



SANDY SPRINGS

GEORGIA

BOARD OF APPEALS

Sherri Allen, Chair
Justin Sparano, Vice Chair
Jason Bodwell
Jeffrey Howe
Nathan Kongthum
Kimberly Gay
Susan Maziar

Wednesday, September 2, 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

- A. September 2, 2026 Board of Appeals Meeting Agenda
(Presented by Samantha Brown, Planning and Zoning Clerk)

IV. Approval of Meeting Minutes

- A. August 5, 2026 Board of Appeals Meeting Minutes
(Presented by Samantha Brown, Planning and Zoning Clerk)

V. Cases

- A. **2026-0008 V-26-9 - 4630 Mount Paran Parkway** — Request for a Variance from Sec. 2.2.2. and 7.8.24. to allow a two-story accessory structure to encroach into the 40- foot rear setback.
(Presented by LaQuita Williams, Planner II)
- B. **2026-0011 V-26-41 - 4805 Jett Road** - Request for a Variance from Sec. 7.8.24. to allow a residential accessory structure in the 60-foot primary street setback.
(Presented by LaQuita Williams, Planner II)

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

SUMMARY AND JUSTIFICATION FOR VARIANCE

September 22, 2025

4630 MOUNT PARAN PARKWAY NW

SANDY SPRINGS, GA. 30327

Summary of Proposed Construction Changes

An existing, tow car detached garage sits on the property, partially built over an existing sewer easement. The Obrien's are asking to

- 1-Demolish the existing structure and regain the sewer easement
- 2-Build a new structure that consists of a two-car garage and a pool house, partially within the existing rear setback
- 3-Coordinate with a new parking pad at the new structure, all within the buildable area and adhering to zoning laws

Justification Statement

I request a variance to reduce the South side setback from 40'-0" to 25'-2" in order to locate the proposed pool house in closer proximity to the existing pool deck. Approximately thirty percent of the existing garage is located within the sewer easement that is running through the property. We would demolish the existing garage and regain the entire sewer easement

1-There are extraordinary and exceptional conditions pertaining to the Particular piece of property in question because of its size shape or topography. The existing detached garage lies directly over a sewer easement, making any necessary work to be performed very difficult. We want to relieve the City of Atlanta and the community of that obstacle by removing the structure from within the easement boundaries and relocating it to be closer to the existing pool deck.

2-The application of the zoning ordinance of the City of Atlanta to this Particular piece of property would create an unnecessary hardship.

The sewer easement that the existing garage sits on greatly restricts the area of the site in which we can build a garage. If we are granted the setback encroachment, it would not only benefit the clients, but the City of Atlanta and the community as well, by making necessary repairs to the sewer much easier.

3-Such conditions are peculiar to this piece of property involved.

The conditions outlined above are peculiar to this piece of property because of the existing non-conformance.

4-Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the zoning ordinance of the city of Atlanta.

This proposed layout will not cause any detriment to the public good or impair the purpose and intent of the zoning ordinance of the City of Atlanta. The demolition of the existing garage and construction of a new one will not impose on any neighbors as the lots are large and heavily wooded. On the contrary, removing the existing structure from the sewer easement would only be beneficial to the community and the City of Atlanta in the event that the sewer needs repair.

SUMMARY AND JUSTIFICATION FOR VARIANCE

March 10, 2026

4630 Mount Paran Parkway NW

Sandy Springs, GA. 30327

Requested Variance

We are requesting a variance to decrease the rear yard setback from 40'-0" to 24'-0" (including overhang) to relocate the detached garage to remove it from the existing sewer easement in the hopes of avoiding problems that are out of our control. Currently the detached garage lies directly in the middle of the sewer easement running through our property.

Factual details

The total property at 4630 Mount Paran Parkway NW is .969 acres. The existing detached garage is approx. 800 square feet, of which 244 square feet of it lie directly on the sewer easement (30.5 %). The total area of the easement on the property is 1,370 sq ft with approximately 18% of it fully covered by the existing garage. We propose a new two-story structure, 1,462 square feet in size, slightly South on the property and clear of the easement. To accomplish this, we would need to encroach 16 feet (including overhang) into the rear setback, with an area of 377 square feet.

Alternative Designs

Alternative locations for the garage were explored, but due to the site constraints we are unable to locate the new structure anywhere else on the property to meet our goal. Any relocation to the north and west of the property is unbuildable due to the sewer easement and property setbacks and any movement to the east would adversely affect the existing elevated pool deck, site walls and exterior stairs, as well as the parking pad. The only way to totally clear the sewer easement is to relocate the detached garage approx. 27'-0" South, resulting in a 16'-0" encroachment into the rear setback.

Variance Analysis

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

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

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.

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;

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

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

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

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.

Note: The general purpose and intent of the Development Code (Sec. 1.1.5.) includes:

- Ensuring conservation of land and natural resources.
- Promoting the preservation and enhancement of tree canopy in residential areas
- Guiding reinvestment in established neighborhoods that preserves and reinforces their unique characteristics.
- Promoting development along transit corridors that enhances their function as mixed-use, walkable centers that serve surrounding residential neighborhoods.
- Providing standards for compatible transitions of use, building scale, and height between existing and new development.
- Providing clear and consistent procedures for appropriate and effective public involvement in land use and development decisions.
- Providing building and site design standards that address the public aspects of private development and how building form, placement, and uses contribute to the quality of the public realm.
- Providing parking and access standards that appropriately balance pedestrian and vehicular needs and result in safe pedestrian environments of the highest quality
- Promoting quality landscape and building design that advance the function and beauty of Sandy Springs
- Providing clear regulations and processes that result in predictable, efficient, and coordinated development review
- Promoting conservation of land, energy, and natural resources
- Promoting sustainable building and site design practices
- Promoting diverse housing options along the City's major corridors and within its nodes
- Providing standards for interconnected streets and development patterns that support all modes of travel (walking, bicycling, public transit, driving)

Written Description: 4630 Mount Paran Parkway

All that tract or parcel of land lying and being in Land Lot 177 of the 17th District, City of Sandy Springs Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a 1/2" open top pipe found along the line common to Land Lots 177 and 178, and being at the Southeast corner of lot 3A of the Kaminsky-Socoloff property, recorded at Plat Book 92, Page 100, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence along said Land Lot Line N88°38'20"W for a distance of 244.64 feet to a 1/2" rebar found;
thence leaving said Land Lot Line N03°06'01"E for a distance of 104.98 feet to a 1/2" rebar found at the southerly right of way of Mount Paran Parkway (50' right of way);
thence along said right of way of Mount Paran Parkway the following courses and distances:
113.62 feet along the arc of a curve to the left, said curve having a radius of 59.95 feet and being subtended by a chord of N40°00'23"E, 97.36 feet to a point;
13.51 feet along the arc of a curve to the right, said curve having a radius of 10.00 feet and being subtended by a chord of N24°24'46"E, 12.50 feet to a point;
137.51 feet along the arc of a curve to the right, said curve having a radius of 861.29 feet and being subtended by a chord of N67°40'57"E, 137.36 feet to a point in the base of a Red Tip tree cluster;
thence leaving said right of way S10°02'40"E for a distance of 252.63 feet to a 1/2" open top found, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 0.969 acres.



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>Carolyn O'Brien</u>	Sworn and subscribed before me this <u>27</u>th day of <u>FEBRUARY</u> 20 <u>26</u> Notary public: <u>[Signature]</u> Seal:  Commission expires: <u>01/26/2029</u>
Address: <u>4630 Mount Paran Pkwy</u>	
City, State, Zip Code: <u>Atlanta, GA 30327</u>	
Email address: <u>[Redacted]</u>	
Phone number: <u>[Redacted]</u>	
Owner's signature: <u>[Signature]</u>	

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

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

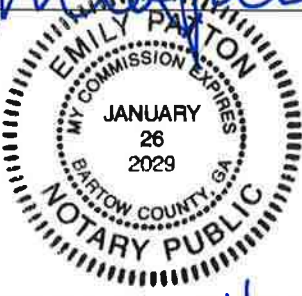
Applicant states under oath that:	
☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or	
☐ He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or	
☐ He/she has an estate of years which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



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>Steven O'Brien</u>	Sworn and subscribed before me this <u>27</u>th day of <u>FEBRUARY</u> 20 <u>26</u> Notary public: <u>[Signature]</u> Seal:  Commission expires: <u>01/26/2029</u>
Address: <u>4630 Mount Paran Pkwy</u>	
City, State, Zip Code: <u>Atlanta, GA 30327</u>	
Email address: <u>[Redacted]</u>	
Phone number: <u>[Redacted]</u>	
Owner's signature: <u>[Signature]</u>	

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

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

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



SANDY SPRINGS
COMMUNITY DEVELOPMENT

AUTHORIZATION FORM – PART II

C- If an agent or attorney will represent the owner and/or the Applicant:

Fill out the following section and have it notarized.

Agent's name: Kaci Palo
Company: Permits Unlimited LLC
Address: 11443 Hazelbrand Rd NE
City, State, Zip Code: Covington, GA 30014
Email address: kaci@permitsunlimitedllc.com
Phone number: 770-871-9040
Agent's signature: 
Applicant's signature: 

Sworn and subscribed before me this <u>17th</u> day of <u>March</u> 20 <u>26</u>
Notary public: <u>Ramona V. Bystrom</u>
Seal: 
Commission expires: <u>01/28/2028</u>



VARIANCE SET

AS-1



The contractor shall check and verify all dimensions, structural sizes and existing conditions and report any discrepancies to Greg Busch Architects before proceeding with the work.

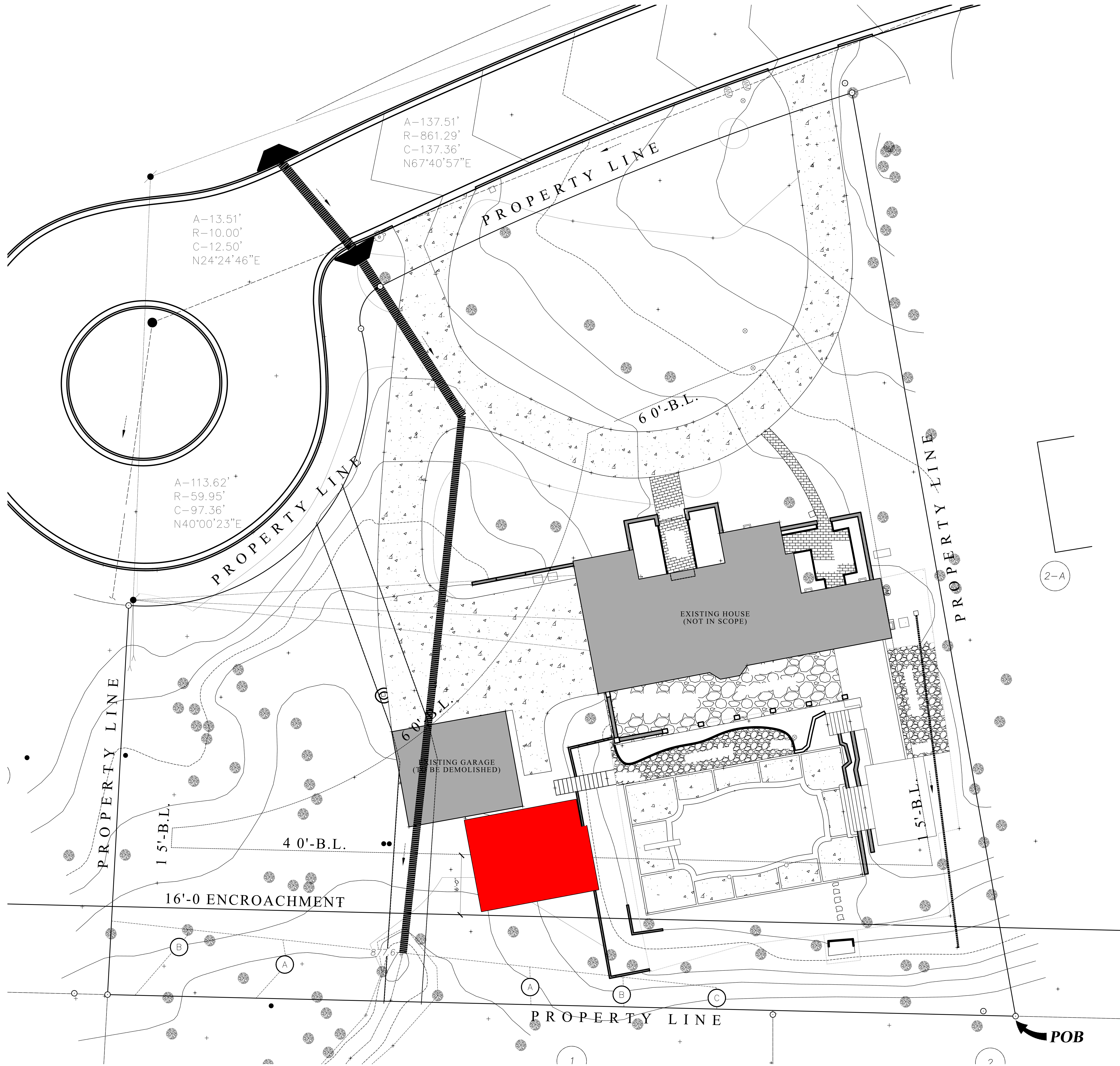
O'BRIEN RESIDENCE

4630 MT. PARAN PARKWAY NW
SANDY SPRINGS, GA 30327

stamps	
issue	
date	APRIL 20, 2026
scale	
drawn	SH, JML
checked	GB
title	
sheet number	AS-2

NOT RELEASED FOR CONSTRUCTION

NOT RELEASED FOR CONSTRUCTION



1
AS-3
PROPOSED GARAGE
SCALE: 3/32" = 1'-0"
PROPOSED GARAGE
BY DEMOLISHING THE EXISTING GARAGE AND RELOCATING IT, WE COMPLETELY CLEAR THE SEWER EASEMENT. DUE TO EXISTING SITE CONSTRAINTS AND THE EXISTING CONDITIONS, RELOCATING THE STRUCTURE SOUTH IS THE ONLY VIABLE OPTION

VARIANCE SET

B
Greg Busch,
Architects A.I.A.
91 West Wincea Road
Atlanta, Georgia 30342
phone: (404) 252-8073
fax: (404) 252-8074
gbi@gregbusch.com

All drawings, as instruments of service, are the property of Greg Busch Architects. They shall not be reproduced, modified, or used in any way without the written consent from and proper compensation to Greg Busch Architects.

The contractor shall check and verify all dimensions, materials, work, and existing conditions and report any discrepancies to Greg Busch Architects before proceeding with the work.

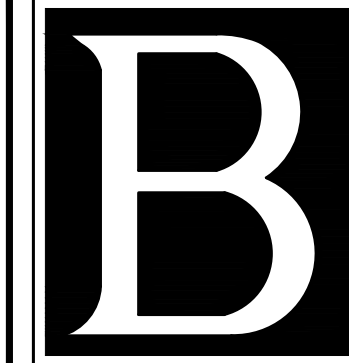
O'BRIEN RESIDENCE
4630 MT. PARAN PARKWAY NW
SANDY SPRINGS, GA 30327

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assoc	
date	APRIL 20, 2026
scale	
drawn	SH, JML
checked	GB
title	
sheet number	AS-3

NOT RELEASED FOR CONSTRUCTION

NOT RELEASED FOR CONSTRUCTION

NOT RELEASED FOR CONSTRUCTION



Greg Busch,
Architects A.I.A.

91 West Wincea Road
Atlanta, Georgia 30342
phone: (404) 252-8073
fax: (404) 252-8074

gb@gregbusch.com

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The contractor shall check and verify all dimensions, materials, sizes, and existing conditions and report any discrepancies to Greg Busch Architects before proceeding with the work.

O'BRIEN RESIDENCE

4630 MT. PARAN PARKWAY NW
SANDY SPRINGS, GA 30327

stamps

issac

date

APRIL 20, 2026

scale

drawn

SH, JML

checked

GB

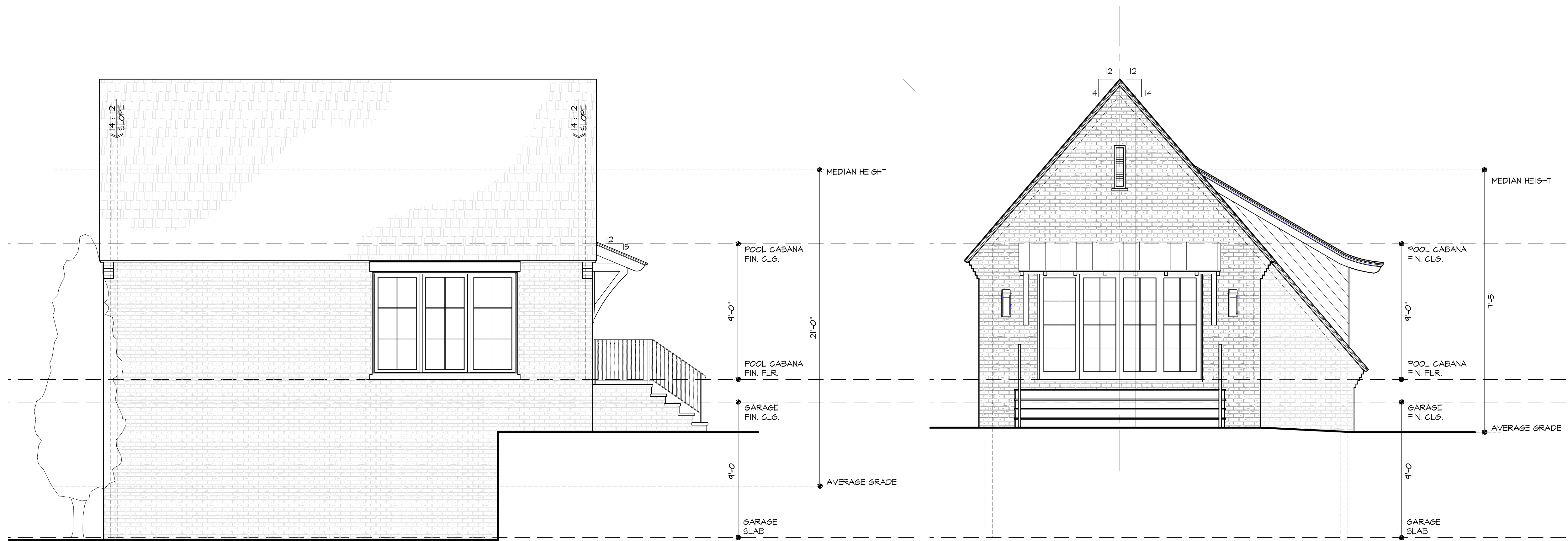
title

sheet number

A1-2

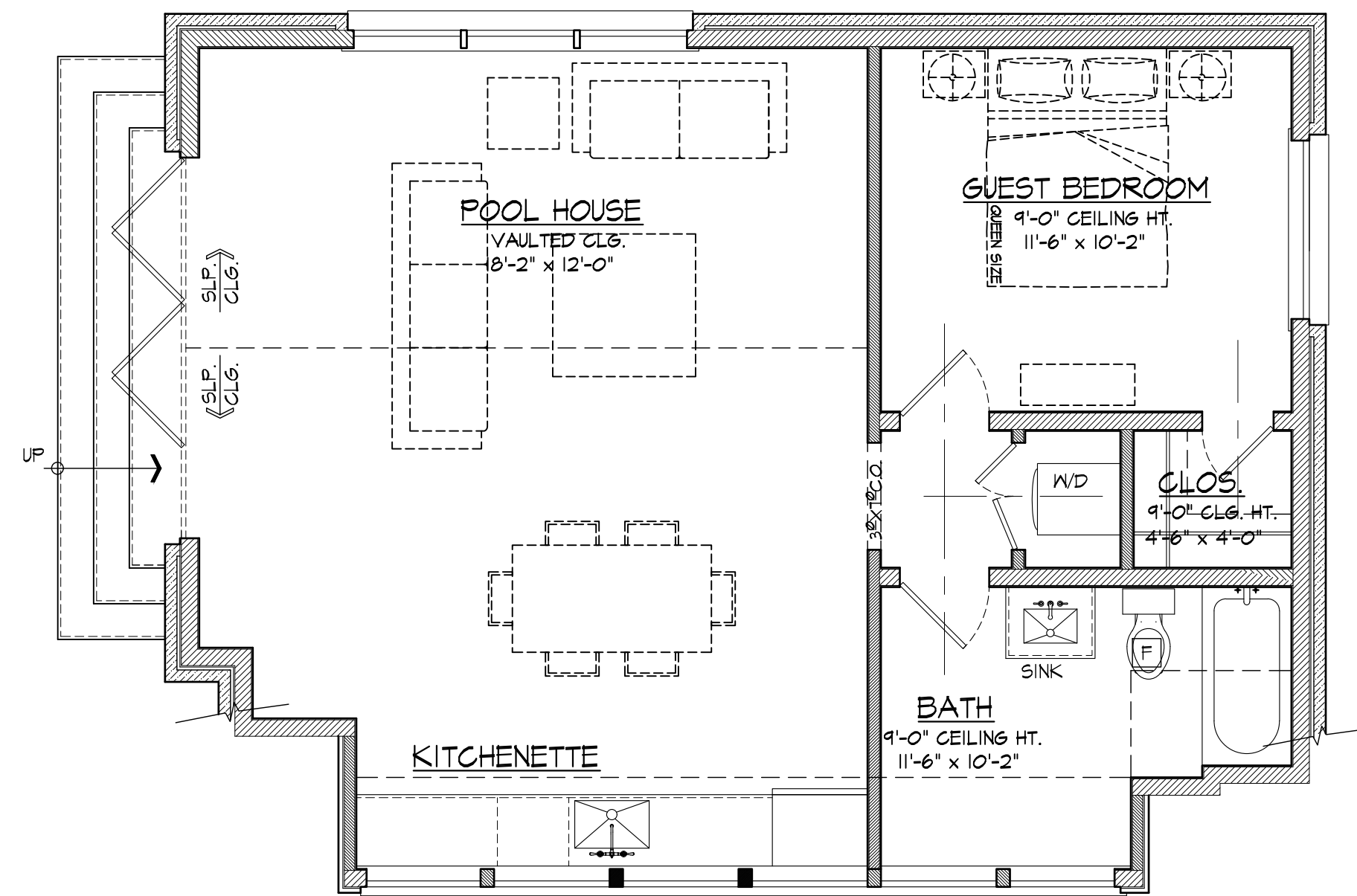
NOT RELEASED FOR CONSTRUCTION

NOT RELEASED FOR CONSTRUCTION

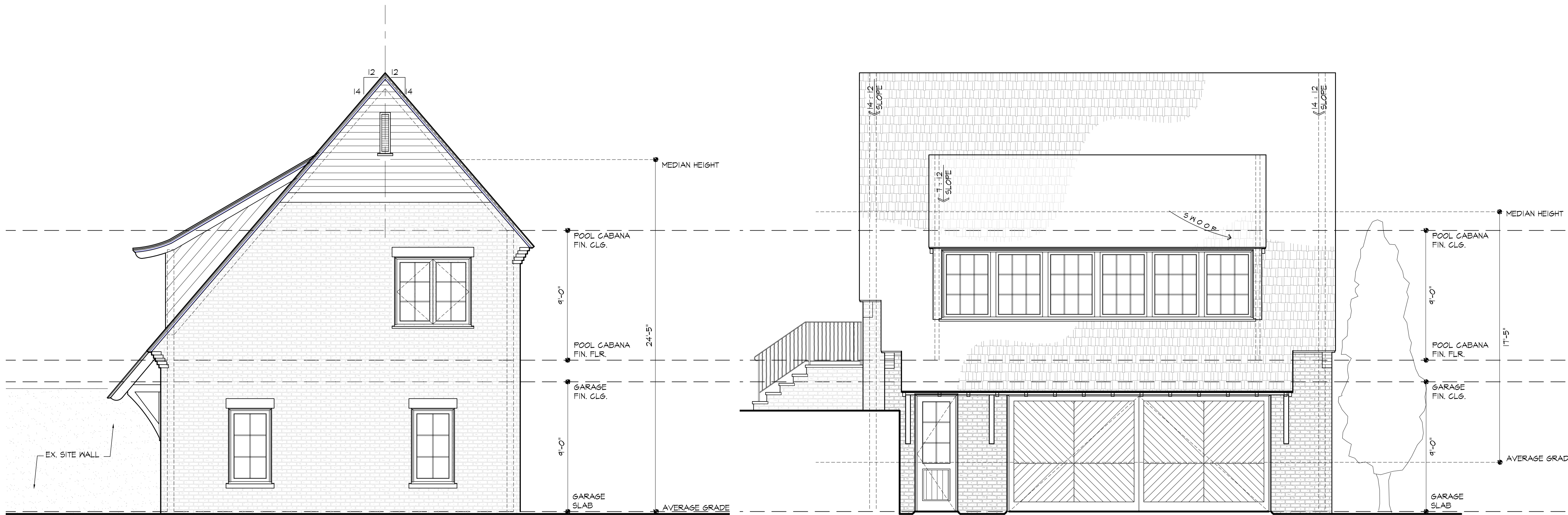


6 REAR ELEVATION
SCALE: 1/4" = 1'-0"

5 LEFT ELEVATION - POOL DECK SIDE
SCALE: 1/4" = 1'-0"

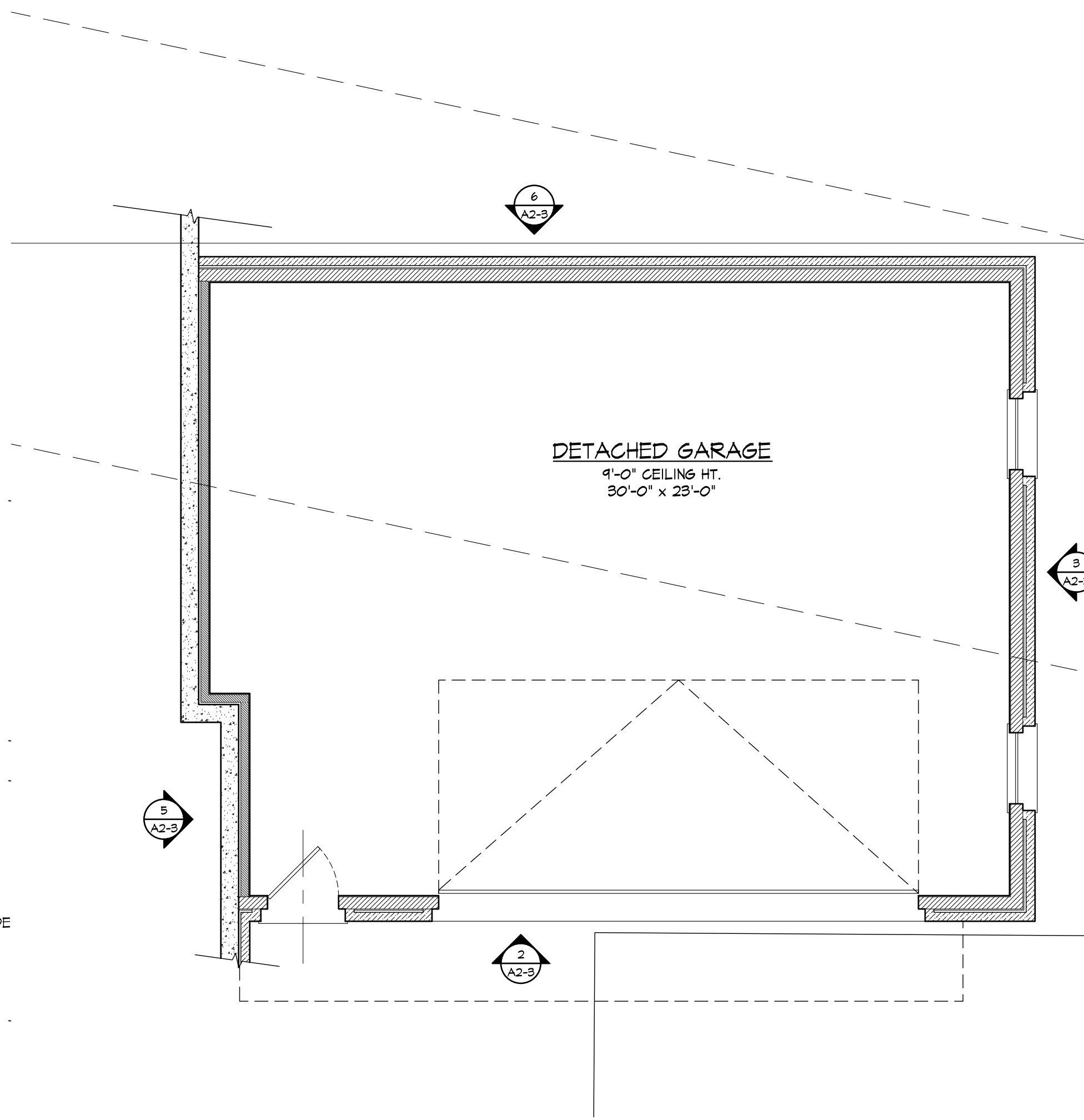


4 POOL CABANA - TOP LEVEL
SCALE: 1/4" = 1'-0"



3 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

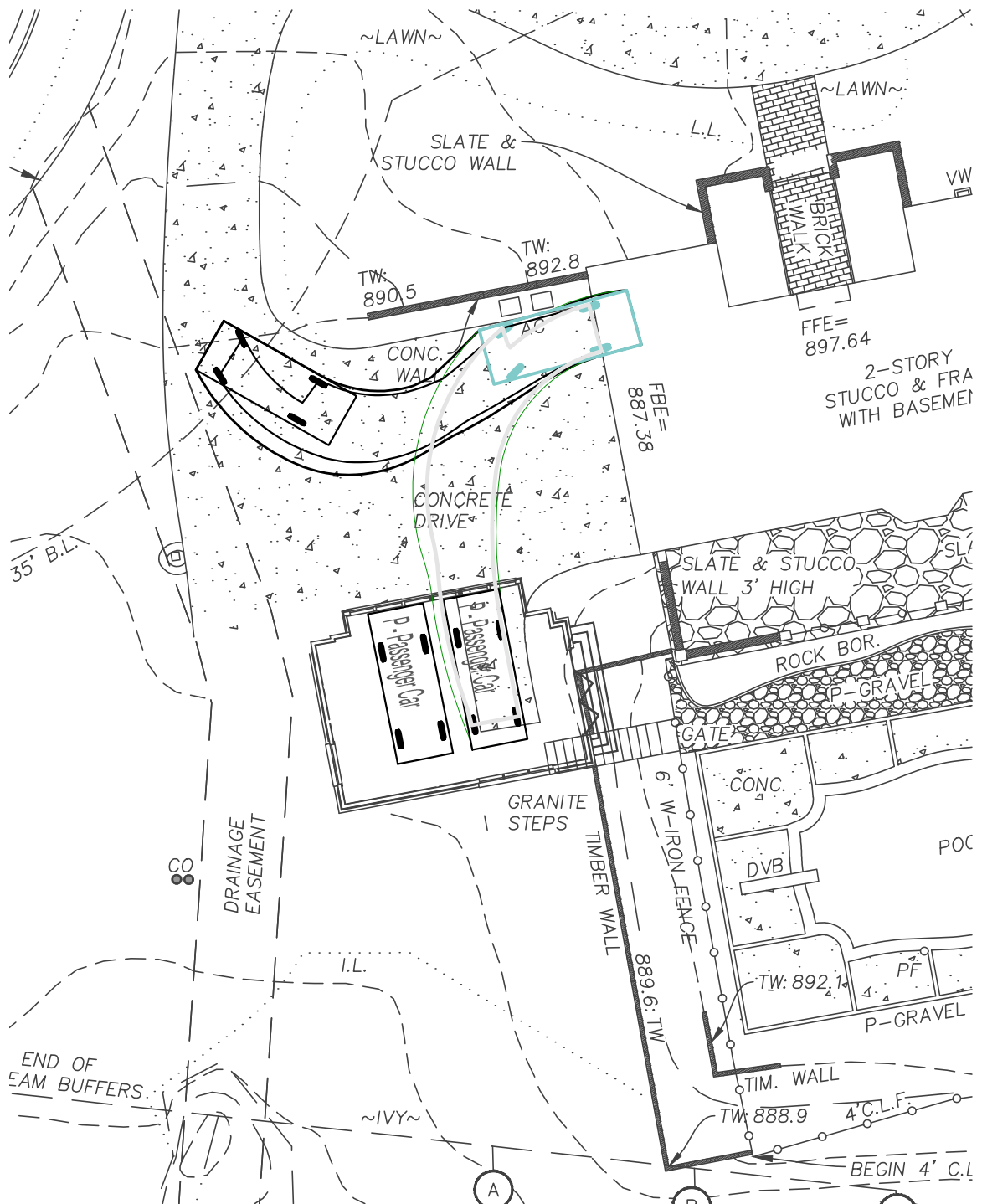
2 FRONT ELEVATION - APPROACH SIDE
SCALE: 1/4" = 1'-0"

