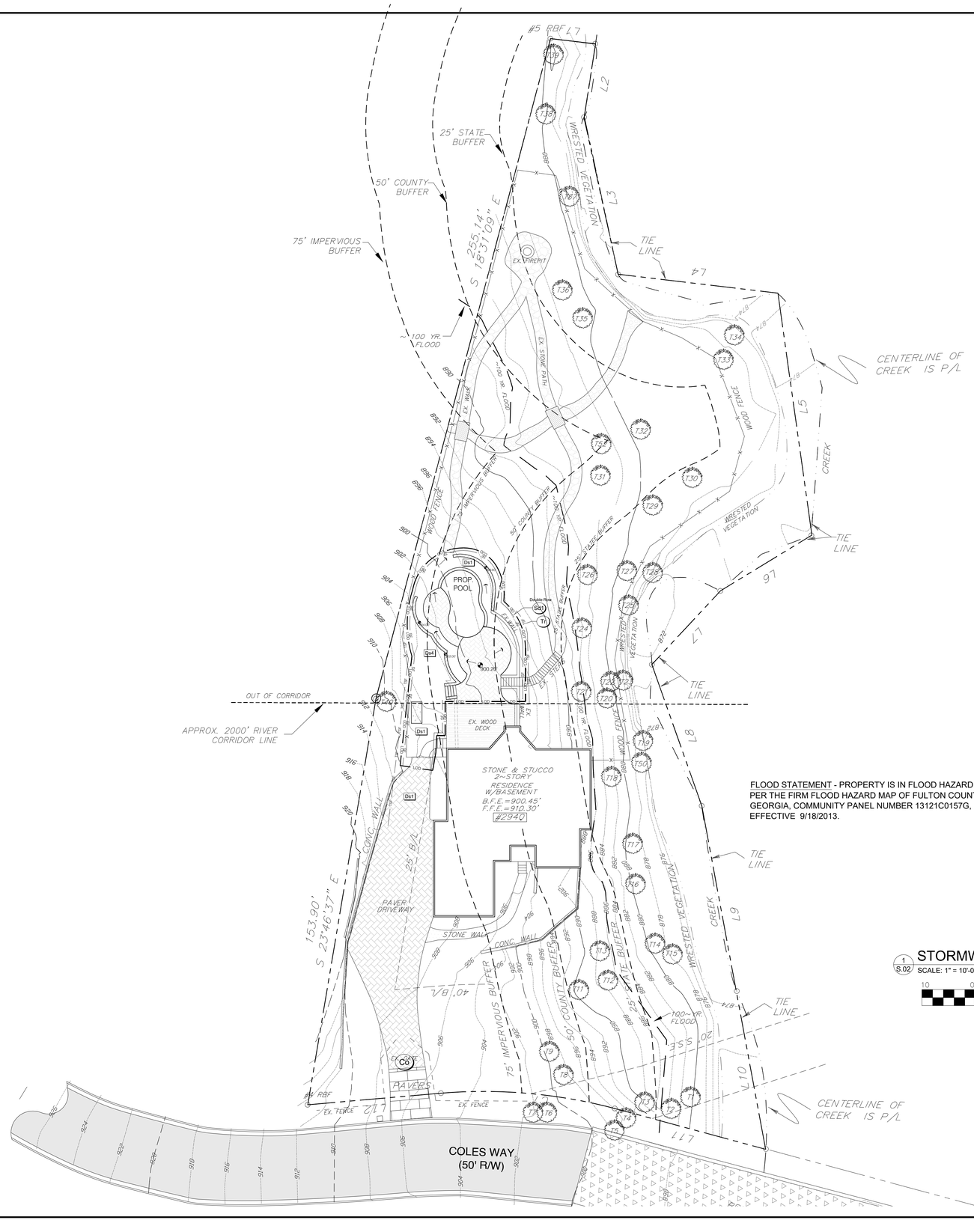
PROPOSED SITE PLAN

DATE
JULY 1, 2025

PHASE
PLANNING PERMISSION

DRAWING NUMBER
S.01

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FLOOD STATEMENT - PROPERTY IS IN FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C0157G, EFFECTIVE 9/18/2013.

1 S.02 STORMWATER CONCEPT
SCALE: 1" = 10'-0"

NORTH

10 0 10 20
SCALE OF FEET

NOT FOR CONSTRUCTION

DRAINAGE LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE/EASMENT
- LAKE, STREAM
- LAKE / STREAM BUFFER

EROSION CRITERIA:
- LOD — LOD — LIMITS OF DISTURBANCE
- SF — SF — SILT FENCING, RE. 1/S.11
- TSF — TSF — TREE SAVE FENCING, RE. 2/S.11
- Co — CONSTRUCTION EXIT, RE. 3/S.11
- Ds1 Ds2 Ds3 Ds4 — DISTURBED AREA VEGETATION PRACTICES, RE. 4/S.11
- St — DRAINAGE OUTLET PROTECTION, RE 6/S.11

TOPOGRAPHIC CONTOURS:
- EXISTING @ 10'-0"
- EXISTING @ 2'-0"
- PROPOSED
- SWALE — SWALE — SWALE — SWALE LINE

DRAIN PIPE
- 4" — 4" — 4" — 4" ADS DUAL WALL PIPE
- 6" — 6" — 6" — 6" ADS DUAL WALL PIPE
- 8" — 8" — 8" — 8" ADS DUAL WALL PIPE
- 12" — 12" — 12" ADS DUAL WALL PIPE
- SLEEVE — SLEEVE — SLEEVE — (2) 2" PVC SLEEVES

DRAINAGE:
- XDS DS — DOWNSPOUTS: EXISTING / NEW
- DI — EXISTING DRAIN INLET
- FLOW DIRECTION ARROW

DRAIN INLETS
- 6 — 6" DRAIN BOX
- 9 — 9" DRAIN BOX
- 12 — 12" DRAIN BOX
- 18 — 18" DRAIN BOX
- 4" CHANNEL DRAIN

SPOT ELEVATIONS:
- (+1000.0') — EXISTING SPOT ELEVATION
- + 1000.0' — PROPOSED SPOT ELEVATION
- FFE = 1000.0' — FINISHED FLOOR ELEVATION
- TW/BW — TOP WALL/BOTTOM WALL
- TS/BS — TOP STEPS/BOTTOM STEPS
- TC — TOP CURB
- RIM EL./INV. EL. — RIM/INVERT ELEVATION

STORMWATER

LOT COVERAGE

LOT SIZE	43,560 SF (1.00 ACRES)
TOTAL AREA DISTURBED:	2,487 SF (0.057 ACRES)
COVERAGE:	
EXISTING IMPERVIOUS	9,223 SF (21.1%)
DEMO IMPERVIOUS	1,387 SF (3.1%)
PROPOSED IMPERVIOUS	1,083 SF (2.4%)
REVISED TOTAL IMPERVIOUS	8,919 SF (20.4%)
MAX LOT COVERAGE	10,890 SF (25.0%)

IMPERVIOUS SURFACE SF BREAKDOWN:

	EXISTING	DEMO	ADDED
HOUSE	2872	0	0
PAVER DRIVE	2475	0	0
GRAVEL DRIVE	541	541	0
FRONT PORCH	51	0	0
FRONT WALKS & STEPS	234	0	0
EX. DECK	371	0	0
EX STONE PATIO	680	680	607
WALLS	268	37	65
EX STONE STEPS	95	20	18
EX STEPPING STONE/GRAVEL PATH & FIREPIT	1234	109	0
EX DRY CREEK BED	354	0	0
AC & GENERATOR PADS	48	0	0
POOL	0	0	361
POOL EQUIP PAD	0	0	32
TOTAL	9,223	1,387	1,083

WATER QUALITY

REQUIRED WATER QUALITY VOLUME:

TO BE DETERMINED

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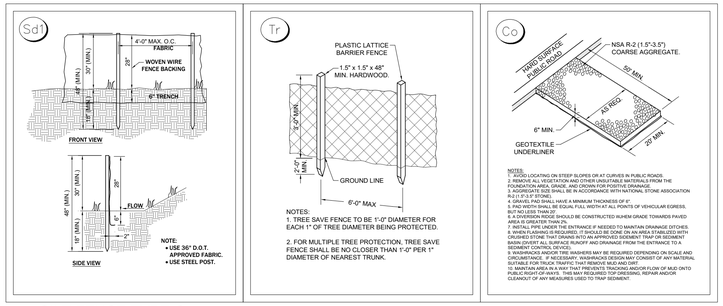
STORM

DATE
JULY 1, 2025

PHASE
PLANNING PERMISSION

DRAWING NUMBER
S.02

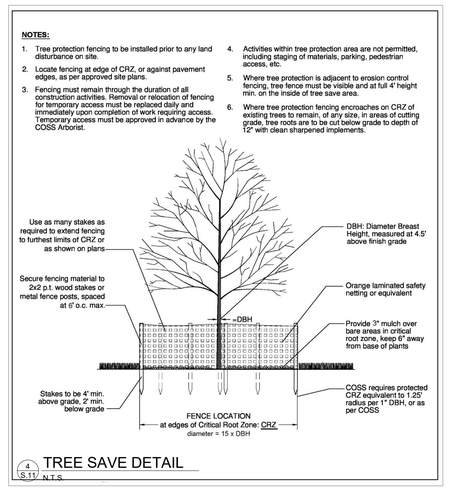
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1 S.11 SILT FENCE-TYPE C
N.T.S.

2A S.11 TREE SAVE FENCE
N.T.S.

3 S.11 CONSTRUCTION EXIT
N.T.S.



4 S.11 TREE SAVE DETAIL
N.T.S.

This project will require TWO Pre-construction meetings -- a SITE Pre-Construction Meeting with a Site Inspector, and a BUILDING Pre-Construction Meeting with a Building Inspector – both of which should be requested through the portal prior to any land disturbance, building construction, or demolition.

An As-Built Drawing, containing a Boundary Survey, Site Improvements, Top and Bottom of Walls, Finished Floor Elevations of Buildings, Decks, and Pool, Utilities, Easements, pertinent Site Development Data, and any other requirements of the Community Development Director, shall be submitted to and approved by the Department of Community Development prior to the issuance of a Certificate of Occupancy or a Certificate of Completion.

Be aware that a foundation form survey is required for all new construction/new additions where the building is located within 5 feet of any set-back, easement, or buffer. The foundation form survey shall be signed by a surveyor licensed in the State of Georgia.

DRAINAGE

1. CREATE POSITIVE DRAINAGE AWAY FROM ALL EXIST. AND NEW BUILT STRUCTURES. GRADED SLOPES WILL BE MIN. 1/4" PER 1'-0" (INCLUDES DRIVE, MIN. 1/8" PER 1'-0" ALL OTHER HARDSCAPE). NO GRADED SLOPE SHALL EXCEED 2:1. DIRECTION OF DRAINAGE TO FOLLOW HISTORIC PATHS OR LEAD TO THE BMP.
2. RUNOFF REDUCTION.
   2.1. PIPE DOWNSPOUTS TO PROPOSED INFILTRATION PIT.

GRADING

3. GRADE TO SLOPE MIN. 1/4" / 1'-0" AWAY FROM STRUCTURES AND RETURN TO ORIG. GRADE AS SOON AS POSSIBLE.

SANDY SPRINGS PLANNING NOTES

THIS PROJECT WILL REQUIRE TWO PRE-CONSTRUCTION MEETINGS - A SITE PRE-CONSTRUCTION MEETING WITH A SITE INSPECTOR, AND A BUILDING PRE-CONSTRUCTION MEETING WITH A BUILDING INSPECTOR – BOTH OF WHICH SHOULD BE REQUESTED THROUGH THE PORTAL PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

AN AS-BUILT DRAWING, CONTAINING A BOUNDARY SURVEY, SITE IMPROVEMENTS, TOP AND BOTTOM OF WALLS, FINISHED FLOOR ELEVATIONS OF BUILDINGS, DECKS, AND POOL, UTILITIES, EASEMENTS, PERTINENT SITE DEVELOPMENT DATA, AND ANY OTHER REQUIREMENTS OF THE COMMUNITY DEVELOPMENT DIRECTOR, SHALL BE SUBMITTED TO AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION.

BE AWARE THAT A FOUNDATION FORM SURVEY IS REQUIRED FOR ALL NEW CONSTRUCTION/NEW ADDITIONS WHERE THE BUILDING IS LOCATED WITHIN 5 FEET OF ANY SET-BACK, EASEMENT, OR BUFFER. THE FOUNDATION FORM SURVEY SHALL BE SIGNED BY A SURVEYOR LICENSED IN THE STATE OF GEORGIA.

CITY OF SANDY SPRINGS EROSION CONTROL NOTES

NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE “STOP WORK” ORDER.

NOTE: WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.

GEORGIA
UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Tr	TREE PROTECTION		 (DENOTE TREE CENTERS)	To protect desirable trees from injury during construction activity.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Sd1	SEDIMENT BARRIER		 (TYPE C)	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)		Ds4	A permanent vegetative cover using sods on highly erodable or critically eroded lands.

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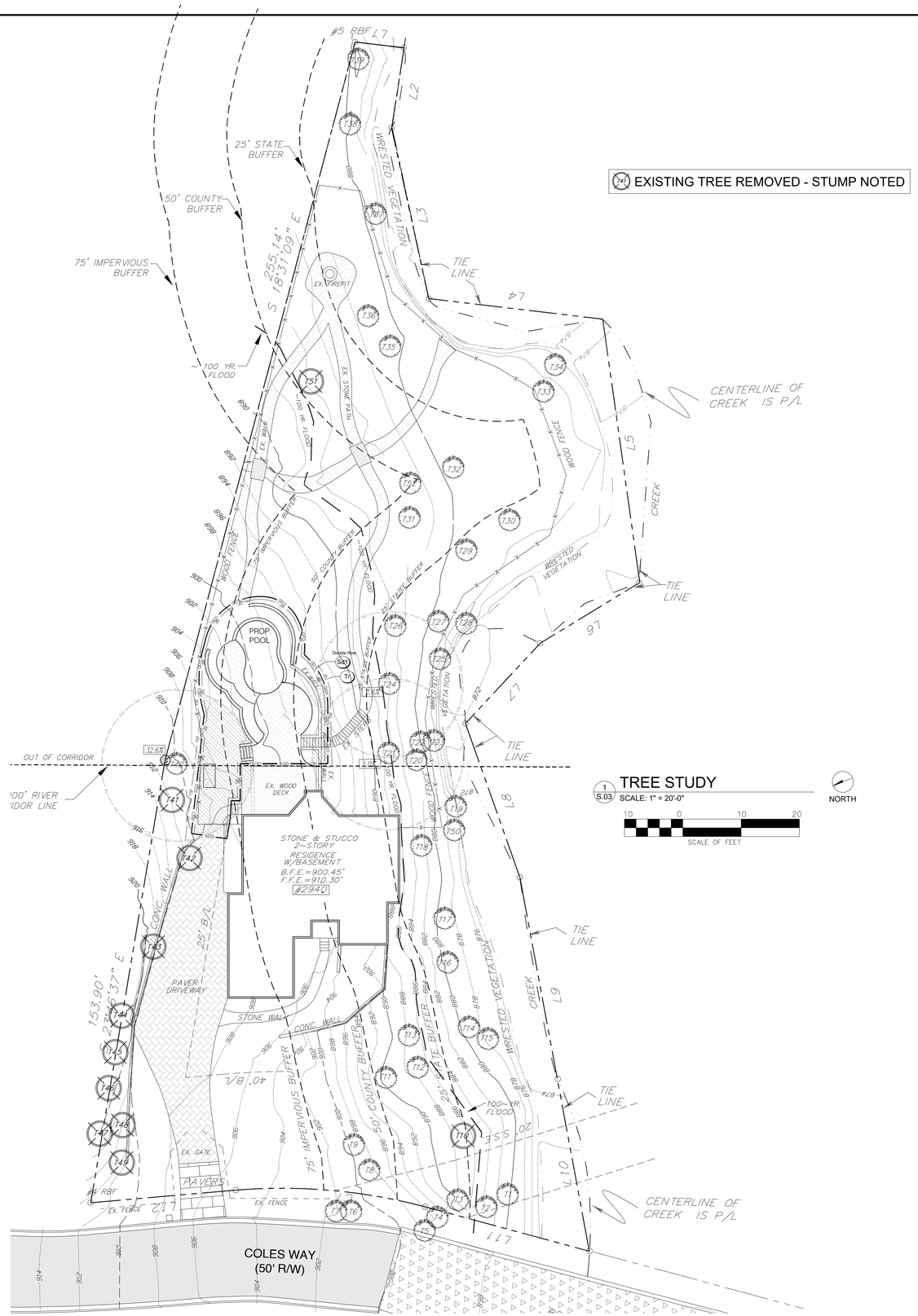
STORMWATER NOTES & DETAILS

DATE
JULY 1, 2025

PHASE
PLANNING PERMISSION

DRAWING NUMBER
S.11

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TREE STUDY

1 S.03 SCALE: 1" = 20'-0"

10 0 10 20

SCALE OF FEET

NORTH

(T41) EXISTING TREE REMOVED - STUMP NOTED

TREE LEGEND

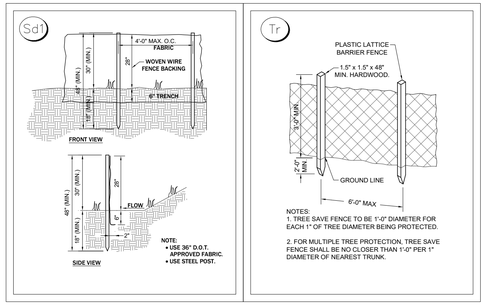
- EXISTING TREE
- TREE REMOVED
- CRZ TO BE IMPACTED
- CRZ — CRITICAL ROOT ZONE
- TSF — TREE SAVE FENCE
- SF — SILT FENCE
- LOD — LIMITS OF DISTURBANCE
- UE — UTILITY CORRIDOR

EXISTING TREE PROFILES & IMPACT

TREE	TYPE	DBH	IMPACT	STATUS
T1	HARDWOOD	14"	N/A	SAVED
T2	HARDWOOD	14"	N/A	SAVED
T3	HARDWOOD	14"	N/A	SAVED
T4	HARDWOOD	14"	N/A	SAVED
T5	HARDWOOD	14"	N/A	SAVED
T6	HARDWOOD	14"	N/A	SAVED
T7	PINE	14"	N/A	SAVED
T8	PINE	14"	N/A	SAVED
T9	CEDAR	14"	N/A	SAVED
T10	HARDWOOD	14"	REMOVED	LOST
T11	PINE	14"	N/A	SAVED
T12	HARDWOOD	14"	N/A	SAVED
T13	PINE	16"	N/A	SAVED
T14	HARDWOOD	23"	N/A	SAVED
T15	HARDWOOD	19"	N/A	SAVED
T16	HARDWOOD	35"	N/A	SAVED
T17	HARDWOOD	17"	N/A	SAVED
T18	HARDWOOD	18"	N/A	SAVED
T19	HARDWOOD	16"	N/A	SAVED
T20	HARDWOOD	14"	N/A	SAVED
T21	HARDWOOD	26"	1.0%	SAVED
T22	HARDWOOD	16"	N/A	SAVED
T23	HARDWOOD	15"	N/A	SAVED
T24	HARDWOOD	25"	1.6%	SAVED
T25	HARDWOOD	16"	N/A	SAVED
T26	HARDWOOD	14"	N/A	SAVED
T27	HARDWOOD	25"	N/A	SAVED
T28	HARDWOOD	15"	N/A	SAVED
T29	BIRCH	27"	N/A	SAVED
T30	HARDWOOD	18"	N/A	SAVED
T31	BIRCH	25"	N/A	SAVED
T32	HARDWOOD	27"	N/A	SAVED
T33	HARDWOOD	17"	N/A	SAVED
T34	HARDWOOD	13"	N/A	SAVED
T35	HARDWOOD	26"	N/A	SAVED
T36	HARDWOOD	14"	N/A	SAVED
T37	HARDWOOD	26"	N/A	SAVED
T38	HARDWOOD	14"	N/A	SAVED
T39	HARDWOOD	32"	N/A	SAVED
T40	HARDWOOD	26"	32.6%	LOST
T41	HARDWOOD	29"	REMOVED	LOST
T42	CEDAR	14"	REMOVED	LOST
T43	HARDWOOD	14"	REMOVED	LOST
T44	CEDAR	15"	REMOVED	LOST
T45	CEDAR	14"	REMOVED	LOST
T46	CEDAR	15"	REMOVED	LOST
T47	CEDAR	16"	REMOVED	LOST
T48	PINE	17"	REMOVED	LOST
T49	PINE	25"	REMOVED	LOST
T50	HARDWOOD	17"	N/A	SAVED
T51	HARDWOOD	24"	REMOVED	LOST
T52	HARDWOOD	26"	N/A	SAVED

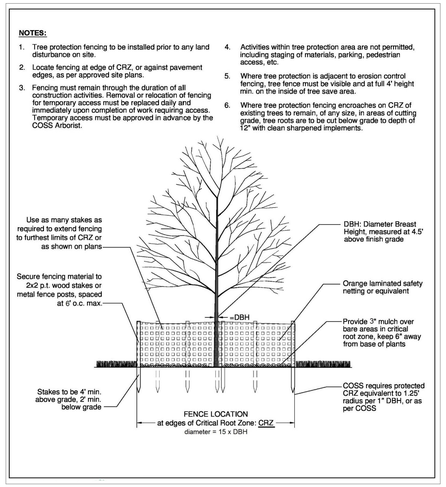
TREE NOTES

1. TREE & BUFFER MITIGATION TO BE DETERMINED.
2. ONE LANDMARK TREE WAS REMOVED - TREE #41
3. BOUNDARY TREES NOT NOTED.



1 S.11 SILT FENCE-TYPE C N.T.S.

2A S.11 TREE SAVE FENCE N.T.S.



TREE CANOPY COVERAGE

EXISTING CANOPY TO REMAIN	16,500 SF (37.8%)
CANOPY REQUIRED FOR SITE (43,560 SF x 35%)	15,246 SF (35%)
CANOPY REQUIRED TO BE ADDED	Canopy Satisfied

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TREE STUDY

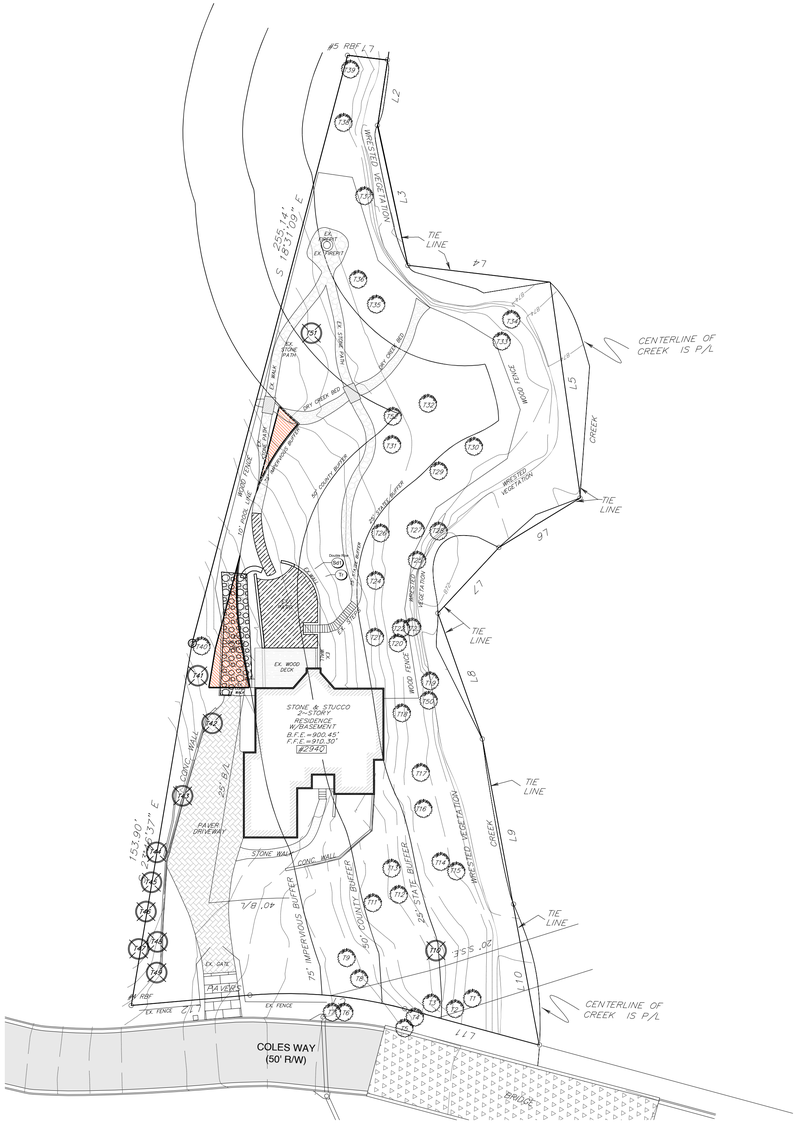
DATE
JULY 1, 2025

PHASE
PLANNING PERMISSION

DRAWING NUMBER
L.01

NOT FOR CONSTRUCTION OR PERMITTING

AREA OF USABLE SPACE - OUT OF BUFFER (RESTRICTIONS ANALYSIS)

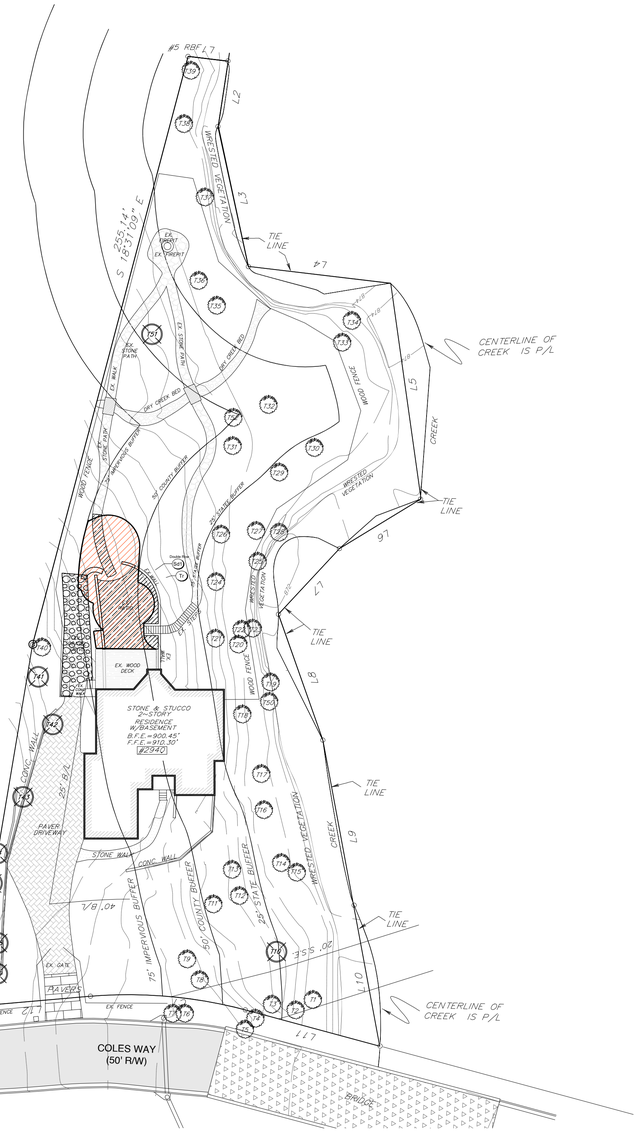


1 S.21 RESTRICTION ANALYSIS
SCALE: 1" = 30'-0"

NORTH

30 0 30 60
SCALE OF FEET

AREA OF PROPOSED ENCROACHMENT



2 S.21 PROPOSED ENCROACHMENT
SCALE: 1" = 30'-0"

NORTH

30 0 30 60
SCALE OF FEET

SANCTUM

SANCTUM DESIGN, LLC
515 HEADWIND WAY
ALPHARETTA, GA 30005
770-856-5800

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SEAL

PROJECT TITLE:

2940 COLES WAY
SANDY SPRINGS, GA 30350

SHEET TITLE:

SITE ANALYSIS

DATE
JULY 1, 2025

PHASE
PLANNING PERMISSION

DRAWING NUMBER
S.21

NOT FOR CONSTRUCTION OR PERMITTING

July 1, 2025

To Whom It May Concern:

I am submitting this letter in support of a variance request for the 75-foot stream buffer requirement at 2940 Coles Way. The requested variance is to allow the construction of a small residential pool and patio that would encroach upon the 75' impervious surface setback portion of the buffer, while maintaining the required 50-foot undisturbed natural buffer.

The style and overall design of the project are in harmony with the existing neighborhood, and we believe it will enhance the area, increase property value and contribute positively to the tax base.

The proposed improvements have been carefully designed to meet the minimum necessary relief, and to incorporate appropriate mitigation measures to preserve the function and quality of the stream buffer. As part of the design, we are proposing removing an amount of existing impervious surface greater than proposed impervious, ensuring net-zero impact on the 75' buffer.

The following outlines the grounds for this request based on the City's hardship criteria:

1. Extraordinary and Exceptional Conditions
The property is uniquely constrained by stream buffers, severe slopes, and existing trees. These natural features significantly limit the usable buildable area of the lot, necessitating the placement of most improvements within the stream buffer area to maintain any rear yard. These conditions predate December 12, 2005, and are not the result of any actions taken by the current property owner.

2. Strict Application Creates a Hardship
Strict adherence to the buffer requirements would deprive the owner of reasonable use and enjoyment of the property for its intended single-family residential purpose. Given the positioning of the stream and the limited buildable area, there is no practical location for the pool or patio outside the 75-foot buffer and remain within the back yard. Without the variance, the ability to utilize the rear yard for common residential amenities would be effectively eliminated, creating a hardship that is not shared by other properties in the area with more accommodating topography and layouts.

3. Conditions Are Not Self-Created
The physical constraints of the property were present prior to Mr. Rogers ownership and have not been exacerbated by any alterations or grading activities since acquisition. The proposed encroachment is driven entirely by the existing site conditions, not by any self-imposed limitations or development choices.

4. Minimum Necessary Relief
The requested encroachment is limited to the minimum required to accommodate the

pool and surrounding deck, all of which are situated outside the required 50-foot undisturbed zone and only partially extend into the outer 25 feet. The layout has been designed to minimize intrusion, and no permanent structures are proposed within the protected natural buffer.

5. Environmental Protection and Mitigation
We are committed to protecting the health of the stream buffer and will implement several mitigation strategies to offset any potential impact. These include:

- Removal of 986 sf of existing impervious surface within the 75' buffer to offset the impervious surface created by the proposed project. This reallocation will ensure that the site's runoff does not increase, and the water quality of the stream and its buffer will remain unchanged upon completion of the project.
- Installation of native plantings and vegetative buffers adjacent to the stream corridor to further buffer and mitigate any impact.

These actions are designed to ensure that the proposed improvements will not degrade the stream or buffer and will provide a net environmental benefit to the site.

We respectfully request that the City grant this variance based on the extraordinary site conditions and our commitment to minimizing environmental impact. We are confident that granting this variance will not adversely affect the surrounding properties or neighborhood. The addition will be designed to blend seamlessly with the existing structures, maintaining the privacy and light of neighboring properties within the community.

Thank you for your time and consideration. Please feel free to contact me should you require any additional information.

Respectfully submitted,



Tom W. Flowers, ASLA, RLA, PLA
c. 770-856-5800
tom@sanctumatl.com

VARIANCE REQUEST PLANS

FOR

2940 COLES WAY



VICINITY MAP

NOT TO SCALE

SCOPE OF WORK

THIS PROJECT PROPOSES THE CONSTRUCTION OF A POOL & PATIO IN THE BACK OF THE PROPERTY. ALL FINISHES MEET OR EXCEED THE PROPERTY & NEIGHBORHOODS AESTHETIC, RE HARDSHIP LETTER.

SANDY SPRINGS PLANNING NOTES

THIS PROJECT WILL REQUIRE TWO PRE-CONSTRUCTION MEETINGS - A SITE PRE-CONSTRUCTION MEETING WITH A SITE INSPECTOR, AND A BUILDING PRE-CONSTRUCTION MEETING WITH A BUILDING INSPECTOR – BOTH OF WHICH SHOULD BE REQUESTED THROUGH THE PORTAL PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

AN AS-BUILT DRAWING, CONTAINING A BOUNDARY SURVEY, SITE IMPROVEMENTS, TOP AND BOTTOM OF WALLS, FINISHED FLOOR ELEVATIONS OF BUILDINGS, DECKS, AND POOL, UTILITIES, EASEMENTS, PERTINENT SITE DEVELOPMENT DATA, AND ANY OTHER REQUIREMENTS OF THE COMMUNITY DEVELOPMENT DIRECTOR, SHALL BE SUBMITTED TO AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION.

BE AWARE THAT A FOUNDATION FORM SURVEY IS REQUIRED FOR ALL NEW CONSTRUCTION/NEW ADDITIONS WHERE THE BUILDING IS LOCATED WITHIN 5 FEET OF ANY SET-BACK, EASEMENT, OR BUFFER. THE FOUNDATION FORM SURVEY SHALL BE SIGNED BY A SURVEYOR LICENSED IN THE STATE OF GEORGIA.

APPLICABLE CODES

INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
INTERNATIONAL FIRE CODE, 2018 EDITION (NO GEORGIA AMENDMENTS)
INTERNATIONAL PLUMBING 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, 2023 EDITION, WITH NO GEORGIA AMENDMENTS
INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
GA PRESCRIPTIVE DECK CODE AMENDMENTS, BASED ON 2012 INTERNATIONAL RESIDENTIAL CODE
INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

This project will require TWO Pre-construction meetings -- a SITE Pre-Construction Meeting with a Site Inspector, and a BUILDING Pre-Construction Meeting with a Building Inspector – both of which should be requested through the portal prior to any land disturbance, building construction, or demolition.

An As-Built Drawing, containing a Boundary Survey, Site Improvements, Top and Bottom of Walls, Finished Floor Elevations of Buildings, Decks, and Pool, Utilities, Easements, pertinent Site Development Data, and any other requirements of the Community Development Director, shall be submitted to and approved by the Department of Community Development prior to the issuance of a Certificate of Occupancy or a Certificate of Completion.

Be aware that a foundation form survey is required for all new construction/new additions where the building is located within 5 feet of any set-back, easement, or buffer. The foundation form survey shall be signed by a surveyor licensed in the State of Georgia.

BUFFER ENCROACHMENT CHART

BUFFER/IMPERVIOUS SETBACK	EXISTING	PROPOSED	DIFFERENCE
0-25' State undisturbed natural vegetative buffer	355 sq. ft.	355 sq. ft.	0 sq. ft. +0%
25-50' State undisturbed natural vegetative buffer	2,525 sq. ft.	2,438 sq. ft.	- 87 sq. ft. - 3.44%
50-75' State undisturbed natural vegetative buffer	2,893 sq. ft.	2,871 sq. ft.	- 22 sq. ft. - .99%
Total	5,773 sq. ft.	5,664 sq. ft.	- 109 sq. ft. - 0.8%

PLANS UPDATED AUGUST 4, 2025

OWNER & TEAM

OWNER
Whc Properties LLC
980 BIRMINGHAM RD STE 501 397
ALPHARETTA GA 30004

CONTRACTOR & 24-HOUR CONTACT
TO BE DETERMINED

DESIGN FIRM
SANCTUM DESIGN LLC
515 HEADWIND WAY
ALPHARETTA, GA 30005
THOMAS W. FLOWERS
GA LIC #1699
770.856.5800
tom@sanctumatl.com

ZONING

PROPERTY INFORMATION

2940 COLES WAY
LAND LOT: 336
SUBDIVISION: HABERSHAM PLACE
LOT: 7
FULTON COUNTY, GEORGIA
PARCEL ID: 06 033600030074
TAX DISTRICT - 59

ZONING & SETBACKS

RE-2, R-3
FRONT SETBACK: 60'-0"
REAR SETBACK: 50'-0"
SIDE SETBACK: 25'-0"
LOT COVERAG: 25%

CITY NOTES

SITE DEVELOPMENT INSPECTOR
PRIOR TO LAND DISTURBING
CONSTRUCTION THE CONTRACTOR WILL
SCHEDULE A PRE-CONSTRUCTION MEETING
WITH THE SITE DEVELOPMENT INSPECTOR.
CALL 770-730-5600 TO CONTACT INSPECTOR.

LOT COVERAGE

LOT SIZE	43,560 SF (1.00 ACRES)
TOTAL AREA DISTURBED:	2,487 SF (0.057 ACRES)
COVERAGE:	
EXISTING IMPERVIOUS	9,223 SF (21.1%)
DEMO IMPERVIOUS	1,387 SF (3.1%)
PROPOSED IMPERVIOUS	1,083 SF (2.4%)
REVISED TOTAL IMPERVIOUS	8,919 SF (20.4%)
MAX LOT COVERAGE	10,890 SF (25.0%)

IMPERVIOUS SURFACE SF BREAKDOWN:

	EXISTING	DEMO	ADDED
HOUSE	2872	0	0
PAVER DRIVE	2475	0	0
GRAVEL DRIVE	541	541	0
FRONT PORCH	51	0	0
FRONT WALKS & STEPS	234	0	0
EX. DECK	371	0	0
EX STONE PATIO	680	680	607
WALLS	268	37	65
EX STONE STEPS	95	20	18
EX STEPPING STONE/GRAVEL PATH & FIREPIT	1234	109	0
EX DRY CREEK BED	354	0	0
AC & GENERATOR PADS	48	0	0
POOL	0	0	361
POOL EQUIP PAD	0	0	32
TOTAL	9,223	1,387	1,083

DRAWING INDEX

T.01 COVER SHEET

SITE
S.00 EXISTING SITE PLAN
S.01 DEMO PLAN
S.02 PROPOSED SITE PLAN
S.03 STORMWATER
S.11 STORM NOTES & DETAILS

TREE
T.01 TREE CONSERVATION PLAN

SURVEY
V.01 PROPERTY SURVEY
V.02 SITE ANALYSIS

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SEAL

PROJECT TITLE:

2940 COLES WAY
SANDY SPRINGS, GA 30350

SHEET TITLE:

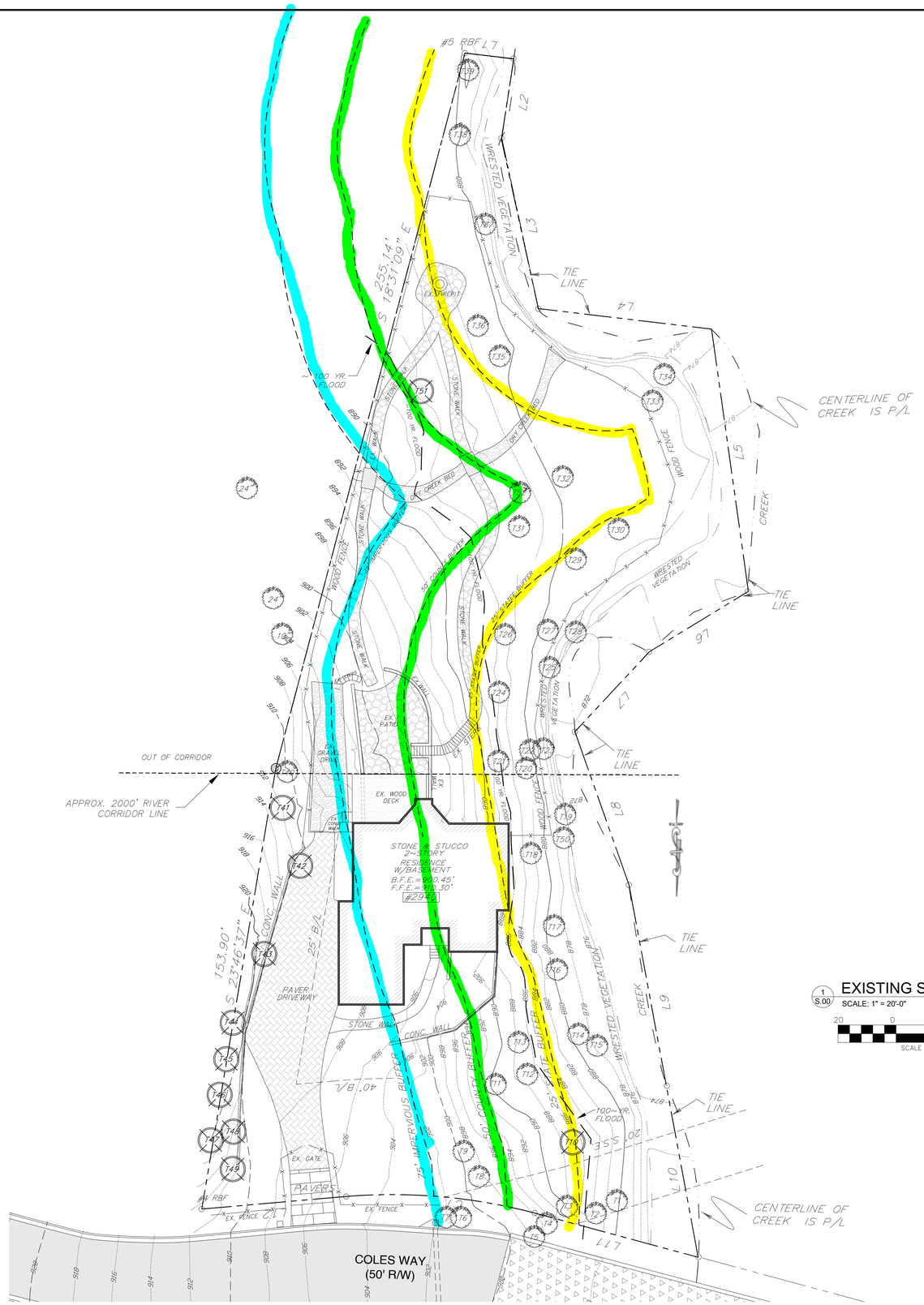
COVER SHEET

DATE
JULY 1, 2025

PHASE
PLANNING PERMISSION

DRAWING NUMBER
T.01

NOT FOR CONSTRUCTION OR PERMITTING



EXISTING SITE PLAN
S.00 SCALE: 1" = 20'-0"

NORTH

20 0 20 40
SCALE OF FEET

SITE LEGEND

PROPERTY LINE
BUILDING SETBACK LINE/EASMENT
LAKE, STREAM
LAKE / STREAM BUFFER

EROSION CRITERIA:
- LIMITS OF DISTURBANCE
- SILT FENCING, RE. 1/S.11
- TREE SAVE FENCING, RE. 2/S.11
- CONSTRUCTION EXIT, RE. 3/S.11
- DRAIN OUTLET PROTECTION RE. 6/S.11
- DISTURBED AREA VEGETATION PRACTICES, RE. 4/S.11

TOPOGRAPHIC CONTOURS:
- EXISTING @ 10'-0"
- EXISTING @ 2'-0"
- PROPOSED

UTILITIES:
- UNDERGROUND ELECTRIC
- OVER GROUND ELECTRIC
- GAS
- WATER
- SANITARY SEWER

GENERAL ELEMENTS
- EXISTING BLDG
- EXISTING HARDSCAPE
- TO BE REMOVED
- EXISTING DRAINAGE SWALE
- EXISTING FENCE/RAIL

- EXISTING DRAIN INLET, CONCRETE
- EXISTING AIR CONDENSOR UNIT, GAS METER, UTILITY POLE, WATER METER
- HOSE BIB, CLEAN OUT, HYDRANT, MANHOLE

DRAINAGE FLOW ARROW, DOWNSPOUTS: EXISTING / NEW,

TREES:
- EXISTING TREE
- TREE REMOVED - STUMP NOTED
- TREE TAG W % OF TREE CRZ TO BE IMPACTED.
- TREE CANOPY
- CRITICAL ROOT ZONE
- STRUCTURAL PLATE ROOT ZONE
- AREA OF TREE TO BE IMPACTED

LANDSCAPE ELEMENTS:
- PROPOSED TREES
- PROPOSED TREE TAG

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SEAL

GEORGIA REGISTERED No. 001699 LANDSCAPE ARCHITECT THOMAS WALKER FLOWERS

PROJECT TITLE:

2940 COLES WAY
SANDY SPRINGS, GA 30350

SHEET TITLE:

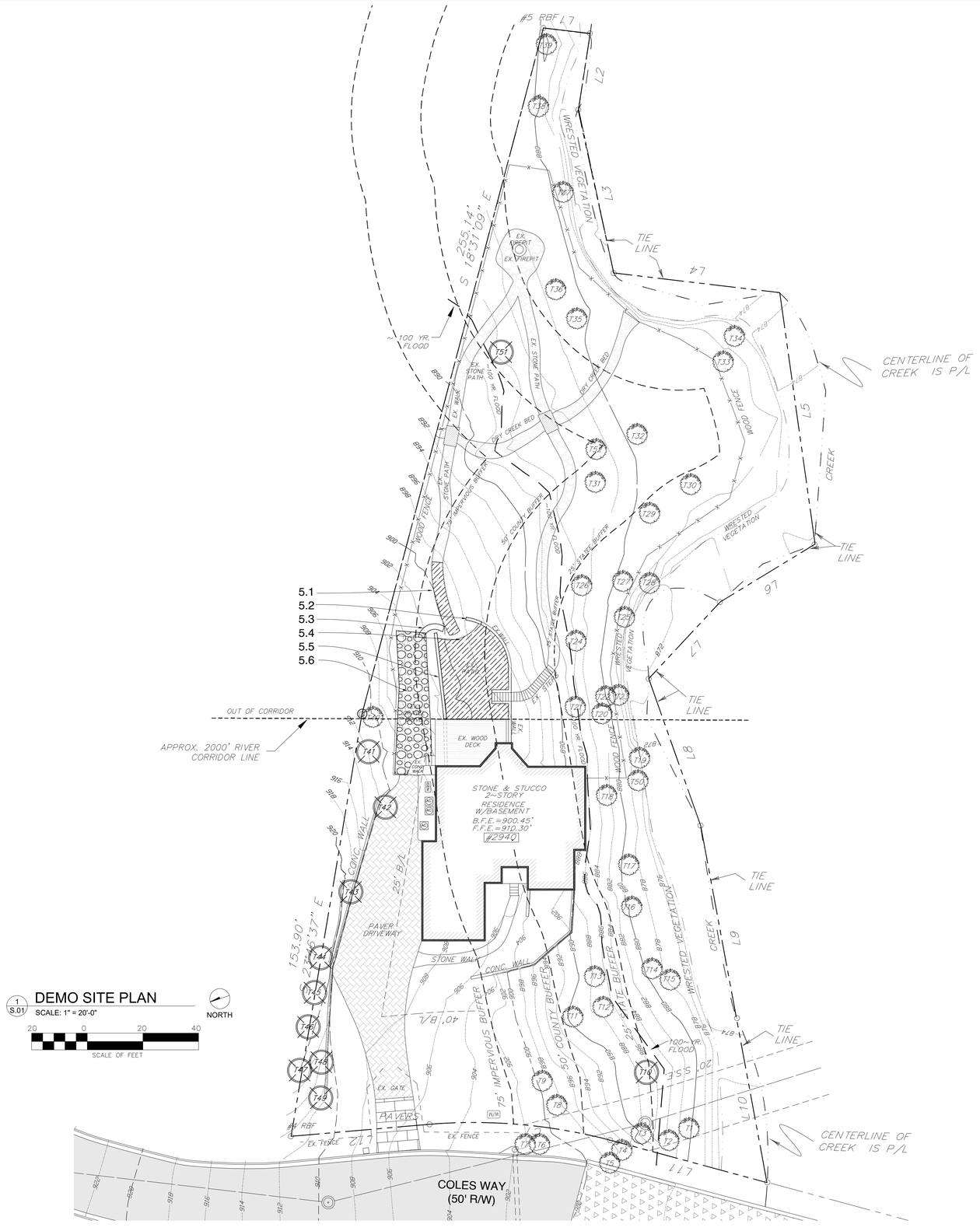
EXISTING SITE PLAN

DATE
JULY 1, 2025

PHASE
PLANNING PERMISSION

DRAWING NUMBER
S.01

NOT FOR CONSTRUCTION OR PERMITTING



1 S.01 DEMO SITE PLAN

SCALE: 1" = 20'-0"

NORTH

20 0 20 40

SCALE OF FEET

DEMO KEY NOTES

SITE SIZE & DISTURBANCE
- 1.1 TOTAL LOT AREA 1.00 ACRES
- 1.2 TOTAL AREA DISTURBED 2,487 SF 0.057 ACRES
- 1.3 BALANCE DIRT ON SITE. CUT: 0.0 C.Y. FILL: 0.0 C.Y.
- 1.4 PRIOR TO LAND DISTURBING DEMO. AND CONSTRUCTION, THE CONTRACTOR WILL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE DEVELOPMENT INSPECTOR 24 HOURS BEFORE BEGINNING PHASE OF CONSTRUCTION . CALL 770-730-5600 TO CONTACT INSPECTOR.

