



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, April 7, 2021

Case: **V20-0046 – 1475 Masters Club Drive**
Staff Contact: Alexandra Horst (ahorst@sandyspringsga.gov)
Report Date: March 29, 2021

REQUEST

Request for a Variance from Sec. 2.2.2. to allow construction of an addition to a single unit detached residence in the side common lot line and rear building setbacks.

APPLICANT

Property Owners: Carmen W Spaulding & Keaunta Hines	Petitioner: Keaunta T Hines	Representative: N/A
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RECOMMENDATION

Department of Community Development

Staff recommends **Denial** of **Variance** V20-0046.

MATERIALS SUBMITTED AND REVIEWED

Materials:

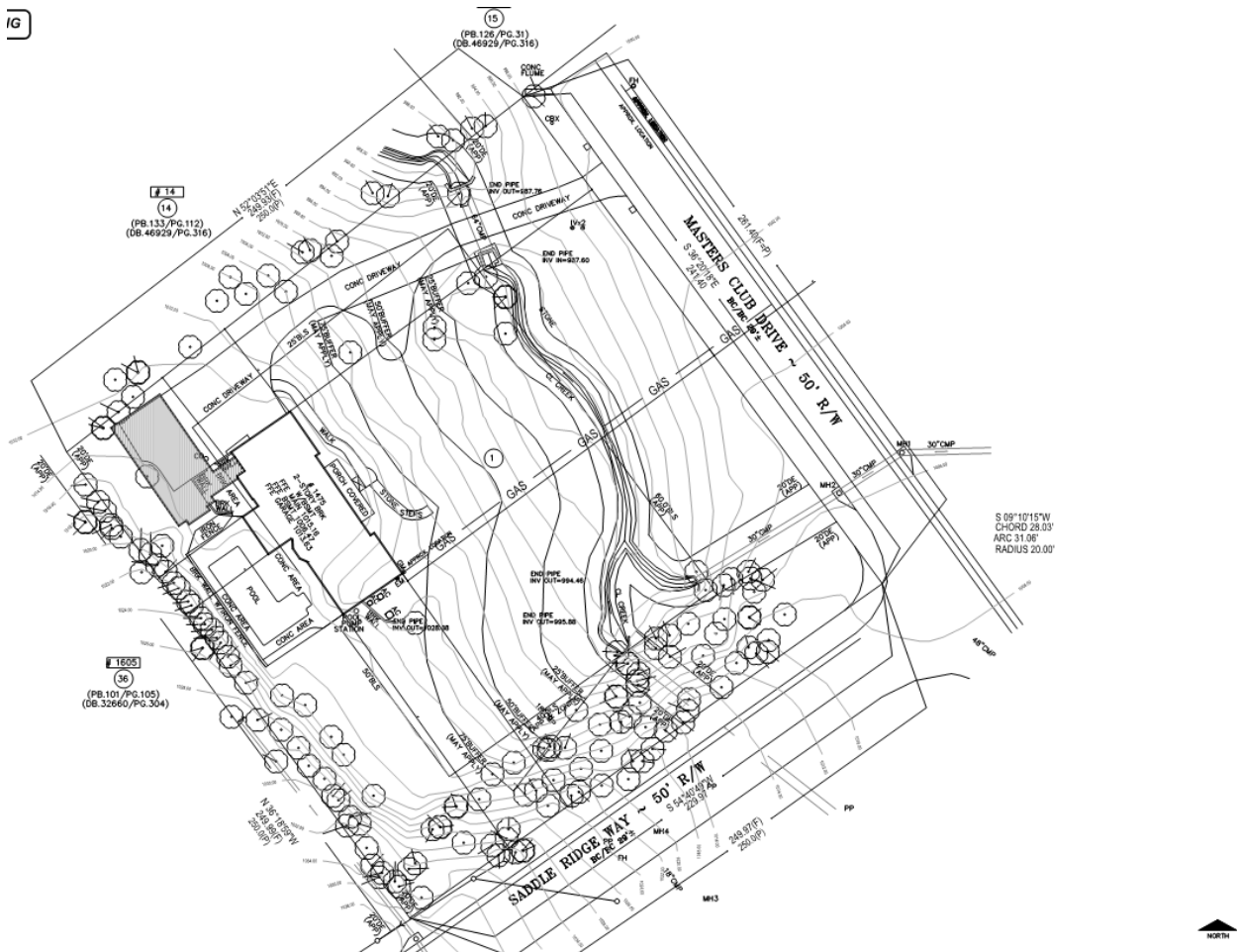
1. Application, received December 18, 2020