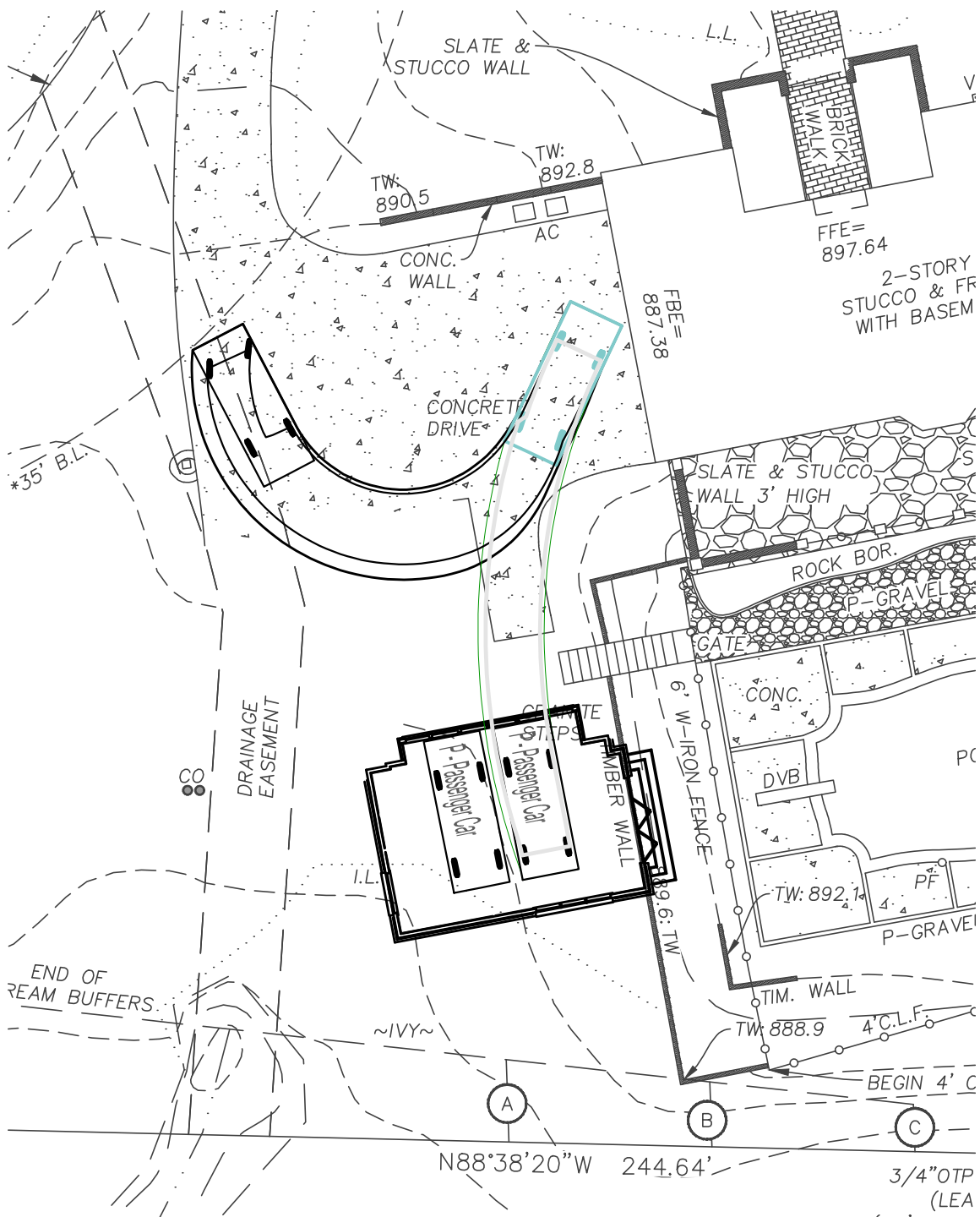


1 GARAGE- GROUND LEVEL
SCALE: 1/4" = 1'-0"

AREA CALCULATIONS		ROOF HEIGHT	
CONDITIONED POOL CABANA	725 SQ.FT.	FRONT	17'-5"
UNCONDITIONED GARAGE	737 SQ.FT.	RIGHT	24'-5"
TOTAL SQ.FT.	1462 SQ.FT.	REAR	21'-0"
		LEFT	17'-5"

VARIANCE SET





Monday July 27, 2026

To Whom It May Concern:

Re: Site inspection for proposed garage location

Address: 4360 Mt Paran Rd

Project Description: Garage location inspection

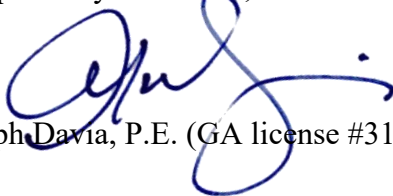
I, Ralph Davia, a licensed Professional Engineer in the State of Georgia, have reviewed the proposed garage location requested by the homeowner at the above-referenced property. Based on my engineering evaluation — including consideration of existing site structural constraints, existing easements, and vehicle turning radii required for safe egress — it is my professional opinion that the garage location proposed by the homeowner is warranted.

The alternative location proposed by the City is not feasible. Positioning the garage structure at that location would place it so close to the house that a typical vehicle would risk striking the home's structural wall, the outdoor HVAC units, and the garage structure itself each time it exited the garage.

Additionally, the City's proposed alternative location would require the homeowner to remove the existing retaining wall and existing steps, then reconstruct both — with no assurance that these significant structural modifications would not compromise the integrity of the upper pool deck structure. Should the removal of the retaining wall and steps result in inadequate structural support for the pool deck, structural integrity of the pool and pool deck may be at risk, which could result in an extraordinary hardship.

Should you have any questions or require further documentation, please contact me.

Respectfully submitted,



Ralph Davia, P.E. (GA license #31320)

Scenes from the Northside Hospital Peachtree Road Race

More than 55,000 runners and walkers filled the streets of Atlanta on July 4 for the world’s largest 10K race. The 57th running of the Peachtree Road Race marked the event’s first year with a title sponsor in more than 50 years, making it the Northside Hospital Peachtree Road Race. Participants started at Lenox Square and finished in Piedmont Park, running through the heart of the city before crossing the finish line into a post-race celebration. Early registration for the 2027 Northside Hospital Peachtree Road



Photos by Dave Quick

Race on July 4 and the 2027 Northside Hospital Polar Opposite Peachtree Road Race on

Jan. 2 is open through July 11. During the early registration period, participants can guar-

antee entry into both events while receiving the lowest registration price.



SANDY SPRINGS NOTICE OF VARIANCES	
Petition Number:	V-26-9
Petitioner:	Kaci Palo, Permits Unlimited, LLC
Property Location:	4630 Mount Paran Parkway Parcel # 17 0177 LL1000
Current Zoning:	RE-1
Request:	Request for a Variance from Sec. 2.2.2. and 7.8.24. to allow a two-story accessory structure to encroach into the 40-foot rear setback.
Public Hearings:	Board of Appeals Wednesday, August 5 , 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 VARIANCES	
Petition Number:	V-26-43
Petitioner:	Alex Brock, SGR Law
Property Location:	116 Hardeman Road Parcel # 17 009300020117
Current Zoning:	RD-18
Request:	Request for a Variance from Sec. 7.8.24. and 2.3.1. to allow for a sport court to encroach into the setbacks and to exceed the maximum lot coverage.
Public Hearings:	Board of Appeals Wednesday, August 5, 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 VARIANCES	
Petition Number:	V-26-41
Petitioner:	Richard Goldstein, Mosaic Design Build
Property Location:	4805 Jett Road Parcel # 17 0162 LL0975
Current Zoning:	RE-2
Request:	Request for a Variance from Sec. 7.8.24. to allow a residential accessory structure in the 60-foot primary street setback.
Public Hearings:	Board of Appeals Wednesday, August 5, 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 VARIANCES	
Petition Number:	V-26-33
Petitioner:	Peter Macmaster, Theory Homes
Property Location:	520 Elden Drive Parcel # 17 006800040454
Current Zoning:	RD-18
Request:	Request for a Stream Buffer Variance from Div. 9.2. to allow for a porch in the 75-foot impervious surface setback and a deck in the 50-foot undisturbed vegetative buffer.
Public Hearings:	Board of Appeals Wednesday, August 5, 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 .

June 2, 2025

City of Sandy Springs

Department of Community Development

1 Galambos Way

Sandy Springs, Georgia 30328

Re: Letter of Support – Variance Request for Detached Garage Relocation

Dear Members of the Board of Appeals and City Staff:

We, Laura Dopson Almquist and Henry Almquist, are writing in our capacity as an adjacent neighbor, located at 1051 Somerset Drive, to express our full support for the variance request submitted by our neighbors, Carrie and Steve O'Brien at 4630 Mount Paran Parkway, regarding the relocation of a detached garage on their property. We have been made aware of the details surrounding this request and believe the proposed relocation is not only reasonable, but is in fact the most responsible course of action available under the circumstances.

As our neighbors have described, the existing detached garage was severely damaged and ultimately destroyed when a tree fell on the structure in February 2025. In seeking to rebuild, the O'Briens discovered that the original structure had been constructed directly over a storm drain line and its associated municipal easement — a situation that, understandably, precludes rebuilding on the same footprint. The proposed solution is to relocate the garage slightly toward the rear of the property, away from the storm drain easement entirely. We commend this approach as it demonstrates genuine stewardship and a desire to resolve a pre-existing encroachment rather than perpetuate it.

We understand that the proposed new location of the garage will encroach upon the required 40-foot setback by approximately 16 feet. While we appreciate the importance of setback requirements in maintaining neighborhood character and protecting adjacent property owners, we want to be unequivocal: we have no objection whatsoever to this encroachment. The proposed placement will not negatively impact our property, our sight lines, or our enjoyment of our home. In fact, as a neighbor who shares a property line in the vicinity of the proposed structure, we are uniquely positioned to attest that the garage relocation will have no adverse effect on us or our property.

The variance being requested arises directly from a natural disaster and from the necessity of correcting an easement conflict that predates the current owners' plans. Denying this variance would leave our neighbors without a viable path to rebuild a structure that was lawfully present on their property for years, and would effectively penalize them for attempting to do the right thing by moving the structure off of a storm

drain easement. That outcome would be inequitable and contrary to the spirit of variance relief.

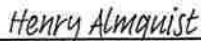
We respectfully urge the City of Sandy Springs to approve the requested variance and allow our neighbors to proceed with the relocation and reconstruction of their detached garage. This request is narrowly tailored, necessitated by genuine hardship, and supported by those of us most directly affected as adjacent property owners.

Thank you for your consideration of this matter. Should you have any questions or wish to speak with us directly, please do not hesitate to reach out.

Respectfully,



Laura Dopson Almquist (Jun 2, 2026 13:10:05 EDT)



Henry Almquist (Jun 2, 2026 13:53:59 EDT)

Laura Dopson Almquist and Henry Almquist

1051 Somerset Drive

Sandy Springs, Georgia 30327



1051 Somerset Drive Support Letter For O'Brien Garage Relocation

Final Audit Report

2026-06-02

Created:	2026-06-02
By:	Christina Million (cmillion@arcancapital.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAjV09HekNCfN2_YboQLCs4wQjMIZI7r9_

"1051 Somerset Drive Support Letter For O'Brien Garage Relocation" History

-  Document created by Christina Million (cmillion@arcancapital.com)
2026-06-02 - 3:28:29 PM GMT
-  Document emailed to Laura Dopson Almquist [REDACTED] for signature
2026-06-02 - 3:28:34 PM GMT
-  Document emailed to Henry Almquist [REDACTED] for signature
2026-06-02 - 3:28:35 PM GMT
-  Email viewed by Laura Dopson Almquist [REDACTED]
2026-06-02 - 5:07:09 PM GMT
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Signature Date: 2026-06-02 - 5:10:05 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW
-  Email viewed by Henry Almquist [REDACTED]
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June 2, 2025

City of Sandy Springs

Department of Community Development

1 Galambos Way

Sandy Springs, Georgia 30328

Re: Letter of Support – Variance Request for Detached Garage Relocation

Dear Members of the Board of Appeals and City Staff:

We, Jennifer Tourial and Ryan Schneider, are writing in our capacity as an adjacent neighbor, located at 4640 Mount Paran Parkway, to express our full support for the variance request submitted by our neighbors, Carrie and Steve O'Brien at 4630 Mount Paran Parkway, regarding the relocation of a detached garage on their property. We have been made aware of the details surrounding this request and believe the proposed relocation is not only reasonable, but is in fact the most responsible course of action available under the circumstances.

As our neighbors have described, the existing detached garage was severely damaged and ultimately destroyed when a tree fell on the structure in February 2025. In seeking to rebuild, the O'Briens discovered that the original structure had been constructed directly over a storm drain line and its associated municipal easement — a situation that, understandably, precludes rebuilding on the same footprint. The proposed solution is to relocate the garage slightly toward the rear of the property, away from the storm drain easement entirely. We commend this approach as it demonstrates genuine stewardship and a desire to resolve a pre-existing encroachment rather than perpetuate it.

We understand that the proposed new location of the garage will encroach upon the required 40-foot setback by approximately 16 feet. While we appreciate the importance of setback requirements in maintaining neighborhood character and protecting adjacent property owners, we want to be unequivocal: we have no objection whatsoever to this encroachment. The proposed placement will not negatively impact our property, our sight lines, or our enjoyment of our home. In fact, as a neighbor who shares a property line in the vicinity of the proposed structure, we are uniquely positioned to attest that the garage relocation will have no adverse effect on us or our property.

The variance being requested arises directly from a natural disaster and from the necessity of correcting an easement conflict that predates the current owners' plans. Denying this variance would leave our neighbors without a viable path to rebuild a structure that was lawfully present on their property for years, and would effectively penalize them for attempting to do the right thing by moving the structure off of a storm

drain easement. That outcome would be inequitable and contrary to the spirit of variance relief.

We respectfully urge the City of Sandy Springs to approve the requested variance and allow our neighbors to proceed with the relocation and reconstruction of their detached garage. This request is narrowly tailored, necessitated by genuine hardship, and supported by those of us most directly affected as adjacent property owners.

Thank you for your consideration of this matter. Should you have any questions or wish to speak with us directly, please do not hesitate to reach out.

Respectfully,

Jennifer Tourial

Jennifer Tourial (Jun 2, 2026 15:32:04 EDT)

R. Schneider

Ryan Schneider (Jun 3, 2026 21:18:40 EDT)

Jennifer Tourial and Ryan Schneider

4640 Mount Paran Parkway

Sandy Springs, Georgia 30327



4640 MPP Support Letter for O'Brien Garage Relocation

Final Audit Report

2026-06-04

Created:	2026-06-02
By:	Christina Million (cmillion@arcancapital.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGXirmfnj2EfCaWfV87iKSMc6g7MVSrt8

"4640 MPP Support Letter for O'Brien Garage Relocation" History

-  Document created by Christina Million (cmillion@arcancapital.com)
2026-06-02 - 3:33:36 PM GMT
-  Document emailed to Jennifer Tourial [REDACTED] for signature
2026-06-02 - 3:33:41 PM GMT
-  Document emailed to Ryan Schneider [REDACTED] for signature
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-  Email viewed by Ryan Schneider [REDACTED]
2026-06-02 - 3:34:04 PM GMT
-  Email viewed by Jennifer Tourial [REDACTED]
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-  Document e-signed by Jennifer Tourial [REDACTED]
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-  Agreement completed.
2026-06-04 - 1:18:40 AM GMT



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, September 2, 2026

Case: **V-26-9 4630 Mount Paran Parkway**
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)
Report Date: August 25, 2026

REQUEST

Request for a Variance from Sec. 2.2.2. and Sec. 7.8.24. to construct a detached garage that encroaches approximately 16 feet into the required 40-foot rear setback.

APPLICANT

Property Owners:	Petitioner:	Representative:
Steven and Carolyn O'Brien	Kaci Palo, Permits Unlimited LLC	Kaci Palo, Permits Unlimited LLC

RECOMMENDATIONS

Department of Community Development

Staff recommends **Approval** of Variance V-26-9.

MATERIALS SUBMITTED AND REVIEWED

Materials

1. Application received on March 18, 2026

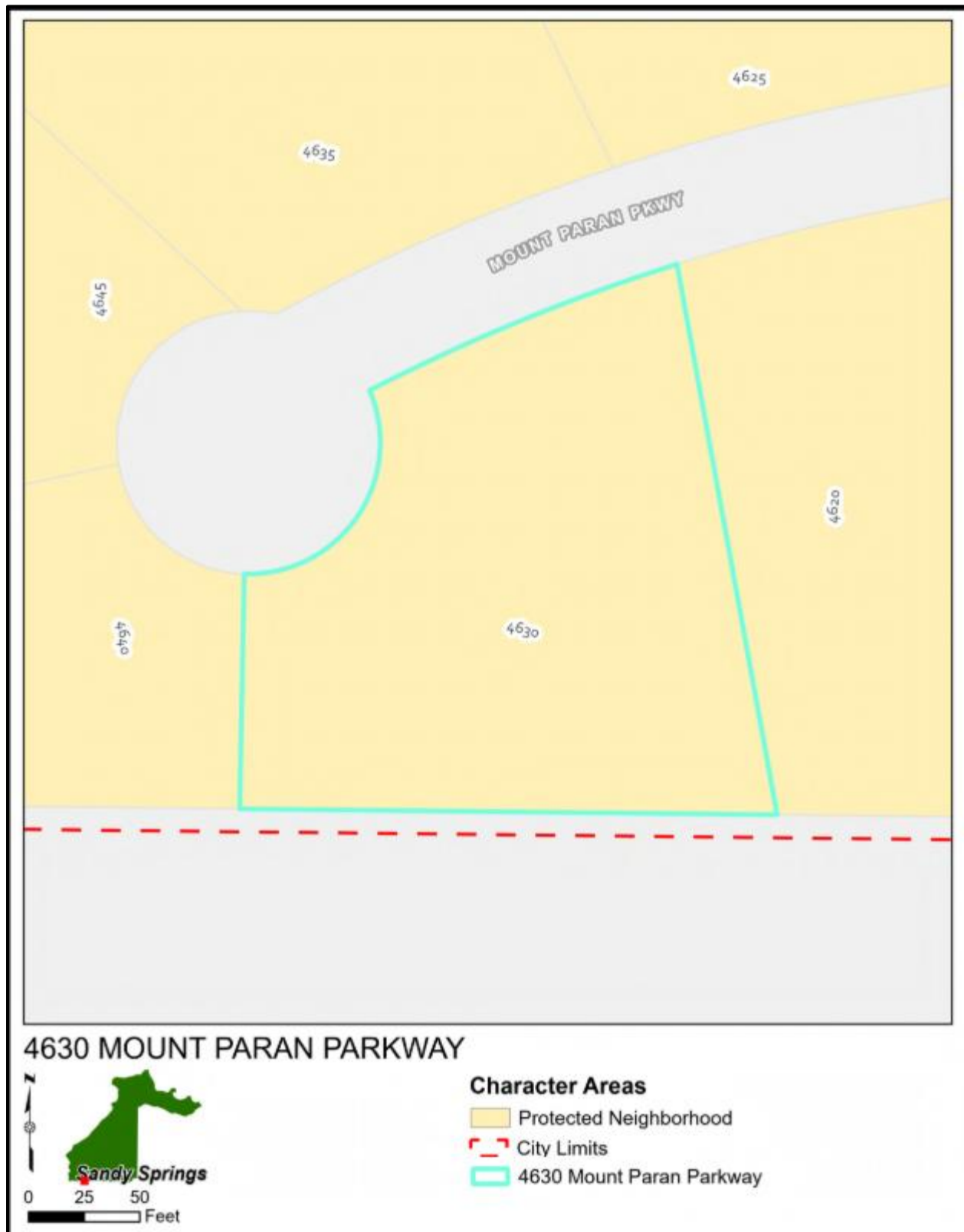
Plans

1. "Mount Paran Survey.pdf" received on April 20, 2026. Prepared by Gunnin Land Surveying and stamped by Jesse R. Gunnin.
2. "260420 O'BRIEN VARIANCE.pdf" received on April 20, 2026. Prepared by Gunnin Land Surveying and stamped by Jesse R. Gunnin

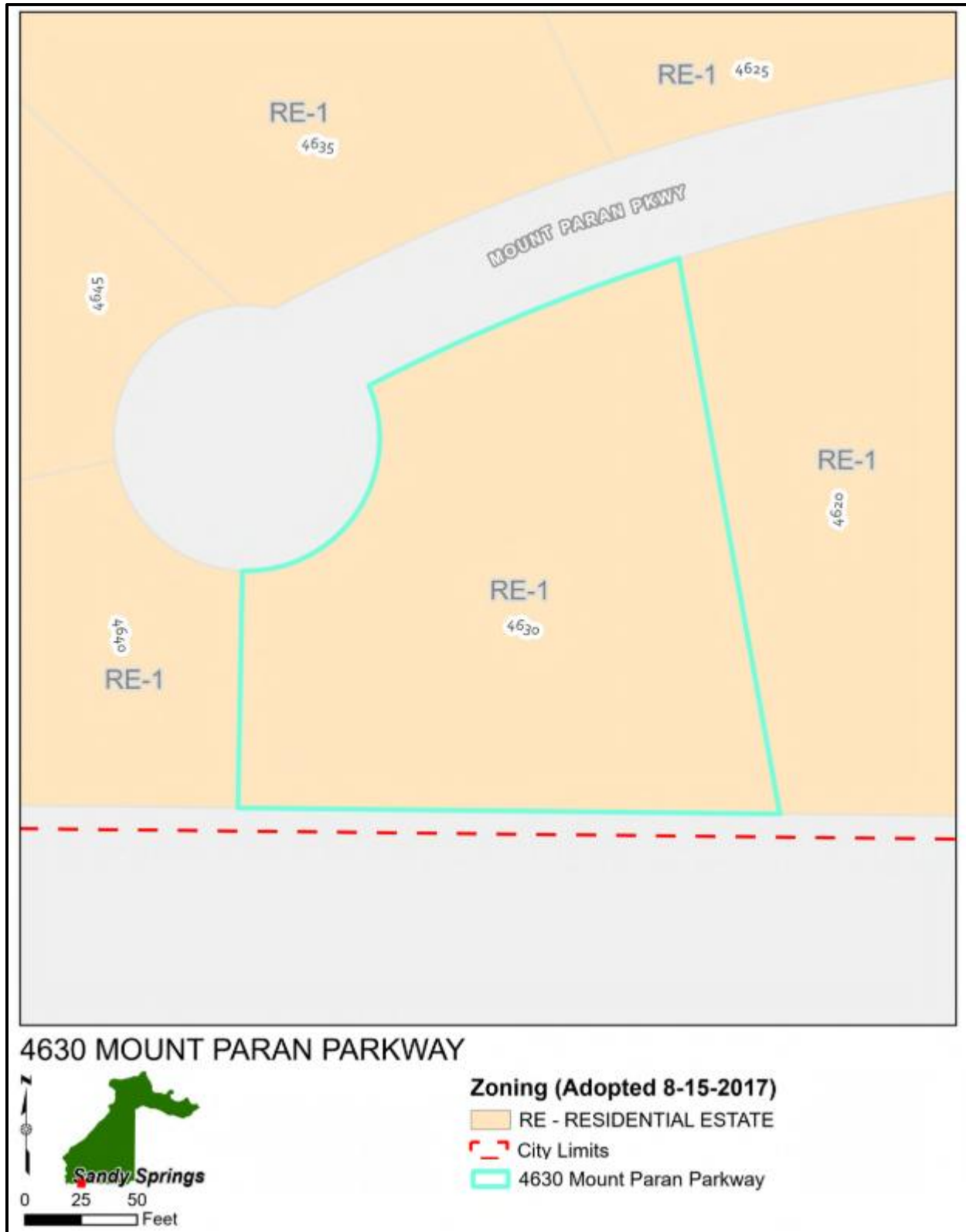
PROPERTY INFORMATION	
Location:	4630 Mount Paran Parkway (17 0177 LL1000)
Council District:	Council District 6 – Andrew Chinsky
Neighborhood:	Chastain Park Civic Association
Road frontage:	Approximately 266 feet
Lot Depth:	Approximately 220 feet
Acreage:	Approximately 0.95 acre
Current Zoning:	RE-1 (Residential Estate – 1-acre minimum lot size)
Existing Land Use:	Single-Family detached
Previous Zoning Cases:	1967Z-0169 – Fulton County rezoning to Single Family Dwelling District
Character Area:	Protected Neighborhood

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to the subject property	Zoning	Address(es)	Land area (acres) (approximate)
North	RE-1 / Residential Estate	4635 Mount Paran Parkway	1.13
East	RE-1 / Residential Estate	4620 Mount Paran Parkway	0.98
South	City of Atlanta	City of Atlanta	--
West	RE-1 / Residential Estate	4640 Mount Paran Parkway	1.11
PROPOSED DEVELOPMENT			
-	RE-1 / Residential Estate	4630 Mount Paran Parkway	0.95