FLOOD & BODIES OF WATER
- 2.1 FLOOD STATEMENT - PROPERTY IS IN FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C0157G, EFFECTIVE 9/18/2013.

DEMOLITION
- 5.1 REMOVE SECTION OF EXISTING STONE WALK
- 5.2 REMOVE SECTION OF EXISTING WALL
- 5.3 REMOVE EXISTING STONE STEPS
- 5.4 REMOVE & MODIFY EXISTING STONE PATIO
- 5.5 REMOVE EXISTING STONE WALL
- 5.6 REMOVE EXISTING GRAVEL PATH

TREES
- 8.1 REMOVED EXISTING TREES AS NOTED, RE S.03
- 8.2 REFRAIN FROM OPERATING OR STORING CONSTRUCTION EQUIPMENT AND MATERIALS AND ALL ACTIVITIES BENEATH TREE CANOPY THAT WOULD CAUSE UNIQUE COMPACTION OF SOIL IN CRZ

LANDSCAPE
- 9.1 PROTECT ALL EXISTING LANDSCAPE TO REMAIN.

UTILITIES
- 10.1 CALL UTILITY LOCATE PRIOR TO CONSTRUCTION. MAINTAIN CURRENT. PROTECT ALL UTILITES DURING CONSTRUCTION.

(T41) TREE REMOVED - STUMP NOTED

NOT FOR CONSTRUCTION

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2940 COLES WAY
SANDY SPRINGS, GA 30350

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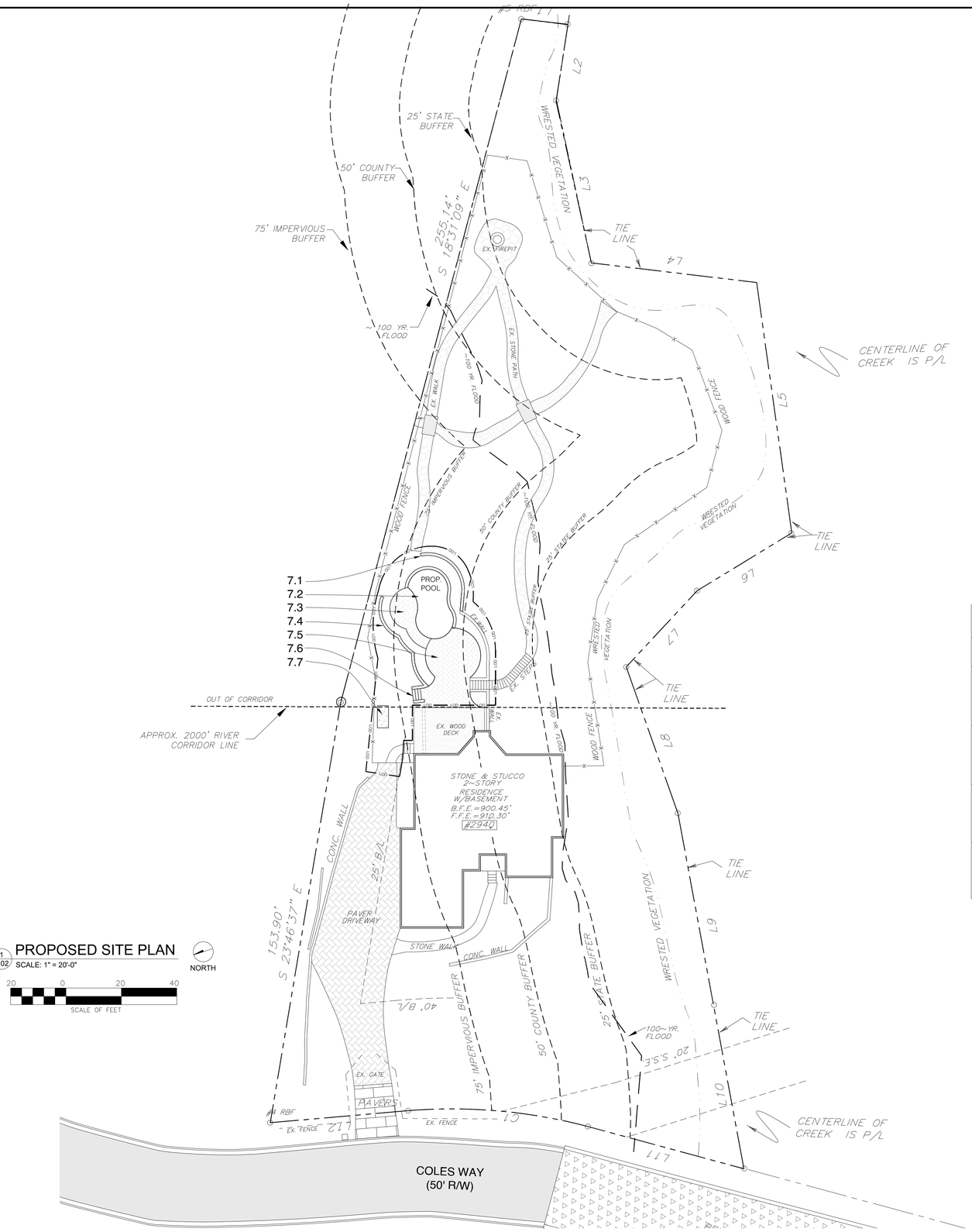
DEMO PLAN

DATE
JULY 1, 2025

PHASE
PLANNING PERMISSION

DRAWING NUMBER
S.01

NOT FOR CONSTRUCTION OR PERMITTING



1 S.02 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

NORTH

20 0 20 40
SCALE OF FEET

PROPOSED KEY NOTES

SITE SIZE & DISTURBANCE
- 1.1 TOTAL LOT AREA 1.00 ACRES
- 1.2 TOTAL AREA DISTURBED 2,860 SF 0.065 ACRES
- 1.3 BALANCE DIRT ON SITE. CUT: 0.0 C.Y. FILL: 0.0 C.Y.
- 1.4 PRIOR TO LAND DISTURBING DEMO. AND CONSTRUCTION, THE CONTRACTOR WILL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE DEVELOPMENT INSPECTOR 24 HOURS BEFORE BEGINNING PHASE OF CONSTRUCTION . CALL 770-730-5600 TO CONTACT INSPECTOR.

FLOOD & BODIES OF WATER
- 2.1 FLOOD STATEMENT - PROPERTY IS IN FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C0157G, EFFECTIVE 9/18/2013.

HARDSCAPE
- 7.1 PROPOSED RETAINING WALL & RAILING, RE STRUCT. ENG.
- 7.2 PROPOSED POOL - 12'-0" x 25'-0"
- 7.3 PROPOSED PAVER PATIO
- 7.4 PROPOSED RATAINING WALL & RAILING, RE STRUCT. ENG.
- 7.5 PROPOSED STONE PATIO
- 7.6 PROPOSED STONE STEPS
- 7.7 PROPOSED POOL EQUIPMENT PAD- TO BE SCREENED FROM VIEW

BUFFER ENCROACHMENT CHART

BUFFER/IMPERVIOUS SETBACK	EXISTING	PROPOSED	DIFFERENCE
0-25' State undisturbed natural vegetative buffer	355 sq. ft.	355 sq. ft.	0 sq. ft. +0%
25-50' State undisturbed natural vegetative buffer	2,525 sq. ft.	2,438 sq. ft.	- 87 sq. ft. - 3.44%
50-75' State undisturbed natural vegetative buffer	2,893 sq. ft.	2,871 sq. ft.	- 22 sq. ft. - .99%
Total	5,773 sq. ft.	5,664 sq. ft.	- 109 sq. ft. - 0.8%

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SEAL

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2940 COLES WAY
SANDY SPRINGS, GA 30350

SHEET TITLE:

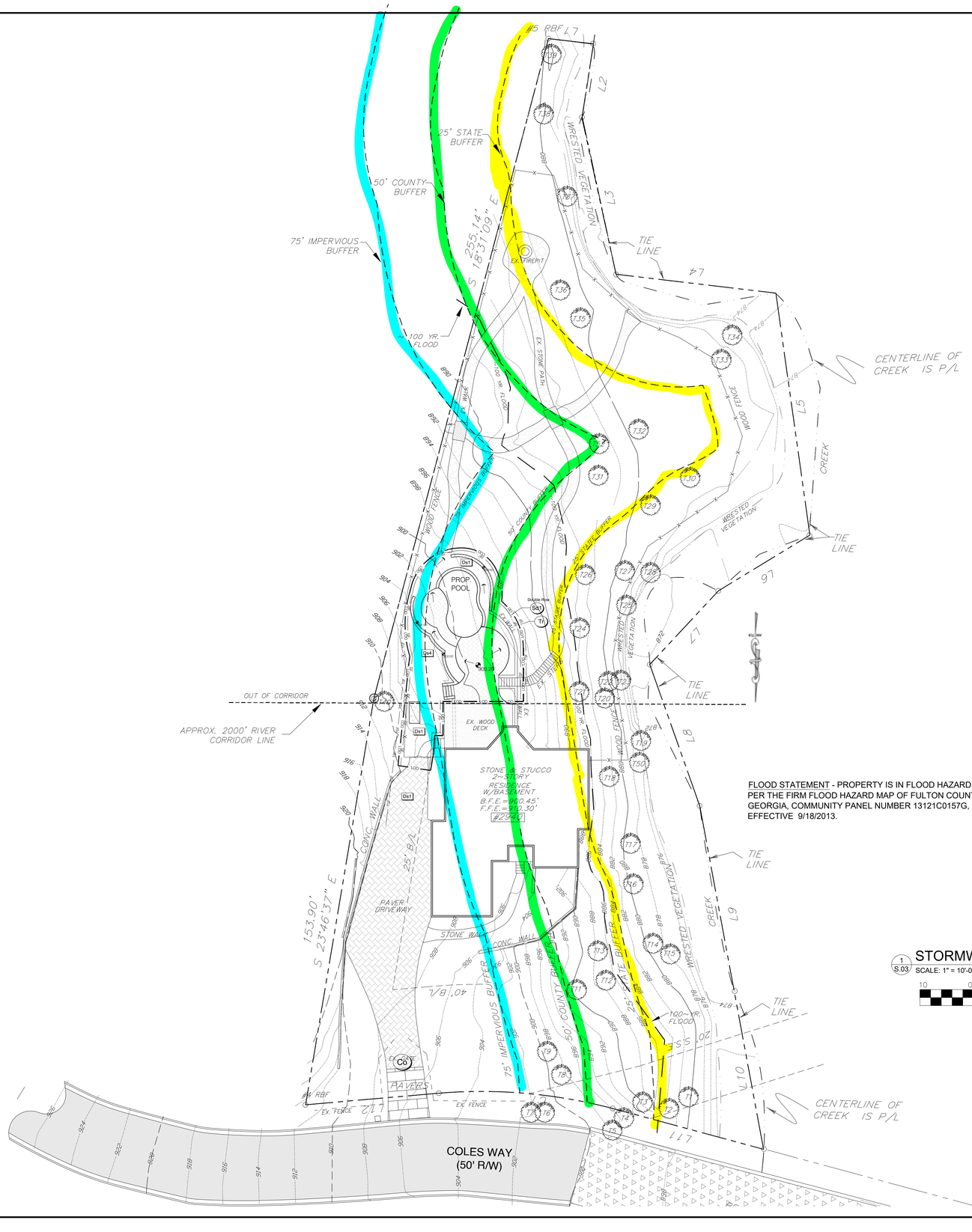
PROPOSED SITE PLAN

DATE
JULY 1, 2025

PHASE
PLANNING PERMISSION

DRAWING NUMBER
S.02

NOT FOR CONSTRUCTION OR PERMITTING



FLOOD STATEMENT - PROPERTY IS IN FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C0157G, EFFECTIVE 9/18/2013.

1 S.03 STORMWATER CONCEPT
SCALE: 1" = 10'-0"

NORTH

10 0 10 20
SCALE OF FEET

NOT FOR CONSTRUCTION

DRAINAGE LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE/EASMENT
- LAKE, STREAM
- LAKE / STREAM BUFFER

EROSION CRITERIA:
- LOD — LOD — LIMITS OF DISTURBANCE
- SF — SF — SILT FENCING, RE. 1/S.11
- TSF — TSF — TREE SAVE FENCING, RE. 2/S.11
- Co — CONSTRUCTION EXIT, RE. 3/S.11
- Ds1 Ds2 Ds3 Ds4 — DISTURBED AREA VEGETATION PRACTICES, RE. 4/S.11
- St — DRAINAGE OUTLET PROTECTION, RE 6/S.11

TOPOGRAPHIC CONTOURS:
- EXISTING @ 10'-0"
- 100 EXISTING @ 2'-0"
- PROPOSED
- SWALE — SWALE — SWALE SWALE LINE

DRAIN PIPE
- 4" — 4" — 4" 4" ADS DUAL WALL PIPE
- 6" — 6" — 6" 6" ADS DUAL WALL PIPE
- 8" — 8" — 8" 8" ADS DUAL WALL PIPE
- 12" — 12" 12" ADS DUAL WALL PIPE
- SLEEVE — SLEEVE — SLEEVE (2) 2" PVC SLEEVES

DRAINAGE:
- KOV DS — DOWNSPOUTS: EXISTING / NEW
- DI — EXISTING DRAIN INLET
- FLOW DIRECTION ARROW

DRAIN INLETS
- 6 — 6" DRAIN BOX
- 9 — 9" DRAIN BOX
- 12 — 12" DRAIN BOX
- 18 — 18" DRAIN BOX
- 4" CHANNEL DRAIN

SPOT ELEVATIONS:
- (+1000.0') EXISTING SPOT ELEVATION
- + 1000.0' PROPOSED SPOT ELEVATION
- FFE = 1000.0' FINISHED FLOOR ELEVATION
- TW/BW TOP WALL/BOTTOM WALL
- TS/BS TOP STEPS/BOTTOM STEPS
- TC TOP CURB
- RIM EL./INV. EL. RIM/INVERT ELEVATION

STORMWATER

LOT COVERAGE

LOT SIZE	43,560 SF (1.00 ACRES)
TOTAL AREA DISTURBED:	2,487 SF (0.057 ACRES)
COVERAGE:	
EXISTING IMPERVIOUS	9,223 SF (21.1%)
DEMO IMPERVIOUS	1,387 SF (3.1%)
PROPOSED IMPERVIOUS	1,083 SF (2.4%)
REVISED TOTAL IMPERVIOUS	8,919 SF (20.4%)
MAX LOT COVERAGE	10,890 SF (25.0%)

IMPERVIOUS SURFACE SF BREAKDOWN:

	EXISTING	DEMO	ADDED
HOUSE	2872	0	0
PAVER DRIVE	2475	0	0
GRAVEL DRIVE	541	541	0
FRONT PORCH	51	0	0
FRONT WALKS & STEPS	234	0	0
EX. DECK	371	0	0
EX STONE PATIO	680	680	607
WALLS	268	37	65
EX STONE STEPS	95	20	18
EX STEPPING STONE/GRAVEL PATH & FIREPIT	1234	109	0
EX DRY CREEK BED	354	0	0
AC & GENERATOR PADS	48	0	0
POOL	0	0	361
POOL EQUIP PAD	0	0	32
TOTAL	9,223	1,387	1,083

WATER QUALITY

REQUIRED WATER QUALITY VOLUME:

TO BE DETERMINED

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SEAL

PROJECT TITLE:

2940 COLES WAY
SANDY SPRINGS, GA 30350

SHEET TITLE:

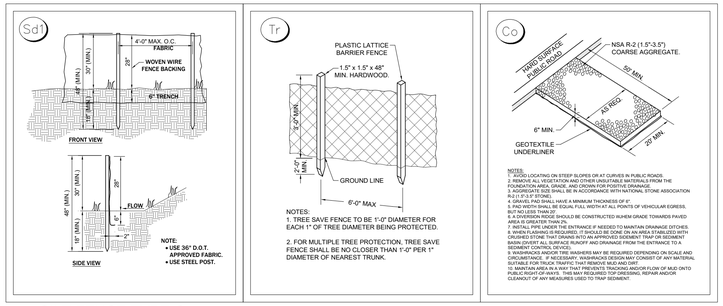
STORM

DATE
JULY 1, 2025

PHASE
PLANNING PERMISSION

DRAWING NUMBER
S.03

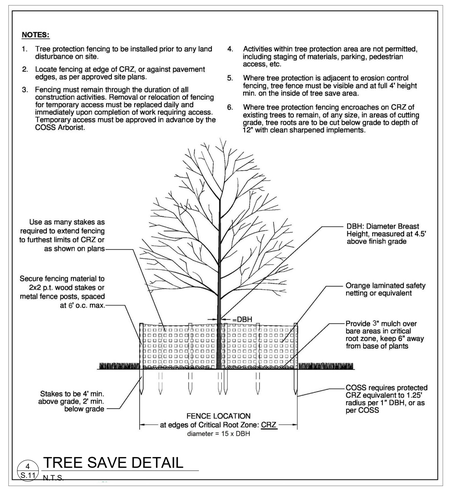
NOT FOR CONSTRUCTION OR PERMITTING



1 S.11 SILT FENCE-TYPE C
N.T.S.

2A S.11 TREE SAVE FENCE
N.T.S.

3 S.11 CONSTRUCTION EXIT
N.T.S.



4 S.11 TREE SAVE DETAIL
N.T.S.

This project will require TWO Pre-construction meetings -- a SITE Pre-Construction Meeting with a Site Inspector, and a BUILDING Pre-Construction Meeting with a Building Inspector – both of which should be requested through the portal prior to any land disturbance, building construction, or demolition.

An As-Built Drawing, containing a Boundary Survey, Site Improvements, Top and Bottom of Walls, Finished Floor Elevations of Buildings, Decks, and Pool, Utilities, Easements, pertinent Site Development Data, and any other requirements of the Community Development Director, shall be submitted to and approved by the Department of Community Development prior to the issuance of a Certificate of Occupancy or a Certificate of Completion.

Be aware that a foundation form survey is required for all new construction/new additions where the building is located within 5 feet of any set-back, easement, or buffer. The foundation form survey shall be signed by a surveyor licensed in the State of Georgia.

DRAINAGE

1. CREATE POSITIVE DRAINAGE AWAY FROM ALL EXIST. AND NEW BUILT STRUCTURES. GRADED SLOPES WILL BE MIN. 1/4" PER 1'-0" (INCLUDES DRIVE, MIN. 1/8" PER 1'-0" ALL OTHER HARDSCAPE). NO GRADED SLOPE SHALL EXCEED 2:1. DIRECTION OF DRAINAGE TO FOLLOW HISTORIC PATHS OR LEAD TO THE BMP.
2. RUNOFF REDUCTION.
   2.1. PIPE DOWNSPOUTS TO PROPOSED INFILTRATION PIT.

GRADING

3. GRADE TO SLOPE MIN. 1/4" / 1'-0" AWAY FROM STRUCTURES AND RETURN TO ORIG. GRADE AS SOON AS POSSIBLE.

SANDY SPRINGS PLANNING NOTES

THIS PROJECT WILL REQUIRE TWO PRE-CONSTRUCTION MEETINGS - A SITE PRE-CONSTRUCTION MEETING WITH A SITE INSPECTOR, AND A BUILDING PRE-CONSTRUCTION MEETING WITH A BUILDING INSPECTOR – BOTH OF WHICH SHOULD BE REQUESTED THROUGH THE PORTAL PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

AN AS-BUILT DRAWING, CONTAINING A BOUNDARY SURVEY, SITE IMPROVEMENTS, TOP AND BOTTOM OF WALLS, FINISHED FLOOR ELEVATIONS OF BUILDINGS, DECKS, AND POOL, UTILITIES, EASEMENTS, PERTINENT SITE DEVELOPMENT DATA, AND ANY OTHER REQUIREMENTS OF THE COMMUNITY DEVELOPMENT DIRECTOR, SHALL BE SUBMITTED TO AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION.

BE AWARE THAT A FOUNDATION FORM SURVEY IS REQUIRED FOR ALL NEW CONSTRUCTION/NEW ADDITIONS WHERE THE BUILDING IS LOCATED WITHIN 5 FEET OF ANY SET-BACK, EASEMENT, OR BUFFER. THE FOUNDATION FORM SURVEY SHALL BE SIGNED BY A SURVEYOR LICENSED IN THE STATE OF GEORGIA.

CITY OF SANDY SPRINGS EROSION CONTROL NOTES

NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE “STOP WORK” ORDER.

NOTE: WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.

GEORGIA
UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Tr	TREE PROTECTION		 (DENOTE TREE CENTERS)	To protect desirable trees from injury during construction activity.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Sd1	SEDIMENT BARRIER		 (TYPE C)	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)		Ds4	A permanent vegetative cover using sods on highly erodable or critically eroded lands.

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515 HEADWIND WAY
ALPHARETTA, GA 30005
770-856-5800

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SEAL

PROJECT TITLE:

2940 COLES WAY
SANDY SPRINGS, GA 30350

SHEET TITLE:

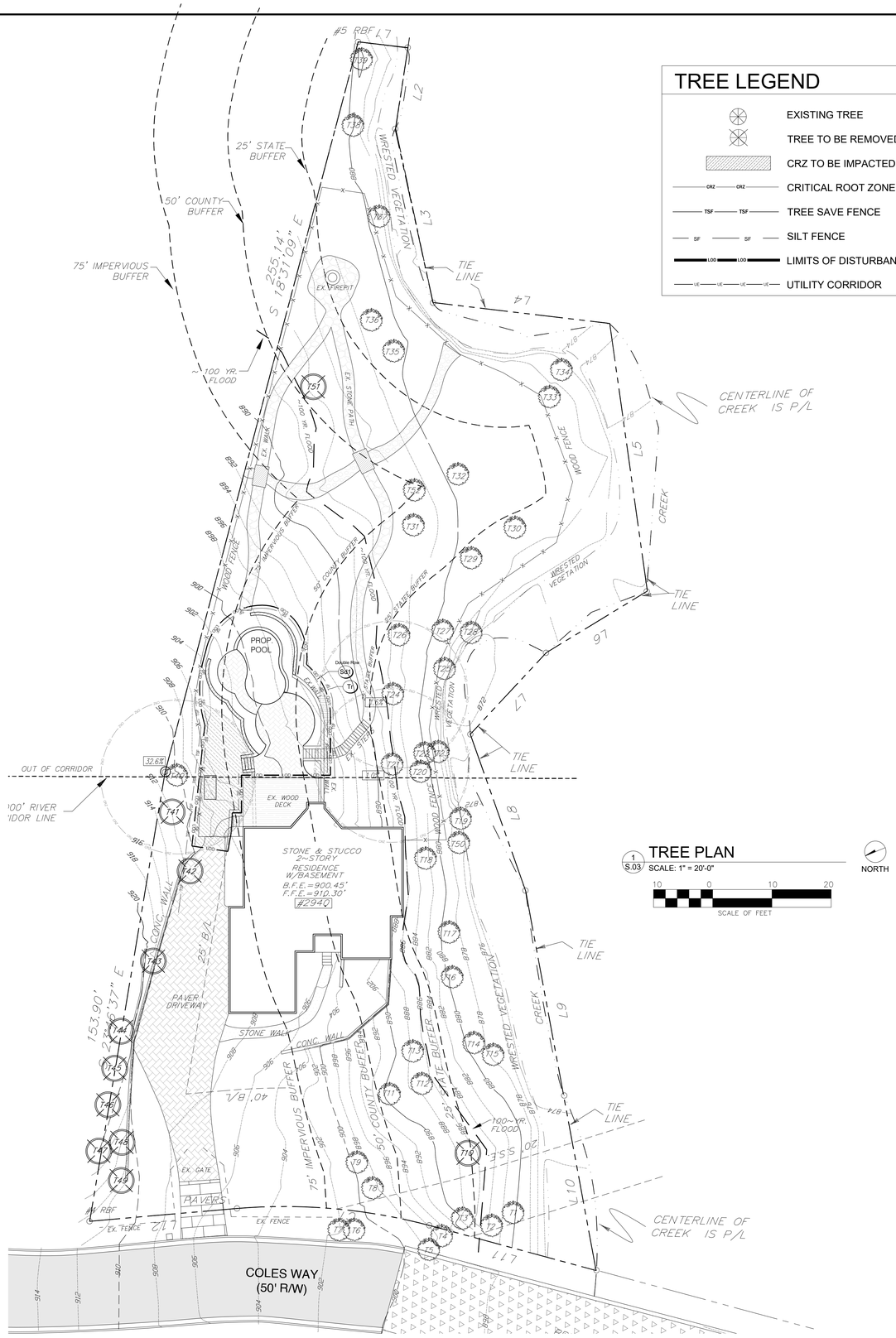
STORMWATER NOTES & DETAILS

DATE
JULY 1, 2025

PHASE
PLANNING PERMISSION

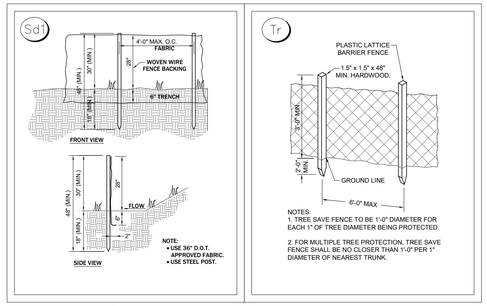
DRAWING NUMBER
S.11

NOT FOR CONSTRUCTION OR PERMITTING



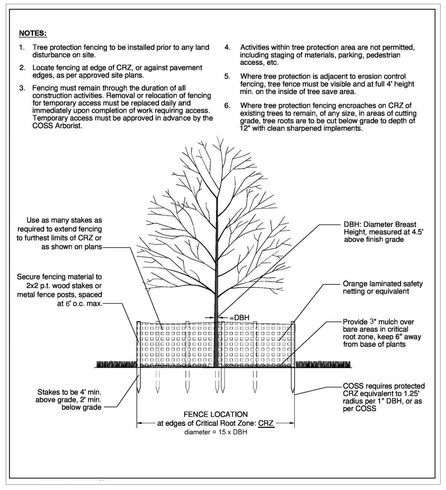
TREE LEGEND

- EXISTING TREE
- TREE TO BE REMOVED
- CRZ TO BE IMPACTED
- CRZ — CRZ — CRITICAL ROOT ZONE
- TSF — TSF — TREE SAVE FENCE
- SF — SF — SILT FENCE
- LOD — LOD — LIMITS OF DISTURBANCE
- UE — UE — UE — UE — UTILITY CORRIDOR



1 / S.11 SILT FENCE-TYPE C
N.T.S.

2A / S.11 TREE SAVE FENCE
N.T.S.



TREE LEGEND

- TREES:
  - Txx — • EXISTING TREE
  - T41 — • TREE REMOVED - STUMP NOTED
  - 2.92% — • TREE TAG W % OF TREE CRZ TO BE IMPACTED.
  - CRZ — CRZ — • TREE CANOPY • CRITICAL ROOT ZONE
  - SPR — SPR — • STRUCTURAL PLATE ROOT ZONE
  - • AREA OF TREE TO BE IMPACTED
- LANDSCAPE ELEMENTS:
  - • PROPOSED TREES
  - HWD1 — • PROPOSED TREE TAG

T41 TREE REMOVED - STUMP NOTED

1 / S.03 TREE PLAN
SCALE: 1" = 20'-0"

10 0 10 20
SCALE OF FEET

NORTH

TREE NOTES

1. TREE & BUFFER MITIGATION REQUIRMENTS & SPECIFICATIONS PENDING.
2. ONE LANDMARK TREES (OUTSIDE THE BUFFER) TO BE IMPACTED.
3. BOUNDARY TREES NOT NOTED.

TREE CANOPY COVERAGE

EXISTING CANOPY TO REMAIN	16,500 SF (37.8%)
CANOPY REQUIRED FOR SITE (43,560 SF x 35%)	15,246 SF (35%)
CANOPY REQUIRED TO BE ADDED	Canopy Satisfied

EXISTING TREE PROFILES & IMPACT

TREE	TYPE	DBH	IMPACT	STATUS
T1	HARDWOOD	14"	N/A	SAVED
T2	HARDWOOD	14"	N/A	SAVED
T3	HARDWOOD	14"	N/A	SAVED
T4	HARDWOOD	14"	N/A	SAVED
T5	HARDWOOD	14"	N/A	SAVED
T6	HARDWOOD	14"	N/A	SAVED
T7	PINE	14"	N/A	SAVED
T8	PINE	14"	N/A	SAVED
T9	CEDAR	14"	N/A	SAVED
T10	HARDWOOD	14"	REMOVED	LOST
T11	PINE	14"	N/A	SAVED
T12	HARDWOOD	14"	N/A	SAVED
T13	PINE	16"	N/A	SAVED
T14	HARDWOOD	23"	N/A	SAVED
T15	HARDWOOD	19"	N/A	SAVED
T16	HARDWOOD	35"	N/A	SAVED
T17	HARDWOOD	17"	N/A	SAVED
T18	HARDWOOD	18"	N/A	SAVED
T19	HARDWOOD	16"	N/A	SAVED
T20	HARDWOOD	14"	N/A	SAVED
T21	HARDWOOD	26"	1.0%	SAVED
T22	HARDWOOD	16"	N/A	SAVED
T23	HARDWOOD	15"	N/A	SAVED
T24	HARDWOOD	25"	1.6%	SAVED
T25	HARDWOOD	16"	N/A	SAVED
T26	HARDWOOD	14"	N/A	SAVED
T27	HARDWOOD	25"	N/A	SAVED
T28	HARDWOOD	15"	N/A	SAVED
T29	BIRCH	27"	N/A	SAVED
T30	HARDWOOD	18"	N/A	SAVED
T31	BIRCH	25"	N/A	SAVED
T32	HARDWOOD	27"	N/A	SAVED
T33	HARDWOOD	17"	N/A	SAVED
T34	HARDWOOD	13"	N/A	SAVED
T35	HARDWOOD	26"	N/A	SAVED
T36	HARDWOOD	14"	N/A	SAVED
T37	HARDWOOD	26"	N/A	SAVED
T38	HARDWOOD	14"	N/A	SAVED
T39	HARDWOOD	32"	N/A	SAVED
T40	HARDWOOD	26"	32.6%	LOST
T41	HARDWOOD	29"	REMOVED	LOST
T42	CEDAR	14"	REMOVED	LOST
T43	HARDWOOD	14"	REMOVED	LOST
T44	CEDAR	15"	REMOVED	LOST
T45	CEDAR	14"	REMOVED	LOST
T46	CEDAR	15"	REMOVED	LOST
T47	CEDAR	16"	REMOVED	LOST
T48	PINE	17"	REMOVED	LOST
T49	PINE	25"	REMOVED	LOST
T50	HARDWOOD	17"	N/A	SAVED
T51	HARDWOOD	24"	REMOVED	LOST
T52	HARDWOOD	26"	N/A	SAVED

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SEAL

PROJECT TITLE:

2940 COLES WAY
SANDY SPRINGS, GA 30350

SHEET TITLE:

TREE CONSERVATION PLAN

DATE
JULY 1, 2025

PHASE
PLANNING PERMISSION

DRAWING NUMBER
T.01

NOT FOR CONSTRUCTION OR PERMITTING

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

ZONING:

CURRENTLY ZONED: RE-2

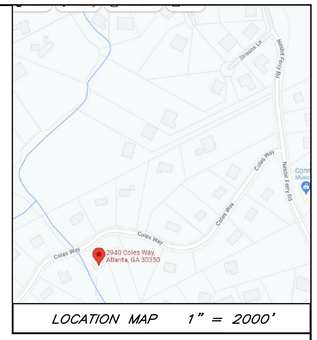
MINIMUM YARD REQUIREMENTS:

FRONT SETBACK (PRIMARY)-60' (SIDE)-40'

SIDE SETBACK-25'

REAR SETBACK-50'

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.



LOCATION MAP 1" = 2000'

LINE CHART		
LINE	BEARING	DISTANCE
L1	S 63°08'08" W	16.86
L2	N 24°38'49" W	27.80
L3	N 45°34'04" W	60.12
L4	S 63°20'31" W	59.87
L5	N 41°18'07" W	91.45
L6	N 25°17'44" E	39.84
L7	N 09°31'24" E	37.56
L8	N 52°44'03" W	55.95
L9	N 44°02'34" W	70.47
L10	N 43°46'26" W	60.03
L11	N 71°42'14" E	58.48
L12	N 31°42'14" E	50.00

CURVE CHART				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	65.51	187.41	N 61°42'31" E	65.18



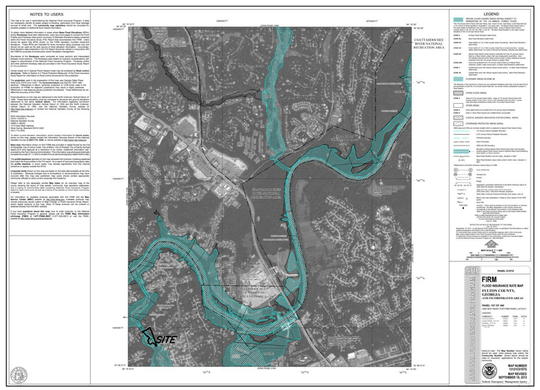
MAGNETIC NORTH

SITE AREA
±0.99 AC.
±42910 ☐'

TREE CHART		
TREE	SIZE	TYPE
T1	14"	HARDWOOD
T2	14"	HARDWOOD
T3	14"	HARDWOOD
T4	14"	HARDWOOD
T5	14"	HARDWOOD
T6	14"	HARDWOOD
T7	14"	PINE
T8	14"	PINE
T9	14"	CEDAR
T10	14"	HARDWOOD
T11	14"	PINE
T12	14"	HARDWOOD
T13	15"	PINE
T14	23"	HARDWOOD
T15	19"	HARDWOOD
T16	35"	HARDWOOD
T17	17"	HARDWOOD
T18	18"	HARDWOOD
T19	15"	HARDWOOD
T20	14"	HARDWOOD
T21	26"	HARDWOOD
T22	15"	HARDWOOD
T23	15"	HARDWOOD
T24	25"	HARDWOOD
T25	15"	HARDWOOD
T26	14"	HARDWOOD
T27	25"	HARDWOOD
T28	15"	HARDWOOD
T29	27"	BIRCH
T30	18"	HARDWOOD
T31	25"	BIRCH
T32	27"	HARDWOOD
T33	17"	HARDWOOD
T34	13"	HARDWOOD
T35	25"	HARDWOOD
T36	14"	HARDWOOD
T37	28"	HARDWOOD
T38	14"	HARDWOOD
T39	32"	HARDWOOD
T40	28"	HARDWOOD
T41	29"	HARDWOOD
T42	14"	CEDAR
T43	14"	HARDWOOD
T44	15"	CEDAR
T45	14"	CEDAR
T46	15"	CEDAR
T47	15"	CEDAR
T48	17"	PINE
T49	25"	PINE
T50	17"	HARDWOOD
T51	24"	HARDWOOD
T52	26"	HARDWOOD

LEGEND

- P.P.- POWER POLE
- L.P.- LIGHT POLE
- F.H.- FIRE HYDRANT
- M.H.- SANITARY SEWER MANHOLE
- W/M - W.M.- WATER METER
- G/M - G.M.- GAS METER
- RBS- REINFORCING BAR SET
- RBF- REINFORCING BAR FOUND
- CTF- CRIMP TOP PIPE FOUND
- OTF- OPEN TOP PIPE FOUND
- R/W MON.- RIGHT-OF-WAY MONUMENT
- X TYPE OF FENCE
- J.B.- JUNCTION BOX
- D.I.- DROP INLET / YARD INLET
- C.B.- CATCH BASIN
- R.C.P.- REINFORCED CONCRETE PIPE
- C.M.P.- CORRUGATED METAL PIPE
- F.F.E.- FINISHED FLOOR ELEVATION
- WATER VALVE
- U.E. UNDERGROUND ELECTRIC
- SOUTHERN BELL MANHOLE
- G GAS LINE
- O/H OVERHEAD POWER LINES
- HW.-HEADWALL
- W WATER LINE
- PBX POWERBOX



GENERAL PLAT NOTES:

THE FIELD DATA DATED 1-3-2022 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 49,338 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 92,105 FEET. A TRIMBLE S6 ROBOT WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.

A PORTION OF THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY PANEL #13121C0157G DATED SEPTEMBER 18, 2013.

THIS PLAT IS FOR THE EXCLUSIVE USE OF KAEL ROGERS. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR, THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

30 0 30 60

SCALE IN FEET

SURVEYORS 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 HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTIONS, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY 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.

K. ADDISON BLAKESLEE GA RLS #3246 — 1-4-2023 DATE

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Marietta, Georgia 30062
Phone 404.787.1012
www.pristinelandservices.com



TOPOGRAPHIC SURVEY FOR:
KAEL ROGERS
LOCATED IN LAND LOT 336
6TH DISTRICT
LOT 7-HABERSHAM PLACE
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORFGIA

GEORGIA REGISTERED 3246 LAND SURVEYOR ADDISON BLAKESLEE

REVISIONS

FIELD WORK DATE: 1-3-2023
DRAFTING DATE : 1-4-2023
SCALE : 1"=30'
DRAWN BY : KAB
CHECKED BY : KAB
PROJECT NO. 2022264

COLES.DWG

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SEAL

PROJECT TITLE:

2940 COLES WAY
SANDY SPRINGS, GA 30350

SHEET TITLE:

SURVEY

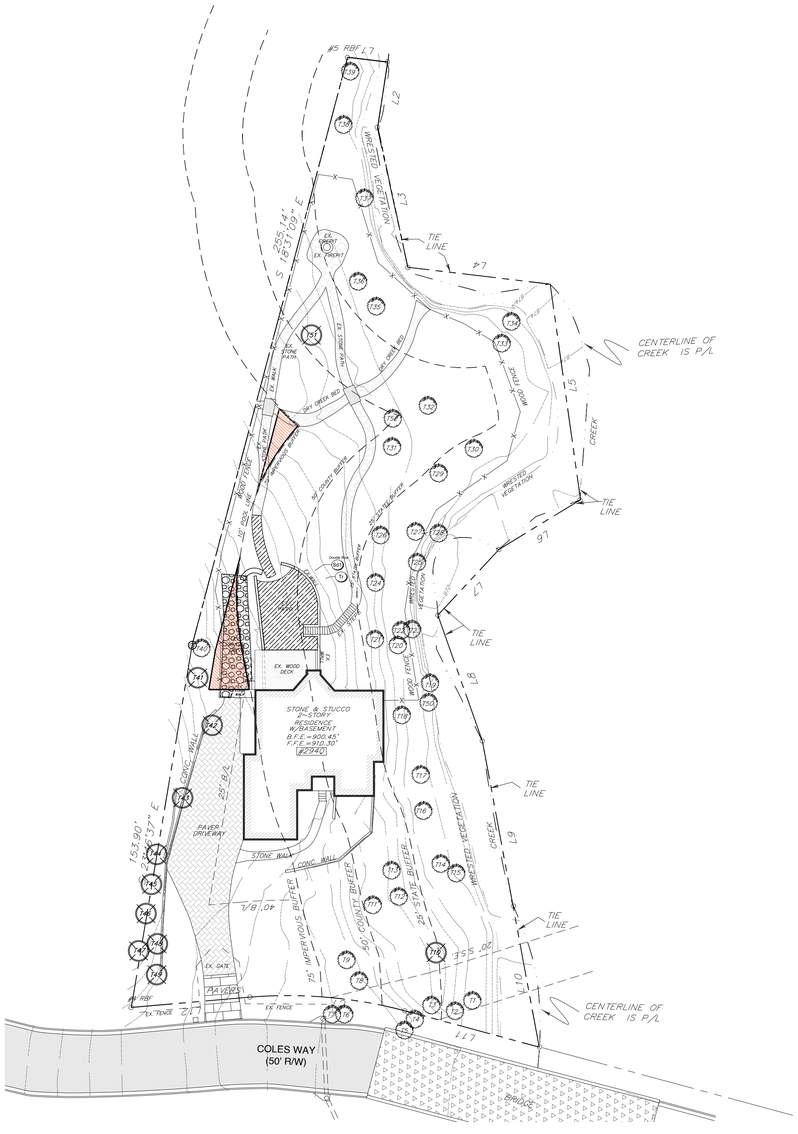
DATE
JULY 1, 2025

PHASE
PLANNING PERMISSION

DRAWING NUMBER
V.01

NOT FOR CONSTRUCTION OR PERMITTING

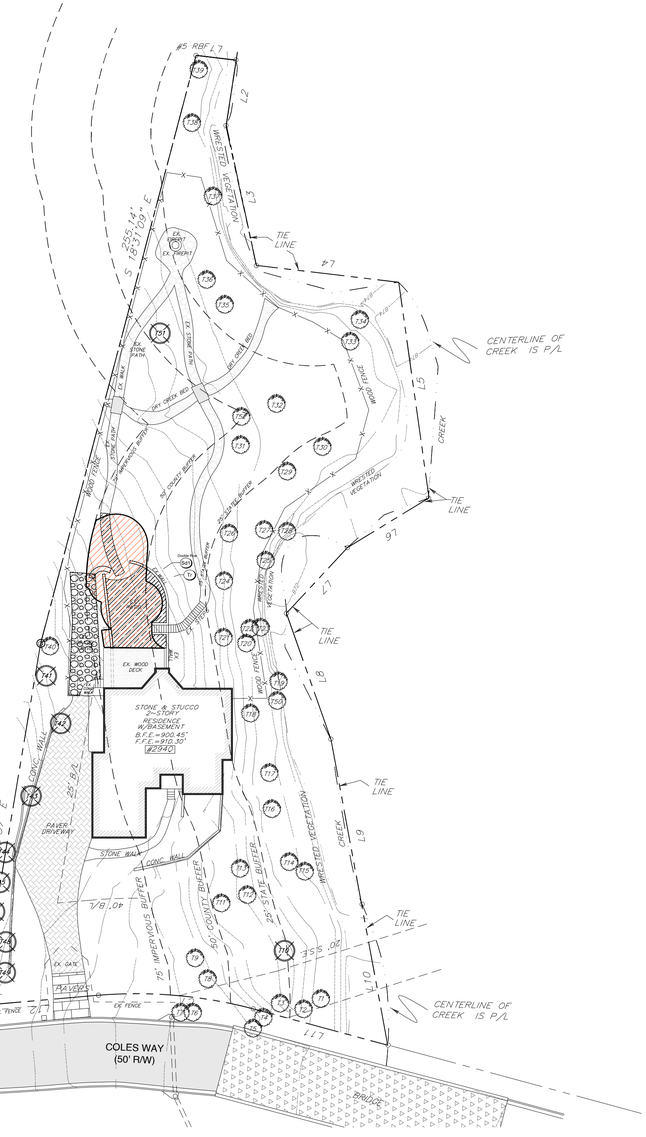
AREA OF USABLE SPACE - OUT OF BUFFER (RESTRICTIONS ANALYSIS)



1 S.21 RESTRICTION ANALYSIS
SCALE: 1" = 30'-0"
NORTH

30 0 30 60
SCALE OF FEET

AREA OF PROPOSED ENCROACHMENT



2 S.21 PROPOSED ENCROACHMENT
SCALE: 1" = 30'-0"
NORTH

30 0 30 60
SCALE OF FEET

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SEAL

PROJECT TITLE:

2940 COLES WAY
SANDY SPRINGS, GA 30350

SHEET TITLE:

SITE ANALYSIS

DATE
JULY 1, 2025

PHASE
PLANNING PERMISSION

DRAWING NUMBER
S.21

NOT FOR CONSTRUCTION OR PERMITTING

Board of Appeals

November 5, 2025

SANDY SPRINGS
GEORGIA

V-25-23
2940 Coles Way

STAFF RECOMMENDATION:

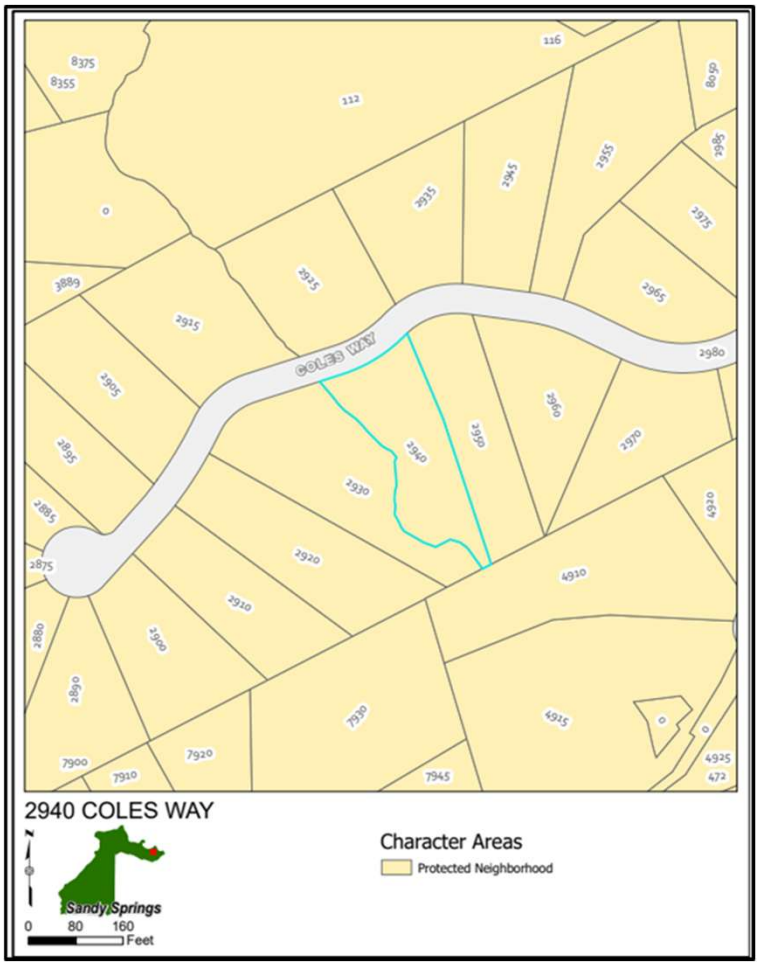
Approval with Conditions

SANDY SPRINGS
GEORGIA

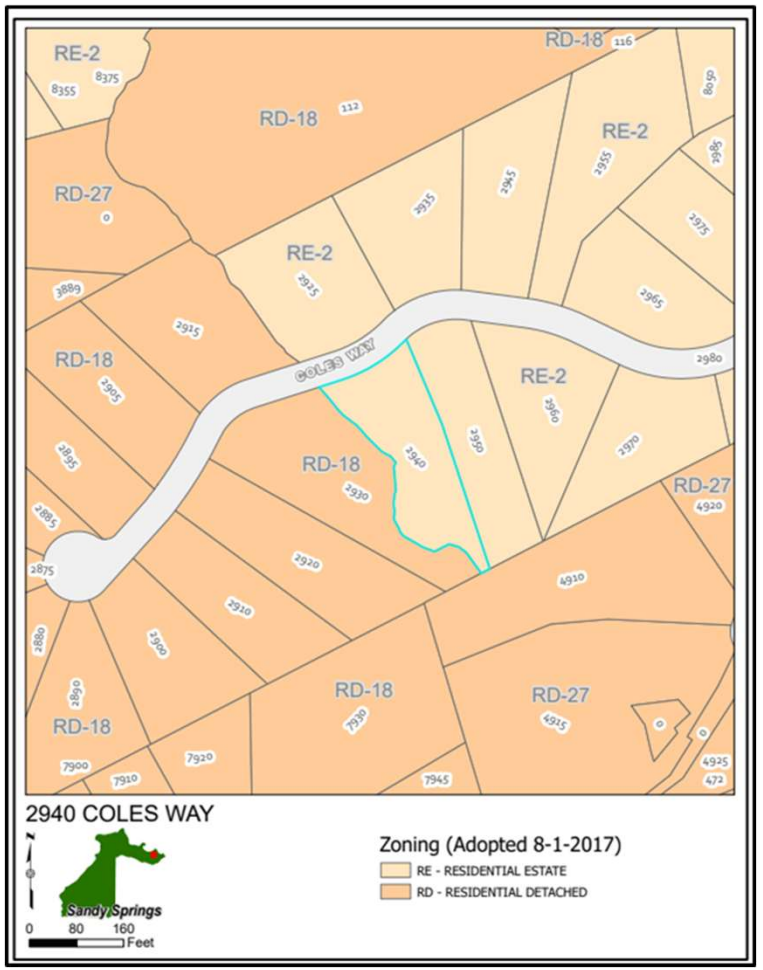
Request

- A request for a Variance from Sec. 9.2.3. to allow construction of a pool and paver patio to encroach into the 50-foot natural undisturbed vegetative buffer and the 75-foot impervious surface setback.

