



SANDY SPRINGS
GEORGIA

BOARD OF APPEALS

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

Wednesday, March 4, 2026

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

March 4, 2026 Board of Appeals Meeting

IV. Approval of Meeting Minutes

February 4, 2026 Board of Appeals Meeting Minutes
(Presented by Samantha Brown, Planning and Zoning Clerk)

V. Cases

- A. **2026-0005 V-25-53 - 870 Edgewater Drive** — Request for a Variance from Sec. 6.1.2.B. to encroach into the 60-foot primary street setback by 20 feet for a new home.
(Presented by: Michele McIntosh-Ross, Planning & Zoning Manager)

VI. Ongoing Business

VII. New Business

VIII. Adjournment

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

The City will make reasonable accommodations for those persons.

1 Galambos Way, Sandy Springs, Georgia 30328 • 770-730-5600 • SandySpringsGA.gov



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, February 4, 2026

Case: **V-25-53 – 870 Edgewater Drive**
 Staff Contact: Helen Owens (howens@sandyspringsga.gov)
 Report Date: January 21, 2026

REQUEST

Request for a Variance from Sec. 6.1.2.B. to encroach into the 60-foot primary street setback by 20 feet for a new home.

APPLICANT

Property Owners:	Petitioner:	Representative:
Bruce and Silvia Bowen	Bruce and Silvia Bowen	Bruce and Silvia Bowen

RECOMMENDATIONS

Department of Community Development

Staff recommends Denial of Variance V-25-53

MATERIALS SUBMITTED AND REVIEWED

Materials and Plans

1. “Application” received on December 19, 2025

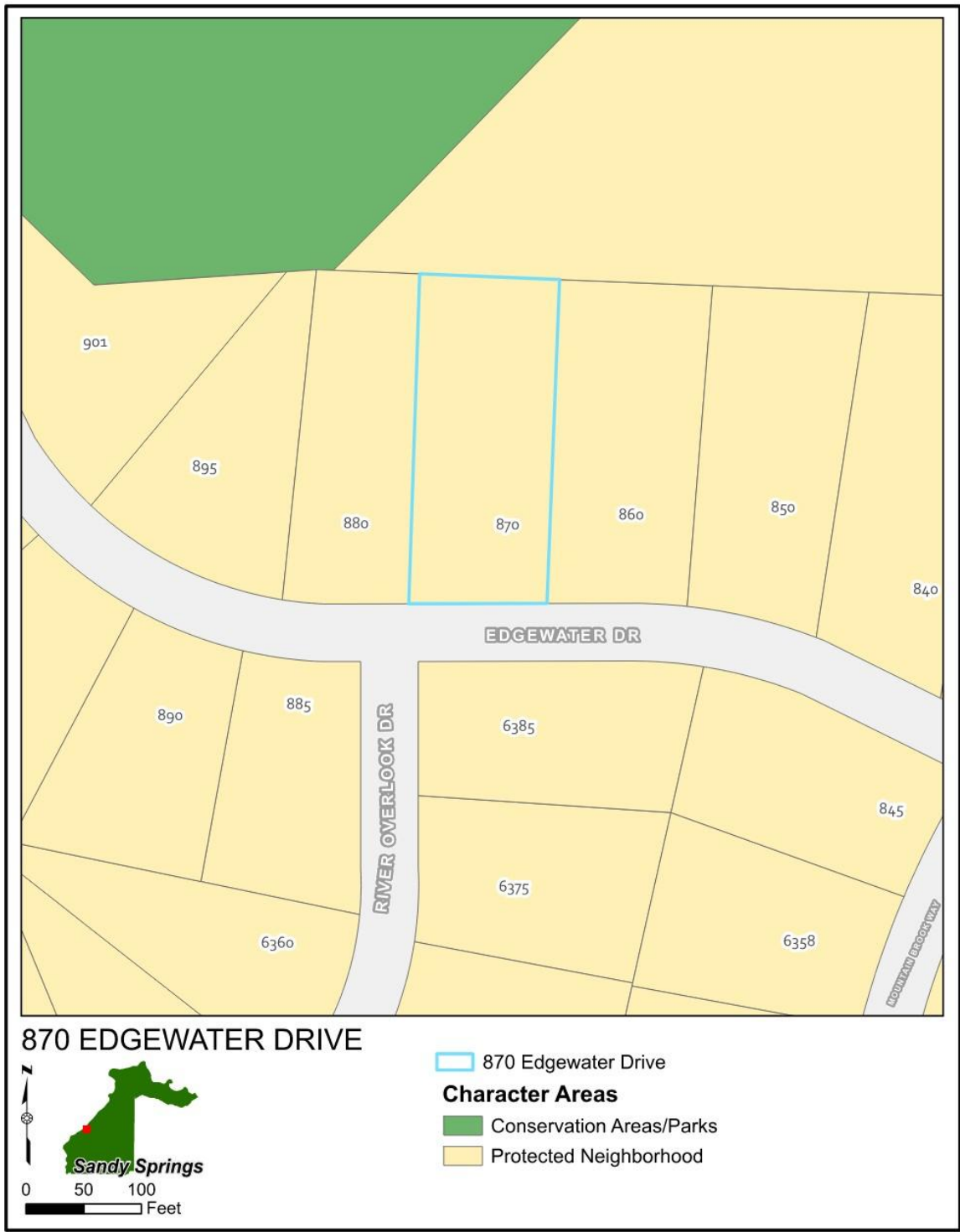
Plans

2. “870 Edgewater DR NW_V100 SURVEY.pdf” received on October 26, 2025. Prepared by Love and Design, LLC and stamped by Luke Love
3. “20251218 Bowen - Variance drawings v2.pdf” received on December 19, 2025. Prepared by Love and Design, LLC and stamped by Luke Love
4. “870 Edgewater Drive MRPA RC-25-04SS” received on December 4, 2025. Prepared by Atlanta Regional Commission
5. “0271_Bowen870Edgewater_SSVariance_1205_2025.pdf” received on December 9, 2025. Prepared by Alan Clark Architects and stamped by Alan Clar

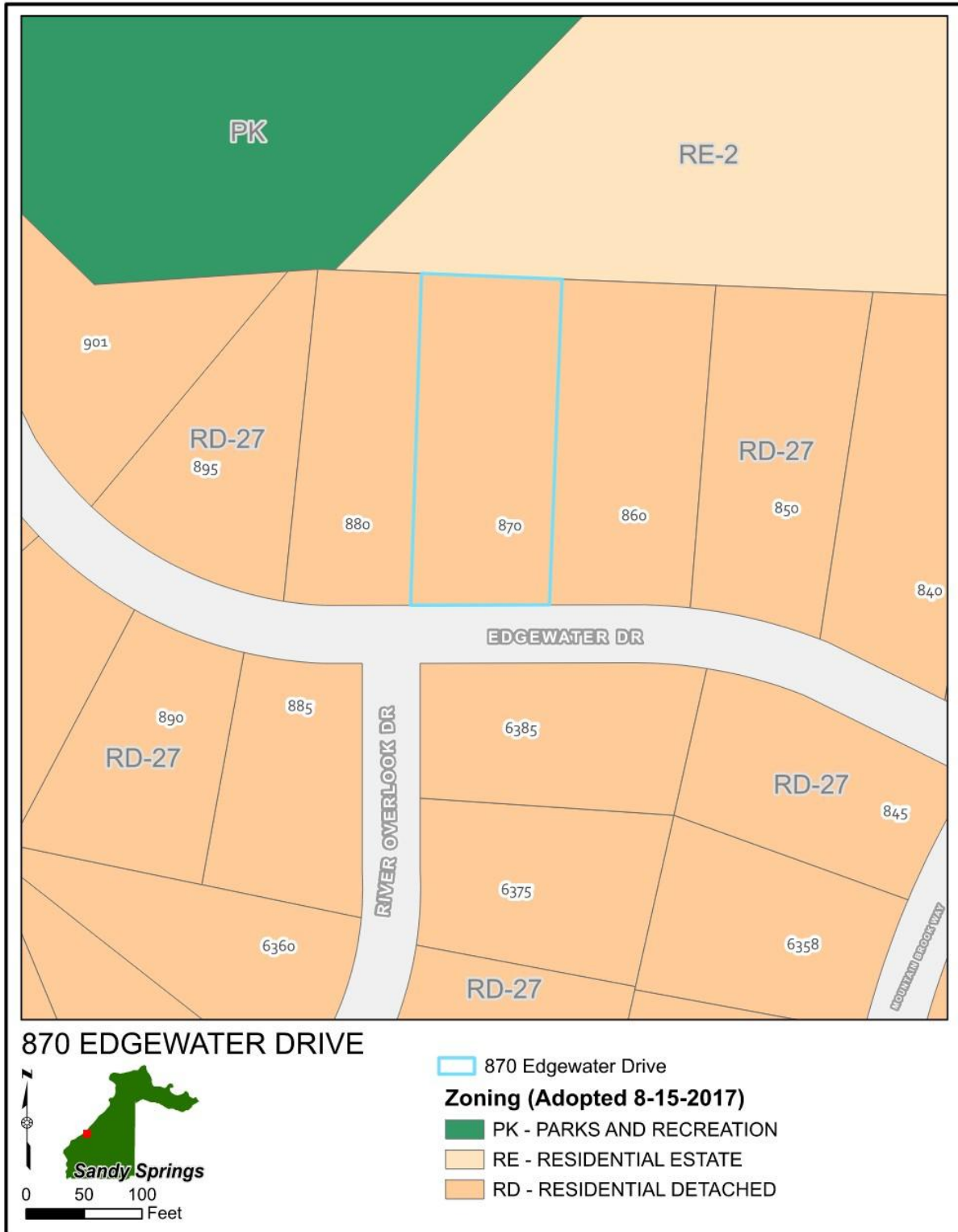
PROPERTY INFORMATION	
Location:	870 Edgewater Drive (17 016800020083)
Council District:	Council District 6 – Andrew Chinsky
Neighborhood:	Riverside Neighborhood Association
Road frontage:	Approximately 119 feet
Lot Depth	Approximately 289 feet
Acreage:	Approximately 0.80 acre
Current Zoning	RD-27 (Residential Detached – 27,000 SF minimum lot size)
Existing Land Use:	Single-Family detached
Previous Zoning Cases:	1962Z-0086 Approved for rezoning from Fulton County residential zone R-1 to Fulton County residential zone R-2A.
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	6450 Riverside Drive NW	9.75
East	RD-27 / Residential Detached	860 Edgewater Drive	0.82
South	RD-27 / Residential Detached	6385 River Overlook Drive NW	0.67
West	RD-27 / Residential Detached	880 Edgewater Drive	0.74
PROPOSED DEVELOPMENT			
-	RD-27 / Residential Detached	870 Edgewater Drive	0.80

CHARACTER AREA MAP



ZONING MAP





EXISTING DEVELOPMENT

The 0.80-acre subject property is zoned RD-27 (Residential Detached – 27,000 square-foot minimum lot size) and has a house that is proposed to be demolished. Based on Fulton County records, the lot was plated in 1968, and the present owners acquired the property in 1994. Located within the Riverside neighborhood, the subject property is east of the Chattahoochee River and is developed with a 2-story home and 2-car garage and a driveway. The entire property sits within the Metropolitan River Corridor, and subject to the Metropolitan River Protection Act. The property is heavily wooded to the rear and sides; it also sits to the south of Old Riverside Park. A culvert easement and swale to route stormwater, runs along the northeast side of the property, making around 6,801 SF of the property unbuildable.

The parcel is a rectangular shape with steep topography that slopes 20.75% downward from the street (954-feet-ASL*) to the rear (892-feet-ASL*) of the property, a change in elevation of 60 feet over the 289.1-foot lot depth. There is an increase in steepness descending in the rear within the 40-foot rear setback. A 20-25% slope is generally considered as steep.

*Elevation in feet Above Sea Level (ASL)



Aerial view showing topography lines (in green) of subject property and surrounding parcels



View showing front of home facing North from Edgewater Drive



View of rear of home facing South



View of east side of the rear yard facing North



View of west side of the rear yard facing Northwest

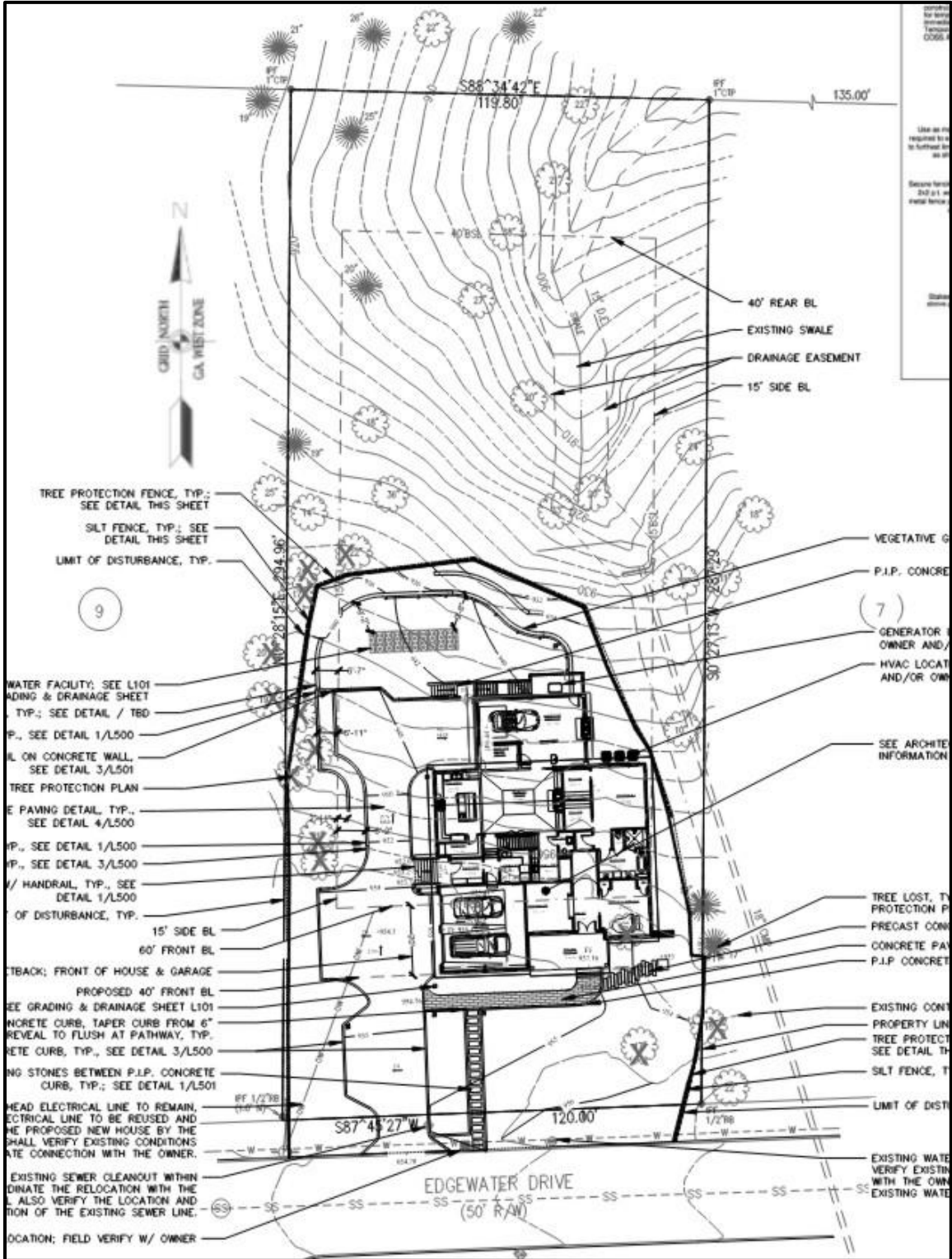


View of east side of home facing North



View of west side of home facing South

Site Plan (received December 19, 2025)



PROPOSED DEVELOPMENT

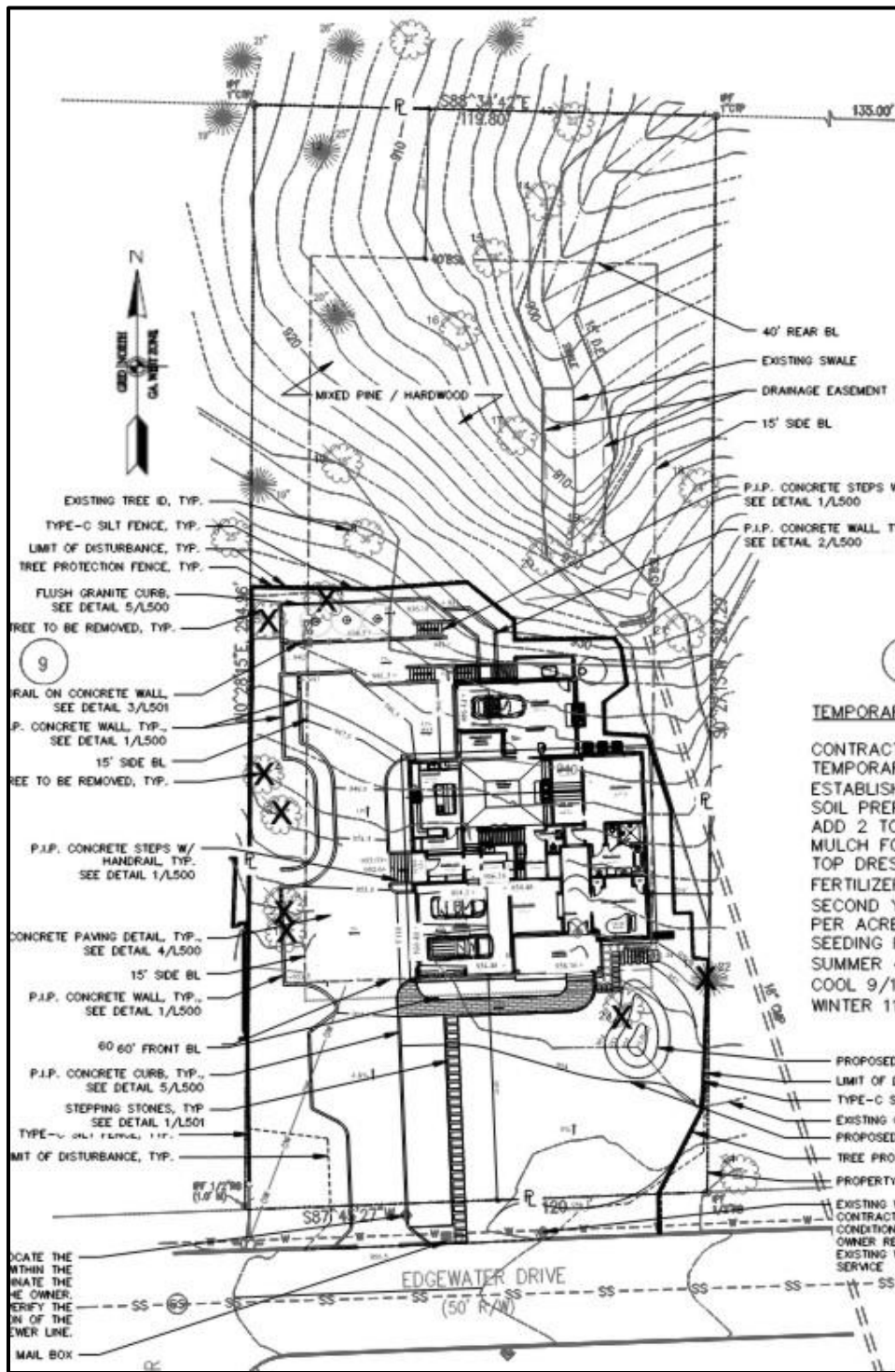
The applicants are proposing to demolish the existing home and build a new home that will encroach into the 60-foot primary street setback by 20 feet. The new home will have a main level, second level, and terrace level. The main level would have a master on the main, kitchen, family room, music room, a 576 SF two-car garage, and a 494 SF unheated screened porch. The second level would include three (3) bedrooms, an office, and a laundry room. The terrace level will be unfinished with 2 large rooms for water and sewage. There will also be a third garage under the screened porch, at the terrace level at the rear. The two-car garage, screened porch, dining room, and music room are the site elements that encroach 20 feet into the 60-foot primary street setback. The proposed development meets the Metropolitan River Corridor Act consistency with the River Corridor Plan.



The yellow lines indicate the existing drainage easement, the blue line indicates the swale, the red shaded area indicates the buildable area, and the green shaded area indicates the 20 feet setback encroachment.

Sec. 6.1.2.B. Setback Encroachments All buildings and structures must be located at or behind the required setbacks, except as listed below. No building or structure can extend into a required buffer, easement (including private street easement) or public right-of-way.

The applicants are proposing to build a new home that encroaches into the 60-foot primary street setback by 20 feet.



Above is a code compliant alternative design the applicants provided. All the site elements are located within the buildable area

V-25-53 VARIANCE CONSIDERATIONS

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

1. ***Variations 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 Development Code does not permit new builds to be nonconforming. The applicants are proposing their new home to encroach into the 60-foot primary street setback by 20 feet. Staff believes that although the variance request maintains overall character of the existing home and the surrounding neighborhood, the minor deviation from the Development Code is non-compliant.

- 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: Staff believes the development would not be detrimental to the public safety, health, or welfare of the public or injurious to other properties.

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

Finding: The physical conditions of this property are not unique for Sandy Springs or this neighborhood in terms of topography. The 60-foot primary street setback is standard for the RD-27 zoning district, which applies to properties within the Riverside neighborhood. Staff notes this property, and its site elements are not unique to the neighborhood or 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: Given the physical conditions, size, shape, and topographical conditions of the property, an extraordinary hardship would not result if the strict letter of these regulations is carried out. Rather, it would be a mere inconvenience, not a hardship, for the applicant to redesign or reconfigure their proposed house plan to fit the parameters of the subject property.

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

Finding: This property may be developed in compliance with the Code, however the house plan proposed by the applicants necessitates the requested variance, where a different or reconfigured building plan would allow development of this lot without the need for relief. This variance request is not necessary to accomplish development on this property.

- 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 show equal or greater protection to the adjacent property or natural resources; however, it also does not show detriment to the adjacent property or natural resources. The proposed development would be inconsistent with the neighborhood primary street setbacks.

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

Finding: The physical condition of the parcel is not a result of action or inaction of the current property owner; however, the proposed development is not appropriately designed to account for the conditions of the property.

2. Failure of an applicant to obtain a land disturbance, building or any other permit required by this Code shall not in and of itself constitute a justification for a variance absent a showing of the criteria listed under Section 1 above.

Finding: This variance request is not predicated on the failure of the applicant to obtain a land disturbance building or any other permit required by this Code, but rather on the specific site conditions and circumstances cited in the application.

COMMENTS FROM OTHER PARTIES

Sandy Springs City Engineer:

No comment provided.

Sandy Springs Arborist:

I reviewed the preferred site plan and the site plan included in the MRPA review document, which shows the proposed house within the buildable area. The claim that the tree impacts will be greater with the house located within the buildable area cannot be verified as the critical root zone impacts were not shown by the applicant.

Sandy Springs Building Official:

The other houses on that side of the street align with the front of the current house on 870 Edgewater or they are set even farther back. The deck structure will need to be designed and stamped by a structural engineer (licensed in the State of Georgia.). Note that if the variance is granted you will still need to submit a complete set of drawings (Civil, Architectural, Structural (if applicable) and Engineered Wood Products layouts (if applicable) and go through plan review to obtain a Building Permit. They could eliminate the golf cart parking garage and reduce the encroachment into the front setback by as much as 10 feet.

Sandy Springs Land Development Manager:

On the alternative plan the walls appear to meet code as they are interior facing and do not exceed the height requirements. The applicant will need to apply for all the necessary building permits.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Fire Marshal:

No comment provided

Urban Forest Coordinator:

No comment provided.

Sandy Springs Transportation Planner:

No comment provided

Sandy Springs Public Works:

No comment provided.

Correspondence Received:

No comment provided.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS

Staff recommends **Denial** of Variance V-25-53 a request for relief from Sec. 6.1.2.B. to encroach into the 60-foot primary street setback by 20 feet for a new home.

If the Board chooses to approve the variance, staff recommend the following condition(s):

1. That construction be substantially similar to the provided site plan.

Women to Watch art exhibit on now at Atlanta Contemporary

The Georgia Committee of the National Museum of Women in the Arts welcomed guests to Atlanta Contemporary on Jan. 31 for an evening celebrating the opening of its newest exhibition. Supporters, artists and museum leaders gathered from 6 to 8 p.m. to recognize the work of Eliza Bentz, Hannah Israel, Cynthia Lollis, Serena Perrone and Eileen Wallace, with consulting curator Cynthia Nourse Thompson guiding the presentation.

Representatives from the National Museum of Women in the Arts in Washington, including Jill Stern, Grace DeWitt, Elizabeth Ajunwa and Tia Blassingame, joined the reception, which featured drinks and hors d'oeuvres. Proceeds from the evening supported the Women to Watch project and the organization's ongoing efforts to champion women artists.

Georgia Women to Watch 2026: A Book Arts Revolution celebrates the book as an artistic medium, showcasing five innovative Georgia artists who are redefining what books can be.

The exhibit runs through May 17 at Atlanta Contemporary, 535 Means Street NW, Atlanta.



Artist Eliza Bentz.

Special Photo



Special Photo

Left, Lisa Thrower, artist Corinna Sephora Mensoff, and Atlanta Contemporary Ethan Cantrell.



Special Photo

From left, High Museum curator Katherine Jentleson and Sara Steinfeld.



Special Photo

From left, Lisa Cannon Taylor and Robin Aiken.

**SANDY SPRINGS
NOTICE OF VARIANCES**

Petition Number: V-25-53

Petitioner: Bruce and Silvia Bowen

Property Location: 870 Edgewater Drive
Parcel # 17 016800020083

Current Zoning: RD-27

Request: Request for a Variance from Sec. 6.1.2.B. to encroach into the 60-foot primary street setback by 20 feet for a new home.

Public Hearings: Board of Appeals
Wednesday, March 4, 2026 at 6:00 p.m.

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

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

**SANDY SPRINGS
NOTICE OF PUBLIC HEARING**

Petition Number: TA-26-1 (Development Code Edits)

Petitioner: City of Sandy Springs

Purpose: An Ordinance to amend the Development Code

Public Hearing: Mayor & City Council
Tuesday, March 17, 2026 at 6:00 p.m.

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

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

**SANDY SPRINGS
NOTICE OF ZONING MAP AMENDMENT (REZONING)**

Petition Number: RZ-25-7

Petitioner: Stokely Weinberg, Member of Whitner Green Estates LLC

Property Location: 5680 Whitner Drive
Parcel # 17 016500030010

Request: Zoning Map Amendment (Rezoning) from RE-2 to RD-27

Public Hearing: Planning Commission
Wednesday, March 18, 2026, at 6:00 p.m.

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

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



Special Photo

The Georgia Committee of The National Museum of Women in the Arts Board Members.



Special Photo

Spencer Clark, Anna Brady, Dawn Tresh, and Eric Tresh.

Letter of Intent for V-25-53

Variance Request for 870 Edgewater Drive, Sandy Springs, GA 30328
Submitted by Bruce and Silvia Bowen (property owners)
November 1, 2025

Requested Variance:

We are requesting a 20 ft encroachment into the front setback for the property at 870 Edgewater Drive, Sandy Springs, GA 30328. We had intended to build within the 60 ft setback but after extensive work including architectural design, landscape architecture design, 3D rendering, passing ARC requirements and soliciting bids from multiple vendors we have concluded that encroaching into the front setback is required for the reasons below.

The goal is to build a new house at 870 Edgewater Drive. However, with the current setback required and the limitations of our property, this cannot be done at a reasonable cost. Therefore, we are requesting to encroach 20ft into the front setback.

Factual Details about the residential proposal:

The requested encroachment is 20ft deep by 61ft wide or 1220 sq ft.

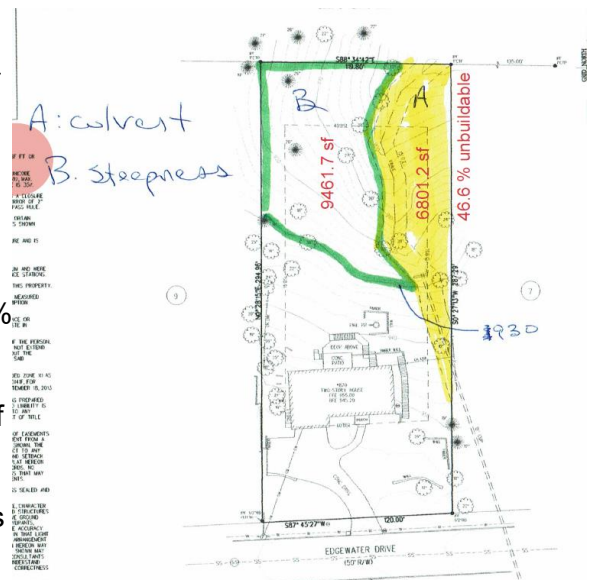
The planned new house will have the main level, second level, and terrace (basement) level. The main level would have a master on the main, kitchen, family room, music room, etc. The heated area would be 2497 sf, an unheated 2 car garage of 576 sf and an unheated screened porch of 494 sf.



The second level would have heated area of 1566 sf (above 7 ft). There will be 3 bedrooms, and office, 3 baths, and a laundry room. The terrace level (basement) would have daylight on the backside and possible the sides. It will be unfinished with 2 large rooms. It will be stubbed for water and sewage. There will also be a 3rd garage under the screened porch at this level.

Factual Details about the site:

The lot is zoned RD-27. It is 0.80 acres and 34,885 square feet. However, almost half of the lot is either unbuildable or extremely difficult to build on. 6801 sf (yellow) is unbuildable because of a culvert easement and swale to route stormwater. You cannot build on or over this easement. 9461 sf is very difficult to build because of steepness of terrain. This area roughly corresponds to the 930ft topographical line running across the property. Together, these 2 areas reduce the build-able area by 46.6%.



The picture below on the left is the area that is very difficult to build on because of steepness. Notice the steep drop off that joins the swale/culvert easement. The picture on the right was taken from 936 ft overlooking the swale / culvert easement (yellow). Notice the severe drop off. This area is unbuildable due to the culvert easement.



Alternative designs explored:

Assuming the standard 60ft setback, from the front of the proposed house to the back of the proposed house, the elevation drops 22ft from 954 ft to 932ft. This 22 ft drop causes large retaining walls, and tall foundation walls.

We had an advanced 3D rendering built that combined the architectural plans, landscape design, and detail survey. The rendering made it obvious how difficult it was going to build and the limitation on the backyard.

The planned usable space is above the blue line drawn on the images. Everything below the drawn blue line is void or fill dirt. For reference, the ceiling in the terrace level/basement (lower bricked area) is 10ft. The width of the back screened porch is 19' 7" just short of the 20ft encroachment we are requesting.



Pushing the house back further would have amplified the issue because the steepness increases the farther back we go. Additionally, you would be limited by the culvert easement. If we removed the



back deck the foundation wall on the basement would still be very tall. Plus, the back deck allows us and future owners to enjoy the beautiful wooded backyard.

We also discussed making the house wider. The culvert easement limited us on the east side. Then the driveway and turning radius for the garage limited us on the west side. Finally, after much discussion with our architect, landscape architect and several builders, we concluded the best path was to seek a variance.

We also noticed that several other houses in our neighborhood encroached into the front setback. These lots were also irregular shaped or steep – in other words, they are similar to ours. While the examples below are on our street, there are many others that we found in Sandy Springs that encroached on the front setback.