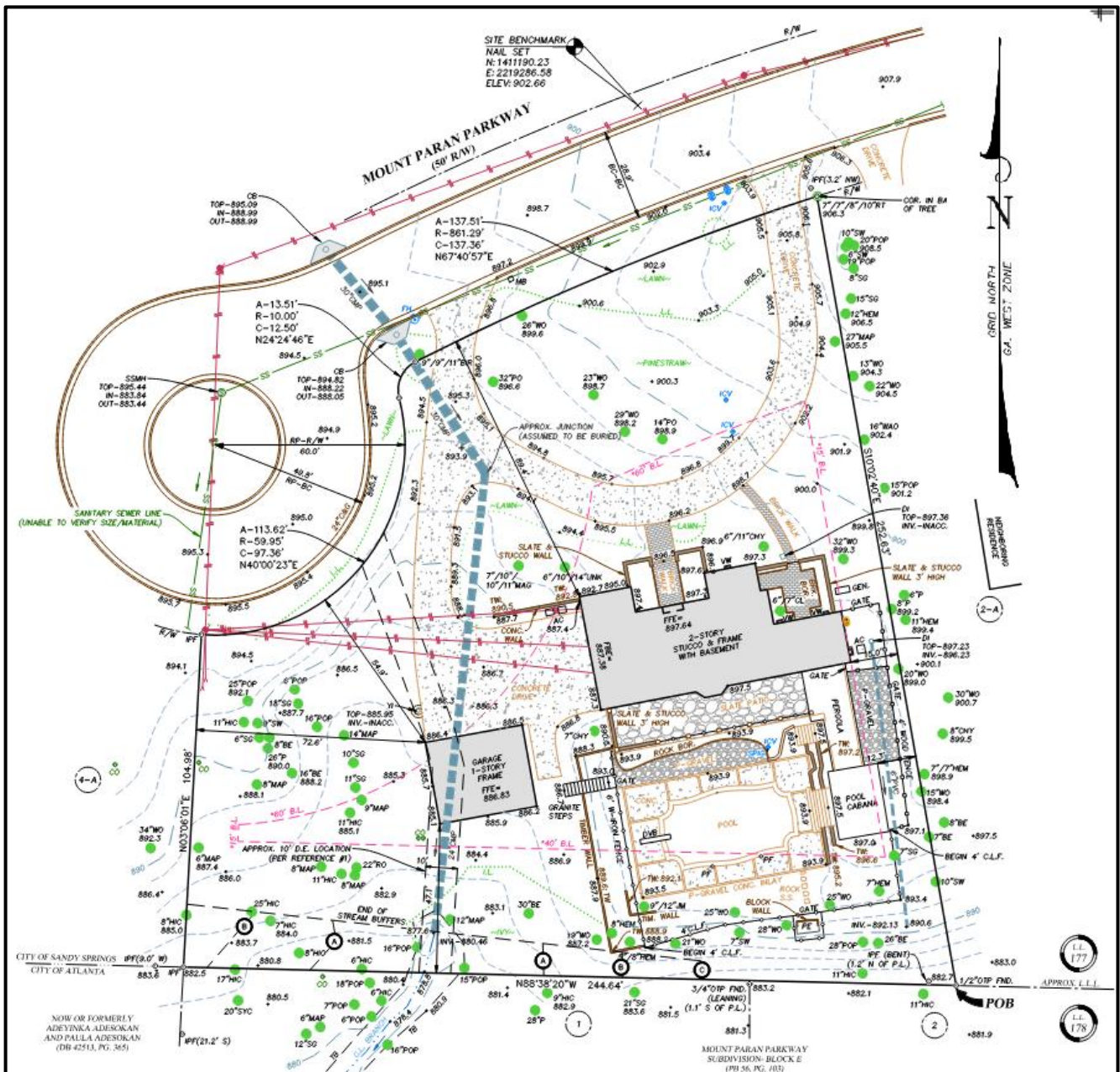
CHARACTER AREA MAP



ZONING MAP



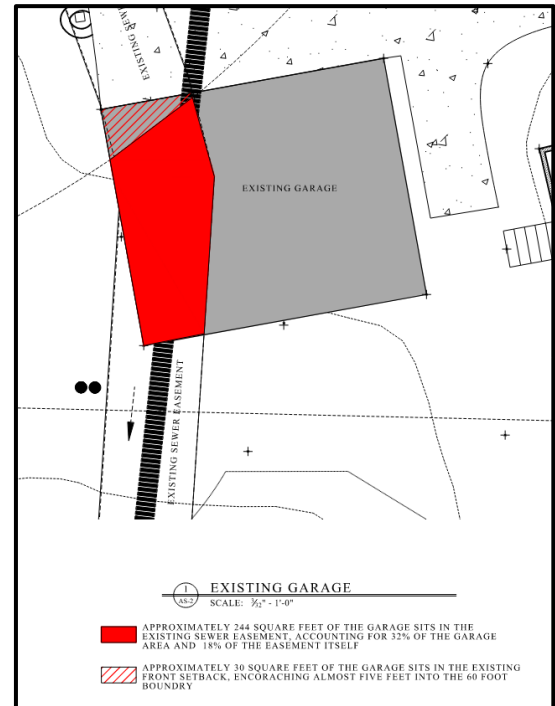
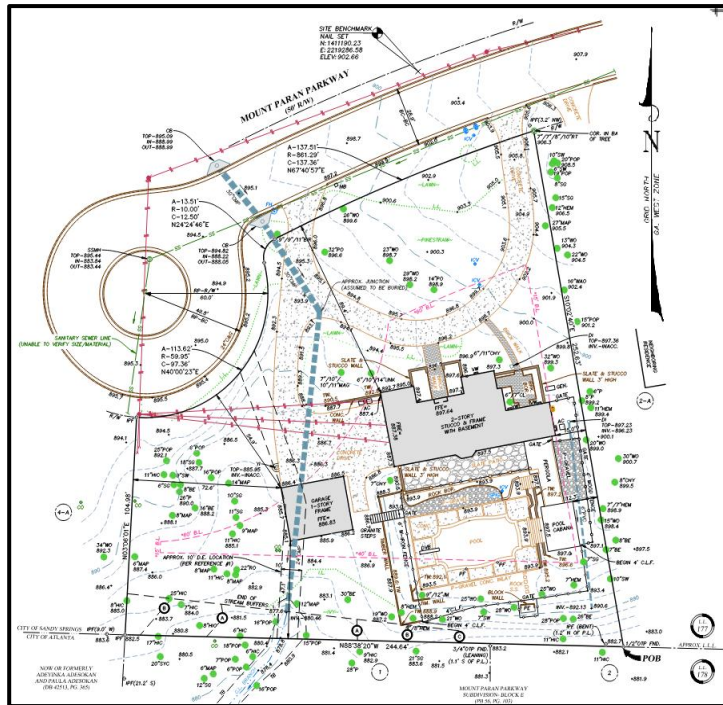




EXISTING DEVELOPMENT

The subject property is zoned RE-1 (Residential Estate – 1-acre minimum lot size) and contains approximately 0.95 acre. Located within the Chastain Park neighborhood, the property is developed with a two-story residence, a driveway, detached two-car garage, an in-ground pool, and a putting green along the western and southern sides of the detached garage. According to Fulton County records, the lot was platted in 1969, and the current owners acquired the property in 2021. The parcel is roughly square-shaped, except at the northwest corner, where the property line follows the curvature of the cul-de-sac at the end of Mount Paran Parkway. From the front of the property to the rear, the site has a downward slope of approximately 6.5%, which represents relatively mild topography for Sandy Springs.

According to Fulton County records, the detached two-car garage was constructed in 1970 and is partially located on a sewer easement. According to the survey, approximately 244 square feet of the garage lies within the sewer easement. The northwestern corner of the garage is also located within the primary street setback. Approximately 30 square feet of the existing garage encroaches nearly five feet into the required 60-foot primary street setback. Since the filing of this application, and according to the homeowners, a tree has impacted the garage beyond repair.



Map showing sewer easement and encroachment of current garage



View of the front of the residence facing south from Mount Paran Parkway



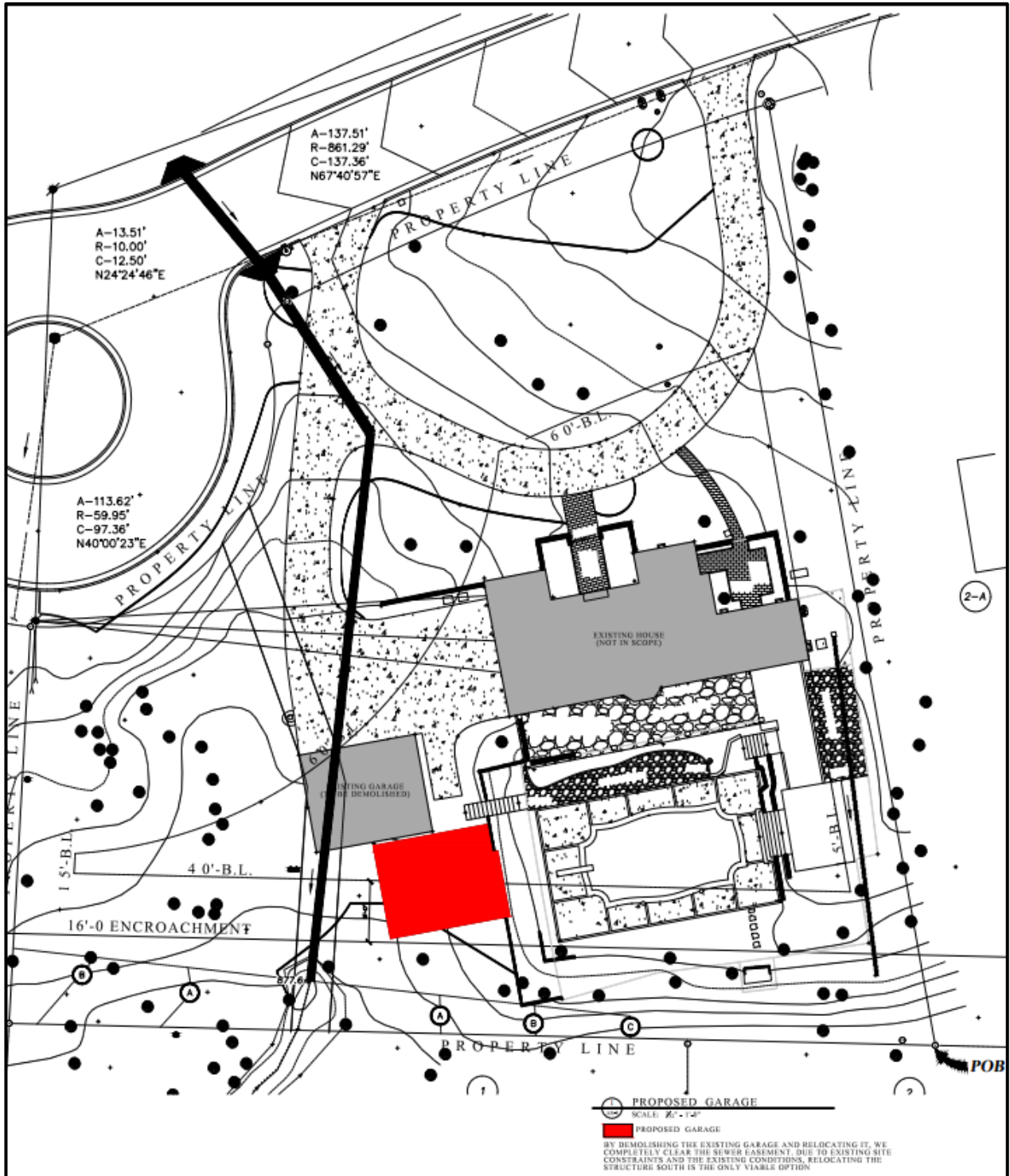
View of the existing two-car garage which currently sits upon a sewer easement



View of the rear of the existing two-car garage and the corrugated metal pipe upon which it sits



View of approximate location of proposed garage



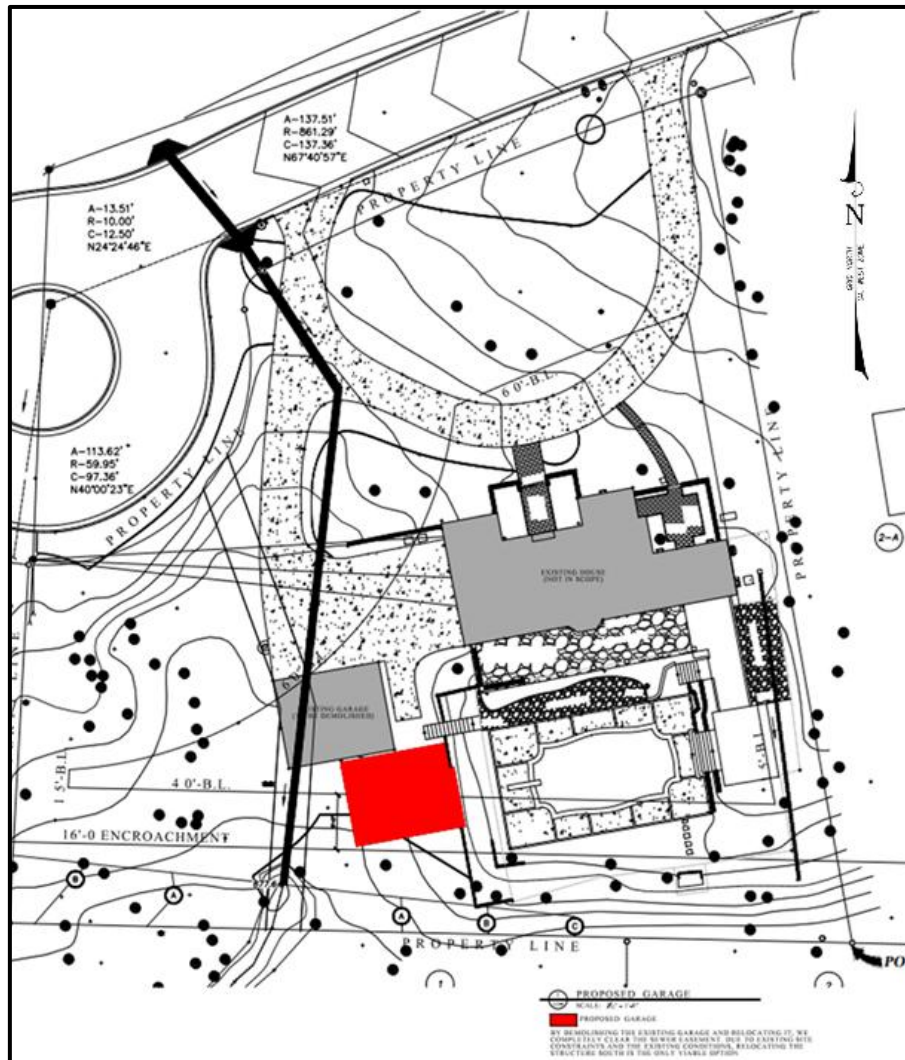
Site Plan indicating proposed accessory structure in red

PROPOSED DEVELOPMENT

The applicant is proposing to demolish the existing two-car garage, which is partially within a sewer easement, and construct a new detached accessory structure with a two-car garage and guest house above. The proposed structure would be relocated outside of the sewer easement but would encroach approximately 16 feet into the required 40-foot rear setback by resulting in an approximately 24-foot rear setback. The proposed structure has a footprint of approximately 737 square feet according to the applicant.

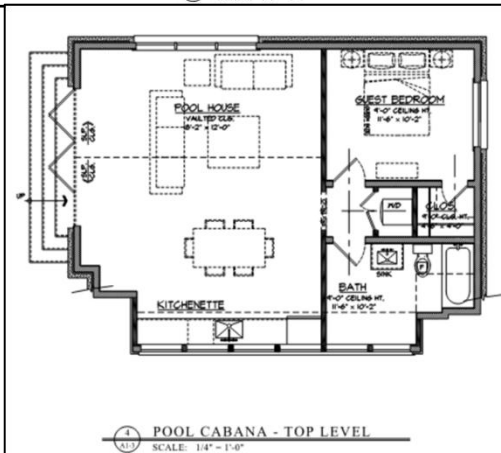
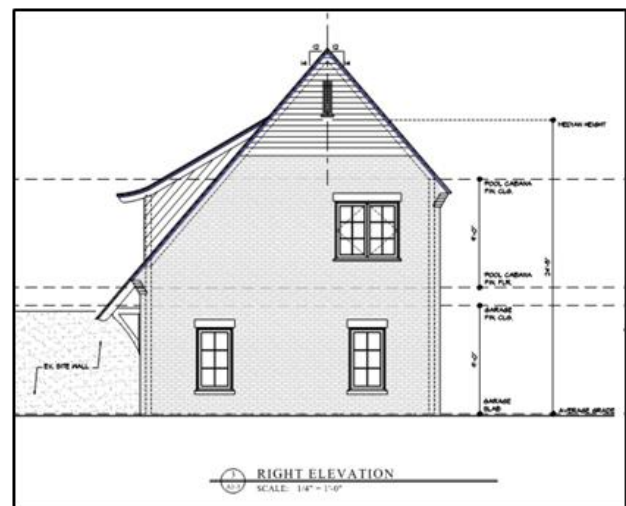
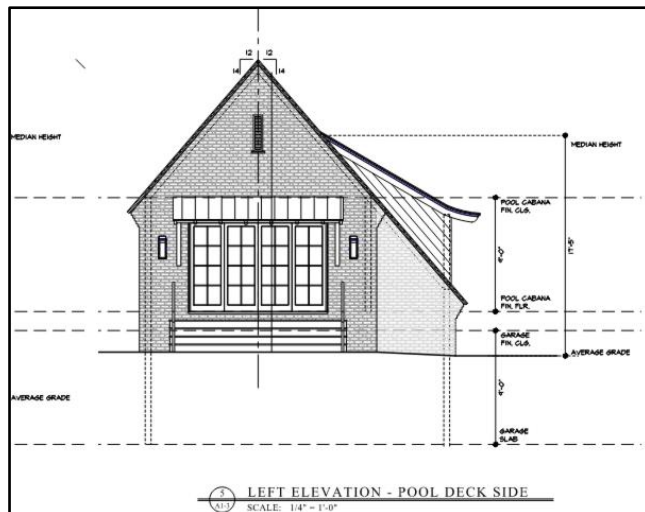
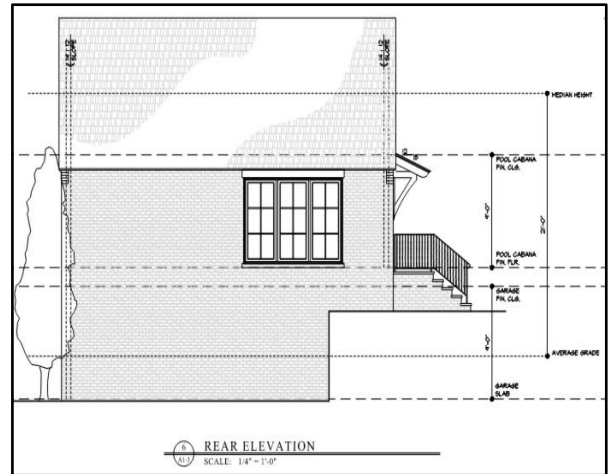
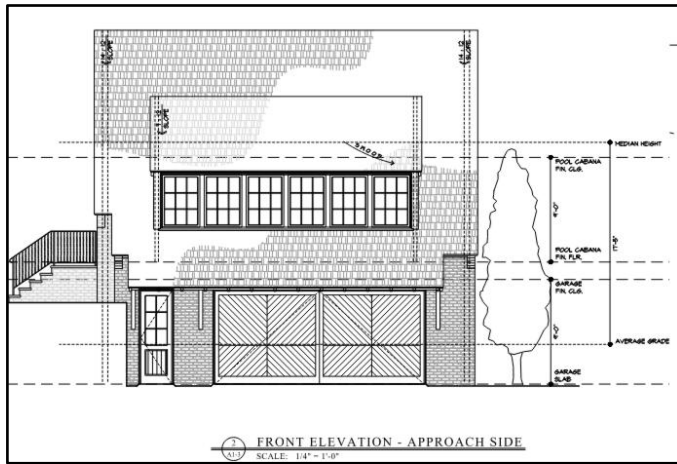
Per Sec. 2.2.2. of the Development Code, RE- Placement and Height, the minimum rear setback from a common lot line in the RE-1 districts is 40 feet.

Per Sec. 7.8.24.B.2.c of the Development Code, Residential Accessory Structures, Major – Basic Use Standards, – major residential accessory structures with a footprint exceeding 500 square feet must comply with the applicable building setbacks. Major residential accessory structures with a footprint of less than 500 square feet must be located a minimum of 10 feet from any property line and not exceed 15ft in height or meet the otherwise required setback, whichever is less restrictive.



Proposed detached accessory structure in red

Proposal's Elevations, Sections and Calculations



AREA CALCULATIONS

CONDITIONED POOL CABANA	725 SQ.FT.
UNCONDITIONED GARAGE	737 SQ.FT.
TOTAL SQ.FT	1,462 SQ.FT.

ROOF HEIGHT

FRONT	17'-5"
RIGHT	24'-5"
REAR	21'-0"
LEFT	17'-5"

V-26-9 VARIANCE CONSIDERATIONS

Section 11.6.2 of the Development Code establishes the following approval criteria for variance requests:

1. *Variances will only be granted upon showing that:*

- a. *The variance request would not negate the general intent of this Development Code or conflict with Comprehensive Plan policies;*

Finding: The requested variance would not negate the general intent of the Development Code or conflict with the policies of the Comprehensive Plan. The property would remain a single-family residential use within an established low-density residential neighborhood, and the proposed garage and guest house would remain accessory and subordinate to the principal residence. Although the proposed structure would encroach into the required rear setback with a building height above 15 feet, it would replace an existing detached garage, provide an additional housing option and would allow that structure to be relocated outside of the existing sewer easement. The proposal therefore maintains the property's established residential character while improving the relationship between the accessory structure and the existing utility infrastructure.

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

Finding: The proposed detached accessory structure would be relocated entirely outside of the existing sewer easement, eliminating the current condition in which approximately 30 percent of the existing garage lies within the easement and over associated infrastructure. The proposed use would remain residential and accessory to the principal residence, and no change in the intensity of the property's residential use is proposed. Based on these circumstances, staff finds that granting the variance would not be detrimental to public safety, health, or welfare, or injurious to other property.

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

Finding: The conditions supporting the request are specific to this property. The existing detached garage predates the current Development Code and is partially located within a sewer easement, while the remainder of the site is already developed with the principal residence, driveway, in-ground pool, putting green, and related improvements. The lot is also approximately 0.95 acre in an RE-1 district requiring a minimum one-acre lot size. Taken together, the pre-existing garage location, utility easement, lot configuration, and established development pattern create constraints that are not generally applicable to other properties.

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

Finding: The existing detached garage, which was constructed in 1970 and is partially located within a sewer easement with approximately 244 square feet of the structure located within the easement. The site is also substantially occupied by established improvements, including the principal residence, driveway, pool, putting green, and associated hardscape. Relocating the garage outside of the easement, while avoiding substantial reconfiguration of these existing improvements, materially limits the practical building area available for a replacement accessory structure. Staff therefore finds that the combination of the pre-existing easement condition and established site improvements creates a property-specific hardship beyond a mere inconvenience.

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

Finding: The applicant proposes to relocate the detached garage outside of the existing sewer easement while retaining the accessory structure within the portion of the site already organized around the residence, driveway, pool, putting green, and related improvements. The proposal would encroach into the required 40-foot rear setback by approximately 16 feet. Based on the existing site layout and the objective of removing the garage from the sewer easement without substantially reconfiguring other established improvements, staff finds that the requested relief is reasonably tailored to the proposed replacement structure. Staff notes, however, that reviewing departments identified a potential alternative location to the east. In response, the applicant provided a turning analysis demonstrating why that alternative is not practicable. This additional information supports the applicant's position that the proposed location is the most feasible option and represents the minimum relief necessary to reasonably accommodate the proposed development.

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

Finding: The proposed structure would maintain an approximately 24-foot setback from the rear property line and would replace an existing accessory structure on an already developed residential lot. The application also includes two letters of support and no correspondence in opposition. However, the materials presently included in the record do not specifically identify screening, landscaping, design modifications, or other measures demonstrating how equal or greater protection of the adjacent property would be achieved despite the reduced setback. The area behind this new structure and the rear of the adjacent property appears to be heavily wooded. Additionally, it appears as though no trees are intended to be removed for the construction of the new structure.

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

Finding: The conditions giving rise to the request were not created by the current property owners. Fulton County records indicate that the current owners acquired the property in 2021, while the existing detached garage was constructed prior to the 1980s and was already partially located within the sewer easement. The established location of the residence and other site improvements also predates the present variance request. Staff therefore finds that the relevant site conditions are not the result of an action or inaction by the current property owners.

COMMENTS FROM OTHER PARTIES

Sandy Springs City Engineer:

No comment provided.

Sandy Springs Arborist:

No comment provided.

Sandy Springs Deputy Building Official:

No comment provided.

Sandy Springs Land Development Manager:

No comment provided.

Sandy Springs Fire Marshal:

No comment provided.

Sandy Springs Transportation Planner:

No comment provided.

Correspondence Received:

Staff received two letters in support from the homeowners.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS

Staff recommends **Approval with Conditions** of Variance V-26-9, a request for relief from Sections 2.2.2 and 7.8.24. of the Development Code to construct a detached garage into the 40-foot rear setback approximately 16 feet with the following conditions:

1. That construction be sustainably similar to the received site plan dated for April 20, 2026, and prepared by Greg Busch Architects and labelled, "*O'Brien Residence*" and
2. That the installation of HVAC equipment be located in the buildable area of the site.

Board of Appeals

September 2, 2026



SANDY SPRINGS
GEORGIA

V-26-9

4630 Mount Paran Parkway

STAFF RECOMMENDATION:
Approval with Conditions

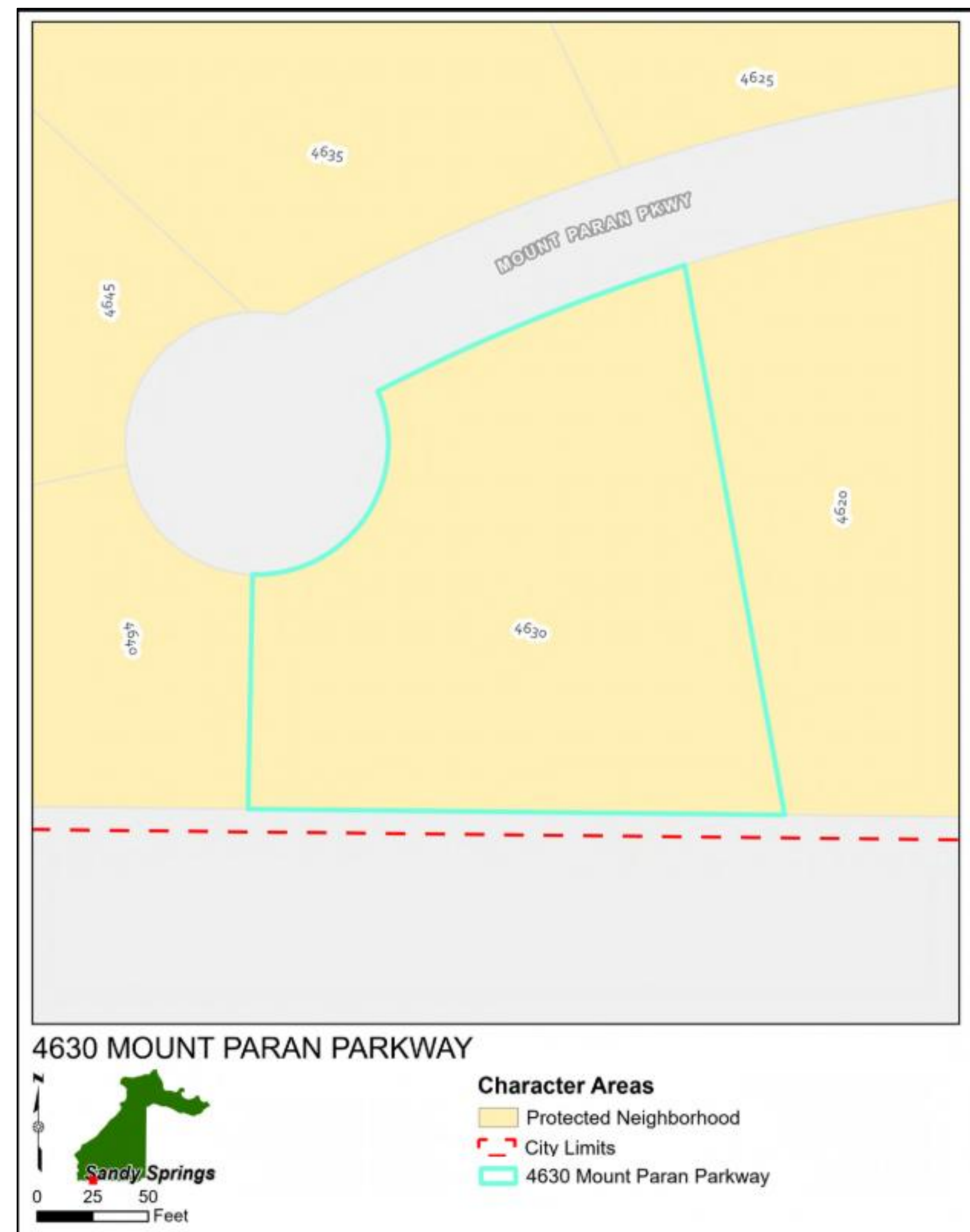


SANDY SPRINGS
GEORGIA

Request

- A request for a Variance from Sec. 2.2.2. and Sec.7.8.24. to construct a detached garage that encroaches 16 feet into the 40-foot rear setback.