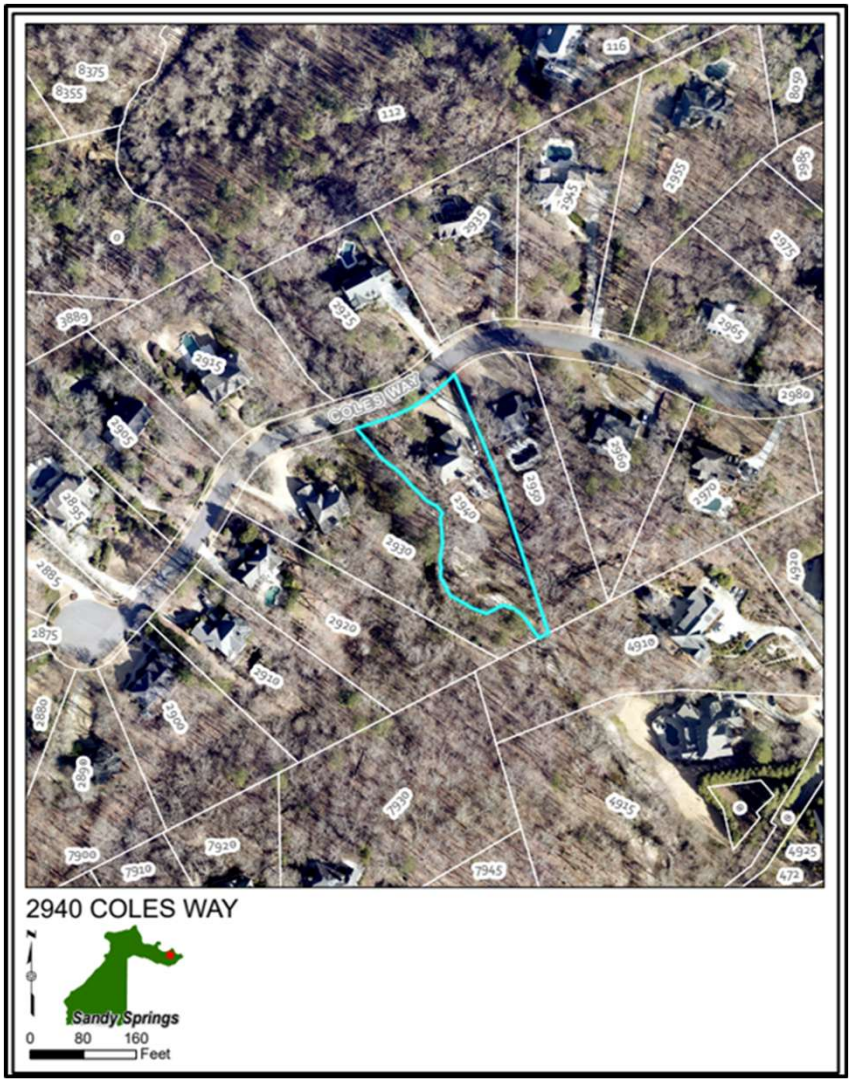
Character Area Map



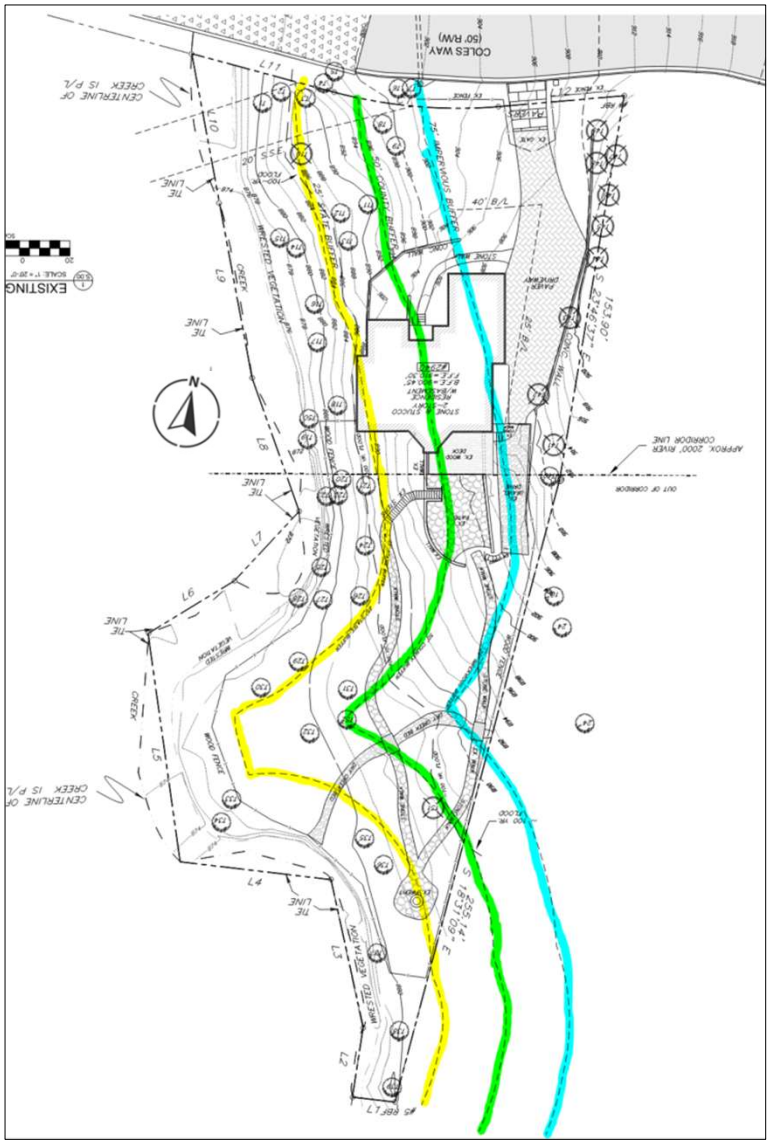
Zoning Map



Aerial Image



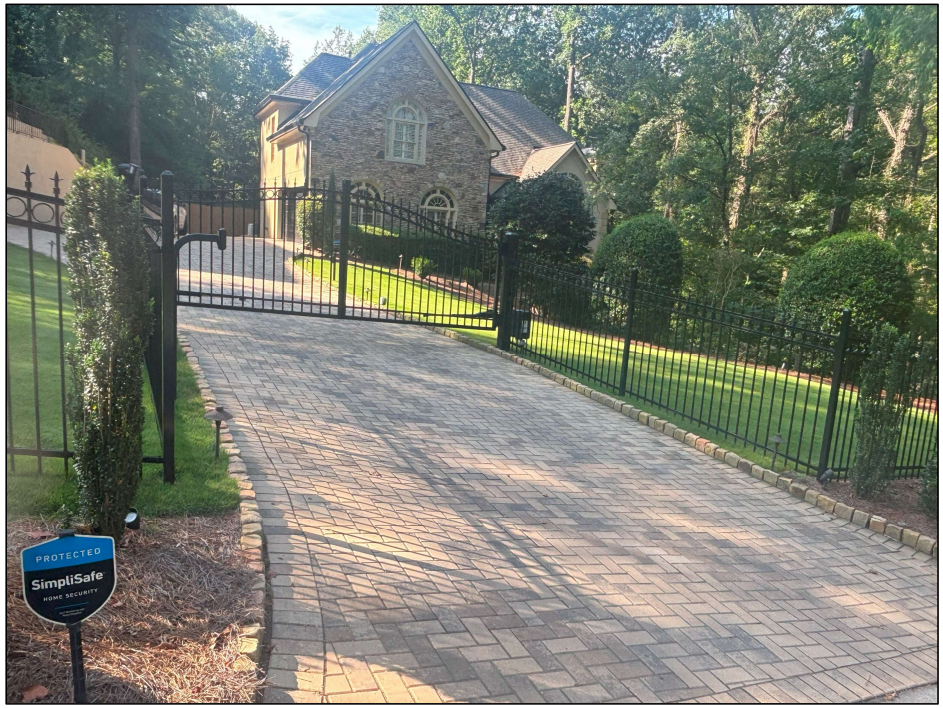
Survey



Existing Conditions

- The subject property is a 1-acre lot with an existing single-family home, with a two-car garage. Based on Fulton County records, the present owners acquired the property in 2022, and the home was built in 1987.
- Located within the Habersham Place, the subject property is in the northeastern portion of the City.
- A stream runs along the southwestern portion of the property with the stream's buffers encompassing the home.
- A portion in the north of the property is located in the Chattahoochee River Corridor and subject to MRPA.
- Much of the backyard has been landscaped with stairs leading from the deck to backyard where a fire pit is located.
- The majority of the property is within the 25-foot state waters buffer, 50-foot vegetative buffer, and 75-foot impervious surface setback.

Existing Conditions



View of front of home

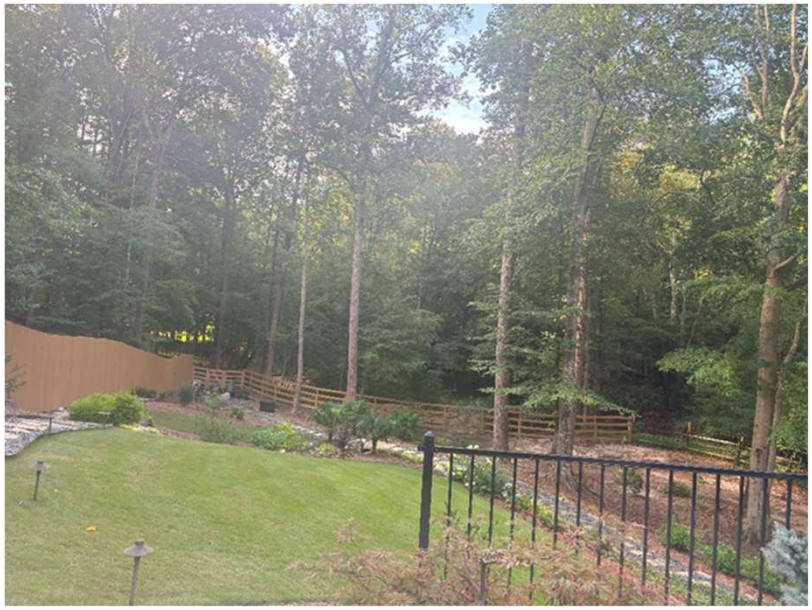


View of rear of home

Existing Conditions

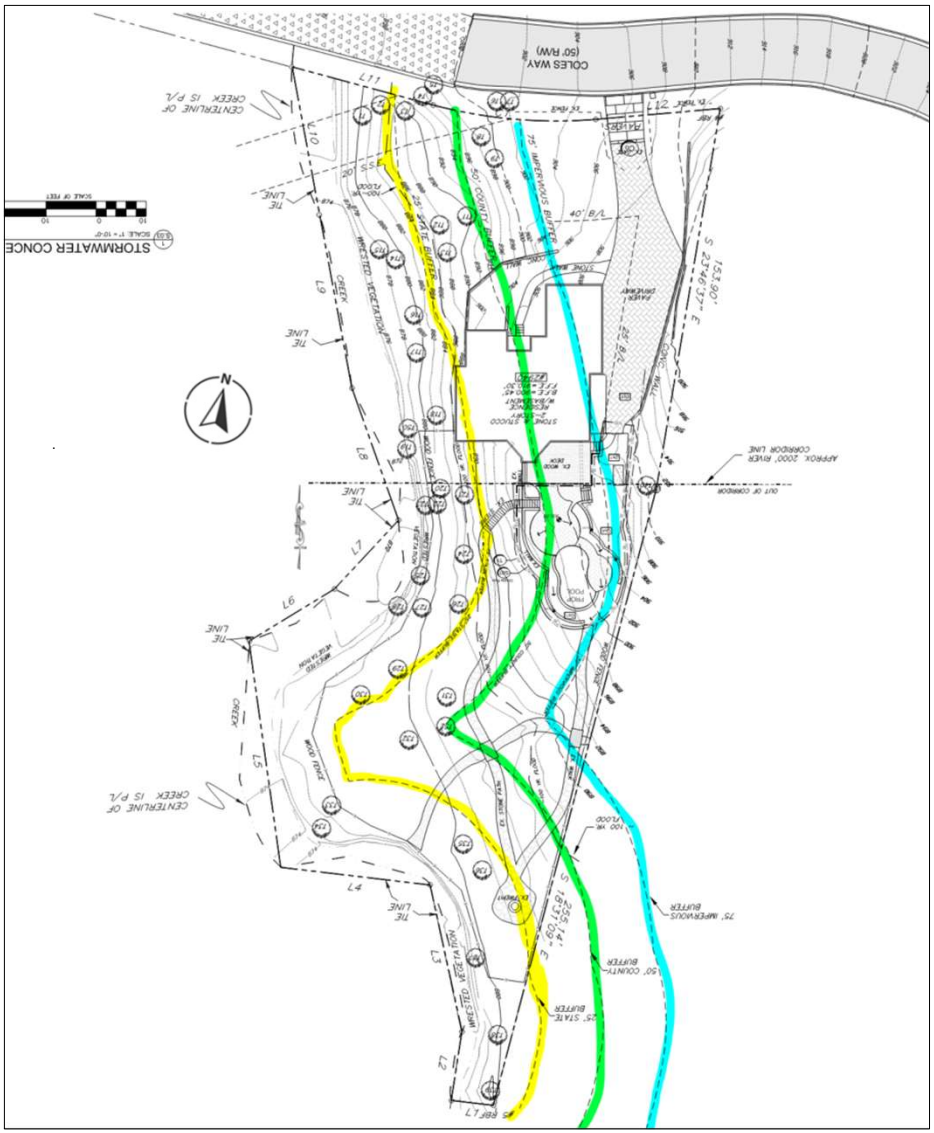


Rear of landscaped backyard facing west



Rear of landscaped backyard facing south

Site Plan


COLES WAY
(50' R/W)
CENTERLINE OF CREEK IS P/L
75' IMPERVIOUS BUFFER
50' COUNTY BUFFER
25' STATE BUFFER
APPROX. 2000' RIVER CORRIDOR LINE
100 YR FLOOD
STORMWATER CONCE

Proposed Development (in progress)

- The applicants are proposing to construct a 12' x 25' pool and 680 SF paver patio that encroaches into the 50-foot natural undisturbed vegetative buffer and 75-foot impervious surface setback in the rear yard, and southeastern side of the property. The new pool and patio will be an extension of the existing impervious development by 3.8%.
- *Per **sec. 9.2.3.C. Land Development Requirements Buffer and Setback Requirements** states All land development activity subject to this Division must meet the following requirements:*

1. ***Fifty-Foot Vegetative Buffer** An undisturbed natural vegetative buffer is maintained for 50 feet, measured horizontally, on all banks of the State waters as measured from the point of wrested vegetation.*
2. ***Seventy-Five-Foot Impervious Surface Setback** All impervious surfaces are prohibited from an additional setback of 25 feet, measured horizontally from the 50-foot vegetative buffer.*

    *a. **Purpose** The purpose of the setback is to prohibit all newly proposed impervious surfaces and to prevent increases in stormwater runoff caused by grading or other land disturbance activities within the impervious surface setback.*

    *b. **Exceptions** Land development activities in the impervious surface setback may be approved by the Director if they maintain or decrease the existing stormwater runoff rates.*
3. ***Septic** No septic tanks or septic tank drain fields are permitted within the buffer or the setback. Septic tanks and septic tank drain fields must be coordinated with the Fulton County Health Department and comply with its regulations.*

- This proposal is seeking a variance to extend the existing encroachments within the 50-foot natural undisturbed vegetative buffer and the 75-foot impervious surface setback for the new pool and paver patio.

Variance Considerations:

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

-- This property is an irregular shape as the west property line follows the meander of the stream. The lot is constrained by the stream buffers and setback.

The home was built in the 1987 and is now situated within today's stream buffers.

The shape, topography, and other physical conditions do prevent the development of this property without a variance. The applicant's request to construct a pool and paver patio that encroaches into the 50-foot undisturbed vegetation buffer and 75-foot impervious surface setback is a result of the physical constraints.

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

--The buffers associated with the stream encumber most of the property, and the slope drops about 40 feet from east to west and drops about 32 feet from north to south

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

--The location of the buffers and setback encumber the majority of the property leaving no buildable area not requiring a variance.

Recommendation

- Staff recommends Approval of Variance V-25-23 with Conditions a request from Sec. 9.2.3. to allow the construction of a pool and paver patio to encroach into the 50-foot natural undisturbed vegetative buffer and the 75-foot impervious surface setback.

- The applicant must provide storm water mitigation plan by a registered design professional at the time of permitting.
- Construction must be substantially similar to provided site plan as part of this application.



SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT
Board of Appeals Meeting, November 5, 2025

Case: **V-25-43 - 50 Mountain Creek Trace**
Staff Contact: Michele McIntosh-Ross (mmcintosh-ross@sandyspringsga.gov)
Report Date: October 28, 2025

REQUEST
Request for a Variance from Div 2.3, Sec. 6.1.2.B. and Div. 9.2. to encroach into the 60-foot primary street setback and 75-foot impervious surface setback for the construction of a new home.

APPLICANT		
Property Owners:	Petitioner:	Representative:
Cohen Solomon	Ed Levin	Ed Levin

RECOMMENDATIONS
Department of Community Development
Staff recommends **Approval with Conditions** of Variance V-25-43

MATERIALS SUBMITTED AND REVIEWED

Materials and Plans

1. "Application" received on August 16, 2025

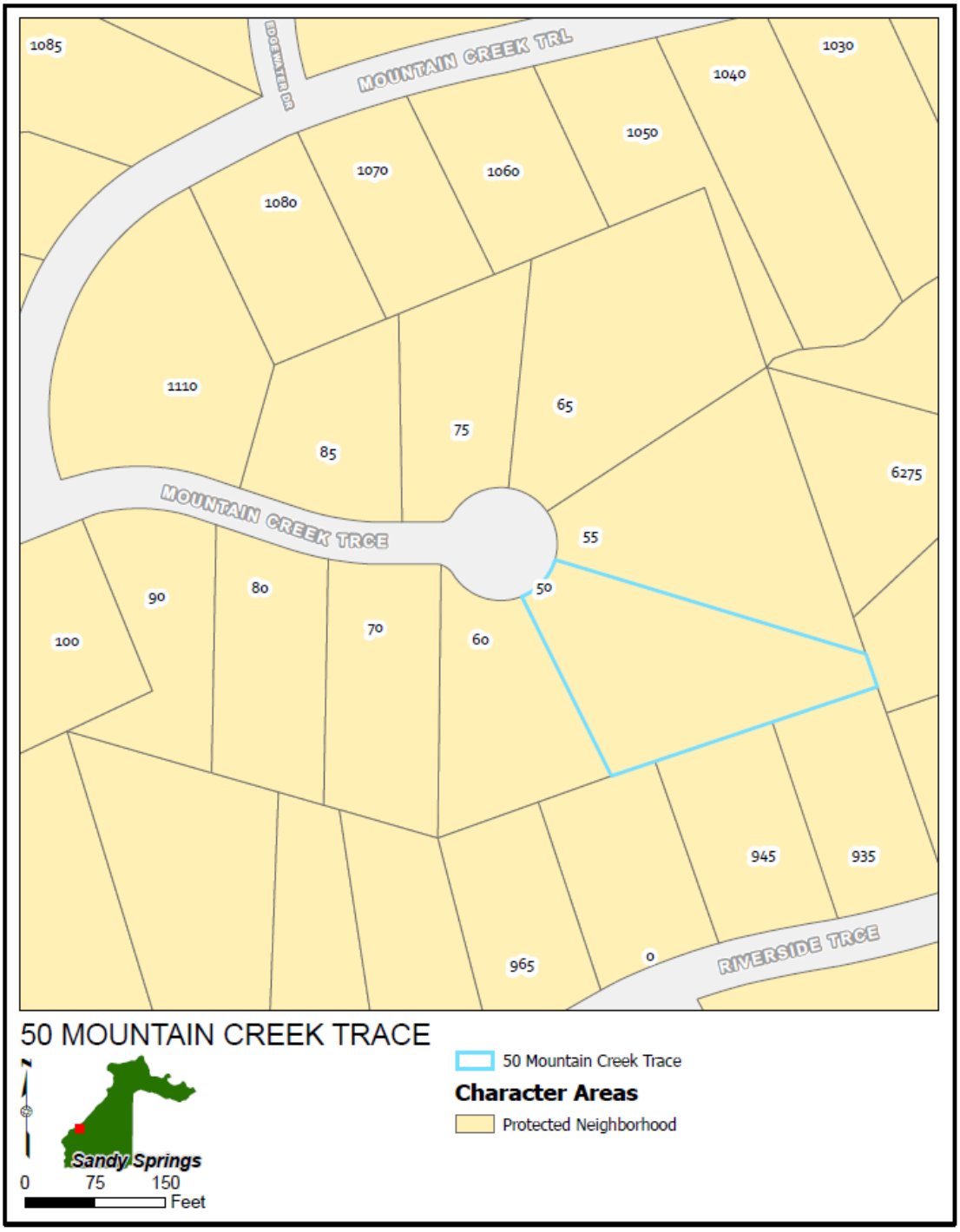
Plans

2. "DOC090325.pdf" received on September 3, 2025. Prepared by J.A. Evans & Associates, Inc. Stamped by James A. Evans, Jr.
3. "Site Plan Option 3" received on September 3, 2025.
4. "MT Creek Trace ARC Vulnerability Areas" received August 16, 2025.
5. "Sibly & Associates, Inc" received August 14, 2025.

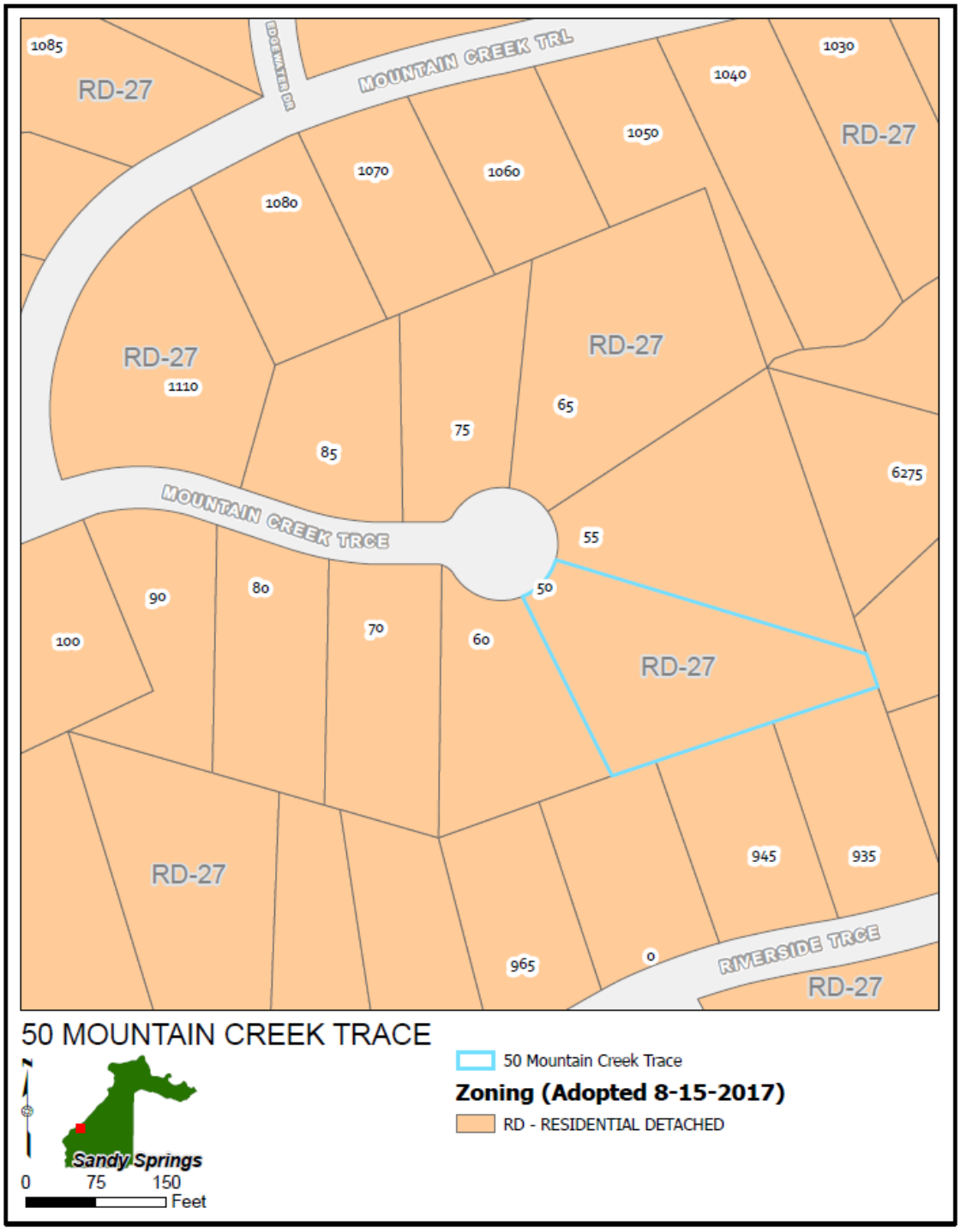
PROPERTY INFORMATION	
Location:	50 Mountain Creek Trace (17 0172 LL0486)
Council District:	Council District 6 – Andy Bauman
Neighborhood:	Riverside
Road frontage:	Approximately 54 feet
Lot Depth	Approximately 265 feet
Acreage:	Approximately 1.17 acre
Current Zoning	RD-27 (Residential Detached – 27,000 square foot minimum lot size)
Existing Land Use:	Single-Family detached
Previous Zoning Cases:	N/A
Character Area:	Protected Neighborhood

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to the subject property	**Zoning**	**Address(es)**	**Land area (acres) (approximate)**
North	RD-27 / Residential Detached	55 Mountain Creek Trace	1.21
East	RD-27 / Residential Detached	6260 Old Hickory Point	0.79
South	RD-27 / Residential Detached	0 Riverside Trace NW	0.63
South	RD-27 / Residential Detached	945 Riverside Trace NW	0.62
South	RD-27 / Residential Detached	935 Riverside Trace NW	0.62
West	RD-27 / Residential Detached	60 Mountain Creek Trace	0.80
PROPOSED DEVELOPMENT			
-	RD-27 / Residential Detached	50 Mountain Creek Trace	1.17

CHARACTER AREA MAP



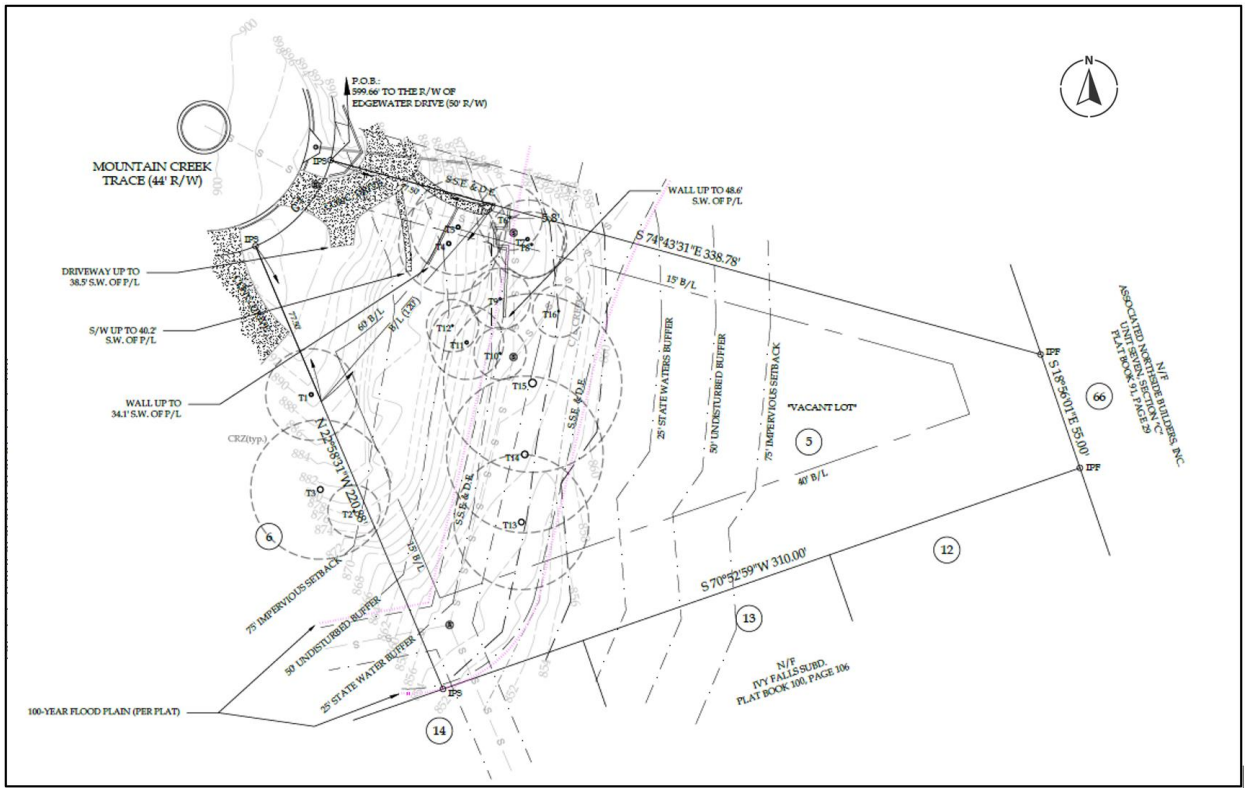
ZONING MAP


MOUNTAIN CREEK TRL
EDGEWATER DR
MOUNTAIN CREEK TRCE
RIVERSIDE TRCE
RD-27
1085
1030
1040
1050
1070
1060
1080
1110
85
75
65
6275
55
50
90
80
70
60
100
945
935
965
0
50 MOUNTAIN CREEK TRACE
Sandy Springs
0 75 150
Feet
50 Mountain Creek Trace
Zoning (Adopted 8-15-2017)
RD - RESIDENTIAL DETACHED

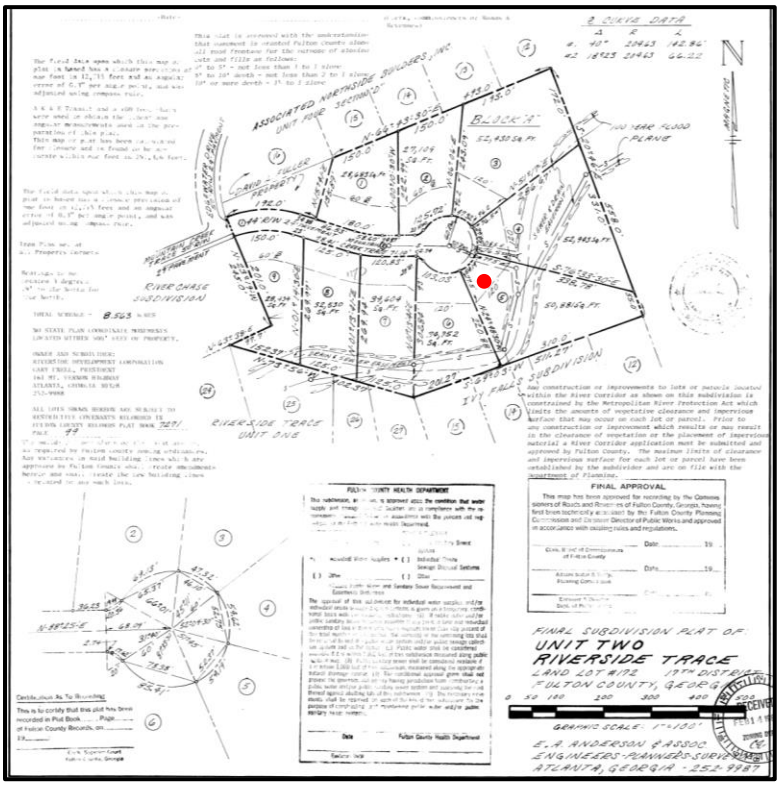
AERIAL IMAGE



SURVEY (received August 25, 2025)



1980 RECORDED PLAT



EXISTING DEVELOPMENT

The subject property is undeveloped, and mostly forested except for a concrete driveway stub at the primary street, Mountain Creek Trace. The lot is 1.7 acres that was established as part of the Riverside Trace Unit Two subdivision (lot number 5) in Fulton County in 1980. This lot has remained vacant since it was created, while the other lots in the subdivision developed with single family homes in the early 1980s.

A stream runs north to south through the property, with the associated stream buffers encompassing most of the property, leaving very little buildable area available for a home. It was in 1989 that the Georgia Erosion and Sedimentation Act was amended to require a 25-foot natural buffers along all state waters, and subsequently years later, the 50-foot vegetative buffer, and the 75-foot impervious surface setback were put in place.

This entire parcel is in the Chattahoochee River Corridor and is subject to the Metropolitan River Protection Act in category E. The Atlanta Regional Commission (ARC) has assigned the allocations for land disturbance at 14,900 sf, and impervious at 7,225 sf.



Aerial showing the stream and stream buffers and setbacks (in shades of blue) that encompass the property



Aerial showing topography lines

The property has significant topography. From west to east, the topography drops steeply towards the stream bed and rises towards the east property line. The elevation in feet above sea level (ASL) at the driveway on Mountain Creek Trace is 896-feet-ASL, and drops 44 feet down the valley to the stream bed (852-feet-ASL), then rises 64 feet to 916-feet-ASL at the east property line.



View of property facing south



View of driveway facing south from Mountain Creek Trace



View of driveway stub and adjacent house to the west

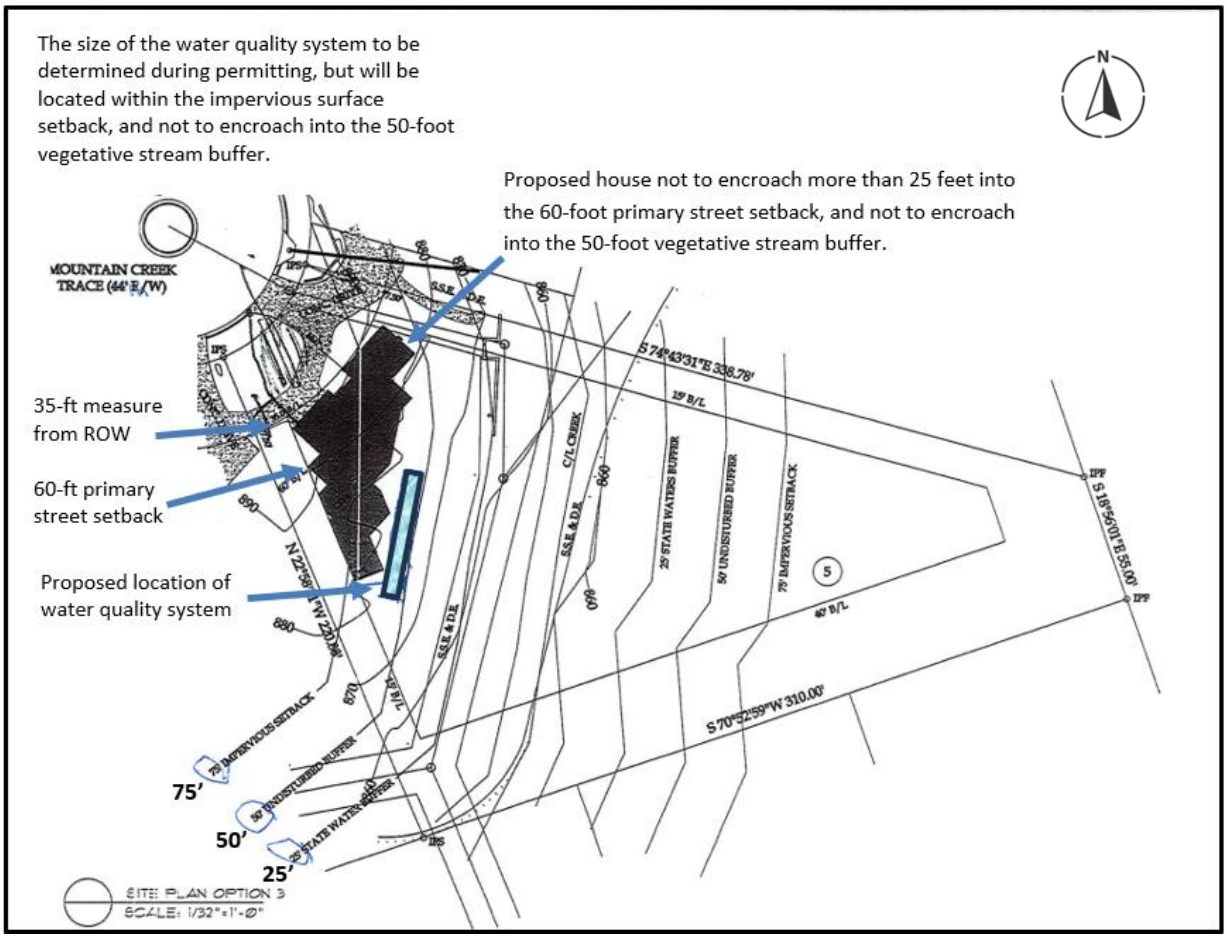


View facing east showing shared driveway and adjacent house to the north



View facing north showing shared driveway, Mountain Creek Trace, and adjacent home to the north

SITE PLAN (received Septmber 3, 2025)



Site Plan

PROPOSED DEVELOPMENT

The applicants are proposing to construct a house that encroaches 25 feet into the 60-foot primary street setback and 25 feet into the 75-foot impervious surface setback. The proposed encroachment into the primary street setback will position the house 35 feet from the right of way. The other adjacent homes development in the neighborhood in the 1980s are placed between 30 and 40 feet from the right of way. This development will be in keeping with the character of the neighborhood.

The Atlanta Regional Commission (ARC) has assigned the allocations for Land Disturbance at 14,900 sf, and Impervious Coverage at 7,225 sf. The proposed development would not exceed these allowable limits.

Per the Development Code Division 2.3, the primary street setback for parcels zoned RD-27 is 60 feet measured from the property line at the primary street.

Sec. 6.1.2.B. Setback Encroachment – All buildings and structures must be located at or behind the required setbacks[.]

Per the Development Code Section 9.2.3. – Land Development Requirements
A. Buffer and Setback Requirements *All land development activity subject to this Division must meet the following requirements:*
*1.**Fifty-Foot Vegetative Buffer** An undisturbed natural vegetative buffer is maintained for 50 feet, measured horizontally, on all banks of the State waters as measured from the point of wrested vegetation.*
*2.**Seventy-Five-Foot Impervious Surface Setback** All impervious surfaces are prohibited from an additional setback of 25 feet, measured horizontally from the 50-foot vegetative buffer.*
*a.**Purpose** The purpose of the setback is to prohibit all newly proposed impervious surfaces and to prevent increases in stormwater runoff caused by grading or other land disturbance activities within the impervious surface setback.*

The proposed development encroaches into the 60-foot primary street setback and the 75-foot impervious surface setback, but given the property's physical conditions with limited buildable area resulting from the stream buffers and setbacks, and the applicant's desire to not create a stream crossing, variances would be necessary to allow for the development of this property.

V-25-43 VARIANCE CONSIDERATIONS

Per Section 9.2.3. of the Development Code, the following list of approval criteria for a Variance provides guidance for making decisions on approval:

3. Variances will only be granted upon showing that:

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

Finding: This property is extremely impacted by stream buffers and topography. This property has been a legal-lot-of-record (since 1980) long before December 12, 2005. The stream runs north to south through the property, with stream buffers and setbacks encompassing most of the acreage. The shape, topography, and other physical conditions do prevent the development of this property without a variance. The applicant's request to encroach into the primary street setback will avoid the house and water quality pit from encroaching into the stream buffers, which staff believes would be more detrimental. The required water quality system, however, would encroach into the 75-foot impervious surface setback, but is unavoidable.