Address	Zoning	Zoned setback (ft)	Actual Setback (ft)	Setback Variance
870 Edgewater Drive (proposed)	RD-27	60	40	20.00
960 Edgewater Dr NW	RD-27	60	31.01	28.99
970 Edgewater Dr NW	RD-27	60	31.53	28.47
1045 Edgewater Dr NW	RD-27	60	34.25	25.75
980 Edgewater Drive	RD-27	60	30.51	29.49

<https://experience.arcgis.com/experience/85a1ed8dae7c4b779e9c1e78edf51e65/page/Community-Development>

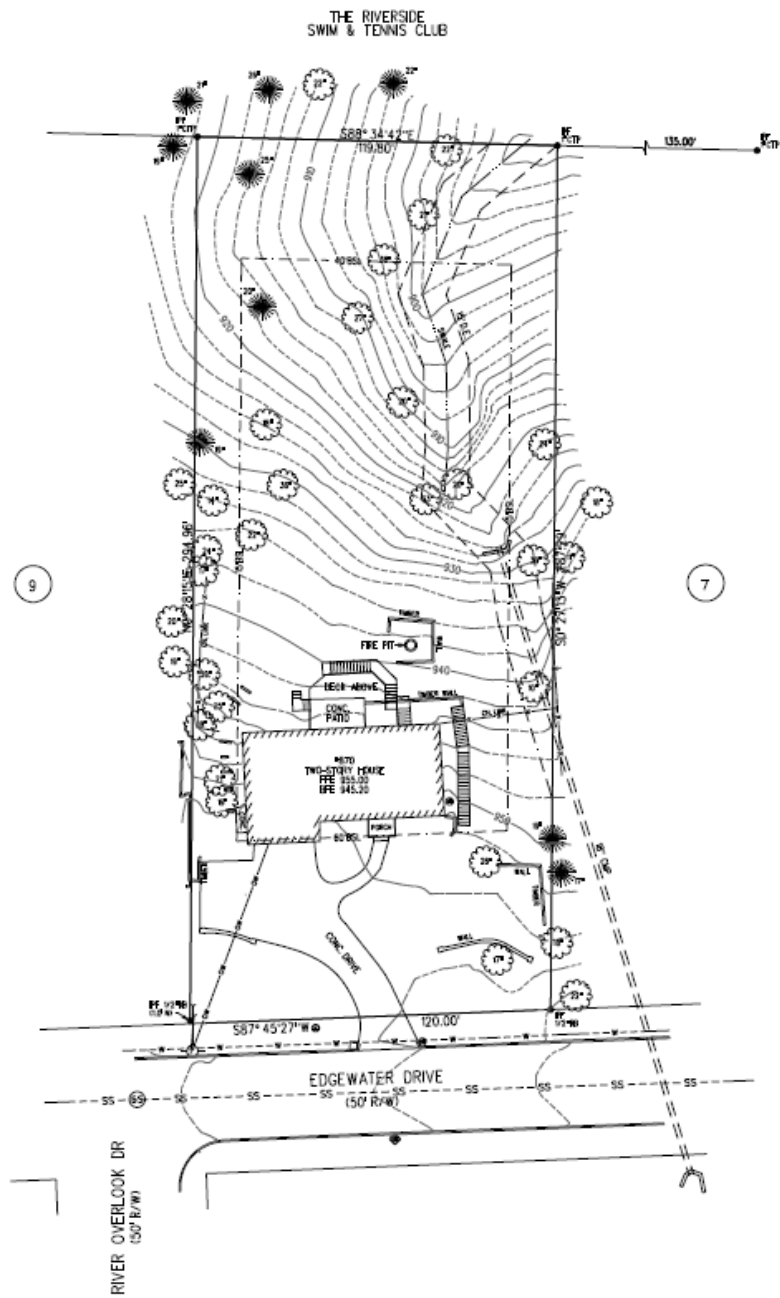
Variance Analysis V-25-53

Variance Request for 870 Edgewater Drive, Sandy Springs, GA 30328
Submitted by Bruce and Silvia Bowen (property owners)
November 1, 2025

- a. *The variance request would not result in negating the general intent of this Development Code or with the Comprehensive Plan policies;*
 - i. While the intent of the code is to maintain a 60ft setback, we are requesting to encroach 20ft into the front setback.
 - ii. This encroachment should not cause an additional reduction in tree canopy. In fact, it will likely improve canopy coverage by reducing disturbance in the backyard. In addition, because of the reduced excavation, it will reduce land disturbance.
 - iii. This design is more modern and more energy efficient home. The existing home was built in 1968 – light insulation, single pane windows, etc. Encroaching into the front setback will not disturb the visual aesthetics of the neighborhood. The new home will blend it with the neighborhood homes.
- b. *The variance if granted will not be detrimental to the public safety, health or welfare of the public or injurious to other properties;*
 - i. The encroachment into the setback will not be detrimental to the public safety, health or welfare. The house will be built to modern standards and building codes and will be safer for the public. The encroachment into the front setback will not impact traffic flow, pedestrian flow, public safety movement, etc.
 - ii. The adjacent properties to the east and west would not be negatively impacted. The side setbacks are not being encroached.
- 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;*
 - i. The extreme contours and culvert easement are unique to this property. As stated in the *Letter of Intent*, these portions make up 46.6% of the property and are either unbuildable or very difficult to build on. The property is very unique.
- 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.*
 - i. As stated in the *Letter of Intent*, the extreme contours and culvert easement create an extraordinary hardship to build. The back on the house would be close to the steep drop leaving very little in the way of a backyard. Additionally, there would be large retaining walls (below the blue line in the 3D rendering) creating cost and additional engineering efforts.
- e. *The variance requested is the minimum necessary to accomplish the development or building.*
 - i. The 20ft encroachment was determined in consultation with the architect, and landscape architect. We began the planning portion of this project intending to work within the 60 ft setback, but as we progressed and identified the many retain walls and the extremely high foundation walls it became obvious that we need to encroach 20 feet into the front setback.
- 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*
 - i. We are not requesting to amend the buffer or setback. We are requesting a variance for the specific property to encroach into the front setback. The adjacent properties to the east and west would not be negatively impacted. The side setbacks are not being encroached.

- ii. Additionally, on the same street, there are several houses noted in the *Letter of Intent* that encroach much more on the front setback. These properties are visually appealing and do not detract from the neighborhood aesthetics.
- g. *Such conditions are not the result of action or inaction of the current property owner;*
 - i. the property owners affirm that the culvert easement existed when the property was purchased in 1994. In addition, the property owners have not changed the contours and steepness of the property. The conditions of the property are not the results of action or inaction of the current owners.

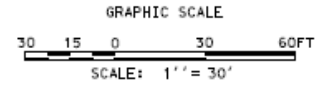
Survey of existing



VICINITY MAP
NOT TO SCALE

LEGEND

IFF	IRON PIN FOUND	⊗	CLEANOUT
○	IRON PIN SET (1/2" REBAR)	-W-	WATER MAIN
LL	LAND LOT	⊕	WATER METER
LLL	LAND LOT LINE	⊕	WATER VALVE
⊕	MANHOLE	⊕	FIRE HYDRANT
FOB	POINT OF BEGINNING	-G-	GAS LINE
R/W	RIGHT-OF-WAY	-FO-	FIBER OPTIC
N/F	NOW OR FORMERLY	-T-	UNDERGROUND TEL.
BSL	BUILDING SETBACK LINE	-UE-	UNDERGROUND ELEC.
⊕	JUNCTION BOX	⊕	OVERHEAD ELEC.
⊕	DROP INLET	⊕	UTILITY POLE
⊕	DOUBLE WING CATCH BASIN	⊕	SKIN
⊕	HEADWALL	⊕	HARDWOOD
⊕	SINGLE WING CATCH BASIN	⊕	PINE
---	STORM LINE		
DE	DRAINAGE EASEMENT		
SS	SANITARY SINKER LINE		
SSC	SANITARY SINKER EASEMENT		



This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The record information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDING OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OF 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.

Steven P Griggs

7-10-25






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: <u>Bruce Bowen</u>	Sworn and subscribed before me this
Address: <u>870 Edgewater Dr</u>	<u>29</u> th day of <u>October</u> 20 <u>25</u>
City, State, Zip Code: <u>Atlanta GA 30328</u>	Notary public: <u>T Pavlova</u>
Email address: [REDACTED]	Seal: 
Phone number: [REDACTED]	
Owner's signature: <u>[Signature]</u>	
Commission expires: <u>December 08, 2028</u>	

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

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

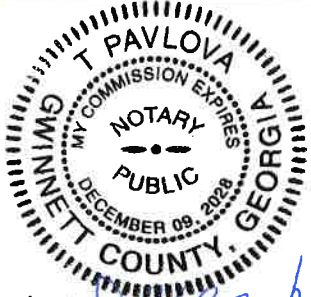


SANDY SPRINGS
COMMUNITY DEVELOPMENT

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: <u>Silvia Bowen</u>	Sworn and subscribed before me this <u>29</u> th day of <u>October</u> 20 <u>25</u>
Address: <u>870 Edgewater Drive</u> <u>Atlanta</u>	
City, State, Zip Code: <u>Sandy Springs, GA 30328</u>	Notary public: <u>T Pavlova</u>
Email address: [REDACTED]	Seal: 
Phone number: [REDACTED]	
Owner's signature: <u>Silvia Bowen</u>	
Commission expires: <u>December 09, 2028</u>	

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

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

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

PARCEL ALT ID 17-0168-0002-008-3 2271469

MAP/ROUTE

CARD NO.

1 OF 1

TAX YEAR

2025

TIEBACK

FIELD REVIEW FLAG

TAX CODE ZONING R2A TAX DIST 59 SANDY SPRINGS CITY CODE 59

ADDRESS 870 EDGEWATER DR NW

MISC.IMPROV 0

NEIGHBORHOOD 7708

RESTRICTIONS

LAND USE CODE 101

-----OWNER INFORMATION-----

LIVING UNITS 1

BOWEN J BRUCE & SILVIA B

DATE TYPE PRICE SRC VAL

TOTAL OBY & MISC IMPROV. VALUE 0

CLASS R3

GROSS BUILDING SUMMARY

BOOK/PAGE:

DESCR VALUE 0

----- PROPERTY FACTORS -----

TOPO 1 / / LEVEL / ROLLING /

UTILITY 1 / /

STR/RDS 1 / /

FRT 9

LOC 6 SPOT LOC %

PARKING TYPE 3 QUANTITY 2 PROXIMITY 3

AVAIL ON AND OFF STRE/ADEQUATE / ON SITE

----- BUILDING PERMIT RECORD -----

DATE NUMBER AMOUNT PURPOSE O/C

NOTE CD:
NOTE CD:
NOTES:
NOTES:
NOTES:
NOTES:

----- LAND DATA -----

TY AC/SQFT/UNIT

PE LN CD FRONT DEPTH

S 1 1 34,920

PRIMARY SITE

----- C A L P T A B L E -----

BASE BASE INCR CHG

PRICE INFL-FAC SIZE CLASS RATE /DECR RSN LAND-VAL

90 4 -10 27,000 .75 .25 299430

ADJ FACTOR (CA14) 14.9664 .25

GROSS LN CD VALUE IN FL- FAC LAND-VAL
TOTAL ACRES .8017 TOTAL LAND-VALUE 299,400
TOTAL SIZE .0000 ACRES N/MDL 1 ZONE 40 LOC 0 UTILITY 1 STREET 1
LAND ADJ ADJ FACTOR (CA11) 1.0000 ADJ FACTOR (AA44) 1.0000



PARCEL ALT ID 17-0168-0002-008-3 2271469

CARD NO. 1 OF 1 TAX YEAR 2025 TIEBACK FIELD REVIEW FLAG

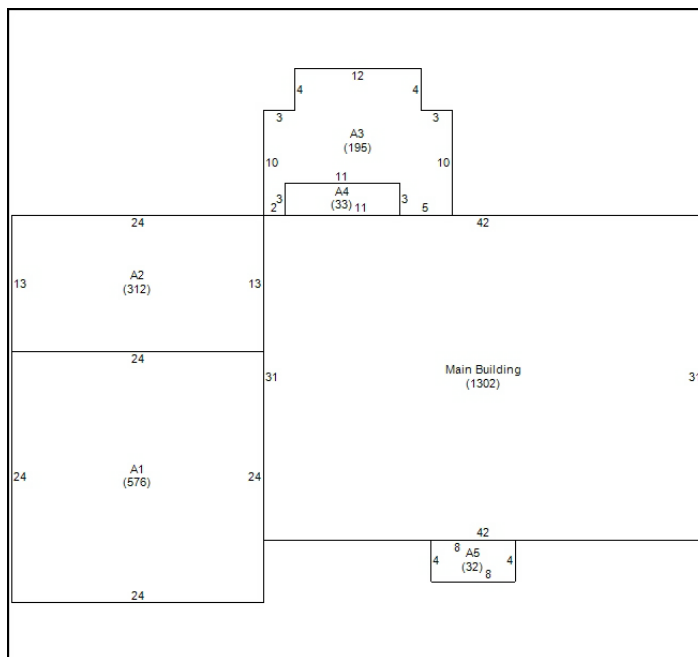
G.F.L.A. 1,302
S.F.L.A. 3,179

MAP/ROUTE

DWELLING COMPUTATIONS
BASE PRICE 163,134
BASEMENT 3 PART -6,587
HEAT 4 CENTRAL W/P 6,175
PLUMBING (TOT= 17 11,097
ATTIC 1 NONE) 0
OTHER FEATURES 4,624

*SUB TOTAL 178,440
GRADE FACTOR B+ 1.35
C & D FACTOR X 0%
CDU GD
BASE RCN/SF 137.05 178,440
USER FACTOR 1.00
USER AMOUNT 0
ADDITIONS RCNLD 38,110
PERCENT GOOD X 87%
FUNCTIONAL DEP X %
ECONOMIC DEP X %
RCNLD PER SF 60.82 193,350
PERCENT COMPLETE X 100%
DWELLING FACTOR X 2.8602
SUB TOTAL 553,020

O.B. & Y. VALUE 0
GROSS IMPRV. 0
TOTAL CARD VALUE 553,020
CONDO BASE VALUE 0
CONDO ADJ. VALUE 0



SKETCH VECTORS
A0CU31X42
A1D6CL24X24
A2U18CL24X13
A3U31CU10R3U4R12D4R3D10L5U3L11D3L2
A4U31R2CU3X11
A5R16CR8X4

OBV VECTORS

PARCEL SUMMARY COST VALUE
TOTAL LAND VALUE 299,400
TOTAL BLDG VALUE 553,000
TOTAL COST VALUE 852,400

Table with columns: LINE, LOW, 1ST, 2ND, 3RD, AREA, YRBLT, EFFYR, GRADE, CDU, %COMP, RSN, VALUE. Contains 5 rows of building addition data.

OTHER BUILDING & YARD IMPROVEMENTS
CURRENT LAND 299,400 BUILDING 553,000 TOTAL 852,400
ASSESSED LAND 0 BUILDING 0 TOTAL 0
REVIEW CODE 1 COST APPROACH REVIEW REASON
REVIEW DATE 09-NOV-23 REVIEWER ID 221
ESTIMATE LAND BUILDING TOTAL
REVIEW CODE REVIEW REASON
REVIEW DATE REVIEWER ID

DATA MAILER: SENT 00/00/00 RECEIVED 00/00/00 MAINTAINED ON 20-AUG-24



consultant

SPG SURVEYING, LLC

sub-consultant

seal

BRUCE & SILVIA BOWEN
870 Edgewater Drive NW
Sandy Springs, GA 30328
EMAIL: jbrucebowen@gmail.com

client

BOWEN RESIDENCE
870 EDGEWATER DR. NW
SANDY SPRINGS GA 30328

RESIDENTIAL RENOVATION & SITE IMPROVEMENTS

#	DATE	DESCRIPTION

revisions

date 08/07/25

project #

drawn by

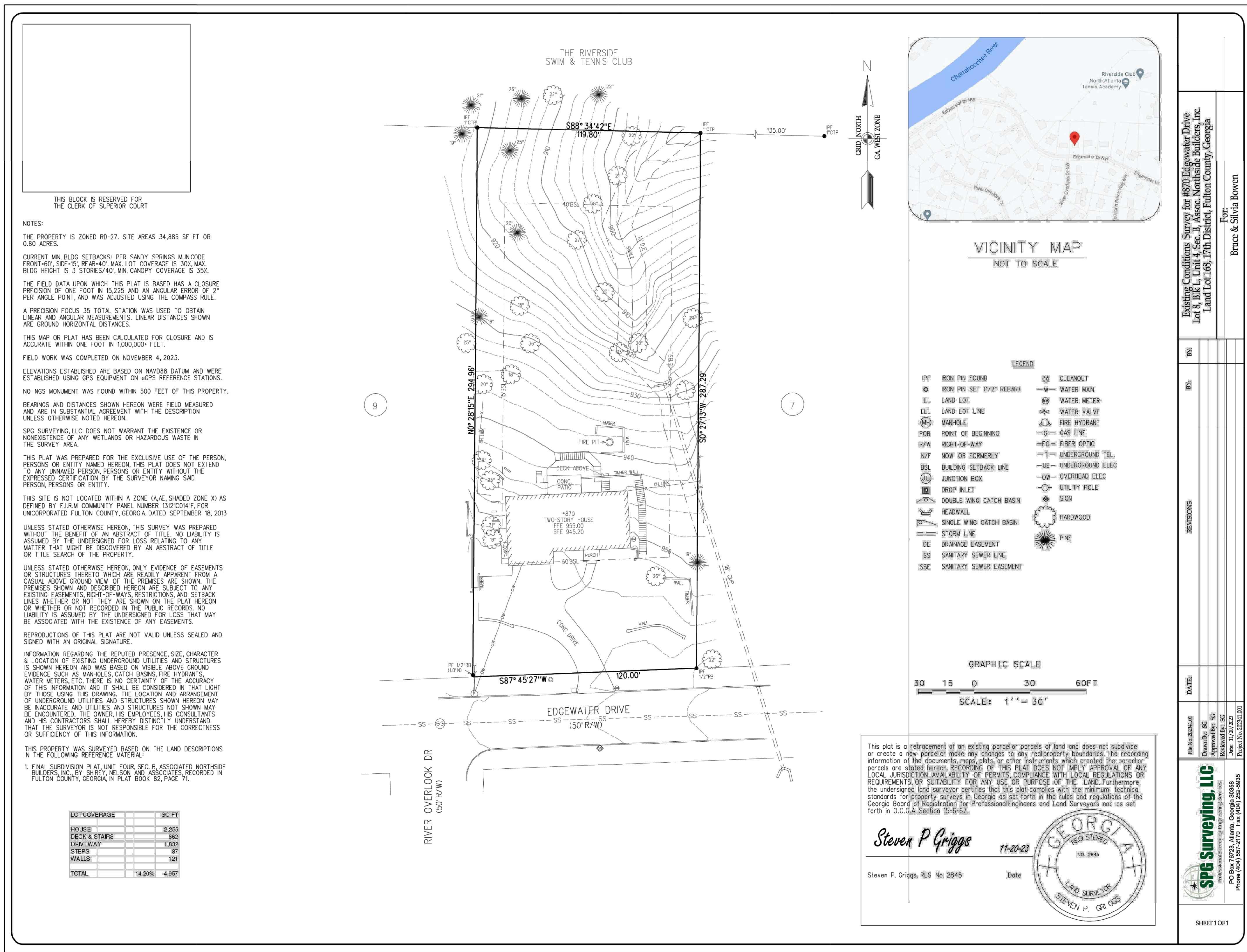
SITE SURVEY

sheet title

V100

sheet #

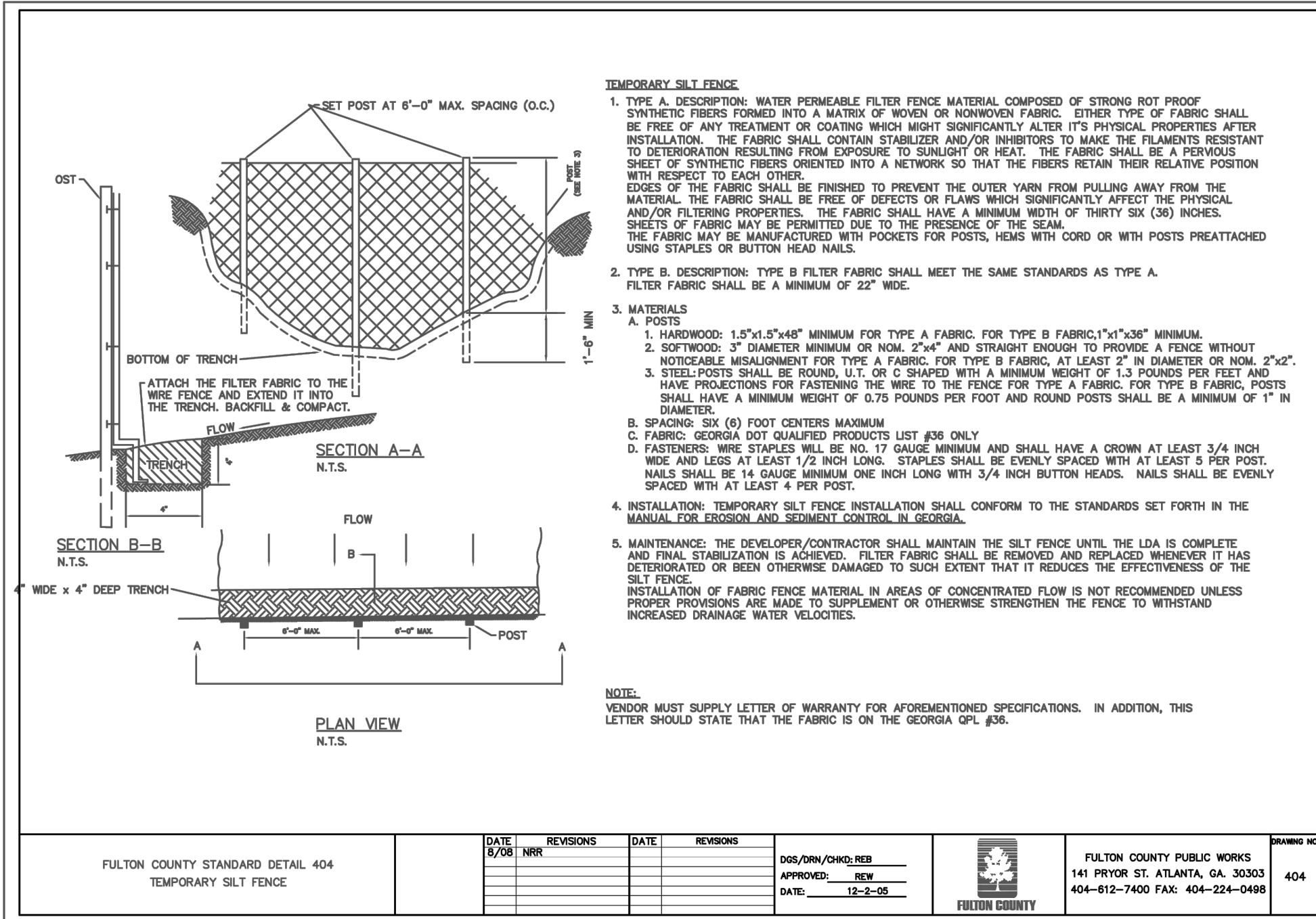
NOTE:
The survey data presented here is provided by third party sources. Love Land Design, LLC is not responsible for the accuracy or content of this survey.



UTILITES PROTECTION CENTER

GA. 770-623-4344 (811)

CALL THREE WORKING DAYS BEFORE YOU DIG
IT'S THE LAW
UPC TICKET#



LOT COVERAGE

ZONING RD-27

TOTAL LOT = 34,885 SF / .80 ACRES

EXISTING LOT COVERAGE:

- DECK & STAIRS = 662 sf.
- HOUSE = 2,255 sf.
- CONCRETE DRIVEWAY = 1645 sf.
- STEPS = 87 sf.
- WALLS = 121 sf.

EXISTING TOTAL = 4957 sf.
EXISTING LOT COVERAGE = 14.2 %

PROPOSED LOT COVERAGE:

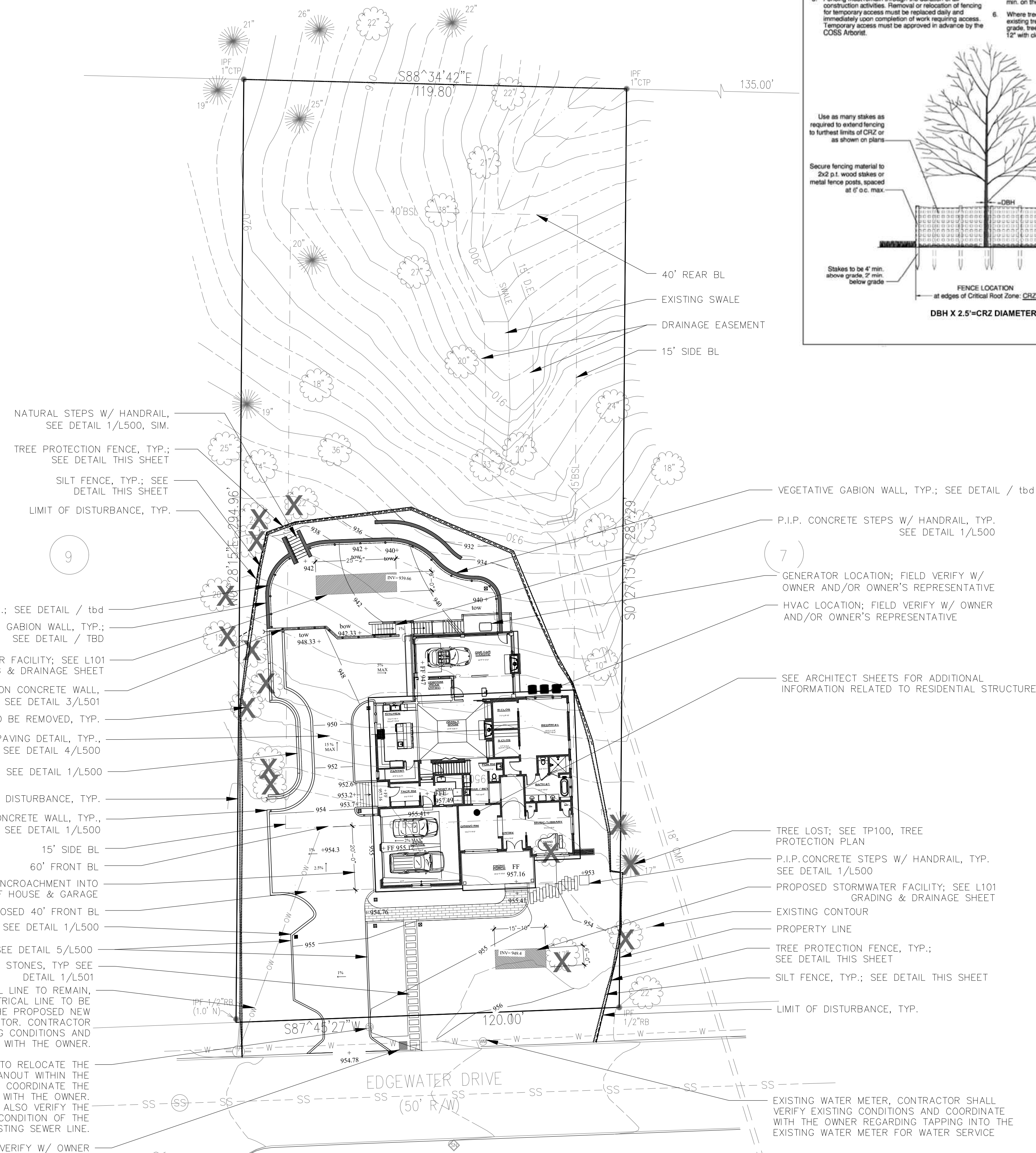
- HOUSE = 4430 sf.
- CONCRETE DRIVEWAY = 3091 sf.
- CONCRETE SITE STAIRS & WALLS = 257.5 sf.
- STEPPING STONES = 142.5 sf.
- DECK = 163 sf.
- CURBS = 156 sf.
- CONCRETE PAVERS = 233 sf.

PROPOSED TOTAL = 8473 sf.
PROPOSED LOT COVERAGE = 24.3 %

FLOOR AREA RATIO = .13

TOTAL AREA OF DISTURBANCE = 17522 SF / .4 ACRE

THE RIVERSIDE SWIM & TENNIS CLUB



LOVE

landscape architecture

LOVE LAND DESIGN LLC
PO BOX 252
PINE LAKE GA 30072
OFFICE: 770-810-5545

consultant

sub-consultant



seal

BRUCE & SILVIA BOWEN
870 Edgewater Drive NW
Sandy Springs, GA 30328
EMAIL: jbrucebowen@gmail.com

client

BOWEN RESIDENCE
870 EDGEWATER DR. NW
SANDY SPRINGS GA 30328

RESIDENTIAL RENOVATION & SITE IMPROVEMENTS

#	DATE	DESCRIPTION

revisions

08/21/25

date

project #

LUKE LOVE

drawn by

SITE PLAN

sheet #

L100

sheet #

A NEW HOME FOR
 BRUCE & SILVIA BOWEN
 870 EDGEWATER DRIVE NW
 SANDY SPRINGS GEORGIA 30328

CITY OF SANDY SPRINGS
 ZONING REVIEW DECEMBER 05, 2025



CODE COMPLIANCE INFORMATION

THE CURRENT STATE MINIMUM STANDARD CODES

THE FOLLOWING ARE THE CURRENT STATE MINIMUM STANDARD CODES FOR CONSTRUCTION AS ADOPTED BY THE CITY OF SANDY SPRINGS BASED ON INFORMATION SUPPLIED BY DCA/GEORGIA.

CURRENT MANDATORY CODES AS ADOPTED BY CITY OF SANDY SPRINGS/DCA GEORGIA :

- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL FIRE CODE, 2018 EDITION
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- NATIONAL ELECTRICAL CODE, 2023 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS
- INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS

FOR INFORMATION AND QUESTIONS REGARDING THE LIFE SAFETY CODE (NFPA 101), IFC GEORGIA AMENDMENTS OR THE GEORGIA ACCESSIBILITY CODE PLEASE CONTACT THE STATE FIRE MARSHAL'S OFFICE.

CURRENT PERMISSIVE CODES AS ADOPTED BY DCA

- DISASTER RESILIENT BUILDING CODE IBC APPENDIX
- DISASTER RESILIENT BUILDING CODE IRC APPENDIX
- INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- NATIONAL GREEN BUILDING STANDARD, 2008 EDITION, WITH GEORGIA AMENDMENTS

PLEASE NOTE: THERE ARE GEORGIA AMENDMENTS TO THE CODES, ABOVE. PLEASE CONTACT THE CONSTRUCTION CODES AND INDUSTRIALIZED BUILDINGS SECTION FOR MORE INFORMATION CONCERNING THESE AMENDMENTS.