Character Area Map



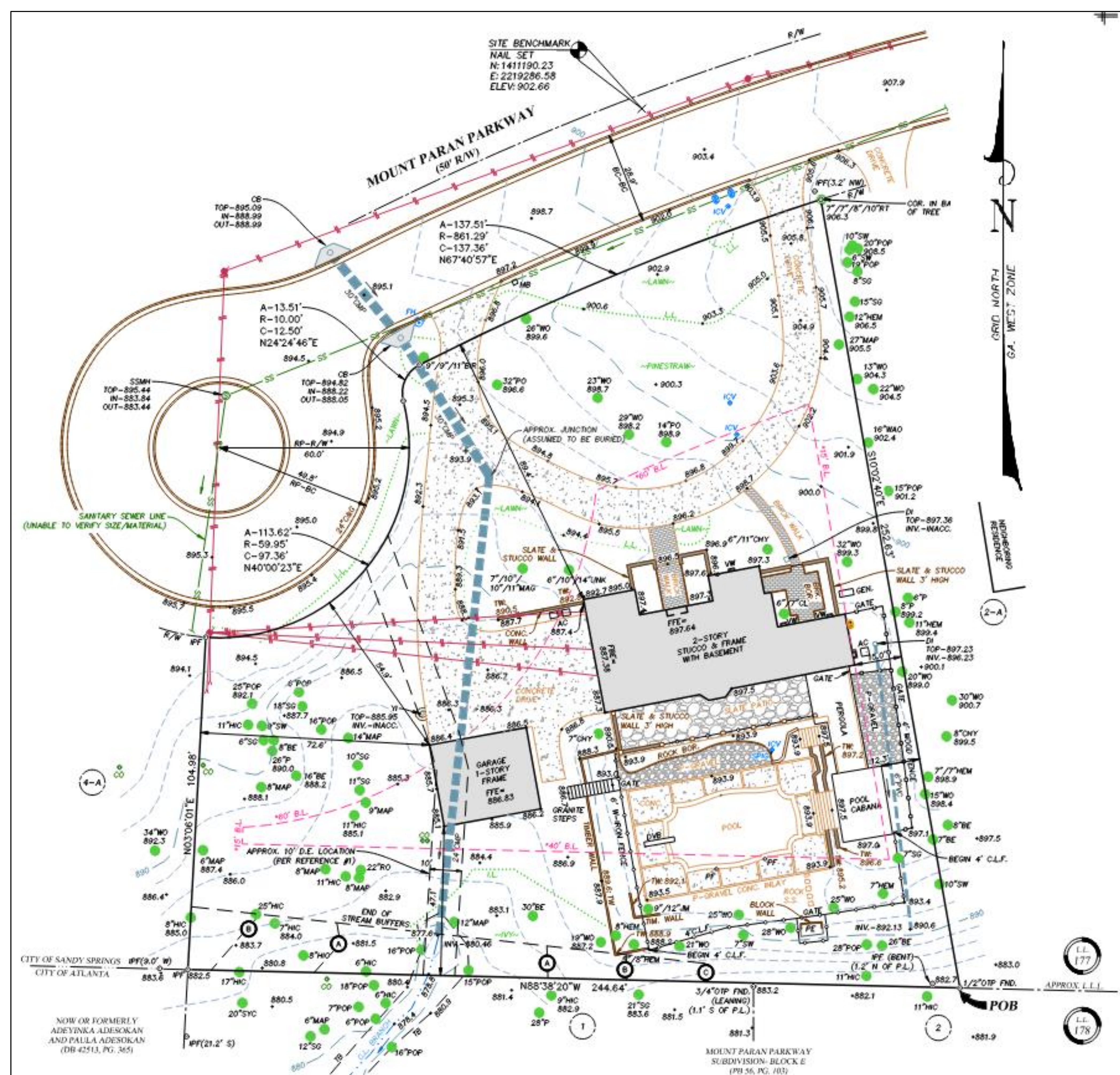
Zoning Map



Aerial Image

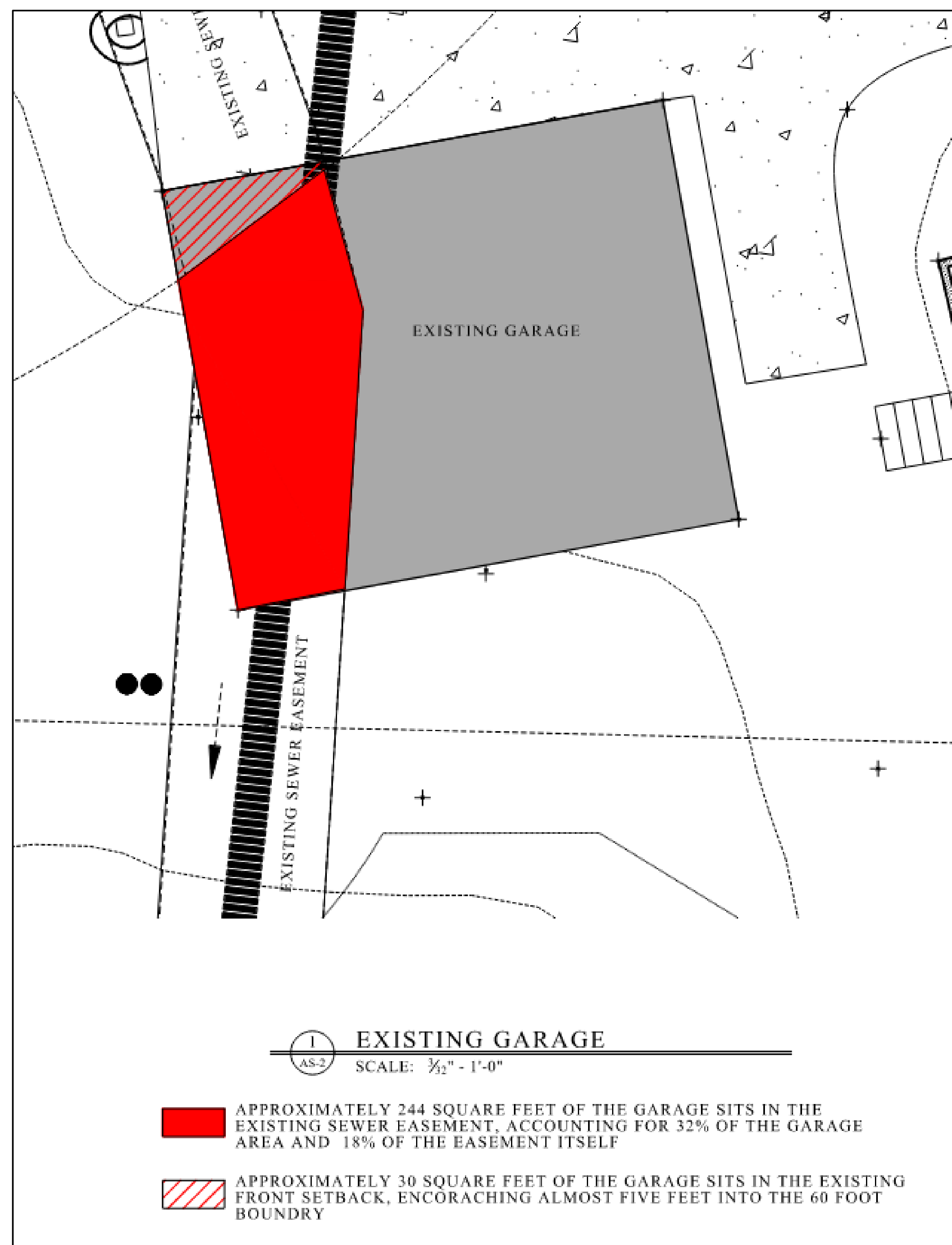


Survey



Existing Conditions

- The subject property is zoned RE-1 (Residential Estate – 1-acre minimum lot size) and contains approximately 0.95 acre. Located within the Chastain Park neighborhood, the property is developed with a two-story residence, a driveway, detached two-car garage, an in-ground pool, and a putting green along the western and southern sides of the detached garage.
- According to Fulton County records, the lot was platted in 1969, and the current owners acquired the property in 2021.
- The parcel is roughly square-shaped, except at the northwest corner, where the property line follows the curvature of the cul-de-sac at the end of Mount Paran Parkway.
- According to Fulton County records, the detached two-car garage was constructed in 1970 and is partially located on a drainage easement. According to the survey, approximately 244 square feet of the garage lies within the easement.
- The northwestern corner of the garage is also located within the primary street setback. Approximately 30 square feet of the existing garage encroaches nearly five feet into the required 60-foot primary street setback. Since the filing of this application, and according to the homeowners, a tree has impacted the garage beyond repair.

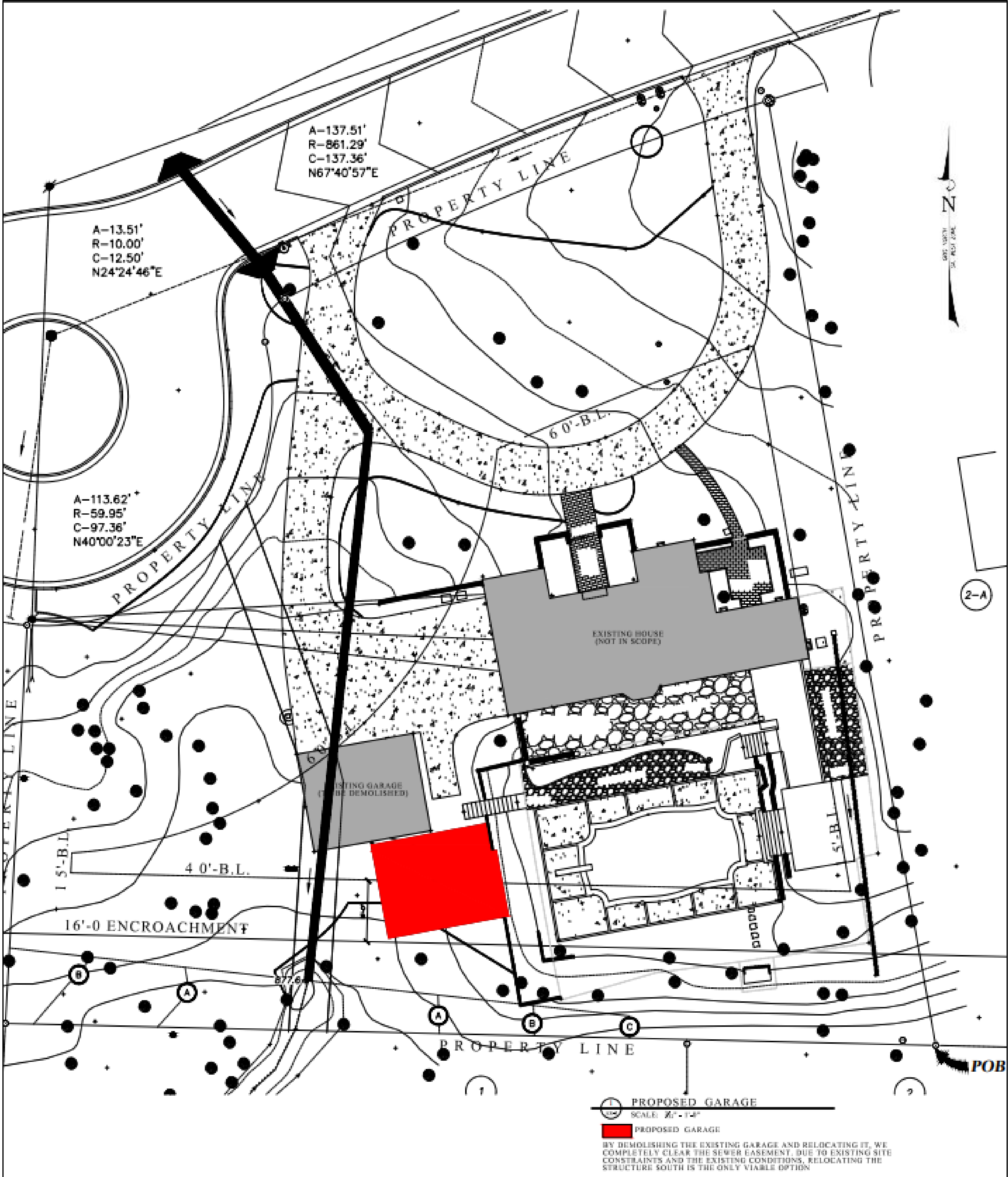


Existing garage
over the sewer
easement



Images of the
detached
garage

Site Plan

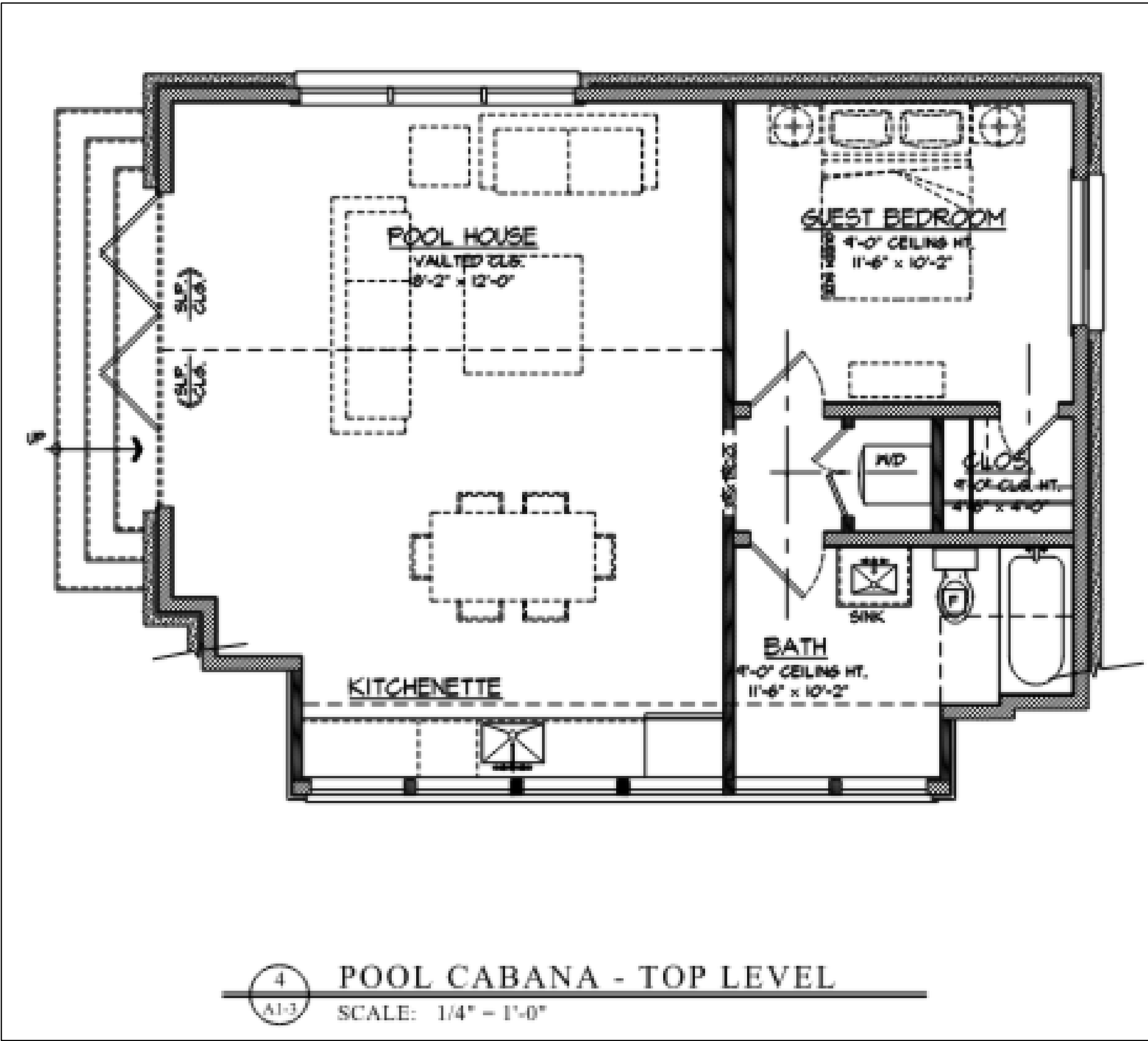
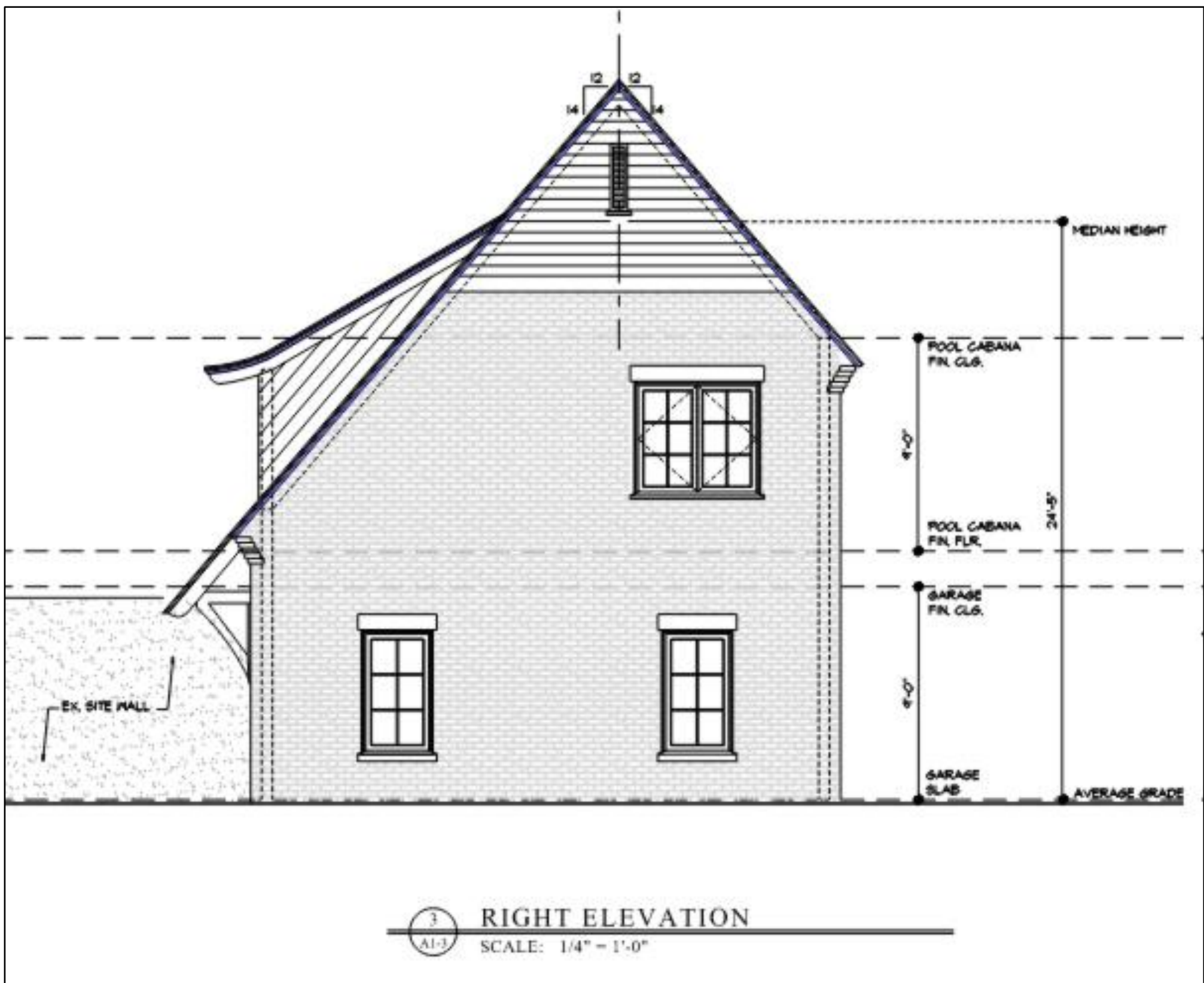
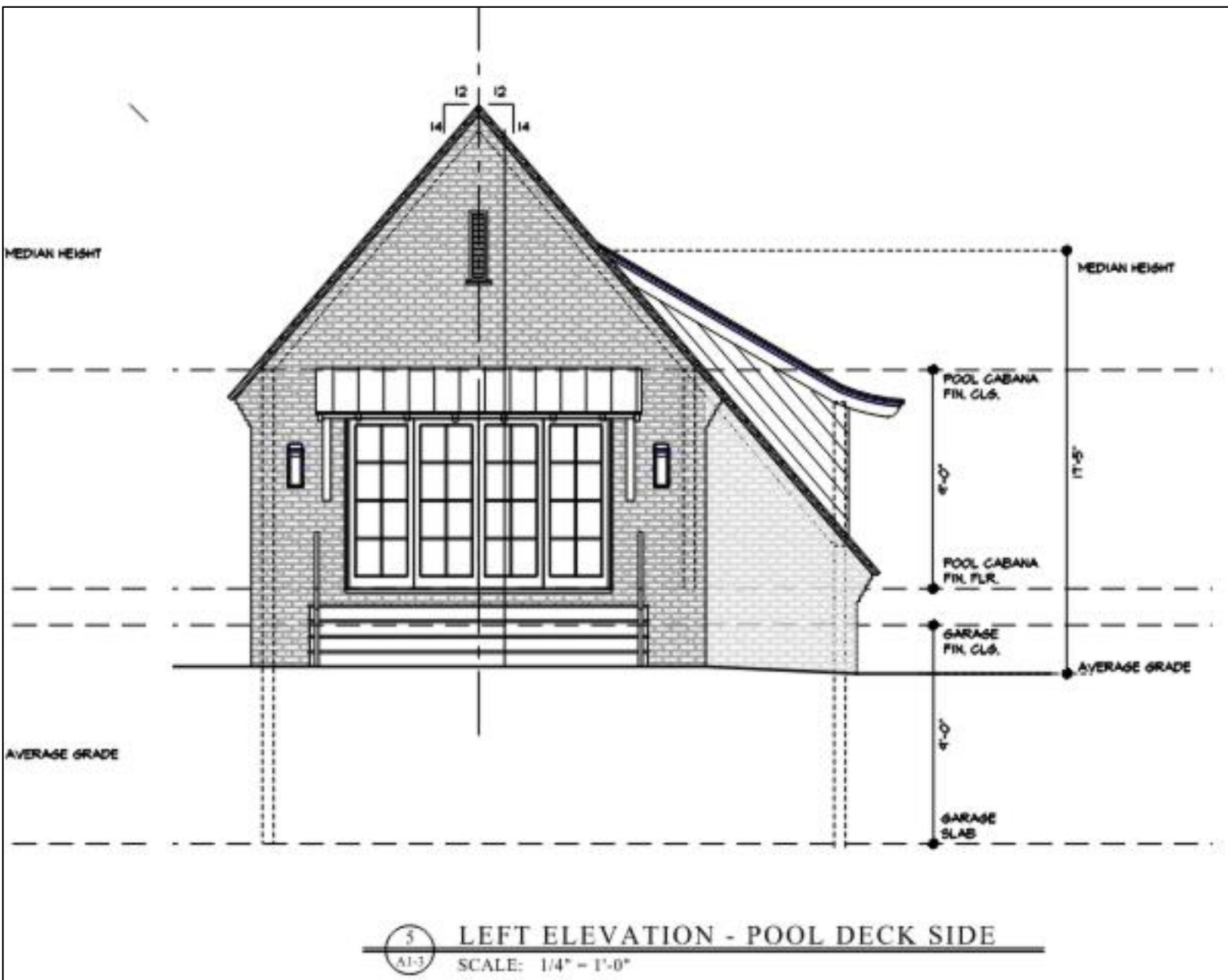
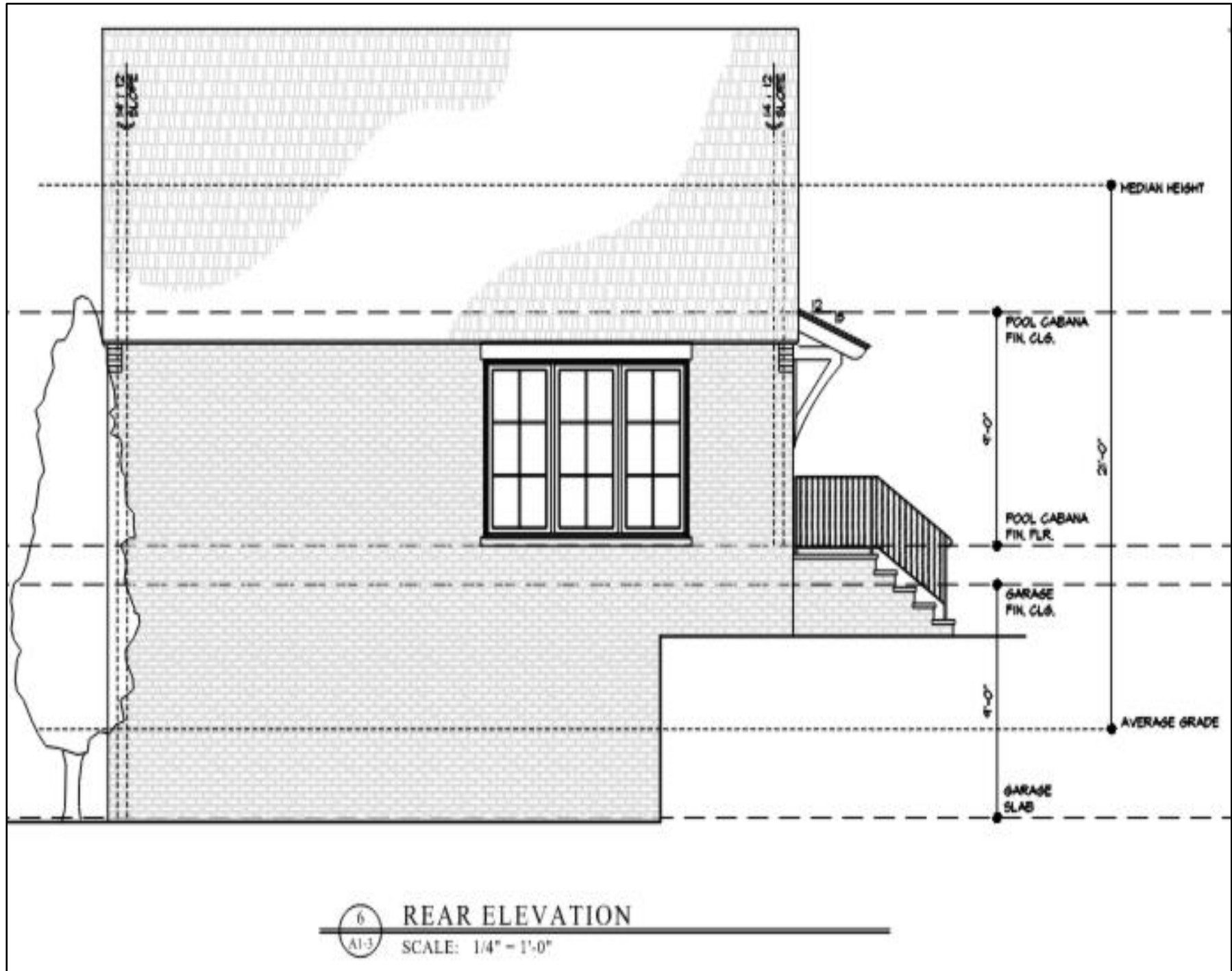
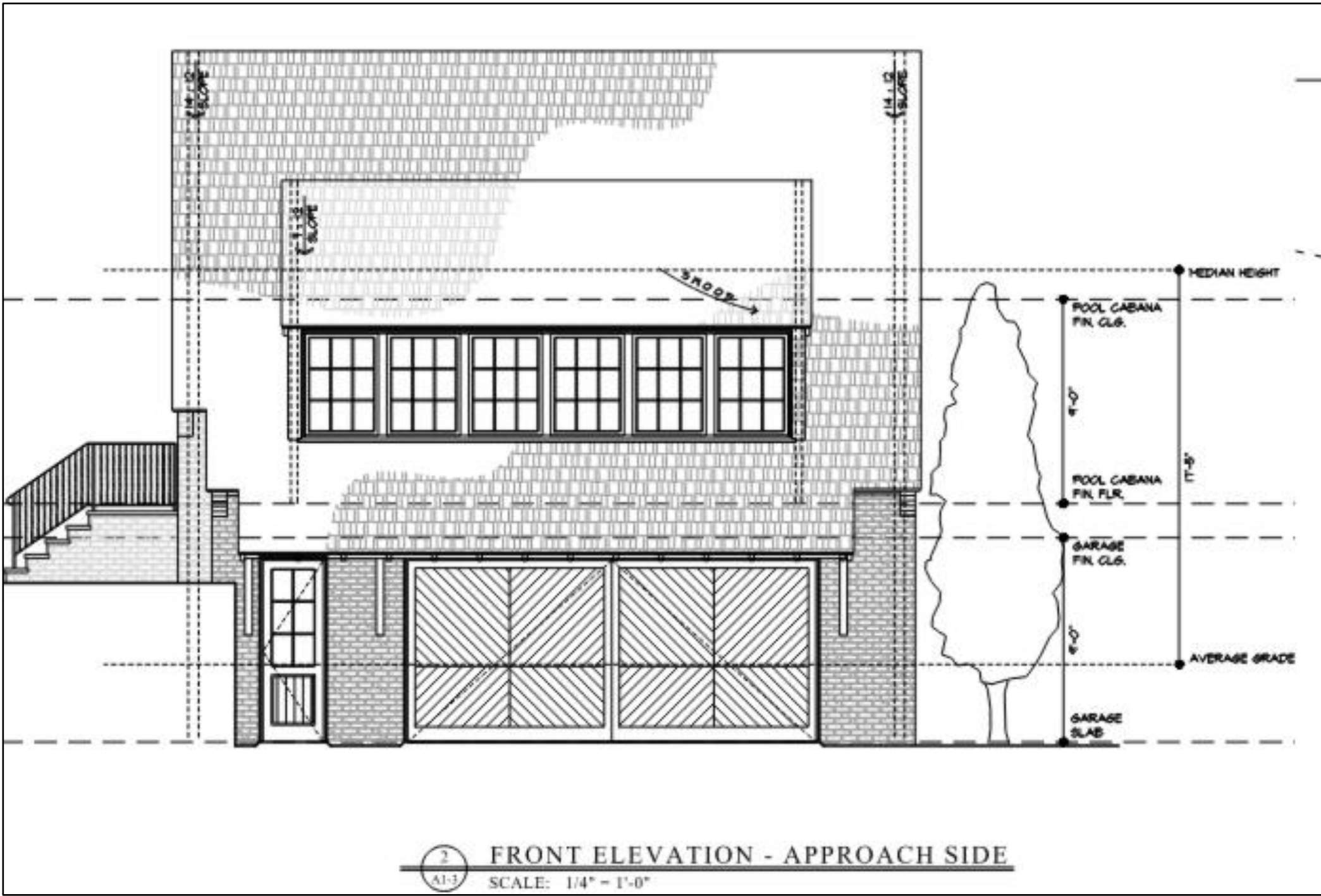


Variance Request

The applicant is proposing to demolish the existing two-car garage, which is partially within a sewer easement, and construct a new detached accessory structure with a two-car garage and guest house above. The proposed structure would be relocated outside of the sewer easement but would encroach approximately 16 feet into the required 40-foot rear setback by resulting in an approximately 24-foot rear setback. The proposed structure has a footprint of approximately 737 square feet according to the applicant.