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

Finding: Strict adherence to the minimal buffer and setback requirements would limit the placement of the house on the east side of the stream buffers and setbacks. To do this would require a stream crossing that would be very impactful to the stream, the riparian vegetation, other land features and forests. Staff believes complying with the Development Code requirements for this property would create an extreme hardship, and would be detrimental to the stream, landscape, and forest.

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

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

Finding: The buffers and setbacks associated with the stream encumber most of the property, leaving very little usable land for development. The land outside of stream buffers and setbacks are difficult to access due to the topography and location of the stream. Given the location of the stream and topography on the property, staff believe a variance is warranted.

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

Finding: The buffers and setbacks associated with the stream encumber most of the property and given the location of the stream (state waters), floodplain, and other natural features on the property, staff believe a variance is warranted.

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

Finding: The stream runs north to south through the center of the property, and is subject to a 25-foot state-mandated buffer, a 50-foot vegetative buffer, and a 75-foot impervious surface setback. The property could not be developed with a reasonable sized home (compatible with the neighborhood) without a variance, or without causing undue disturbance to the stream and forest by crossing the stream.

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

Finding: The applicant has provided a design option that places the house on the other side (east side) of the stream outside of the stream buffers and impervious surface setback. This option does not create less intrusion. This option requires a stream crossing that would cause destruction of the riparian vegetation along the path of the crossing. Staff sees this option as more intrusive than the option requiring a variance.

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

Finding: Staff believes the long-term water quality impacts would be minimal.

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

Finding: Staff believes that issuing this variance would be protective of the natural resources and the environment as it prevents the construction of a stream crossing, and destruction of the forest.

COMMENTS FROM OTHER PARTIES

Sandy Springs City Engineer:
No comment provided.

Sandy Springs Arborist:
If approved, the project would be required to adhere to Division 9.3, Tree Conservation, of the Sandy Springs Development Code.

Sandy Springs Building Official:
The Site Plan shows a front-entry garage that is not five feet behind the front plane of the house. This is not permitted by the Development Code. If they are also seeking a variance from the restriction on front-entry garages, they need to state that.

Sandy Springs Land Development Manager:
No comment provided.

Sandy Springs Chief Environmental Compliance Officer:
No comment provided.

Sandy Springs Fire Marshal:
No comment provided.

Urban Forest Coordinator:
No comment provided.

Sandy Springs Transportation Planner:

Sandy Springs Public Works:
No comment provided.

Correspondence Received:
No comment provided.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS

Staff recommend Approval of Variance V-25-43, a request for a Variance from Div 2.3, Sec 6.1.2.B. and Div. 9.2. to encroach into the 60-foot primary street setback & 75-foot impervious surface setback for the construction of a new home.

- At time of permitting, the applicant must provide a storm water mitigation plan by a registered design professional;
- Encroachment into the primary street setback not to exceed 25 feet and
- Encroachment into the impervious surface setback not to exceed 25 feet



Special Photos: KG Photo Crew

Atlanta Hawks and 5K volunteers pack 1M meals for local families

By Rachel Kellogg
rkellogg@neighbornewspapers.com

The Atlanta Hawks and State Farm joined more than 5,000 volunteers at State Farm Arena for the 2025 Million Meal Pack, assembling one million meals to combat food insecurity in Atlanta.

In its fifth year, the initiative is the team's largest single-day community service effort, directly supporting families across metro Atlanta.

Hawks players Mouhamed Gueye and Keaton Wallace, along with executives from the team and State Farm, joined the volunteers in packing meals.

In addition, they were joined throughout the day by City Councilmember Matt Westmoreland, State Director for Sen. Raphael Warnock Bee Nguyen, musical artists and entertainers Roscoe Dash, Kaliii, Ayo and Teo, K'alley, Sean Garrett, Duke Deuce and more.

"Today's turnout at State Farm Arena was nothing short of inspiring," Steve Koonin, chief executive officer at the Hawks and State Farm Arena, said of the Sept. 27 event. "Thank you to the dedication of our volunteers and our ongoing partnership with State Farm to help pack over one million meals. We're making real strides in fighting food insecurity across Atlanta and this initiative is a testament to what's possible when a community comes together with purpose. We're looking forward to tomorrow night's event where folks can come down to the arena and eat great food in a continued effort to combat food insecurity and support food industry workers."

Volunteers, consisting of individuals, families, community groups, churches, schools, and businesses, were able to pack a total of 1,045,272 meals.

"Collaboration is the key ingredient in our fight against food insecurity in Atlanta — it's how we feed not only people, but also the spirit of hope and resilience across our community," Allyson Watts, vice president of State Farm, said. "This milestone marks our fifth Million Meal Pack, and we're honored to stand alongside the Atlanta Hawks in continuing this vital mission."

The meals packed during the event will be distributed across the Atlanta metro area, thanks to the operational support of U.S. Hunger, a hunger relief organization with programs supporting individuals facing food insecurity.

The meals will directly benefit key local partners, including the Atlanta Community Food Bank, Hosea Helps, Midwest Food Bank, the Salvation Army of Metro Atlanta, and Sweetwater Mission. According to the Atlanta Community Food Bank, one in seven Georgians are living with food insecurity, including one in five children.

"It's an honor to once again join forces with the Atlanta Hawks and State Farm for their annual Million Meal Pack," Rick Whitted, chief executive officer of U.S. Hunger, stated. "Their steadfast dedication to fighting hunger for families right here in Atlanta continues to fuel our mission. Partnerships like this, rooted in deep community investment, are what drive real, lasting change. Together, we're not just delivering meals, we're delivering hope, stability, and a healthier future for thousands of families."









SANDY SPRINGS
NOTICE OF VARIANCES

Petition Number:	V-25-43
Petitioner:	Ed Levin
Property Location:	50 Mountain Creek Trace Parcel # 17 0172 LL0494
Current Zoning:	RD-27
Request:	Request for a Variance from Div. 9.2. to encroach into the 60-foot primary street setback & 75-foot impervious surface setback for the construction of a new home.
Public Hearings:	Board of Appeals Wednesday, November 5, 2025 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-stream at **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 VARIANCES

Petition Number:	V-25-44
Petitioner:	Mathew Rehlau, Dynamic Services, Inc
Property Location:	286 Mount Vernon Cove Parcel # 17 007100050359
Current Zoning:	RU-4
Request:	Request for a Variance from Div 9.2. to allow for a deck replacement to encroach into the 50' vegetative buffer.
Public Hearings:	Board of Appeals Wednesday, November 5, 2025 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-stream at **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 VARIANCES

Petition Number:	V-25-39
Petitioner:	Tom Williams, Tom Williams, LLC
Property Location:	215 Huntcliff Terrace Parcel # 17 007900020073
Current Zoning:	RD-27
Request:	Request for a Variance from Sec. 6.1.2.B to encroach into the 40-foot rear setback for home addition.
Public Hearings:	Board of Appeals Wednesday, November 5, 2025 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-stream at **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 VARIANCES

Petition Number:	V-25-35
Petitioner:	Masoud Zahedi
Property Location:	5825 Mountain Creek Road Parcel # 17 007000040187
Current Zoning:	CS-3
Request:	Request for a Variance from Sec. 8.3.6. to remove buffer requirements along the East boundary of the property where abutting RD-18 properties.
Public Hearings:	Board of Appeals Wednesday, November 5, 2025 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-stream at **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 VARIANCES

Petition Number:	V-25-23
Petitioner:	Hannah Barry
Property Location:	2940 Coles Way Parcel # 06 033600030074
Current Zoning:	RE-2
Request:	Request for a Variance from Sec. 9.2.3. to allow for a pool and site elements to encroach into the 75-foot impervious surface setback and 50-foot vegetative buffer.
Public Hearings:	Board of Appeals Wednesday, November 5, 2025 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-stream at **www.sandyspringsga.gov/stream** for instructions on how to provide public comment during Public Hearing, please visit **http://spr.gs/publiccomment**.

DESIGN-CONSTRUCTION
by
CRAFTMASTER, INC.

50 Mt Creek Trace
Sandy Springs, GA 30328

Letter Of Intent

Requested Stream Buffer Variance
We are seeking a stream buffer on this property to build a house. The lot is currently vacant. When the subdivision was developed the only buffer at that time was a 25 ft state waters of which Fulton County never even enforced. Today, the lot has a 25 ft state water buffer, a 50 ft undisturbed buffer and a 75 ft impervious setback buffer. As you can see from the plans, a good portion of the house is in the buffer between 50 and 75 ft. In addition, to the stream buffer, we need a minimum of a 35 ft building setback to build the home. The homes on either side of this lot both have a 35 ft building setback variance to build their homes. We feel like the 35 ft is in conjunction with the homes on either side. If needed, we can provide letters from the homeowners on either side stating that they do not have a problem with this variance request. There is one other site plan which puts the home outside of any buffer on the very rear left part of the property (site plan included). To do this we would be disturbing the 50 ft state waters, 50ft undisturbed and the 75ft impervious on both sides of the creek. Besides ruining the property, it would be cost prohibitive. In summary, we need the stream buffer between the 50 and 75 ft to be able to build a home.

Factual Details about the Proposal

- 1 residential home at approximately 4,000 square feet
- There is no non-residential use
- 1 single family home
- Does not apply

Factual Details about the Site
The property slopes straight down to a stream and then slopes up from that on the backside of the stream. Previous homes on either side have been built on the street side of the stream with the 35 foot building line. When the previous homes were built back in the early 80s, Fulton County did not recognize any stream buffers. They did recognize the ARC and the subdivision was approved in 1980-1981 by the ARC.

Mitigation and Restoration Strategy
Home foundation will be graded out with a backhoe and a skid steer. A backhoe will also be used to dig a water quality pit. Once a building permit is issued, the home will be built within a 12-18 month period.

Alternative Designs Explored

There is one other site plan which puts the home outside of any buffer on the very rear left part of the property (site plan included). To do this we would be disturbing the 50 ft state waters, 50ft undisturbed and the 75ft impervious on both sides of the creek. Besides ruining the property, it would be cost prohibitive.

DESIGN-CONSTRUCTION
by
CRAFTMASTER, INC.

50 Mt Creek Trace
Sandy Springs, GA 30328

Stream Buffer Variance Analysis

As you can see from the attached site survey and topo there is very steep topography and very little space to build on the street side of the stream buffer even with a 35 foot building line.

There is approximately 1,900 square feet of impervious area for the proposed home at 50 Mountain Creek Trace. Please see site plan showing proposed home.

Total width of the home at the front is approximately 65 feet and the right side depth is approximately 85 ft.

Storm water calculations will be provided prior to the building permit. See proposed house site for water quality ditch.

195 CHASELAND ROAD, N.E. • SANDY SPRINGS, GEORGIA 30328-3105 • (404)252-8560 • FAX (404)252-8506

SANDY SPRINGS
COMMUNITY DEVELOPMENT

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: SOLOMON COHEN	Sworn and subscribed before me this 14 th day of August 20 25
Address: 55 MOUNTAIN CREEK TRACE	Notary public: Jennifer Elwood
City, State, Zip Code: SANDY SPRINGS GA. 30328	Seal: JENNIFER ELWOOD NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES 04/26/2028
Email address:	
Phone number: [redacted]	
Owner's signature: Solomon Cohen	Commission expires: 4/26/2028

B- If the Applicant is *not* the owner of the subject property:
Fill out the following section, check the appropriate statement and have it notarized.

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

SANDY SPRINGS
COMMUNITY DEVELOPMENT

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

AUTHORIZATION FORM – PART I

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

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this Application.	
Owner's name:	Sworn and subscribed before me this ____ th day of _____ 20 ____
Address: City, State, Zip Code:	Notary public:
Email address: Phone number: Owner's signature:	Seal: Commission expires:

A- If the Applicant is *not* the owner of the subject property:
Fill out the following section, check the appropriate statement and have it notarized.

Applicant states under oath that:

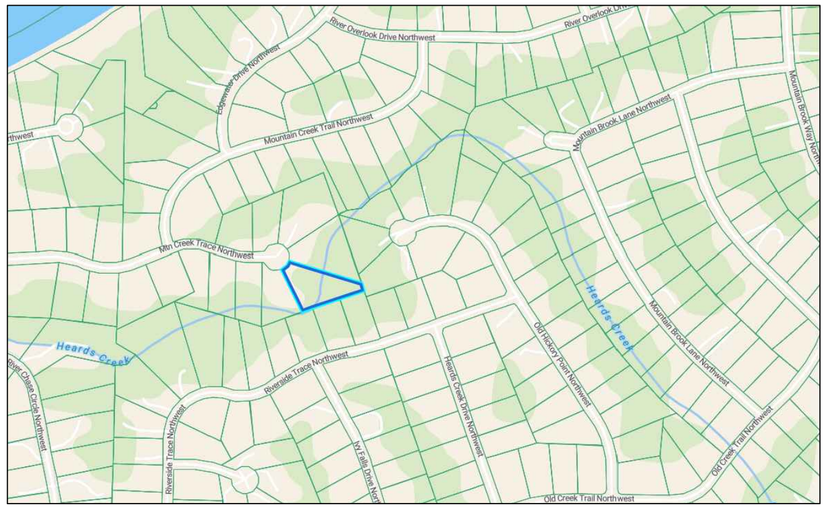
☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (*attach a copy of the contract*); or

☐ He/she has an option to purchase the subject property (*attach a copy of the contract*); or

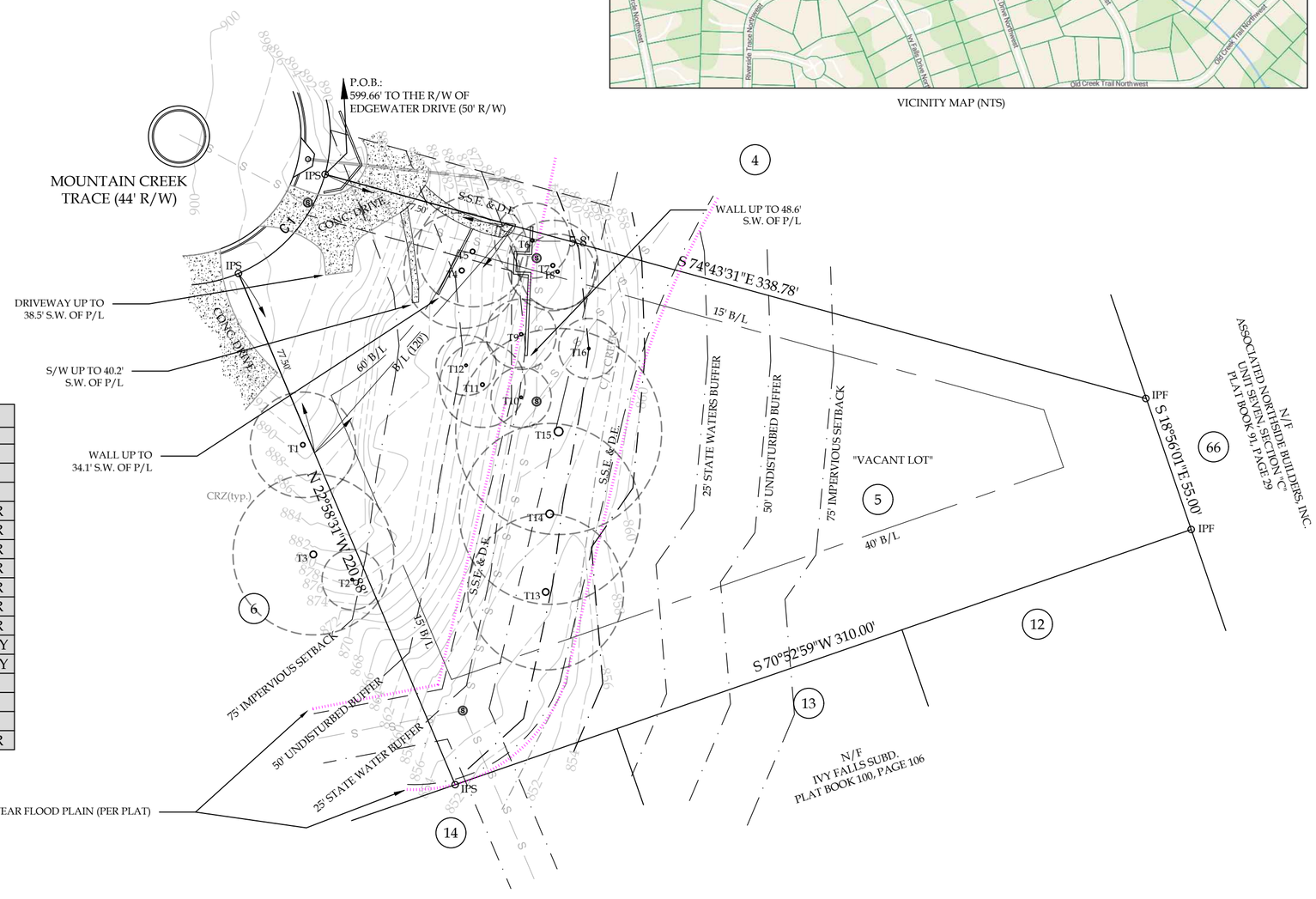
☐ He/she has an estate of years which permits the Applicant to apply (*attach a copy of the lease*)

Applicant's name: Edward J Levin	Sworn and subscribed before me this 7 th day of October 20 25
Company name: Design construction by Craftmaster	
Address: 195 Chascland Rd	
City, State, Zip Code: Sandy Springs, GA 30328	Notary public: Jennifer L Woodard
Email address: Ed@craftmasteratl.com	Seal: JENNIFER L WOODARD NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES 04/26/2028
Phone number: 404-372-0300	
Applicant's signature: Edward J Levin	

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT.



VICINITY MAP (NTS)



TREE CHART		
TAG	DBH	TYPE
T1	21"	OAK
T2	12"	HW
T3	32"	PINE
T4	23"	POPLAR
T5	22"	POPLAR
T6	15"	POPLAR
T7	18"	POPLAR
T8	15"	POPLAR
T9	14"	POPLAR
T10	12"	POPLAR
T11	17"	HICKORY
T12	12"	HICKORY
T13	31"	PINE
T14	36"	PINE
T15	41"	PINE
T16	12"	POPLAR

GEORGIA REGISTERED No. 2167 LAND SURVEYOR JAMES A. EVANS, JR.
R.L.S. # 2167

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 hereon. 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.

CURVE CALL CHART

Curve	Radius	Length	Chord	Chord Bear.
C1	60.00'	54.20'	52.38'	N 41°08'48" E

ZONING: RD-27

MIN. LOT AREA	27,000 ft²
MIN. LOT WIDTH	120 FEET
MAX. LOT COVERAGE	30 %
MIN. CANOPY	35 %
SETBACKS:	
FRONT	60 FEET
SIDE	15 FEET
REAR	40 FEET
MAX. BUILDING HEIGHT	3 STORIES (40 FEET)

40 0 40 80 120
GRAPHIC SCALE – FEET

N MAG.

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
-X-	= FENCE LINE
-SF-	= SILT FENCE LINE
-O-	= GUARD RAIL
XTW	= CROSS TIE WALL
Rad.	= 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
999.0 E.	= EXISTING SPOT ELEVATION
999.0 P.	= PROPOSED SPOT ELEVATION
F.F.E.	= FINISHED FLOOR ELEVATION
→FLOW→	= SURFACE DRAINAGE FLOW

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 SURVEY WAS PERFORMED USING GPS EQUIPMENT.
EQUIPMENT USED: EMLID REACH RS2+ DUAL FREQUENCY; NMEA RECEIVER
PROJECTION: NAD83/GA WEST.
NETWORK: RTK NTRIP VRS.
RELATIVE POSITIONAL ACCURACY: ±0.05'+100 PPM.

FLOOD NOTE:
THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13121C0141 F, DATED SEPTEMBER 18th 2013, ZONE "X (SHADED)".

THIS PROPERTY IS LOCATED ENTIRELY WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FUTURE SPECIAL FLOOD HAZARD ZONE.

REV:	DESCRIPTION:	DATE:

REVISION NOTES

J.A. EVANS & ASSOCIATES, INC.
3279 POWDER SPRINGS ROAD
POWDER SPRINGS, GA 30127
770.943.0000
FAX: 770.943.9003
EVANSASSOC@ATT.NET

LEGAL: LOT 5, BLOCK A
RIVERSIDE TRACE, UNIT TWO
PLAT BOOK 118, PAGE 27
LAND LOT 172, 17th DISTRICT
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

AREA: 50,882 ft² (1.168 ACRES)

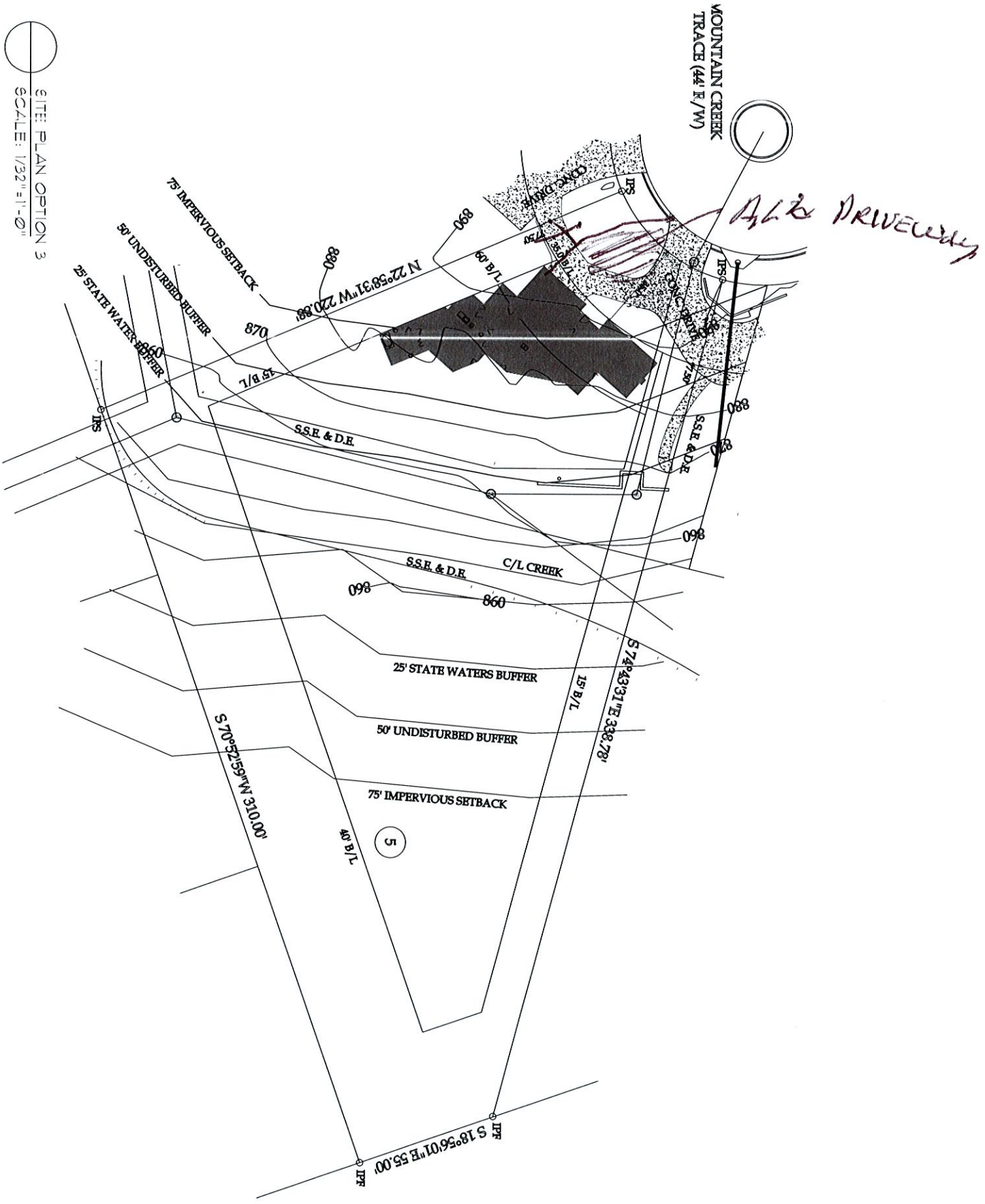
SURVEY FOR: SOLOMON COHEN

LICENSING:
JAMES ALVIN EVANS, GEORGIA R.L.S. 2167
J.A. EVANS SURVEYING CO., INC., L.S.F. 248

SITE ADDRESS: 0 MOUNTAIN CREEK TRACE
SANDY SPRINGS, GA 30328

TYPE OF SURVEY: TOPOGRAPHIC SURVEY

SCALE AT ANSI B:	PLAT DATE:	FIELD CREW:	FIELD DATE:
1 INCH = 40 FEET	02/25/25	RB/NB	02/17/25
DRAWN BY:	JOB NUMBER:		SHEET #:
MP	25-0001		1 of 1



THESE DRAWINGS ARE INSTRUMENTS OF SERVICE BY CONTRACTUAL AGREEMENT WITH THE OWNER, AND ARE INTENDED WHERE INDICATED/EXCEPTS CONTAINED HEREIN ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE REUSED ON OTHER PROJECTS. OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT COPYRIGHT © 2025 BY RICHARD M. SIBLY, NCARB

PLANS

SOLOMON COHEN

LOT 5 MOUNTAIN CREEK TRACE

SSANDY SPRINGS, GEORGIA 30328

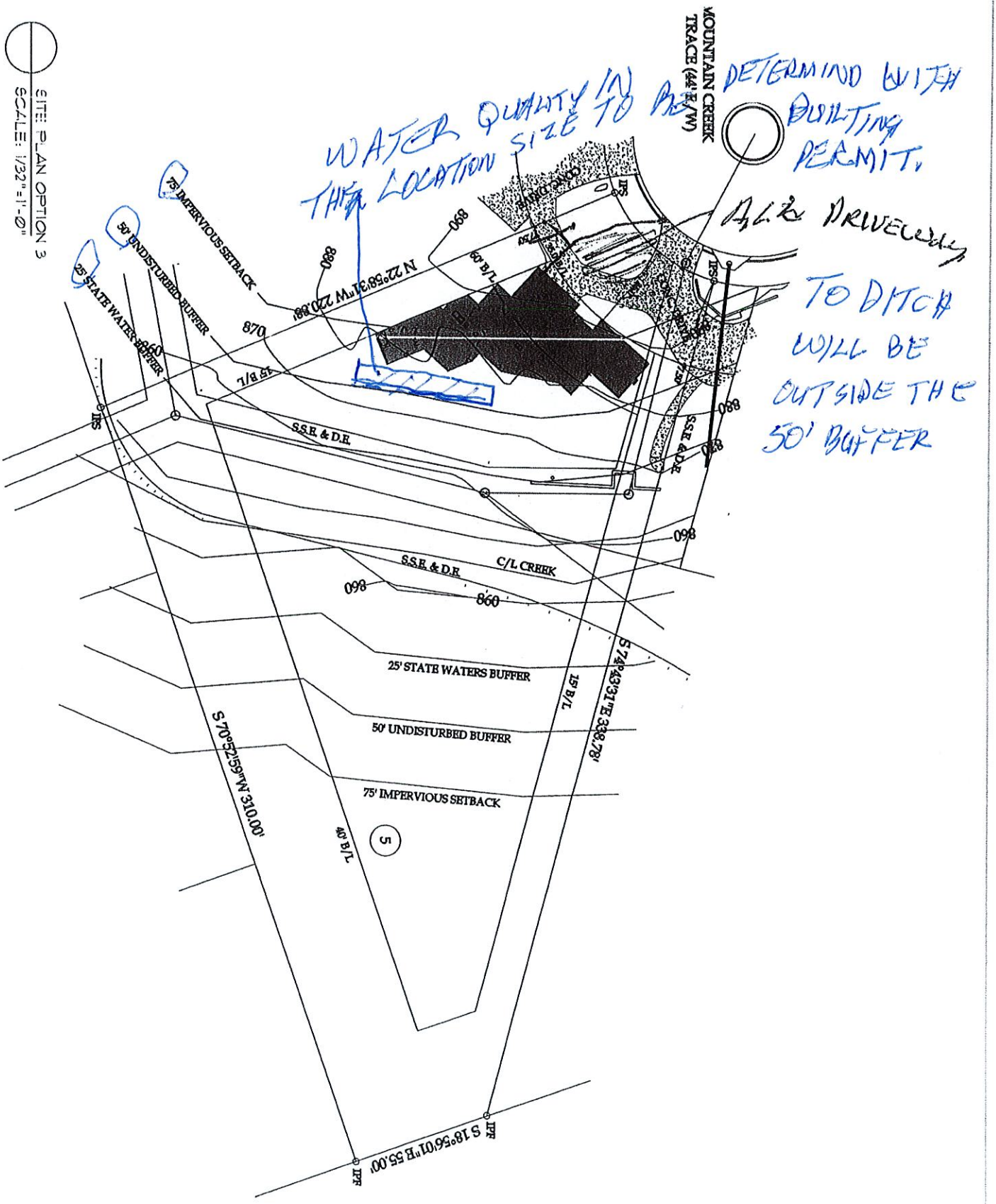
DATE

JOB No. 3502-4CR

REVISION DATE

SIBLY & ASSOCIATES, INC
Architecture • Land Planning • Interiors
1372 GREENLAND DRIVE, NE
Atlanta, Georgia 30306
404.274.1241 • EMAIL RMSIBLY@GMAIL.COM

SITE PLAN OPTION 3
SCALE: 1/32"=1'-0"

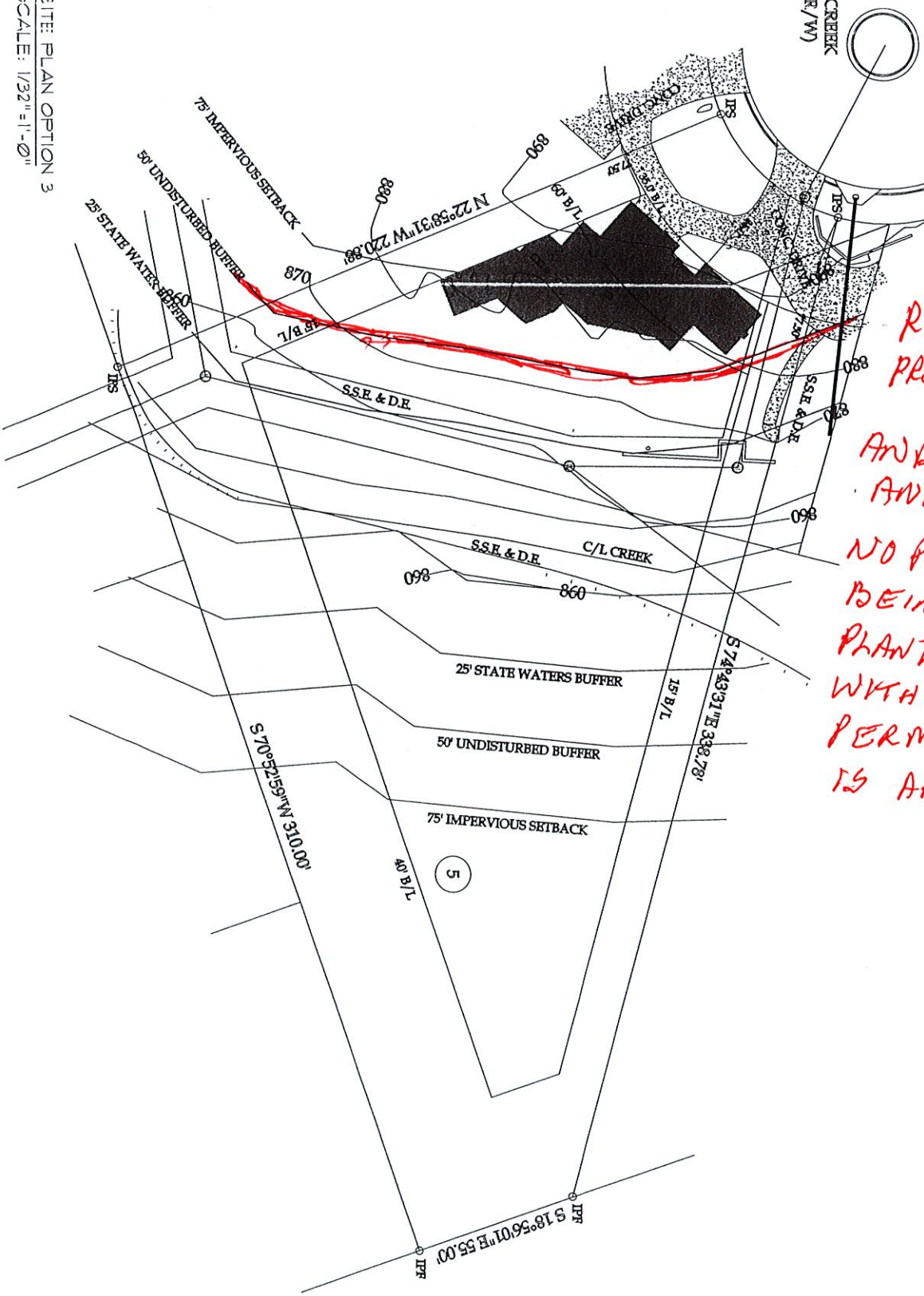


WATER QUANTITY IN THIS LOCATION SIZE TO BE DETERMIND WITH BUILDING PERMIT.

A.C. & DRIVEWAY TO DITCH WILL BE OUTSIDE THE 50' BUFFER

A-1	PLANS SOLOMON COHEN LOT 5 MOUNTAIN CREEK TRACE SSANDY SPRINGS, GEORGIA 30328	DATE SCALE JOB No.	SIBLY & ASSOCIATES, INC Architecture • Land Planning • Interiors 1372 GREENLAND DRIVE, NE Atlanta, Georgia 30306. 404.274.1241 • EMAIL RMSIBLY@GMAIL.COM	

Mitigation Plan



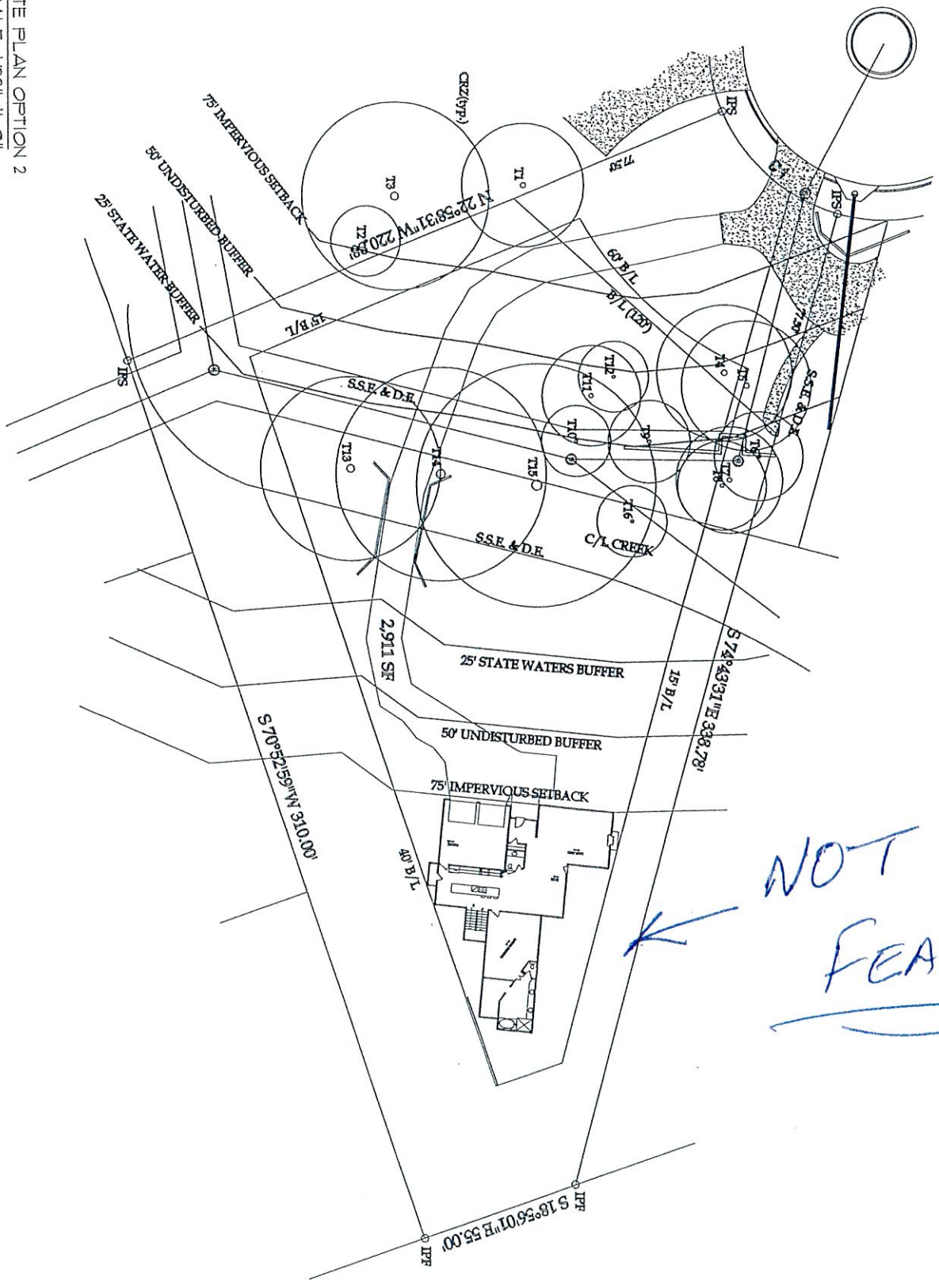
RED LINE IS PROPOSED DISTURBED AND SILK FENCE AND HAY BALES

NO PLANTS ARE BEING REMOVED PLANTING PLAN WITH BUILDING PERMIT IF THIS IS APPROVED,

PLANS
SOLOMON COHEN
LOT 5 MOUNTAIN CREEK TRACE
SSANDY SPRINGS, GEORGIA 30328

SIBLY & ASSOCIATES, INC
Architecture • Land Planning • Interiors
1372 GREENLAND DRIVE, NE
Atlanta, Georgia 30306.
404.274.1241 • EMAIL RMSIBLY@GMAIL.COM

SITE PLAN OPTION 2
SCALE: 1/32"=1'-Ø"



NOT FEASIBLE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE BY CONTRACTUAL AGREEMENT WITH THE OWNER, AND ARE NOT TO BE USED IN ANY MANNER WHATSOEVER UNLESS AGREED UPON. THEY ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE REUSED ON OTHER PROJECTS. NO REPRODUCTION IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. COPYRIGHT ©2020 BY RICHARD K. SIBLY, AIA/GA

A 1Ø 1

PLANS
SOLOMON COHEN
LOT 5 MOUNTAIN CREEK TRACE
SSANDY SPRINGS, GEORGIA 3Ø328

JOB No. 3922401
DATE 05/26/25
REVISION DATE

SIBLY & ASSOCIATES, INC
Architecture • Land Planning • Interiors
1372 GREENLAND DRIVE, NE
Atlanta, Georgia 30306
404.274.1241 • EMAIL RMSIBLY@GMAIL.COM

The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent acknowledges that this plat was made from an actual survey, and dedicates to the use of the Public forever, all streets, parks, drains, easements, and public grounds thereon shown, which comprise a total of 1.72 Acres for the purposes therein expressed.

BY: Gary M. Unell President
Gary Unell
Riverside Development Corporation

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision and that all monuments shown hereon actually exist or are marked as "future" and their location, size, type and material are correctly shown and that all engineering requirements of the Fulton County Land Subdivision Rules and Regulations and the regulations of the zoning resolution have been fully complied with.

BY: Edward A. Anderson Feb 5, 1980
Edward A. Anderson Ga. Reg L.S. 2182.

The natural drainage, branches, creeks and drainage structures shown on this plat are necessary for drainage of the subdivision and Fulton County will not be held responsible for overflow or erosion caused by them or for extension of culverts shown.

Pursuant to the Fulton County Land Subdivision Regulations, this plat was given final approval by the Atlanta-Fulton County Joint Planning Board at the Meeting held _____, 19__. All of the conditions of approval having been completed, this document is hereby accepted and this approval granted under the authority of said regulations.

_____ _____
Date Zoning Administrator

Dedication and/or donations of the land shown on this plat for streets and other public uses are hereby accepted on behalf of the public.

_____ _____
(Date) (Clerk, Commissioners of Roads & Revenues)

The field data upon which this map or plat is based has a closure precision of one foot in 12,715 feet and an angular error of 0.3" per angle point, and was adjusted using compass rule.

A K & E Transit and a 100 foot chain were used to obtain the linear and angular measurements used in the preparation of this plat.
This map or plat has been calculated for closure and is found to be accurate within one foot in 29,360 feet.

The field data upon which this map or plat is based has a closure precision of one foot in 12,715 feet and an angular error of 0.3" per angle point, and was adjusted using compass rule.

Iron Pins set at all Property Corners

Bearings are located 1 degree 49' to the North from true North.

TOTAL ACREAGE = 8.563 ACRES

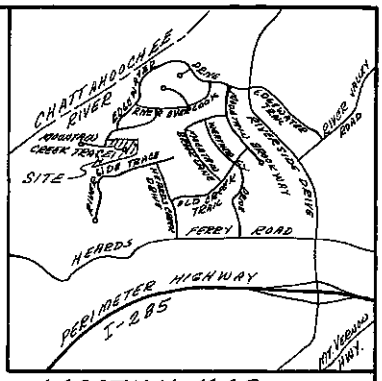
NO STATE PLANE COORDINATE MONUMENTS LOCATED WITHIN 500' FEET OF PROPERTY.

OWNER AND SUBDIVIDER:
RIVERSIDE DEVELOPMENT CORPORATION
GARY UNELL, PRESIDENT
161 MT. VERNON HIGHWAY
ATLANTA, GEORGIA 30328
252-9988

ALL LOTS SHOWN HEREON ARE SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN FULTON COUNTY RECORDS PLAT BOOK 7271 PAGE 99

The building lines shown on this plat are as required by Fulton County zoning ordinances. Any variances in said building lines which are approved by Fulton County shall create amendments hereto and shall create the new building lines created by any such lots.

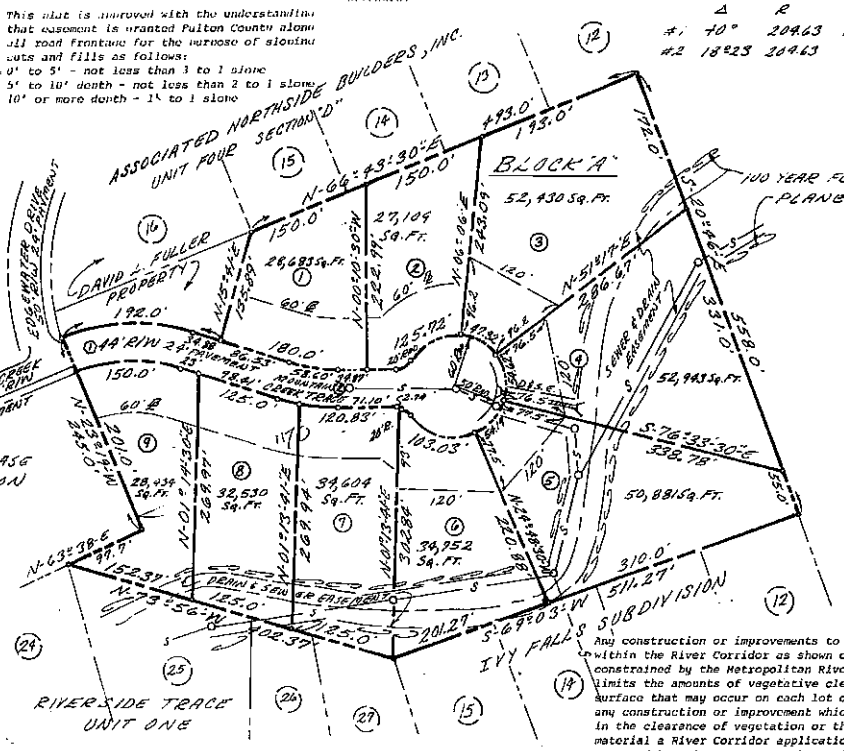
This plat is approved with the understanding that easement is granted Fulton County along all road frontage for the purpose of sloping cuts and fills as follows:
0' to 5' - not less than 3 to 1 slope
5' to 10' depth - not less than 2 to 1 slope
10' or more depth - 1% to 1 slope



LOCATION MAP

2 CURVE DATA

	Δ	R	L
#1	40°	204.63	142.86'
#2	18°23'	204.63	66.22



Any construction or improvements to lots or parcels located within the River Corridor as shown on this subdivision is constrained by the Metropolitan River Protection Act which limits the amounts of vegetative clearance and impervious surface that may occur on each lot or parcel. Prior to any construction or improvement which results or may result in the clearance of vegetation or the placement of impervious material a River Corridor application must be submitted and approved by Fulton County. The maximum limits of clearance and impervious surface for each lot or parcel have been established by the subdivider and are on file with the Department of Planning.

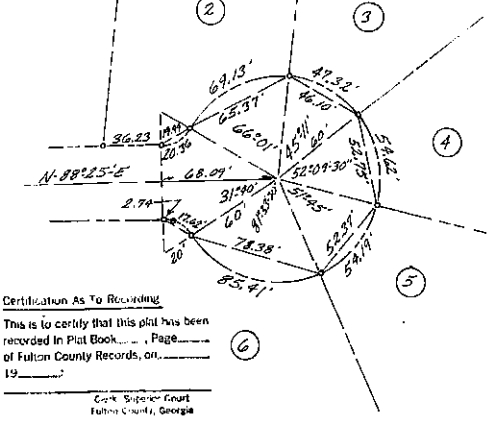
FINAL APPROVAL

This map has been approved for recording by the Commissioners of Roads and Revenues of Fulton County, Georgia, having first been technically examined by the Fulton County Planning Commission and Engineer Director of Public Works and approved in accordance with existing rules and regulations.