Plans:

1. “*Existing Conditions Survey*,” prepared by Survey Land Express, Inc, signed and sealed by Eugene A. Stepanov, R.L.S., dated September 29, 2020, received December 18, 2020
2. “*Hines Residence*” plan set, dated October 31, 2020, received December 18, 2020
3. “*Site Plan*,” dated October 31, 2020, received December 18, 2020

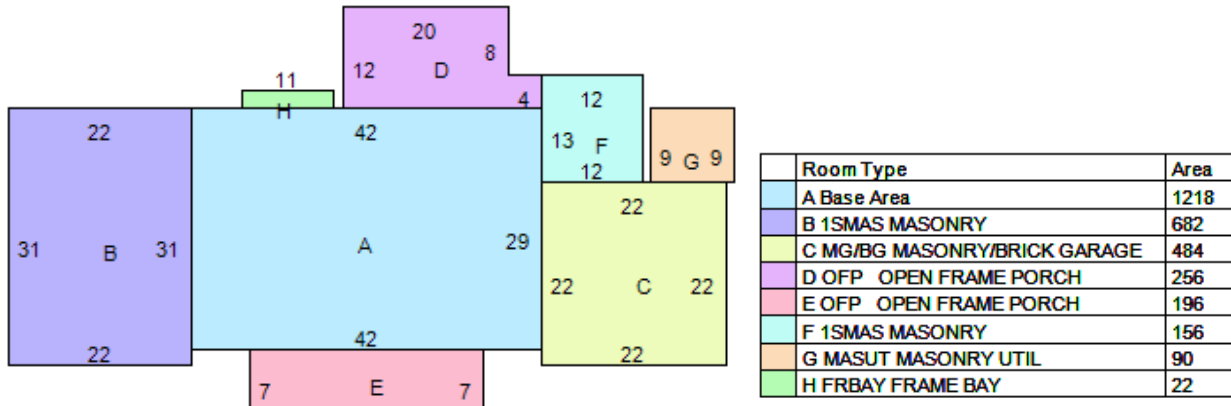
PROPERTY INFORMATION	
Location:	1475 Masters Club Drive (Parcel # 06 035200040015)
Council District:	1 – John Paulson
Road frontage:	Approximately 260' of frontage on Masters Club Drive; Approximately 235' of frontage on Saddle Ridge Way
Acreage:	Approximately 1.46 acres
Current Zoning: Existing Land Use:	RE-2 (Residential Estate, 2 acre minimum lot size) Single unit detached residence
Previous Zoning Case:	Rezoning 1972Z-0221 was approved with conditions
Character Area:	Protected Neighborhood Character Area

SITE PLAN (received December 18, 2020) (full size Site Plan in Package)



PROPOSED DEVELOPMENT

The 1.46-acre subject property is developed with a single unit detached residence, including a two (2)-car garage, a porch, driveway, swimming pool, walls, and other features and improvements. The image below is from the Fulton County Tax Assessors.



The Applicant proposes to install a two (2)-story, approximately 2,200 square foot addition to the single unit detached residence, including a three (3)-car garage (the Applicant proposes to convert the existing garage into conditioned space), gym, mudroom, and guest quarters, that would encroach into the 25' minimum side common lot line and 50' minimum rear building setbacks. According to the Applicant, the proposed addition would encroach approximately 20' into the side common lot line building setback and 29' into the rear building setback. The proposed addition would be mostly located on the existing driveway, adjacent to the northern side common lot line. It would also be adjacent to the existing pool in the rear yard.