PROJECT TEAM

ARCHITECT

ALAN CLARK ARCHITECTS, LLC
 CONTACT: ALAN P. CLARK, AIA
 ALAN@ALANCLARKARCHITECTS.COM
 CELL (404) 219-4642

SITE PLAN/LANDSCAPE ARCHITECT

LOVE LANDSCAPE ARCHITECTURE
 LUKE LOVE, PLA
 LOVE LAND DESIGN, LLC
 OFFICE (770) 810-5545
 CELL (917) 340-8944

STRUCTURAL ENGINEER

STABILITY ENGINEERING
 CONTACT: JAMES BREEDEN, PE
 ASSOCIATE PRINCIPAL & PROJECT MANAGER
 1376 CHURCH STREET, SUITE #200
 DECATUR, GA 30030
 EMAIL jbreeden@stabilityengineering.com
 PHONE 404 377-9316 EX 117
 CELL 404 394-6848

GENERAL BUILDING CONTRACTOR

TBD

OWNER OF RECORD

BRUCE & SILVIA BOWEN
 870 EDGEWATER DRIVE NW
 SANDY SPRINGS, GEORGIA 30328

BRUCE (EMAIL) jbrucebowen@gmail.com
 SYLVIA (EMAIL) silviabowen@gmail.com

INDEX OF DRAWINGS

ARCHITECTURE (BY ALAN CLARK ARCHITECTS, LLC)

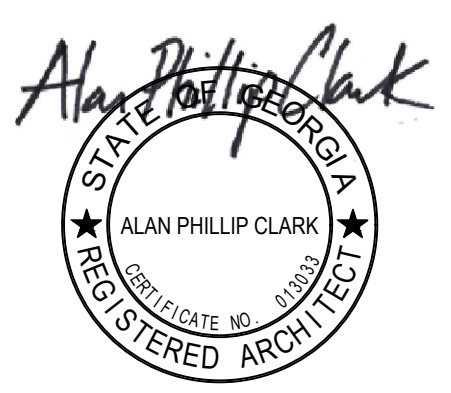
- T-1 COVER PAGE, CODE COMPLIANCE, PROJECT TEAM, INDEX
- T-2 GENERAL BUILDING NOTES & ARCHITECTURAL SYMBOLS
- C-1 EXISTING SURVEY (BY OTHERS)
- C-2 SITE PLAN
- A-0 BASEMENT FLOOR PLAN
- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
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- A-5 DRIVEWAY SIDE EXTERIOR ELEVATION
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- S0.1 GENERAL STRUCTURAL NOTES
- S1.0 FOUNDATION PLAN
- S1.1 MAIN FLOOR FRAMING PLAN
- S1.2 SECOND FLOOR FRAMING PLAN
- S1.3 CEILING FRAMING PLAN (SECOND FLOOR)
- S1.4 ROOF FRAMING PLAN
- S2.0 SECTION DETAILS
- S2.1 SECTION DETAILS

REVISIONS	DATE

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 ALAN CLARK ARCHITECTS, LLC
 ALL RIGHTS RESERVED.
 THIS DRAWING IS THE PROPERTY OF
 ALAN PHILLIP CLARK ARCHITECTS, LLC
 AND IS NOT
 TO BE REPRODUCED OR COPIED IN
 WHOLE OR IN PART. THE DIMENSION
 OF WHICH ARE 24" X 36".
 AND SITE SPECIFICALLY IDENTIFIED HEREIN
 AND IS NOT TO BE USED ON ANY OTHER
 PROJECT WITHOUT WRITTEN PERMISSION
 FROM THE ARCHITECT. THE CONTRACTOR
 IS RESPONSIBLE FOR VERIFYING ALL FIELD
 MEASUREMENTS, QUANTITIES, DIMENSIONS
 AND RELATED FIELD CONSTRUCTION
 CRITERIA.
 NOTE TO GENERAL CONTRACTOR:
 ANY DISCREPANCIES, INCONSISTENCIES
 OR AMBIGUITIES FOUND BETWEEN THE
 DRAWINGS, SPECIFICATIONS & SITE
 CONDITIONS SHALL BE IMMEDIATELY
 REPORTED TO THE ARCHITECT IN WRITING.
 THE ARCHITECT WILL PROMPTLY CORRECT
 THE SAME IN WRITING. WORK DONE BY THE
 CONTRACTOR AFTER DISCOVERY OF SUCH
 DISCREPANCIES, INCONSISTENCIES OR
 AMBIGUITIES SHALL BE DONE AT THE
 GENERAL CONTRACTOR'S RISK.



ALAN CLARK ARCHITECTS
 WWW.ALANCLARKARCHITECTS.COM
 @ALANCLARKARCHITECTS [INSTAGRAM]

a new house for
 BRUCE & SILVIA BOWEN
 870 EDGEWATER DRIVE NW
 SANDY SPRINGS GEORGIA 30328

DATE	12/05/2025
DRAWN BY	APC/WAC
JOB NUMBER	0271
SHEET NAME	TITLE SHEET

T-1
 SHEET NUMBER

ARCHITECTURAL SYMBOLS

	Wall Type
	Window Type
	Door Type
	Elevation height
	Room Name
	Floor Finish (and Finish Material)
	Elevation designation
	Section designation
	Detail bubble
	Drawing tag

ZONING INFORMATION

PER CITY OF SANDY SPRINGS
 WEBSITE / GIS
<https://data-coss.opendata.arcgis.com/apps/85a1ed8dae7c4b779e9c1e78edf51e65/explore>

ADDRESS 870 EDGEWATER DR
 ZONING DISTRICT RD-27
 LOT COVERAGE
 PERCENTAGE 30%

PARCEL ID 17 016800020083
 PRIMARY SETBACK 60 FEET
 REAR SETBACK 40 FEET
 SIDE SETBACK 15 FEET
 SIDE SETBACK (IF)
 CORNER LOT 30 FEET

CONSTRUCTION TYPE:
 WOOD FRAME, WITH BRICK AND STONE BASE, WOOD SIDING FINISH

GENERAL NOTES

- ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND RESTRICTIVE ORDINANCES FOR CONSTRUCTION, PLUMBING, ELECTRICAL AND MECHANICAL
 - DO NOT SCALE DRAWINGS**
 - THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE BUILDER GENERAL GUIDELINES FOR SOUND CONSTRUCTION OF THE STRUCTURE INDICATED WITHIN. DEVIATIONS FROM THESE DRAWINGS ARE AT THE BUILDERS RISK UNLESS APPROVED IN WRITING OR WITH SUPPLEMENTARY DRAWINGS FROM ARCHITECT.
 - IT IS REQUIRED THAT THE SERVICES OF A REGISTERED LAND SURVEYOR BE EMPLOYED FOR THE PROPER PLACEMENT OF THE STRUCTURE IN RELATION TO PROPERTY LINES, SETBACK LINES, EASEMENTS, ETC.
 - DIMENSIONS INDICATED ON DRAWINGS ARE TO FACE OF FOUNDATION OR FACE OF FRAMING, UNLESS NOTED OTHERWISE.
 - IT IS THE RESPONSIBILITY OF THE OWNER AND/ OR THE CONTRACTOR TO CHECK THE STATE AND LOCAL BUILDING CODES, SUBDIVISION RESTRICTIONS AND HEALTH DEPARTMENT GUIDELINES AND ADHERE TO THEIR REQUIREMENTS.
 - ANY DISCREPANCIES CONTAINED WITHIN THE FOLLOWING DRAWINGS/DOCUMENTS ARE TO BE IMMEDIATELY REPORTED TO ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION.
 - ANY DEVIATIONS FROM THE FOLLOWING DOCUMENTS SHOULD BE REPORTED IMMEDIATELY TO ARCHITECT.
 - ALL STRUCTURAL MEMBERS TO BE VERIFIED, DESIGNED, AND SIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE WHICH THE PROJECT IS BEING CONSTRUCTED.
 - ALL WOOD IN CONTACT WITH CONCRETE AND/OR EXPOSED TO THE EXTERIOR ELEMENTS TO BE PRESSURE TREATED.
 - ALL SHEATHING AND DECKING USED ON EXTERIOR ENVELOPE TO BE OF "EXTERIOR GRADE"
 - CERTIFIED U.L. FIRE SEPARATION/RATED ASSEMBLIES TO BE USED WHERE REQUIRED BY CODE.
 - G.C. TO VERIFY & ADHERE TO FIREPLACE MANUFACTURER AND CODE REQUIREMENTS FOR MIN. CLEARANCES OF COMBUSTIBLE MATERIALS AROUND FIREPLACE, INCLUDING, BUT NOT LIMITED TO, FRAMING, SURROUNDING MATERIAL, HEARTH, & FLUE.
 - ALL TOILETS MUST HAVE VENTILATION FAN ABOVE IN CEILING IN ACCORDANCE WITH GOVERNING BUILDING CODE.
 - ALL BEDROOMS MUST HAVE SMOKE DETECTORS LOCATED OUTSIDE BEDROOM DOOR IN ACCORDANCE W/ GOVERNING BUILDING CODE.
 - TEMPERED GLASS TO BE USED IN DOORS & WINDOWS AS REQUIRED BY GOVERNING BUILDING CODE. G.C. TO VERIFY LOCATION OF DOORS & WINDOWS REQUIRING TEMPERED GLASS PRIOR TO FINAL ORDER.
 - EXTERIOR PORCHES SHOULD BE SLOPED 1/8" PER FOOT MINIMUM TO ALLOW FOR DRAINAGE OF WATER & TO PREVENT PONDING OF WATER.
 - G.C. TO VERIFY W/ ELEVATOR AND/OR LIFT MANUFACTURING COMPANIES REQUIREMENTS INCLUDING BUT NOT LIMITED TO STRUCTURAL & ELECTRICAL, PERTAINING TO SPECIFIED ELEVATOR/LIFT BEFORE CONSTRUCTION - IF G.C. SUBSTITUTES SPECIFIED ELEVATOR/LIFT FOR ANOTHER MANUF. AND/OR MODEL NOTIFY ARCHITECT IMMEDIATELY (BEFORE PROCEEDING) TO DISCUSS POSSIBLE IMPACT ON CONSTRUCTION DOCUMENTS.
 - IT IS RECOMMENDED THAT SPECIFICATIONS AND PLANS BE CONSIDERED AS COMPLIMENTARY. WHERE THE G.C. FINDS A DISCREPANCY BETWEEN THE TWO, THE G.C. SHOULD IMMEDIATELY CALL ANY/ALL DISCREPANCY (IES) TO THE ATTENTION OF THE ARCHITECT OR ENGINEER AND REQUEST THAT A WRITTEN CLARIFICATION BE ISSUED. WHERE THE ARCHITECT OR ENGINEER FINDS A DISCREPANCY, SAID DISCREPANCY SHOULD IMMEDIATELY BE CALLED TO THE ATTENTION OF THE G.C., CLARIFYING THE DISCREPANCY, AND ISSUE A WRITTEN CLARIFICATION OF THE REQUIREMENT.
- IF AN INSTANCE OF CONFLICT OCCURS, UNITED STATES CASE LAW GENERALLY SUPPORTS WRITTEN SPECIFICATIONS AS RULING OVER GRAPHIC INFORMATION.
- G.C. TO VERIFY GRADE AGAINST HOUSE/STRUCTURE SLOPES AWAY TO DRAIN WATER AWAY FROM STRUCTURE.
 - G.C. TO VERIFY MASONRY WEEP-HOLES @ 33" O.C., MAX.
 - G.C. TO USE METAL MASONRY TIES. G.C. TO VERIFY W/ STRUCTURAL 0.29 x 7/8" GALV. METAL TIES TO BE USED. EACH METAL TIE MAY NOT SUPPORT AN AREA GREATER THAN 3'-0" SQUARE FEET WITH A MAXIMUM SPACING OF 16" O.C VERTICALLY AND 24" O.C. MAX. HORIZONTALLY.
 - G.C. TO VERIFY R-VALUES W/ LOCAL JURISDICTIONS AND GOVERNING CODES AND BE COMPLIANT WITH 2015 NEC CODE REQUIREMENTS AT A MINIMUM
 - G.C. TO VERIFY SOIL CONDITIONS BEFORE POURING FOUNDATION.
 - TYPICAL SLAB ON GRADE TO BE 4" P.I.P. CONCRETE SLAB W/ 6 X 6 X 1/4" W.W.F. OVER 6 MIL. POLY VAPOR BARRIER OVER 4" GRAVEL BED OVER COMPACTED SOIL. G.C. TO VERIFY WITH APPROVED STRUCTURAL BEFORE POURING SLAB.
 - ALL WINDOW & DOOR SHOP DRAWINGS REQUIRED TO BE REVIEWED & APPROVED BY ARCHITECT AND OWNER PRIOR TO PLACING ORDER.
 - G.C. TO VERIFY LOCATION OF DOORS & WINDOWS REQUIRING TEMPERED GLASS PRIOR TO ORDERING.
 - G.C. TO VERIFY WITH ARCHITECT, PLACEMENT OF GUTTERS & DOWNSPOUTS PRIOR TO INSTALLATION.
 - G.C. TO VERIFY WITH ARCHITECT, PLACEMENT OF VENTS, INCLUDING BUT NOT LIMITED TO, DRYER VENTS / EXHAUST VENTS, WHICH ARE LOCATED ON EXTERIOR WALLS.
 - G.C. TO VERIFY WITH ARCHITECT, MOUNTING HEIGHT & LOCATION OF EXTERIOR LIGHTING PRIOR TO INSTALLATION OF JUNCTION BOXES.
 - G.C. TO VERIFY WITH ARCHITECT, MOUNTING HEIGHT & LOCATIONS OF INTERIOR AND EXTERIOR ELECTRICAL SWITCHES PRIOR TO INSTALLATION OF JUNCTION BOXES.
 - G.C. TO COORDINATE ELECTRICAL & PLUMBING REQUIREMENTS FOR APPLIANCES, INCLUDING, BUT NOT LIMITED TO REFRIGERATORS & FREEZERS, OVENS, STOVES, GRILLS, VENT HOODS, ICE MAKERS, AND DISHWASHERS.
 - G.C. TO VERIFY ALL STRUCTURAL MEMBERS NOTED IN ARCHITECTURAL DRAWINGS, INCLUDING, BUT NOT LIMITED TO STUDS, JOISTS, AND RAFTER SIZES AND SPACING, WITH STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES CONTACT ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK IN QUESTION.
 - ALL EXTERIOR MATERIALS, COLORS, STAINS, ETC. TO BE SUBMITTED TO ARCHITECT & OWNER FOR REVIEW & APPROVAL, PRIOR TO FINAL ORDER & INSTALLATION. MATERIAL MOCK-UPS MIGHT BE NECESSARY FOR REVIEW& APPROVAL.
 - ALL SILLS & TOPS OF HEADER TRIM @ EXTERIOR WINDOWS TO SLOPE MIN. 5 DEGREES TO SHED WATER PROPERLY.
 - ALL WINDOW AND DOOR DIMENSIONS ON SCHEDULE DIMENSIONED TO SASH. IT IS THE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE ROUGH OPENING SIZES AND REQUIREMENTS WITH THE CHOSEN WINDOW MANUFACTURER.
 - EACH ITEM OF MATERIAL AND EQUIPMENT SHALL EQUAL OR EXCEED THAT DESCRIBED OR INDICATED. THE CONTRACTOR IS HELD DIRECTLY RESPONSIBLE FOR ALL WORK DONE BY SUBCONTRACTORS.
 - NO VARIATIONS OR DEVIATIONS FROM THE DETAILS AS DRAWN ARE PERMITTED WITHOUT WRITTEN AUTHORIZATION OR AN ALTERNATE APPROVED DETAIL FURNISHED BY THE ARCHITECT OR OWNERS. UNLESS SPECIFICALLY STATED OTHERWISE, ALL MATERIALS PROVIDED UNDER THIS CONTRACT SHALL BE NEW AND FREE FROM DEFECTS.
 - ALL DIMENSIONS ARE WITNESSED TO THE OUTSIDE FACE OF CMU, OR STUD, CENTER OF COLUMNS, TOP OF STRUCTURAL CONCRETE SLAB OR MASONRY OPENINGS OF WINDOWS AND DOORS UNLESS NOTED OTHERWISE.
 - THE CONTRACTOR SHALL DEVELOP A COMPLETE SCHEDULE FOR COMPLETION OF THE WORK. THIS SCHEDULE SHALL BE REVIEWED WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION.
 - FIELD VERIFY ALL DIMENSIONS.
 - GENERAL CONTRACTOR SHALL HOLD EXTERIOR GRADES A MINIMUM OF 6" BELOW FINISH FLOOR AND PROVIDE A 5% SLOPE OF GRADE AWAY FROM BUILDING EXTERIOR.
 - ALL CONCRETE SHALL BE PROPORTIONED TO DEVELOP 3000 PSI AT 28 DAYS AND HAVE A MAXIMUM SLUMP OF 4".
 - ALL LUMBER IN CONTACT WITH THE GROUND, CONCRETE, MASONRY, OR THE EXTERIOR SHALL BE PRESSURE TREATED.
 - PROVIDE WOOD BLOCKING SUPPORT FOR GRAB BARS, TOILET AND ACCESSORIES, AS REQUIRED BY EACH MANUFACTURER.
 - ALL DOOR AND WINDOW OPENINGS TO BE COUNTER FLASHED W/ METHODOLOGY TO BE REVIEWED AND APPROVED BY ARCHITECT.
 - CAULK WITH SEALANT AT ALL JOINTS AT DISSIMILAR MATERIALS. CAULK PANEL ENDS OF SIMILAR MATERIALS WHEN EXPOSED TO AIR INFILTRATION.
 - METAL FLASHING SHALL BE PROVIDED AT ALL VERTICAL MATERIAL TRANSITIONS W/ METHODOLOGY TO BE REVIEWED AND APPROVED BY ARCHITECT.
 - ALL FLOOR FINISH CHANGES TO OCCUR AT CENTERLINE OF DOORS (U.N.O.).
 - INSTALL ALL PRODUCTS ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
 - IF ASBESTOS, TRANSITE, LEAD, MERCURY, PCBS, SILICA, MOLD, OR OTHER HAZARDOUS CONSTRUCTION MATERIAL(S) IS DISCOVERED DURING CONSTRUCTION, AND/OR DEMOLITION OF EXISTING WORK, CONTRACTOR TO NOTIFY ARCHITECT AND CLIENT IMMEDIATELY. CONTRACTOR TO CONSULT HAZARDOUS MATERIAL SPECIALIST FOR REMOVAL OR ENCAPSULATION UPON FINDING ABOVE CONSTRUCTION MATERIALS. COMPANIES INVOLVED IN ANY FACET OF A DEMOLITION, A RENOVATION, OR EVEN A CURRENT CONSTRUCTION PROJECT THAT FAIL TO GRASP THIS SALIENT FACT EXPOSE THEMSELVES TO LITIGATION FROM INJURED PARTIES AS A RESULT OF CONTACT (REAL OR PERCEIVED) WITH HAZARDOUS MATERIALS.
 - CONTRACTOR TO ENSURE ALL GFCI/AFCI CIRCUIT PROTECTION TO BE INSTALLED PER 2020 NEC CODE REQUIREMENTS. REFERENCE PLANS FOR LOCATIONS.

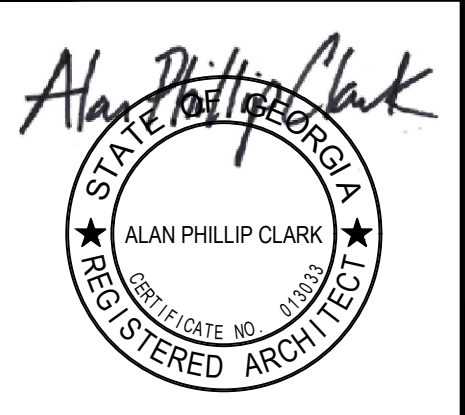
ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
ABV	ABOVE
ARCH	ARCHITECTURAL / ARCHITECT
BYND	BEYOND
BTM	BOTTOM
B.O.	BOTTOM OF
BL	BUILD LINE
CLG	CEILING
CTR	CENTER
CL	CENTER LINE
CLO/ CLOS	CLOSET
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
COORD	COORDINATE
DEG	DEGREE
DIFF	DIFFERENCE/ DIFFERENT
DIM	DIMENSION(S)
DWG	DRAWING
DBL	DOUBLE
DN	DOWN
EA	EACH
EL	ELEVATION
ELEV	ELEVATOR
ELLIP	ELLIPTICAL
EXT	EXTERIOR
FIN	FINISH
FLR	FLOOR
GEN	GENERAL
GC	GENERAL CONTRACTOR
HGT	HEIGHT
INT	INTERIOR
LVL	LEVEL
MANUF	MANUFACTURER
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
OC	ON CENTER
OW	OPEN WEB
PL	PLATE
PIP	POURED IN PLACE
PDR	POWDER ROOM
PT	PRESSURE TREATED
R	RADIUS
RCP	REFLECTED CEILING PLAN
REF	REFERENCE
REP	REPRESENTATIVE
REQ'D/ REQ	REQUIRED/ REQUIREMENTS
SECT	SECTION
SPECS	SPECIFICATIONS
ST/ STOR	STORAGE
STRUCT	STRUCTURAL/ STRUCTURE
THK	THICK
TBD	TO BE DETERMINED
TO	TOP OF
TYP	TYPICAL
T&G	TOUNGE & GROOVE
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
WWF	WELDED WIRE FABRIC

*** IF ANY DISSIMILAR METALS ARE SHOWN AS BEING IN CONTACT WITH EACH OTHER, CONTRACTOR TO PROVIDE "MATERIAL" TO ELIMINATE GALVANIC ACTION.

REVISIONS	DATE

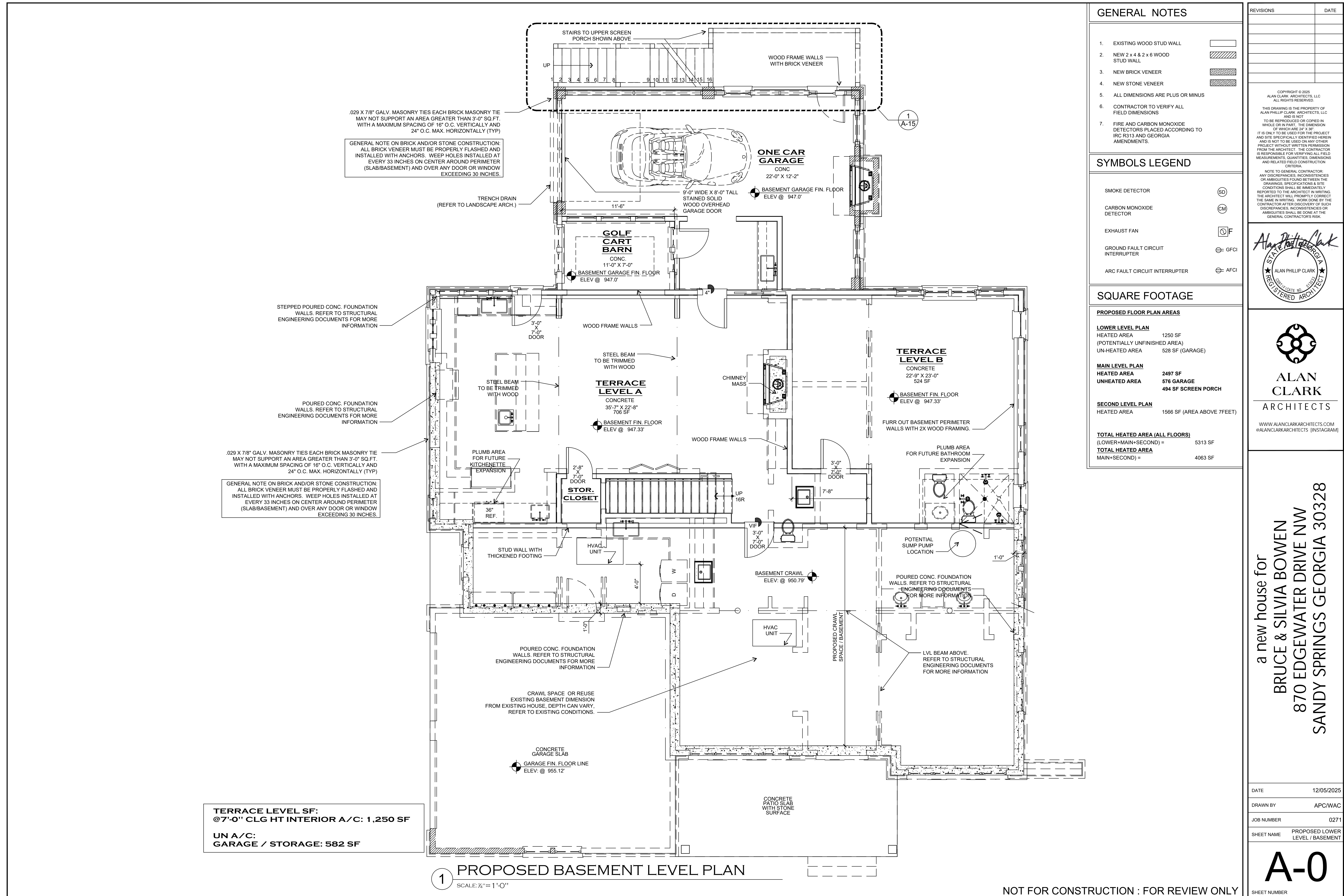
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a new house for
BRUCE & SILVIA BOWEN
 870 EDGEWATER DRIVE NW
 SANDY SPRINGS GEORGIA 30328

DATE	12/05/2025
DRAWN BY	APC/WAC
JOB NUMBER	0271
SHEET NAME	NOTES & SYMBOLS

T-2
 SHEET NUMBER



GENERAL NOTES

1. EXISTING WOOD STUD WALL
2. NEW 2 x 4 & 2 x 6 WOOD STUD WALL
3. NEW BRICK VENEER
4. NEW STONE VENEER
5. ALL DIMENSIONS ARE PLUS OR MINUS
6. CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS
7. FIRE AND CARBON MONOXIDE DETECTORS PLACED ACCORDING TO IRC R313 AND GEORGIA AMENDMENTS.

SYMBOLS LEGEND

- SMOKE DETECTOR (SD)
- CARBON MONOXIDE DETECTOR (CM)
- EXHAUST FAN (F)
- GROUND FAULT CIRCUIT INTERRUPTER (GFCI)
- ARC FAULT CIRCUIT INTERRUPTER (AFCI)

SQUARE FOOTAGE

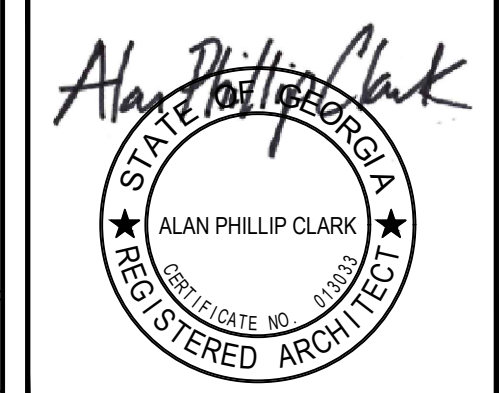
PROPOSED FLOOR PLAN AREAS	
LOWER LEVEL PLAN	
HEATED AREA	1250 SF
(POTENTIALLY UNFINISHED AREA)	
UN-HEATED AREA	528 SF (GARAGE)
MAIN LEVEL PLAN	
HEATED AREA	2497 SF
UNHEATED AREA	576 GARAGE
	494 SF SCREEN PORCH
SECOND LEVEL PLAN	
HEATED AREA	1566 SF (AREA ABOVE 7FEET)
TOTAL HEATED AREA (ALL FLOORS)	
(LOWER+MAIN+SECOND) =	5313 SF
TOTAL HEATED AREA	
MAIN+SECOND) =	4063 SF

REVISIONS	DATE

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a new house for
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870 EDGEWATER DRIVE NW
SANDY SPRINGS GEORGIA 30328

DATE	12/05/2025
DRAWN BY	APC/WAC
JOB NUMBER	0271
SHEET NAME	PROPOSED LOWER LEVEL / BASEMENT

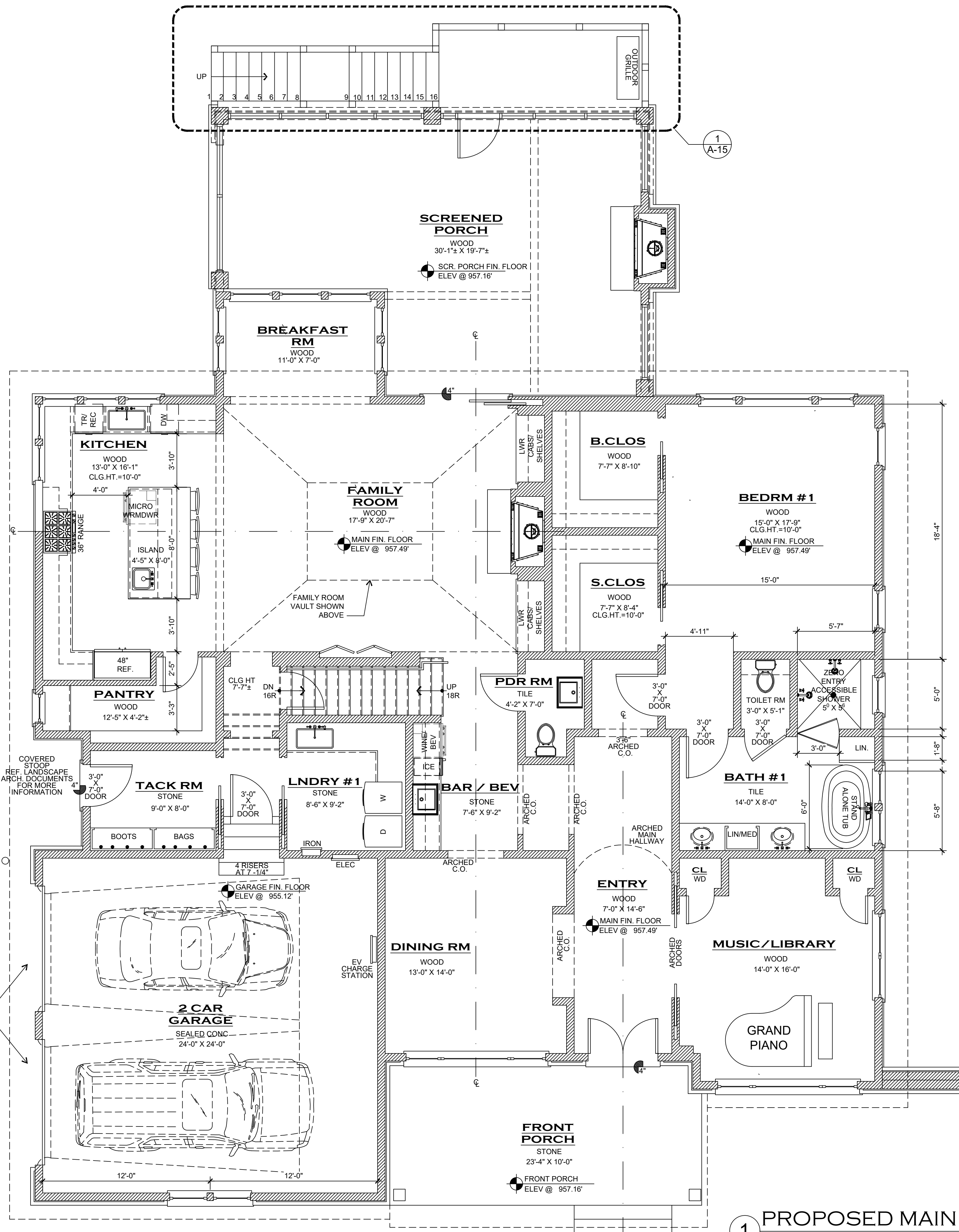
A-0
SHEET NUMBER

TERRACE LEVEL SF:
@7'-0" CLG HT INTERIOR A/C: 1,250 SF

UN A/C:
GARAGE / STORAGE: 582 SF

1 PROPOSED BASEMENT LEVEL PLAN
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION : FOR REVIEW ONLY



MAIN FLOOR SF:
EXTERIOR FOOT PRINT:
INTERIOR A/C:
2,497.0 SF
UN A/C:
2 CAR GARAGE: 576
SCREENED PORCH: 494

GENERAL NOTES	
1. EXISTING WOOD STUD WALL	[Symbol]
2. NEW 2 x 4 & 2 x 6 WOOD STUD WALL	[Symbol]
3. NEW BRICK VENEER	[Symbol]
4. NEW STONE VENEER	[Symbol]
5. ALL DIMENSIONS ARE PLUS OR MINUS	
6. CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS	
7. FIRE AND CARBON MONOXIDE DETECTORS PLACED ACCORDING TO IRC R313 AND GEORGIA AMENDMENTS.	