_____ Date. _____ 19__
Clerk, Board of Commissioners of Fulton County

_____ Date. _____ 19__
Administrator & Secty. Planning Commission

_____ Date. _____ 19__
Engineer & Director Dept. of Public Works



Certification As To Recording

This is to certify that this plat was recorded in Plat Book ____, Page ____ of Fulton County Records, on ____ 19____.

_____
Clerk Superior Court
Fulton County, Georgia

FULTON COUNTY HEALTH DEPARTMENT

This subdivision, as shown, is approved upon the condition that water supply and sewage disposal facilities are in compliance with the requirements of the Rules, in accordance with the policies and regulations of the Fulton County Health Department.

( ) Public Sanitary Sewer System
*( ) Individual Water Supplies * ( ) Individual Onsite Sewage Disposal Systems
( ) Other _____ ( ) Other _____

*Subject to Public Water and Sanitary Sewer Requirement and Easements Dedication

The approval of this subdivision for individual water supplies and/or individual onsite sewage disposal systems is given on a temporary, conditional basis subject to the following restrictions: (1) If public water and/or public sanitary sewer facilities become available at any point in time and individual ownership of lots in this subdivision exceeds fewer than fifty percent of the total number of lots in the subdivision, the owner(s) of the remaining lots shall be required to install the public water system and/or public sewage collection system and certify same. (2) Public water shall be considered available if it is within 1,000 feet of the subdivision measured along public rights thereof. (3) Public sanitary sewer shall be considered available if it is within 1,000 feet of the subdivision, measured along the appropriate natural drainage course. (4) The conditional approval given shall not prevent the governmental agency having jurisdiction from constructing a public water and/or public sanitary sewer system and assessing the cost thereof against abutting lots of this subdivision. (5) The necessary easements shall be reserved on each of the lots of this subdivision for the purpose of constructing and maintaining public water and/or public sanitary sewer systems.

_____ _____
Date Fulton County Health Department

Revision Date

FINAL SUBDIVISION PLAT OF:
UNIT TWO
RIVERSIDE TRACE
LAND LOT #172 17TH DISTRICT
FULTON COUNTY, GEORGIA

0 50 100 200 300 400 500

GRAPHIC SCALE: 1"=100'

E. A. ANDERSON & ASSOC.
ENGINEERS-PLANNERS-SURVEYORS
ATLANTA, GEORGIA - 252-9987

RECEIVED
FEB 14 1980
ZONING DEPT.

The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent acknowledges that this plat was made from an actual survey and dedicates to the use of the Public forever, all streets, parks, drains, easements, and public grounds thereon shown, which comprise a total of 1.77 Acres for the purposes therein expressed.

BY: Gary M Unell President
Gary Unell
Riverside Development Corporation

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist or are marked as "Future" and location, size, type and material are correctly shown and that all engineering requirements of the Fulton County Land Subdivision Rules and Regulations and the requirements of the zoning resolution have been fully complied with.

BY: Edward A. Anderson FEB. 9, 1980
Edward A. Anderson Ga. Reg L.S. #182.

The natural drains, branches, rivers and drainage structures shown on this plat are necessary for drainage of the subdivision and Fulton County will not be held responsible for overflow or erosion caused by them or for extension of culverts shown.

Pursuant to the Fulton County Land Subdivision Regulations, this plat was given final approval by the Atlanta-Fulton County Joint Planning Board at the Meeting held _____, 19__. All of the conditions of approval having been completed, this document is hereby accepted and this approval granted under the authority of said regulations.

Date Zoning Administrator

Dedication and/or donations of the land shown on this plat for streets and other public uses are hereby accepted on behalf of the public.

(Date) (Clerk, Commissioners of Roads & Revenues)

This plat is approved with the understanding that easement is granted Fulton County along all road frontage for the purpose of sloping cuts and fills as follows:
0' to 5' - not less than 3 to 1 slope
5' to 10' depth - not less than 2 to 1 slope
10' or more depth - 1 to 1 slope

The field data upon which this map or plat is based has a closure precision of one foot in 12,715 feet and an angular error of 0.3" per angle point, and was adjusted using compass rule.

A K & E Transit and a 100 foot chain were used to obtain the linear and angular measurements used in the preparation of this plat.
This map or plat has been calculated for closure and is found to be accurate within one foot in 29,126 feet.

The field data upon which this map or plat is based has a closure precision of one foot in 12,715 feet and an angular error of 0.3" per angle point, and was adjusted using compass rule.

Iron Pins set at all Property Corners

Bearings to be rotated 3 degrees 49' to the South for true North.

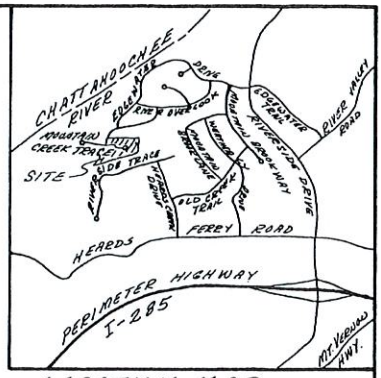
TOTAL ACREAGE = 8.563 ACRES

NO STATE PLAN COORDINATE MONUMENTS LOCATED WITHIN 500' FEET OF PROPERTY.

OWNER AND SUBDIVIDER:
RIVERSIDE DEVELOPMENT CORPORATION
GARY UNELL, PRESIDENT
161 MT. VERNON HIGHWAY
ATLANTA, GEORGIA 30328
252-9988

ALL LOTS SHOWN HEREON ARE SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN FULTON COUNTY RECORDS PLAT BOOK 7271 PAGE 99

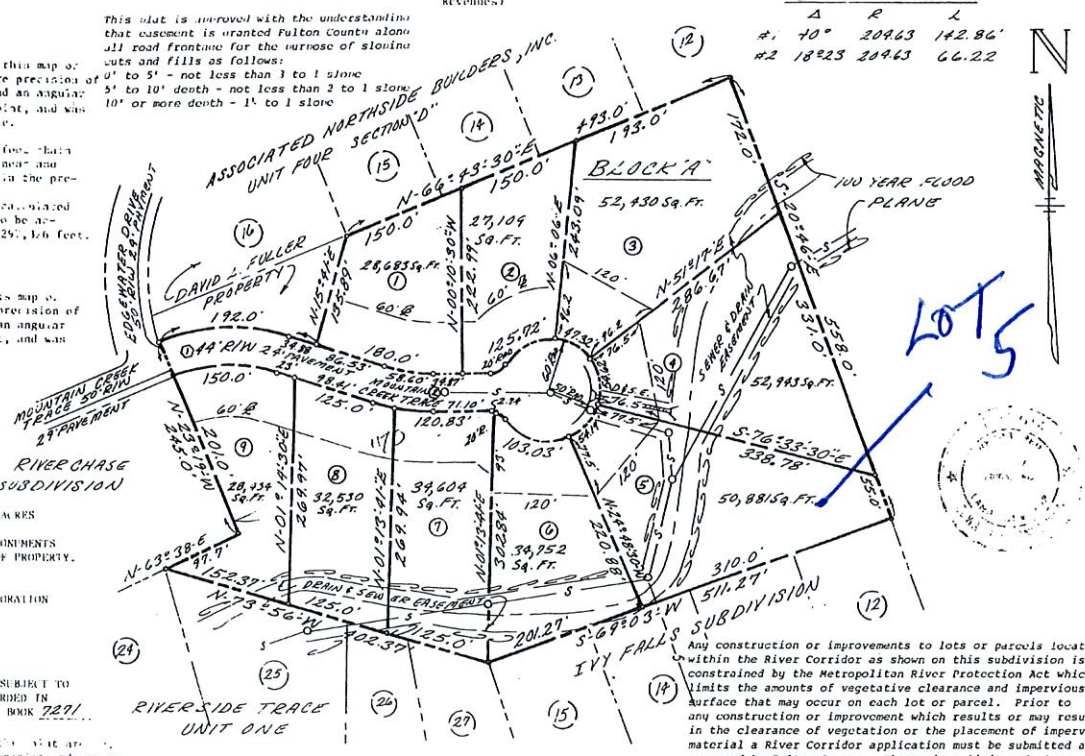
The subdivider does hereby certify that all lots shown on this plat are in conformity as required by Fulton County zoning ordinances. Any variances in said building lines which have been approved by Fulton County shall create amendments hereto and shall create the new building lines created by any such lots.



LOCATION MAP

2 CURVE DATA

	Δ	R	L
#1	40°	209.63	142.86'
#2	18°23'	209.63	66.22



Any construction or improvements to lots or parcels located within the River Corridor as shown on this subdivision is constrained by the Metropolitan River Protection Act which limits the amounts of vegetative clearance and impervious surface that may occur on each lot or parcel. Prior to any construction or improvement which results or may result in the clearance of vegetation or the placement of impervious material a River Corridor application must be submitted and approved by Fulton County. The maximum limits of clearance and impervious surface for each lot or parcel have been established by the subdivider and are on file with the Department of Planning.

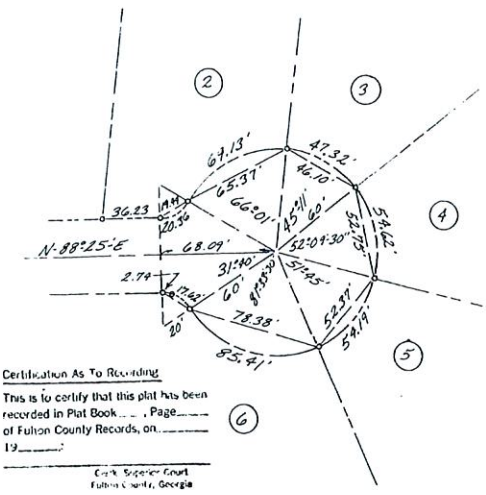
FINAL APPROVAL

This map has been approved for recording by the Commissioners of Roads and Revenues of Fulton County, Georgia, having first been technically examined by the Fulton County Planning Commission and Engineer Director of Public Works and approved in accordance with existing rules and regulations.

Clerk, Board of Commissioners of Fulton County — Date. _____ 19__

Administrator & Secty., Planning Commission — Date _____ 19__

Engineer & Director, Dept. of Public Works — Date _____ 19__



Certification As To Recording

This is to certify that this plat has been recorded in Plat Book ___, Page ___ of Fulton County Records, on _____ 19___.

Clerk Superior Court
Fulton County, Georgia

FULTON COUNTY HEALTH DEPARTMENT

This subdivision, as shown, is approved upon the condition that water supply and sewage disposal facilities are in compliance with the requirements [illegible] in accordance with the policies and regulations of the Fulton County Health Department.

[illegible] Sanitary Sewer System
[illegible] Individual Water Supplies * ( ) Individual Onsite Sewage Disposal Systems
( ) Other _____ ( ) Other _____

*Public Water and Sanitary Sewer Requirement and Easements Dedication

The approval of this subdivision for individual water supplies and/or individual onsite sewage disposal systems is given on a temporary conditional basis with the following stipulations: (1) If public water and/or public sanitary sewer systems become available to any parcel of land and individual ownership of lots or building sites for residential purposes fewer than fifty percent of the total number of lots or the owner(s) of the remaining lots shall be required to install public water system and/or public sewage collection system and connect thereto. (2) Public water shall be considered available if it is within 1,000 feet of the subdivision, measured along the appropriate natural drainage course. (3) The conditional approval given shall not prevent the governmental agency having jurisdiction from constructing a public water and/or public sanitary sewer system and assessing the cost thereof against abutting lots of this subdivision. (4) The necessary easements shall be reserved on each of the lots of the subdivision for the purpose of constructing and maintaining public water and/or public sanitary sewer systems.

Date — Fulton County Health Department

Reviewed by:

FINAL SUBDIVISION PLAT OF:
UNIT TWO
RIVERSIDE TRACE
LAND LOT #192 17TH DISTRICT
FULTON COUNTY, GEORGIA

0 50 100 200 300 400 500
GRAPHIC SCALE: 1"=100'

E. A. ANDERSON & ASSOC.
ENGINEERS-PLANNERS-SURVEYORS
ATLANTA, GEORGIA - 252-9987

RECEIVED
FEB 14 1980
ZONING DEPT.

August 13, 2025

All that tract or parcel of land lying and being located in Land Lot 172, of the 17th District Fulton County, Georgia and being more particularly described as follows:

Starting at a point 599.66 feet Southeast of the right-of-way intersections of Mountain Creek Trace (having a 44 foot right-of-way) with the right-of-way of Edgewater Drive; from said point of beginning running thence South 74 degrees 43 minutes 31 seconds East for a distance of 338.78 feet to an iron pin found; running thence South 18 degrees 56 minutes 01 seconds East for a distance of 55.00 feet to an iron pin found; running thence South 70 degrees 52 minutes 59 seconds West for a distance of 310.00 feet to an iron pin placed; running thence North 22 degrees 58 minutes 31 seconds West for a distance of 220.88 feet to a iron pin placed on the Southeastern right-of-way of Mountain Creek Trace; running thence along said right-of-way an arc distance of 54.20 feet, said arc being subtended by a chord bearing of North 41 degrees 08 minutes 48 seconds East for a chord distance of 52.38 feet to an iron pin found an the Point of Beginning

Said tract being 1.168 acres (50,882 square feet) being lot 5 block "A" unit Two of Riverside Trace subdivision

ARC VULNERABILITY AREAS

Assigned total allocations are 14,900 SF of land disturbance and 7,225 SF of impervious

Please note per the provided ARC chart, no part of the lot is in categories C and D thus those charts are empty.

C

	Area (SF)	Allowable	Existing	Proposed
Total				
Disturbed Existing				
Total Disturbed				
Exist Impervious				
Prop Impervious				
Total Impervious				

D

	Area (SF)	Allowable	Existing
Total			
Disturbed Existing			
Total Disturbed			
Exist Impervious			
Prop Impervious			
Total Impervious			

E

	Area (SF)	Allowable	Existing
Total	50881	14900	14000
Disturbed Existing			14000
Total Disturbed		14900	14000
Exist Impervious			900
Prop Impervious			3000
Total Impervious		7225	3900

ARC

Application for a Certificate under the Provisions of the Metropolitan River Protection Act

RECEIVED OCT 08 1980 PLANNING & DEVELOPMENT

(Please type or print clearly. Use supplementary sheets as necessary.)

1. Name of Governing Authority: *Fulton County*

2. Proposed Land or Water Use:
   (a) Name (if any) of development *Riverside Trace Subdivision*
   (b) Land or water use *Land, single family residential*

3. (a) Name of Owner(s) of Land *Riverside Development Corporation*
   Gary Unell, Secretary
   (b) Telephone Number *252-9988*

4. (a) Name and Address of Applicant(s) *Riverside Development Corporation*
   161 Mt. Vernon Highway, Atlanta, Ga 30328, Gary Unell
   (b) Telephone Number *252-9988*

5. Description of Land (also attach legal description):
   (a) Land lot(s), district, section, county *Land Lot #172*
   17th District, Fulton County
   and (if appropriate)
   (b) Subdivision, lot, block, street, street address and distance to intersection if available
   Riverside Trace Subdivision
   (c) Other locational description (e.g., located between ___ and ___)
   32 acres
   (d) Size of development

	Acres	No. of Units	No. of Lots (if applicable)
(1) Residential			
Total:	*32*		*36*
Inside Corridor:	*18*		*21*
Outside Corridor:	*14*		*15*

and/or (2) (All Other Uses) Other size descriptor (e.g., length of sewer line): *None*

6. Previous or Related Chattahoochee Corridor Development:
   (a) Does the total development include additional Chattahoochee Corridor land not covered by this application? *No* If "yes," please describe this land and development plans. ___

   (b) Has any part of the land in this application, or any right-of-way or easement bordering this land, received a previous certificate under Metropolitan River Protection Act procedures, or any other type of Chattahoochee Corridor review approval? *Yes* If "yes," please identify the land or water use(s) and the date(s) that the Atlanta Regional Commission completed the review(s).
   Riverside Trace Subdivision 1978 RC 78 - 80

7. How will the sewage from this land or water use be processed?
(a) Septic Tank NO (b) Public Sewerage Facility(ies) YES
(c) Other _____ (If septic tank, please show area cleared and include in clearance calculations in Item 8. If public sewerage facility, please show all easements and include in clearance calculations in Item 8.) _____

8. Vulnerability analysis of proposed land or water use (see Chattahoochee Corridor Plan, Part 2 A, for standards). Please use original vulnerability categories, as mapped.

Category of Vulnerability or Other Land Category	Total No. Acres or Square Feet	Total No. Acres or Square Feet Cleared	Total No. Acres or Square Feet Impervious Surface	Total Percent Cleared (Standard Shown in Parentheses)		Total Percent Impervious Surface (Standard Shown in Parentheses)	
A (outside FHZ*)				(90)			(75)
A (inside FHZ)				(80)			(60)
B (outside FHZ)				(80)			(60)
B (inside FHZ)				(70)			(45)
C (outside FHZ)				(70)			(45)
C (inside FHZ)				(50)			(30)
D (outside FHZ)	4.40	2.18	0.6	49.6	(50)	13	(30)
D (inside FHZ)					(30)		(15)
E (outside FHZ)	13.5	6.5	2.5	48	(30)	19	(15)
E (inside FHZ)					(10)		(2)
F (outside FHZ)	0.60	0.42	0.13	71	(10)	22	(2)
F (inside FHZ)					(10)		(2)
Flood Plain (50-Year)					(See Corridor Plan)		(20)
Total	18.5	9.1	3.3	49	NA	17.8	NA

*"FHZ" means Flood Hazard Zone, and is defined as "those lands that were located in the pre-Buford Dam fifty (50) year floodplain but which are now located outside the present fifty (50) year floodplain and as shown on the Plan's Land Vulnerability Maps." (See Sec. I L, ARC's Metropolitan River Protection Act Rules and Regulations.)

9. Does the applicant request a one-category upward adjustment of maximum allowable percentages of clearance and impervious surfaces, based on taking one of two additional specified water quality protective measures? Yes If "yes," please indicate the protective measures to be taken:

Yes (a) Permanently limiting all construction to areas more than 500 feet from the River (applicable only to sites abutting the Chattahoochee River).

Yes (b) Providing for permanent runoff control consistent with the standards in the Chattahoochee Corridor Plan. (Attach location and design plan, approved by the appropriate local governing authority office, for permanent runoff control such that the runoff rate from the entire site after development will not exceed the rate before development for a 10-year, 25-year, and 50-year storm.)

10. The following is a checklist of information required as attached parts of the application. Individual items may be combined.

_____ Name of landowner (space provided on this form).
_____ Description of land included in application (legal description to be attached).
_____ Location and extent of vulnerability categories.
_____ "Landscaping plan" showing location, extent, and types of existing vegetation; the vegetation to be removed or disturbed and in easements and rights-of-way (to calculate amounts of clearance); and any replacement vegetation.
_____ "Grading plan" showing location and extent of grading.
_____ "Site plan" showing location and extent of impervious surfaces.
_____ Erosion control plan.
_____ Location and extent of 50-year floodplain, if any.
_____ Approved permanent runoff-control plan (if upward adjustment of percentages of clearance and impervious surface is proposed).

11. Is any impervious surface or structure proposed to be located within, on, or over land that is 150 horizontal feet or less from either bank of the Chattahoochee River? Yes X No _____ If "yes," please note requirement in Part II D of the Chattahoochee Corridor Plan for (a) a public hearing by the Regional Development Planning Liaison Committee of the Atlanta Regional Commission, and (b) the affidavit of a registered professional engineer qualified in water quality and hydrology concerning the effects on the water and land resources, the natural flow of flood waters, land erosion, stream bank erosion, siltation, and water pollution. See also the Atlanta Regional Commission's Metropolitan River Protection Act Rules and Regulations, Secs. II E and III G. (NOTE: These provisions do not apply to footpaths, designated public access areas, crossings by transportation facilities, public water supply intake structures, or water supply and sewerage manholes that are designed and built at grade.)

21 15 5

RIVERSIDE TRACE SUBDIVISION UNIT I & II

EXISTING DEVELOPED SUBDIVISION

AND EXISTING AND PROPOSED LOT DEVELOPMENT

Lot #	Category of Vulnerability or other Land Category	Total No. Square Feet	Total No. Square Ft. Cleared	Total No. Square Ft. Impervious	Total Percent Cleared		Total Percent Impervious	
UNIT I								
1 Exist Home & partial lot	E	9,050	3,300	1,650	36	50	18	30
2 Exist Home	E	14,854	10,320	3,845	*69	50	26	30
	D	1,000	400	0	40	70	0	45
3 Under Const	E	6,150	4,500	585	*73	50	10	30
	D	21,079	19,639	5,215	93	70	25	45
4 Exist Home	E	9,600	9,600	3,300	*100	50	34	30
	D	4,400	3,300	375	*75	70	11	45
20 Exit Home	D	11,250	5,825	2,889	52	70	26	45
21 Exist Home	D	17,625	12,180	4,900	69	70	28	45
	E	9,375 (27,000)	5,220	600	56	50	6	30
22 Under Const	E	32,446	17,200	7,650	*53	50	24	30
	D	960	0	0	0	70	0	45
23 Exist Home	E	18,500	10,724	5,000	58	50	27	30
	D	25,595	6,396	600	25	70	2	45
24 Vacant Land	E	54,941	11,780	0	21	50	0	30
	D	29,250	17,785	4,093	61	70	14	45
25 Exist Home	E	32,006	11,170	3,926	35	50	12	30
	D	22,275	7,780	1,200	35	70	5	45
26 Exist Home	E	25,034	18,460	5,700	*74	50	23	30
	D	5,800	0	0	0	70	0	45

RIVERSIDE TRACE SUBDIVISION UNIT I & II
EXISTING DEVELOPED SUBDIVISION
AND EXISTING AND PROPOSED LOT DEVELOPMENT

Lot #	Category of Vulnerability or other Land Category	Total No. Square Feet	Total No. Square Ft. Cleared	Total No. Square Ft. Impervious	Total Percent Cleared		Total Percent Impervious	
Unit I								
27 Exist Home	E	23,908	15,250	4,620	*64	50	19	30
	D	6,500	0	0	0	70	0	45
Subtotal: E: 235,280 D: 145,734 = 381,512								
UNIT II								
1 Vacant Land	E	26,058	15,470	7,400	*60	50	28	30
	F	2,625	2,625	600	*100	30	23	15
2 Vacant Land	E	27,109	21,350	8,000	*75	50	30	30
3 Vacant Land	E	52,430	16,000	7,470	30	50	14	30
4 Vacant Land	E	52,943	12,125	2,550	23	50	5	30
5 Vacant Land	E	50,881	14,900	7,225	29	50	14	30
6 Under Const	E	17,205	10,000	6,640	*58	50	*39	30
	D	17.547	4,650	0	27	70	0	45
7 Vacant Land	E	21,175	13,350	5,575	*63	50	26	30
	D	13,433	2,850	0	21	70	0	45
8 Vacant Land	D	1,250	400	0	32	70	0	45
	E	25,905	9,400	5,300	36	50	20	30
	F	5,375	1,700	0	*32	30	0	15
9 Vacant Land	E	15,309	1,600	400	10	50	3	30
	F	13,123	9,190	2,900	*70	30	*22	15
Area by #1	E	13,710	2,000	0	15	50	0	30

21

*Lot exceeds allowable limits (without averaging). Overall development is within allowable limits.

Subtotal: E: 302,725 + 235,864 = 538,589 + 47,930 = 586,519
F: 26,048
D: 321,230 + 145,734 = 179,964 + 13,750 = 191,714

RIVERSIDE TRACE SUBDIVISION UNIT I & II
EXISTING DEVELOPED SUBDIVISION
AND EXISTING AND PROPOSED LOT DEVELOPMENT

SUMMARY

CATEGORY	Total No. Square Ft.	Total No. Square Ft. Cleared	Total Percent Cleared		Total Square Ft. Impervious	Total Percent Impervious	
F	26,050 = 0.6A	18,440 = 0.42A	*71	30	5,780 = 0.13A	22	15
E 20% less	585,979 = 13.5A	280,941 = 6.45A	48	50	111,062 = 2.55A	19	30
D 26% less	191,714 = 4.40 A	95,045 = 2.2A	49.6	70	25,872 = 0.6A	13	45
TOTAL	803,743 = 12.345	394,426	49	55% Max Average	142,714	17.81	34%Max Average

* Lot exceeds allowable limits (without averaging). Overall development is within allowable limits.

STREET RIGHT - OF - WAYS

Category of Vulnerability or other Land Category	Total No. Square Feet	Total No. Square Ft. Cleared	Total Percent Cleared	Total No. Square Ft. Impervious	Total Percent Impervious
D	13,750	13,750	*100 70	6,600	*48 45
E	47,930	47,222	*100 50	23,626	*50 30
F	4,925	4,925	*100 30	2,280	*46 15

* Lot exceeds allowable limits (without averaging). Overall development is within allowable limits.

October 12, 1981

161 Mt. Vernon Highway
Atlanta, Georgia 30328

Fulton County Planning & Zoning Dept.
& The Atlanta Regional Commission
408 Fulton County Administration Bldg.
Atlanta, Georgia 30303

Gentlemen:

In reference to our existing Riverside Trace Subdivision located in Land Lot 172 of the 17th District of Fulton County, we hereby request your approval on the continual construction of homes on the 21 lots located in the river corridor. Riverside Trace contains 36 lots with 21 lots in the river corridor.

Grading, Landscaping, and Site plans for each lot will be submitted to Fulton County Planning Department prior to each individual homes's construction. All cleared areas not covered by impervious materials will be regrassed, strawed, and shrubbed with evergreens to provide equal, or better, ground cover than that which existed prior to the development. In addition, all areas twenty feet from the rear of improvements are to be left in a natural state and all trees in nongraded areas will remain undisturbed. Cleared areas to be grassed will be done as quickly as possible after construction has been finished.

Detention facilities have been built according to Fulton County Engineering Department specifications in order to control silt and increased water runoff on said property. Siltation control handled on a per lot basis.

The Vulnerability Classifications will be upgraded by adherence to certain protective measures such as limiting construction to areas over 500 feet from the river, providing for permanent runoff controls, and landscaping with grass and evergreens equal to or better than the original vegetation.

In reference to the Vulnerability Classification as it relates to Lot 9, Unit II, we request that a variance be given in the "F" Vulnerability Classification. In construction of a home on this lot, we will build with minimal impervious surface such as drive under garage and limited roof on said proposed dwelling. We feel that the overall classifications are well below accepted guidelines for clearing and impervious surfaces, and for this reason feel a variance can be justified.

We hope that every consideration will be given towards the approval of continued construction. Development, pending approval, will continue immediately. For this reason, we would very much appreciate your prompt action.

Thank you for your consideration.

Sincerely,

Gary Unell

Gary M. Unell
Riverside Development Corporation

GU/lw

FULTON COUNTY
ATLANTA, GEORGIA

Received 03/25/82

DEPARTMENT OF PLANNING ROOM 305 • 165 CENTRAL AVENUE, S. W. • 30303
TELEPHONE: AREA CODE 404 572-2781

March 25, 1982
Date

Mr. Harry West, Director
Atlanta Regional Commission
230 Peachtree Street, N.W.
Suite 200
Atlanta, Georgia 30303

Re: Petition No. RC-81-32FC

Dear Mr. West:

Please initiate a Section 6 ~~xx Section xx 7~~ review of the proposed project that is described below:

Land Lot and District: LL172; Dist 17

Location: Riverside Trace

Project Type: Single Family Subdivision

Property Owner: Gary Unell

Planning Department Recommendation: Approval

Comments:

Enclosed is one copy of the site, grading and landscaping plans as well as the River Protection Sheets.

Sincerely,

Robert E. Gerber, Director

Enc.
Copies: Sam Brownlee, County Manager, Al Johnson, Clerk;
A.H. Hutchinson, Zoning Administrator
mkm/ab

V203292
FILE

ACKNOWLEDGEMENT OF RECEIPT
ATLANTA REGIONAL COMMISSION
SUITE 200, 230 PEACHTREE STREET, ATLANTA, GEORGIA 30043

MARCH 29, 1982

TO: HON. MICHAEL LOMAX, CHAIRMAN
FULTON COUNTY COMMISSION
165 CENTRAL AVENUE, S.W.
ATLANTA, GA 30335

THIS IS TO ACKNOWLEDGE RECEIPT OF THE FOLLOWING PROPOSAL SUBMITTED TO THE ATLANTA REGIONAL COMMISSION FOR REVIEW:

TYPE OF REVIEW: REGULAR METRO RIVER

ARC REVIEW CODE: V203292

NAME OF PROJECT: RC-81-32FC, UNELL SUBDIVISION

DATE RECEIVED BY ARC: 03/25/82

DEADLINE BY WHICH ARC WILL RESPOND: 05/24/82

THE FOLLOWING REPRESENTATIVES OF POTENTIALLY AFFECTED AGENCIES HAVE BEEN NOTIFIED OF THIS REVIEW AND AFFORDED OPPORTUNITY TO RETURN COMMENTS:

HON. ANDREW J. YOUNG, MAYOR, CITY OF ATLANTA
HON. W. L. MABRY, JR., MAYOR, CITY OF ROSWELL
HON. MANUEL J. MALOOF, CHAIRMAN, DEKALB COUNTY COMMISSION
HON. JERRY H. WATSON, CHAIRMAN, DOUGLAS COUNTY COMMISSION
HON. CHARLES ASHWORTH, CHAIRMAN, GWINNETT COUNTY COMMISSION
HON. ERNEST W. BARRETT, CHAIRMAN, COBB COUNTY COMMISSION
MR. ART GRAHAM, SUPERINTENDENT, NATIONAL PARK SERVICE
MR. JOE D. TANNER, COMMISSIONER, DEPARTMENT OF NATURAL RESOURCES
MR. ALAN TONEY, REGIONAL DEVELOPMENT PLANNING ADVISORY COUNCIL

WE WILL CONTACT YOU IF WE HAVE ANY QUESTIONS OR IF A CONFERENCE IS NEEDED TO RESOLVE ANY POTENTIAL PROBLEMS. PLEASE CALL BEVERLY RHEA, REVIEW COORDINATOR, OR HARRY WEST, EXECUTIVE DIRECTOR, AT 656-7762, IF YOU HAVE ANY QUESTIONS CONCERNING THE REVIEW.

THANK YOU FOR SUBMITTING THIS PROPOSAL TO THE COMMISSION FOR REVIEW.

SINCERELY YOURS,

HARRY WEST
EXECUTIVE DIRECTOR

BY

BEVERLY RHEA
REVIEW COORDINATOR

CC: MR. ROBERT F. GERBER, DIRECTOR, FULTON COUNTY PLANNING

ACKNOWLEDGEMENT OF RECEIPT
ATLANTA REGIONAL COMMISSION
SUITE 200, 230 PEACHTREE STREET, ATLANTA, GEORGIA 30043

HON. MICHAEL LOMAX, CHAIRMAN

MR. TOM WILSON, FULTON COUNTY PLANNING

V203292
FILE

ARC STAFF NOTICE OF REVIEW
SUITE 200, 230 PEACHTREE STREET, ATLANTA, GEORGIA 30043

DATE: MARCH 29, 1982

MEMO TO: ** ENVIRONMENTAL PLANNING
** RDP DIRECTOR
** TRANSPORTATION

FROM: BEVERLY RHEA, REVIEW COORDINATOR EXTENSION: 7762

SUBJECT: TYPE OF REVIEW: REGULAR METRO RIVER
SUBMITTING AGENCY: FULTON COUNTY
PROJECT NAME: RC-81-32FC, UNELL SUBDIVISION

LOCATION OF PROJECT: S/D: UNELL S/D LAND LOT: 172
DISTRICT: 17 SECTION:
SIZE: 18 ACRES
CITY: COUNTY: FULTON

ACTION UNDER CONSIDERATION: ISSUANCE OF PERMITS

DESCRIPTION OF PROJECT: SINGLE FAMILY SUBDIVISION ON 32 ACRES (18 INSIDE CORRIDOR) IN LAND LOT 172, 17TH DISTRICT, FULTON COUNTY. A PORTION WAS PREVIOUSLY REVIEWED AS RC-78-80FC, RIVERSIDE TRACE SUBDIVISION.

DATE RECEIVED BY ARC: 03/25/82
DATE BY WHICH TO RETURN WRITTEN COMMENTS TO REVIEW OFFICE: 04/08/82
DATE BY WHICH ARC MUST CLOSE REVIEW: 05/24/82

ATTACHED IS INFORMATION CONCERNING THE ABOVE REFERENCED REVIEW. LOCAL NOTIFICATION WAS SENT TO THE FOLLOWING:

CITY OF ATLANTA
CITY OF ROSWELL
DEKALB COUNTY COMMISSION
DOUGLAS COUNTY COMMISSION
GWINNETT COUNTY COMMISSION
COBB COUNTY COMMISSION
NATIONAL PARK SERVICE
DEPARTMENT OF NATURAL RESOURCES
REGIONAL DEVELOPMENT PLANNING ADVISORY COUNCIL

PLEASE COMPLETE COMMENT FORM AND RETURN IT TO THE REVIEW OFFICE BY THE DATE INDICATED ABOVE. KEEP A COPY FOR YOUR RECORDS.

V203292
FILE

REQUEST FOR COMMENTS
ATLANTA REGIONAL COMMISSION
SUITE 200, 230 PEACHTREE STREET, ATLANTA, GEORGIA 30043

DATE: MARCH 29, 1982

THIS IS TO INFORM YOU THAT THE ATLANTA REGIONAL COMMISSION IS PRESENTLY REVIEWING THE PROJECT LISTED BELOW AND IS HEREBY AFFORDING YOU THE OPPORTUNITY TO EXPRESS YOUR COMMENTS CONCERNING THE PROPOSAL.

TYPE OF REVIEW: REGULAR METRO RIVER
ARC REVIEW CODE: V203292
SUBMITTING AGENCY: FULTON COUNTY
NAME OF PROJECT: RC-81-32FC, UNELL SUBDIVISION
LOCATION OF PROJECT: FULTON COUNTY
ACTION UNDER CONSIDERATION: ISSUANCE OF PERMITS
DATE RECEIVED BY ARC: 03/25/82
DATE BY WHICH COMMENTS SHOULD BE RETURNED TO ARC: 04/08/82

OFFICIALS OF THE FOLLOWING AFFECTED PUBLIC AGENCIES ARE BEING GIVEN AN OPPORTUNITY TO COMMENT:

HON. ANDREW J. YOUNG, MAYOR, CITY OF ATLANTA
HON. W. L. MABRY, JR., MAYOR, CITY OF ROSWELL
HON. MANUEL J. MALOOF, CHAIRMAN, DEKALB COUNTY COMMISSION
HON. JERRY H. WATSON, CHAIRMAN, DOUGLAS COUNTY COMMISSION
HON. CHARLES ASHWORTH, CHAIRMAN, GWINNETT COUNTY COMMISSION
HON. ERNEST W. BARRETT, CHAIRMAN, COBB COUNTY COMMISSION
MR. ART GRAHAM, SUPERINTENDENT, NATIONAL PARK SERVICE
MR. JOE D. TANNER, COMMISSIONER, DEPARTMENT OF NATURAL RESOURCES
MR. ALAN TONEY, REGIONAL DEVELOPMENT PLANNING ADVISORY COUNCIL

DESCRIPTION OF PROJECT: SINGLE FAMILY SUBDIVISION ON 32 ACRES (18 INSIDE CORRIDOR) IN LAND LOT 172, 17TH DISTRICT, FULTON COUNTY. A PORTION WAS PREVIOUSLY REVIEWED AS RC-78-80FC, RIVERSIDE TRACE SUBDIVISION.

TOTAL COST / FEDERAL SHARE: NA / NA
FURTHER INFORMATION IS ATTACHED.

IF YOU HAVE ANY QUESTIONS, PLEASE CALL BEVERLY RHEA, REVIEW COORDINATOR, OR HARRY WEST, EXECUTIVE DIRECTOR, AT 656-7762. IF WE DO NOT RECEIVE YOUR INITIAL RESPONSE ON OR BEFORE THE DATE INDICATED ABOVE, THE COMMISSION WILL ASSUME THAT YOUR AGENCY HAS NO OBJECTIONS OR COMMENTS REGARDING THIS PROJECT AND WILL PROCEED TO TO CLOSE THE THE REVIEW. WHEN YOU RETURN COMMENTS, PLEASE REFER TO THE NAME OF THE PROJECT.

THANK YOU VERY MUCH.

REQUEST FOR COMMENTS
ATLANTA REGIONAL COMMISSION
SUITE 200, 230 PEACHTREE STREET, ATLANTA, GEORGIA 30043

PROJECT NAME: RC-81-32FC, UNELL SUBDIVISION

SINCERELY YOURS,

HARRY WEST
EXECUTIVE DIRECTOR

BY

BEVERLY RHEA
REVIEW COORDINATOR

CC: MS. PANKE BRADLEY, DIRECTOR, ATLANTA PLANNING BUREAU
MR. ROY NORMAN, COMMISSIONER, ATLANTA COMMUNITY/HUMAN DEV.
MR. WILBUR K. AVERA, CITY ADMINISTRATOR, CITY OF ROSWELL
MR. MCMILLAN C. BAGGETT, PLANNING DIR., DEKALB COUNTY COMMISSION
MS. KAY NOLAN, PLANNING DIRECTOR, DOUGLAS COUNTY COMMISSION
MR. WAYNE SHACKELFORD, ADMIN. ASST., GWINNETT COUNTY COMMISSION
MR. LEWIS BRINKLEY, PLANNING DIRECTOR, GWINNETT COUNTY COMMISSION
MR. LOUIS SMITH, PLANNING DIRECTOR, COBB COUNTY COMMISSION
MS. SUE DANIELS, SIERRA CLUB
MS. BEVERLY GHOLSON, GEORGIA CONSERVANCY
MR. MICHAEL MORGAN, AM. SOC. OF LANDSCAPE ARCH'TS.
MR. DAVID O. ELDRIDGE, SAVE AMERICA'S VITAL ENVIRON.

Bev Rhea

V203292

PK

ARC STAFF NOTICE OF REVIEW
SUITE 200, 230 PEACHTREE STREET, ATLANTA, GEORGIA 30043

DATE: MARCH 29, 1982

MEMO TO: ENVIRONMENTAL PLANNING
** RDP DIRECTOR
TRANSPORTATION

FROM: BEVERLY RHEA, REVIEW COORDINATOR EXTENSION: 7762

SUBJECT: TYPE OF REVIEW: REGULAR METRO RIVER
SUBMITTING AGENCY: FULTON COUNTY
PROJECT NAME: RC-81-33FC, UNELL SUBDIVISION

LOCATION OF PROJECT: S/D: UNELL S/D
DISTRICT: 17
SIZE: 18 ACRES
CITY:
LAND LOT: 172
SECTION:
COUNTY: FULTON

ACTION UNDER CONSIDERATION: ISSUANCE OF PERMITS

DESCRIPTION OF PROJECT: SINGLE FAMILY SUBDIVISION ON 32 ACRES (18 INSIDE CORRIDOR) IN LAND LOT 172, 17TH DISTRICT, FULTON COUNTY. A PORTION WAS PREVIOUSLY REVIEWED AS RC-78-80FC, RIVERSIDE TRACE SUBDIVISION.

DATE RECEIVED BY ARC: 03/25/82
DATE BY WHICH TO RETURN WRITTEN COMMENTS TO REVIEW OFFICE: 04/08/82
DATE BY WHICH ARC MUST CLOSE REVIEW: 05/24/82

ATTACHED IS INFORMATION CONCERNING THE ABOVE REFERENCED REVIEW. LOCAL NOTIFICATION WAS SENT TO THE FOLLOWING:

CITY OF ATLANTA
CITY OF ROSWELL
DEKALB COUNTY COMMISSION
DOUGLAS COUNTY COMMISSION
GWINNETT COUNTY COMMISSION
COBB COUNTY COMMISSION
NATIONAL PARK SERVICE
DEPARTMENT OF NATURAL RESOURCES
REGIONAL DEVELOPMENT PLANNING ADVISORY COUNCIL

PLEASE COMPLETE COMMENT FORM AND RETURN IT TO THE REVIEW OFFICE BY THE DATE INDICATED ABOVE. KEEP A COPY FOR YOUR RECORDS.

RDRC 4/15/82

4/23/82 ARC Agenda

V203292

ARC STAFF NOTICE OF REVIEW
SUITE 200, 230 PEACHTREE STREET, ATLANTA, GEORGIA 30043

RECEIVED
APR 30 1982
ARC
PROJECTS REVIEW OFFICE

DATE: MARCH 29, 1982 PAGE 2

PROJECT NAME: RC-81-32FC, UNELL SUBDIVISION

TO: BEVERLY RHEA

FROM: RDP DIRECTOR

RE: RC-81-32FC, UNELL SUBDIVISION
FULTON COUNTY

THE ARC DIVISION CITED ABOVE HAS THE FOLLOWING RESPONSE TO THE CITED PROJECT.

_____ PROJECT IS CONSISIENI WITH THE FOLLOWING DEVELOPMENT GUIDE:

_____.

_____ PROJECT IS INCONSISIENI WITH THE FOLLOWING DEVELOPMENT GUIDE:

_____.

_____ PROJECT DOES NOT RELATE TO ANY DEVELOPMENT GUIDE FOR WHICH THIS DIVISION IS RESPONSIBLE.

_____ STAFF WISHES TO CONFER WITH APPLICANT BECAUSE: _____

_____

_____

_____ OTHER COMMENTS: _____

_____

_____

_____

_____

5 copies

CITY OF ATLANTA

CITY HALL / ATLANTA, GEORGIA 30335 / (404) 658-6412

ANDREW YOUNG
Mayor
DICK LAYTON
Commissioner
Department of Budget and Planning

PANKE BRADLEY
Director
Bureau of Planning
CAROLE MASSEY
Director
Bureau of Budget Policy
and Evaluation

March 30, 1982

RECEIVED
APR 2 1982
ARC

Mr. Harry West, Executive Director
Atlanta Regional Commission
Suite 200
230 Peachtree Street
Atlanta, Georgia 30043

Attention: Mrs. Beverly Rhea

Dear Harry:

The Bureau of Planning City of Atlanta has reviewed, per the request of ARC's Project Coordinator, the following projects:

1. Community and Economic Development - A-95: Business Development Center submitted for a grant application to assist minority businesses in management and accounting.

   Comment: favorable

2. A-85 Review: Public Telecommunications Facility Program submitted by the U. S. Department of Commerce: Interim revisions of regulations which govern the public telecommunications facilities program. The revision allows grant recipients greater freedom in use of equipment purchased with PTFP funds.

   Comment: no adverse comments

3. A-85 Review: General Regulations for Areas Administered by the National Parks Service, submitted by the U.S. Department of the Interior. The proposed project will provide guidance and controls for public use and recreation areas administered by the National Parks Service.

   Comments: favorable.

4. Regular Metro River Review: Project No. RC-82-10FC and RC-82-1GC submitted jointly by Fulton and Gwinnett Counties for the widening of Holcomb Bridge Road, by agreement Fulton County is handling the submittal package for both counties.

Comments: The ARC Metro River Review form and standards are not designed to handle Chattahoochee River bridge construction projects because a bridge must of necessity encroach upon the river. As a result the standard vulnerability analysis as defined in the Chattahoochee Corridor Plan is always exceeded. Seemingly, the best we can do is to require strict erosion control measures from Georgia DOT and proceed with the project.

Comment: favorable

5. Regular Metro River Review: Project No. RC-81-32FC, Unell Subdivision submitted by Fulton County.

Comments: This project as submitted does not appear to meet the vulnerability standards specified in the Chattahoochee Corridor Plan.

6. Regular Metro River Review: Project No. RC-82-12-FC, Pool on Lot 3763, River Chase Subdivision.

Comment: favorable

Sincerely,

Panke Bradley, Director
Bureau of Planning

PB:WS:bc

cc: Richard Stogner, CAO
Wilson Smith, Environmental Assessment Officer

April 8, 1982

Hon. Michael Lomax, Chairman
Fulton County Commission
165 Central Avenue, S.W.
Atlanta, Georgia 30335

Re: RC-81-32FC
Unell Subdivision

Dear Commissioner Lomax:

Pursuant to our Metropolitan River Protection Act Rules and Regulations, this is to let you know that there may be inconsistencies between the Chattahoochee Corridor Plan and the proposed Unell Subdivision and therefore further investigation is necessary. Consequently, we could not complete the review today.

We have scheduled this review for action by the Commission at the April 28, 1982 meeting. It will also be on the Regional Development Planning Liaison Committee agenda for April 15.

Following Commission action, we will close our review that day or the next.

Please let me know if you have any questions concerning this review.