1. ***Per Sec. 2.2.2. of the Development Code***, RE- Placement and Height, the minimum rear setback from a common lot line in the RE-1 districts is 40 feet.
2. ***Per Sec. 7.8.24.B.2.c of the Development Code*** – Basic Use Standards – Major residential accessory structures must comply with the applicable building setbacks if their footprint exceeds 500 square feet. Major residential accessory structures with a footprint of less than 500 square feet must be a minimum of 10 feet or the required setback, from any property line, whichever is less restrictive.

Renderings and Floorplan



AREA CALCULATIONS

CONDITIONED
POOL CABANA 725 SQ.FT.

UNCONDITIONED
GARAGE 737 SQ.FT.

TOTAL SQ.F.T 1,462 SQ.FT.

ROOF HEIGHT

FRONT 17'-5"

RIGHT 24'-5"

REAR 21'-0"

LEFT 17'-5"

Variance Considerations:

a. The variance request would not negate the general intent of this Development Code or conflict with Comprehensive Plan policies

The requested variance would not negate the general intent of the Development Code or conflict with the policies of the Comprehensive Plan. The property would remain a single-family residential use within an established low-density residential neighborhood, and the proposed garage and guest house would remain accessory and subordinate to the principal residence. Although the proposed structure would encroach into the required rear setback with a building height above 15 feet, it would replace an existing detached garage, provide an additional housing option and would allow that structure to be relocated outside of the existing sewer easement. The proposal therefore maintains the property's established residential character while improving the relationship between the accessory structure and the existing utility infrastructure.

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

The applicant proposes to relocate the detached garage outside of the existing sewer easement while retaining the accessory structure within the portion of the site already organized around the residence, driveway, pool, putting green, and related improvements. The proposal would encroach into the required 40-foot rear setback by approximately 16 feet. Based on the existing site layout and the objective of removing the garage from the sewer easement without substantially reconfiguring other established improvements, staff finds that the requested relief is reasonably tailored to the proposed replacement structure. Staff notes, however, that reviewing departments identified a potential alternative location to the east. In response, the applicant provided a turning analysis demonstrating why that alternative is not practicable. This additional information supports the applicant's position that the proposed location is the most feasible option and represents the minimum relief necessary to reasonably accommodate the proposed development.

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

The conditions giving rise to the request were not created by the current property owners. Fulton County records indicate that the current owners acquired the property in 2021, while the existing detached garage was constructed prior to the 1980s and was already partially located within the sewer easement. The established location of the residence and other site improvements also predates the present variance request. Staff therefore finds that the relevant site conditions are not the result of an action or inaction by the current property owners.

Recommendation

- Staff recommend **Approval with the Conditions** of Variance V-26-9 , a request for relief from Sections 2.2.2. and 7.8.24. of the Development Code to construct a detached garage into the 40-foot rear setback approximately 16 feet with the following conditions:
 1. That construction be sustainably similar to the received site plan dated for April 20, 2026, and prepared by Greg Busch Architects and labelled, “O’Brien Residence” and
 2. That the installation of HVAC equipment be located in the buildable area of the site.

Rick Goldstein

Mosaic Design + Build

2358 Perimeter Park Drive, Suite 300

Atlanta, GA 30341

770-670-6022

rick@mosaicdesignbuild.com

Subject Property: 4805 Jett Road NW, Sandy Springs, GA 30327

Date: 06/11/2026

Sandy Springs Board of Appeals

City of Sandy Springs

55 Trinity Street, Suite 3350

VARIANCE ANALYSIS

The Applicant requests variances necessary to permit the expansion of an existing legally nonconforming detached garage into an accessory dwelling unit (ADU) / guest house. The proposed structure would remain within the existing developed area of the property and would be located approximately 27 feet from the primary street property line where a 60-foot setback is required. The following responses address the criteria required for approval of the requested variances.

A. The variance request would not result in negating the general intent of the Development Code or the Comprehensive Plan policies.

The purpose of the applicable setback, placement, and nonconforming structure regulations is to promote orderly development, maintain neighborhood character, protect adjacent properties, and preserve natural resources. The proposed variances are consistent with these objectives. The addition has been designed to complement the existing residence and surrounding neighborhood in terms of scale, architecture, and use. Accessory structures such as detached garages, guest houses, and similar residential amenities are common within the surrounding RE-2 district.

The proposal utilizes an existing developed portion of the property, thereby conserving natural resources, preserving the existing tree canopy, and minimizing impacts to environmentally sensitive areas. By concentrating development within an area that is already disturbed, the project supports the intent of the Comprehensive Plan while avoiding unnecessary encroachment into wooded areas, stream buffers, and other constrained portions of the site.

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

The proposed addition will comply with all applicable building, fire, life-safety, stormwater, and environmental regulations. The project will not create hazardous conditions, interfere with emergency access, increase traffic impacts, or adversely affect neighboring properties.

The addition is located within an area already occupied by an existing garage and driveway, minimizing new land disturbance. Due to the property's elevated topography and existing vegetation, the proposed guest house will remain substantially screened from adjacent properties and public roadways. In addition, locating the project away from stream buffer areas reduces the potential for impacts to state waters and other environmental resources. Accordingly, granting the variances will not adversely affect public health, safety, welfare, or neighboring properties.

C. The conditions on which the request is based are unique to the property and are not generally applicable to other properties.

This property is subject to a unique combination of physical and regulatory constraints, including its corner-lot configuration, dual street setbacks, stream buffers, gas pipeline easement, private access road easement, existing site improvements, and significant topographic changes. These conditions substantially reduce the portions of the property available for development.

Although the property contains approximately 87,442 square feet (2 acres), only about 12.6% of the site remains available for development without a variance. Unlike a typical residential lot, the buildable area is fragmented and constrained by environmental features, easements, and setback requirements. These circumstances are unique to this property and are not generally shared by neighboring properties.

D. Because of the particular physical surroundings, shape, size, and topographical conditions of the property, an extraordinary hardship would result if the strict letter of the regulations were applied.

Strict application of the Development Code would significantly limit the reasonable use of the property due to the combined effect of stream buffers, easements, existing site improvements, steep topography, and limited buildable area.

The proposed guest house has been intentionally located adjacent to the existing residence and above the existing garage in order to utilize an already developed portion of the property, minimize environmental disturbance, preserve the existing tree canopy, and

maintain functional accessibility between the primary residence and the accessory living space. Alternative locations were evaluated; however, relocating the structure elsewhere on the property would require substantially greater grading, tree removal, roadway construction, and disturbance to previously undisturbed areas.

In addition, relocating the guest house beyond the stream buffer and easement areas would place it significantly farther from the primary residence, undermining its intended purpose of providing accessible living accommodations for an aging family member while allowing convenient day-to-day support from family members. The proposed location therefore represents the most practical and least disruptive development area available on the site. Strict application of the regulations would create an extraordinary hardship unique to this property that extends well beyond a mere inconvenience.

E. The variance requested is the minimum necessary to accomplish the development.

The Applicant has carefully evaluated alternative locations and configurations for the proposed guest house. The requested variances represent the minimum relief necessary to accommodate the project while avoiding greater impacts to environmentally constrained portions of the property.

The proposal utilizes the footprint and location of an existing detached garage within an already developed portion of the site. This approach minimizes grading, tree removal, roadway construction, and site disturbance while allowing the guest house to function as intended. No greater relief is requested than is reasonably necessary to allow a practical use of the property.

F. Equal or greater protection will be achieved for adjacent property and natural resources.

The proposed development avoids encroachment into regulated stream buffers and preserves the existing natural resource protections established on the site. By concentrating development within an area already occupied by the existing garage and driveway, the project minimizes impacts to undisturbed portions of the property and preserves significant wooded areas and tree canopy.

The proposal requires substantially less land disturbance than alternative development scenarios and avoids impacts associated with new access roads, extensive grading, or construction within environmentally sensitive areas. As a result, adjacent properties and natural resources will receive protection equal to or greater than would occur under alternative compliant development options.

G. The conditions are not the result of action or inaction by the current property owner.

The hardship conditions affecting the property arise from existing natural features, stream buffers, easements, topography, lot configuration, and site constraints that existed independently of the current owners' actions. The owners did not create these conditions, nor did they undertake any action that caused the hardship necessitating the requested variances.

The existing residence, detached garage, access road easement, and pipeline easement all predate the current ownership. The requested variances are necessary solely because of pre-existing physical and environmental constraints beyond the owners' control and are not the result of any action or inaction by the Applicants.

Thank you for your time and consideration. Please feel free to contact me at 770.670.6022 or rick@mosaicdesignbuild.com if further information is required or to discuss this matter in greater detail.

Sincerely,

Rick Goldstein
Registered Architect
MOSAIC Group [Architects and Remodelers], Inc.

Rick Goldstein

Mosaic Design + Build
2358 Perimeter Park Drive, Suite 300
Atlanta, GA 30341
770-670-6022
rick@mosaicdesignbuild.com

Subject Property: 4805 Jett Road NW, Sandy Springs, GA 30327

Date: 06/11/2026

Sandy Springs Board of Appeals
City of Sandy Springs
55 Trinity Street, Suite 3350

Subject: Request for Variances Related to the Construction of a Detached Guest House and Expansion of an Existing Nonconforming Structure

Dear Members of the Board of Appeals,

On behalf of property owners Katherine, Christopher, and Marie Graham, Mosaic Design + Build respectfully submits this Letter of Intent in support of the requested variances.

The Applicants are requesting variances to reduce the required front setback from 60 feet to 27 feet to allow the expansion of an existing legally nonconforming detached garage located on their RE-2 zoned property. The existing garage is approximately 390 square feet in area. The proposed addition would increase the footprint and height of the structure to create an approximately 1,000-square-foot guest house providing accessible living accommodation for Katherine Graham. The proposed location represents the most practical and least impactful area for the addition due to the property's steep topography, existing utility easements, and required stream buffer constraints.

Jett Road Project Factual Details

4805 Jett Road NW in Sandy Springs, Georgia is located in the Davis Woods subdivision, within a Protected Neighborhood Character Area and zoned RE-2 Residential Estate District. The two-acre property includes an approximately 3,000-square-foot, two-story cottage-style home and a detached two-car garage, both constructed in 1960 according to Fulton County tax assessment records. The property is surrounded by other RE-2 lots, many of which contain accessory structures, multi-car garages, pools, pool houses, and other residential amenities typical of the district.

Robert Graham, his wife Katherine Graham, their son Christopher Graham, and his wife Marie Graham purchased the property in 2015. Robert Graham passed away in February 2022. Since purchasing the property, the Grahams have maintained the home, garage, and landscaping substantially as they existed at the time of purchase. Katherine Graham is 81 years old and experiences mobility limitations but wishes to remain in the home she shared with her husband for as long as possible. Christopher and Marie Graham intend to move in to assist with her care. The existing residence was not designed for aging-in-place and cannot reasonably provide a no-step living environment without significant

modification. The Applicants therefore seek to create accessible living accommodations in close proximity to the primary residence while preserving the property's residential character.

The proposed guest house would expand an existing legally nonconforming detached garage by increasing its footprint and height along the existing driveway and established building line. The resulting structure would contain approximately 1,000 square feet, two bedrooms, and two bathrooms. To accommodate the addition, the rear wall of the structure would be extended, resulting in a minimum setback of approximately 27 feet from the primary street property line, where 60 feet is required. The proposed guest house would have a total building height of approximately 20 feet measured from the finished floor elevation and consistent with the existing driveway grade at the proposed building location.

The proposed guest house is intended to provide accessible living accommodations for Katherine Graham, allowing her to remain on the property long-term. The first floor includes a bedroom and one-level living space with a no-stair entry, while the second floor provides an additional bedroom, bathroom, and storage area that may be used by a future caretaker if needed. The location, size, architectural style, and finishes of the guest house are designed to complement the primary residence and remain consistent with the character of the Davis Woods subdivision.

4805 Jett Road NW Property Factual Details

4805 Jett Road NW is a 2-acre RE-2 zoned property located at the corner of Jett Road and Tanglewood Trail. The lot is heavily wooded, with development limited to the existing residence, detached garage, driveway, and a small gravel patio. The property features significant topographic constraints, rising steeply from Jett Road to the existing garage at an average grade of approximately 34.1% and continuing upward to the primary residence at an average grade of approximately 38.5%. To the rear, the property slopes down toward a stream before rising again beyond it. Dense trees and vegetation along the property boundaries provide substantial screening, making the residence and garage largely invisible from neighboring properties and adjacent roadways.

Although the lot is similar in size and shape to others in the neighborhood, it is uniquely constrained by its corner-lot location, steep topography, and a combination of setbacks, buffers, and easements, several of which were established after the home and detached garage were constructed. As a corner lot, the property is subject to both primary and side street setbacks in addition to standard side and rear yard setbacks. Portions of the existing residence, and the entire detached garage, are located within the required 60-foot primary street setback. Further limiting development potential, a stream traverses the property roughly parallel to Jett Road, creating State Waters and City of Sandy Springs buffer areas that extend into the existing residence and rear yard. A gas pipeline easement crosses the northern portion of the property, and a private asphalt access drive with an associated easement runs between the stream buffer and pipeline easement, effectively dividing the property into two separate areas. This access drive predates the Grahams' ownership and serves only neighboring properties, providing no benefit to the subject property.

Because of these constraints, combined with the heavily wooded and steeply sloping topography, the property is severely limited under current zoning standards. Although the property contains approximately 87,442 square feet (2 acres), only about 12.6% of the site remains available for development without a variance. Much of this limited buildable area is located in the northwest corner

of the property, across the stream, private access drive, and gas pipeline easement from the existing residence and garage, making it impractical for residential use. The remaining buildable area is located on the developed side of the property but is already occupied by portions of the existing residence, driveway, and backyard, as well as areas affected by steep slopes and mature vegetation. As a result, very little usable area remains for additional development without encroaching into existing setback areas.

Alternative Designs Explored

Prior to selecting the proposed location, alternative locations for the guest house were evaluated within the portions of the property that could be developed without a variance. While these locations would technically comply with current zoning requirements, they are situated across a stream, a private access drive, and a gas pipeline easement from the existing residence and garage. Development in these areas would require substantial tree removal, grading of steep slopes, and construction of a new access drive. In addition, the guest house would be located approximately 180 feet from the primary residence, undermining its intended purpose as accessible living accommodations for Katherine Graham. The proposed location adjacent to the existing garage minimizes site disturbance while providing a more functional and cohesive residential arrangement.

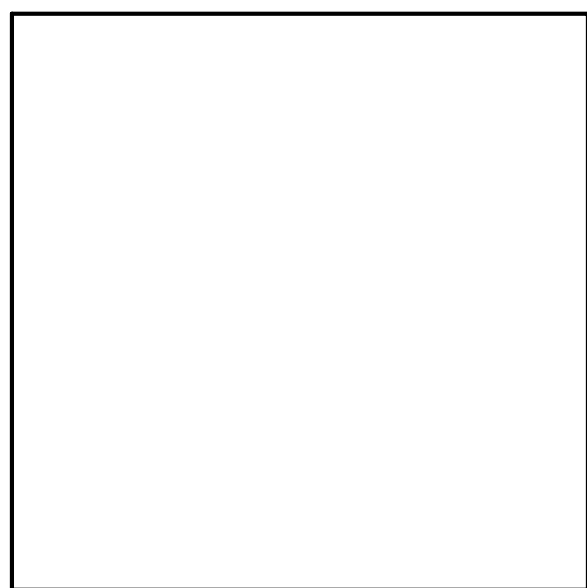
An addition attached to the primary residence was also evaluated within the limited buildable area behind the home. However, this area is constrained by steep slopes and mature vegetation, limiting the size and functionality of any potential guest house. A rear addition would also be less suitable for its intended purpose of providing accessible accommodations for an aging family member, as access would require travel through much of the existing residence and across changes in elevation. The existing layout of the home further limits the ability to integrate a functional guest house addition. As a result, a rear addition would not effectively meet the project's goal of providing independent, accessible living accommodations while allowing Katherine Graham to remain on the property long-term.

Given these site constraints and the limitations of the alternative locations evaluated, the proposed expansion of the existing detached garage represents the most practical and least disruptive solution. The proposal utilizes an existing developed portion of the property, minimizes impacts to steep slopes, mature vegetation, stream buffers, and easements, and provides accessible living accommodations in close proximity to the primary residence. It also avoids the substantial grading, tree removal, roadway construction, and environmental disturbance that would be required to develop the only fully compliant portions of the site.

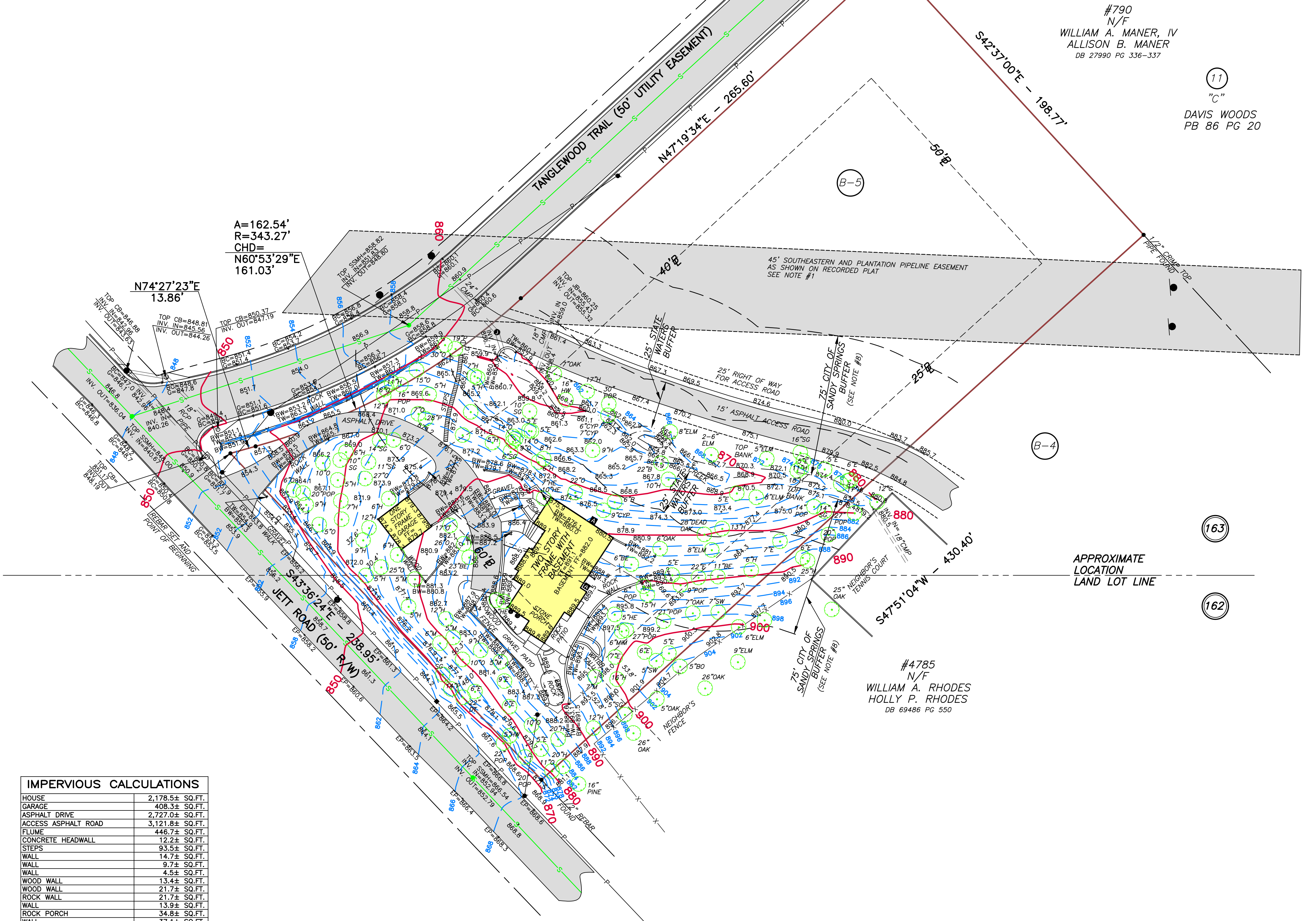
Thank you for your time and consideration. Please feel free to contact me at 770.670.6022 or rick@mosaicdesignbuild.com if further information is required or to discuss this matter in greater detail.

Sincerely,

Rick Goldstein
Registered Architect
MOSAIC Group [Architects and Remodelers], Inc.



LEGEND	
B	DENOTES BUILDING LINE
P	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT-OF-WAY
C	DENOTES CENTERLINE
BC	DENOTES BACK OF CURB
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
SW	DENOTES BOTTOM OF WALL
X	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
P	DENOTES POWER LINE
PM	DENOTES POWER METER
PB	DENOTES POWER BOX
FO	DENOTES FIBER OPTIC
A/C	DENOTES AIR CONDITION
CB	DENOTES CABLE BOX
TS	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FH	DENOTES FIRE HYDRANT
NW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
S	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT
P.O.B.	DENOTES POINT OF BEGINNING
P.O.C.	DENOTES POINT OF COMMENCEMENT
	DENOTES SUBJECT PROPERTY LINE



IMPERVIOUS CALCULATIONS	
HOUSE	2,178.5± SQ.FT.
GARAGE	408.3± SQ.FT.
ASPHALT DRIVE	2,727.0± SQ.FT.
ACCESS ASPHALT ROAD	3,121.8± SQ.FT.
FLUME	446.7± SQ.FT.
CONCRETE HEADWALL	12.2± SQ.FT.
STEPS	93.5± SQ.FT.
WALL	14.7± SQ.FT.
WALL	9.7± SQ.FT.
WALL	4.5± SQ.FT.
WOOD WALL	13.4± SQ.FT.
WOOD WALL	21.7± SQ.FT.
ROCK WALL	21.7± SQ.FT.
WALL	13.9± SQ.FT.
ROCK PORCH	34.8± SQ.FT.
WALL	37.1± SQ.FT.
WALL	11.3± SQ.FT.
GRAVEL WALK	218.7± SQ.FT.
A/C UNIT	10.8± SQ.FT.
WALL	5.4± SQ.FT.
WALL	1.3± SQ.FT.
A/C UNIT	8.4± SQ.FT.
CHIMNEY	8.5± SQ.FT.
STONE WALK	49.0± SQ.FT.
STONE PORCH	29.3± SQ.FT.
STONE WALK	34.3± SQ.FT.
ROCK WALL	83.5± SQ.FT.
ROCK PATIO	279.6± SQ.FT.
STEPS	13.8± SQ.FT.
STEPS	47.2± SQ.FT.
BRICK WALK	72.1± SQ.FT.
WALL	22.7± SQ.FT.
GRAVEL PATIO	829.4± SQ.FT.
STONE WALK	9.9± SQ.FT.
STONE WALK	15.0± SQ.FT.
ROCK PATIO	160.0± SQ.FT.
WATER FALL	33.0± SQ.FT.
TOTAL IMPERVIOUS AREA	11,102.5± SQ.FT.
TOTAL AREA	87,442± SQ.FT.
PERCENT OF IMPERVIOUS AREA	12.6 PERCENT

SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 444,757 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA. A TOPCON GR-5 WAS USED IN THE COLLECTION OF GPS OBSERVATIONS.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
- CONTOUR INTERVAL= 2 FEET
- ELEVATION DATUM= NAVD 1988 (LOCAL GPS OBSERVATION)

REFERENCE MATERIAL

- LIMITED WARRANTY DEED IN FAVOR OF ROBERT E. GRAHAM, JR., KATHERINE J. GRAHAM, CHRISTOPHER R. GRAHAM AND MARIE GRAHAM DEED BOOK 54803 PAGE 322-323 FULTON COUNTY, GEORGIA RECORDS

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL No. 13121C0143 F EFFECTIVE DATE: SEPTEMBER 18, 2013. FULTON COUNTY, GEORGIA

THIS PROPERTY SUBJECT TO THE FOLLOWING

- CURRENT ZONING RE-2 PER CITY OF SANDY SPRINGS, GEORGIA
MINIMUM LOT AREA= 2 ACRES
MINIMUM LOT WIDTH= 200 FEET
MAXIMUM LOT COVERAGE= 25%
MINIMUM FRONT BUILDING SETBACK= 60 FEET
MINIMUM SIDE STREET BUILDING SETBACK= 40 FEET
MINIMUM SIDE BUILDING SETBACK= 25 FEET
MINIMUM REAR BUILDING SETBACK= 50 FEET
MAXIMUM BUILDING HEIGHT= 3 STORIES/40 FEET
MUST BE VERIFIED BY CITY OF SANDY SPRINGS BEFORE CONSTRUCTION.