SYMBOLS LEGEND	
SMOKE DETECTOR	[Symbol] SD
CARBON MONOXIDE DETECTOR	[Symbol] CM
EXHAUST FAN	[Symbol] F
GROUND FAULT CIRCUIT INTERRUPTER	[Symbol] GFCI
ARC FAULT CIRCUIT INTERRUPTER	[Symbol] AFCI

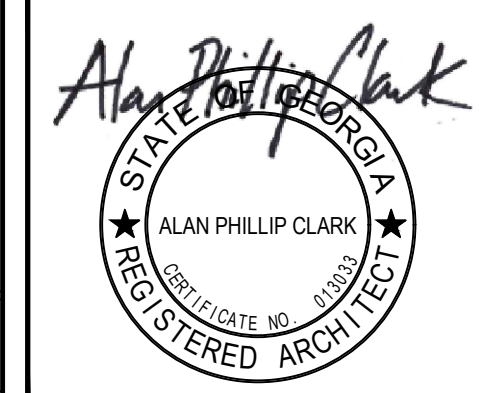
SQUARE FOOTAGE	
PROPOSED FLOOR PLAN AREAS	
LOWER LEVEL PLAN	
HEATED AREA	1250 SF
(POTENTIALLY UNFINISHED AREA)	
UN-HEATED AREA	528 SF (GARAGE)
MAIN LEVEL PLAN	
HEATED AREA	2497 SF
UNHEATED AREA	576 GARAGE
	494 SF SCREEN PORCH
SECOND LEVEL PLAN	
HEATED AREA	1566 SF (AREA ABOVE 7FEET)
TOTAL HEATED AREA (ALL FLOORS)	
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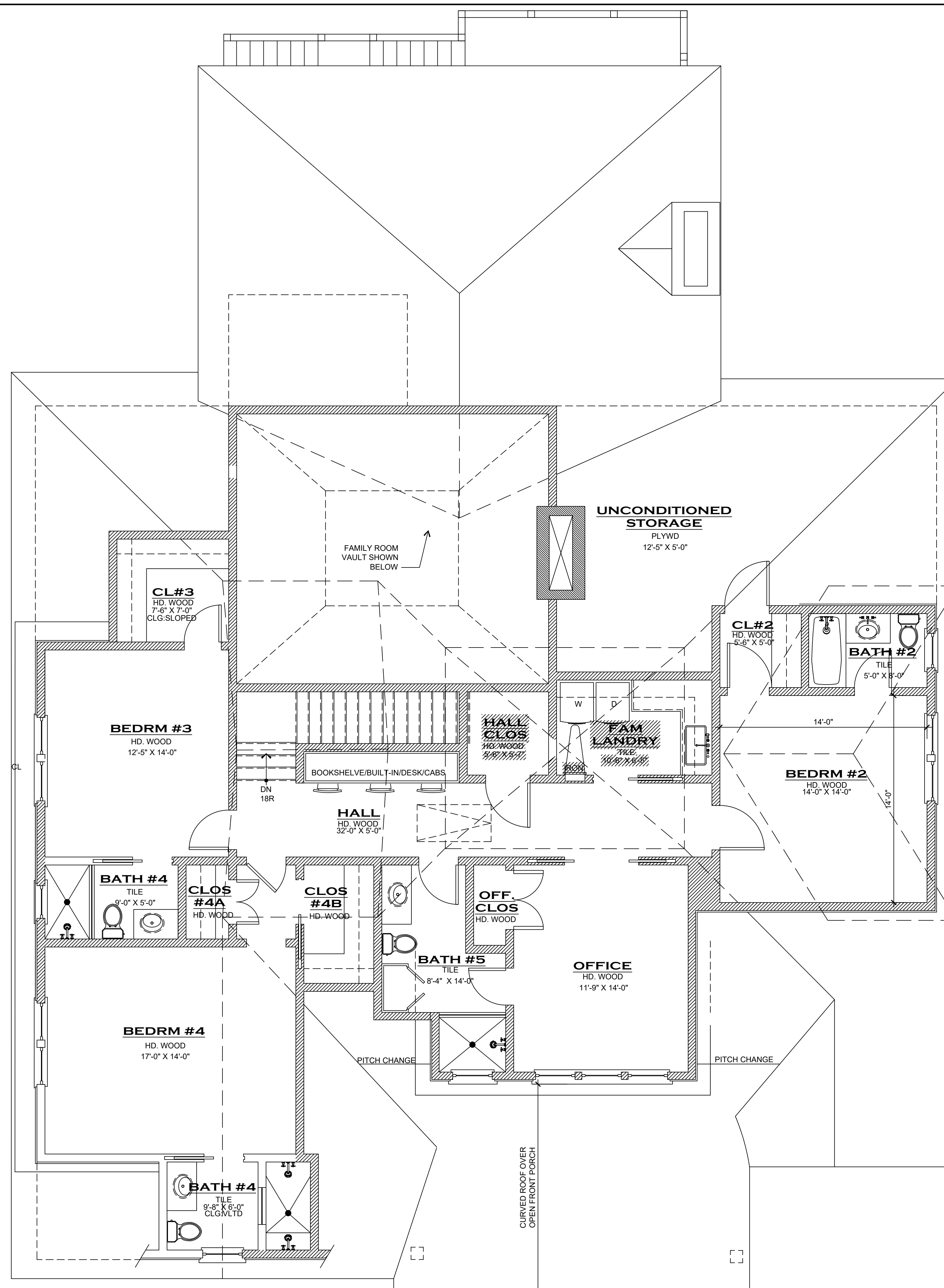
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870 EDGEWATER DRIVE NW
SANDY SPRINGS GEORGIA 30328

DATE	12/05/2025
DRAWN BY	APC/WAC
JOB NUMBER	0271
SHEET NAME	PROPOSED MAIN FLOOR PLAN

A-1

SHEET NUMBER

1 **PROPOSED MAIN LEVEL PLAN**
SCALE: 1/8" = 1'-0" SF CALC: 2,497 SF HEATED AREA
NOT FOR CONSTRUCTION : FOR REVIEW ONLY



SECOND FLOOR SF:
@ 7'-0" CLG HT INTERIOR
A/C:
1,566 SF
UN A/C:
HVAC/ATTIC:

1 PROPOSED SECOND LEVEL PLAN
SCALE: 1/4" = 1'-0" SF CALC 1566 SF HEATED AREA

GENERAL NOTES

- EXISTING WOOD STUD WALL
- NEW 2 x 4 & 2 x 6 WOOD STUD WALL
- NEW BRICK VENEER
- NEW STONE VENEER
- ALL DIMENSIONS ARE PLUS OR MINUS
- CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS
- FIRE AND CARBON MONOXIDE DETECTORS PLACED ACCORDING TO IRC R313 AND GEORGIA AMENDMENTS.

SYMBOLS LEGEND

- SMOKE DETECTOR (SD)
- CARBON MONOXIDE DETECTOR (CM)
- EXHAUST FAN (F)
- GROUND FAULT CIRCUIT INTERRUPTER (GFCI)
- ARC FAULT CIRCUIT INTERRUPTER (AFCI)

SQUARE FOOTAGE

PROPOSED FLOOR PLAN AREAS

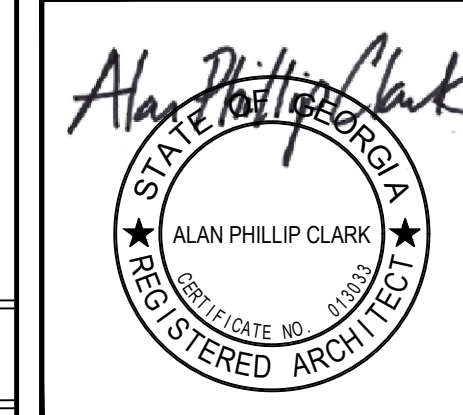
LOWER LEVEL PLAN	
HEATED AREA	1250 SF
(POTENTIALLY UNFINISHED AREA)	
UN-HEATED AREA	528 SF (GARAGE)
MAIN LEVEL PLAN	
HEATED AREA	2497 SF
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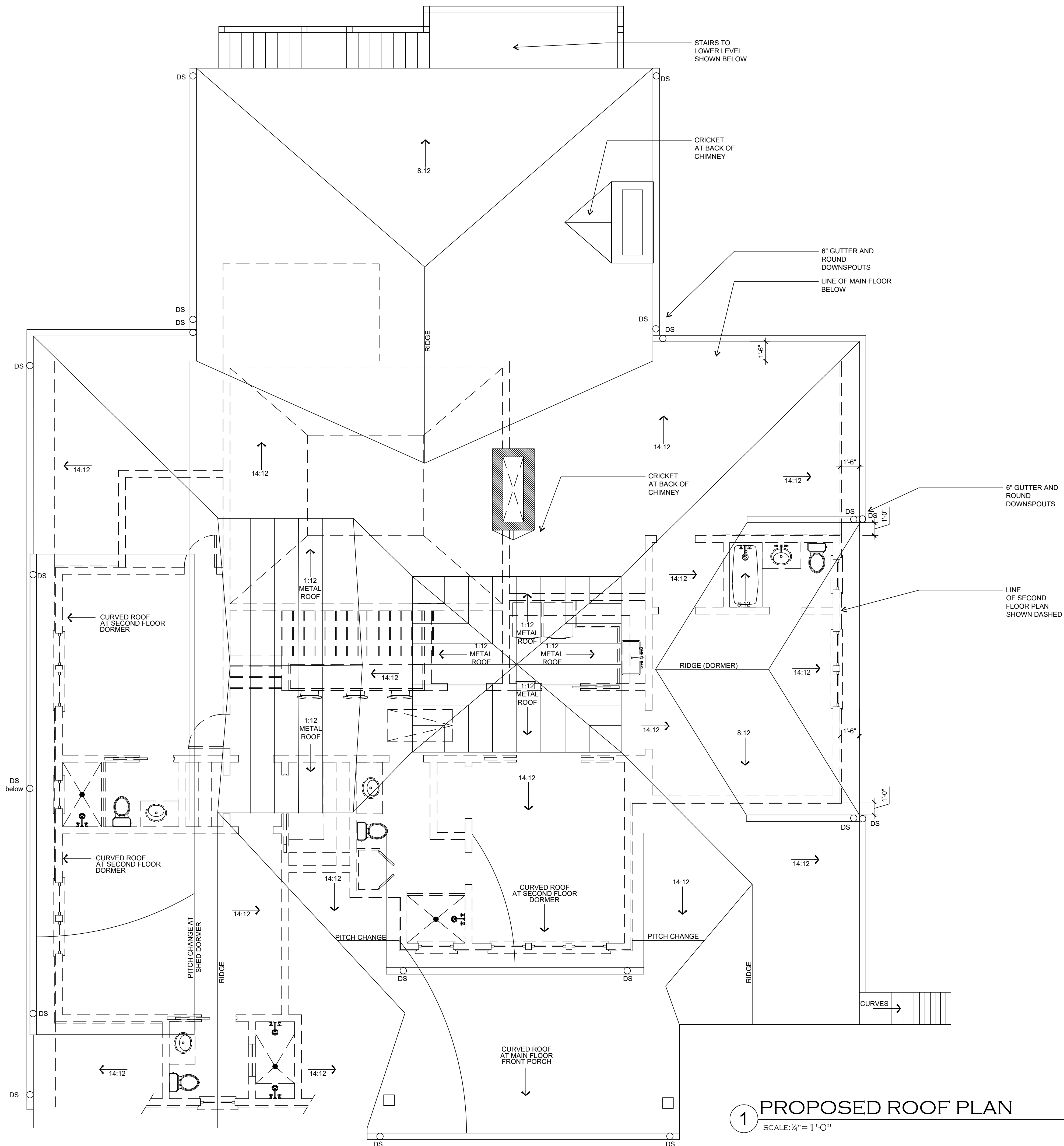
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SANDY SPRINGS GEORGIA 30328

DATE	12/05/2025
DRAWN BY	APC/WAC
JOB NUMBER	0271
SHEET NAME	PROPOSED SECOND FLOOR PLAN

A-2
SHEET NUMBER



GENERAL NOTES

1. EXISTING WOOD STUD WALL
2. NEW 2 x 4 & 2 x 6 WOOD STUD WALL
3. NEW BRICK VENEER
4. NEW STONE VENEER
5. ALL DIMENSIONS ARE PLUS OR MINUS
6. CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS
7. FIRE AND CARBON MONOXIDE DETECTORS PLACED ACCORDING TO IRC R313 AND GEORGIA AMENDMENTS.

SYMBOLS LEGEND

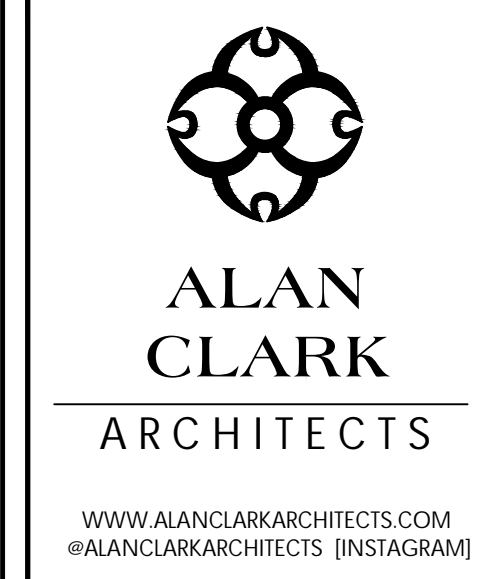
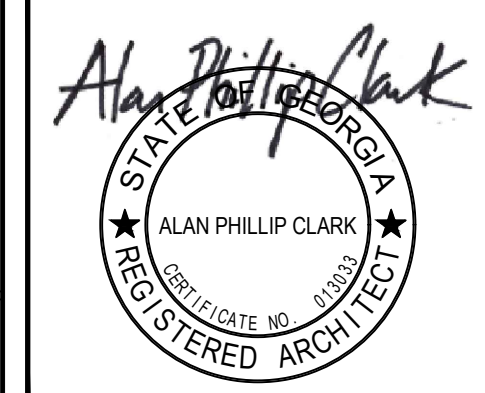
- SMOKE DETECTOR (SD)
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 SANDY SPRINGS GEORGIA 30328

DATE	12/05/2025
DRAWN BY	APC/WAC
JOB NUMBER	0271
SHEET NAME	PROPOSED ROOF PLAN

A-3
SHEET NUMBER

1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

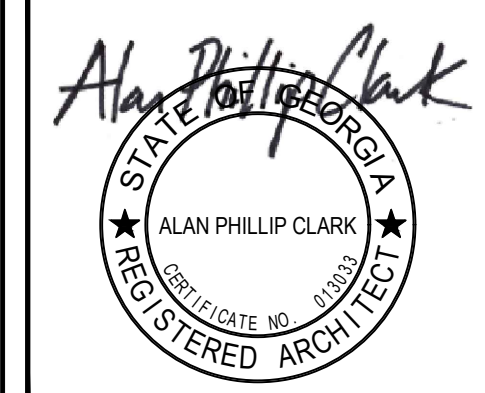
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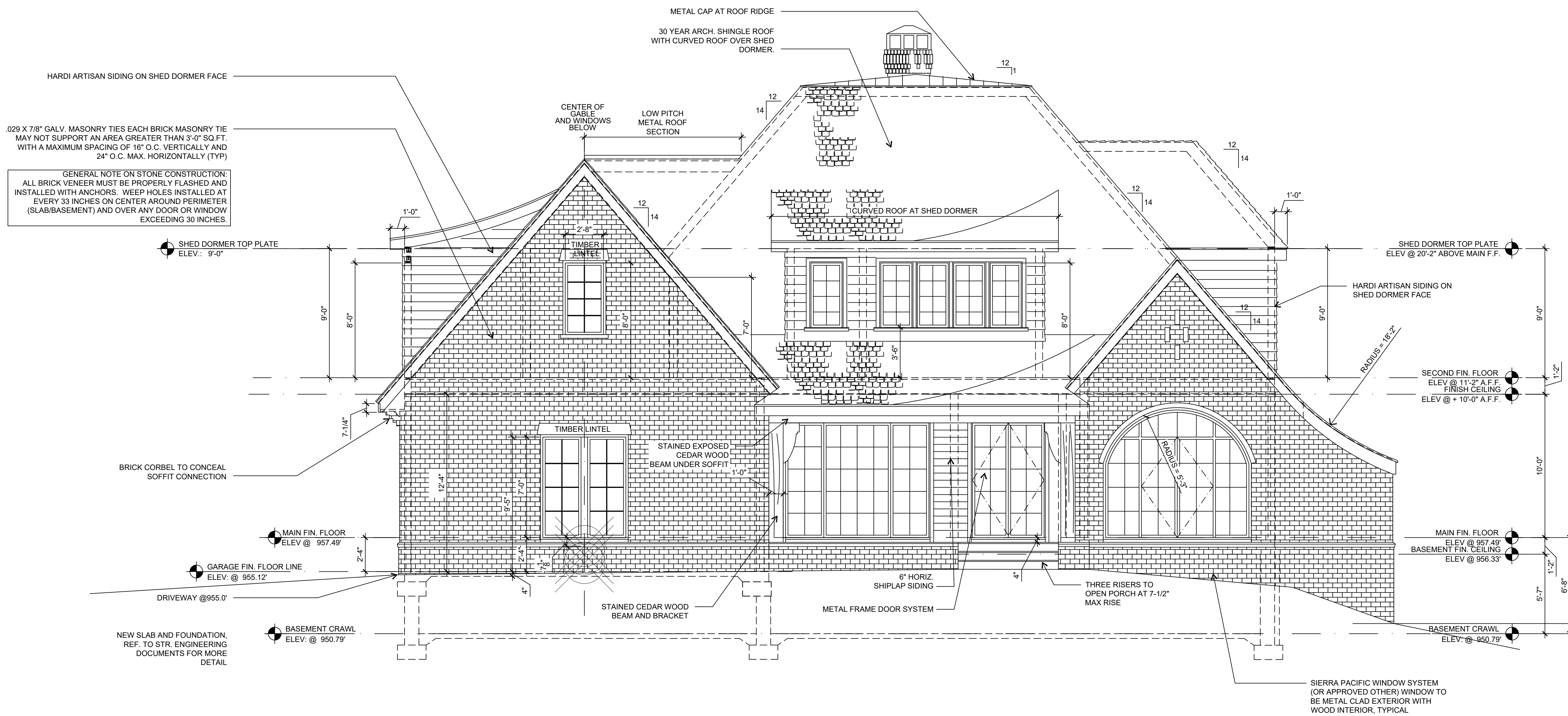
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870 EDGEWATER DRIVE NW
SANDY SPRINGS GEORGIA 30328

DATE 12/05/2025
DRAWN BY APC/WAC
JOB NUMBER 0271
SHEET NAME FRONT
EXTERIOR ELEVATION

A-4
SHEET NUMBER



029 X 7/8" GALV. MASONRY TIES EACH BRICK MASONRY TIE
MAY NOT SUPPORT AN AREA GREATER THAN 3'-0" SQ. FT.
WITH A MAXIMUM SPACING OF 16" O.C. VERTICALLY AND
24" O.C. MAX. HORIZONTALLY (TYP)

GENERAL NOTE ON STONE CONSTRUCTION:
ALL BRICK VENEER MUST BE PROPERLY FLASHED AND
INSTALLED WITH ANCHORS. WEEP HOLES INSTALLED AT
EVERY 33 INCHES ON CENTER AROUND PERIMETER
(SLAB/BASEMENT) AND OVER ANY DOOR OR WINDOW
EXCEEDING 30 INCHES.

1 PROPOSED EXTERIOR ELEVATION - FRONT
SCALE: 1/4" = 1'-0"

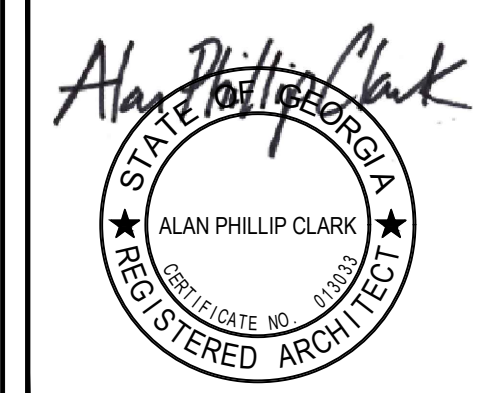
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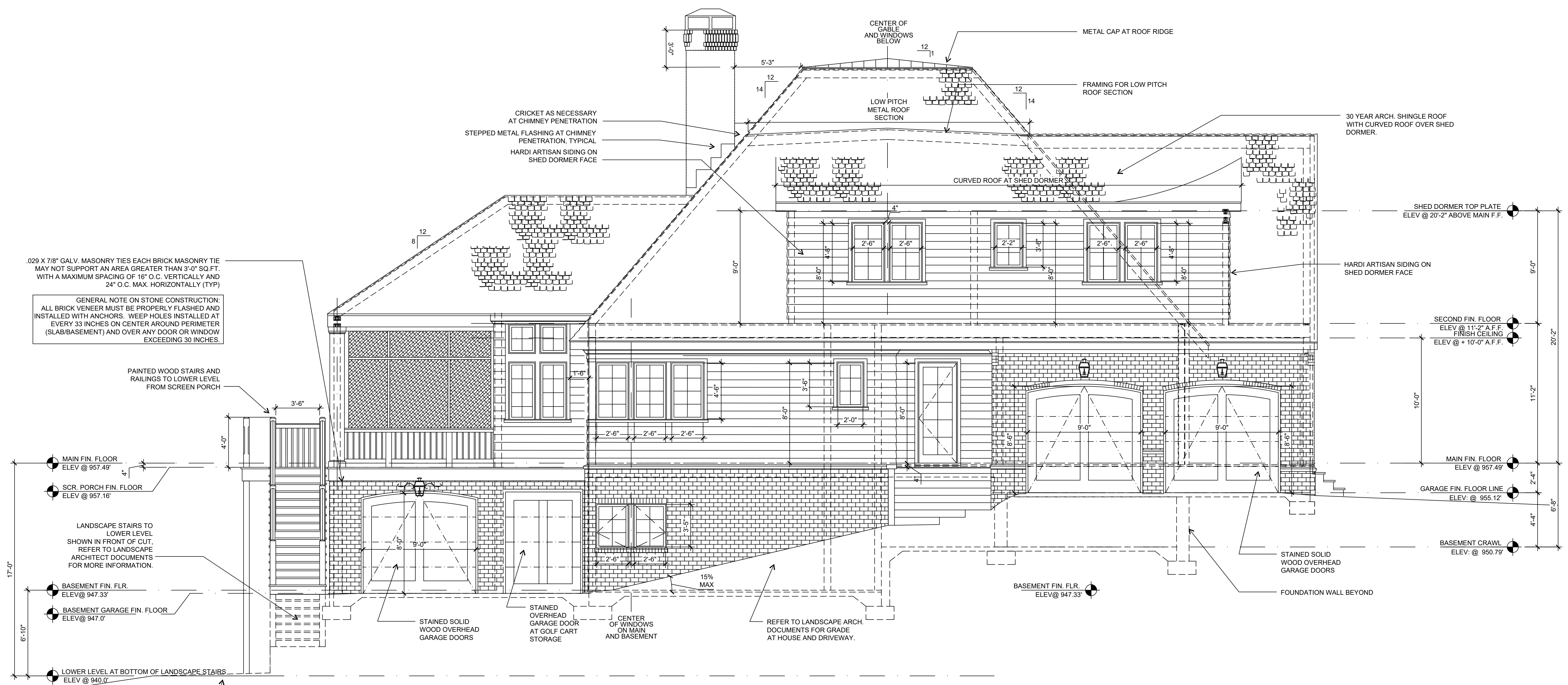
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870 EDGEWATER DRIVE NW
SANDY SPRINGS GEORGIA 30328

DATE	12/05/2025
DRAWN BY	APC/WAC
JOB NUMBER	0271
SHEET NAME	DRIVEWAY SIDE ELEVATION

A-5
SHEET NUMBER



.029 X 7/8" GALV. MASONRY TIES EACH BRICK MASONRY TIE MAY NOT SUPPORT AN AREA GREATER THAN 3'-0" SQ. FT. WITH A MAXIMUM SPACING OF 16" O.C. VERTICALLY AND 24" O.C. MAX. HORIZONTALLY (TYP)

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PAINTED WOOD STAIRS AND RAILINGS TO LOWER LEVEL FROM SCREEN PORCH

LANDSCAPE STAIRS TO LOWER LEVEL SHOWN IN FRONT OF CUT, REFER TO LANDSCAPE ARCHITECT DOCUMENTS FOR MORE INFORMATION.

MAIN FIN. FLOOR ELEV @ 957.49'
SCR. PORCH FIN. FLOOR ELEV @ 957.16'
BASEMENT FIN. FLR. ELEV @ 947.33'
BASEMENT GARAGE FIN. FLOOR ELEV @ 947.0'
LOWER LEVEL AT BOTTOM OF LANDSCAPE STAIRS ELEV @ 940.0'
PROPOSED LOWER LEVEL AT BOTTOM OF STAIRS (REFER TO LANDSCAPE ARCHITECT DOCUMENTS)

1 PROPOSED EXTERIOR ELEVATION - DRIVE SIDE
SCALE: 1/4" = 1'-0"

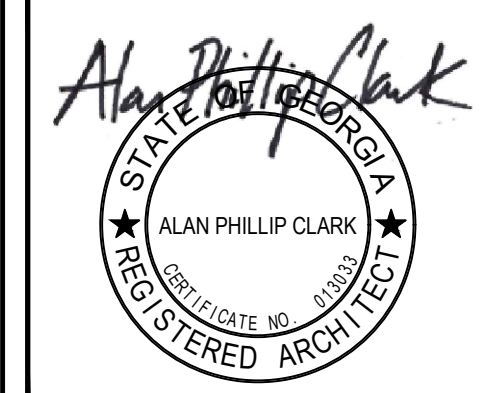
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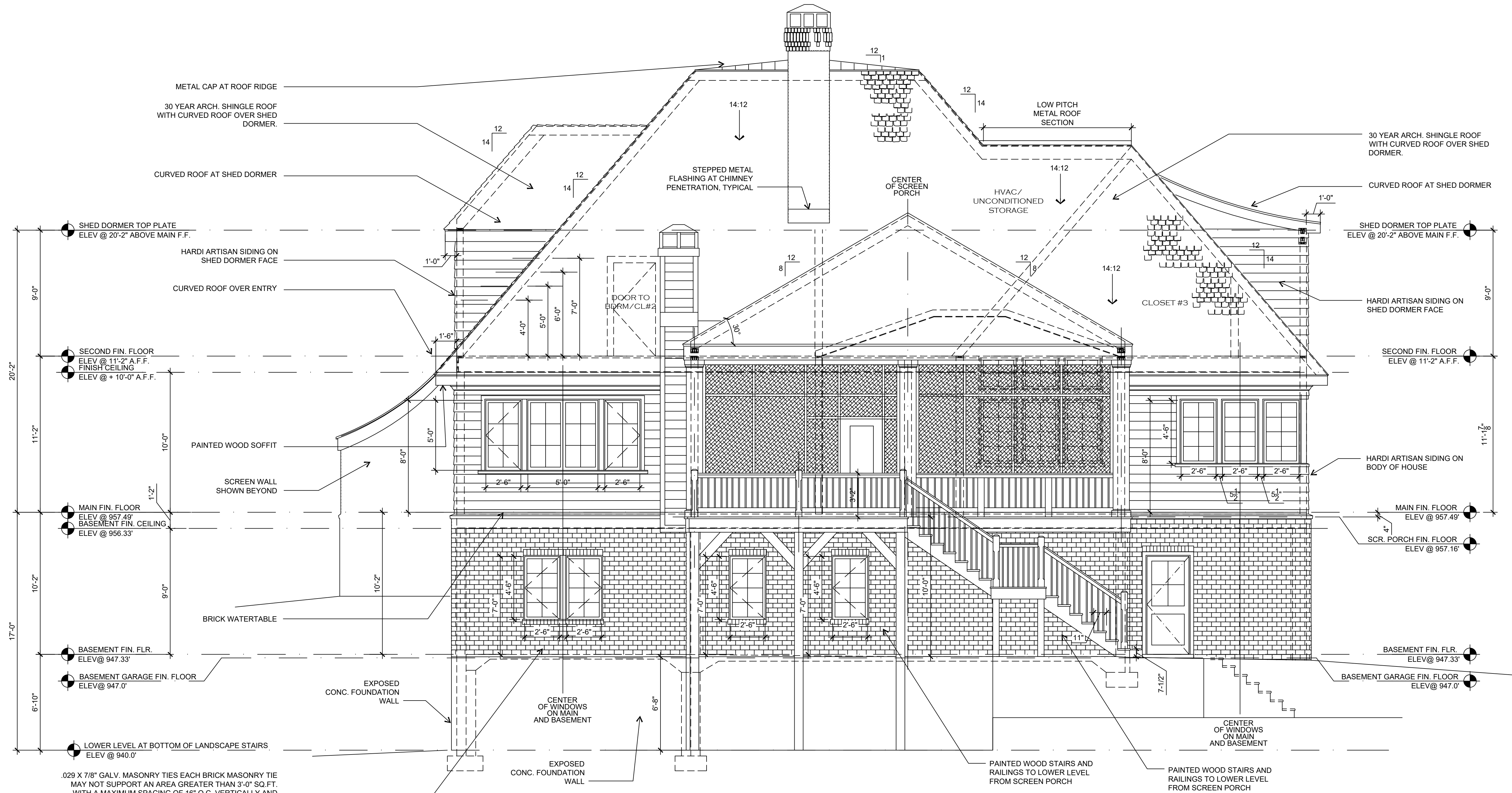
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DATE	12/05/2025
DRAWN BY	APC/WAC
JOB NUMBER	0271
SHEET NAME	REAR ELEVATION

A-6

SHEET NUMBER



.029 X 7/8" GALV. MASONRY TIES EACH BRICK MASONRY TIE MAY NOT SUPPORT AN AREA GREATER THAN 3'-0" SQ. FT. WITH A MAXIMUM SPACING OF 16" O.C. VERTICALLY AND 24" O.C. MAX. HORIZONTALLY (TYP)

GENERAL NOTE ON STONE CONSTRUCTION:
ALL BRICK VENEER MUST BE PROPERLY FLASHED AND INSTALLED WITH ANCHORS. WEEP HOLES INSTALLED AT EVERY 33 INCHES ON CENTER AROUND PERIMETER (SLAB/BASEMENT) AND OVER ANY DOOR OR WINDOW EXCEEDING 30 INCHES.

1 PROPOSED EXTERIOR ELEVATION - REAR
SCALE: 1/4" = 1'-0"

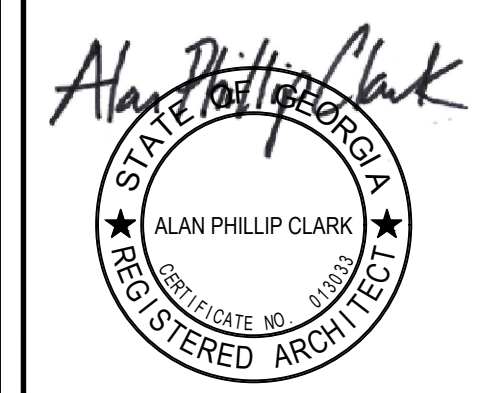
NOT FOR CONSTRUCTION : FOR REVIEW ONLY

REVISIONS	DATE

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WHOLE OR IN PART. THE DIMENSION
OF WHICH ARE 24" X 36"
AND SITE SPECIFICALLY IDENTIFIED HEREIN
AND IS NOT TO BE USED ON ANY OTHER
PROJECT WITHOUT WRITTEN PERMISSION
FROM THE ARCHITECT. THE CONTRACTOR
IS RESPONSIBLE FOR VERIFYING ALL FIELD
MEASUREMENTS, QUANTITIES, DIMENSIONS
AND RELATED FIELD CONSTRUCTION
CRITERIA.

NOTE TO GENERAL CONTRACTOR:
ANY DISCREPANCIES, INCONSISTENCIES
OR AMBIGUITIES FOUND BETWEEN THE
DRAWINGS, SPECIFICATIONS & SITE
CONDITIONS SHALL BE IMMEDIATELY
REPORTED TO THE ARCHITECT IN WRITING.
THE ARCHITECT WILL PROMPTLY CORRECT
THE SAME IN WRITING. WORK DONE BY THE
CONTRACTOR AFTER DISCOVERY OF SUCH
DISCREPANCIES, INCONSISTENCIES OR
AMBIGUITIES SHALL BE DONE AT THE
GENERAL CONTRACTOR'S RISK.