Sincerely,

Harry West
Executive Director
by
Beverly Rhea
Project Review Coordiantor

HW:BR:sd

cc: Mr. Robert Gerber
Mr. Tom Wilson

V203292
FILE

OFFICIAL METRO RIVER REVIEW COMMENTS BY THE ATLANTA REGIONAL COMMISSION
SUITE 200, 230 PEACHTREE STREET, ATLANTA, GEORGIA 30043

APRIL 30, 1982

TO: HON. MICHAEL LOMAX, CHAIRMAN
FULTON COUNTY COMMISSION
165 CENTRAL AVENUE, S.W.
ATLANTA, GA 30335

THIS IS TO NOTIFY YOU THAT THE ATLANTA REGIONAL COMMISSION HAS COMPLETED REVIEW OF:

TYPE OF REVIEW: REGULAR METRO RIVER
ARC REVIEW CODE: V203292
NAME OF PROJECT: RC-81-32FC, UNELL SUBDIVISION
DATE RECEIVED BY ARC: 03/25/82

AFFECTED PUBLIC AGENCIES WHICH RECEIVED NOTICE OF THE REVIEW AND WERE AFFORDED OPPORTUNITY TO COMMENT:

HON. ANDREW J. YOUNG, MAYOR, CITY OF ATLANTA, (NO COMMENT)
HON. W. L. MABRY, JR., MAYOR, CITY OF ROSWELL, (NO COMMENT)
HON. MANUEL J. MALOOF, CHAIRMAN, DEKALB COUNTY COMMISSION, (NO COMMENT)
HON. JERRY H. WATSON, CHAIRMAN, DOUGLAS COUNTY COMMISSION, (NO COMMENT)
HON. CHARLES ASHWORTH, CHAIRMAN, GWINNETT COUNTY COMMISSION, (NO COMMENT)
HON. ERNEST W. BARRETT, CHAIRMAN, COBB COUNTY COMMISSION, (NO COMMENT)
MR. ART GRAHAM, SUPERINTENDENT, NATIONAL PARK SERVICE, (NO COMMENT)
MR. JOE D. TANNER, COMMISSIONER, DEPARTMENT OF NATURAL RESOURCES, (NO COMMENT)
MR. ALAN TONEY, REGIONAL DEVELOPMENT PLANNING ADVISORY COUNCIL, (NO COMMENT)

COMMENTS RECEIVED FROM THESE AGENCIES, IF ANY, ARE ATTACHED.

COMMISSION COMMENTS: THE COMMISSION FINDS THAT THERE APPEAR TO BE INCONSISTENCIES BETWEEN THE LAND OR WATER USE AUTHORIZED BY THE CERTIFICATE (OR APPLICATION FOR CERTIFICATE) AND THE ARC CHATTAHOOCHEE CORRIDOR PLAN ADOPTED BY THE COMMISSION PURSUANT TO SECTION 4 OF ACT NO. 66 OF THE 1973 GEORGIA GENERAL ASSEMBLY, AS AMENDED.

FURTHER, THE COMMISSION RECOMMENDS THE FOLLOWING MODIFICATION OF THE CERTIFICATE: THE COMMISSION ADOPTED A RESOLUTION ON 4/28/82 FINDING THAT THE PROPOSED LAND USE EXCEEDS THE RECOMMENDED MAXIMUM PERCENTAGES OF CLEARANCE AND IMPERVIOUS SURFACE IN THE "F" CATEGORY IN PHASE 2 AND RECOMMENDING MODIFICATION OF THE CERTIFICATE BY EITHER COMBINING LOTS 8 AND 9, UNIT 2; ELIMINATING CONSTRUCTION ON THE LATTER; OR TAKING OTHER MEASURES TO BRING THE LAND USE INTO CONSISTENCY.

PLEASE CALL IF YOU HAVE ANY QUESTIONS CONCERNING THE REVIEW. THANK YOU FOR SUBMITTING THE PROPOSAL TO ARC.

HON. MICHAEL LOMAX, CHAIRMAN

SINCERELY YOURS,

HARRY WEST
EXECUTIVE DIRECTOR

BY

BEVERLY RHEA
REVIEW COORDINATOR

CC: MR. ROBERT F. GERBER, DIRECTOR, FULTON COUNTY PLANNING
MR. TOM WILSON, FULTON COUNTY PLANNING

DESIGN-CONSTRUCTION
by
CRAFTMASTER, INC.

50 Mt Creek Trace
Sandy Springs, GA 30328

Elevations / Sections

This will be determined once the variance and 35ft building setback are granted. Until that time it will be just a guess.

Board of Appeals

November 5, 2025

SANDY SPRINGS
GEORGIA

V-25-43
50 Mountain Creek Trace

STAFF RECOMMENDATION:

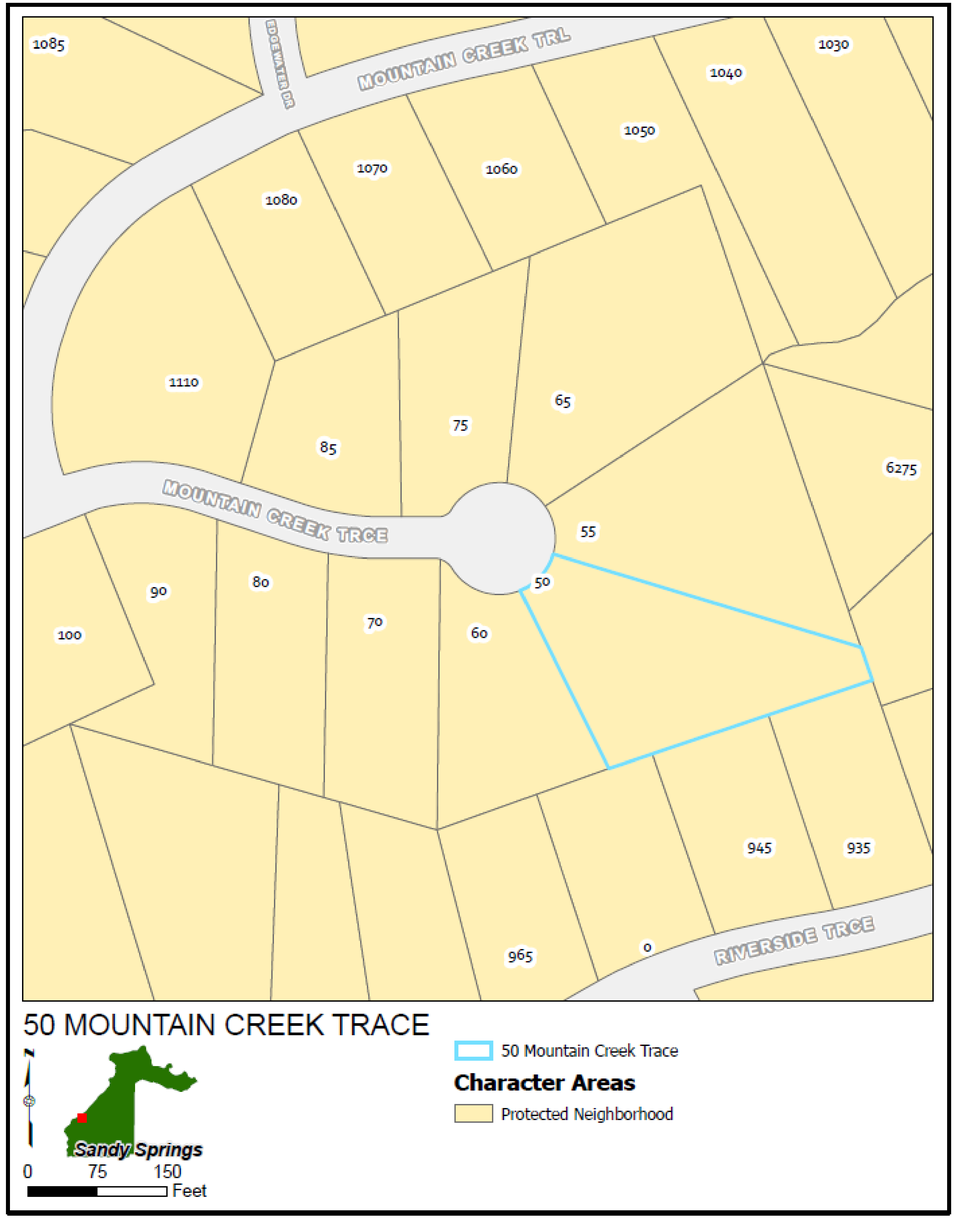
Approval with Conditions

SANDY SPRINGS
GEORGIA

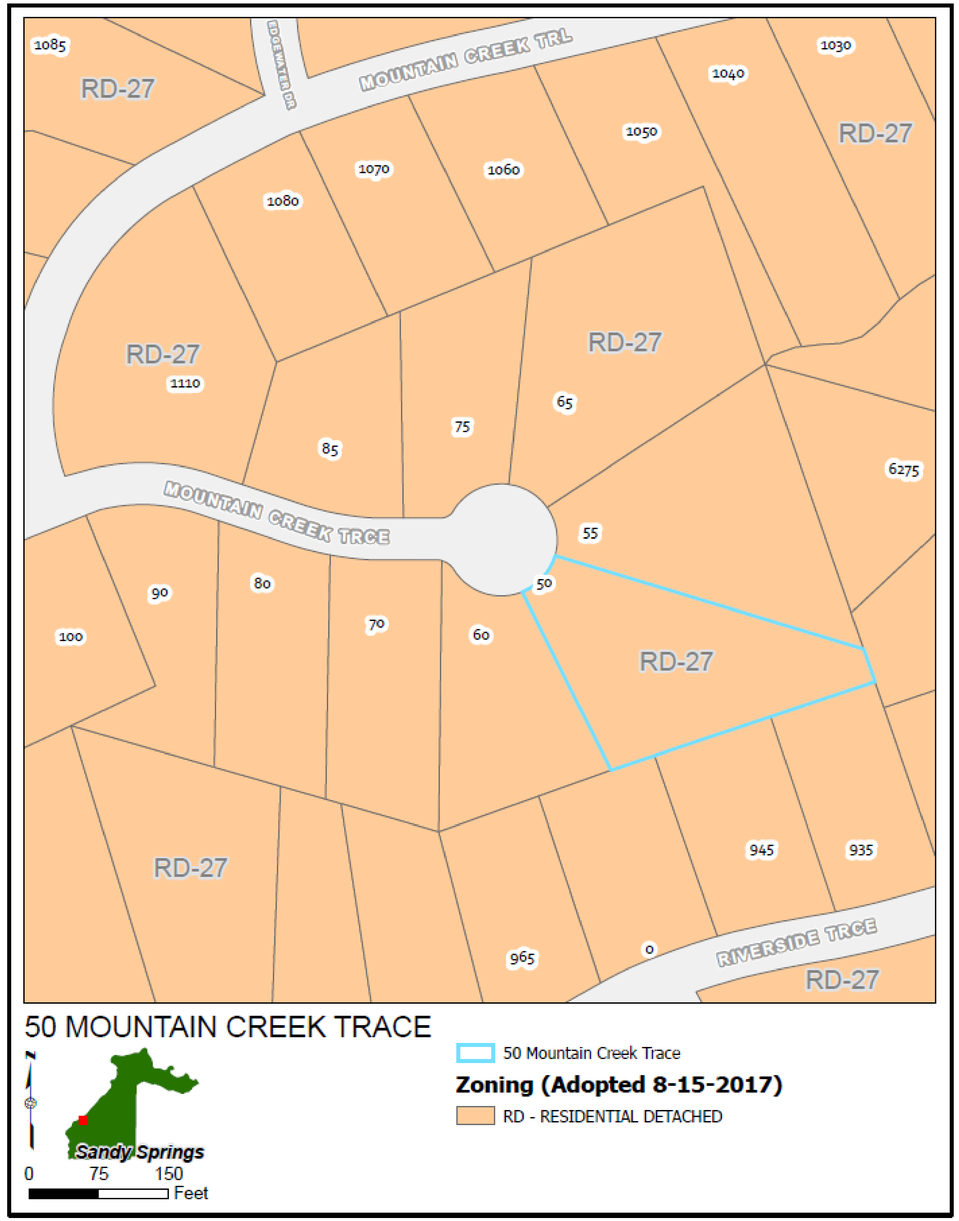
Request

- A request for a Variance from Div 2.3, Sec 6.1.2.B., and Div 9.2. to encroach into the 60-foot primary street setback and 75-foot impervious surface setback for the construction of a new home.

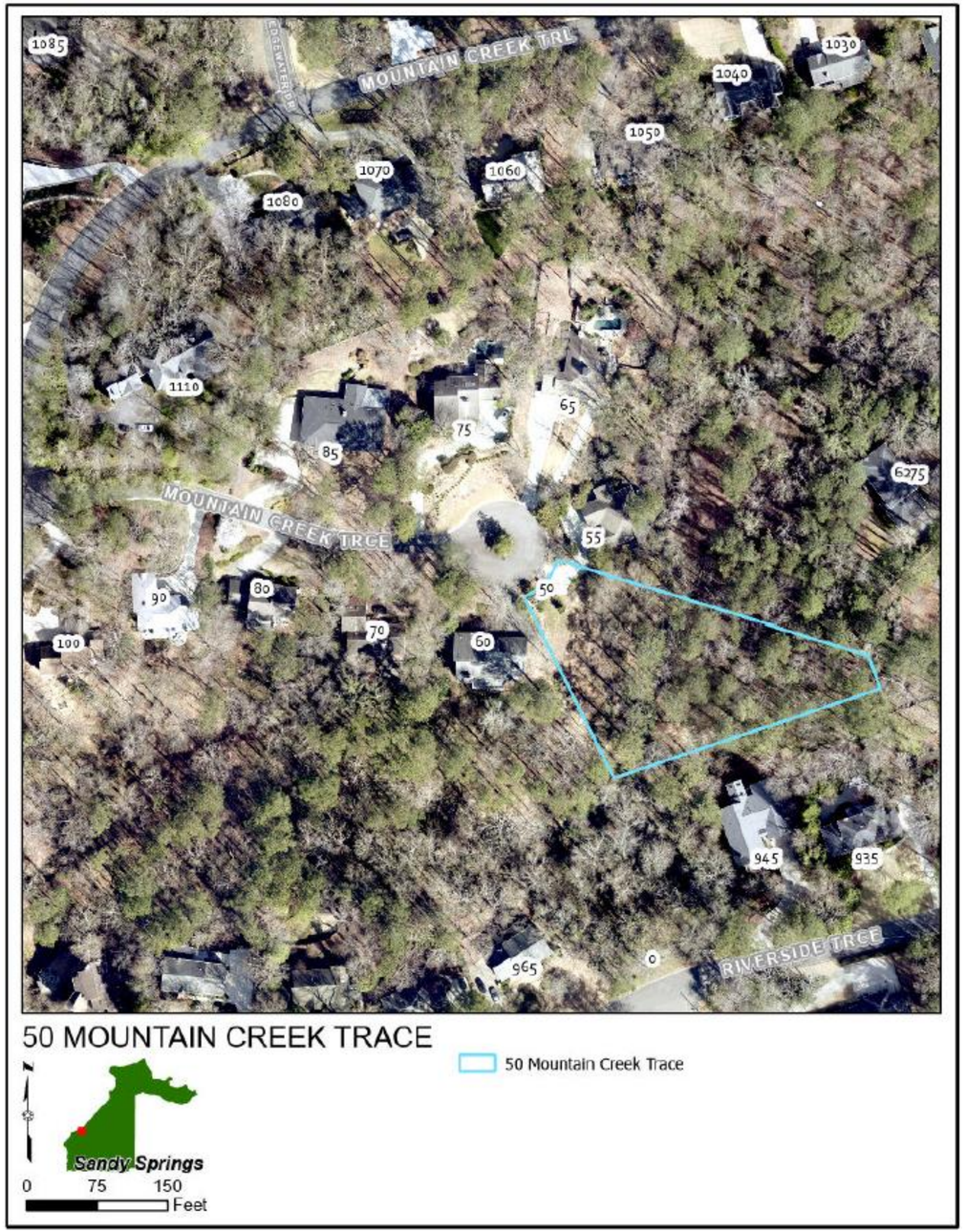
Character Area Map



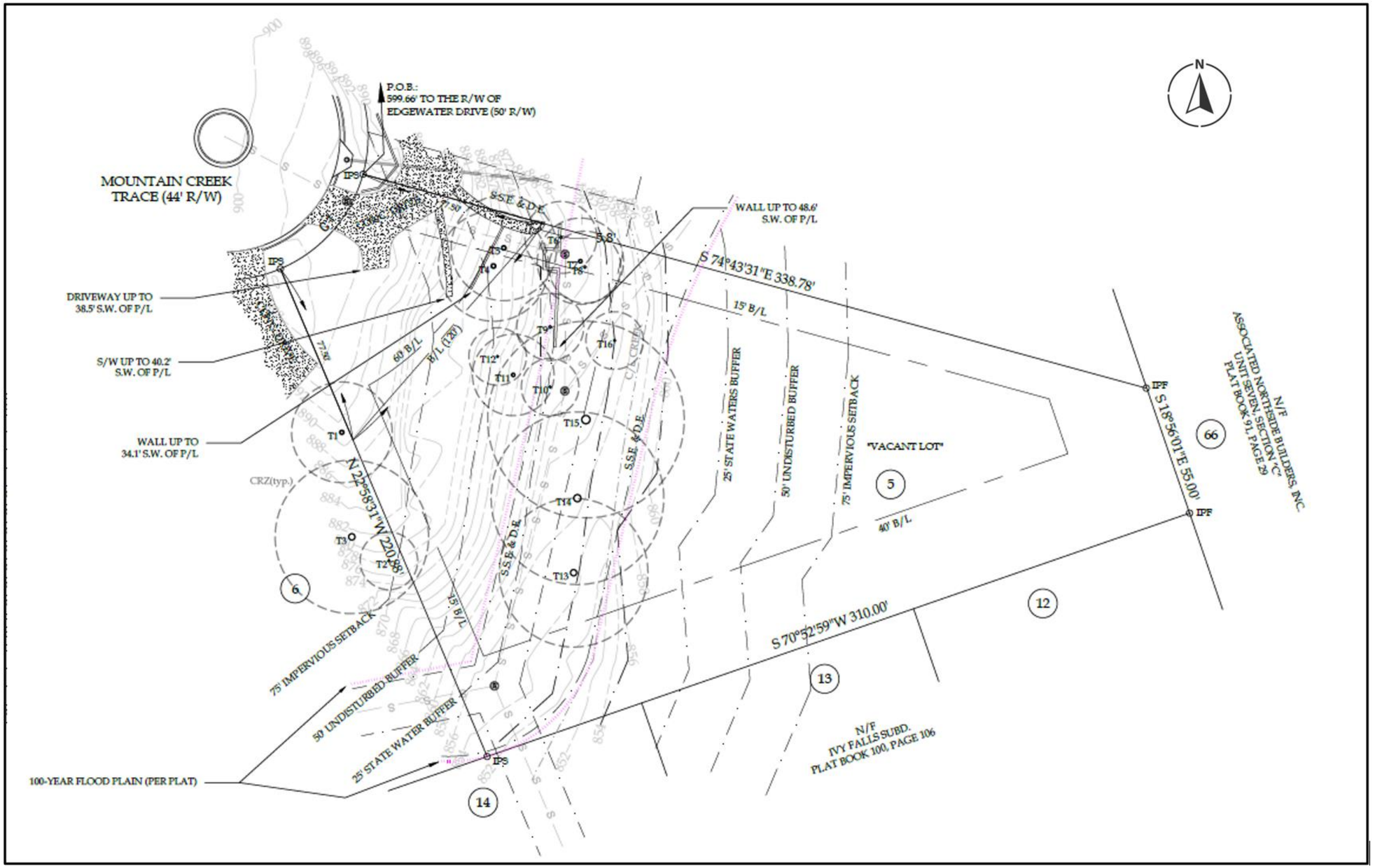
Zoning Map



Aerial Image

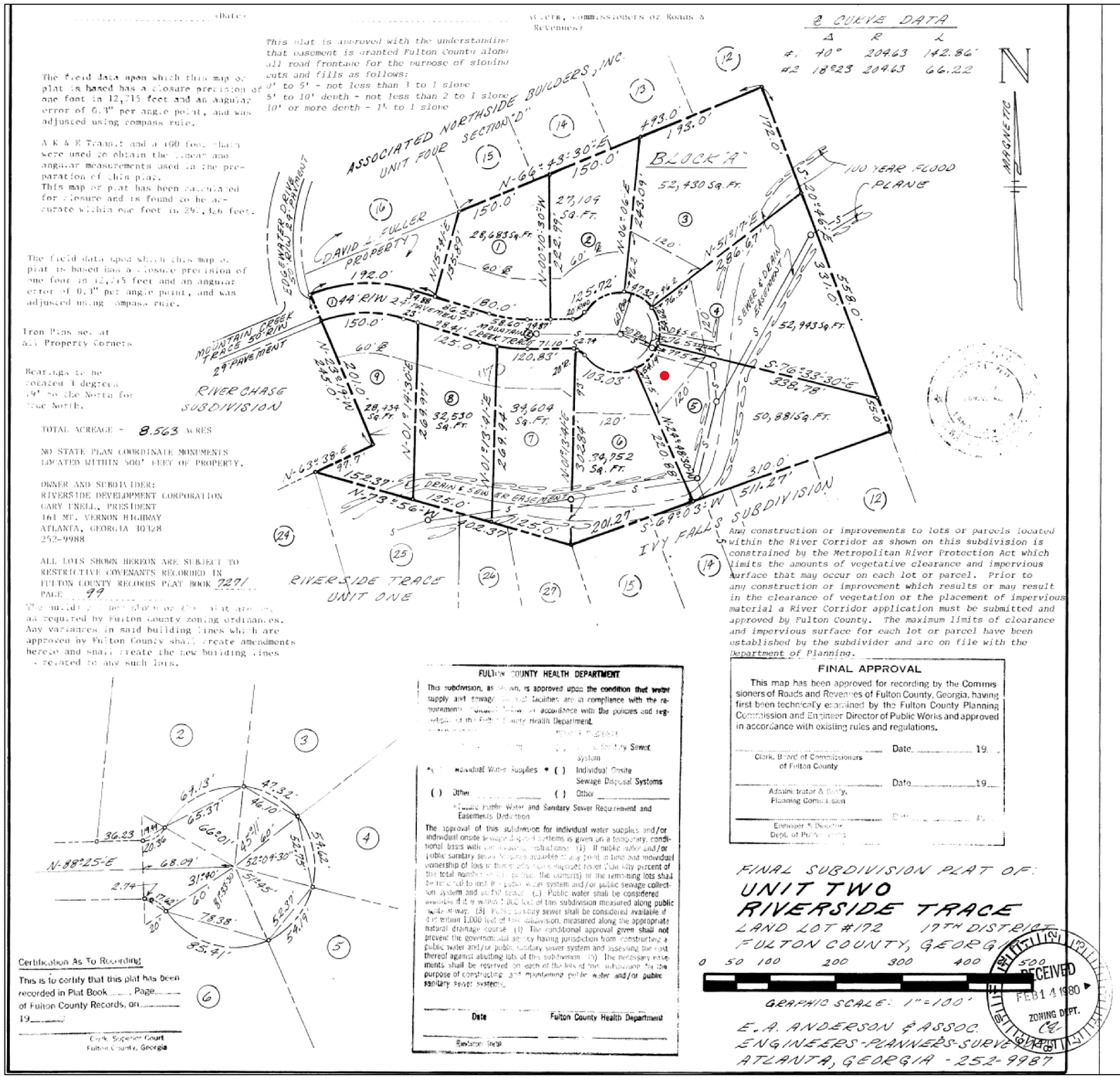


Survey


P.O.B.:
599.66' TO THE R/W OF
EDGEWATER DRIVE (50' R/W)
MOUNTAIN CREEK
TRACE (44' R/W)
IPS
IPF
WALL UP TO 48.6'
S.W. OF P/L
DRIVEWAY UP TO
38.5' S.W. OF P/L
S/W UP TO 40.2'
S.W. OF P/L
WALL UP TO
34.1' S.W. OF P/L
S 74°43'31"E 338.78'
S 18°56'01"E 55.00'
S 70°52'59"W 310.00'
N 22°58'31"W 220.88'
15' B/L
60' B/L
40' B/L
B/L (120')
S.S.E. & D.E.
25' STATE WATERS BUFFER
50' UNDISTURBED BUFFER
75' IMPERVIOUS SETBACK
"VACANT LOT"
CRZ(typ.)
100-YEAR FLOOD PLAIN (PER PLAT)
N/F
ASSOCIATED NORTHSIDE BUILDERS, INC.
UNIT SEVEN, SECTION "C"
PLAT BOOK 91, PAGE 29
N/F
IVY FALLS SUBD.
PLAT BOOK 100, PAGE 106
5
6
12
13
14
66
N

Riverside Trace Plat 1980

- The neighborhood was platted with Fulton County approval in 1980 – legal lot of record.
- The surrounding homes were built in the early 1980s.
- This parcel has not been developed.
- 60-foot primary street setback was not in place.
- Regulations for stream buffers were not in place.



Existing Conditions

- The property is undeveloped, 1.7 acres, mostly forested.
- This lot has remained vacant since it was created in 1980, while the other lots in the subdivision developed with single family homes.
- A stream runs north to south through the property, with stream buffers on either side of the stream, leaving very little buildable area available for a home.
- The majority of the property is within the 25-foot state waters buffer, 50-foot vegetative buffer, and 75-foot impervious surface setback.
- In 1989, the Georgia Erosion and Sedimentation Act was amended to require a 25-foot natural buffers along all state waters, and subsequently years later, the 50-foot vegetative buffer, and the 75-foot impervious surface setback were put in place.
- This entire parcel is in the Chattahoochee River Corridor and is subject to the Metropolitan River Protection Act in category E. The Atlanta Regional Commission (ARC) has assigned the allocations for land disturbance at 14,900 sf, and impervious at 7,225 sf.

Existing Conditions



Aerial showing the stream, stream buffers and setbacks



Aerial showing topography lines

Existing Conditions

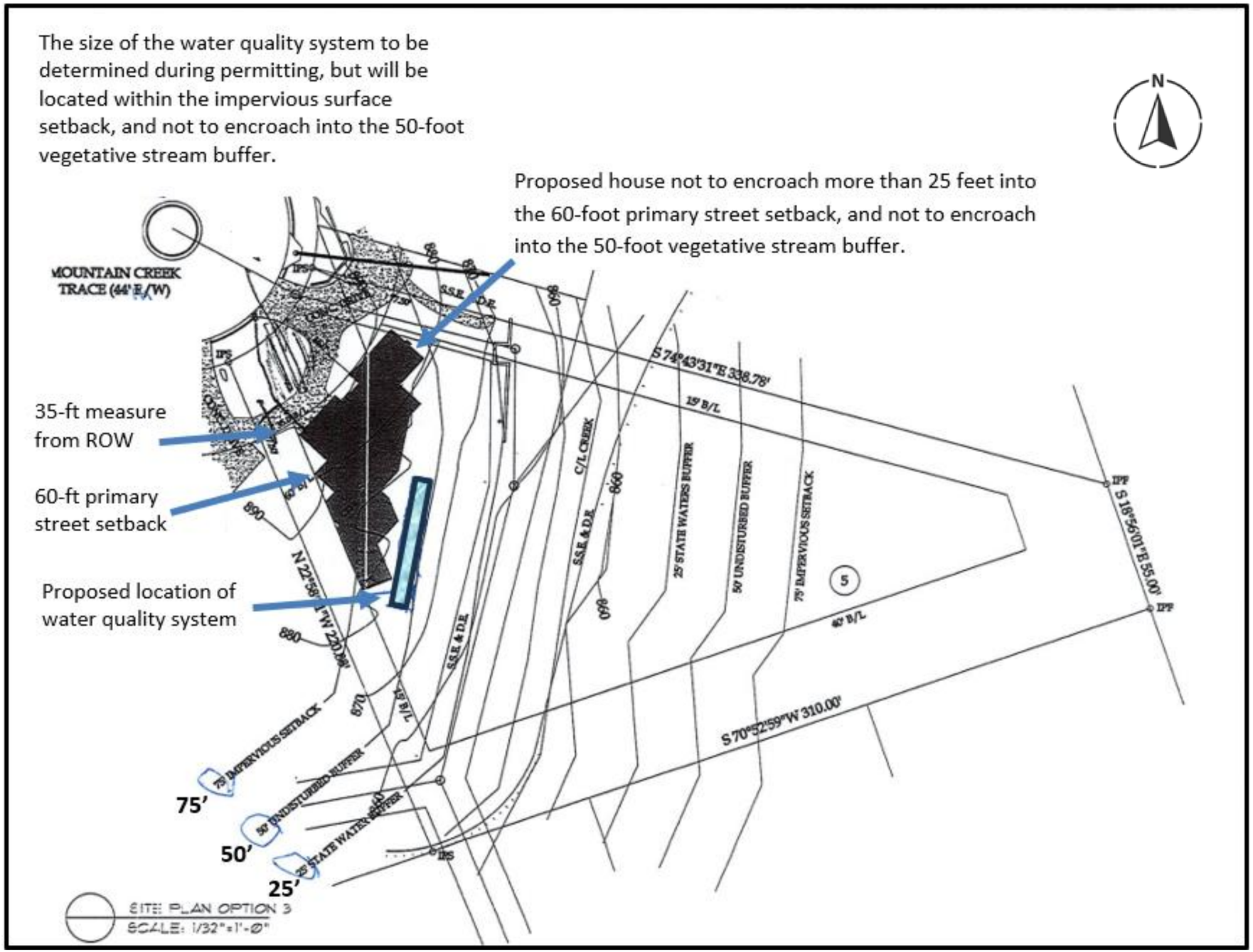


View of driveway facing South on Mountain Creek Trace



View of homesite facing South

Site Plan


The size of the water quality system to be determined during permitting, but will be located within the impervious surface setback, and not to encroach into the 50-foot vegetative stream buffer.
Proposed house not to encroach more than 25 feet into the 60-foot primary street setback, and not to encroach into the 50-foot vegetative stream buffer.
N
35-ft measure from ROW
60-ft primary street setback
Proposed location of water quality system
MOUNTAIN CREEK TRACE (44' R/W)
S 74°43'31"E 338.78'
S 18°56'01"E 55.00'
S 70°52'59"W 310.00'
N 22°58'01"W 220.00'
C/L CREEK
S.S.E. & D.E.
25' STATE WATERS BUFFER
50' UNDISTURBED BUFFER
75' IMPERVIOUS SETBACK
75'
50'
25'
SITE PLAN OPTION 3
SCALE: 1/32"=1'-0"

Proposed Development

The applicants are proposing to construct a house that encroaches 25 feet into the 60-foot primary street setback and, 25 feet into the impervious surface setback. The proposed encroachment into the primary street setback will position the house 35 feet from the right of way. The other adjacent homes development in the neighborhood in the 1980s are placed between 30 and 40 feet from the right of way. This development will be in keeping with the character of the neighborhood.

Per the Development Code Division 2.3, the primary street setback for parcels zoned RD-27 is 60 feet measured from the property line at the primary street. Sec. 6.1.2.B. Setback Encroachment – All buildings and structures must be located at or behind the required setbacks[.]

Per the Development Code Section 9.2.3. – Land Development Requirements

A. Buffer and Setback Requirements All land development activity subject to this Division must meet the following requirements:

1.Fifty-Foot Vegetative Buffer An undisturbed natural vegetative buffer is maintained for 50 feet, measured horizontally, on all banks of the State waters as measured from the point of wrested vegetation.

2.Seventy-Five-Foot Impervious Surface Setback All impervious surfaces are prohibited from an additional setback of 25 feet, measured horizontally from the 50-foot vegetative buffer.

a.Purpose The purpose of the setback is to prohibit all newly proposed impervious surfaces and to prevent increases in stormwater runoff caused by grading or other land disturbance activities within the impervious surface setback.

The proposed development, given the property's physical conditions with limited buildable area resulting from the stream buffers and setbacks, and the applicant desire to not create a stream crossing, variances would be necessary to allow for the development of this property.

The Atlanta Regional Commission (ARC) has assigned the allocations for land disturbance at 14,900 sf, and impervious at 7,225 sf. The proposed development would not exceed these allowable limits.

Variance Considerations:

3. Variances will only be granted upon showing that:

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

Finding: This property is extremely impacted by stream buffers and topography. This property has been a legal lot of record (since 1980) long before December 12, 2005. The stream runs north to south through the property, with stream buffers and setbacks encompassing most of the acreage. The shape, topography, and other physical conditions do prevent the development of this property without a variance. The applicant's request to encroach into the primary street setback will avoid the house and water quality pit from encroaching into the stream buffers, which staff believes is more detrimental. The required water quality pit, however, would encroach into the 75-foot impervious surface setback, but is unavoidable.

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

Finding: Strict adherence to the minimal buffer and setback requirements would limit the placement of the house on the east side of the stream buffers and setbacks. To do this would require a stream crossing that would be very impactful to the stream, the riparian vegetation, other land features and forests. Staff believe complying with the Development Code requirements for this property would create an extreme hardship, and would be detrimental to the stream, landscape, and forest.

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

Finding: The stream runs north to south through the center of the property, and is subject to a 25-foot state-mandated buffer, a 50-foot vegetative buffer, and a 75-foot impervious surface setback. The property could not be developed with a reasonable sized home (compatible with the neighborhood) without a variance, or without causing undue disturbance to the stream and forest.

Recommendation

Staff recommends Approval of V-25-43, a request for a Variance from Div 2.3, Sec 6.1.2.B. and Div. 9.2. to encroach into the 60-foot primary street setback & 75-foot impervious surface setback for the construction of a new home.

- At time of permitting, the applicant must provide a stormwater mitigation plan by a registered design professional.
- Encroachment into the primary street setback not to exceed 25 feet.
- Encroachment into the impervious surface setback not to exceed 25 feet.

SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT
Board of Appeals Meeting, November 5, 2025

Case: **V-25-35 – 5825 Mountain Creek Road**
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)
Report Date: October 12, 2025

REQUEST
Request for a Variance from Sec. 8.3.6. to remove buffer requirements along the East boundary of the property where abutting RD-18 properties.

APPLICANT		
Property Owners:	Petitioner:	Representative:
Masoud Zahedi	Masoud Zahedi	Masoud Zahedi

RECOMMENDATIONS
Department of Community Development
Staff recommends approval of Variance V-25-35 with conditions.

MATERIALS SUBMITTED AND REVIEWED

Materials and Plans

1. "Application" received on August 19, 2025

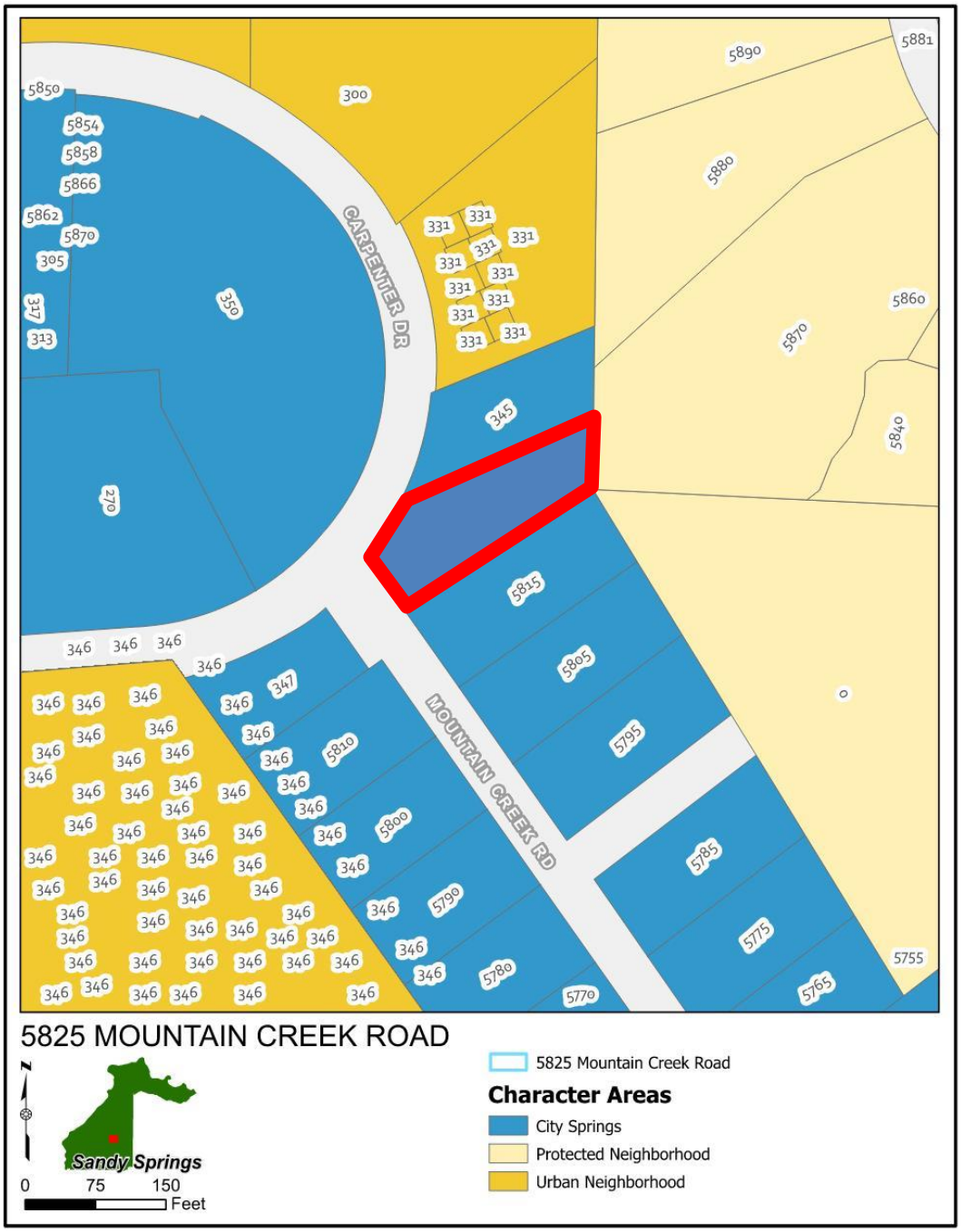
Plans

2. *"241935sn.pdf"* received on August 19, 2025. Prepared by McClung Surveying Services, Inc.
3. "*Alternative Designs"* received on August 19, 2025.
4. "*5825 Mountain Creek Rd-7-29-25-01-Concept.pdf"* received August 19, 2025. Prepared by ACR Engineering Group, Inc

PROPERTY INFORMATION	
Location:	5825 Mountain Creek Road (17 007000040187)
Council District:	Council District 3 – Melissa Mular
Neighborhood:	Mountain Creek Neighborhood Association
Road frontage:	Approximately 63 feet of frontage on Carpenter Drive Approximately 71 feet of frontage on Mountain Creek Road
Lot Depth	Approximately 260 feet
Acreage:	Approximately 0.70
Current Zoning	CS-3 (City Springs – 3 stories maximum)
Existing Land Use:	Commercial Building
Previous Zoning Cases:	N/A
Character Area:	Corridor & Node

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to the subject property	**Zoning**	**Address(es)**	**Land area (acres) (approximate)**
North	CS-3 / City Springs	345 Carpenter Drive	0.51
East	RD-18 / Residential Detached	5870 Hilderbrand Drive	2.16
South	CS-3 / City Springs	5815 Mountain Creek Road	0.52
West	CS-3 / City Springs	347 Carpenter Drive	0.45
Northwest	CS-3 / City Springs	350 Carpenter Drive	2.25
PROPOSED DEVELOPMENT			
-	CS-3 / City Springs	5825 Mountain Creek Road	0.70

CHARACTER AREA MAP



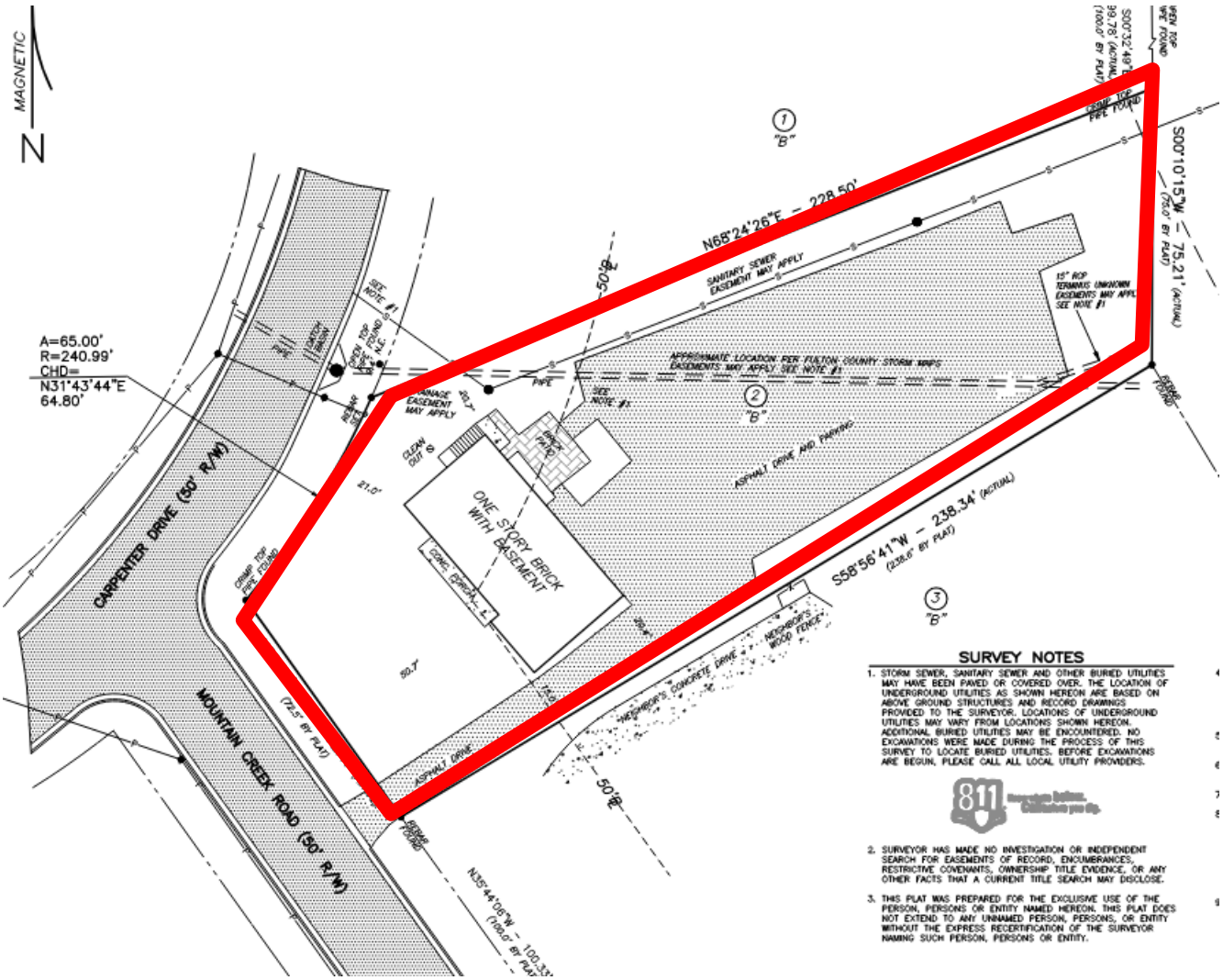
ZONING MAP


RM-3/8
RD-18
OX-3
CS-6
CS-3
CS-6
RD-18
RD-18
CS-3
CS-3
CARPENTER DR
MOUNTAIN CREEK RD
5825 MOUNTAIN CREEK ROAD
Sandy Springs
0 75 150 Feet
5825 Mountain Creek Road
Zoning (Adopted 8-15-2017)
OX - OFFICE MIXED USE
RD - RESIDENTIAL DETACHED
RM - RESIDENTIAL MULTI-UNIT
RX - RESIDENTIAL MIXED USE
CS - CITY SPRINGS

AERIAL IMAGE



SURVEY (received August 9, 2025)

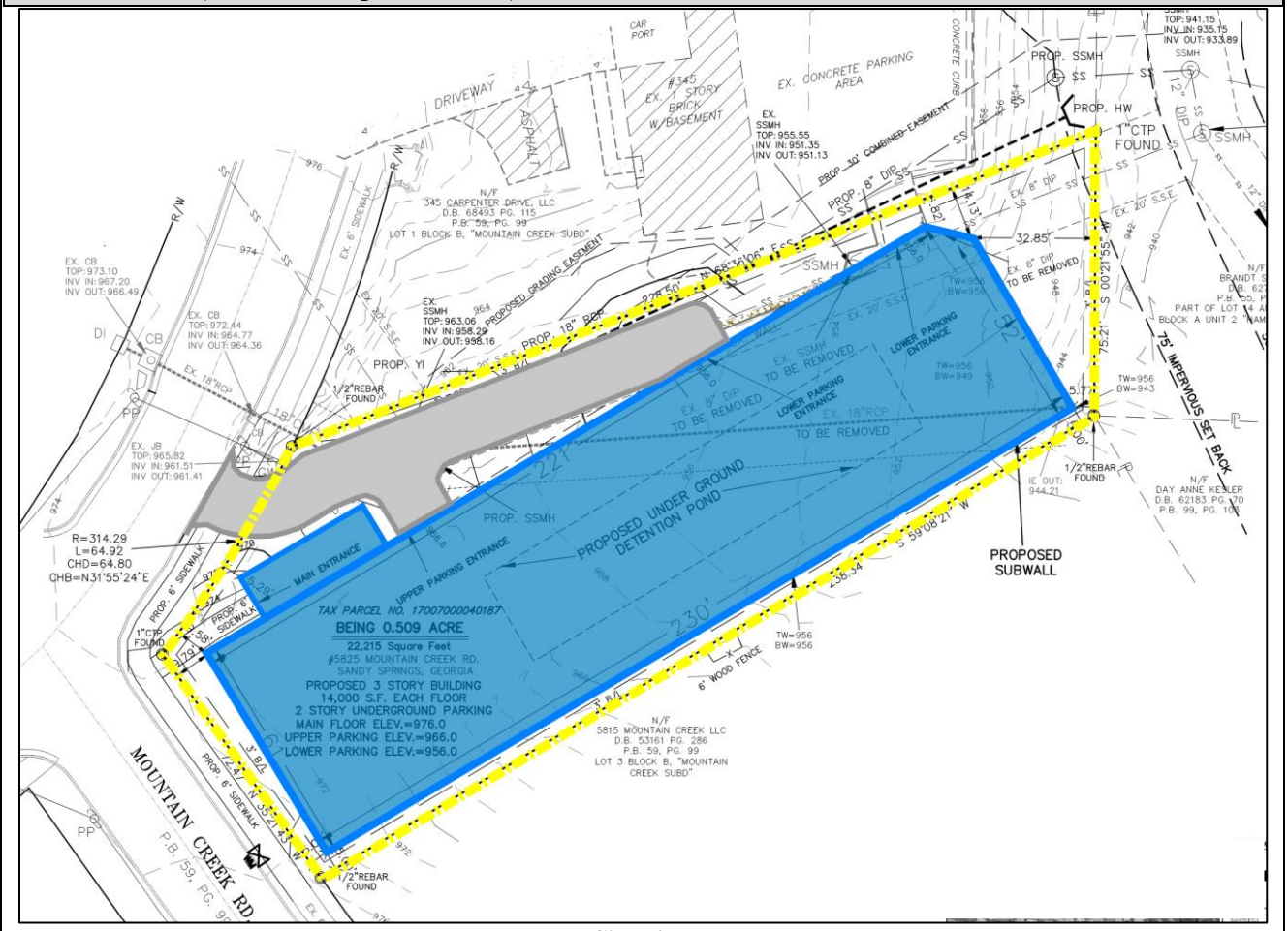


EXISTING DEVELOPMENT

The existing development at the subject property is a commercial business consisting of a café and various personal services, situated on seven tenths of an acre. The original structure was built in 1958 as a ranch-style residential home. Based on Fulton County records, the present owner acquired the property in 2022. It has since been added onto and brought to its current more commercial look and use. The rear of the house consists of a paved parking lot with access to the adjacent lot to the north- also an office building, with the same owner.