TREE LEGEND

HR	DENOTES HEDGE ROW
SBRY	DENOTES SHRUBBERY
BO	DENOTES BOXELDER TREE
BE	DENOTES BEECH TREE
C	DENOTES CHERRY TREE
CA	DENOTES CRABAPPLE TREE
CDR	DENOTES CEDAR TREE
DW	DENOTES DOGWOOD TREE
E	DENOTES ELM TREE
HE	DENOTES HEMLOCK TREE
H	DENOTES HICKORY TREE
HLV	DENOTES HOLLY TREE
HW	DENOTES HARDWOOD TREE
MAG	DENOTES MAGNOLIA TREE
M	DENOTES MAPLE TREE
MB	DENOTES MULBERRY TREE
O	DENOTES OAK TREE
P	DENOTES PINE TREE
POP	DENOTES POPLAR TREE
RB	DENOTES REDBUD TREE
SG	DENOTES SWEETGUM
SYC	DENOTES SYCAMORE TREE
SW	DENOTES SOUTHWESTERN WHITE OAK TREE
UM	DENOTES UMBRELLA TREE
WO	DENOTES WATER OAK TREE



SURVEYOR'S CERTIFICATE

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

Michael R. Noles Georgia RLS No. 2646

3-23-26

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

McClung Surveying
McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

TOPOGRAPHIC MAP FOR
KATHERINE J. GRAHAM
CHRISTOPHER R. GRAHAM
MARIE E. GRAHAM

4805 JETT ROAD
SANDY SPRINGS, GEORGIA
TOTAL AREA= 2.007± ACRES
OR 87,442± SQ. FT.

PART OF LOT B-5
DAVIS WOODS

LAND LOTS 162 AND 163
17TH DISTRICT
FULTON COUNTY
GEORGIA

PLAT PREPARED: 3-23-26
FIELD: 3-19-26 SCALE: 1"=30'

PB 70
PG 17
DB
PG

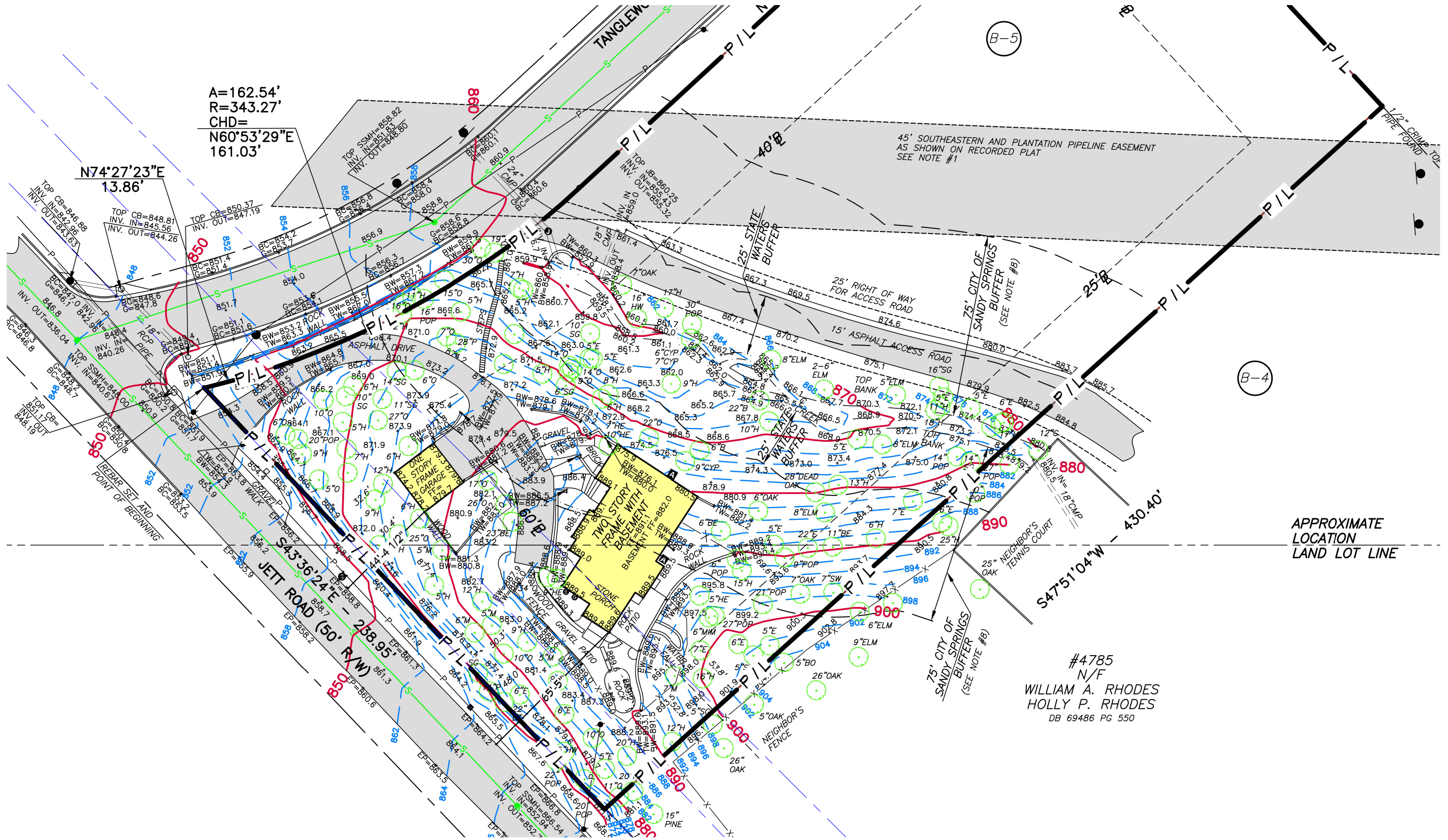
JOB#268267

GRAHAM RESIDENCE

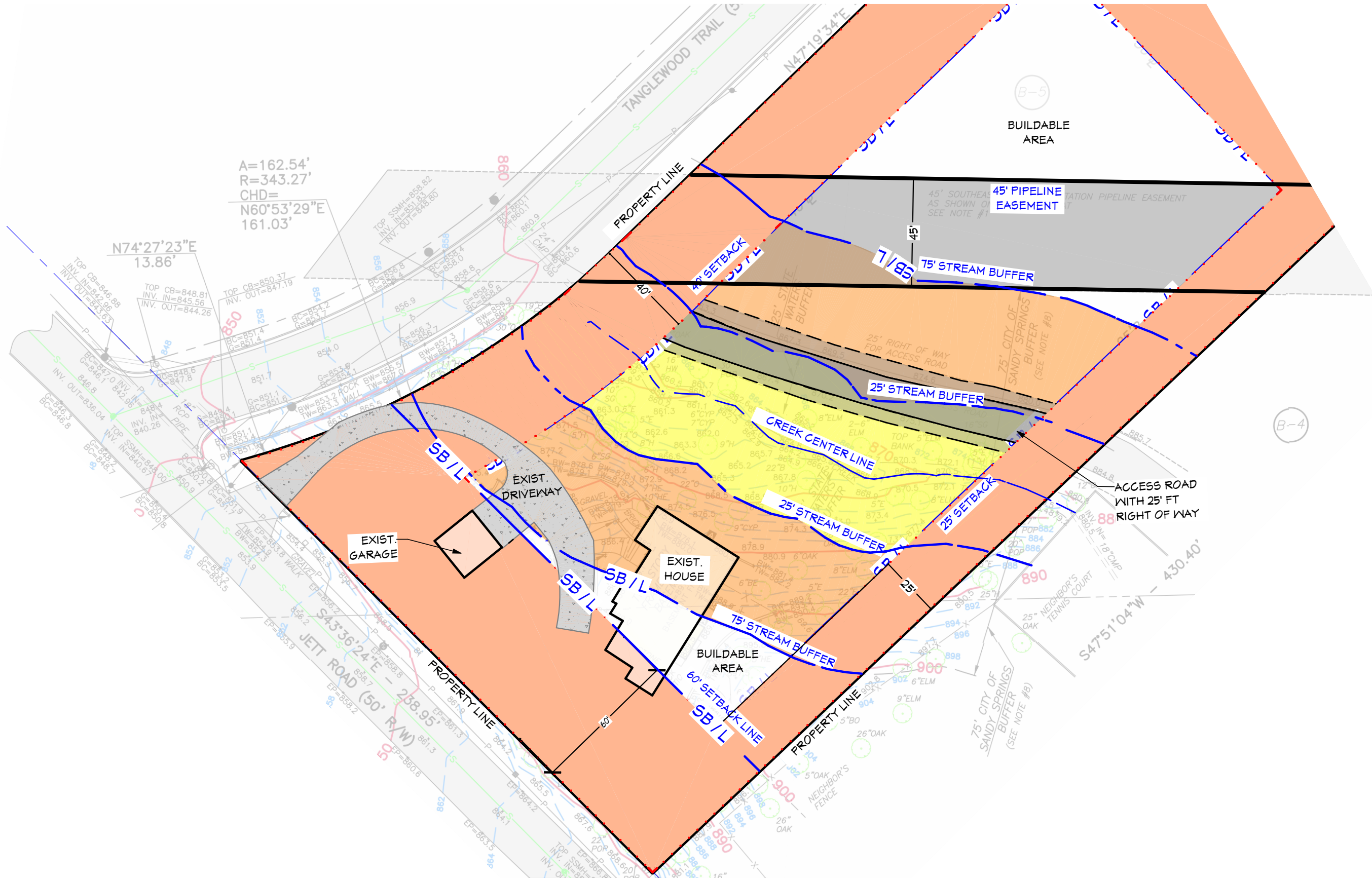
4805 JETT RD. NW,
ATLANTA, GA 30327

Monday, June 15, 2026

SCHEMATIC SET

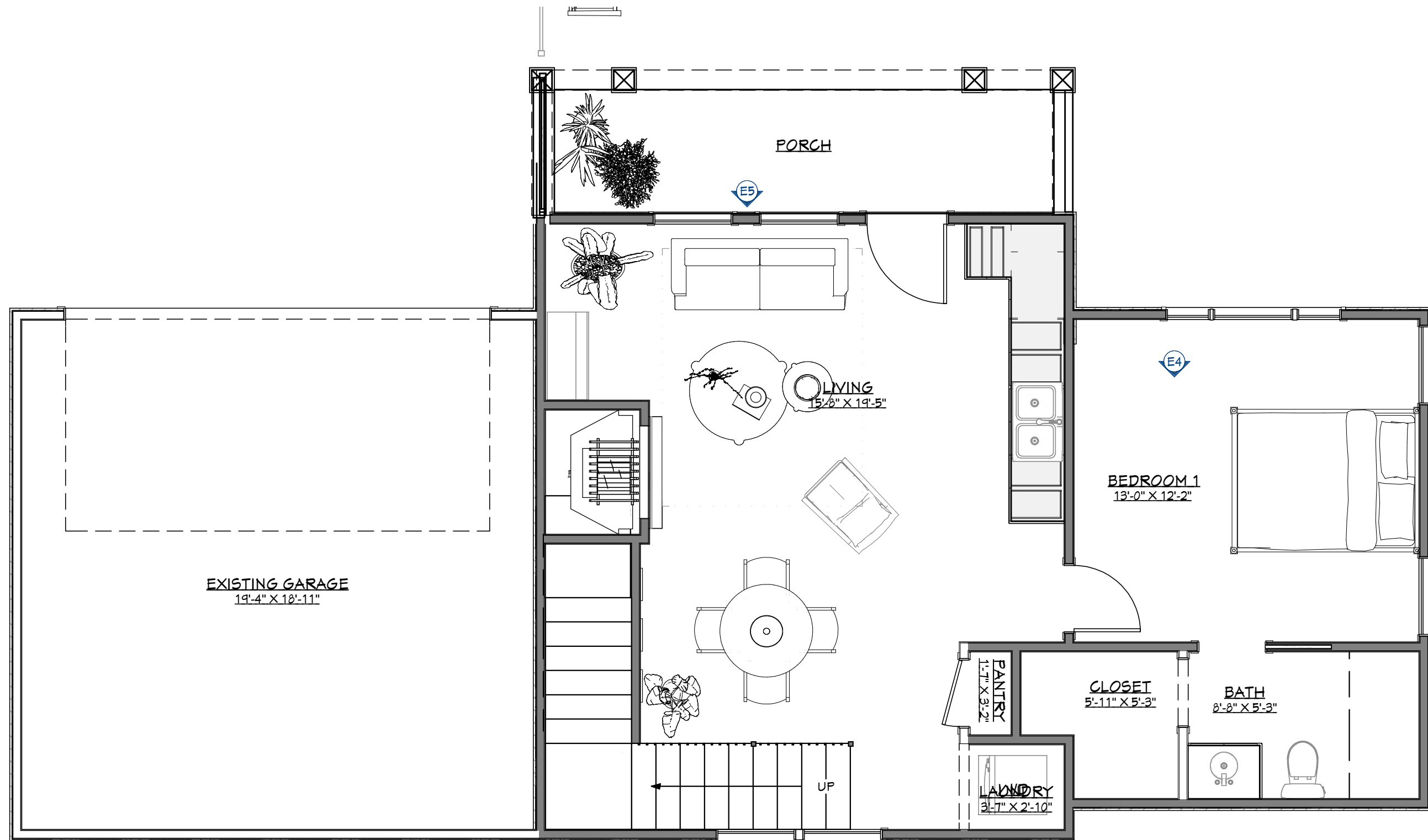














MAIN FLOOR AREAS		
ROOM NAME	AREA	AREA, H&C
BATH 2	71	63
BATH	59	45
BEDROOM 1	172	158
CLOSET	35	27
LAUNDRY	17	10
FIREPLACE	21	17
LIVING	340	319
PANTRY	7	5
BEDROOM 2	236	215
CLOSET	47	40
STAIRWELL	89	75
TOTALS:	1094	974

ADU, GUEST HOUSE ADDITION



EXIST. GARAGE









SANDY SPRINGS
COMMUNITY DEVELOPMENT

DETAILED PROCESS & INSTRUCTIONS

Legend: ☐ and o: Action required by Applicant
•: For information

Pre-Application Meeting:

- ☒ The Pre-Application Meeting must take place at least two (2) weeks but no more than two (2) months before the Application filing date. *Meeting happened on May 21st 2026*
- ☒ Consult the Sandy Springs Development Code (available online at https://library.municode.com/ga/sandy_springs/codes/development_code).
- ☒ Apply for a pre-application meeting on the online portal at <https://sandyspringsga.portal.opengov.com/>
- ☒ Discuss process, required documents and notice requirements

Filing:

- ☒ Submit a complete application to the on the online portal.
- ☐ Provide payment (verify the amount with the Lead Planner beforehand)
- Applications are due on or before filing deadline. No more than five (5) Applications, all types included, will be accepted each month
- Staff will initiate review, ask for more information if needed (at which point the Application may be placed on administrative hold and be moved to a later date), and send an Initiation Letter.

Before the Board of Appeals (BOA) Meeting:

- ☐ Submit any revision to the Application at least **thirty (30) days** prior to a scheduled Public Meeting or Public Hearing to allow time for proper revision by Staff and legal advertisement.
- The Staff Report, including the recommendation, will be posted on the City website.
- Staff will publish a legal ad in the newspaper.
- ☐ Order and post signage using Staff's sign template on the subject property (see p. 12) at least **fifteen (15) calendar days** prior to the BOA Meeting before **8:30 AM**. Send date-stamped pictures of the signage once in place to the Lead Planner.
- ☐ Mail written notice to property owners within 500' at least **fifteen (15) calendar days but not more than 45 calendar days** prior to the BOA Meeting; use Staff's mailing template. *Obtain a Certificate of Mailing from the Post Office and keep for your records; Applicant must produce a Certificate of Mailing upon request from Staff.*

Board of Appeals (BOA) Meeting:

- Staff will briefly introduce your request and present its recommendation.
- ☐ You will have ten (10) minutes to present your case to BOA, including any supporters speaking in favor of your request. You may save any remaining time for rebuttal to the opposition.
- The opposition will also have ten (10) minutes to speak.
- BOA will discuss and render its decision. BOA may approve, approve with conditions, or deny the request. BOA may also defer the case to another regularly scheduled Meeting.
- ☐ Remove signage within 48 hours of final action on the petition.

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



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: Katherine Graham, Marie Graham, Chris Graham	Sworn and subscribed before me this
Address: 4805 Jett Rd NW	15 th day of June 20 26
City, State, Zip Code: Sandy Springs, GA 30327	Notary public: <i>Stacey Goldstein</i>
Email address: [REDACTED]	Seal:
Phone number: [REDACTED]	
Owner's signature: <i>Katherine Graham</i> <i>Marie Graham</i> <i>Chris Graham</i>	Stacey Goldstein NOTARY PUBLIC DeKalb County, Georgia My Commission Expires 4/9/2027
	Commission expires:

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

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

Applicant states under oath that:	
☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or ☐ He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or ☐ He/she has an estate of years which permits the Applicant to apply (<i>attach a copy of the lease</i>)	
Applicant's name: Richard Goldstein	Sworn and subscribed before me this
Company name: Mosaic Design + Build	15 th day of June 20 26
Address: 2358 Perimeter Park Drive, Suite 300	Notary public: <i>Stacey Goldstein</i>
City, State, Zip Code: Atlanta, GA 30341	Seal:
Email address: rick@mosaicdesignbuild.com	
Phone number: 770.670.6022	
Applicant's signature: <i>Richard Goldstein</i>	Stacey Goldstein NOTARY PUBLIC DeKalb County, Georgia My Commission Expires 4/9/2027



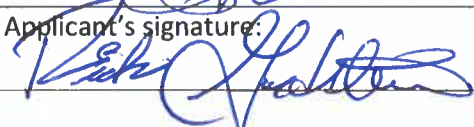
SANDY SPRINGS
COMMUNITY DEVELOPMENT

Commission expires: _____

AUTHORIZATION FORM – PART II

C- If an agent or attorney will represent the owner and/or the Applicant:

Fill out the following section and have it notarized.

Agent's name: Rebeca Altamirano
Company: mosaic Design + Build
Address: 2358 Perimeter Park Drive, Suite 300
City, State, Zip Code: Atlanta, GA 30341
Email address: rebeca@mosaicdesignbuild.com
Phone number: 770.670.6022
Agent's signature: 
Applicant's signature: 

Sworn and subscribed before me this

15th day of June 20 26

Notary public:


Seal:

Stacey Goldstein
NOTARY PUBLIC
DeKalb County, Georgia
My Commission Expires 4/9/2027

Commission expires: _____

Please return to: CAMPBELL & BRANNON, L.L.C.
CAMPBELL & BRANNON, L.L.C.
2475 Northwinds Pkwy #150 Alpharetta, GA 30009
File # A150158P
Phone (770) 521-1180
Fax (770) 521-1136

Deed Book 54803 Pg 322
Filed and Recorded Apr-07-2015 08:43am
2015-0140597
Real Estate Transfer Tax \$675.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

OURS

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE made this 31st day of March, in the year 2015, between

John T.L. Koenig and Julia S. Koenig ,

(hereinafter referred to as "Grantor") and

**Robert E. Graham, Jr., Katherine J. Graham, Christopher R. Graham and Marie Graham ,
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee.

SEE EXHIBIT "A"

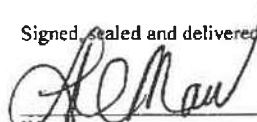
TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises")

Subject to all easements, rights of way, and restrictive covenants of record.

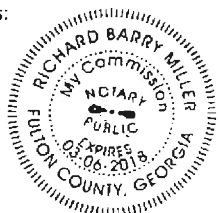
TO HAVE AND TO HOLD the Premises, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:


Witness Laura DeMarr
Laura DeMarr

Notary Public
My Commission Expires:
[Attach Notary Seal]



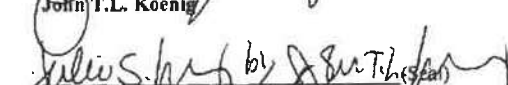
 (Seal)
John T.L. Koenig

Julia S. Koenig by John T.L. Koenig as
Attorney In Fact
as her attorney in fact

EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 162 and 163 of the 17th District, Fulton County, Georgia, being part of Lot B-5, Davis Woods Subdivision, as per plat recorded in Plat Book 61, Page 29, as revised at Plat Book 70, Page 17, Fulton County Records, and more particularly described as follows:

Ours

To find the point of beginning, commence at the intersection of the Northeasterly right of way line of Jett Road (50 foot right of way) and the Southeasterly right of way line of Tanglewood Trail (AKA 50 foot utility easement) and thence run South 43 degrees 36 minutes 24 seconds East along the said Northeasterly right of way line of Jett Road for a distance of 3.97 feet to an iron pin placed, said iron pin placed being the point of beginning.

Thence North 74 degrees 27 minutes 23 seconds East leaving the said Northeasterly right of way line of Jett Road for a distance of 13.86 feet to a point; thence along a curve having an arc length of 162.54 feet and a radius of 343.27 feet being subtended by a chord of North 60 degrees 53 minutes 29 seconds East for a distance of 161.03 feet to a point; thence North 47 degrees 19 minutes 34 seconds East for a distance of 265.60 feet to an iron pin place, said iron pin placed being 3.4 feet Southeasterly from an iron pin found (crimp top) on the right of way line of Tanglewood Trail as presently located; thence South 42 degrees 37 minutes 00 seconds East for a distance of 198.77 feet to an iron pin placed; thence South 47 degrees 51 minutes 04 seconds West for a distance of 430.40 feet to an iron pin placed on the Northeasterly right of way line of Jett Road, thence North 43 degrees 36 minutes 24 seconds West for a distance of 238.95 feet to an iron pin placed, said iron pin placed being the point of beginning.

Said tract or parcel contains 87,441 square feet or 2.01 acres all as shown per plat of survey prepared for Hurley, Meyer and Melcher, L.L.C., and Neal W. Heery and Rebecca T. Heery by John W. Stanzilis, Jr., Georgia Registered Land Surveyor No. 2109, of Solar Land Surveying Company, dated March 1, 2001, Job No. 01-1424, which plat of survey is by reference incorporated herein.

Together with:

A twenty-five foot (25') access easement for ingress and egress as more particularly described as per plat for Davis Woods Subdivision recorded in Plat Book 61, Page 29, Fulton County, Georgia Records, revised at Plat Book 70, Page 17, aforesaid records.

SPORTS

Injuries hinder Falcons’ progress in the early going

By Will Jackson
Staff Correspondent

FLOWERY BRANCH. — The buzz around the Atlanta Falcons facility is evident with training camp open and the team excited to embark on a new NFL season. But progress toward Week 1 is hindered at certain positions as injuries mar a number of key battles on the team.

The Falcons announced a number of key undisclosed injuries to players Wednesday morning, in addition to quarterback Michael Penix Jr., who is still recovering from a torn ACL.

Cornerback Billy Bowman Jr. (torn Achilles), offensive tackle Jawaan Taylor, quarterback Tua Tagovailoa, linebacker DeAngelo Malone and

linebacker Troy Anderson are all dealing with injuries from the offseason and will be unavailable to start camp. All but Tagovailoa were placed on the physically-unable-to-perform (PUP) list Wednesday.

In addition, the team released quarterback Trevor Siemian with a non-football injury, meaning rookie Jack Strand is the only healthy quarterback as the Falcons begin preparations for the 2026 season.

Head coach Kevin Stefanski said Tagovailoa’s injury is not something the team is concerned about long term. “(Tua) is dealing with an injury, it’s not long term and he’ll be back out there soon,” Stefanski said.

Stefanski added that the injury happened “a few days

ago,” and that the team is in the process of adding someone to replace Siemian. He did not elaborate on who the replacement might be, only that “something should happen in the near term.”

It was soon revealed during practice the team signed veteran Cooper Rush to replace Siemian.

With Penix Jr. and Tagovailoa sidelined to open camp, Strand and Rush will be the only quarterbacks available for full-team drills — a very different situation for Stefanski compared to last year’s four available quarterbacks to start camp in Cleveland.

Not having the top two quarterbacks in the room available will make it harder to hit the ground running, with

a number of other positions impacted as a result. Every day of camp counts and every rep matters, and losing this time means fewer chances to evaluate battles such as what the wide receiver room will look like surrounding Drake London, and who will start at right tackle.

The right tackle battle is especially important given that the top two projected quarterbacks are both left-handed. With Taylor on the PUP list and unavailable to start camp, the battle now falls to Grayson graduate Wan-ya Morris and Michael Jerrell until Taylor can return. Morris was acquired in June from the Chiefs to compete with his former teammate, and he should now hold the pole position until Taylor is

healthy.

Stefanski said Taylor is progressing well in his recovery and that different players have come into camp at different stages.

“Every coach wants every player out there for every rep,” Stefanski said. “That’s the ideal, but that’s not the reality, so we’ll work based on the guys that are available to us. This is good for us as players and coaches — you have to adjust.”

On defense, Malone and Anderson will have to wait until they’re healthy to compete for a roster spot behind starters Jalon Walker and Christian Harris. Neither is expected to start, but back-up battles matter — depth at every position becomes critical if starters become injured

as is common during a long NFL season..

The battle to fill in for Bowman is also expected to ramp up until he’s ready to return, with rookie Avieon Terrell, Mike Ford Jr. and Darren Hall all expected to get looks during camp.

Terrell has seen time at both inside and outside corner as part of his acclimation process this offseason while he competes to earn a starting spot opposite his brother, A.J.

Stefanski said he expects Terrell to continue moving around during camp.

“I think he’ll be outside and inside,” Stefanski said. “With any young player you want them to get comfortable as you grow their role, and it’s up to Avieon — or any rookie — to earn that.”



Atlanta Falcons running back Bijan Robinson (7) runs up the sidelines against the Miami Dolphins last year.

Falcons star Robinson appears to hold-in as training camp opens

By Will Jackson
Staff Correspondent

FLOWERY BRANCH — Jahmyr Gibbs is reportedly holding in at Detroit Lions training camp, it quickly became apparent Wednesday that fellow star running back Bijan Robinson is taking a similar approach as both await new contracts from their respective NFL teams.

Robinson, the Atlanta Falcons’ 2023 first-round-pick, had a stellar 2025 season with an NFL-best 1,478 rushing yards along with seven touchdowns. With no contract at the moment, the team will press forward in training camp with his backup Brian Robinson Jr. taking the first-team reps.

Robinson is a key piece as new head coach Kevin Stefanski and offensive coordinator Tommy Rees look to implement their system in Atlanta. Stefanski said Robinson is a professional when it comes to handling his business going all the

way back to OTAs and the offseason program.

“From the moment I took the job he’s been awesome,” Stefanski said. “He has the right attitude, and then just to see him in these settings, you see a pro.”

Robinson was present for Day 1 of camp, but he was spotted without a helmet and cleats during practice. The team would not confirm a reason for his lack of participation, but the initial belief is that it was not injury-related.

Not having Robinson practicing is a major blow for Atlanta as the team prepares for Week 1 in Pittsburgh. Both his production on the field, and his leadership in the locker room are key aspects that Atlanta will need to reach its goals in 2026.

Robinson said in June that he expects a similar workload in 2026 to that of 2025. With the risk associated with playing running back it makes sense that Robinson wants

a new deal before putting himself in harm’s way, especially if it is to the level that everyone expects him to be involved in.

Despite not practicing, Robinson said he is excited to play for Stefanski and looks forward to getting to work. “(Stefanski) encourages us, he encourages the coaches to get up multiple levels from where we were,” Robinson said in a June press conference. “This is a cool team to be a part of.”

Once Robinson returns to practice, the team will be in much better shape to fully prepare during camp. For now, the team and fans await any news on the Falcons star’s status.

Robinson said he is letting the team and agent handle the contract negotiations when asked if he was next after the Drake London deal earlier this summer.

“We’ll see, I’m not the guy to talk about it, I’ll let them handle all of that stuff,” Robinson said.



FILE — Atlanta Falcons quarterback’s Michael Penix Jr. and Tua Tagovailoa (1) move during an NFL football practice, Wednesday, May 27, in Flowery Branch, Ga.

With Tagovailoa sidelined with a minor injury, Falcons add Rush for training camp

By Maura Carey
Associated Press

FLOWERY BRANCH, Ga. — The Atlanta Falcons’ quarterback competition will have to wait another day after coach Kevin Stefanski said Wednesday that Tua Tagovailoa sustained a minor injury, and he’ll be back “sooner rather than later.”

Stefanski described the injury as a “flare-up” and said he doesn’t anticipate a long absence from the former Dolphins quarterback. He said Tagovailoa will be present at training camp but not yet participating.

The first-year Falcons coach kept the details of Tagovailoa’s injury secret, saying one of the perks of training camp is not having to divulge every detail.

ESPN, citing unnamed sources, reported Wednesday that Tagovailoa is dealing with a tight back.

The Falcons swapped one veteran quarterback for another as a result, releasing veteran Trevor Siemian and adding Cooper Rush. Heading into his ninth year in the league, Rush has appeared in 42 career games and has thrown for 3,766 yards, 20 touchdowns and 14 interceptions.

Rush was out throwing alongside Michael Penix Jr. and undrafted rookie Jack Strand at the Falcons’ first day of training camp on Wednesday morning.

Rush and Strand are ex-

pected to split snaps during 11-on-11s. Penix, who started nine games for Atlanta in 2026 before a season-ending ACL tear, will compete in individual and 7-on-7 drills.

Stefanski is encouraged by Penix’s recovery, though he doesn’t have a precise timetable for the quarterback’s return to 11-on-11 drills.

“I don’t know the exact date on when that would happen,” Stefanski said. “All along, as you guys can imagine, we have put total trust into Mike, the medical team and the doctor who performed his surgery. So I’m very, very comfortable with where we are and the plan that we have.”

Penix had a slightly more definitive timeline, revealing that four weeks was the most recent benchmark he was given. While recovering from his third ACL tear, the third-year quarterback said he’s eager to get back, but he’s not taking the process lightly.

“Just trusting the process,” Penix said. “It’s more seeing how my body is feeling with these practices. I was told like another four weeks, possibly, going into that next stage. At the same time, it could be earlier.”

SANDY SPRINGS NOTICE OF VARIANCES	
Petition Number:	V-26-41
Petitioner:	Richard Goldstein, Mosaic Design Build
Property Location:	4805 Jett Road Parcel # 17 0162 LL0975
Current Zoning:	RE-2
Request:	Request for a Variance from Sec. 7.8.24. to allow a residential accessory structure in the 60-foot primary street setback.
Public Hearings:	Board of Appeals Wednesday, September 2, 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 .

City of Sandy Springs Advertisement Public Hearing for Review & Public Comment 2025 Consolidated Annual Performance Report (CAPER)
The City of Sandy Springs has completed a draft of its 2025 Consolidated Annual Performance Report (CAPER). This report provides an objective assessment of the City’s progress toward meeting the Consolidated Plan’s five-year goals through yearly Action Plan activities. The 2025 Consolidated Annual Performance and Evaluation Report (CAPER) will be available for review at https://www.sandyspringsga.gov/community-development-block-grant beginning September 1, 2026 through September 15, 2026.
As required by 24 CFR Part 91. 105 (b) (2), the City will hold a public hearing to announce the public comment period at the September 1, 2026 Mayor and City Council Meeting. After the conclusion of the public comment period, the report will be finalized, and a public hearing for the adoption of the CAPER will be held at the September 15, 2026 Mayor and City Council Meeting. These meetings will be held at 1 Galambos Way, Sandy Springs, GA 30328 at 6:00 p.m., and is open to the public.
Those who may have questions or wish to provide comments on the 2025 CAPER may send an email to the CDBG Program mailbox at cdbgprogram@sandyspringsga.gov or hard copy correspondence to the Sandy Springs Community Development Department at 1 Galambos Way, Sandy Springs, GA 30328.
Instructions on how to attend this meeting and how to participate in the public hearing are available on https://www.sandyspringsga.gov/public-meetings . The meeting will be streamed online and can be accessed using the following link: http://www.sandyspringsga.gov/Stream
Citizens in need of translation services or materials in alternative formats should call 770-730-5600 seven calendar days prior to the scheduled meeting.

There Is A New Comment For Zoning Case V-26-41

From No-Reply-GIS/FME <No-Reply-GIS-FME@SandySpringsga.gov>

Date Tue 8/25/2026 7:48 PM

To Whitacre, Dakota <DWhitacre@SandySpringsGA.gov>

Case ID: V-26-41

Time Submitted: 08/25/2026 07:48 PM

Citizen Name : Thomas (Tom)

Citizen Email [REDACTED]

Citizen Phone [REDACTED]

Citizen Address: 4790 JETT RD

Favorability: In Favor

Comment:

I live directly across Jett Road from this property at 4790 Jett Road, and I am in favor of this addition and enhancement to the family's home and property. I believe it will be a positive addition. This is a long time resident, and I would like them to be able to enhance their property. It is better than a tear-down and subdivide into 2 homes or a massive mansion being replaced there.



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, September 2, 2026

Case: **V-26-41 – 4805 Jett Road**
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)
Report Date: August 19, 2026

REQUEST

Request for a Variance from Sec. 7.8.24 and 11.7.2 to allow a guest house to encroach into the required 60-foot primary street setback.