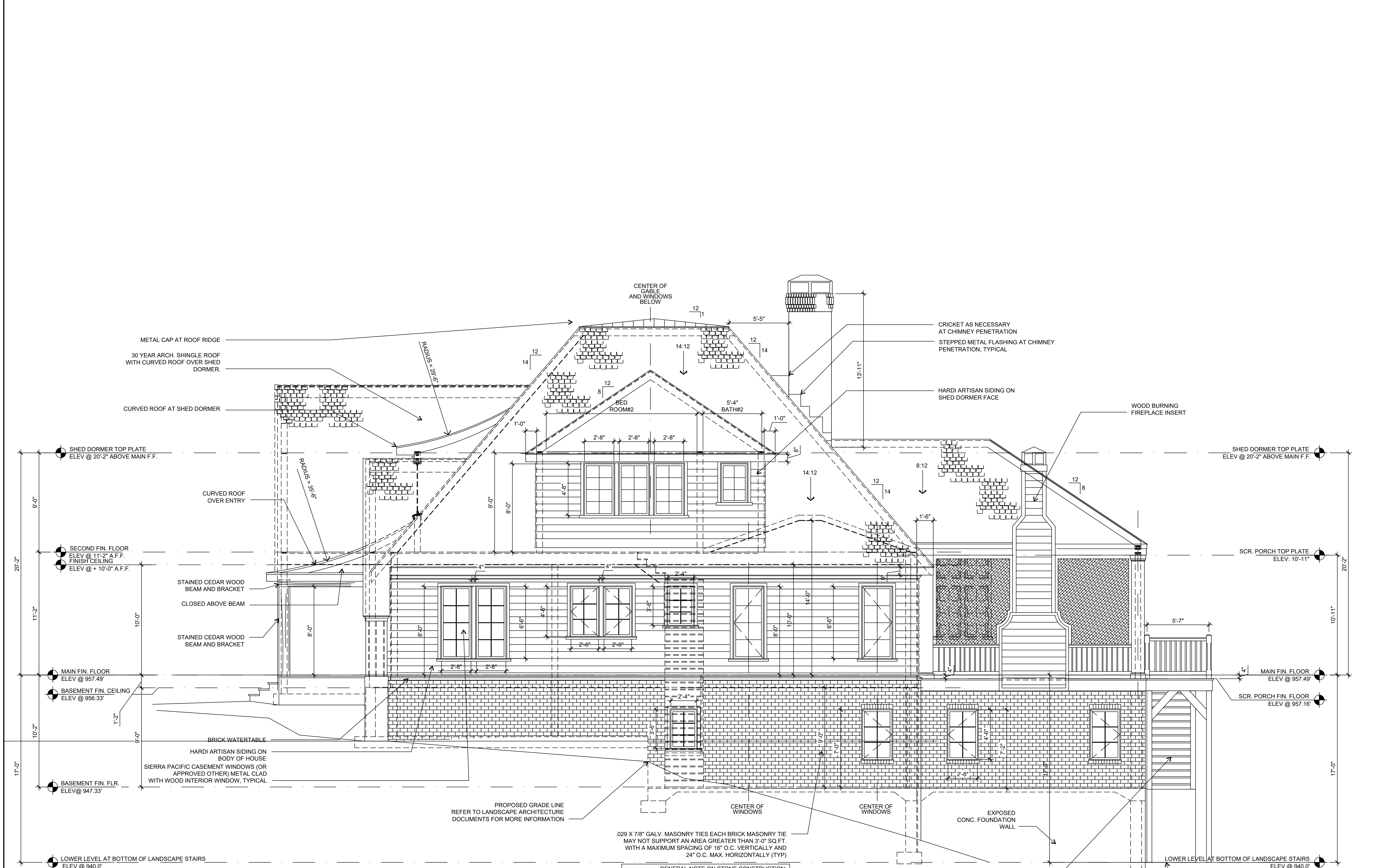
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ARCHITECTS

WWW.ALANCLARKARCHITECTS.COM
@ALANCLARKARCHITECTS [INSTAGRAM]

a new house for
BRUCE & SILVIA BOWEN
870 EDGEWATER DRIVE NW
SANDY SPRINGS GEORGIA 30328

DATE 12/05/2025
DRAWN BY APC/WAC
JOB NUMBER 0271
SHEET NAME SIDE ELEVATION

A-7
SHEET NUMBER



GENERAL NOTE ON STONE CONSTRUCTION:
ALL BRICK VENEER MUST BE PROPERLY FLASHED AND
INSTALLED WITH ANCHORS. WEEP HOLES INSTALLED AT
EVERY 33 INCHES ON CENTER AROUND PERIMETER
(SLAB/BASEMENT) AND OVER ANY DOOR OR WINDOW
EXCEEDING 30 INCHES.

1 PROPOSED EXTERIOR ELEVATION - SIDE
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION : FOR REVIEW ONLY



Regional Review Finding Metropolitan River Protection Act

DATE: September 2, 2025

TO: Mayor Rusty Paul, City of Sandy Springs
ATTN TO: Helen Owens, *Planner III*, City of Sandy Springs

FROM: Anna Roach, *Executive Director*, Atlanta Regional Commission

ARC has completed a regional review of the following Metropolitan River Protection Act (MRPA) proposal and made the below finding. ARC reviewed the proposed project's compliance with MRPA requirements as well as its relationship to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of nearby local jurisdictions and state, federal, and other agencies.

Name of Proposal: RC-25-04SS 870 Edgewater Drive

Submitting Local Government: City of Sandy Springs

Date Opened: August 15, 2025

Date Closed: September 2, 2025

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

Additional Comments: No comments were received.

The following local governments and agencies received notice of this review:

Atlanta Regional Commission
National Park Service
City of Atlanta

Georgia Department of Natural Resource
Georgia Conservancy
City of Sandy Springs

Chattahoochee Riverkeeper
Cobb County
Historic Riverline

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.

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): Bruce and Silvia Bowen
Mailing Address: 870 Edgewater Drive NW
City: Sandy Springs State: GA Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: (404) 931-5092 Fax: _____
Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):
Name(s): Luke Love, PLA / Love Land Design, LLC
Mailing Address: PO Box 252
City: Pine Lake State: GA Zip: 30072
Contact Phone Numbers (w/Area Code):
Daytime Phone: (917) 340-8944 Fax: _____
Other Numbers: (770) 810-554

4. Proposed Land or Water Use:
Name of Development: Assoc. Northside Builders Inc (Existing)
Description of Proposed Use: New construction single family residence

5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Land lot 168, 17th District, Fulton County, GA
- Plat book 82, Page 40
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Assoc. Northside Builders Inc., Lot 8, Blk L, Unit 4, Sec. B
Size of Development (Use as Applicable):
Acres: Inside Corridor: .80 Acres (34,887 SF) (34,885 SF - 5ms 8/1/25)
Outside Corridor: _____
Total: _____
Lots: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____

6. Related Chattahoochee Corridor Development:

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

If "yes", describe the additional land and any development plans: _____

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

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.
A	_____	_____	_____	(90)	(75)
B	_____	_____	_____	(80)	(60)
C	34,885 SF	17,905 SF	8,968 SF	(70) 57%	(45) 29%
D	_____	_____	_____	(50)	(30)
E	_____	_____	_____	(30)	(15)
F	_____	_____	_____	(10)	(2)
Total:	34,885 SF	17,905 SF	8,968 SF	N/A	N/A

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.

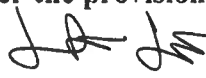
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

 J. Bruce Bowen 8/8/2025

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:

 , PLA / Love Land Design, LLC 08/07/2025

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

Date

14. The governing authority of 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

08/08/2025

Signature of Chief Elected Official or Official's Designee

Date

DRAINAGE PLAN NOTES:

THIS PROJECT PROVIDES REQUIRED STORMWATER RUNOFF REDUCTION VOLUME (RRV) AND WATER QUALTY VOLUME (WQV) IN ACCORDANCE WITH CITY OF SANDY SPRINGS DEVELOPMENT CODE SECTION 9.6.12

PROJECT SUMMARY

- PROPOSED IMPERVIOUS AREA: 9,041SF
- RUNOFF REDUCTION VOLUME(RRV)= 1.2 INCHES OVER IMPERVIOUS AREA
- 9,041 SF x (1.2 IN/ 12 IN) = 904 CUBIC FEET

1. ALL STORM DRAIN PIPING SHALL BE RIGID, SMOOTH-INTERIOR PIPE (PVC SDR 35 OR ADS N-12). CORRUGATED FLEXIBLE TUBING IS NOT PERMITTED FOR MAIN TRUNK LINES. PIPE SHALL BE BEDDED IN 4" OF GRAVEL OR SAND.
2. PIPE UNDER DRIVEWAYS SHALL BE 6" SCH 40 PVC STORM DRAIN BACKFILL W/ CRUSHED STONE MIN. 12" COVER

COMPLIANCE STATEMENT:

THIS PLAN MEETS THE STORMWATER RUNOFF REDUCTION REQUIREMENT OF 1.2 INCHES OVER TOTAL PROPOSED IMPERVIOUS AREA USING A COMBINATION OF A RAINWATER HARVESTING CISTERN, DRYWELL AND AN INFILTRATION RAIN GARDEN PER CITY OF SANDY SPRINGS DEVELOPMENT CODE SECTION 9.6.12.A.2 THROUGH 9.6.12.A.4. THE RAIN GARDEN IS SIZED TO STORE AND INFILTRATION RUNOFF WITH A MINIMUM 24-HOUR DRAWDOWN TIME.

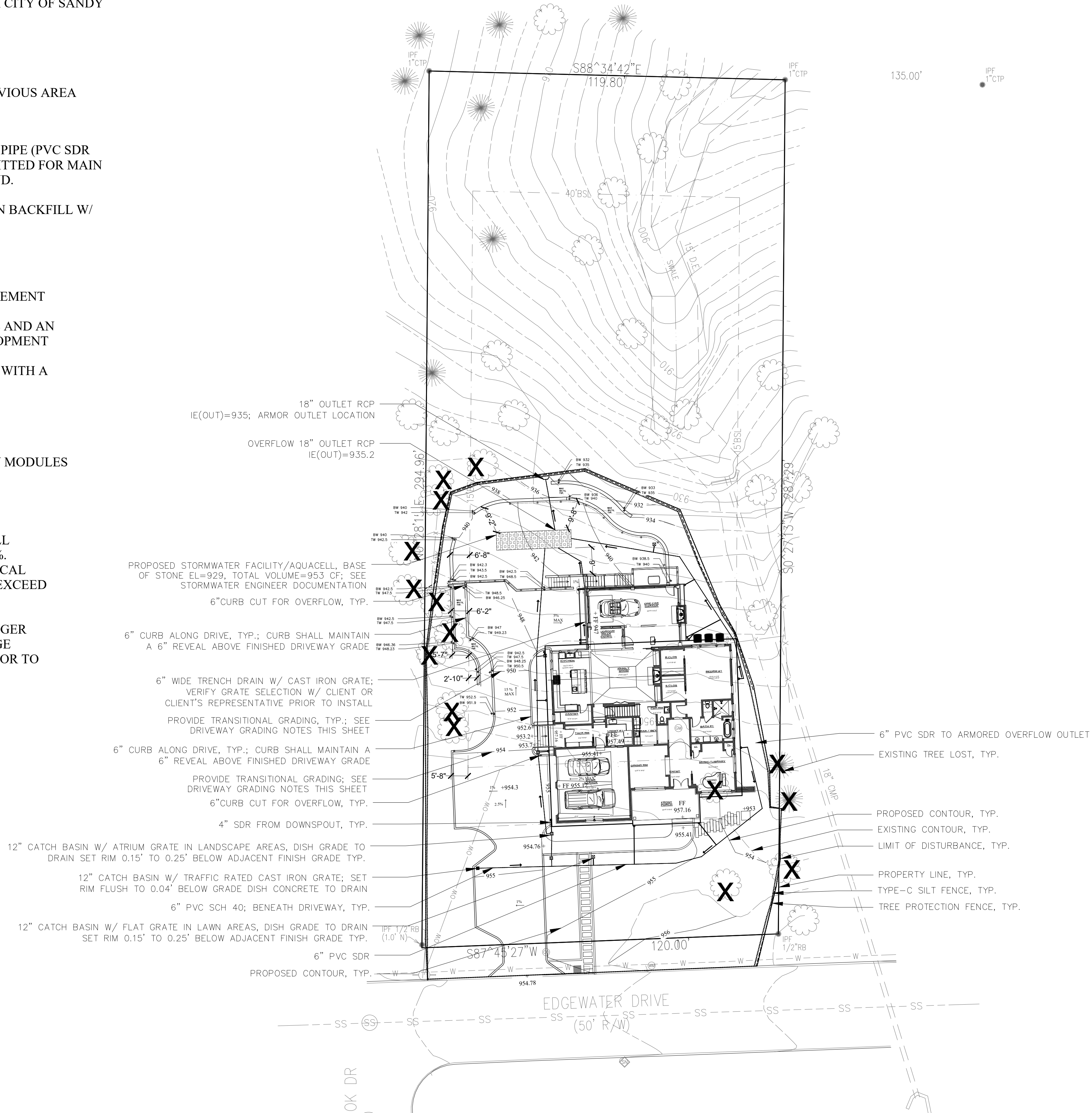
STORMWATER FACILITY NOTES:

AQUACELL, 4-LAYERS / 18 MODULES, 6" OF STONE ABOVE & BELOW MODULES

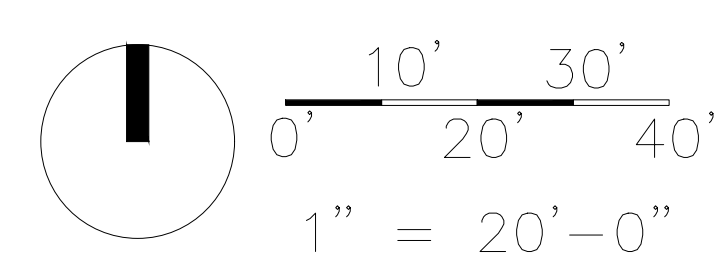
DRIVEWAY GRADING NOTES:

DRIVEWAY GRADING SPECIFICATION: CONTRACTOR SHALL INSTALL TRANSITIONAL GRADING AT ALL GRADE CHANGES EXCEEDING 10%. TRANSITIONS SHALL CONSIST OF A MINIMUM 10-FOOT LONG VERTICAL CURVE (VC) OR "RAMP-UP" SECTION WHERE THE SLOPE DOES NOT EXCEED 5% BEFORE TRANSITIONING TO THE FULL DESIGN GRADE.

CRITICAL: DRIVEWAY MUST ACCOMMODATE A STANDARD PASSENGER VEHICLE APPROACH ANGLE WITHOUT BUMPER OR UNDERCARRIAGE CONTACT. CONTRACTOR TO VERIFY TRANSITION SMOOTHNESS PRIOR TO POURING CONCRETE.



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LOVE
landscape architecture

LOVE LAND DESIGN LLC
PO BOX 252
PINE LAKE GA 30072
OFFICE: 770-810-5545

consultant

sub-consultant



seal

BRUCE & SILVIA BOWEN
870 Edgewater Drive NW
Sandy Springs, GA 30328
EMAIL: jbrucebowen@gmail.com

client

BOWEN RESIDENCE
870 EDGEWATER DR. NW
SANDY SPRINGS GA 30328

RESIDENTIAL RENOVATION & SITE IMPROVEMENTS

#	DATE	DESCRIPTION

revisions

12/05/25

date

project #

LUKE LOVE

drawn by

GRADING & DRAINAGE PLAN

sheet title

L101

sheet #

consultant

sub-consultant



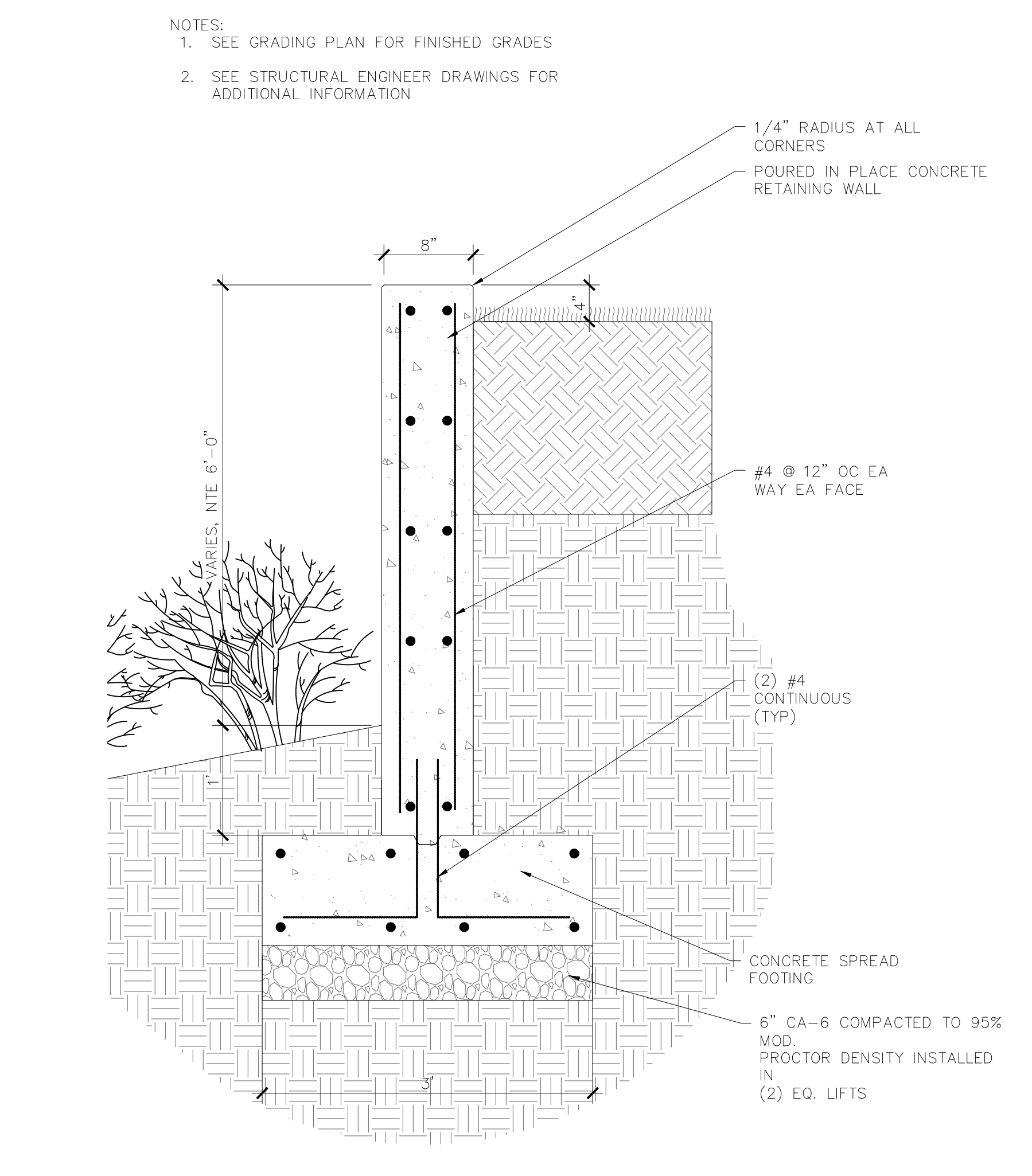
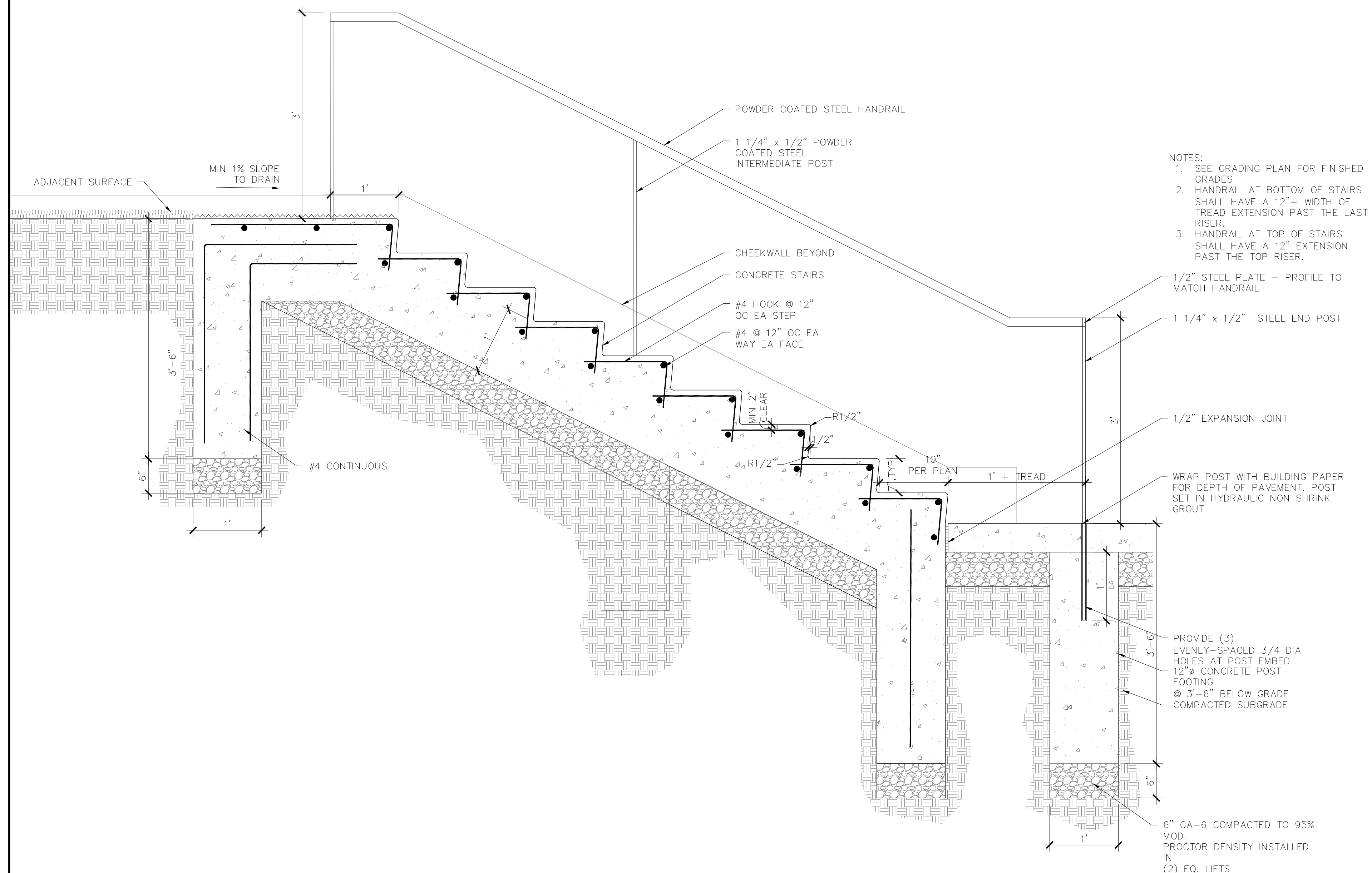
seal

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870 Edgewater Drive NW
Sandy Springs, GA 30328
EMAIL: jbrucebowen@gmail.com