Located within the Mountain Creek Neighborhood, the subject property is situated just north of I-285, to the east of Roswell Road. The property slopes modestly at 11% from the western, front property line to the eastern rear property line, for a nearly 30-foot elevation change over approximately 250'. The neighborhood itself is a mix of residential ranch homes, group homes, and businesses, all zoned for City Springs – 3 stories maximum (CS-3).

SITE PLAN (received August 9, 2025)



Site Plan.

PROPOSED DEVELOPMENT

The proposed development would be to demo the current structure and replace it with a 3-story office building with a 4th and 5th level basement at the rear, which would serve as the parking levels. As is common in many of the mixed-use districts, lot coverage allowance is 85% for City Springs zoned properties. This means that 85% of the lot may consist of impervious surface.

The City Springs zoning district's building setbacks are: 3' in the front (primary), 0'for side and rear property lines (alleys would require a 5' building setback). The applicant proposes to construct the office building between 2' and 5' from the southern property line and between 7' and 30' to the northern property line. The office square footage as shown is under 50,000 square feet, at about 14,000 square feet per level.

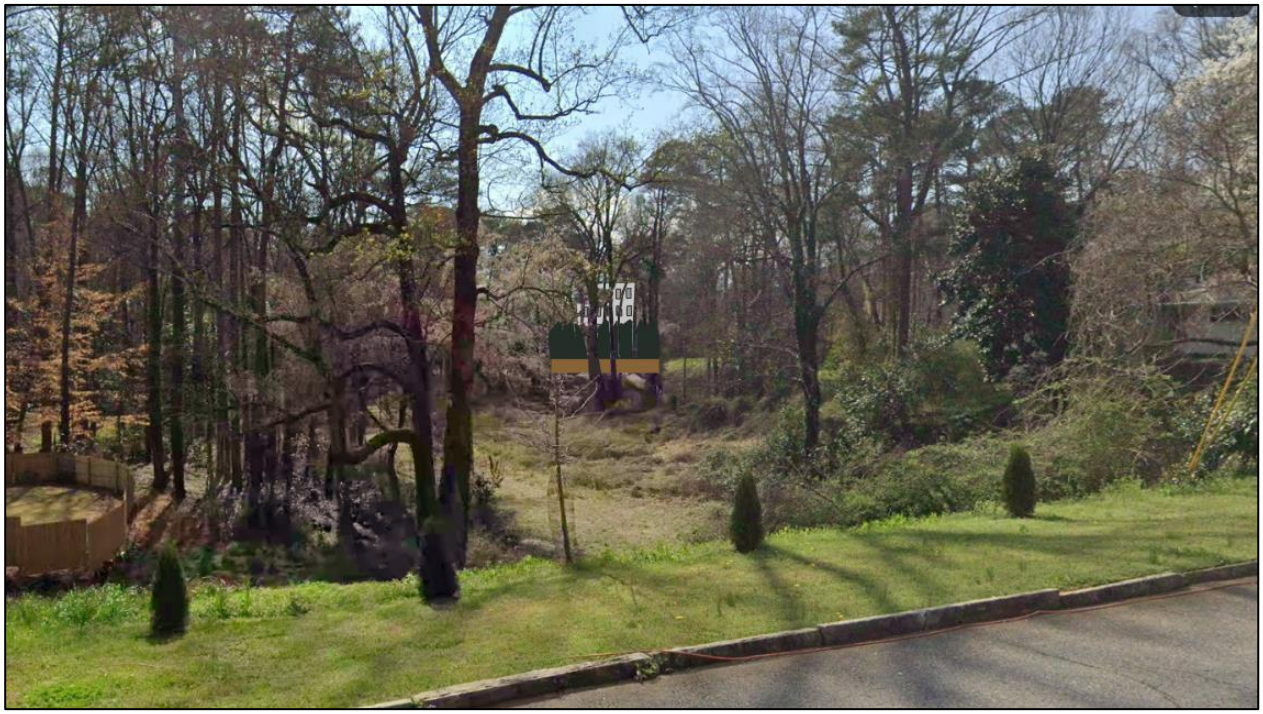
V-25-35 VARIANCE CONSIDERATIONS

Per Sec. 11.6.2.G. of the Development Code, the following list of approval criteria for a Variance provides guidance for making decisions on approval:

1. ***Variances will only be granted upon showing that:***
   a. ***The variance request would not result in negating the general intent of this Development Code or with the Comprehensive Plan policies;***

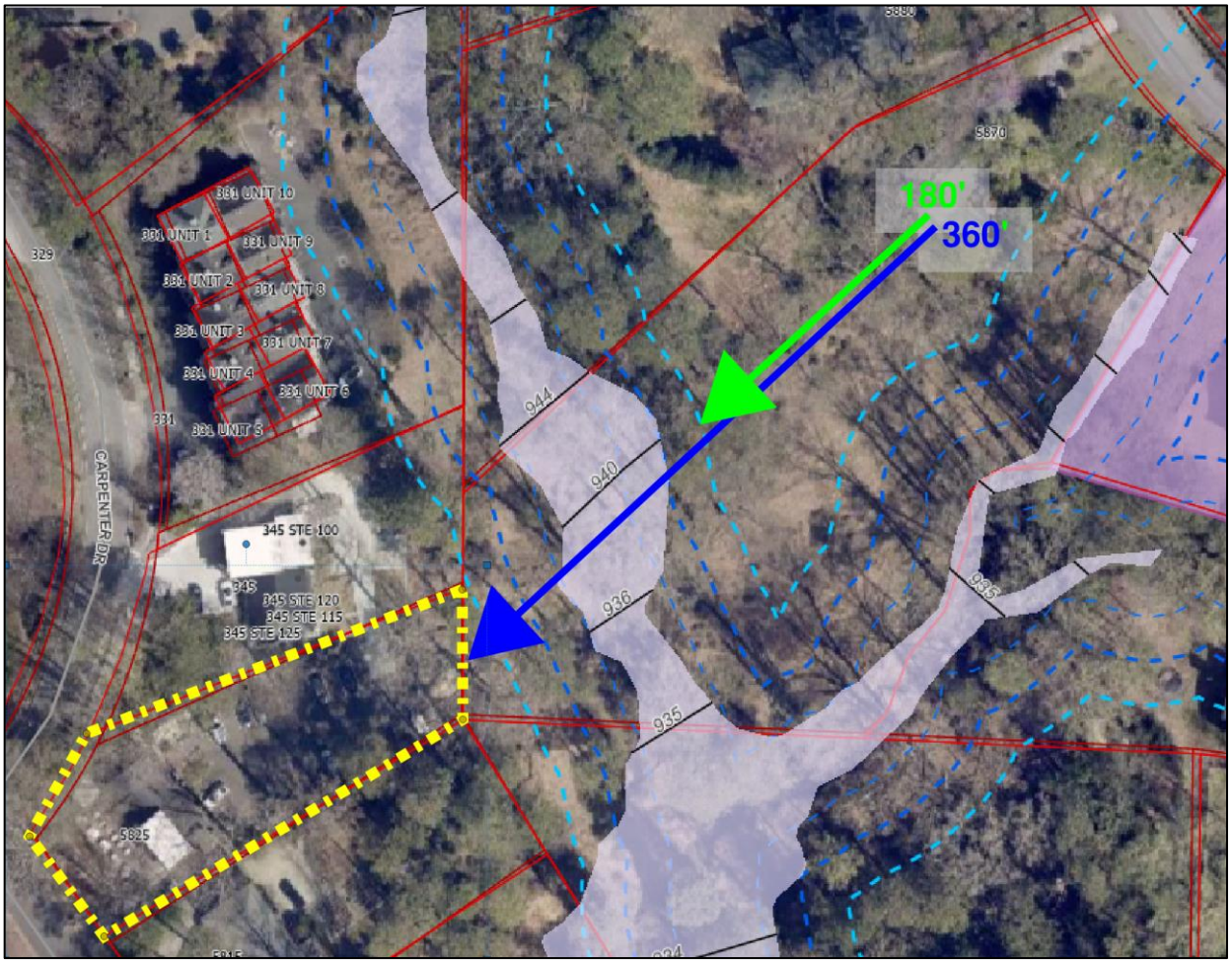
Finding: The intent of the Comprehensive Plan and more particularly the Neighborhood Transition Buffer (NTB) within the Development Code, looks to a) prohibit large commercial structures from too close proximity to traditional single-family homes within the Protected Neighborhood; and b) to screen and create a physical barrier between often dissimilar uses or intensities.

The Buffer does this through three layers or zones: the Buffer "zone" (which creates the screen and barrier), the Restricted Uses zone, and the Compatible Massing zone- totaling 55' or 85' depending on the subject lot size. The subject property, however, immediately abuts a stream buffer as well as floodplain which creates a natural, unbuildable buffer of approximately 180'. A variance from the NTB would not negate or inhibit the intent of the Code.



Estimated View from Kayron Drive with staff conditions.

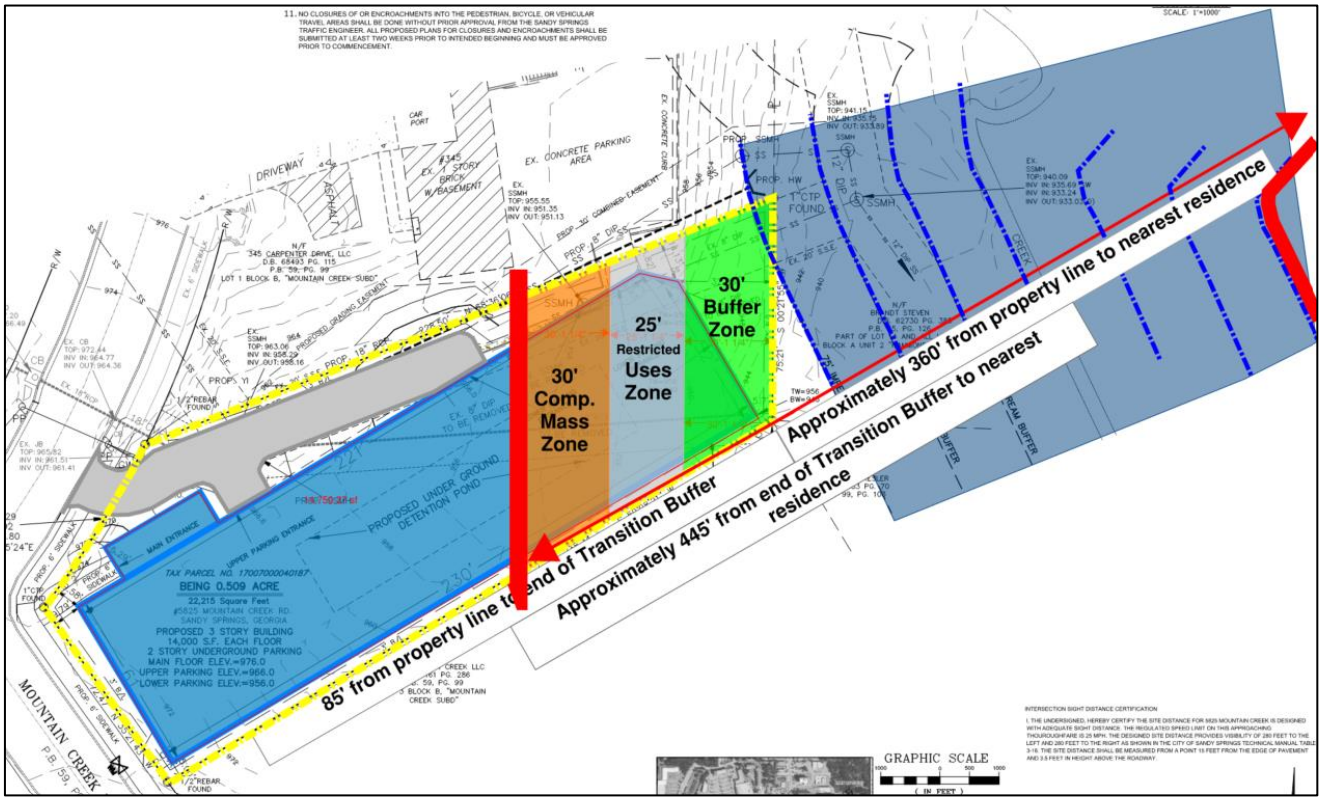
Additionally, there is approximately 180' from the stream buffer to the rear of the nearest Protected Neighborhood single-family neighbor, for a total distance of nearly 360'. To appropriate the view shed, staff recommend as a condition that the development be required to retain a 20' wide evergreen buffer, described more fully in the recommendation. This would provide screening and a barrier for the limited amount of the development that would be viewable from neighboring Protected Neighborhood properties.



Overall Distance from nearest Protected Neighborhood Residence.

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 if granted, with staff's conditions, would not be detrimental to the public safety, health, or welfare of the public or injurious to other property. The distance element included in the NTB which would be reduced by the granting of the variance is made up for by the extreme natural encumbrances found at the eastern property line of the subject property and its neighboring property. Any potential visual impact would be effectively mitigated and minimized by staff's recommended conditions.



6. ***The following facts will be considered in determining whether to issue a variance:***
   a. ***The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;***

Finding: The property's eastern boundary line consists of a small portion of Stream Buffer and uniquely abuts a property that has a full 150' of Stream Buffer between it and the rear and developable portion of the neighboring property. The physical, spatial, and natural (environmentally constrained) characteristics of the eastern property line make the property unique and unlike typical property borders within the City.

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

Finding: As previously mentioned, the physical, spatial, and natural (environmentally constrained) characteristics of the eastern property line (which include the State Waters Stream Buffer and Federal Floodplain) make the property unique and unlike typical property borders within the City.

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: Between the length of the property, the moderate slope, and sheer depth of distance presented by the undevelopable natural environment and its buffers to the eastern property line, 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 in Sandy Springs.

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: Because of the particular physical surroundings, a hardship would result in staff's view. While a development could be constructed with the full extent of the Neighborhood Transition Buffer (NTB) being applied, the burden of the buffer's extents would be great in its reducing the developable area of the City Springs zoned property, where sufficient land use transition is provided by the unusual natural setting.

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

Finding: The variance requested is not the minimum necessary to accomplish the development or building. A smaller building could be constructed. Staff does believe that portion of the buffer recommended to be retained as a condition would ensure the effectiveness of the NTB, even with its reduced size.

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***:*** With staff's recommended condition, the City's standard stormwater collection and infiltration requirements, and the Stream Buffer standards already present equal or greater protection will be achieved. The planting plan will require evergreens at a greater maturity at planting than is typically required and to be of a larger mature height than often standard by the Development Code.

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

Finding***:*** The conditions are entirely natural, and inherent in the land and not the result of action or inaction of the current property owner.

COMMENTS FROM OTHER PARTIES

Sandy Springs City Engineer:
No comment provided.
Sandy Springs Arborist:
No comment provided.
Sandy Springs Building Official:
No comment provided.
Sandy Springs Land Development Manager:
Fulton County Public Works approval of the proposed sewer line relocation required prior to permit issuance. The development will need to comply with all City Stormwater management regulations.
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:
The codified standards for distance between driveways and sight distances in Section 3 and the Mountain Creek Rd. intersection are not met with this site plan. The sloping of the driveway will also need amended to meet standards.
Correspondence Received:
No comment provided.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS

Staff recommend Approval with Conditions of Variance V-25-35 a request from Sec. 8.3.6. to remove buffer requirements along the East boundary of the property where abutting RD-18 properties:

Staff recommend the following conditions:

1. Applicant will effectively retain 20’ of the vegetative buffer section of the Neighborhood Transition Buffer, working with the City Arborist to create an appropriate modified planting plan with all evergreens, and at a minimum DBH of 4” at time of planting, with a mature height of at least 35’ and a fence or wall as determined by the Director; and
2. The applicant modifies the building plan to ensure sufficient space for required interparcel access between neighboring, similarly zoned properties.

Masoud Zahedi

5801 Roswell Rd #F

SandySprings Ga 30328

[redacted]

City of Sandy Springs Development Department

Subject: Letter of Intent – Proposed Development at 5825 Mountain Creek Rd

Dear Ginger Sottile

As the property owner of **5825 Mountain Creek Rd**, located in the CS-3 district, I am submitting this Letter of Intent for a proposed **three-story office building** on my property.

The rear of the property borders a protected neighborhood district, which under current regulations requires certain buffers, setbacks, and green space totaling approximately 30 feet. However, the proposed development site and the protected neighborhood are already separated by **over 400 feet** of natural barriers, including a creek, creek buffers, wetlands, and mature undisturbed wooded areas.

Given these existing substantial separations, I respectfully request **relief from the applicable development code requirements for the rear buffer** as it relates to my specific site conditions.

Thank you for your consideration of this request. I am happy to provide any additional information or documentation needed to support my application.

Sincerely,
Masoud Zahedi

Variance Analysis
Property: 5825 Mountain Creek Rd

The requested variance would not negate the general intent of the Development Code or conflict with the Comprehensive Plan policies. It would also **not be detrimental** to public safety, health, or welfare, nor injurious to other properties.

The conditions on which this request is based are **unique to this property** and are not generally applicable to other parcels. Due to the **particular physical surroundings and topographical conditions**—including a significant slope and the inter-parcel connectivity requirement—the strict application of the regulations would create an unnecessary and impractical hardship, as opposed to a mere inconvenience.

The requested variance represents a **common-sense and minimal adjustment** necessary to achieve inter-parcel access. Given the **existing substantial separation**—more than **ten times** the required distance—through natural barriers such as a creek, creek buffers, wetlands, and mature, undisturbed woodlands, there will be **no negative impacts** on adjacent properties.

The request does not result from any action or inaction of the current property owner. Furthermore, the absence of a land disturbance permit, building permit, or other permit under this Code does not form the basis of this request; rather, the request is grounded in the unique conditions and criteria outlined above.

Factual Details

The proposal is for the construction of a single **three-story commercial building** with a gross floor area of approximately **45,000 square feet**, operating during normal business hours.

The site is rectangular in shape with a natural slope of approximately **40 feet** from the front to the rear. The rear of the property is separated from adjacent residential properties by **over 400 feet** of natural buffer, including a creek, creek buffers, wetlands, and mature undisturbed woodlands.

Granting the requested variance would allow the proposed building's parking area to align with the adjacent property's parking layout, enabling **inter-parcel accessibility**. This connection would help **reduce traffic** on Carpenter Drive and Mountain Creek Road by encouraging internal circulation between neighboring sites rather than routing vehicles back to public streets.

SANDY SPRINGS
COMMUNITY DEVELOPMENT

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

AUTHORIZATION FORM – PART I

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

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this Application.	
Owner's name: 5825 Mountain Creek Rd LLC	Sworn and subscribed before me this 4 th day of August 20 25
Address: 5825 Mountain Creek Rd	Notary public:
City, State, Zip Code: Sandy Springs, Ga 30328	Seal: Lauralie Inniss NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Commission Expires 12/26/2028
Email address: [redacted]	
Phone number:	
Owner's signature:	Commission expires: 12/26/28

A- If the Applicant is *not* the owner of the subject property:
Fill out the following section, check the appropriate statement and have it notarized.

Applicant states under oath that:

☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (*attach a copy of the contract*); or

☐ He/she has an option to purchase the subject property (*attach a copy of the contract*); or

☐ He/she has an estate of years which permits the Applicant to apply (*attach a copy of the lease*)

Applicant's name:	Sworn and subscribed before me this
Company name:	
Address:	____ th day of _____ 20 _____
City, State, Zip Code:	Notary public:
Email address:	Seal:
Phone number:	
Applicant's signature:	

Deed Book 58965 Page 196
Filed and Recorded 7/10/2018 6:29:00 AM
2018-0189892
Real Estate Transfer Tax $425.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, GA
Participant IDs: 1663542869
0848497841

Campbell & Brannon, LLC
5565 Glenridge Connector
Suite 350
Atlanta, GA 30342
File No.: G181316DE
(Phone No.: (770)396-8535)

APN/Parcel ID: 17 -0070-0004-018-7

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE, made on **6th day of July, 2018**, between

Brad Cohen and Stuart B Cott and Sharon O Cott

(hereinafter referred to as "Grantor") and

Masoud Zahedi

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lot 70 of the 17th District of Fulton County, Georgia, and being Lot 2, Block B of Mountain Creek Subdivision, as shown on plat recorded in Plat Book 59, Page 99, Fulton County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee. Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
My Commission Expires:
[Attach Notary Seal]

C. EDWARD GOODGAME NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA November 9, 2018

Brad Cohen

Stuart B Cott

Sharon O Cott

Legal Description

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 70 of the 17th District of Fulton County, Georgia, and being Lot 2, Block B of Mountain Creek Subdivision, as shown on plat recorded in Plat Book 59, Page 99, Fulton County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

ZONING
OVERALL AREA = 22,215 S.F., 0.509 ACRES
LOT COVERAGE = 85%
ZONING: C1-C2
MAXIMUM BUILDING HEIGHT = THE HEIGHT OF 3.5 STORIES
FRONT SETBACK = 5' MIN., 20' MAX
REAR SETBACK = 5' MIN., 20' MAX
SIDE SETBACK = 5' MIN., 20' MAX
MINIMUM WIDTH = 75'

SANDY SPRINGS PEDESTRIAN LIGHTING NOTES:

1. PEDESTRIAN STREET LIGHTING SHALL BE ON A SEPARATE CIRCUIT(S) WITH A METER.
2. ALL WIRING SHALL BE CONTAINED IN CONDUIT. CONDUIT SHALL BE SCHEDULE 40 PVC EXCEPT IF INSTALLED UNDER PAVED ROADWAYS AND DRIVES WHICH SHALL BE GALVANIZED RIGID STEEL. SIZE OF TUBE OR A MINIMUM CONDUIT SIZE 3/4".
3. NO CONDUIT MAY BE RUN OUTSIDE THE RIGHT OF WAY BOUNDARY OR ON PRIVATE PROPERTY.
4. ALL CONDUIT INSTALLED UNDER A ROADWAY OR DRIVEWAY SHALL BE INSTALLED PRIOR TO ANY NEW PAVING. NO NEW PAVING SHALL BE CUT TO INSTALL ELECTRICAL LINES.
5. CONTRACTOR SHALL ROUTE ALL CONDUITS RUN BETWEEN EACH FIXTURE AND FROM THE LAST FIXTURE TO THE UTILITY COMPANY SERVICE LOCATION IN THE MOST DIRECT ROUTE POSSIBLE.
6. CONDUIT SHALL BE EXTENDED TO THE LIMITS OF THE PROPERTY FRONTAGE WITH A PULL BOX INSTALLED AT THE TERMINATION.
7. THE LIGHTING CONTRACTOR SHALL FURNISH A ONE YEAR WARRANTY FOR PARTS AND EFFECTIVE WORKMANSHIP ON THE LUMINAIRES, POLES, LIGHTING CONTROL PANEL AND ALL OTHER ELECTRICAL EQUIPMENT.
8. CONTRACTOR SHALL DIRECT BORE AND/OR APPLICABLE.
9. WHEN CONDUIT INSTALLED ON STRUCTURES SHALL BE SUPPORTED AT LEAST EVERY TEN FEET AND WITHIN THREE FEET OF JUNCTION BOXES, LUMINAIRES AND OTHER ASSOCIATED APPURTENANCES UNLESS OTHERWISE NOTED.
10. EXPOSED CONDUIT SHALL BE GALVANIZED RIGID STEEL UNLESS OTHERWISE NOTED.
11. THE CONTRACTOR SHALL INSTALL A NYLON PULL CORD OR GALVANIZED PULL WIRE IN EACH EMPTY CONDUIT.
12. ALL CONDUITS SHALL BE ADVANCE LIGHTNING TYPE.
13. ALL POLES AND POLE HOLDING SHALL BE ROUND TYPE, WATERPROOF AND PROVIDED WITH GROUNDED WIRE CONNECTORS.
14. ALL ELECTRICAL MATERIALS INCLUDING BUT NOT LIMITED TO CONDUIT, CABLES, CONDUCTORS, METERS AND JUNCTION BOXES SHALL BE ALL LISTED AND MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ELECTRICAL CONDUITS, WIRES, CIRCUIT BREAKERS, FUSES, SERVICE HEADS AND GROUND CONDUCTORS SHALL MEET GEORGIA STANDARD SPECIFICATIONS AND SHALL BE IN ACCORDANCE WITH GEORGIA POWER AND PETROLEUM INSPECTION AND SHALL MEET THE CITY OF SANDY SPRINGS STANDARDS AND SPECIFICATIONS FOR OUTDOOR LIGHTING FOR APPROVED SUPPLIERS OF MATERIALS AS APPROVED BY ARCHITECT.
15. ALL LAMPS SHALL BE LED TYPE.
16. ALL POLES SUPPLIED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF SANDY SPRINGS STANDARDS AND SPECIFICATIONS FOR OUTDOOR LIGHTING FOR APPROVED SUPPLIERS OF MATERIALS AS APPROVED BY ARCHITECT.
17. ALL LUMINAIRES SUPPLIED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF SANDY SPRINGS STANDARDS AND SPECIFICATIONS FOR OUTDOOR LIGHTING FOR APPROVED SUPPLIERS OF MATERIALS AS APPROVED BY ARCHITECT.

GENERAL TRAFFIC CONSTRUCTION NOTES

2. ALL TRAFFIC CONTROL AND MAINTENANCE DEVICES MUST BE IN CONFORMANCE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) STANDARDS AND SPECIFICATIONS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
3. ITEMS DEALING WITH TRAFFIC CONTROL AND HANDLING DEVICES SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF ANY WORK AND SHALL REMAIN IN PLACE UNTIL THE CONDITIONS NO LONGER EXIST.
4. ALL SIGNS SHALL CONFORM TO THE MOST STANDARDS AND SPECIFICATIONS FOR CURRENT SIZE REFLECTIVITY HEIGHT AND PLACEMENT.
5. STRIPING (PAINT) AND YELLOW AND WHITE MARKINGS SHALL BE PLACED PRIOR TO THE OPENING OF THE FACILITY TO TRAFFIC.
6. ALL PAVEMENT MARKINGS SHALL BE PREFORMED THERMOPLASTIC UNLESS SPECIFIED BY THE SANDY SPRINGS TRAFFIC ENGINEER.
7. ALL PAVEMENT MARKINGS MUST BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE GDOT STANDARDS.
8. CONTACT THE SANDY SPRINGS TRAFFIC ENGINEER AT (770) 730-5600 OR THE PUBLIC WORKS DEPARTMENT AT (770) 730-5690 FOR ANY QUESTIONS REGARDING TRAFFIC CONTROL DEVICES.
9. A COPY OF SIGN IN SPACING LAYOUT SHEET IS SUBMITTED FOR AND CONSTRUCTION SIGN IN ON THE ROAD REFER TO THE CITY'S LATEST PERMIT PROCESS FOR REQUIREMENTS.
10. CONSTRUCTION IS RESPONSIBLE FOR ANY TRAFFIC SIGNAGE THAT IS DAMAGED OR REMOVED DURING CONSTRUCTION AND MUST BE REPLACED IMMEDIATELY.
11. ALL TRAFFIC CONTROL DEVICES MUST CONFORM TO MUTCD, latest edition.
12. Any street with a speed limit of 35 mph or greater which is impacted by the construction of the development shall be restriped a Raised Pavement Marker for 30 days after the completion.
13. All sidewalks shall comply with ADA and ANSI/ITE requirements and all applicable Development Code guidelines.
14. All paving shall be in accordance with current GDOT specifications.

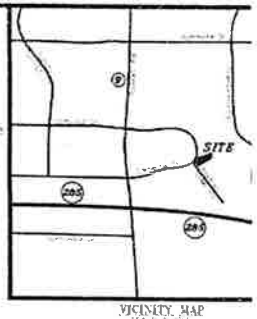
NOTE

1. If the existing pavement conditions or damage occurs due to the construction of the development then the developer shall:
   A. Pave the entire width of the road or
   B. Mill to the centerline and pave to match the existing road.

2. Minimum Paving Construction Standards (Table 4.1)

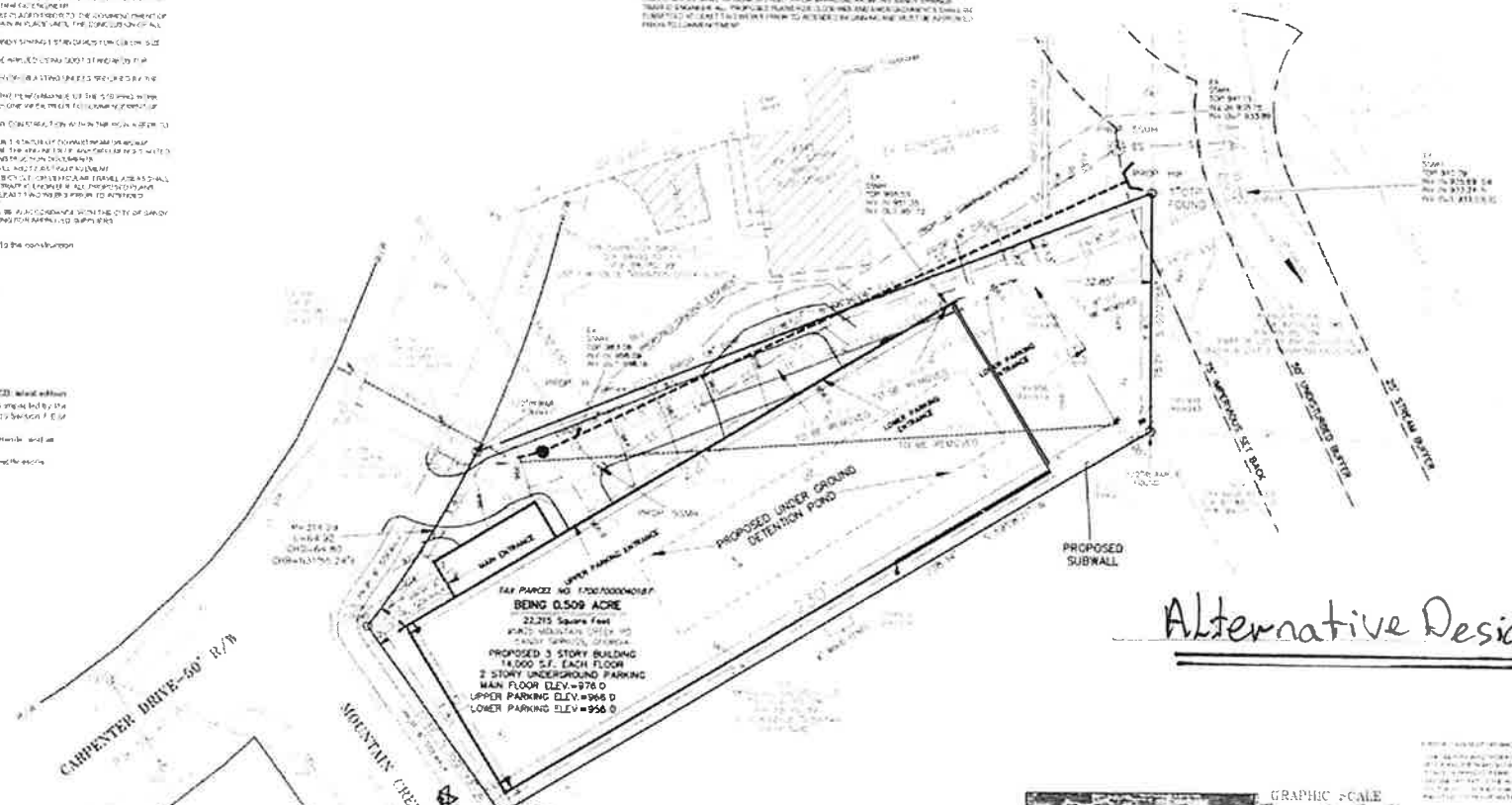
Classification	BASE	BINDER
TOPPING		
(9.5 mm Type II or 12.5 mm)		
Arterial	12" GAB	4" 1 1/2"
Collector	12" GAB	6" 1 1/2"
Local	8" GAB	3" 1 1/2"

3. All signing and pavement markings must conform to MUTCD, latest edition.
4. Any street with a speed limit of 35 mph or greater which is impacted by the construction of the development shall be restriped a Raised Pavement Marker for 30 days after the completion.
5. All sidewalks shall comply with ADA and ANSI/ITE requirements and all applicable Development Code guidelines.
6. All paving shall be in accordance with current GDOT specifications.



VICINITY MAP

PROPERTY ADDRESS:
5825 MOUNTAIN CREEK ROAD
SANDY SPRINGS, GA 30328



Alternative Designs

LEGEND

811

24 HR. CONTACT:
MASOUD ZAHEDI
(101) 229-6330

NOTE

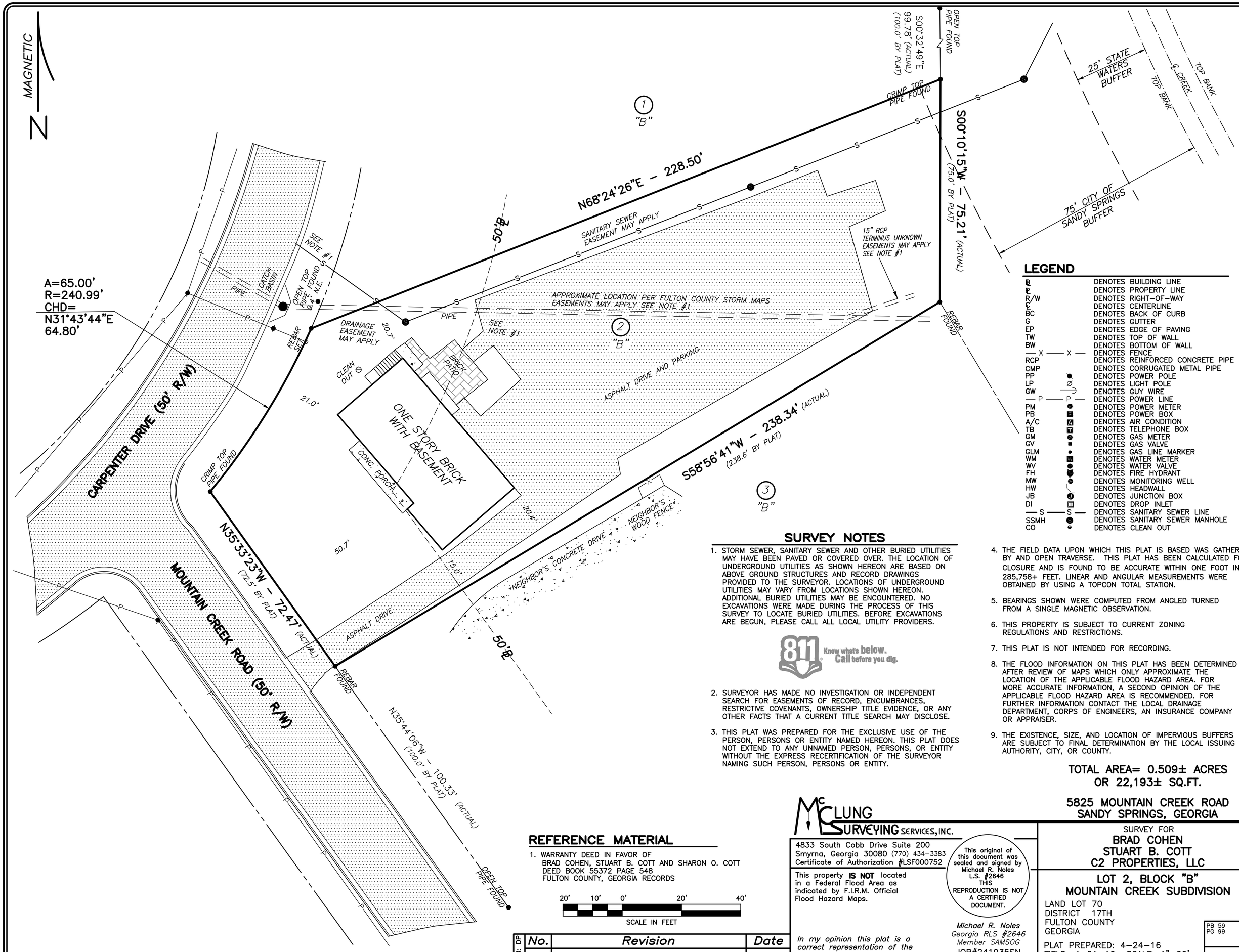


GRAPHIC SCALE

NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. (COMMUNITY PANEL 13121C0145F FULTON COUNTY, GEORGIA) EFFECTIVE DATED SEPTEMBER 18, 2013.

TOTAL AREA= 22,215 S.F., 0.509 ACRES
TOTAL DISTURBED AREA= 0.5 ACRES

GRAPHIC SCALE



LEGEND

BL	DENOTES BUILDING LINE
PL	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT-OF-WAY
℄	DENOTES CENTERLINE
BC	DENOTES BACK OF CURB
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
— X — X —	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
— P — P —	DENOTES POWER LINE
PM	DENOTES POWER METER
PB	DENOTES POWER BOX
A/C	DENOTES AIR CONDITION
TB	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
— S — S —	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.

811 Know what's below. Call before you dig.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AND OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 285,758+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

5. BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.

6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

7. THIS PLAT IS NOT INTENDED FOR RECORDING.

8. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

9. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

TOTAL AREA= 0.509± ACRES
OR 22,193± SQ.FT.

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF
   BRAD COHEN, STUART B. COTT AND SHARON O. COTT
   DEED BOOK 55372 PAGE 548
   FULTON COUNTY, GEORGIA RECORDS

20' 10' 0' 20' 40'
SCALE IN FEET

DB: DP	No.	Revision	Date

5825 MOUNTAIN CREEK ROAD
SANDY SPRINGS, GEORGIA

McCLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
Certificate of Authorization #LSF000752

This property **IS NOT** located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

This original of this document was sealed and signed by Michael R. Noles L.S. #2646 THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Michael R. Noles
Georgia RLS #2646
Member SAMSOG
JOB#241935SN

SURVEY FOR
BRAD COHEN
STUART B. COTT
C2 PROPERTIES, LLC

LOT 2, BLOCK "B"
MOUNTAIN CREEK SUBDIVISION

LAND LOT 70
DISTRICT 17TH
FULTON COUNTY
GEORGIA

PB 59
PG 99

PLAT PREPARED: 4-24-16
FIELD: 4-21-16 SCALE: 1"=20'

ZONING

OVERALL AREA = 22,215 S.F., 0.509 ACRES
LOT COVERAGE = 85%
ZONING: CS-3
MAXIMUM BUILDING HEIGHT = THE HEIGHT OF 53' OR 3 STORIES
FRONT SETBACK = 3' MIN., 20' MAX.
REAR SETBACK = 3' MIN., 20' MAX.
SIDE SETBACK = 3' MIN., 20' MAX.
MINIMUM WIDTH = 75'

SANDY SPRINGS PEDESTRIAN LIGHTING NOTES:

1. PEDESTRIAN STREET LIGHTING SHALL BE ON A SEPARATE CIRCUIT(S) WITH A METER.
2. ALL WIRING SHALL BE CONTAINED IN CONDUIT. CONDUIT SHALL BE SCHEDULE 40 PVC EXCEPT IF INSTALLED UNDERNEATH ROADWAYS AND DRIVES WHICH SHALL BE GALVANIZED RIGID STEEL (GRS) OR TYPE TP 3. MINIMUM CONDUIT SIZE IS 2".
3. NO CONDUIT MAY BE RUN OUTSIDE THE RIGHT OF WAY BOUNDARY OR ON PRIVATE PROPERTY.
4. ALL CONDUIT INSTALLED UNDER A ROADWAY OR DRIVEWAY SHALL BE INSTALLED PRIOR TO ANY NEW PAVING. NO NEW PAVING SHALL BE CUT TO INSTALL ELECTRICAL LINES.
5. CONTRACTOR SHALL ROUTE ALL CONDUITS RUNS BETWEEN EACH FIXTURE AND FROM THE LAST FIXTURE TO THE UTILITY COMPANY SERVICE LOCATION IN THE MOST DIRECT ROUTE POSSIBLE.
6. CONDUIT SHALL BE EXTENDED TO THE LIMITS OF THE PROPERTY FRONTAGE WITH A PULL BOX INSTALLED AT THE TERMINATION.
7. THE LIGHTING CONTRACTOR SHALL FURNISH A ONE YEAR WARRANTY FOR PARTS AND DEFECTIVE WORKMANSHIP ON THE LUMINAIRES, POLES, LIGHTING CONTROL PANEL AND ALL OTHER ELECTRICAL EQUIPMENT.
8. CONTRACTOR SHALL DIRECT BORE WHERE APPLICABLE.
9. RIGID CONDUIT INSTALLED ON STRUCTURES SHALL BE SUPPORTED AT LEAST EVERY TEN FEET AND WITHIN THREE FEET OF JUNCTION BOXES, LUMINAIRES AND OTHER ASSOCIATED APPURTENANCES UNLESS OTHERWISE NOTED.
10. EXPOSED CONDUIT SHALL BE GALVANIZED RIGID STEEL UNLESS OTHERWISE NOTED.
11. THE CONTRACTOR SHALL INSTALL A NYLON PULL CORD OR GALVANIZED PULL WIRE IN EACH EMPTY CONDUIT.
12. ALL DRIVERS SHALL BE ADVANCE XITANIUM TYPE.
13. ALL FUSES AND FUSE HOLDERS SHALL BE IN-LINE TYPE, WATERPROOF AND PROVIDED WITH BREAKAWAY WIRING CONNECTORS.
14. ALL ELECTRICAL MATERIALS INCLUDING BUT NOT LIMITED TO CONDUIT, CABLES, CONDUCTORS, METERS AND JUNCTION BOXES SHALL BE U.L. LISTED AND MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND THE AMERICAN NATIONAL STANDARDS INSTITUTE. ELECTRICAL CONDUITS, WIRES, CIRCUIT BREAKERS, FUSES, GROUND RODS AND GROUND CONDUCTORS SHALL MEET GDOT'S STANDARD SPECIFICATIONS AND SHALL BE IN ACCORDANCE WITH GDOT'S QUALIFIED PRODUCTS LIST (QPL) AND SHALL MEET THE CITY OF SANDY SPRINGS STANDARDS AND SPECIFICATIONS FOR OUTDOOR LIGHTING.
15. ALL LAMPS SHALL BE LED TYPE.
16. ALL POLES SUPPLIED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF SANDY SPRINGS STANDARDS AND SPECIFICATIONS FOR OUTDOOR LIGHTING FOR APPROVED SUPPLIERS OR HAVE AN APPROVED VARIANCE.
17. ALL LUMINAIRES SUPPLIED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF SANDY SPRINGS STANDARDS AND SPECIFICATIONS FOR OUTDOOR LIGHTING FOR APPROVED SUPPLIERS OR HAVE AN APPROVED VARIANCE.

GENERAL TRANSPORTATION NOTES:

a. ALL TRAFFIC CONTROL AND WARNING DEVICES MUST BE SHOWN AND PLACED PER THE MUTCD. THE TRAFFIC CONTROL PLAN IS SUBJECT TO CHANGE BY THE SANDY SPRINGS TRAFFIC ENGINEER.
b. TEMPORARY TRAFFIC CONTROL AND WARNING DEVICES SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF ANY ROAD IMPROVEMENT WORK ON CITY ROADS AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL SIGNING AND STRIPING WORK.
c. ALL SIGNS SHALL CONFORM TO THE MUTCD STANDARDS AND SANDY SPRINGS STANDARDS FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.
d. STRIPING (WHITE AND YELLOW) AND ARROW MARKINGS SHALL BE APPLIED USING GDOT STANDARDS FOR THERMOPLASTIC STRIPING.
e. WHEN NECESSARY, EXISTING STRIPING SHALL BE REMOVED BY HYDROBLASTING UNLESS SPECIFIED BY THE SANDY SPRINGS TRAFFIC ENGINEER.
f. ALL FINAL SIGNAGE MUST BE INSTALLED CONCURRENTLY WITH THE PERFORMANCE OF THE STRIPING WORK.
g. CONTACT THE SANDY SPRINGS TRAFFIC ENGINEER (770-730-5600) ONE WEEK PRIOR TO COMMENCEMENT OF ANY STRIPING WORK.
h. A CITY OF SANDY SPRINGS UTILITY PERMIT IS REQUIRED FOR ANY CONSTRUCTION WITHIN THE ROW. REFER TO THE CITY'S UTILITY PERMIT POLICY FOR REQUIREMENTS.
i. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF THE AS-BUILT STATUS OF DOWNSTREAM DRAINAGE IMPROVEMENTS PRIOR TO BEGINNING CONSTRUCTION AND ADVISE THE ENGINEER OF ANY DIFFERENCES NOTED BETWEEN FIELD CONDITIONS AND WHAT IS DEPICTED ON THE CONSTRUCTION DOCUMENTS.
j. SAWCUT MUST BE USED IN ANY AREA WHERE NEW PAVEMENT WILL ABUT EXISTING PAVEMENT.
k. NO CLOSURES OF OR ENCROACHMENTS INTO THE PEDESTRIAN, BICYCLE, OR VEHICULAR TRAVEL AREAS SHALL BE DONE WITHOUT PRIOR APPROVAL FROM THE SANDY SPRINGS TRAFFIC ENGINEER. ALL PROPOSED PLANS FOR CLOSURES AND ENCROACHMENTS SHALL BE SUBMITTED AT LEAST TWO WEEKS PRIOR TO INTENDED BEGINNING AND MUST BE APPROVED PRIOR TO COMMENCEMENT.
l. ALL POLES AND LUMINAIRES SUPPLIED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF SANDY SPRINGS' STANDARDS AND SPECIFICATIONS FOR OUTDOOR LIGHTING FOR APPROVED SUPPLIERS

NOTE:

1. If the existing pavement conditions or damage occurs due to the construction of the development, then the developer shall:
   A. Pave the entire width of the road, or
   B. Mill to the centerline and pave to match the existing road.