APPLICANT

Property Owners:	Petitioner:	Representative:
Robert E. Graham, Jr. et al	Richard Goldstein	Richard Goldstein

RECOMMENDATIONS

Department of Community Development

Staff recommends **Approval with Conditions** of Variance V-26-41

MATERIALS SUBMITTED AND REVIEWED

Materials

1. Application received on June 15, 2026

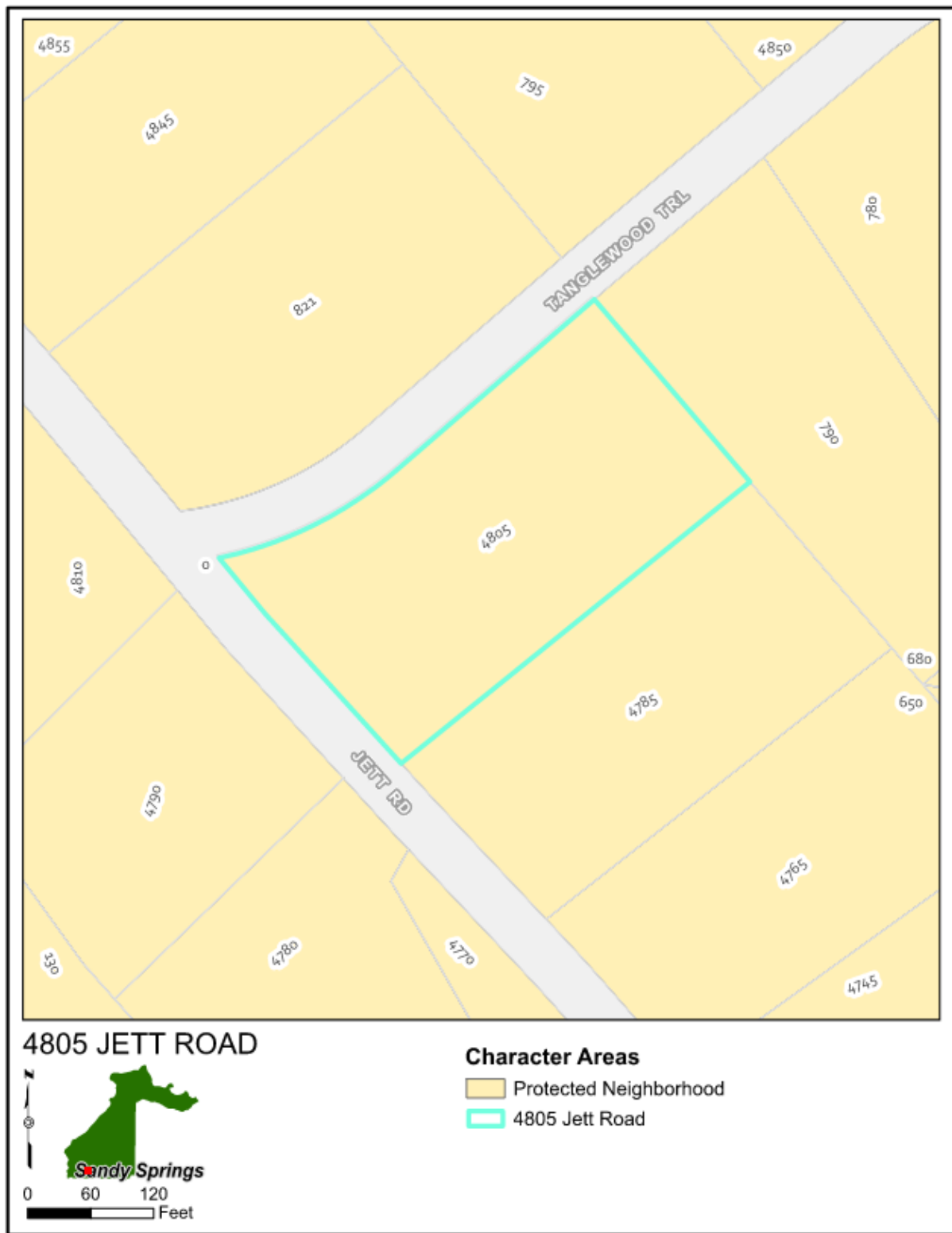
Plans

1. “*Graham Survey.pdf*” prepared by McClung Surveying Services, Inc. and stamped by Michael R. Noles received on June 15, 2026.
2. “*Graham_Variance DRAWINGS 06.12.26.pdf*” prepared by Mosaic Design + Build and received on July 13, 2026.
3. “*Graham Survey Update 07.09.26.pdf*” prepared by McClung Surveying Services, Inc. and stamped by Michael R. Noles received on July 13, 2026

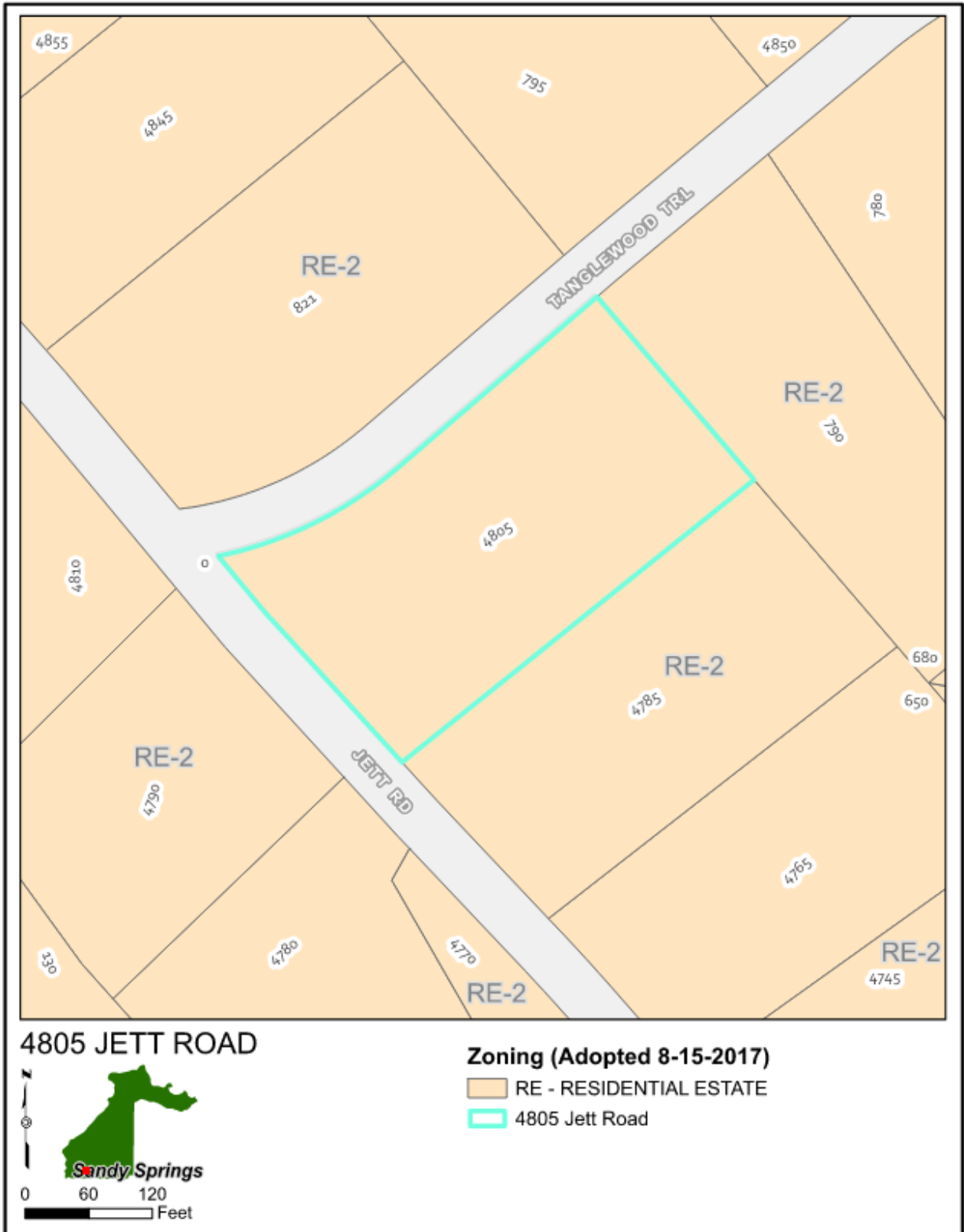
PROPERTY INFORMATION	
Location:	4805 Jett Road (17 0162 LL0975)
Council District:	Council District 6 – Andrew Chinsky
Neighborhood:	Northside Woods
Road frontage:	Approximately 249 feet on Jett Road Approximately 443 feet on Tanglewood Trail
Lot Depth	Approximately 201 feet
Acreage:	Approximately 2.02 acres
Current Zoning	RE-2 (Residential Estate – 2-acre minimum lot size)
Existing Land Use:	Single-Family detached
Previous Zoning Cases:	-
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	4825 Jett Road	2.18
East	RE-2 / Residential Estate	790 Tanglewood Trail	2.00
South	RE-2 / Residential Estate	4785 Jett Road	1.99
West	RE-2 / Residential Estate	4790 Jett Road	1.36
PROPOSED DEVELOPMENT			
-	RE-2 / Residential Estate	4805 Jett Road	2.02

CHARACTER AREA MAP

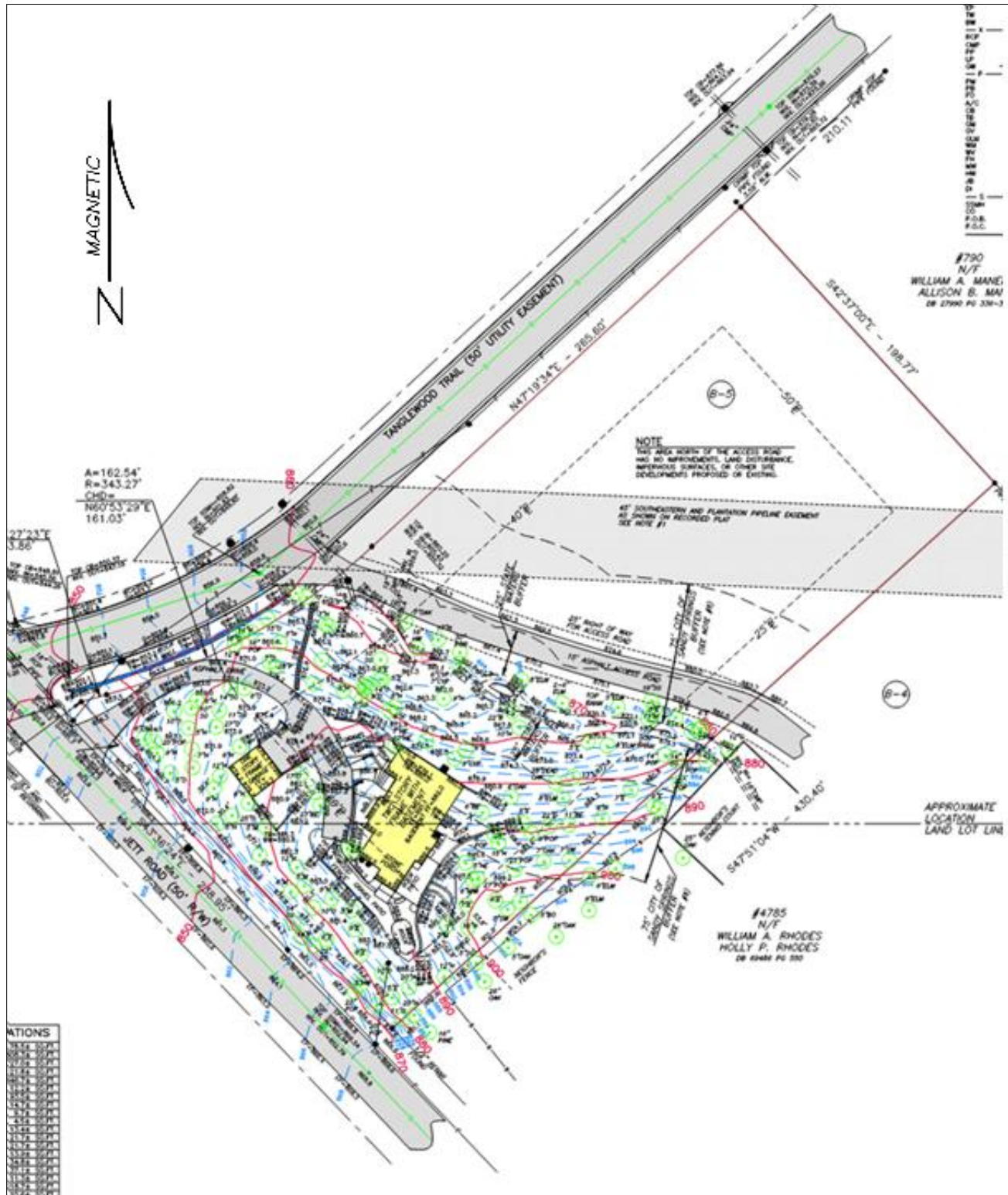


ZONING MAP



AERIAL IMAGE





Survey

EXISTING DEVELOPMENT

The subject property is located within the Northside Woods neighborhood and is zoned RE-2 (Residential Estate – 2-acre minimum lot size). The property contains approximately 2.02 acres and is currently developed with a two-story single-family residence, a detached two-car garage, an asphalt driveway, and a rear patio area. According to Fulton County property records, the lot was platted in 1957, and the current owner acquired the property in 2015. The parcel is rectangular shaped, extending northeast from its frontage along Jett Road and curving near its northern corner along Tanglewood Trail.

The existing residence and detached garage are located on the elevated portion of the Jett Road frontage. The residence and existing garage sits above the roadway on a relatively level building area created by the site's topography and encroaches approximately 14 feet and 30 feet (respectively) into the required 60-foot primary street setback. The existing driveway enters the property from Jett Road, curves around the detached garage, and continues toward the residence.

A creek flows generally through the central-to-rear portion of the property. As a result, the property is affected by the applicable 25-foot state stream buffer, 50-foot undisturbed vegetative buffer, and 75-foot impervious-surface setback. Portions of the existing residence and driveway are located within the 75-foot impervious-surface setback.

The rear portion of the property is further constrained by a cleared Southeastern and Plantation Pipeline easement that extends from west to east. An asphalt access road also traverses the property near the creek. The access road begins at Tanglewood Trail and continues through the subject property to serve 4785, 4765, and 4745 Jett Road, located southeast of the subject property. The survey identifies a 25-foot right-of-way for this access road, including an approximately 15-foot-wide asphalt travel surface. A 45-foot drainage easement is also located east of the access road.

The property has steep, uneven topography, rising from Jett Road to the residence, descending toward the creek, and then rising again toward the northeastern portion of the property.



View of the front of the home facing east from driveway



View of the existing garage



View of home, driveway and garage



View of existing garage facing northeast from Jett Road



View of the house and garage facing southeast from Tanglewood Trail



View of pipeline easement on property east of Tanglewood Trail



View of access road that bisects the property in the rear

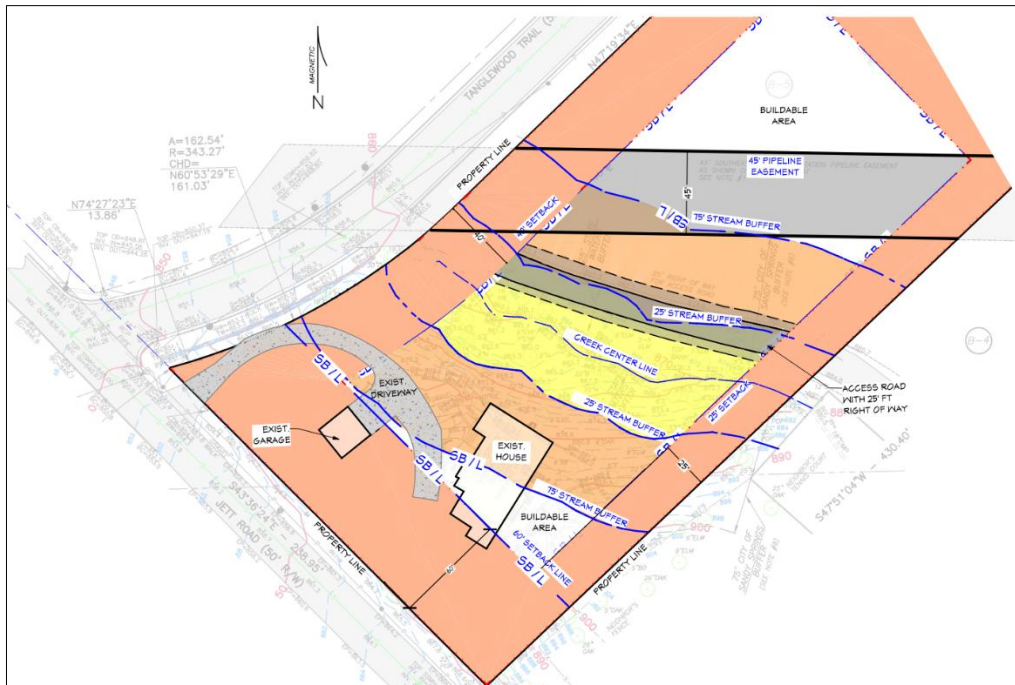
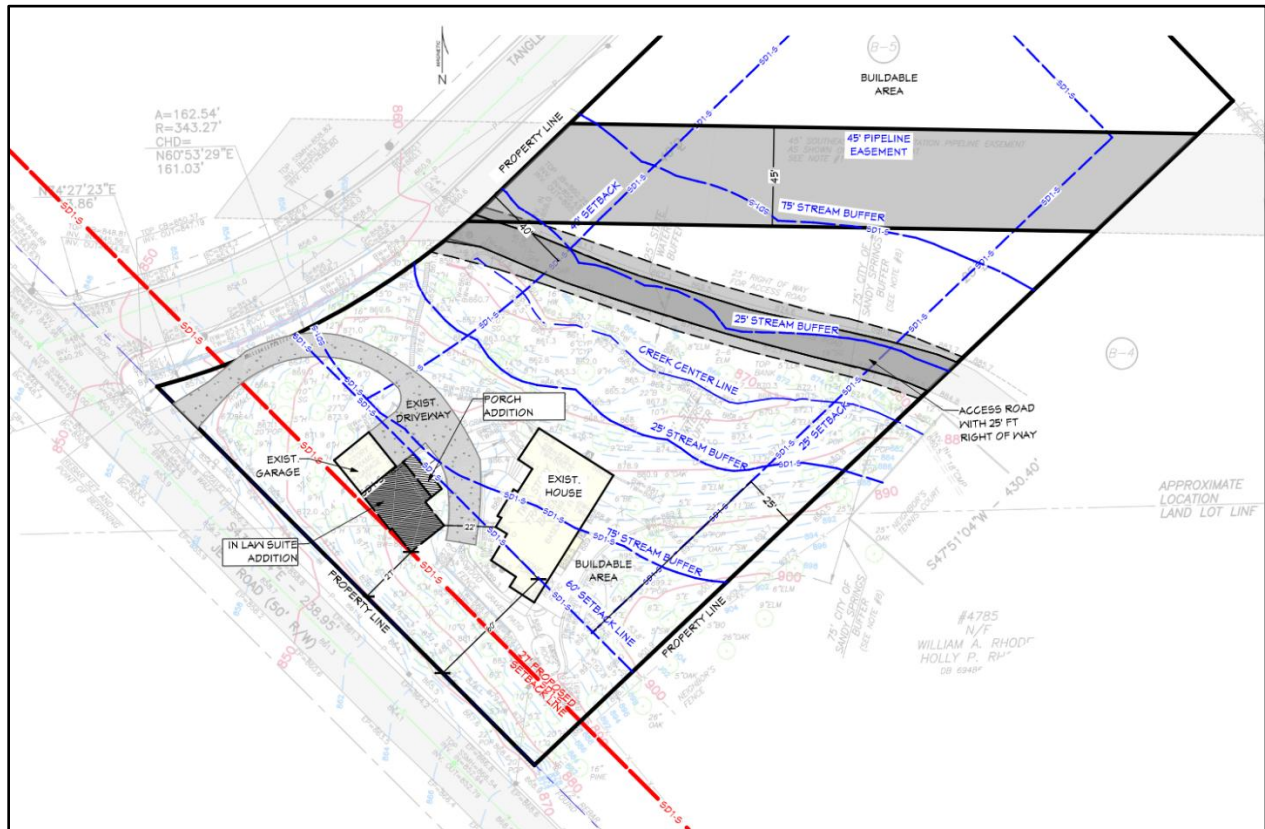


Image of site elements

SITE PLAN (received June 15, 2026)



PROPOSED DEVELOPMENT

The applicant proposes to expand the existing nonconforming detached garage within the primary street setback to construct a guest house. The proposed location utilizes the established developed area near the residence and garage, avoiding the more environmentally constrained portions of the property.

Existing Garage: The footprint of the existing garage, according to the survey, is approximately 408 square feet.

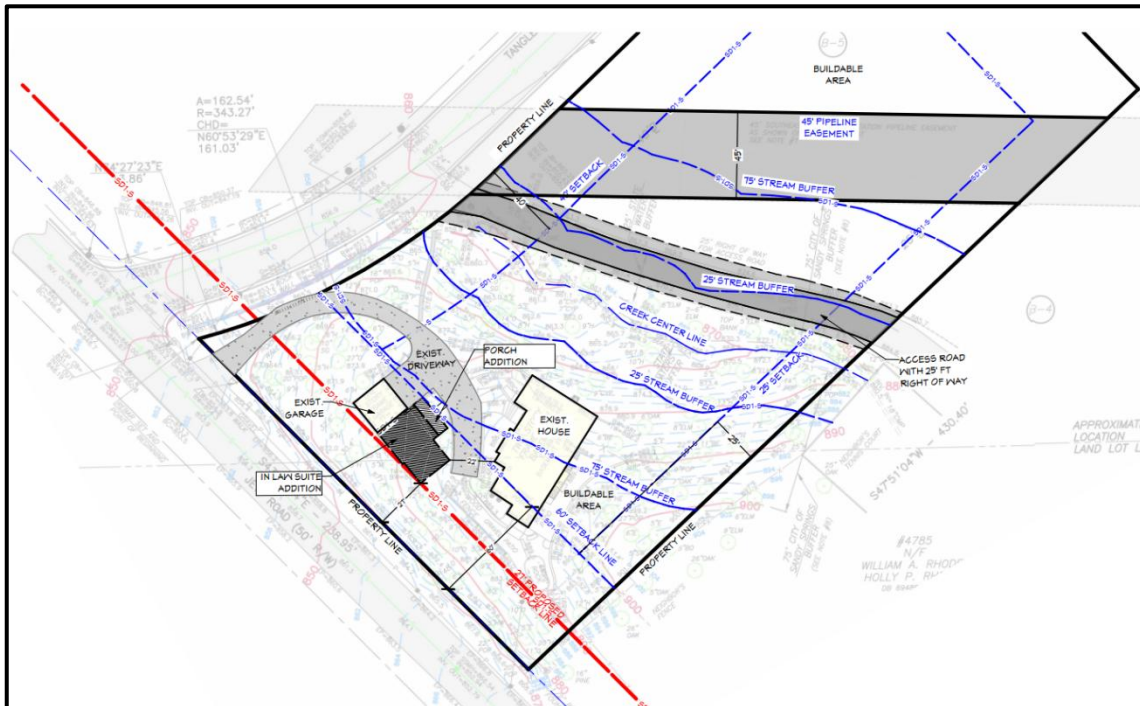
Proposed Guest House: The footprint of the proposed guest house, according to the site plan, is approximately 857 square feet.

Combined: The proposed footprint of the garage and proposed guest house combined is approximately 1,265 square feet.

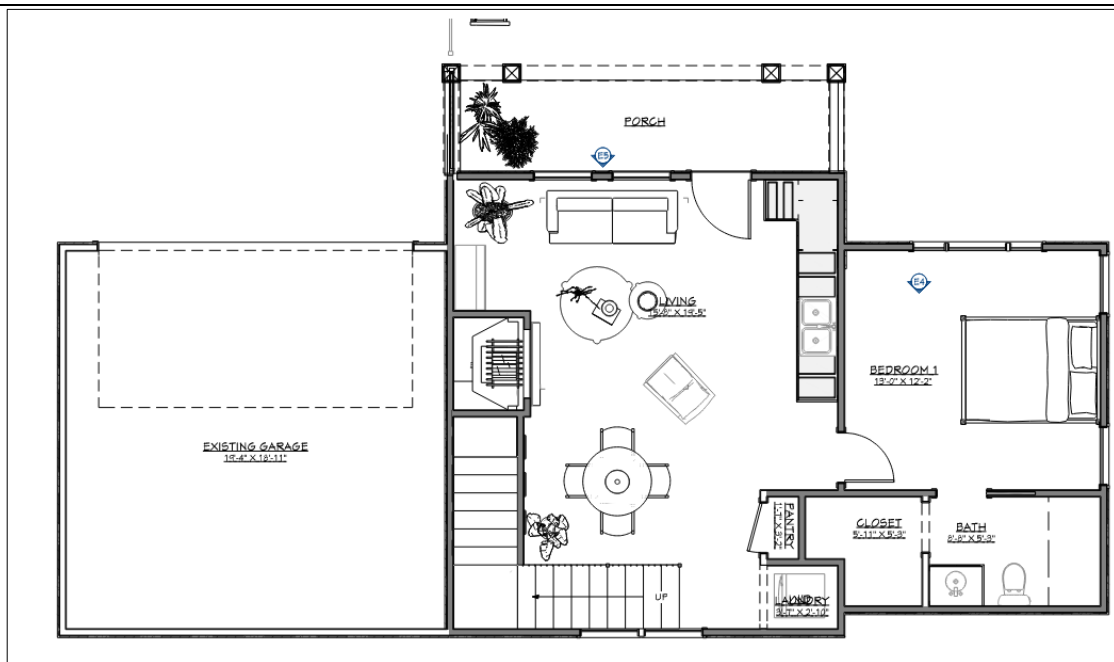
Per Sec. 7.8.24.B.2.a. of the Development Code –Residential Accessory Structures, Major – “Basic Use Standards” – “No major residential accessory structures may be located between the front plane of the principal structure and a street. In cases where site orientation is atypical, determination is at the director's discretion.

Per Sec. 7.8.24.B.2.c. of the Development Code –Residential Accessory Structures, Major – “Major residential accessory structures must comply with applicable building setbacks if their footprint exceeds 500 square feet”

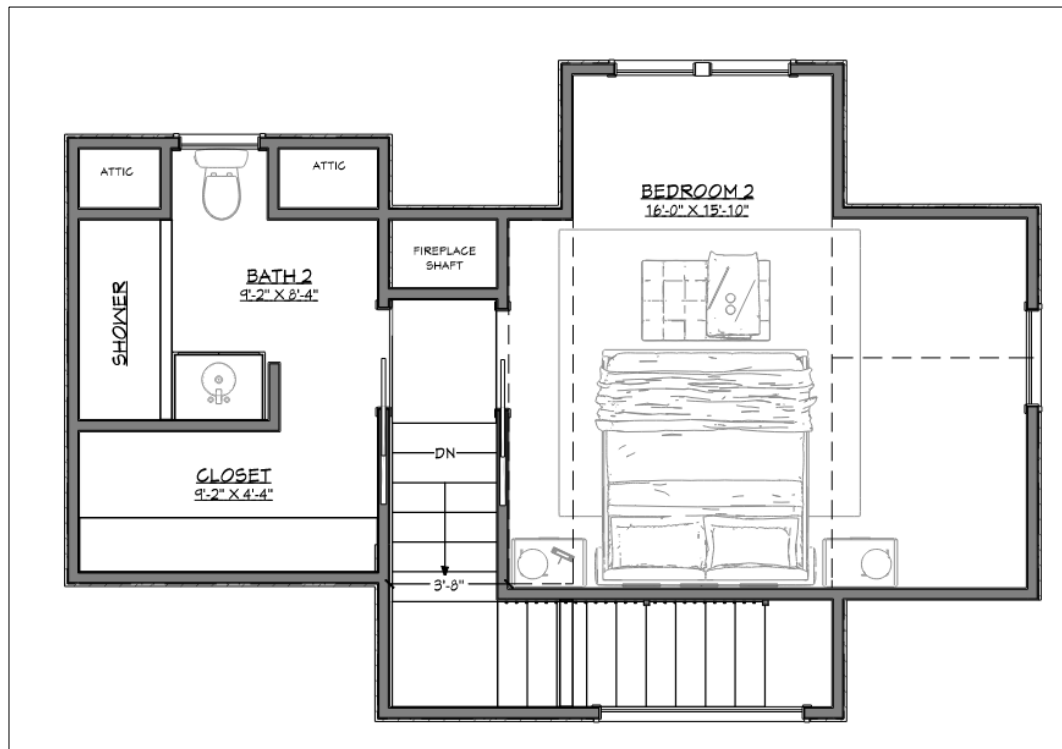
Per Sec. 11.7.2 of the Development Code – Nonconforming Structure – “Continuance” – “No new nonconformity may be created by any expansion, alteration or rebuilding.”



Proposed expansion of garage



Proposed main floor plan



Proposed second floor plan



Proposed Renderings



V-26-41 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. ***Variances will only be granted upon showing that:***

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

Finding: The requested variances would not negate the general intent of the Development Code or conflict with the policies of the Comprehensive Plan. The proposed guest house would remain accessory and subordinate to the principal residence and would not alter the residential character or low-density use of the property. The proposed location also builds upon an established developed area containing the existing residence, garage, and driveway rather than extending development into the more environmentally constrained portions of the site. With the recommended conditions addressing architectural compatibility, finished-floor elevation, structural adequacy, and landscape screening, the proposal is consistent with the Comprehensive Plan's policies for preserving established residential neighborhoods and maintaining low-density residential development. Therefore, staff finds that this criterion is met.

- 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 finds that the proposed development would not be detrimental to public safety, health, or welfare or injurious to surrounding properties. The proposed guest house would be located on the existing elevated, plateau-like developed portion of the site, away from the creek and associated stream buffers and separated from the rear easement areas. The City Engineer further noted that developing the alternative buildable area east of the residence would involve severe slopes, an existing retaining wall, difficult pedestrian access, greater land disturbance, and potentially greater environmental impacts. In addition, the recommended conditions requiring structural evaluation, landscape screening, architectural compatibility, and a finished-floor elevation generally consistent with the existing garage will further minimize potential safety, visual, and environmental impacts. Therefore, staff finds that this criterion is met.