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SANDY SPRINGS GA 30328

RESIDENTIAL RENOVATION & SITE IMPROVEMENTS

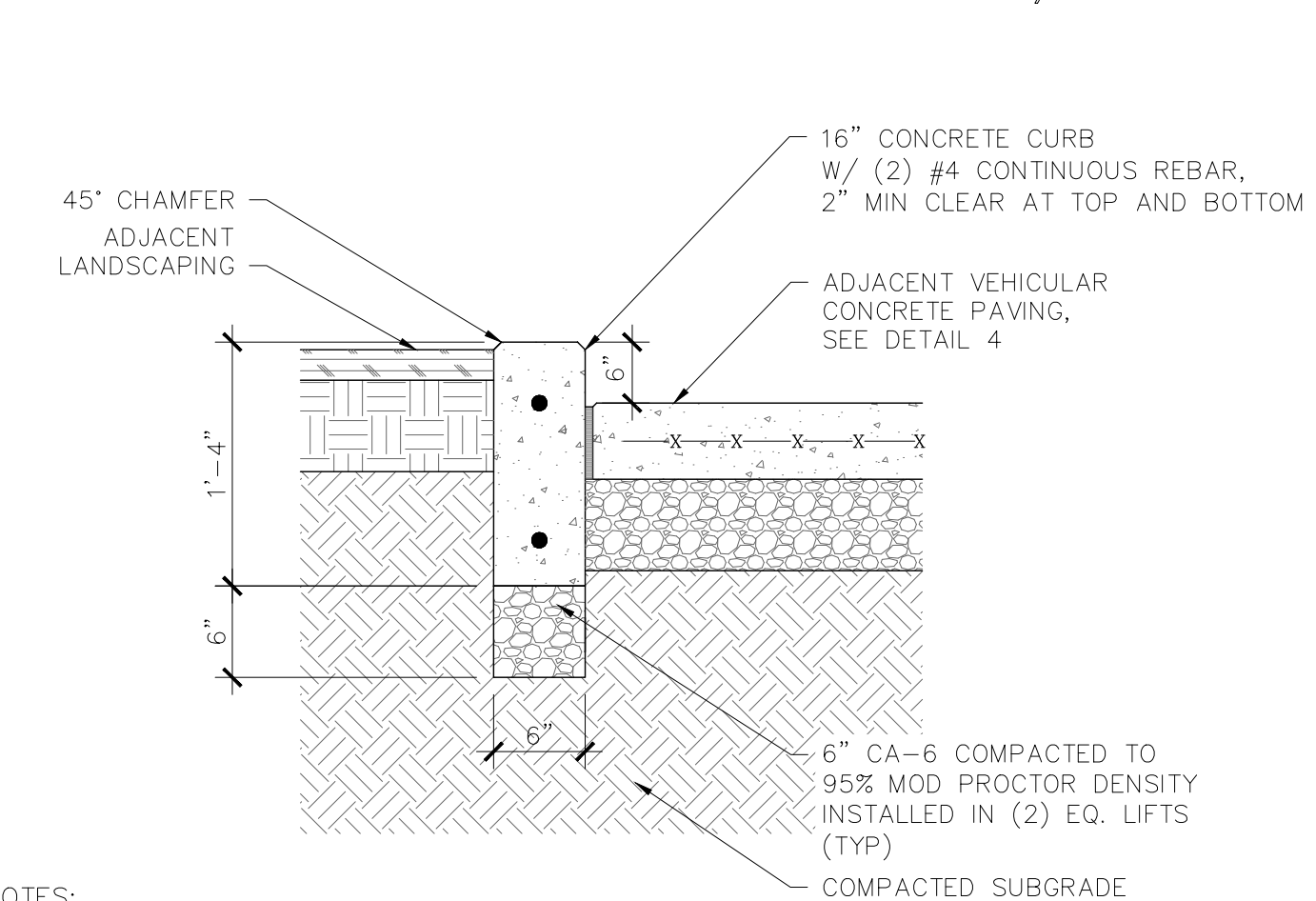


1

PIP CONCRETE STEPS W/ HANDRAIL, TYP

2

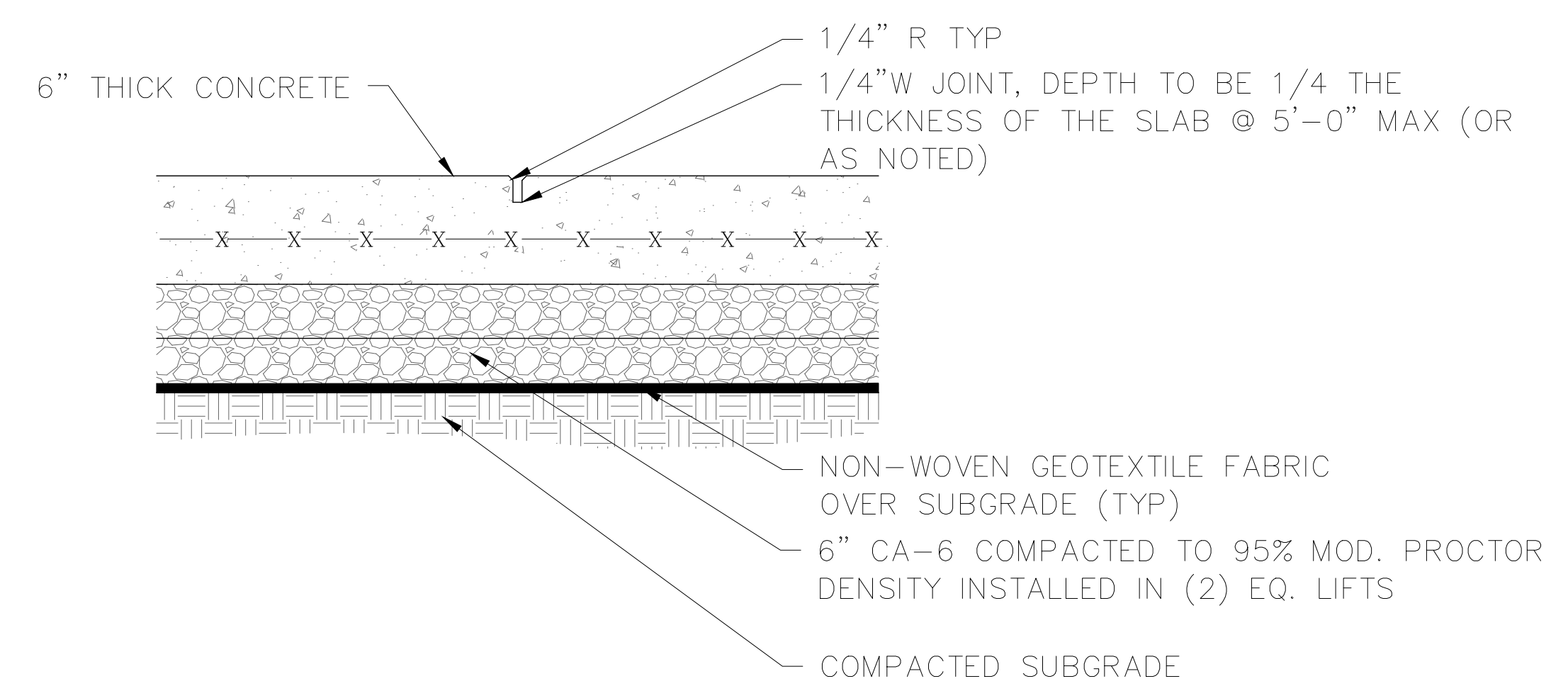
PIP CONCRETE WALL, TYP



NOTES:
*MAINTAIN A 6" REVEAL ABOVE FINISHED DRIVEWAY GRADE
*SMOOTH TROWEL FINISH ON ALL EXPOSED SIDE

3

P.I.P CONCRETE CURB



4

CONCRETE PAVING DETAIL

#	DATE	DESCRIPTION
4	4/14/25	COA COMMENTS

revisions

12/05/25

date

project #

LUKE LOVE

drawn by

DETAILS

sheet title

L500

sheet #

consultant

sub-consultant



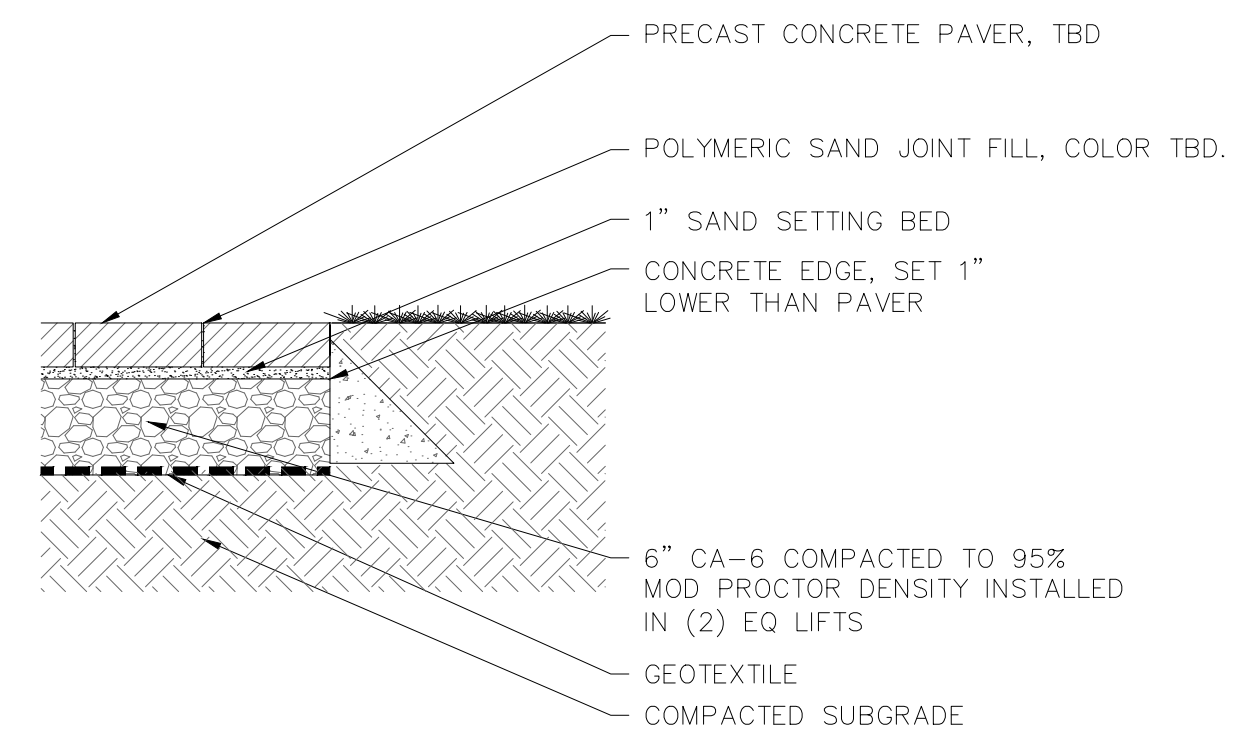
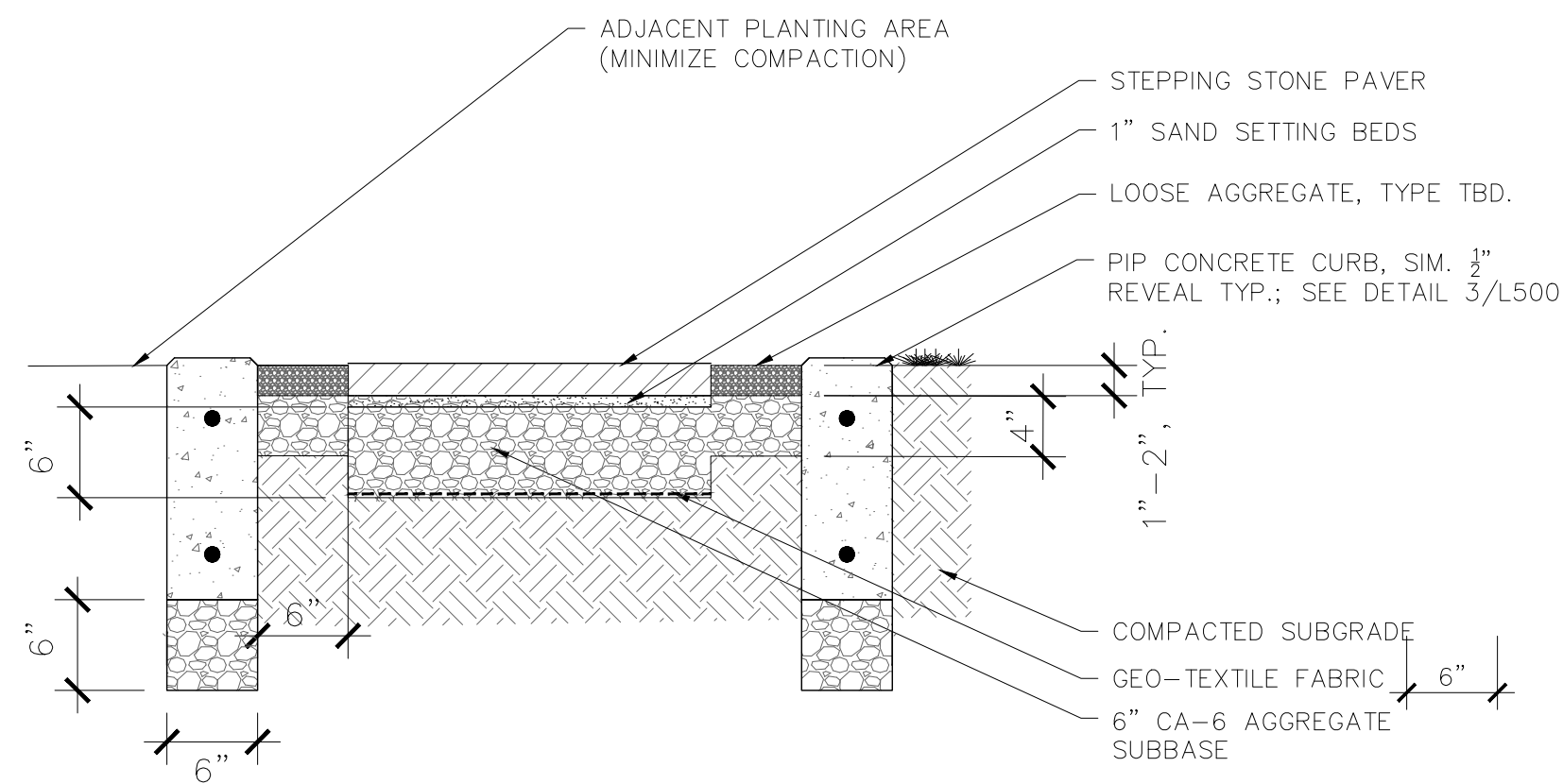
seal

BRUCE & SILVIA BOWEN
870 Edgewater Drive NW
Sandy Springs, GA 30328
EMAIL: jbrucebowen@gmail.com

client

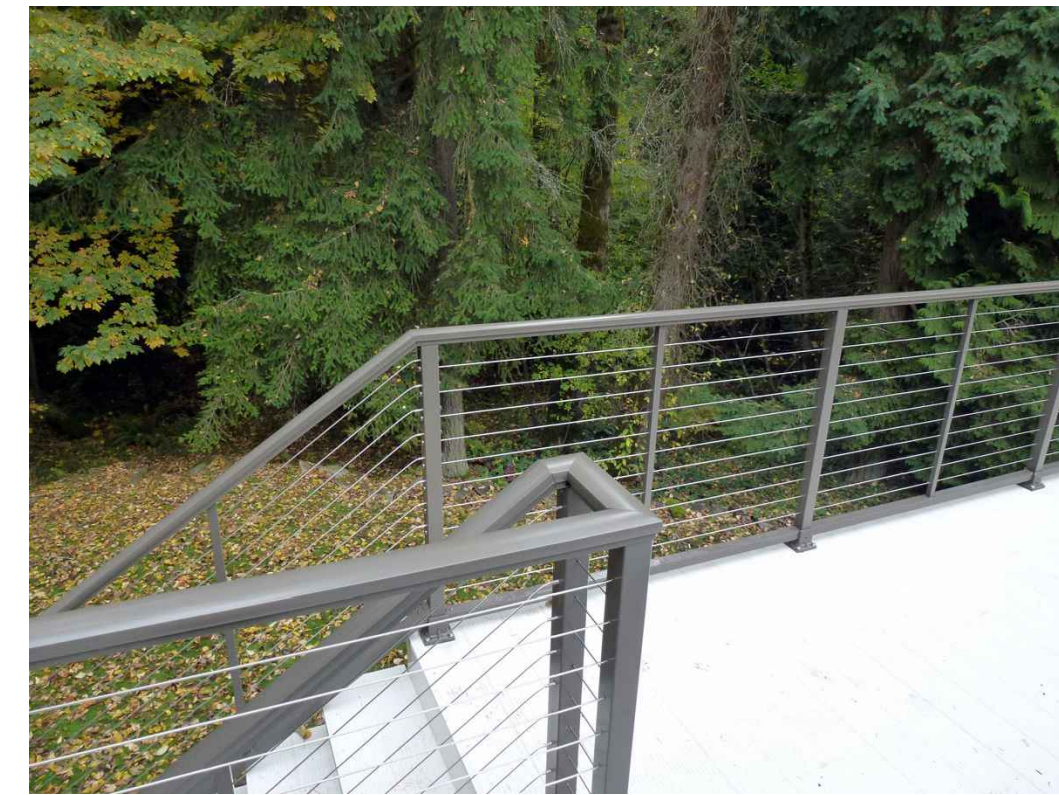
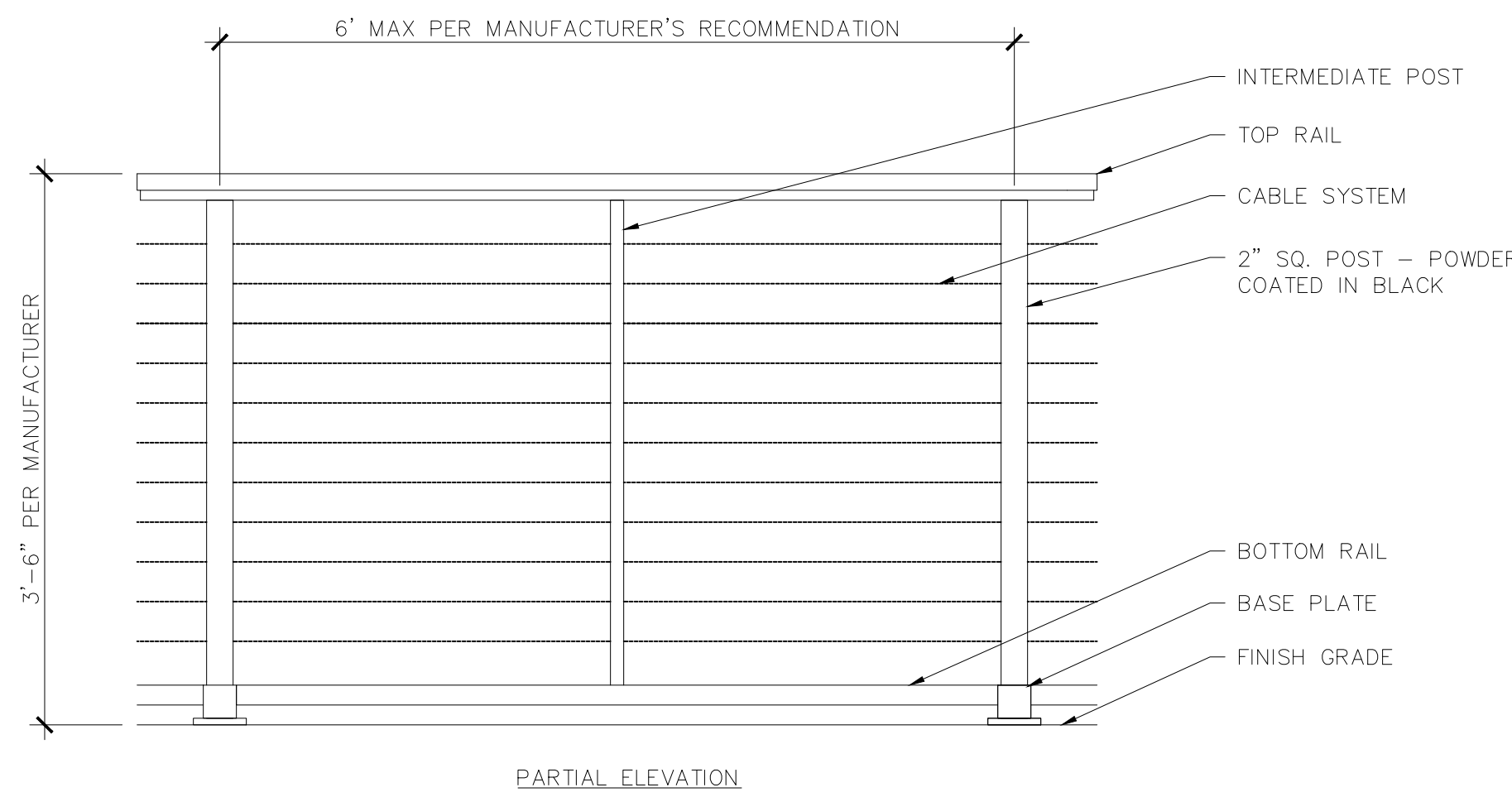
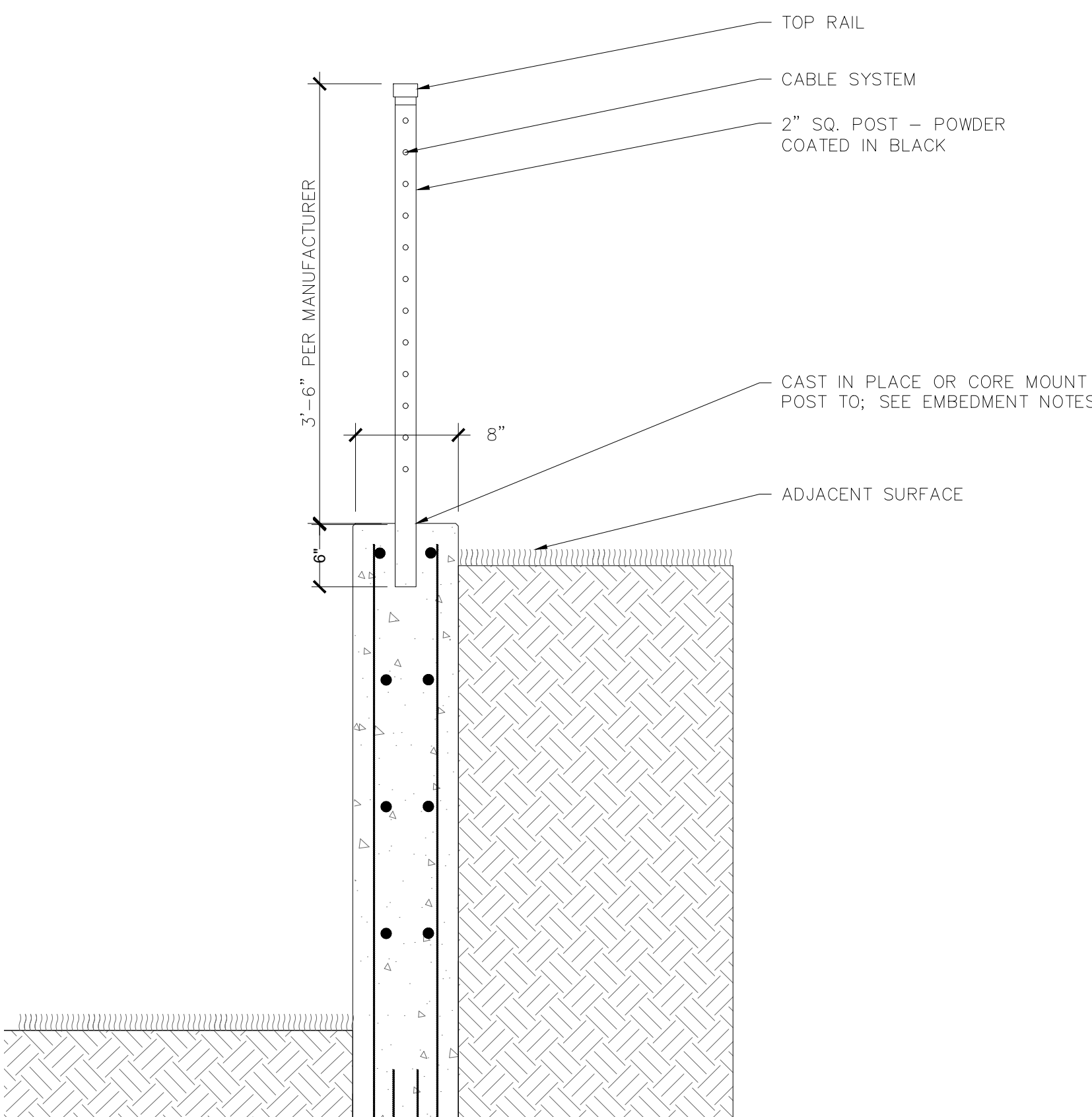
BOWEN RESIDENCE
870 EDGEWATER DR. NW
SANDY SPRINGS GA 30328

RESIDENTIAL RENOVATION & SITE IMPROVEMENTS



1 *MODEL: LINEA PAVERS (LARGE RECTANGLES, SHALE GREY, SMOOTH FINISH)
*MANUFACTURER: TECO-BLOC
STEPPING STONE

2 **CONCRETE PAVERS**



CABLE RAILING PHOTO EXAMPLE

PRODUCT NOTES:

1. MATERIAL: RAILING COMPONENTS ARE OF 6005A - T65 ALUMINUM
2. FINISH: DURABLE HIGH-DENSITY POLYESTER POWDER-COAT FINISH. MEETS AAMA 2604 STANDARDS.
3. UV STABLE POWDER COAT. NO BEFORE AND AFTER COLOR CHANGES FOUND WITH MOST COMPOSITE DECK PRODUCTS. MOST COMPOSITE PRODUCTS FADE MORE IN 3 MONTHS THAN FSI'S AAMA 2604 POWDER COAT IN 5 YEARS.
4. FINISH HEIGHT: 42" (11) CABLES.
5. CABLE SPACING: STANDARD CABLE SPACING IS 3" INSIDE.
6. CABLE COMPONENTS: ALL STAINLESS STEEL CABLE COMPONENTS ARE 316 GRADE. STANDARD SS CABLES ARE 1/8" IN DIAMETER AND HAVE A 1X19 BRAID.
7. FABRICATION: ALL HOLES ARE PRE-DRILLED FOR EASY ASSEMBLY.
8. FASTENERS: STAINLESS STEEL FASTENERS ARE USED THROUGHOUT THE RAILING ASSEMBLY.
9. CODE COMPLIANCE: PICKET RAILINGS MEET NATIONAL SAFETY STANDARDS AND THE 2003 ICC INTERNATIONAL BUILDING CODES. CODES DO VARY BY CITY AND COUNTY AND IS THE CUSTOMERS RESPONSIBILITY TO ENSURE THE RAIL SYSTEM WILL MEET LOCAL CODES.
10. LOAD TESTING: RAILS ARE PROFESSIONALLY TESTED BY AN INDEPENDENT TESTING LABORATORY AND PROFESSIONAL ENGINEERS TO MEET INTERNATIONAL SAFETY REQUIREMENTS. TYPICAL TESTING REQUIRES THE RAILINGS TO PASS 200 LB. CONCENTRATED LOADS, 100 LB. PER LINEAR FT. AND 50 LBS IN A 1' SQUARE FOOT AREA OF THE INFILL. VISIT THE DOWNLOADS SECTION OF THIS PAGE FOR MORE DETAILS. ALTERNATIVE TESTING MAY BE AVAILABLE. CONTACT US FOR DETAILS.
11. MAINTENANCE: RAILINGS MAY BE WASHED AS NEEDED WITH WATER AND MILD SOAP. DO NOT USE ACIDIC SOLUTIONS, HARSH SOLUTIONS OR ABRASIVE CLEANING MATERIALS OR SOLUTIONS AS THEY COULD HARM THE FINISH.

POST EMBEDMENT NOTES

1. GENERAL: INSTALL 2"x2" METAL POSTS TO A FINISHED HEIGHT OF 42" A.F.F. (ABOVE FINISHED FLOOR). TOTAL POST LENGTH = 48" MIN.
 2. EMBEDMENT: MINIMUM 6" EMBEDMENT INTO STRUCTURAL CONCRETE.
 3. OPTION A (WET-SET): SET POSTS PLUMB IN PLASTIC CONCRETE USING RIGID TEMPLATES TO MAINTAIN ALIGNMENT.
 4. OPTION B (CORE MOUNT): * HOLE: CORE DRILL OR SLEEVE 4" DIA. x 6" DEEP HOLE.
- SETTING: PLUMB POST WITH SHIMS; FILL VOID WITH NON-SHRINK STRUCTURAL GROUT.
- FINISH: SLIGHTLY CROWN GROUT AT TOP TO SHED WATER.
5. TOLERANCE: POSTS TO BE PLUMB WITHIN 1/16" AND CENTERED ON WALL.

3 *MODEL: CABLE RAILING (CUSTOM DESIGN)
*COLOR/FINISH: BLACK/DURABLE HIGH-DENSITY POLYESTER POWDER-COAT FINISH
*MANUFACTURER: RAILING WORKS ARCHITECTURAL RAILING SYSTEMS (NEXANINC.COM)
GUARDRAIL ON CONCRETE WALL

#	DATE	DESCRIPTION

revisions

12/05/25

date

project #

LUKE LOVE

drawn by

DETAILS

sheet title

L501

sheet #

Var25-53 / 870 Edgewater Drive



Bruce & Silvia Bowen
March 4, 2026

Recap

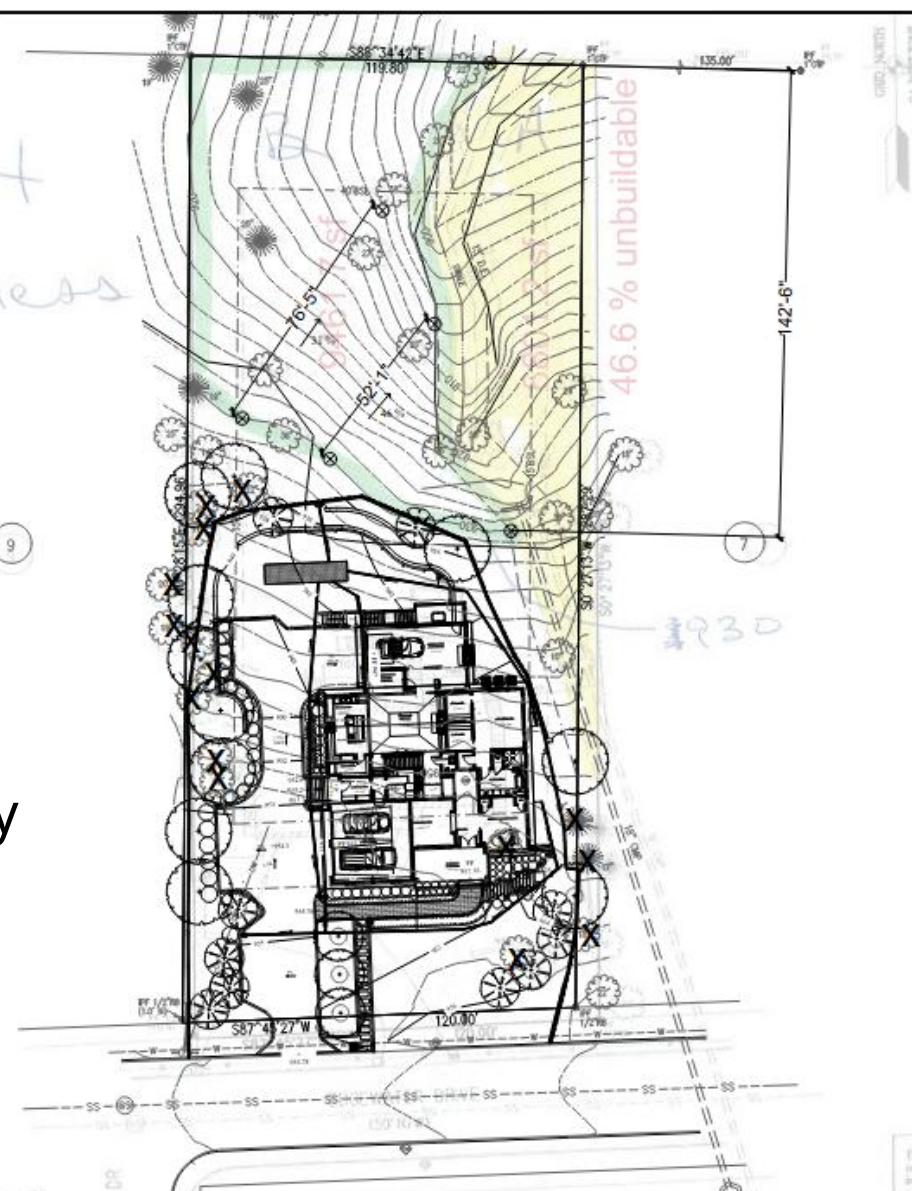
- Long time Sandy Springs residents wish to build a new, family oriented, modern house with a master on the main that will better meet our needs as we age.
- Requesting a 20ft encroachment into front setback.
- Staff noted this is a “*minor deviation*” from code and that the proposed house “*maintains the overall character of the existings homes and surrounding neighborhood*”.

Followup requested

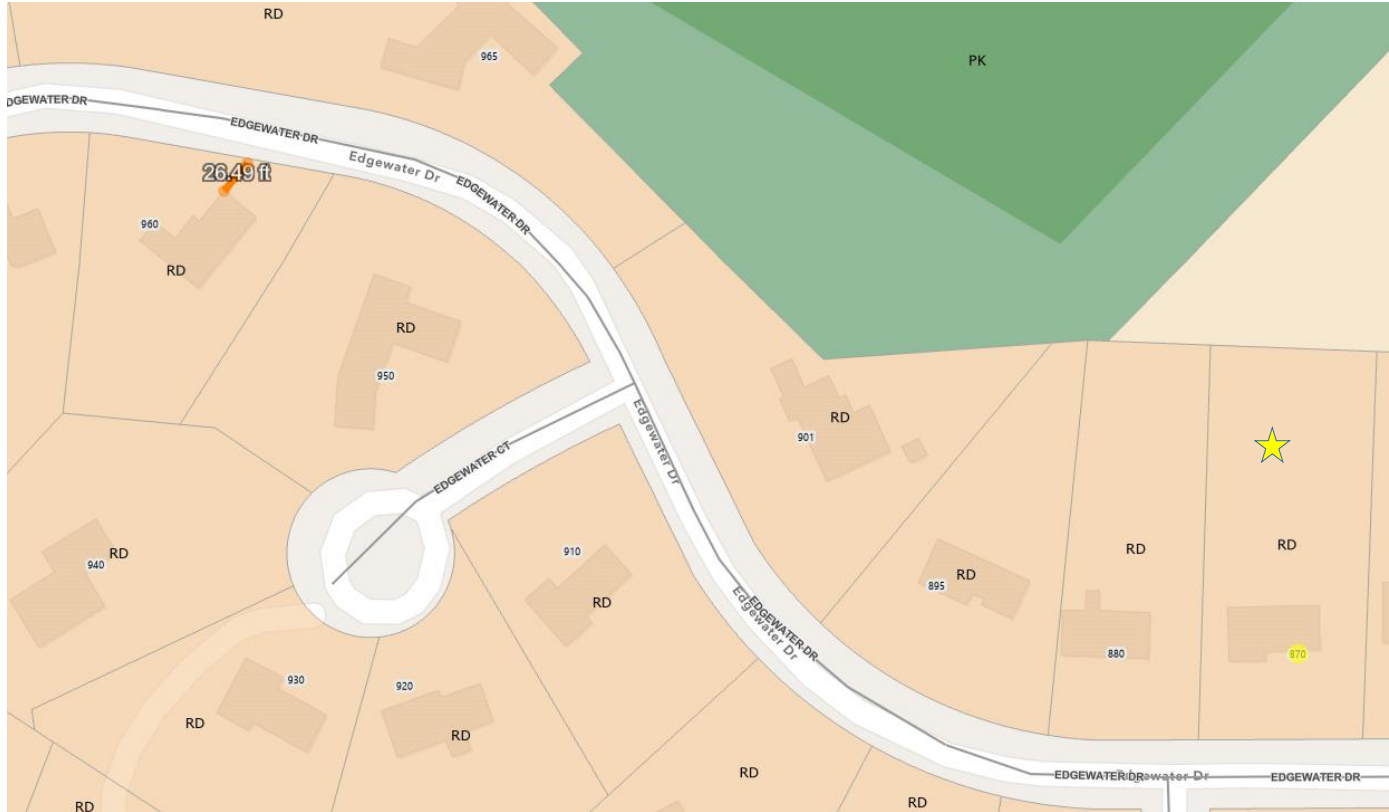
- Lot buildability
- Other encroaching houses in the neighborhood
- Stormwater mgmt impact to trees
- 3rd car garage

Lot Buildability and hardship

- Staff agreed yellow is unbuildable because of easement
- However, green is VERY steep with gradients of 31° and 46° . Per staff, 20° - 25° is considered steep.
- Approximately 46% of lot is unbuildable by code or unbuildable by steepness

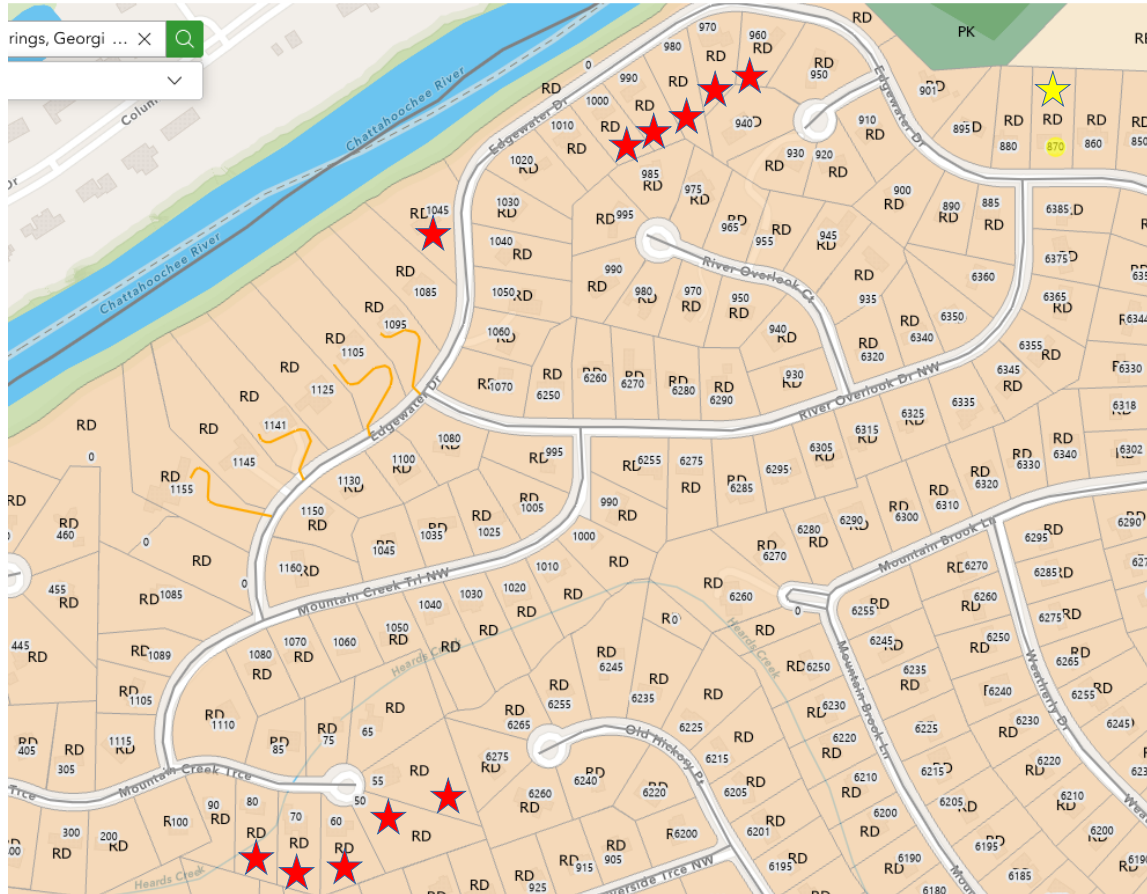


An Encroaching House (0.2 miles downhill)



- Source: <https://experience.arcgis.com/experience/85a1ed8dae7c4b779e9c1e78edf51e65/page/Community-Development>