2. Minimum Paving Construction Standards (Table 4-1):

Classification	BASE	BINDER TOPPING (9.5 mm-Type II or 12.5 mm)
Arterial	12" GAB	6" 1-1/2"
Collector	12" GAB	6" 1-1/2"
Local	8" GAB	3", 19mm 1-1/2"

3. All signing and pavement markings must conform to MUTCD, latest edition.
4. Any street with a speed limit of 35 mph or greater, which is impacted by the construction of this development, shall be restriped. a. Refer to Section 7.E of Technical Manual for Striping Requirements.
5. All sidewalks shall comply with ADA and AASHTO requirements, and all applicable Development Code guidelines.
   a.6. All paving shall be in accordance with current GDOT specifications.

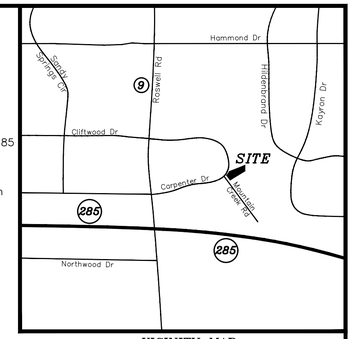
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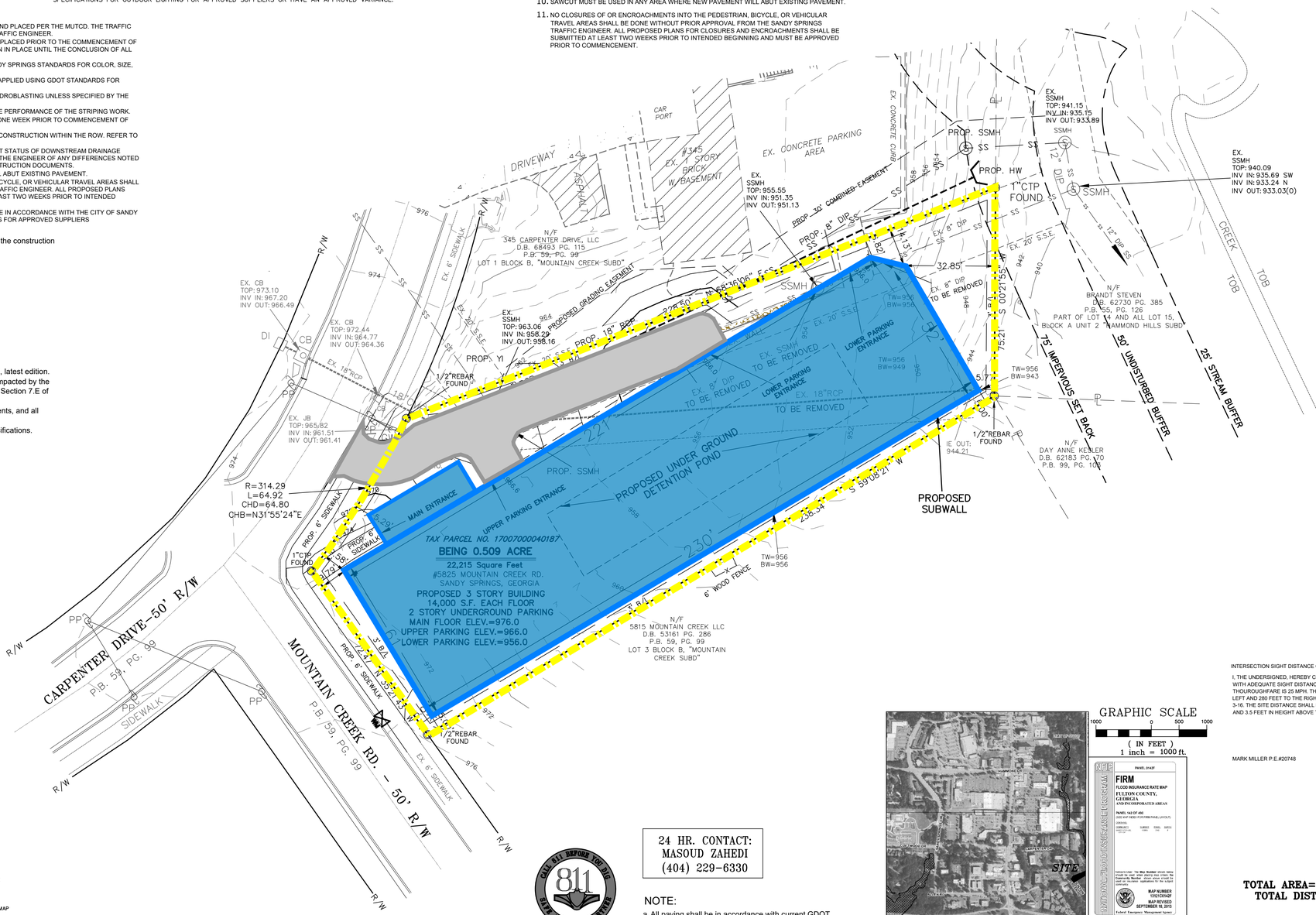
OWNER:
5825 Mountain Creek LLC
5825 MOUTAIN CREEK RD
ATLANTA, GA 30328
PHONE: (404) 229-6330
CONTACT: MASOUD ZAHEDI
EMAIL: mas30328@yahoo.com

ENGINEER:
ACR ENGINEERING, INC.
600 PINNACLE COURT, SUITE 685
NORCROSS, GEORGIA 30071
PHONE: (678) 291-0000
CONTACT: ABBAS HEIDARI
EMAIL: abbas@acrengineers.com

PROPERTY ADDRESS:
5825 MOUNTAIN CREEK ROAD
SANDY SPRINGS, GA 30328



VICINITY MAP
SCALE: 1"=1000'



LEGEND

IPF = IRON PIN FOUND (●)	F.H. = PROP. FIRE HYDRANT
IPS = IRON PIN SET (○)	W.M. = WATER METER (⊗)
CMF = CONCRETE MONUMENT FOUND (□)	-ST- = STORM SEWER LINE
CMS = CONCRETE MONUMENT SET (□)	YI = YARD INLET
R/W = RIGHT OF WAY	DI = DROP INLET
STA = STATION NUMBER	CB = CATCH BASIN
LLL = LAND LOT LINE	HW = HEAD WALL
C/L = CENTERLINE	JB = JUNCTION BOX
P/L = PROPERTY LINE	DE = DRAINAGE EASEMENT
BM = BENCHMARK	FM = SEWER FORCE MAIN
PT = POINT OF TANGENCY	DS = DOWNSPOUT
PC = POINT OF CURVATURE	CO = CLEAN OUT
IE = INVERT ELEVATION	CMP = CORRUGATED METAL PIPE
EL = ELEVATION (ELEV.)	RCP = REINFORCED CONCRETE PIPE
B/L = BUILDING LINE	VCP = VITRIFIED CLAY PIPE
R = RADIUS	DIP = DUCTILE IRON PIPE
SGE = SUBGRADE ELEVATION	PVC = POLYVINYL CHLORIDE PIPE
—→ = FLOW	C & G = CURB AND GUTTER
○ = PROPERTY CORNER	F.I.R.M. = FEDERAL INSURANCE RATE MAP
-x- = FENCE	T.P.O.B. = TRUE POINT OF BEGINNING
ø = POLE	P.O.B. = POINT OF BEGINNING
-T- = TELEPHONE LINE	GMD = GA. MILITIA DISTRICT
-TV- = TELEVISION LINE	~~~ = TREE LINE
-P- = POWER LINE	REB. = REBAR
-S- = SANITARY SEWER LINE	---- = BRANCH
SSE = SANITARY SEWER EASEMENT	---- = EXISTING CONTOURS (DASHED)
MH = MANHOLE	-912- = PROPOSED CONTOURS (SOLID)
-G- = GAS LINE	TC = TOP OF CURB ELEVATION
-W- = WATER LINE	A = TRAVERSE POINT
= PLUGGED STUB	L.P. = LIGHT POLE (☼)
= GATE VALVE	= PLANTED TREE
F.H. = EXIST. FIRE HYDRANT	MT = MARKED TREE

CALL 811 BEFORE YOU DIG
811 GEORGIA UTILITY SAFE DIGGING PARTNER

THE FIRM OF ACR ENGINEERING, INC. DOES NOT CERTIFY TO THE ACCURACY OR THE LOCATION OF ANY UNDERGROUND UTILITIES EITHER SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITIES PROTECTION CENTER AT 811 PRIOR TO ANY CONSTRUCTION.

24 HR. CONTACT:
MASOUD ZAHEDI
(404) 229-6330

NOTE:

a. All paving shall be in accordance with current GDOT specifications.
b. If the existing pavement conditions or damage occurs due to the construction of the development, then the developer shall:
   i. Pave the entire width of the road, or
   ii. Mill to the centerline and pave to match the existing road

NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. COMMUNITY PANEL 13121C0142F FULTON COUNTY, GEORGIA EFFECTIVE DATED SEPTEMBER 18, 2013.

GRAPHIC SCALE
1000 0 500 1000
(IN FEET)
1 inch = 1000 ft.

INTERSECTION SIGHT DISTANCE CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THE SITE DISTANCE FOR 5825 MOUNTAIN CREEK IS DESIGNED WITH ADEQUATE SIGHT DISTANCE. THE REGULATED SPEED LIMIT ON THIS APPROACHING THOUROUGHFARE IS 25 MPH. THE DESIGNED SITE DISTANCE PROVIDES VISIBILITY OF 280 FEET TO THE LEFT AND 280 FEET TO THE RIGHT AS SHOWN IN THE CITY OF SANDY SPRINGS TECHNICAL MANUAL TABLE 3-16. THE SITE DISTANCE SHALL BE MEASURED FROM A POINT 15 FEET FROM THE EDGE OF PAVEMENT AND 3.5 FEET IN HEIGHT ABOVE THE ROADWAY.

MARK MILLER P.E.#20748 DATE

TOTAL AREA= 22,215 S.F., 0.509 ACRES
TOTAL DISTURBED AREA= 0.5 ACRES

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

ACR Engineering, inc.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE ROAD
SUITE 685
NORCROSS, GA 30071
TEL: (678) 291-0000
FAX: (678) 291-6887

CONCEPT SITE PLAN
FOR
5825 MOUNTAIN CREEK
SANDY SPRINGS, GA 30328
CITY OF SANDY SPRINGS
FULTON, GEORGIA

REVISION NO.	DESCRIPTION	DATE	BY	APPR.
1	REVISED PLAN	7/3/25	IP	
2	REVISED PLAN	7/29/25	IP	

PARCEL: 17 00700040187
LAND LOT(S): 70
DISTRICT: 17TH
CITY: SANDY SPRINGS
COUNTY: FULTON
STATE: GEORGIA
DESIGNED: IP
DRAWN:

DRAWING: 25020E.DWG
SNAPSHOT:
DATE: JUNE 27, 2025
SCALE: H: 1"=20' V: N/A
Sheet 1 Of 1

Outlook

There Is A New Comment For Zoning Case V-25-35

From Sandy Springs GIS <gis@sandyspringsga.gov>
Date Fri 10/24/2025 2:00 PM
To Planning and Zoning Public Comments <PZPublicComments@SandySpringsga.gov>

Case ID: V-25-35
Time Submitted: 20251024174847.586000
Citizen Name: Sharon Luger
Citizen Email: [redacted]
Citizen Phone: [redacted]
Citizen Address: 5795 Mountain Creek Rd
Favorability: Opposed

Comment: To allow this variance would be to allow this project to encroach on some other property and allow for a larger building. The amount of traffic would still be on two very narrow streets Carpenter Dr and Mountain Creek Rd.e

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Outlook

There Is A New Comment For Zoning Case V-25-35

From Sandy Springs GIS <gis@sandyspringsga.gov>
Date Fri 10/24/2025 1:30 PM
To Planning and Zoning Public Comments <PZPublicComments@SandySpringsga.gov>

Case ID: V-25-35
Time Submitted: 20251024171952.110000
Citizen Name: Sharon McManus Luger
Citizen Email: [redacted]
Citizen Phone: [redacted]
Citizen Address: 5795 Mountian Creek rd
Favorability: Opposed

Comment: A three story office building would ruin the residential feel of the street. Even the commercial properties have the look of houses. The current use for “VANDA” is bad enough with the parking all over the street. The owners of the property ignore the restrictions and so does Sandy Springs leaving the residents to suffer. A three story office building with 45+ offices would overwhelmingly be too much traffic for Carpenter dr and Mountain Creek rd already very narrow streets. The lot was originally zoned for one house. I can just Imagine the amount of traffic .

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Outlook

There Is A New Comment For Zoning Case V-25-35

From Sandy Springs GIS <gis@sandyspringsga.gov>
Date Fri 10/31/2025 2:00 PM
To Planning and Zoning Public Comments <PZPublicComments@SandySpringsga.gov>

Case ID: V-25-35
Time Submitted: 20251031175739.107000
Citizen Name: Anne K Day
Citizen Email: [redacted]
Citizen Phone [redacted]
Citizen Address: 5805 Mountain Creek Road and o Mountain Creek Road
Favorability: Opposed

Comment: This proposed building will cause traffic issues on carpenter as well as Mountain Creek. Since Carpenter Drive has only one way to exit to the left to assess the highway, the number of cars from the apartment buildings, condos, senior living center, office building and residential homes will be unbearable. Sandy Springs has already allowed multiple zoings of current residential homes that have little to no parking. The pettioner has so many offices in the adjacent building that he needs the parking. Many times the current use of this building has cars parking up and down on both sides of Mountain Creek making it impossible to enter and exit our driveway. This makes my property less valuable equally less tax base and definitely not residential friendly. With the mentally challenged unsupervised residents that walk up and down the street this makes for a potential accident. The residents of this new building will park on Mountain Creek as well. Sandy Springs should not allow this variance because it will be setting a precedent that the zoing laws are worthless. Why should one property owner be allowed to use another's property to better themselves. I was notified in 2018 that the current uses of the property would probably be trespassing on my property to use the creek. Why is it that the Karon neighborhood is protected but our neighborhood is not protected. This seems to be ingroup bias. Having this messy zoing seems less than professional with no clear plan in place. What is the plan for this neighborhood? When any concerns are raised, we are told to join the group. So will I be able to put a three story event center on my property or build townhomes? This commerical building will not be aestheticlly pleasing or fit in with the surrounding structures. Sandy Springs should be looking at would bring the most tax revenue with the least amount of traffic.

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Board of Appeals

November 5, 2025

SANDY SPRINGS
GEORGIA

V-25-35
5825 Mountain Creek Road

STAFF RECOMMENDATION:

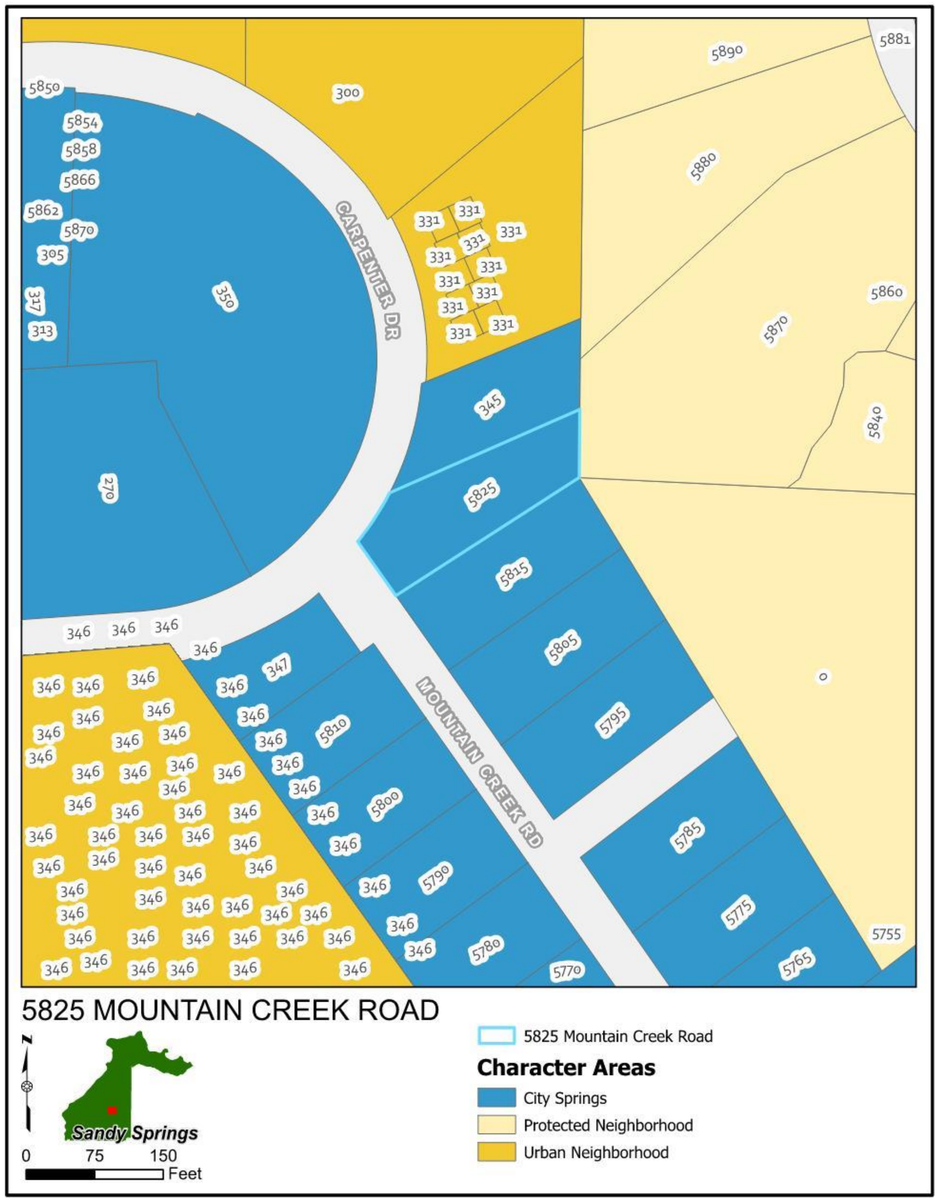
Approval with Conditions

SANDY SPRINGS
GEORGIA

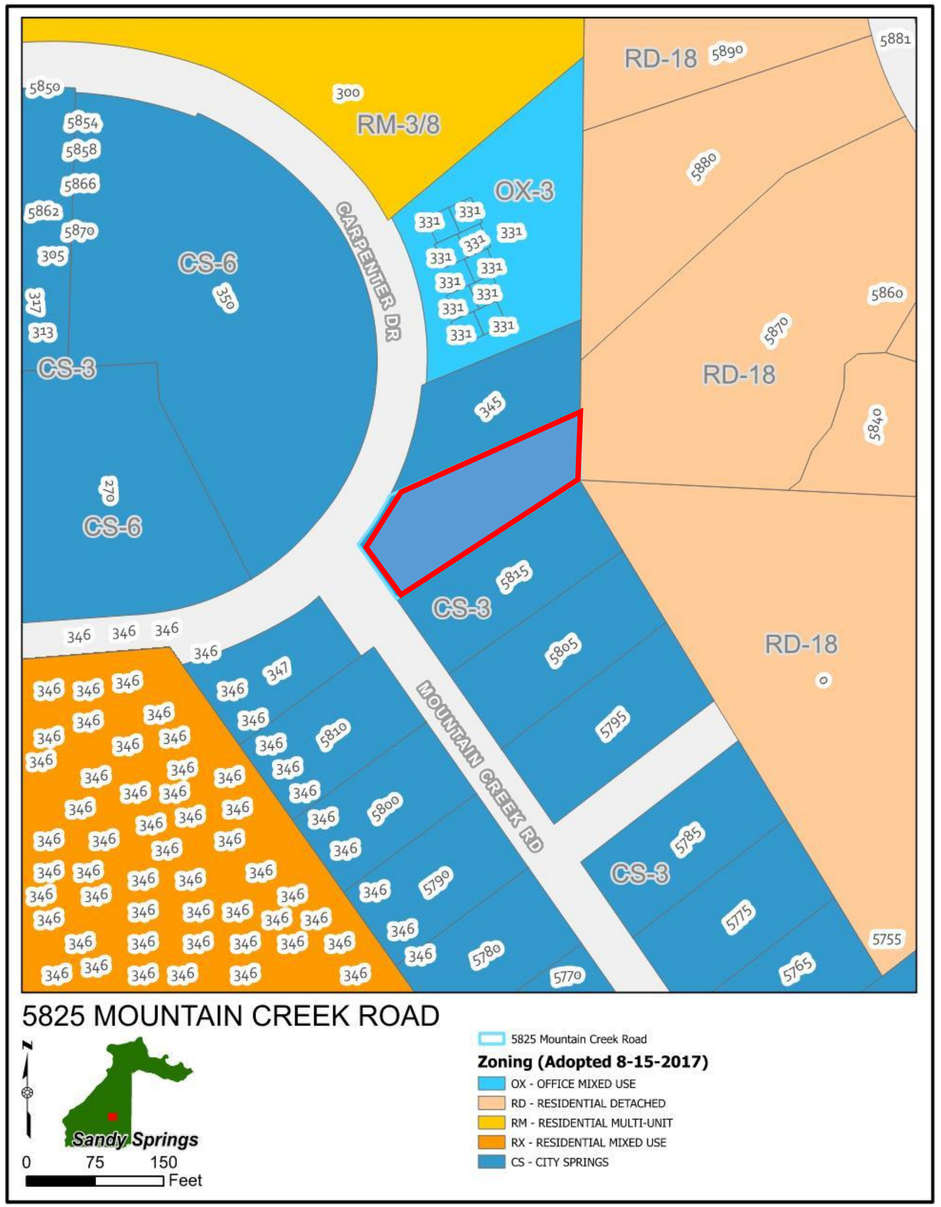
Request

- Request for a Variance from Sec. 8.3.6. to remove buffer requirements along the East boundary of the property where abutting RD-18 properties.

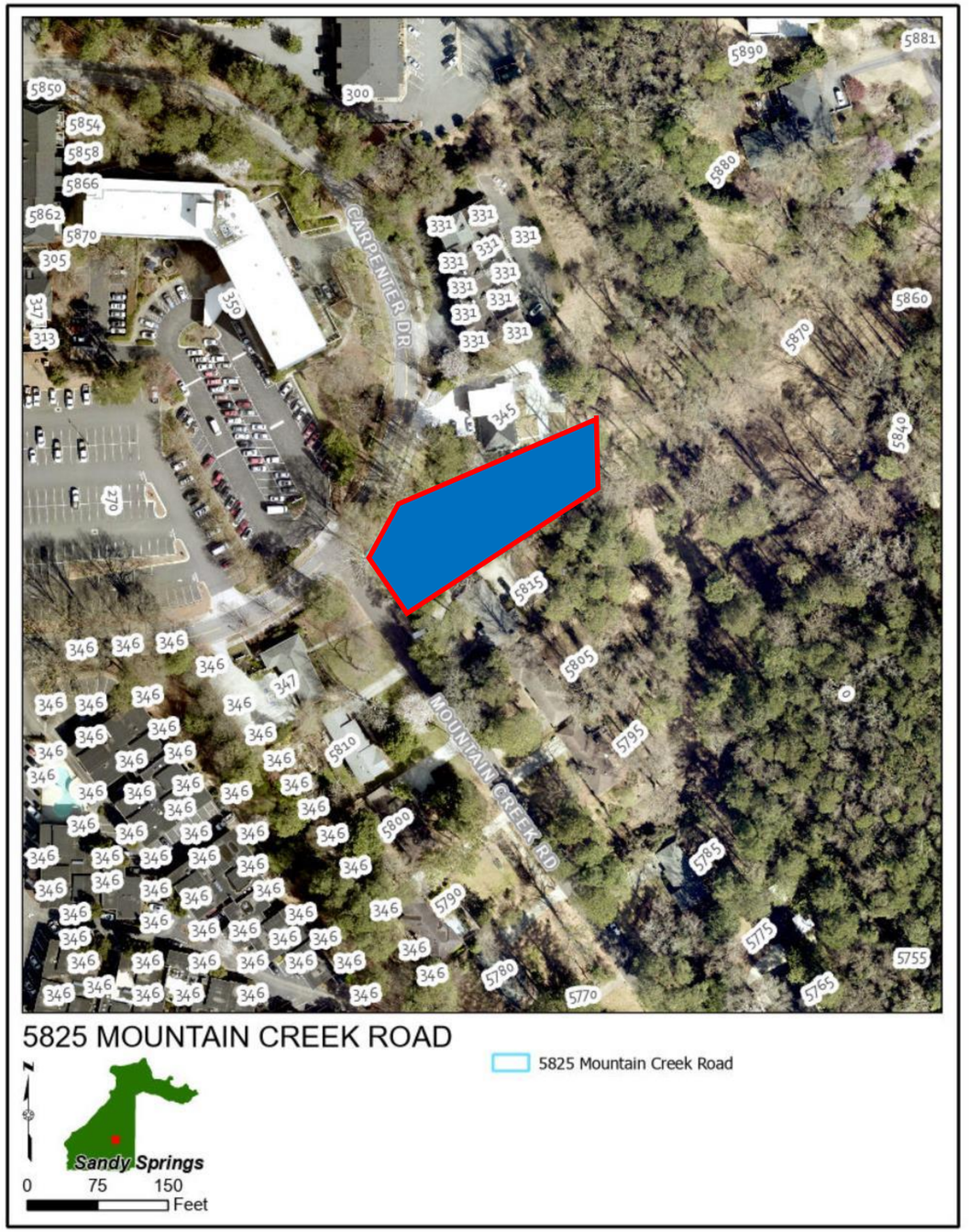
Character Area Map



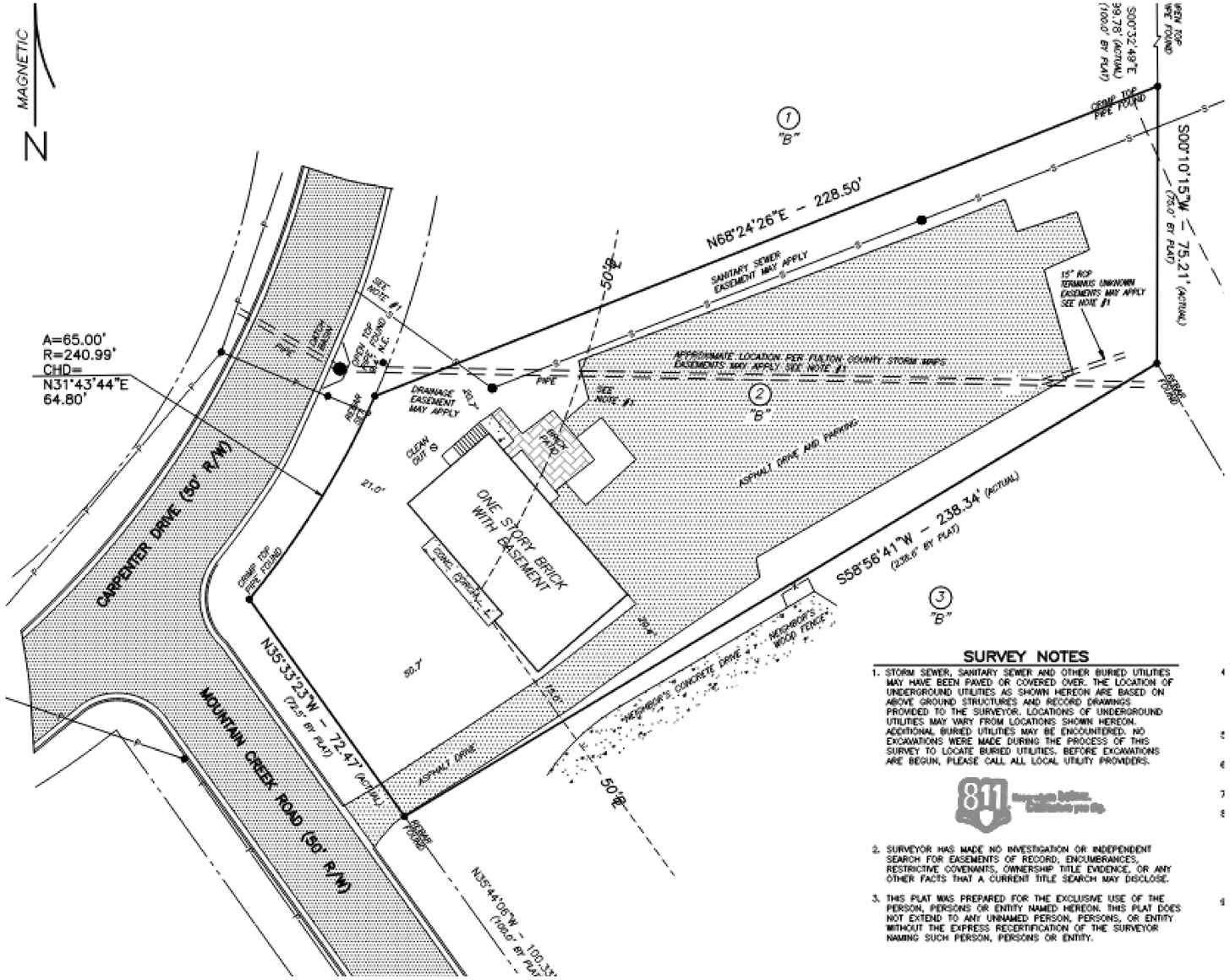
Zoning Map



Aerial Image



Survey



SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.

811

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

Existing Conditions

- The property is developed currently with a café and personal service establishment, .7 acres, mostly built out with parking in the rear.
- The original residential structure, a ranch home which has been added onto, was built in 1958.
- A stream runs north to south through the neighboring property to the east and the stream buffers terminate on or near the subject property's eastern line.
- The property drops nearly 30 over a span of about 250' for a moderate slope of 11%.
- The applicant owns the office building neighboring to the north.

Existing Conditions



Vanda House/ I am Café from Carpenter Drive, facing Southeast



Vanda House/I am Café from Mountain Creek Road facing East

Existing Conditions



View of the rear of the building from the rear parking area, facing NW



View of parking area and neighboring property to the east

Existing Conditions



View of the stream buffer and floodplain area from the rear parking area, facing SE



View of parking area and neighboring property to the north

Variance from Code Section 8.3.6. Neighborhood Transition Buffers

- Neighborhood Transitions Buffers are required when an RM-, RX- or any commercial zoning district abuts a Protected Neighborhood District.:

B. **Lot Width or Depth 200 Feet and More**

1. Buffer must be minimum 30 feet deep.

2. Wall at least 6 feet tall and not more than 8 feet tall located 25 feet from property.

Openings of no more than 4 feet in width, closed off by an opaque gate of the same height as the wall, may be provided no less than 300 feet apart, for maintenance access. Outside of maintenance activities, the gates must be locked at all times.

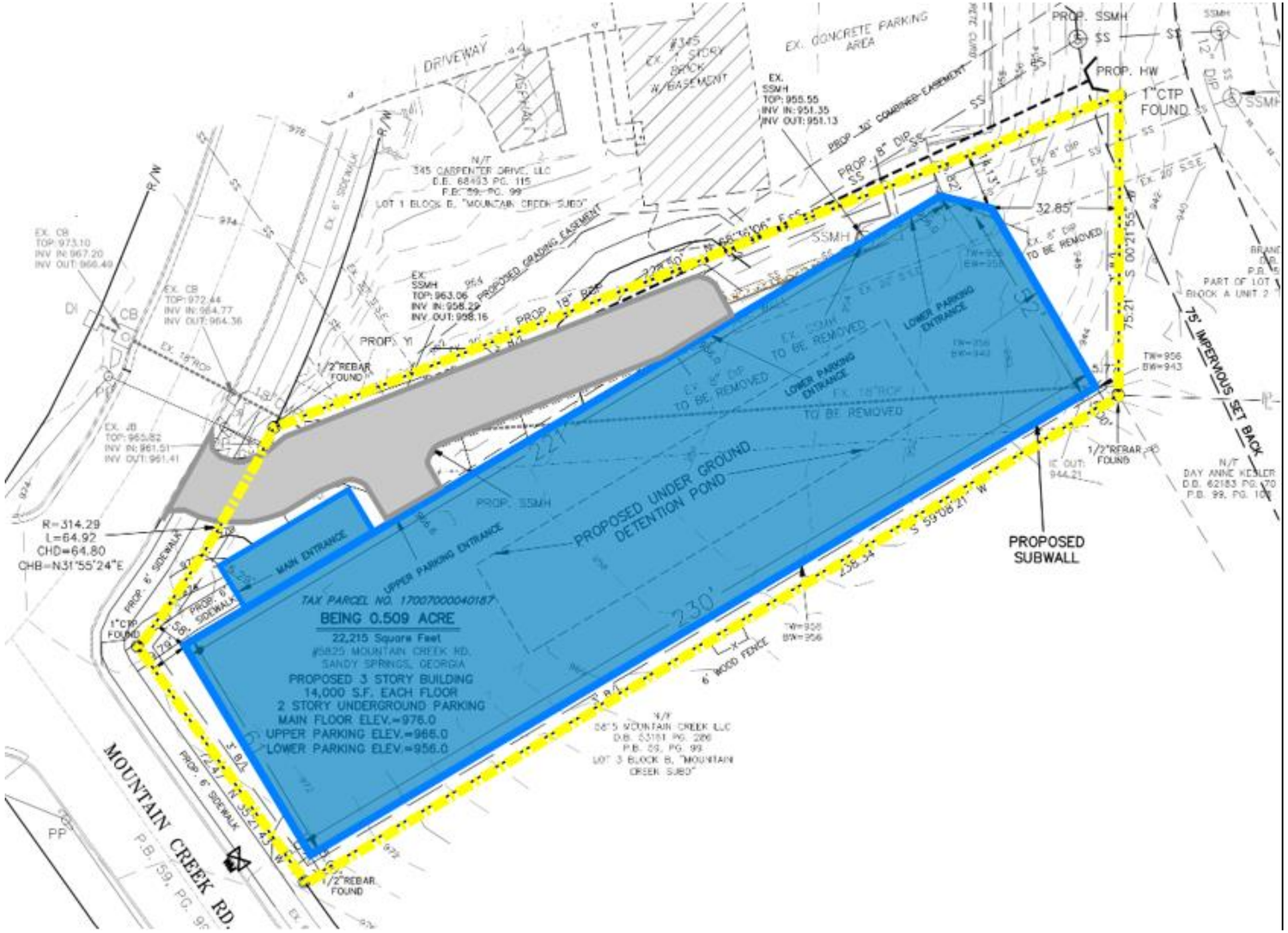
3. At least 8 evergreen trees planted in 2 staggered rows (full to the ground and at least 6-feet tall at time of planting), per 100 linear feet of buffer.

4. At least 6 understory trees (with a minimum caliper of 2 inches) per 100 linear feet of buffer.

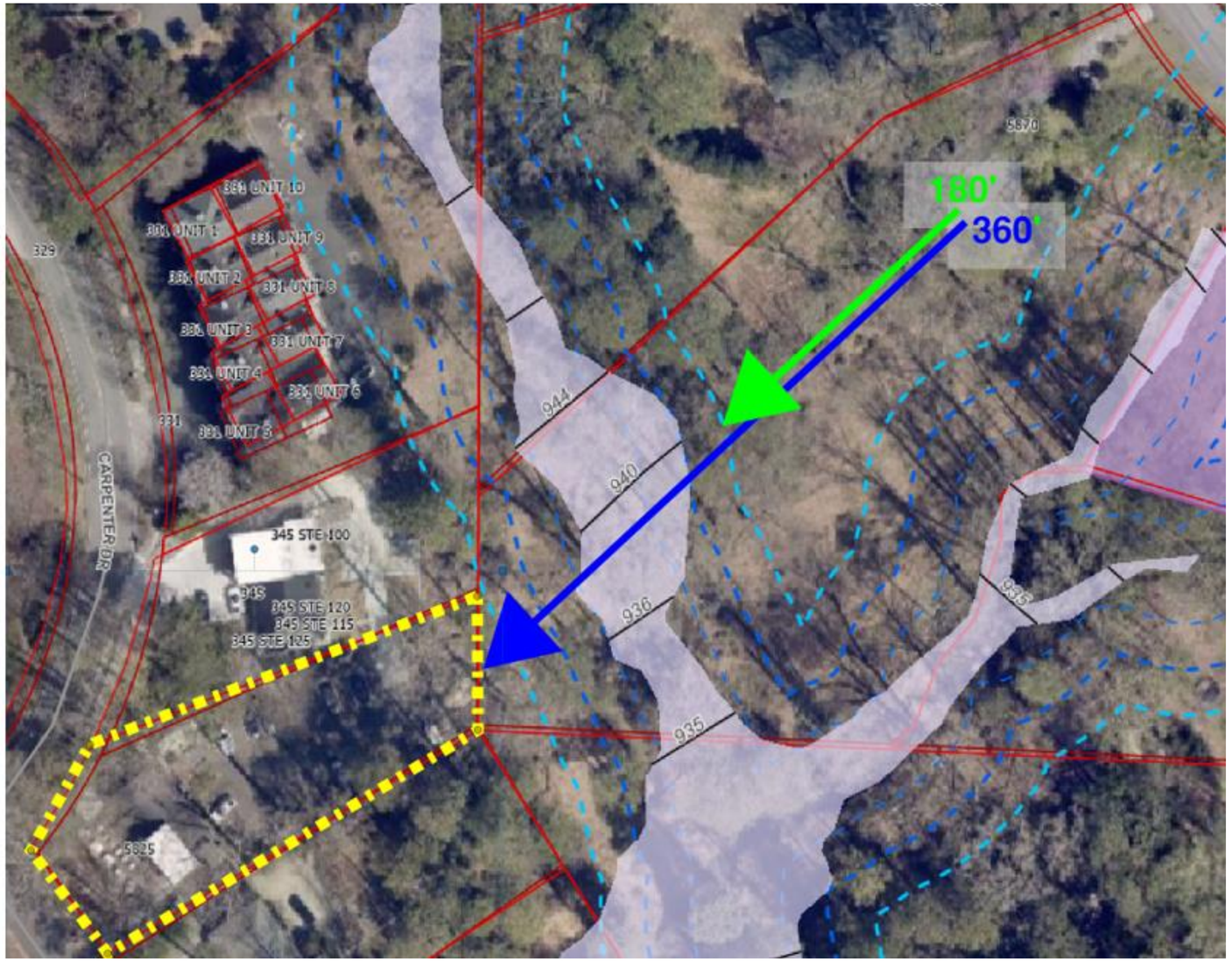
5. At least 30 shrubs a minimum of 3 feet in height at time of planting per 100 linear feet of buffer.

Proposed Development

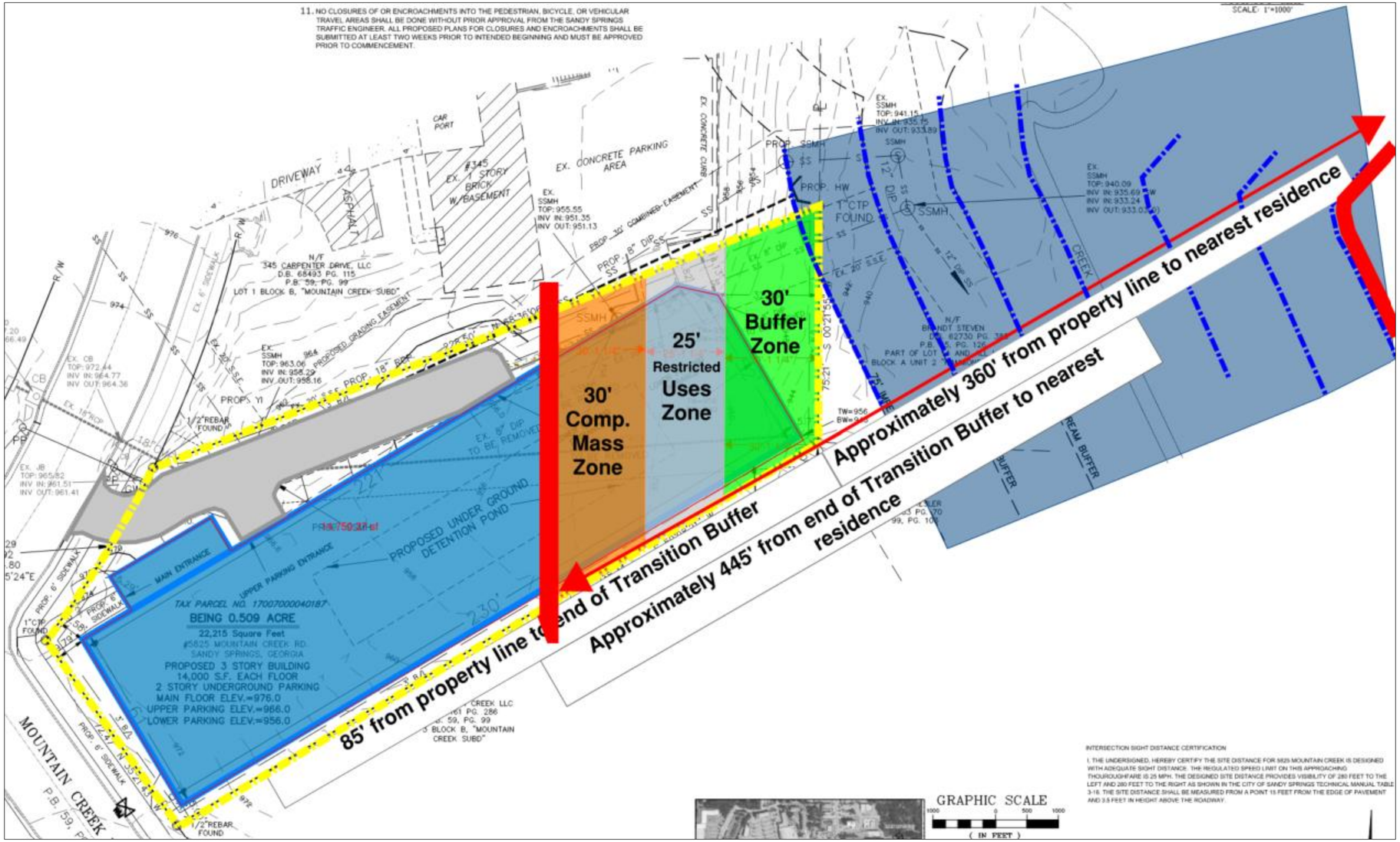
- The applicant is proposing to develop a 3-story office building, with 2 floors of basement parking beneath.
- 14,000 square feet of office space per floor
- 2 levels of parking below



Relation to Affected Protected Neighborhood Property



Site Constraints



Illustrative View of Potential Visual Impact from Glenridge/Hammond Neighborhood



Variance Considerations:

- The subject property immediately abuts a stream buffer as well as floodplain which creates a natural, unbuildable buffer of approximately 180'. ***A variance from the NTB would not negate or inhibit the intent of the Code. The intent of the code is to appropriate distance between dissimilar uses and intensities.***
- To appropriate the view shed, staff recommend as a condition that the development be required to retain a 20' wide evergreen buffer, described more fully in the recommendation. ***The variance if granted, with staff's conditions, would not be detrimental to the public safety, health, or welfare of the public or injurious to other property.***
- ***The physical, spatial, and natural (environmentally constrained) characteristics of the eastern property line make the property unique and unlike typical property borders within the City.***
- ***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 in Sandy Springs.***
- ***Because of the particular physical surroundings, a hardship would result in staff's view.***

Variance Considerations Continued:

- ***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 in Sandy Springs.***
- ***Because of the particular physical surroundings, a hardship would result in staff's view.***
- The variance requested is not the minimum necessary to accomplish the development or building.
- With staff's recommended condition, the City's standard stormwater collection and infiltration requirements, and the Stream Buffer standards already present equal or greater protection will be achieved.
- The conditions are entirely natural, and inherent in the land and ***not the result of action or inaction of the current property owner.***

Recommendation

Staff recommends Approval of V-25-35, a request for a Variance from Sec. 8.3.6. to remove buffer requirements along the East boundary of the property where abutting RD-18 properties for the construction of an office building with the following conditions:

1. *Applicant will effectively retain 20’ of the vegetative buffer section of the Neighborhood Transition Buffer, working with the City Arborist to create an appropriate modified planting plan with all evergreens, and at a minimum 10’ tall at time of planting, with a mature height of at least 35’ and a fence or wall as determined by the Director; and*
2. *The applicant modifies the building plan to ensure sufficient space for required interparcel access between neighboring, similarly zoned properties.*