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

Finding: Staff finds that the conditions on which the request is based are unique to the property and are not generally applicable to other properties. The parcel is irregularly shaped and contains steep, uneven topography, a creek and associated stream buffers, a pipeline easement, an access road/right-of-way, and a drainage easement. The existing residence and detached garage are concentrated on an elevated, plateau-like portion of the site that rises substantially above the road frontage, while the remaining portions of the property are comparatively constrained. The combination of these physical, environmental, and access limitations creates development conditions specific to this property and supports locating the proposed guest house within the established developed area. Therefore, staff finds that this criterion is met.

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

Finding: Staff finds that the subject property's physical characteristics create an extraordinary hardship unique to the site. The existing residence and detached garage occupy the principal relatively level building area, while the remainder of the property is affected by significant changes in grade, the creek and associated stream buffers, easements, drainage infrastructure, and an access road. Although some buildable area exists east of the residence, the City Engineer identified severe slopes, an existing retaining wall, and difficult foot access in that area and concluded that development there would require greater land disturbance and could create greater environmental impacts than the proposed location. Collectively, these constraints substantially limit practical alternatives for locating the guest house. Strict application of the setback and nonconforming-structure provisions would therefore create an extraordinary hardship beyond a mere inconvenience. Therefore, staff finds that this criterion is met.

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

Finding: Staff evaluated whether the remaining buildable area could reasonably accommodate the proposed guest house without the requested relief. While an area east of the existing residence may be technically buildable, the City's engineering review identified severe slopes, an existing retaining wall, difficult access, and the likelihood of greater land disturbance and environmental impact. By locating the addition adjacent to the existing garage and within the established developed portion of the site, the proposal consolidates development rather than extending it into a more constrained area. The property's stream buffers, easements, access features, and topography further limit practical alternatives. Accordingly, staff finds that the requested variance is the minimum relief reasonably necessary to accomplish the proposed development while minimizing additional site disturbance.

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;

Finding: Staff finds that equal or greater protection of adjacent properties and natural resources can be achieved through the proposed location and recommended mitigation. Locating the guest house within the existing developed area avoids construction closer to the creek, stream buffers, pipeline and drainage easements, and steeper portions of the property. Two staggered rows of evergreen trees will provide additional roadway screening, and Division 9.3, Tree Conservation, will apply during permitting. The recommended architectural and finished-floor-elevation conditions will further reduce visual impacts. Therefore, staff finds that this criterion is met.

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

Finding: Staff finds that the conditions giving rise to the variance request are not the result of action or inaction by the current property owner. According to Fulton County records, the residence was constructed in 1960, and the current owner acquired the property in 2015. Historical aerial imagery indicates that the detached garage has existed since at least 2003. The principal hardships arise from longstanding site conditions, including the property's irregular configuration, topography, creek and stream buffers, easements, access features, and drainage infrastructure. These conditions predate the current owner's variance request and materially constrain the practical areas available for additional development. Therefore, staff finds that this criterion is met.

COMMENTS FROM OTHER PARTIES

Sandy Springs City Engineer:

While there is buildable area to the east of the existing home, there are severe slopes, an existing retaining wall and potentially difficult foot access. These elements would require more land disturbance and cause more environmental impact than the proposed location. The existing house is upgrade from the public roadway and out of normal sight lines. However, the architecture of the new home should be required to match the existing garage to minimize the visual impacts from the public roadway. Additionally, the finished floor elevation should be within 30 inches of the existing garage, or as approved by the Director, to further minimize visual and environmental impacts.

Sandy Springs Arborist:

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

Sandy Springs Deputy Building Official:

I am wondering if they tried putting all of the ADU space on one level? That would reduce the height and make it less noticeable from the street. The footprint could be expanded toward the existing main house.

Sandy Springs Building Plan Reviewer:

Prior to obtaining a variance it is recommended that the owner researches the existing structure for code compliance. Provide a report prepared by a Georgia Licensed Professional Engineer evaluating the existing structure and proposed alteration(s). The report shall identify the following: The engineer has reviewed the existing structure and determined it can safely carry the weight and surcharges after these changes, OR The engineer has designed a solution that shows how the new loads will be safely supported all the way down to stable ground. Additions to an existing structure shall require a review by a Georgia-registered design professional to certify that the existing structure, including the load path to firm bearing soil, is capable of supporting all new and existing imposed loads. Any new foundation or retaining wall constructed within 5 feet of an existing structure shall be specifically designed to account for surcharge and lateral effects imposed by the existing structure and the proposed addition. Where an addition affects the existing structure, the existing structure shall be brought into compliance with all applicable current codes. Refer to IRC Sections R106.1, R106.1.1, R301.1, and R301.1.3.

Sandy Springs Land Development Manager:

The site appears to have limited buildable space. The proposed two-story structure would be adjacent to the existing garage. Staff notes the building will encroach closer to the road than the existing garage. The proposed structure will need to comply with all land development regulations.

Sandy Springs Transportation Planner:

Associated right-of-way dedications for sidewalks will be required when triggered by the Development Code during the land disturbance permit process.

Correspondence Received:

Staff received one comment in support via the online zoning cases map.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS

Staff recommends **Approval with Conditions** of Variance V-26-41, a request for relief from Sec. 7.8.24 and 11.7.2 to allow a guest house to encroach into the required 60-foot primary street setback, subject to the following conditions:

- 1- Provide a report prepared by a Georgia-licensed Professional Engineer evaluating the existing structure and proposed alteration(s). The report shall confirm either that: (a) the existing structure can safely support the weight and surcharges resulting from the proposed changes; or (b) the engineer has designed a solution demonstrating how the new loads will be safely supported to stable bearing conditions.
- 2- Install a minimum of two (2) staggered rows of evergreen trees, full to the ground and a minimum of six (6) feet in height at installation, to screen the building from the public roadway. The landscape plan shall be submitted to and approved by the City Arborist.
- 3- The architectural character, exterior materials, and overall appearance of the new guest house shall be compatible with the existing garage to minimize visual impacts from the public roadway.
- 4- The finished-floor elevation of the guest house shall be within 30 inches of the finished-floor elevation of the existing garage, unless otherwise approved by the Director of Community Development, to further minimize visual and environmental impacts.

Board of Appeals

September 2, 2026



SANDY SPRINGS
GEORGIA

V-26-41

4805 Jett Road

STAFF RECOMMENDATION:
Approval with Conditions

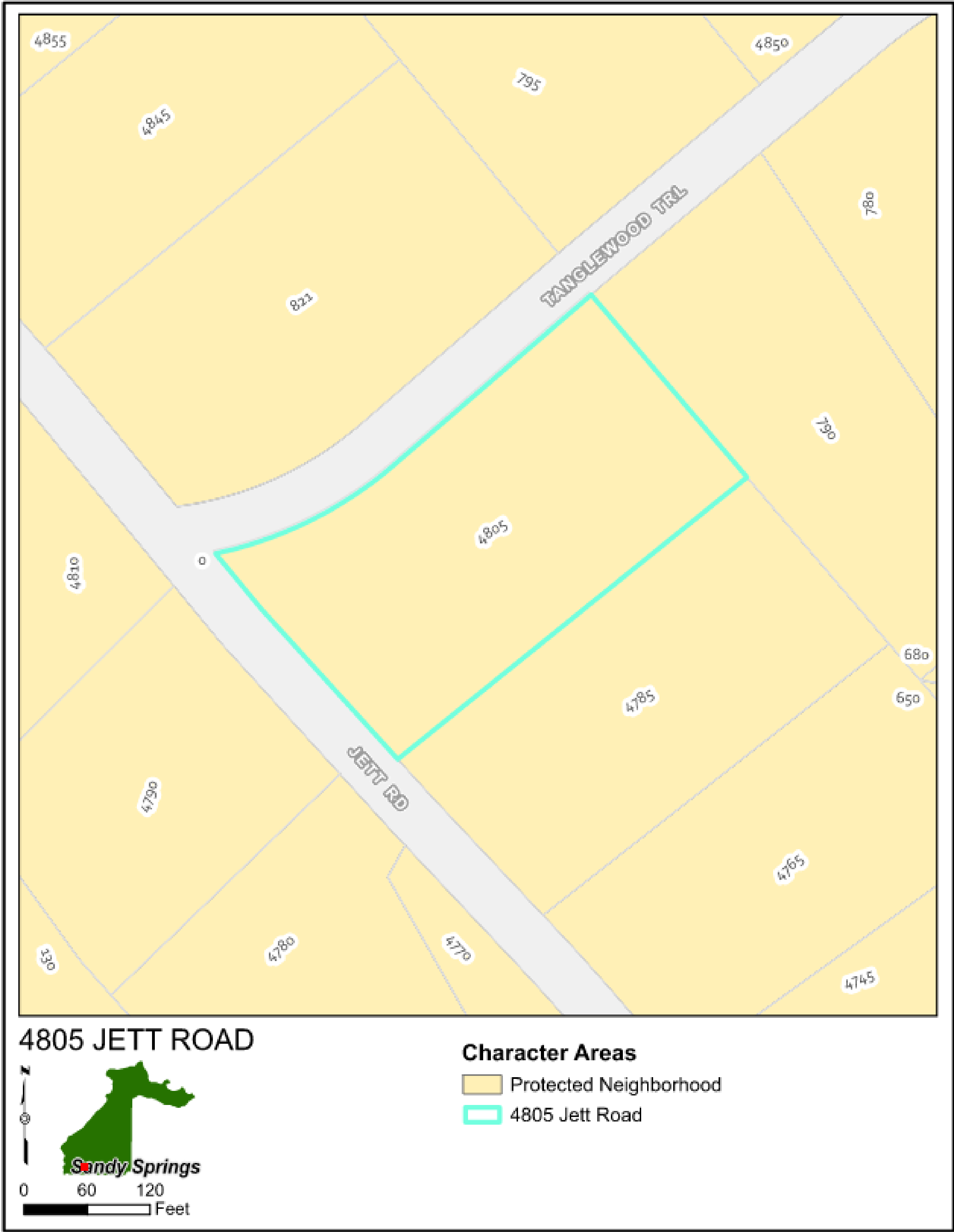


SANDY SPRINGS
GEORGIA

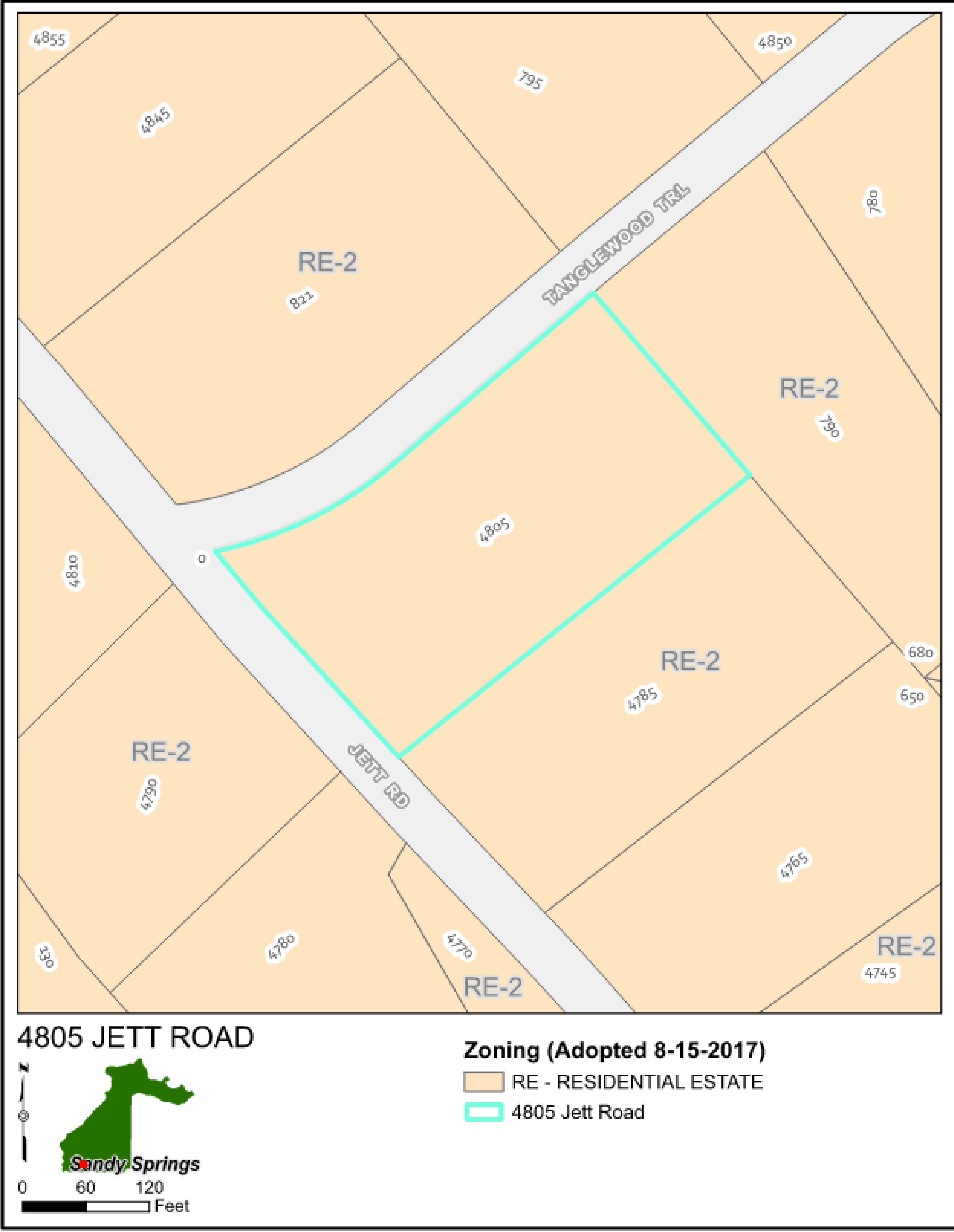
Request

- A request for a Variance from Sec. 7.8.24. and 11.7.2. to allow a guest house to encroach into the required 60-foot primary street setback.

Character Area Map



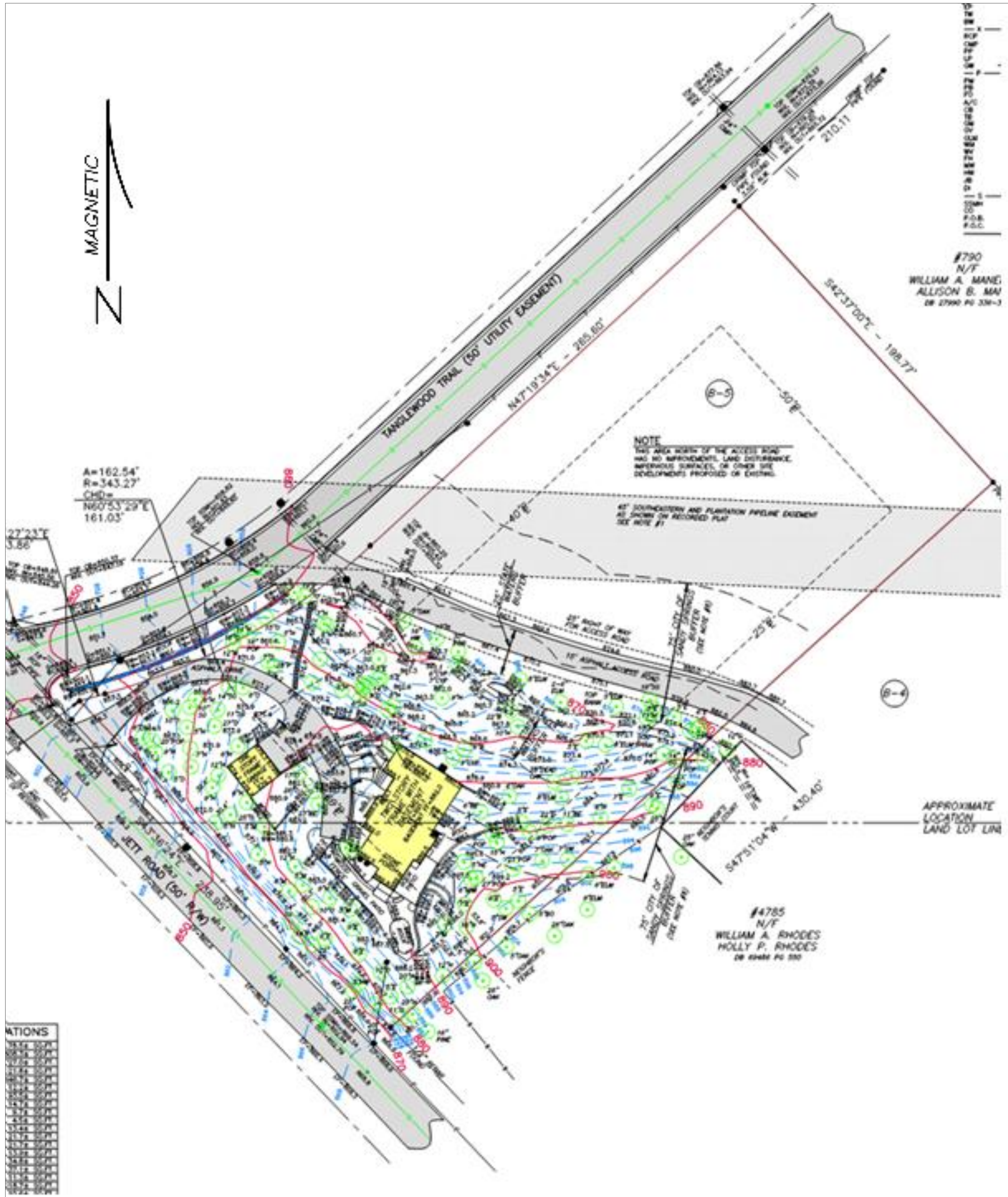
Zoning Map



Aerial Image



Survey



Existing Conditions

- The subject property is located within the Northside Woods neighborhood and is zoned RE-2 (Residential Estate – 2-acre minimum lot size). The property contains approximately 2.02 acres and is currently developed with a two-story single-family residence, a detached two-car garage, an asphalt driveway, and a rear patio area.
- According to Fulton County property records, the lot was platted in 1957, and the current owner acquired the property in 2015. The parcel is irregularly shaped, extending northeast from its frontage along Jett Road and curving near its northern corner along Tanglewood Trail.
- The residence sits above the roadway on a relatively level building area created by the site's topography and encroaches approximately 14 feet into the required 60-foot primary street setback.
- A creek flows generally through the central-to-rear portion of the property. The rear portion of the property is further constrained by a cleared Southeastern and Plantation Pipeline easement that extends from west to east. An asphalt access road also traverses the property near the creek.



**Images of the
detached
garage**



Images of the house and detached garage

Survey indicating site limitations



Variance Request

The applicant proposes to expand the existing nonconforming detached garage within the primary street setback to construct a guest house. The proposed location utilizes the established developed area near the residence and garage, avoiding the more environmentally constrained portions of the property.

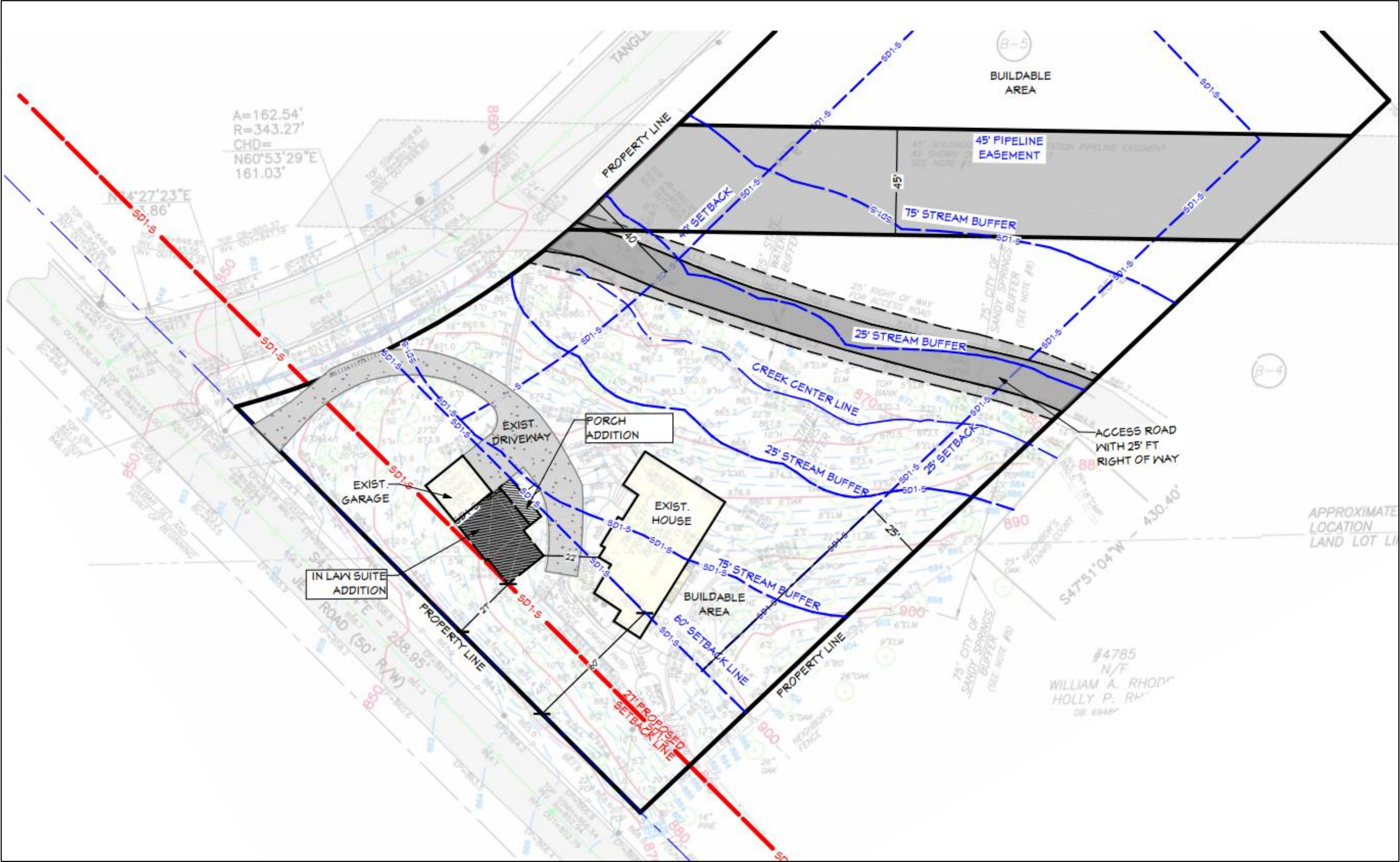
Existing Garage: The footprint of the existing garage is approximately 405 square feet.

Proposed Guest House: The footprint of the proposed guest house is approximately 845 square feet.

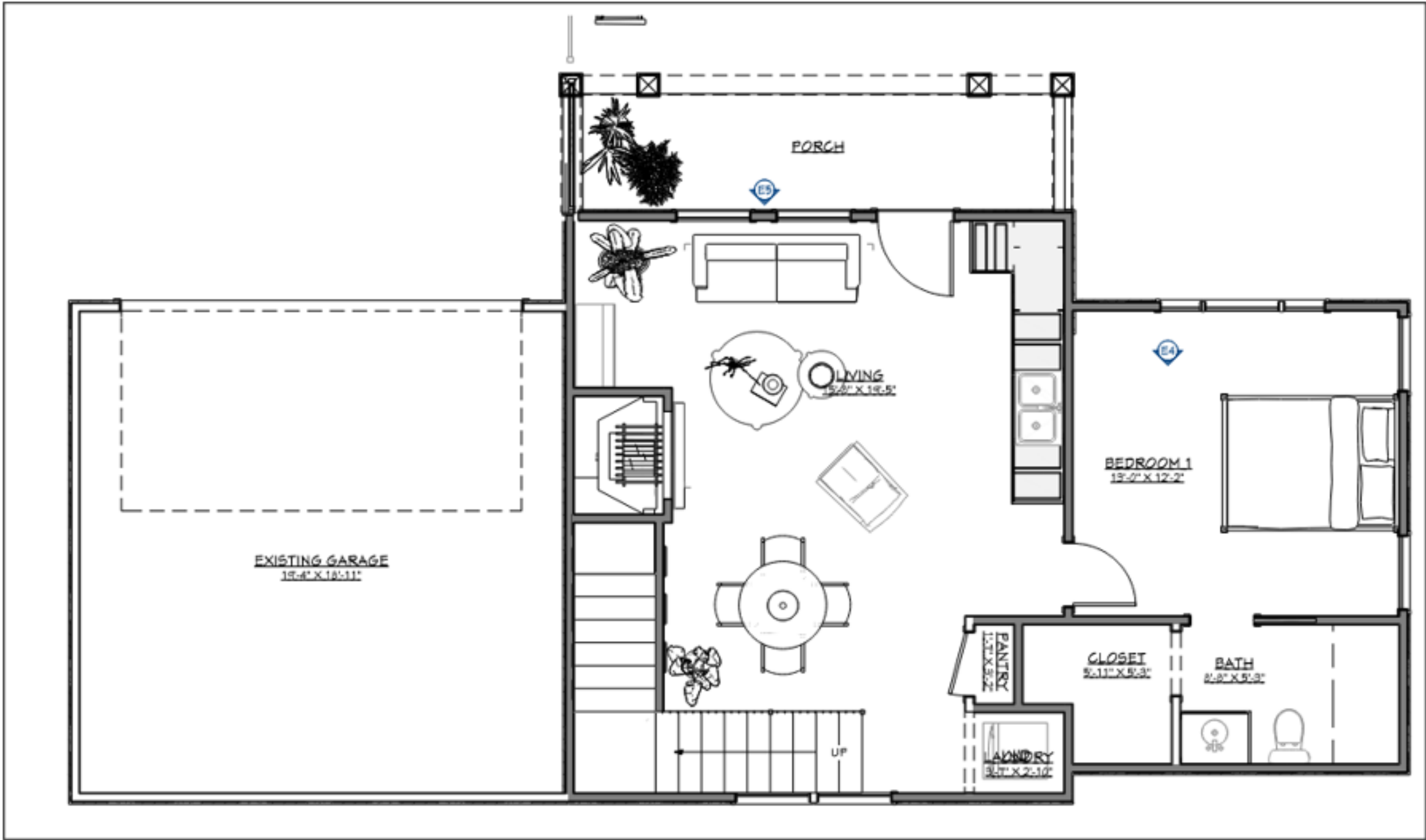
Combined: The proposed *footprint* of the garage and proposed guest house combined is approximately 1,070 square feet.

- 1. Per Sec. 7.3.1.D.2.h of the Development Code – Accessory Dwelling, Guest House – “Basic Use Standards” – “When separate from the principal dwelling unit, the location is limited to the rear yard and must meet all district setbacks.”***
- 2. Per Sec. 11.7.2 of the Development Code – Nonconforming Structure – “Continuance” – “No new nonconformity may be created by any expansion, alteration or rebuilding.”***

Site Plan



Elevations and Floorplan



Proposed main floor plan



Proposed second floor plan



Proposed Renderings



Variance Considerations:

a. The variance request would not negate the general intent of this Development Code or conflict with Comprehensive Plan policies

The requested variances would not negate the general intent of the Development Code or conflict with the policies of the Comprehensive Plan. The proposed guest house would remain accessory and subordinate to the principal residence and would not alter the residential character or low-density use of the property. The proposed location also builds upon an established developed area containing the existing residence, garage, and driveway rather than extending development into the more environmentally constrained portions of the site. With the recommended conditions addressing architectural compatibility, finished-floor elevation, structural adequacy, and landscape screening, the proposal is consistent with the Comprehensive Plan's policies for preserving established residential neighborhoods and maintaining low-density residential development. Therefore, staff finds that this criterion is met.

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

Staff evaluated whether the remaining buildable area could reasonably accommodate the proposed guest house without the requested relief. While an area east of the existing residence may be technically buildable, the City's engineering review identified severe slopes, an existing retaining wall, difficult access, and the likelihood of greater land disturbance and environmental impact. By locating the addition adjacent to the existing garage and within the established developed portion of the site, the proposal consolidates development rather than extending it into a more constrained area. The property's stream buffers, easements, access features, and topography further limit practical alternatives. Accordingly, staff finds that the requested variance is the minimum relief reasonably necessary to accomplish the proposed development while minimizing additional site disturbance.

Recommendation

- Staff recommend **Approval** of Variance V-26-41, a request for relief from Sec. 7.8.24 and 11.7.2 to allow a guest house to encroach into the required 60-foot primary street setback, subject to the following conditions:
- Provide a report prepared by a Georgia-licensed Professional Engineer evaluating the existing structure and proposed alteration(s). The report shall confirm either that: (a) the existing structure can safely support the weight and surcharges resulting from the proposed changes; or (b) the engineer has designed a solution demonstrating how the new loads will be safely supported to stable bearing conditions.
- Install a minimum of two (2) staggered rows of evergreen trees, full to the ground and a minimum of six (6) feet in height at installation, to screen the building from the public roadway. The landscape plan shall be submitted to and approved by the City Arborist.
- The architectural character, exterior materials, and overall appearance of the new guest house shall be compatible with the existing garage to minimize visual impacts from the public roadway.
- The finished-floor elevation of the guest house shall be within 30 inches of the finished-floor elevation of the existing garage, unless otherwise approved by the Director of Community Development, to further minimize visual and environmental impacts.