11 Other Encroaching Houses

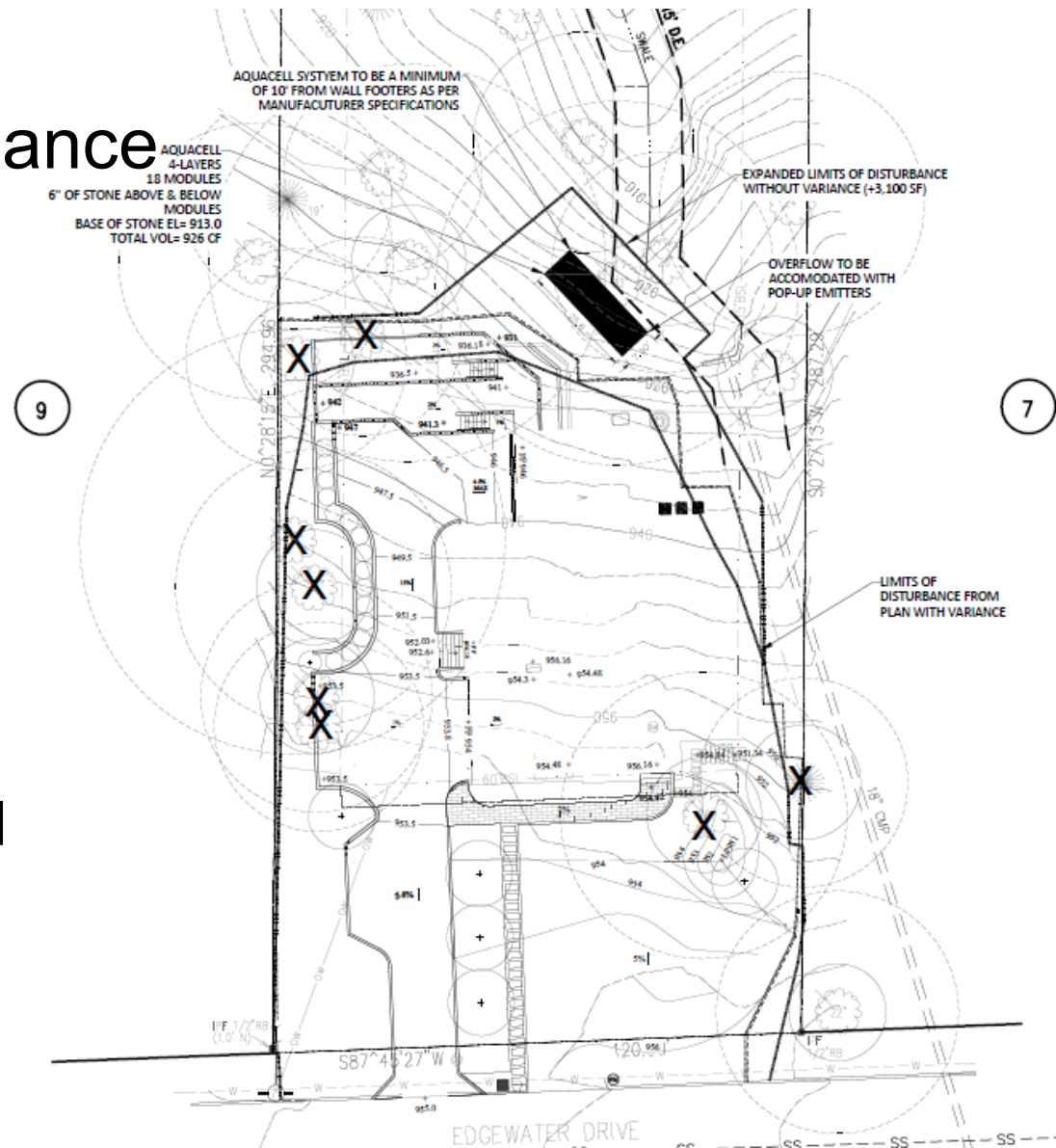


Address	Miles from Edgewater 870	Zoning	Zoned setback (ft)	Actual Setback (ft)
960 Edgewater Dr NW	0.2	RD-27	60	26.5
970 Edgewater Dr NW	0.2	RD-27	60	32.4
980 Edgewater Dr NW	0.3	RD-27	60	35.4
990 Edgewater Dr NW	0.3	RD-27	60	46.0
1000 Edgewater Dr NW	0.4	RD-27	60	43.0
1045 Edgewater Dr NW	0.4	RD-27	60	34.7
55 Mountain Creek Trace	0.8	RD-27	60	30.4
50 Mountain Creek Trace (Variance granted in Nov	0.8	RD-27	60	25.0
60 Mountain Creek Trace	0.8	RD-27	60	42.0
70 Mountain Creek Trace	0.8	RD-27	60	33.6
80 Mountain Creek Trace	0.8	RD-27	60	40.0

- Source: <https://experience.arcgis.com/experience/85a1ed8dae7c4b779e9c1e78edf51e65/page/Community-Development>

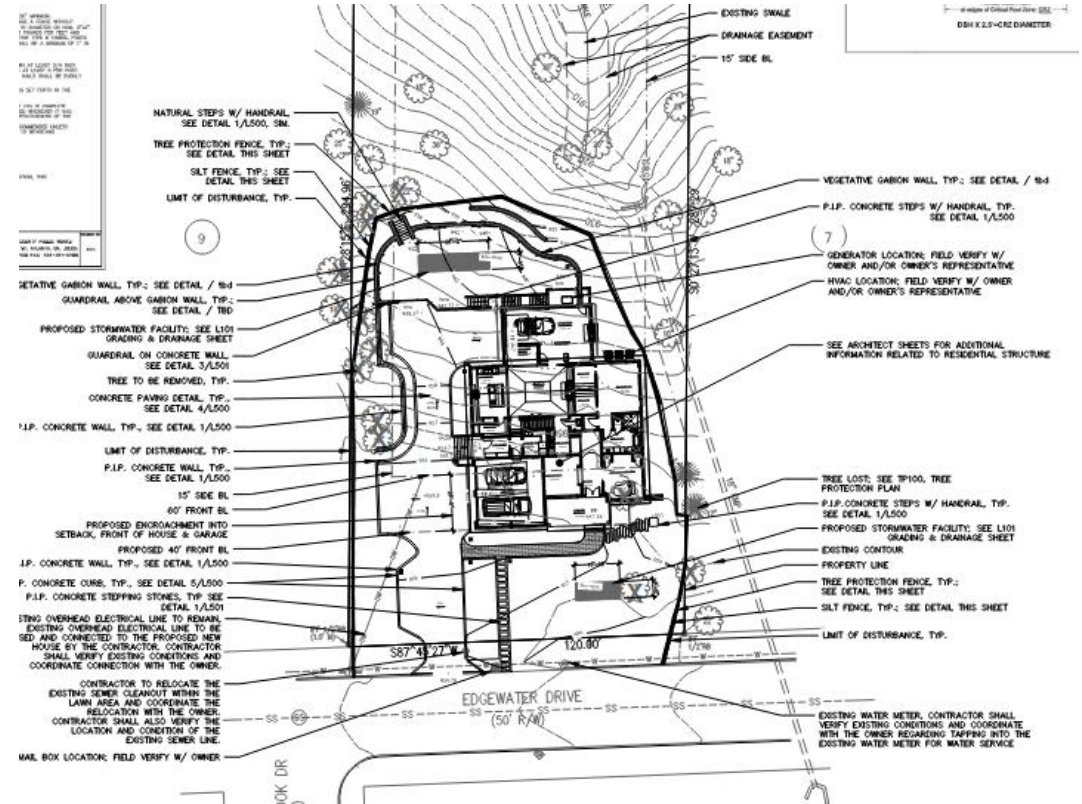
Stormwater Mgmt - No Variance

- Located above swale
- Accommodates 926 cubic feet of volume
- Requires removal of 2 additional trees. In the critical root zone of 33" hardwood and 20" hardwood



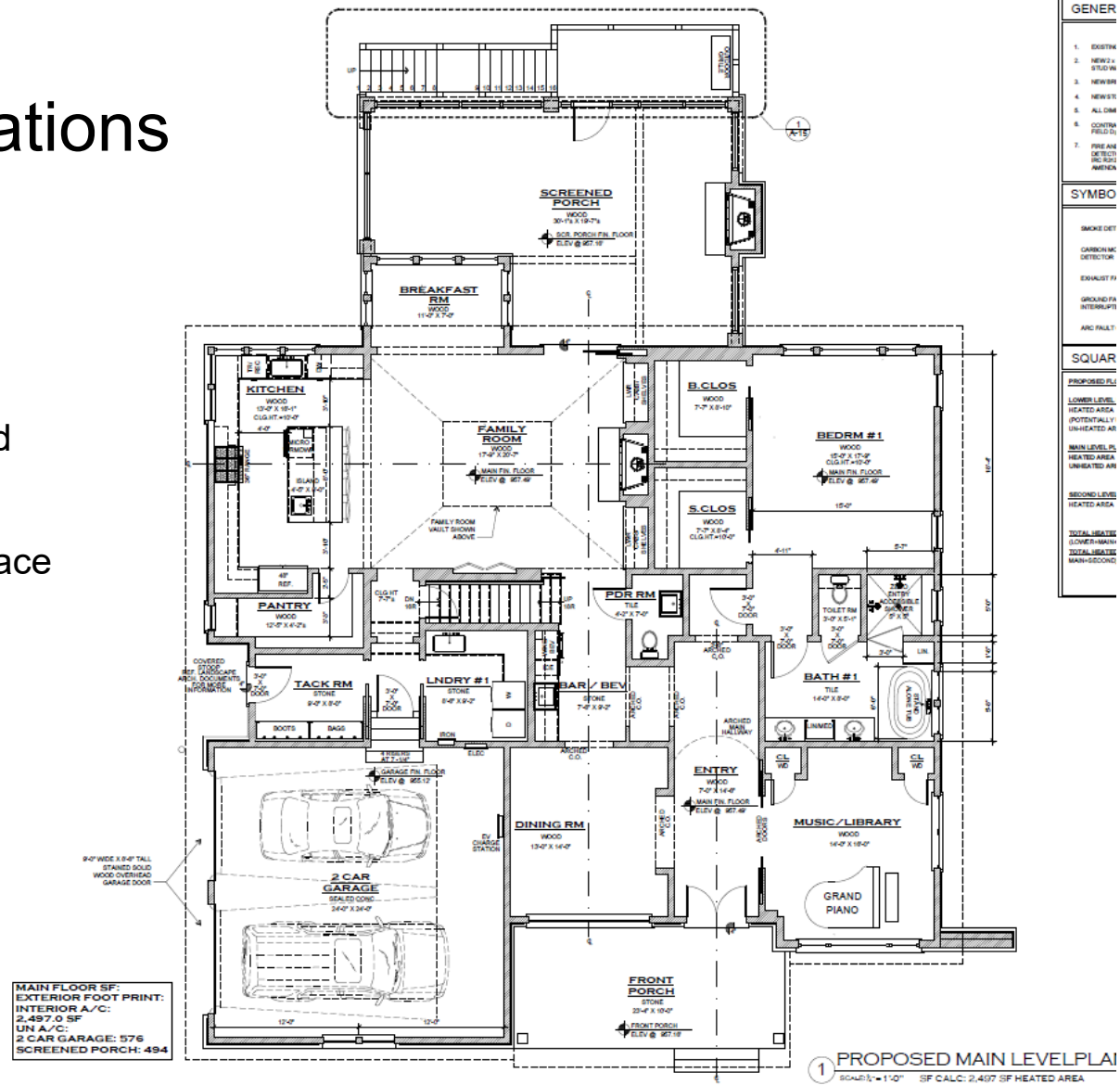
With Variance: SWM

- Accommodates 926 cubic feet of volume
- No additional impact to tree coverage

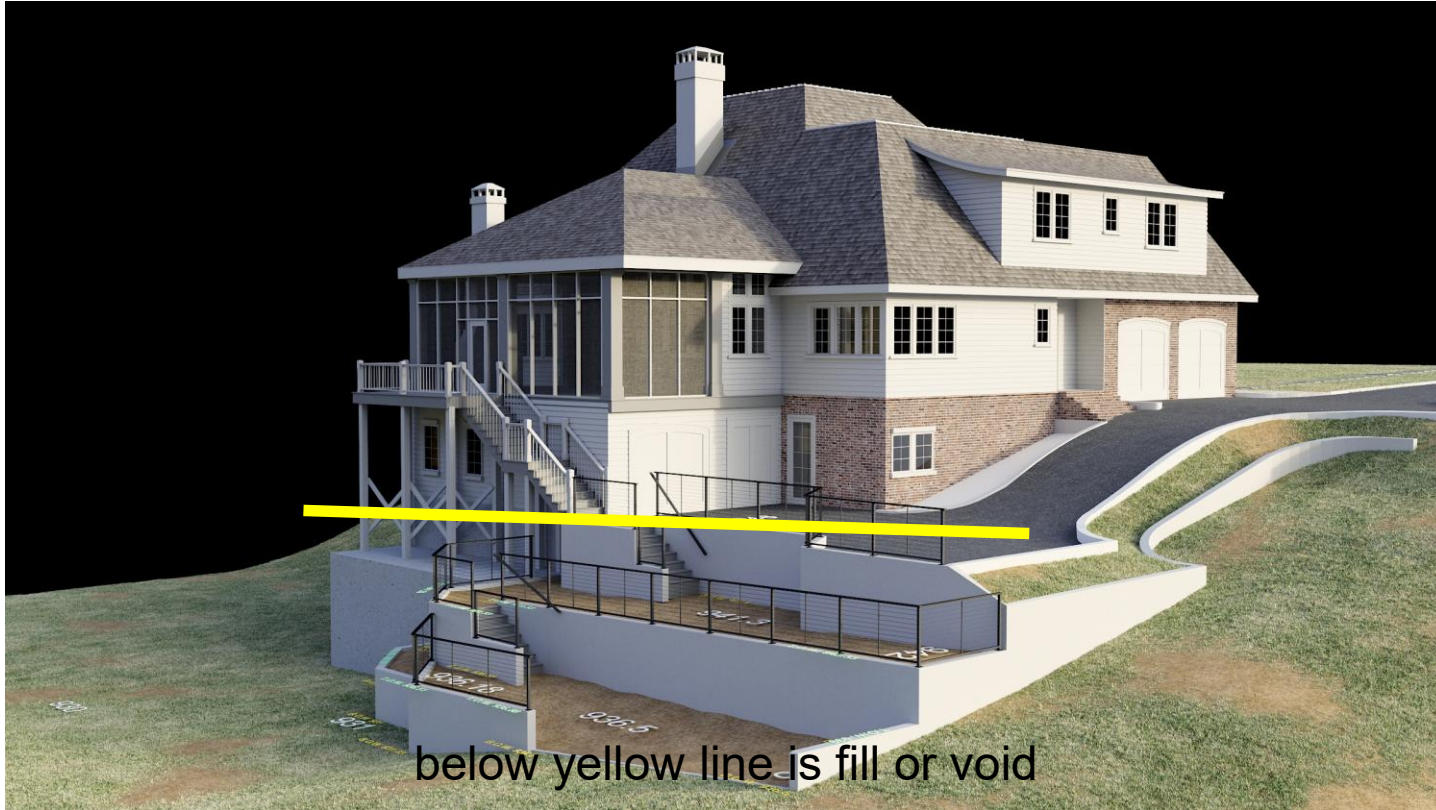


Design Considerations

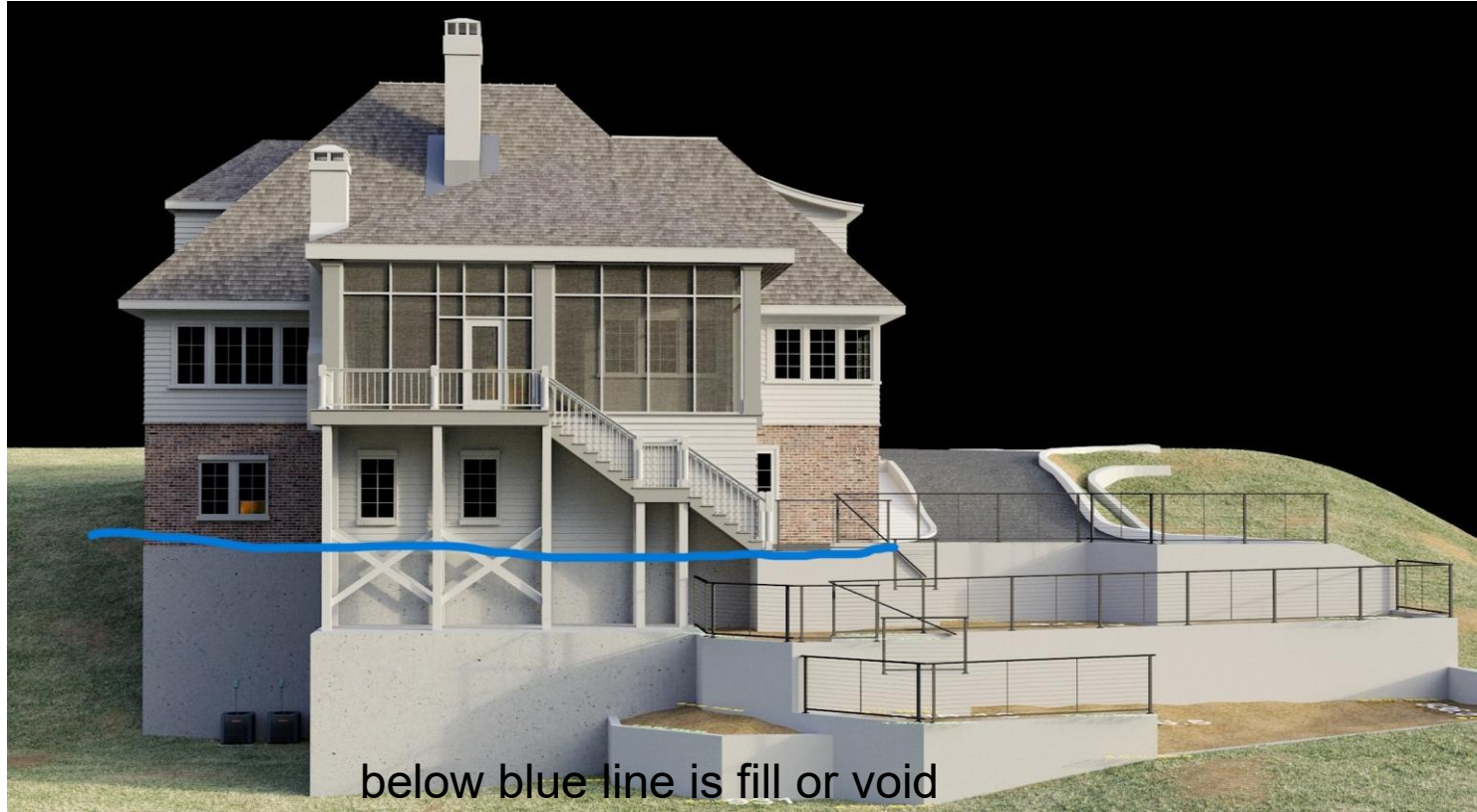
- New, modern house
- Master on the main
- Accommodates our family and other future families
- Warm, welcoming outdoor space to take advantage of wooded backyard
- Small, playable back yard
- 3 car garage



No Variance: Backyard 1



No Variance: Backyard 2

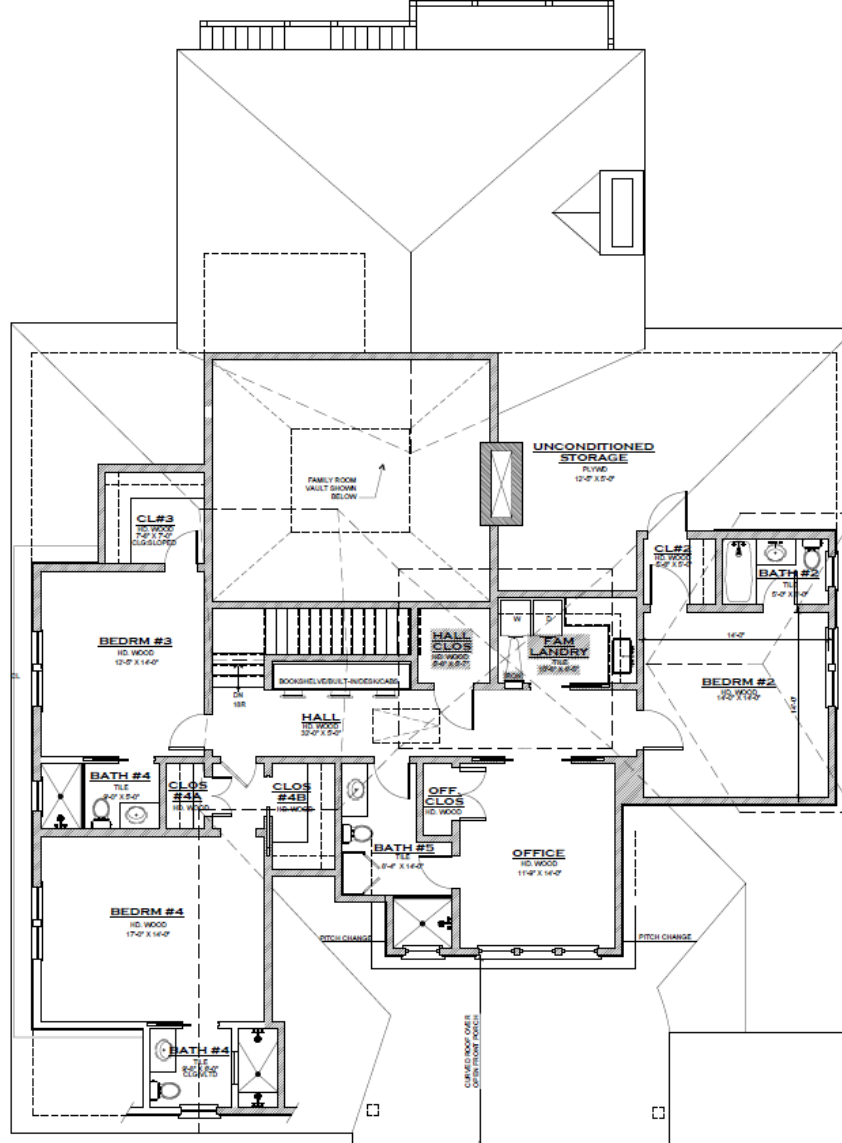


below blue line is fill or void

Summary

- Staff noted this is a “*minor deviation*” from code and that the proposed house “*maintains the overall character of the existings homes and surrounding neighborhood*”.
- Our lot has a severe hardship because of the culvert and steepness
- Other homes in the neighborhood with similar difficult topography have encroached.
- Considering the stormwater management sytems, the variance saves a 33” hardwood and a 20” hardwood.
- Therefore we are requesting a 20’ foot encroachment into the front setback.

Second Level



SECOND FLOOR SF:
 @9'-0" CLG HT INTERIOR
 A/C:
 1,566 SF
 UN A/C:
 HVAC/ATTIC:

1 PROPOSED SECOND LEVEL PLAN

SCALE: 1/4" = 1'-0" SF CALC. 1,566 SF HEATED AREA

Board of Appeals

March 4, 2026



SANDY SPRINGS™

GEORGIA

V-25-53

870 Edgewater Drive

STAFF RECOMMENDATION:

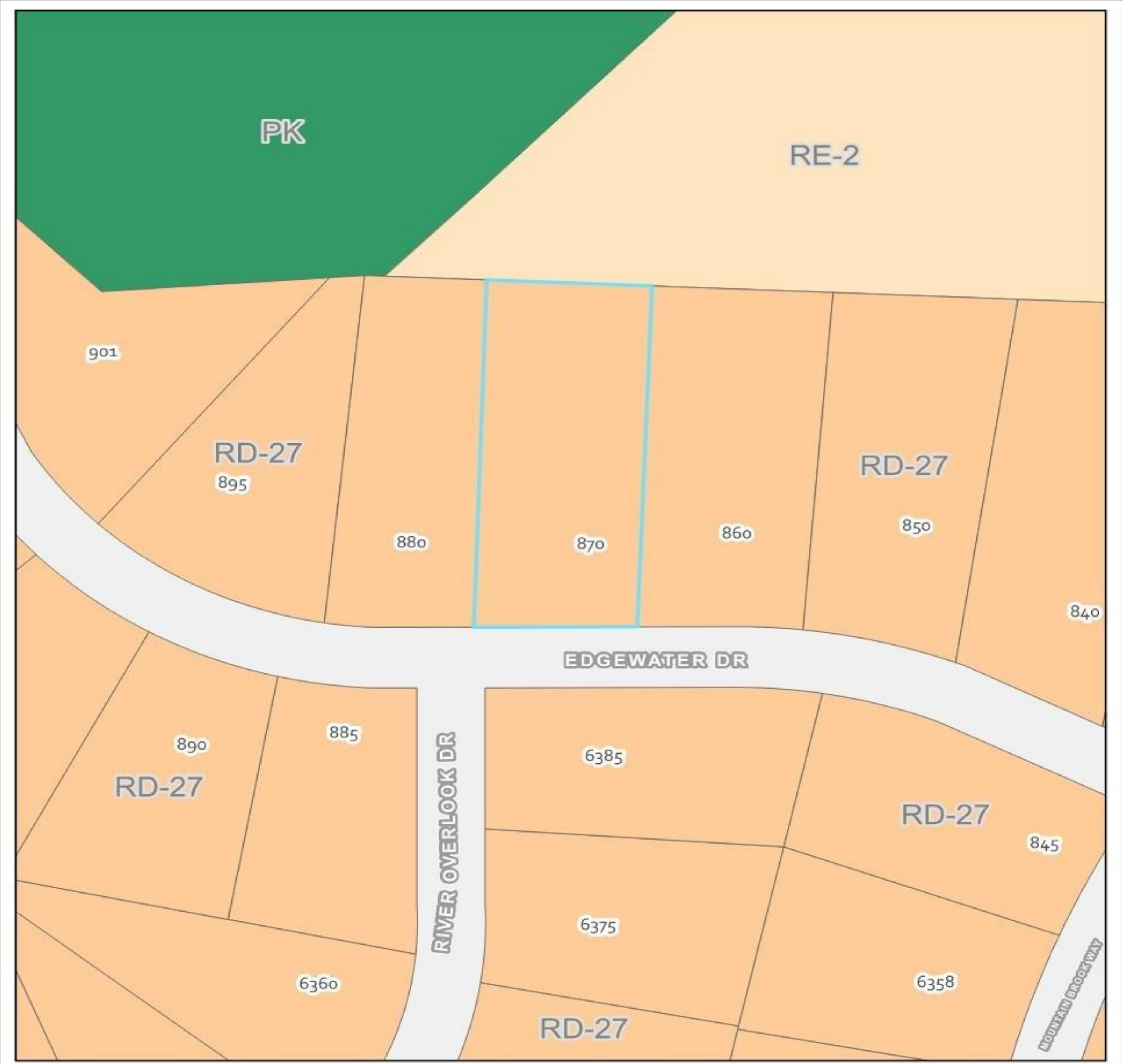
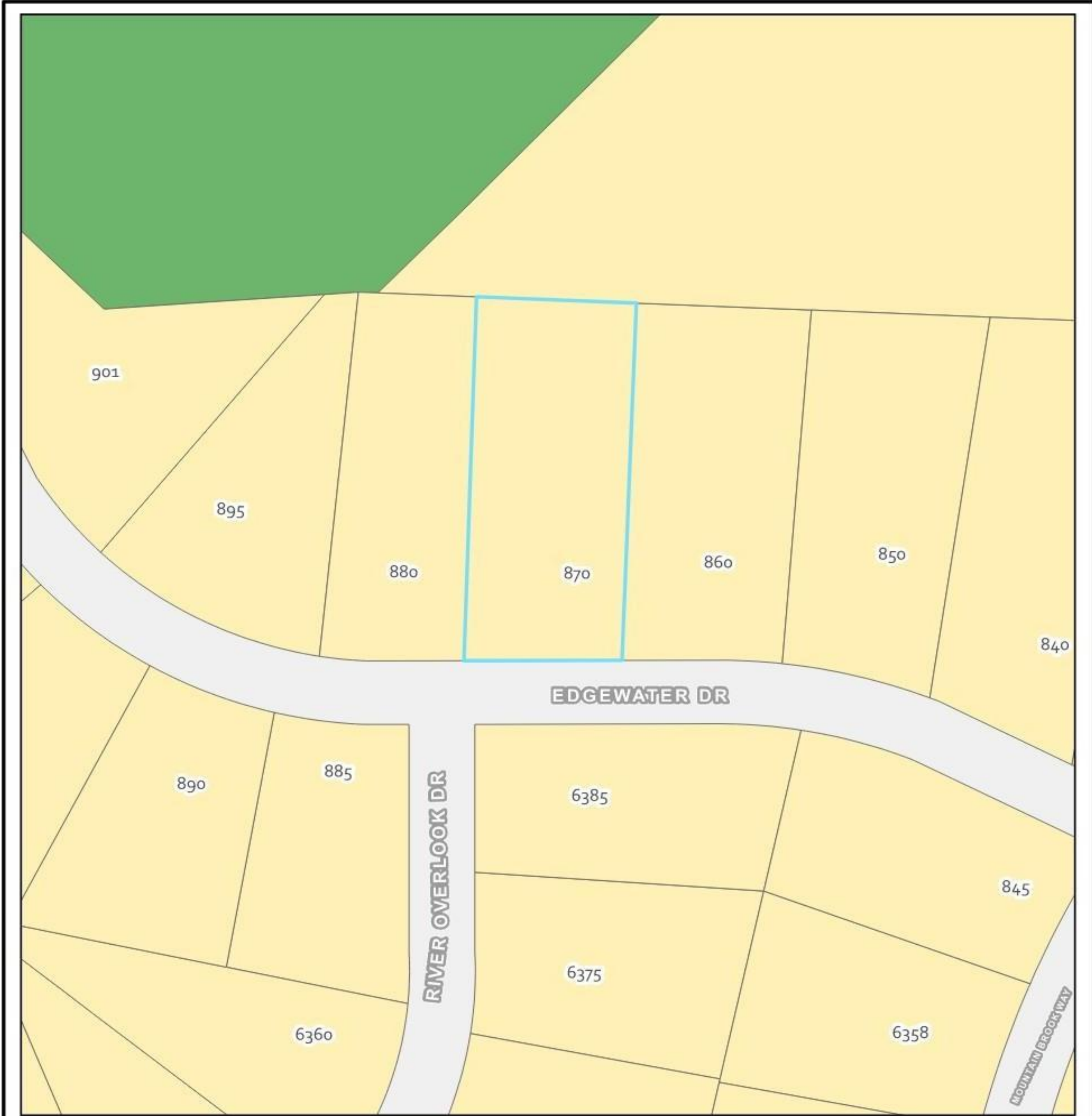
Denial

Request

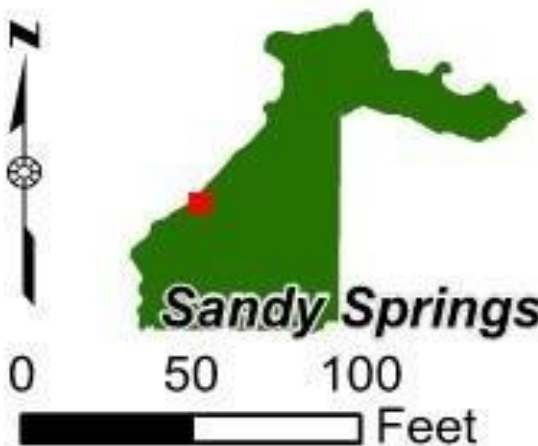
A request for a Variance from Sec. 6.1.2.B. to encroach into the 60-foot primary street setback by 20 feet for a new home.

Character Area

Zoning

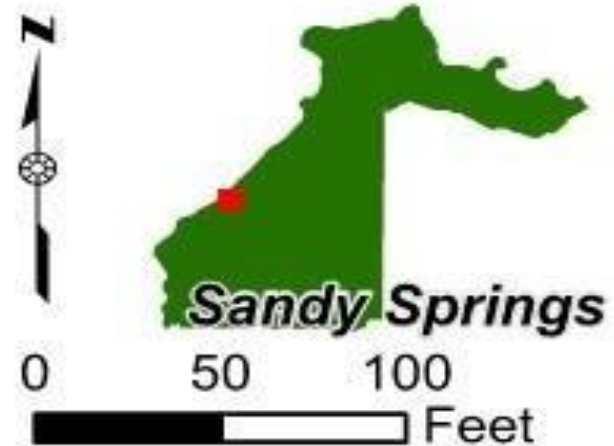


870 EDGEWATER DRIVE



- 870 Edgewater Drive
- Character Areas**
- Conservation Areas/Parks
- Protected Neighborhood

870 EDGEWATER DRIVE



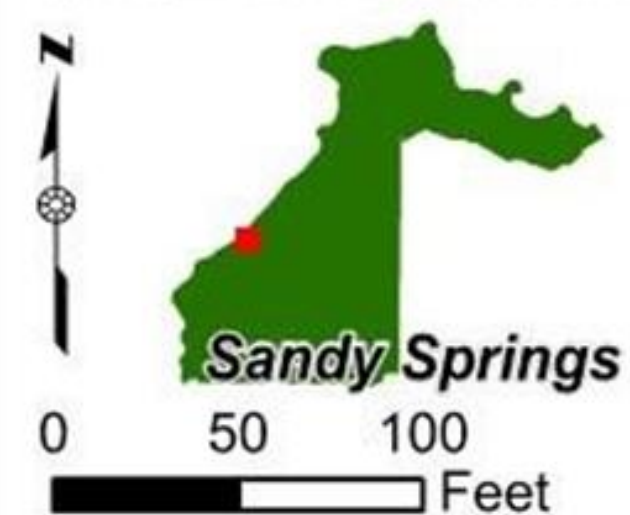
- 870 Edgewater Drive
- Zoning (Adopted 8-15-2017)**
- PK - PARKS AND RECREATION
- RE - RESIDENTIAL ESTATE
- RD - RESIDENTIAL DETACHED

Aerial Image



870 EDGEWATER DRIVE

870 Edgewater Drive



Topography

- The parcel is a rectangular shape with steep topography that slopes 20.75% downward from the street (954-foot-ASL*) to the rear (892-foot-ASL*) of the property, a change in elevation of 60 feet from the front of the property to the rear. There is an increase in steepness descending in the rear within the 40-foot rear setback. A 20-25% is generally considered as steep.
- Aerial view showing topography lines (in green) of subject property and surrounding parcels.



Existing Conditions

- The 0.80-acre subject property is zoned RD-27 (Residential Detached - 27,000 square-foot minimum lot size) and sits on Edgewater Drive. Based on Fulton County records, the lot was platted in 1968, and the present owners acquired the property in 1994. Located within the Riverside neighborhood.
- The subject property is east of the Chattahoochee River and was developed with a 2-story home and 2-car garage and a driveway. The entire property sits within the Metropolitan River Corridor. The property is heavily wooded to the rear and sides; it also sits to the south of Old Riverside Park.
- A culvert easement and swale to route stormwater, run along the Northeast side of the property, making around 6,801 SF of the property unbuildable.

Existing Conditions



View of front of home facing north on Edgewater Drive



View of rear of home facing south

Existing Conditions



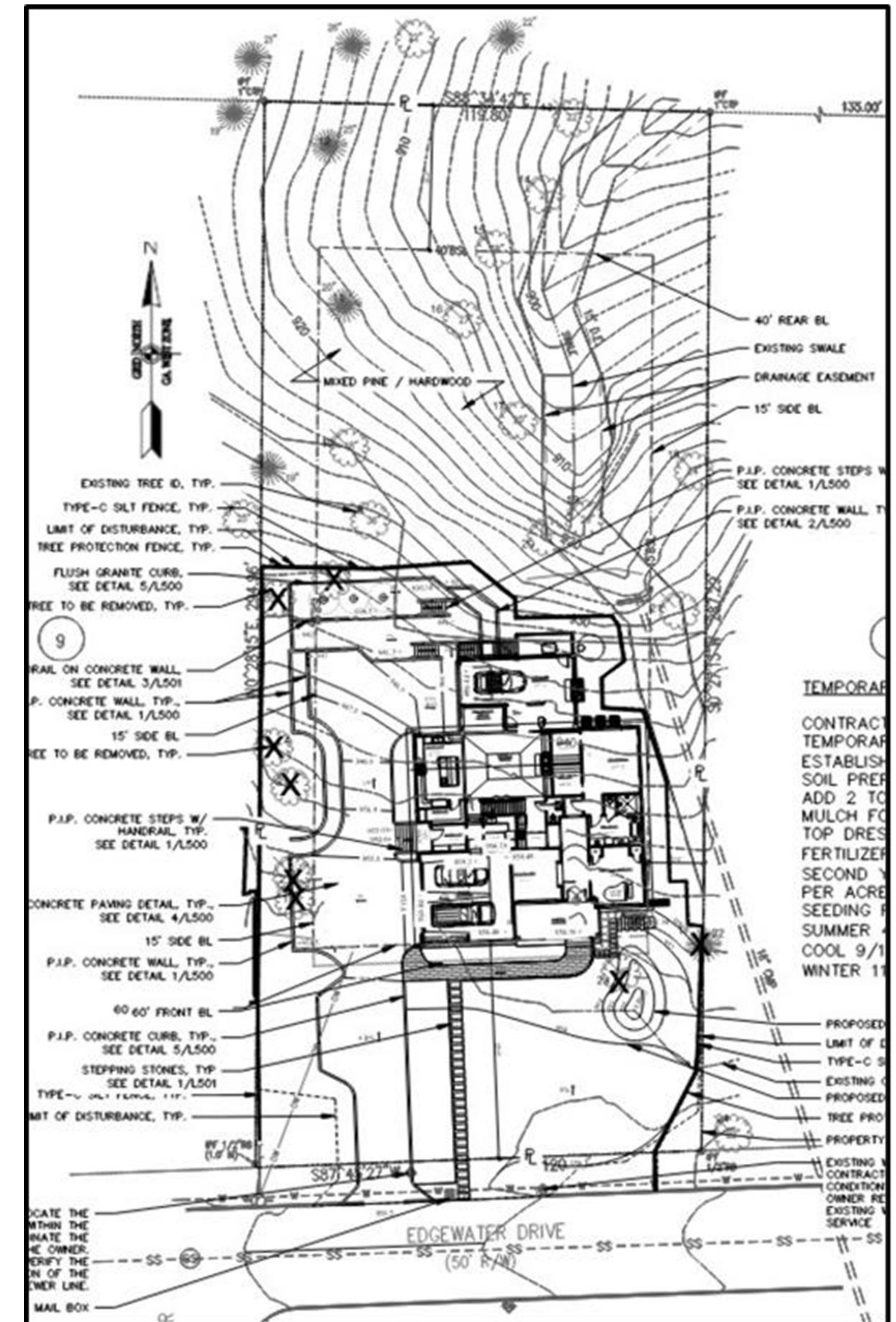
*View of east side of the rear yard
facing north*



*View of west side of the rear yard
facing northwest*

Alternative Design

- The applicants provided a code compliant alternative design.
- All the site elements are located within the buildable area.



Variance Considerations:

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

The Development Code does not permit new builds to be nonconforming. The applicants are proposing their new home to encroach the 60-foot primary street setback by 20 feet. Staff believes that although the variance request maintains overall character of the existing home and the surrounding neighborhood, the minor deviation from the Development Code is non-compliant.

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

Staff believes the development would not be detrimental to the public safety, health, or welfare of the public or injurious to other properties.

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

The physical conditions of this property are not unique for Sandy Springs or this neighborhood in terms of topography. The 60-foot primary street setback is standard for the RD-27 zoning district, which applies to properties within the Riverside neighborhood. Staff notes this property, and its site elements are not unique to the neighborhood or Sandy Springs.

Variance Considerations:

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;

Given the physical conditions, size, shape, and topographical conditions of the property, an extraordinary hardship would not result if the strict letter of these regulations is carried out. Rather, it would be a mere inconvenience, not a hardship, for the applicant to redesign or reconfigure their proposed house plan to fit the parameters of the subject property.

e. The Variance requested is the minimum necessary to accomplish the development of building;

This property may be developed in compliance with the Code, however the house plan proposed by the applicants necessitates the requested variance, where a different or reconfigured building plan would allow development of this lot without the need for relief. This variance request is not necessary to accomplish development on this property.

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

The application does not show equal or greater protection to the adjacent property or natural resources; however, it also does not show detriment to the adjacent property or natural resources. The proposed development would be inconsistent with the neighborhood primary street setbacks.

Variance Considerations:

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

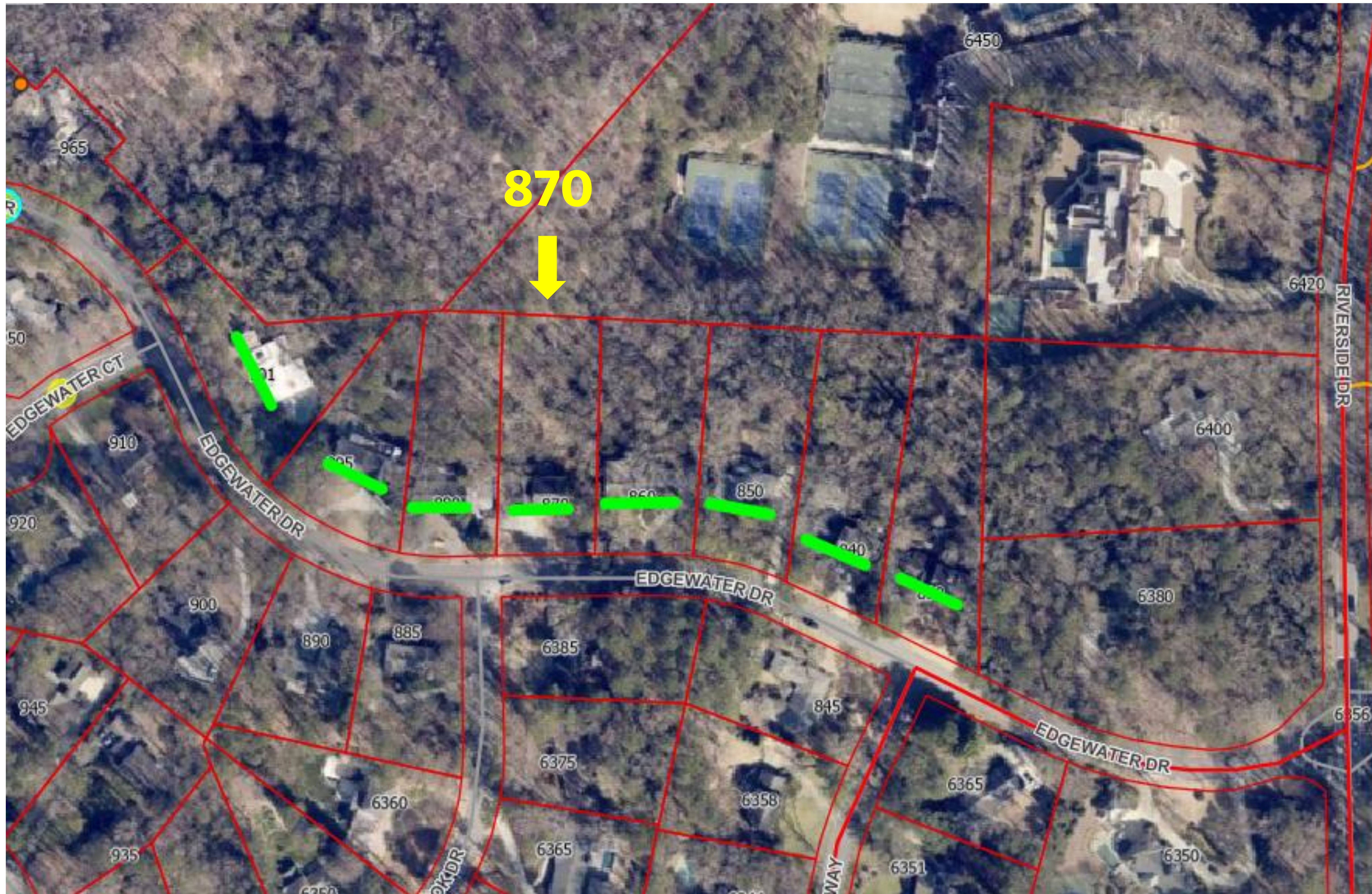
The physical condition of the parcel is not a result of action or inaction of the current property owner; however, the proposed development is not appropriately designed to account for the conditions of the property.

2. Failure of an applicant to obtain a land disturbance, building or any other permit required by this Code shall not in and of itself constitute a justification for a variance absent a showing of the criteria listed under Section 1 above.

Finding: This variance request is not predicated on the failure of the applicant to obtain a land disturbance, building or any other permit required by this Code, but rather on the specific site conditions and circumstances cited in the application.

Recommendation

- Staff recommends **Denial** of Variance V-25-53 a request for relief from Sec. 6.1.2.B. to encroach into the 60-foot primary street setback by 20 feet for a new home.
- If the Board chooses to approve the variance, staff recommends the following condition(s):
 - 1. That construction be substantially similar to the proposed site plan provided with the application (*20251218 Bowen – Variance drawing v2.pdf* received 12/19/2025. Prepared by Love and Design, LLC).



The green lines indicate the existing front planes of the homes at the 60-foot primary street setback along Edgewater Drive.



The green lines indicate the existing front planes of the homes at the 60-foot primary street setback along Edgewater Drive. The yellow line indicates the proposed 20-foot encroachment into the primary street setback.

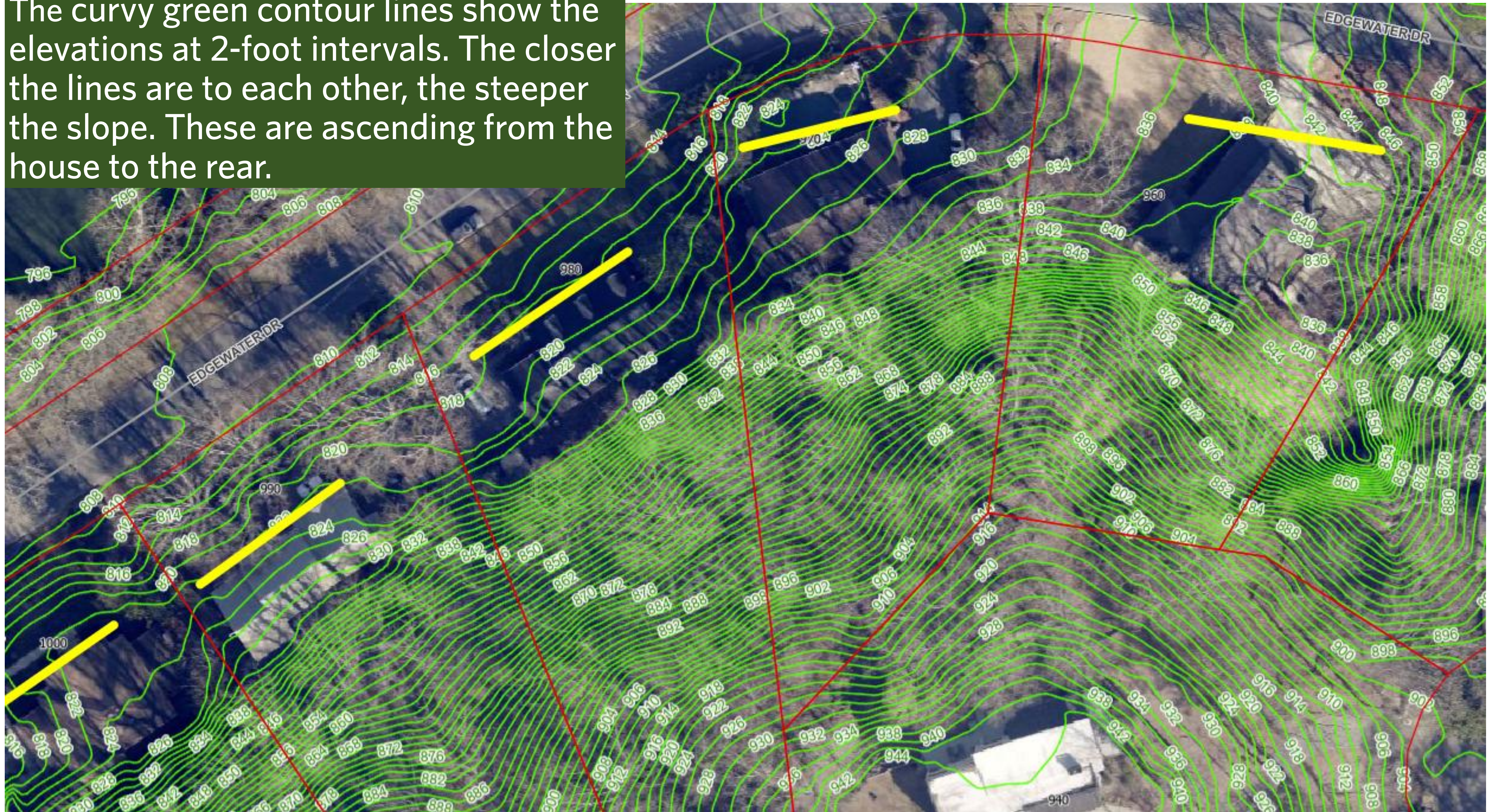


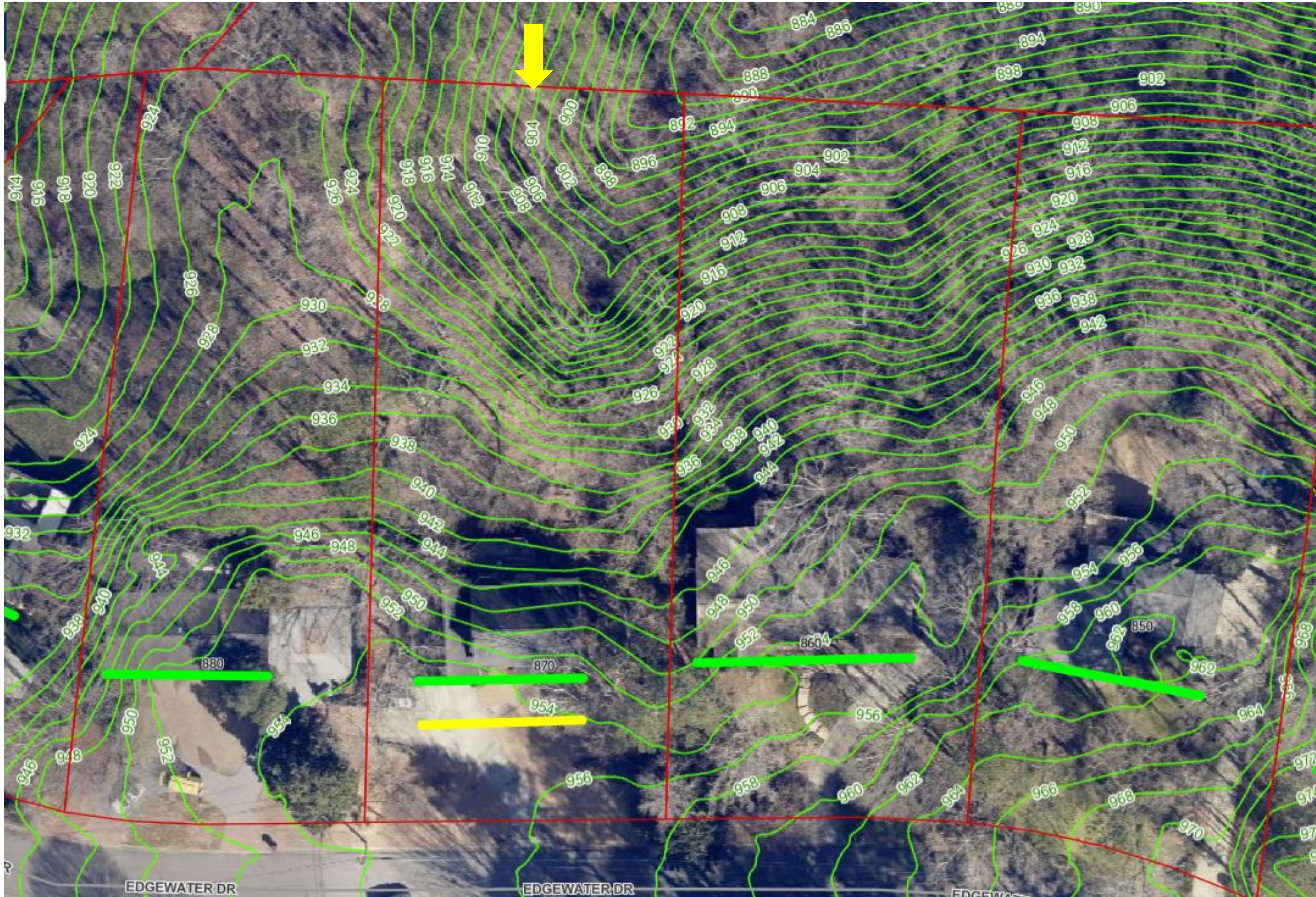
The green lines indicate the existing front planes of the homes at the 60-foot primary street setback along Edgewater Drive. The yellow line indicates the proposed 20-foot encroachment into the primary street setback.



The green lines indicate the existing front planes of the homes at the 60-foot primary street setback along Edgewater Drive. The yellow lines indicates the encroachment into the primary street setback.

The curvy green contour lines show the elevations at 2-foot intervals. The closer the lines are to each other, the steeper the slope. These are ascending from the house to the rear.



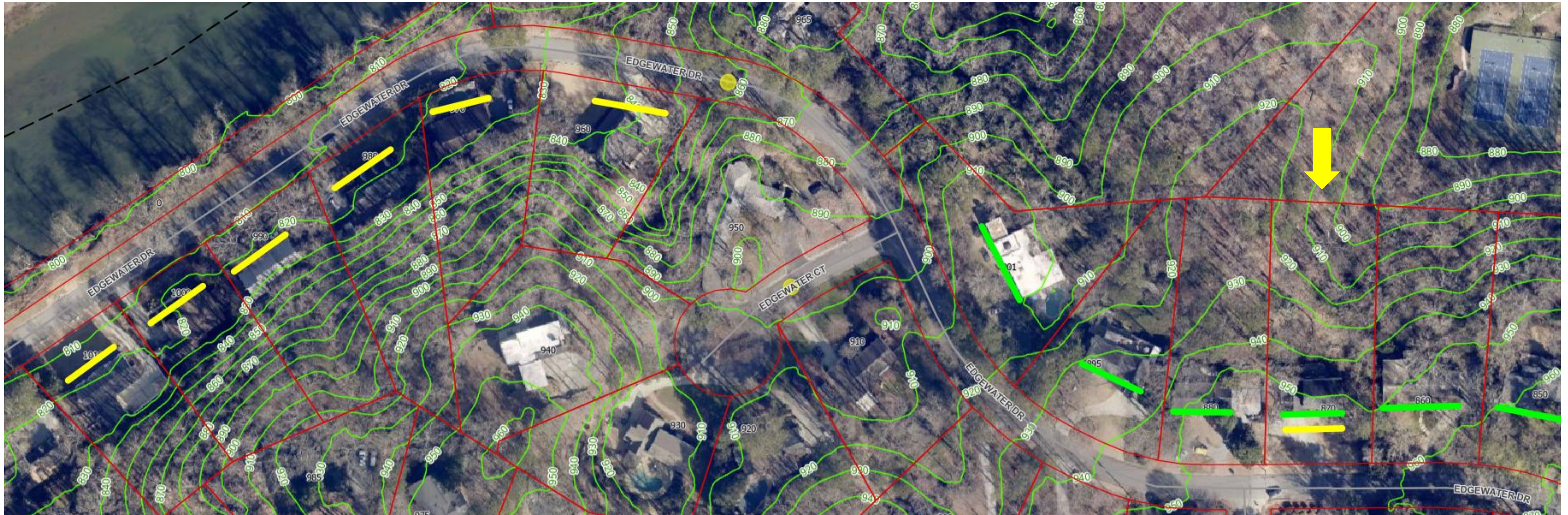


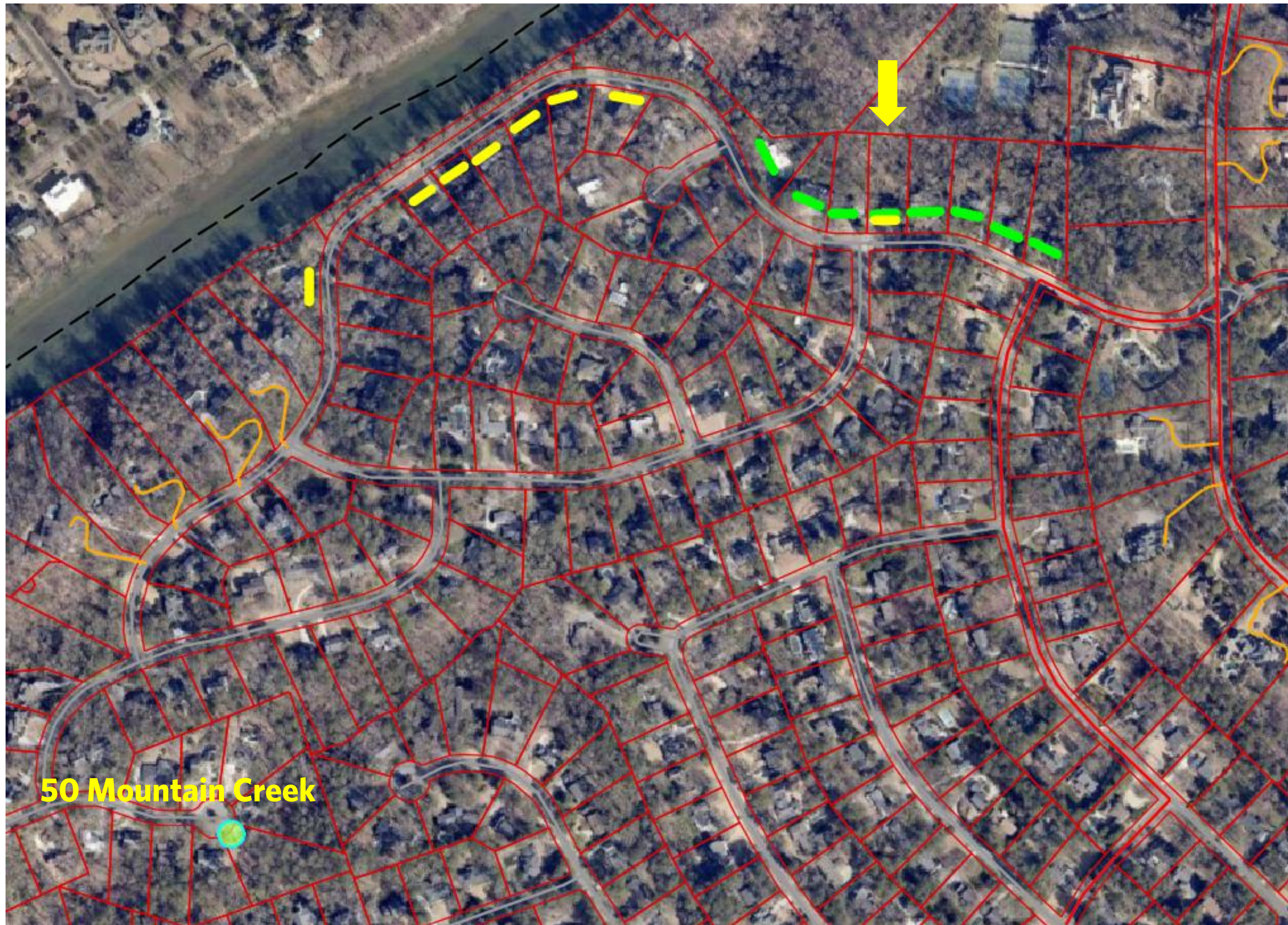
The green straight lines indicate the front planes of the homes, 60 feet setback, along Edgewater Drive.

The curvy green contour lines show the elevation at 2-foot intervals. The closer the lines are to each other, the steeper the slope. These are descending from the house to the rear.

The green straight lines indicate the front planes of the homes at the 60-foot primary street setback, along Edgewater Drive. The yellow lines indicates the encroachment into the primary street setback.

The curvy green contour lines show the elevation at 10-foot intervals. The closer the lines are to each other, the steeper the slope.



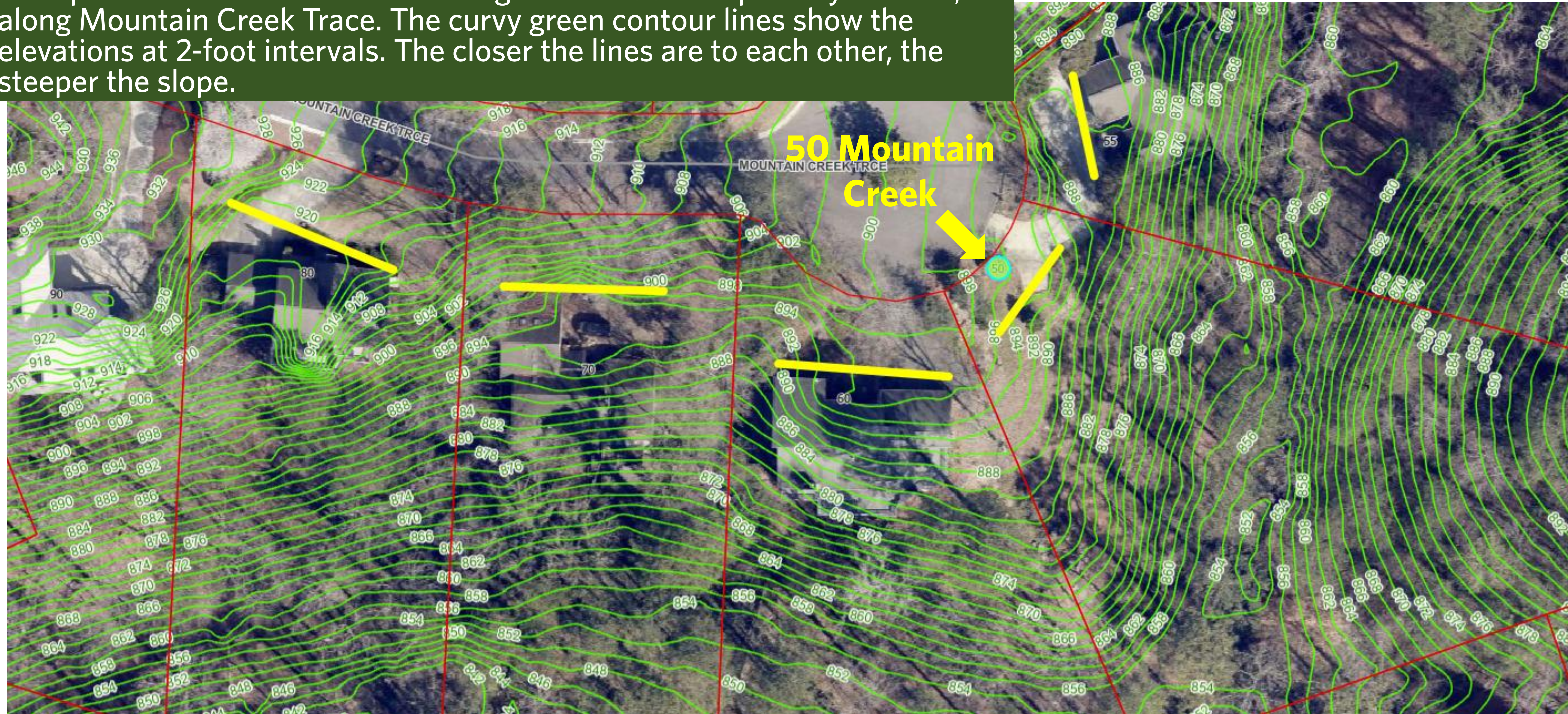


The green straight lines indicate the front planes of the homes at the 60-foot primary street setback, along Edgewater Drive.

The yellow straight lines indicate encroachments into the primary street setback.

Location of 50 Mountain Creek Trace is to the far left.
V-25-43 - Approved Variance

50 Mountain Creek Trace V-25-43. The yellow straight lines indicate the front planes of the homes encroaching into the 60-foot primary setback, along Mountain Creek Trace. The curvy green contour lines show the elevations at 2-foot intervals. The closer the lines are to each other, the steeper the slope.





The yellow straight lines indicate encroachments into the primary street setback.

50 Mountain Creek Trace - V-25-43 was recently approved as a request to encroach into the primary street and impervious surface setbacks.

This parcel not only had steep topography, it was also encumbered by stream buffers.

Stream buffer protection is prioritized, therefore building-setback encroachments are preferred to avoid or minimize development into the stream buffers.