The subject property contains state waters, state waters buffers, and area of minimal flood hazard Zone X. The state waters and buffers are not in the area of the proposed addition, however.

This area of the subject property adjoins 1605 Saddle Ridge Way and 14 Ball Creek Way, which also contain single unit detached residences. There is a sport court on 14 Ball Creek Way, with a stand of trees between it and the proposed addition and existing driveway, and there is another stand of trees between the pool on the subject property and 1605 Saddle Ridge Way.

The following images show the existing conditions of 1475 Masters Club Drive. To the right of the driveway are the sport court and residence on 14 Ball Creek Way.



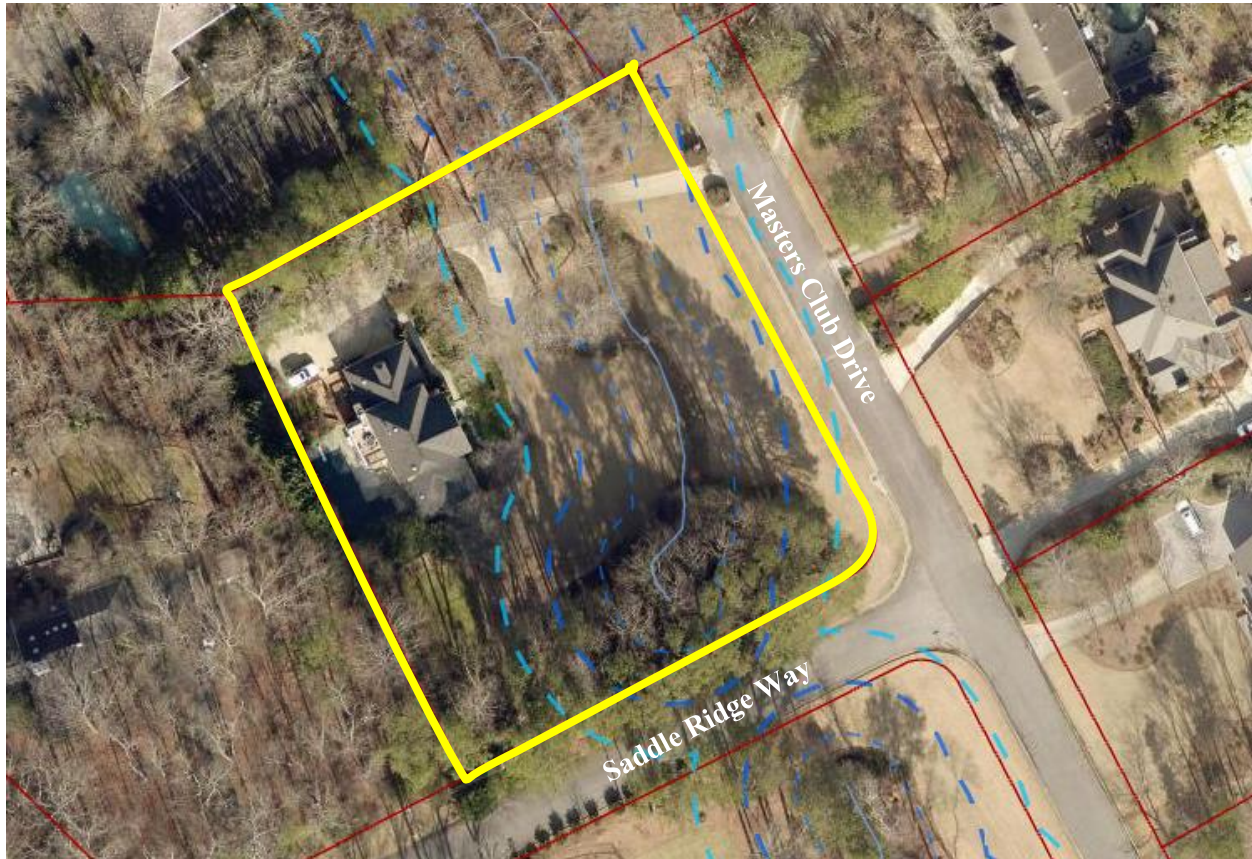




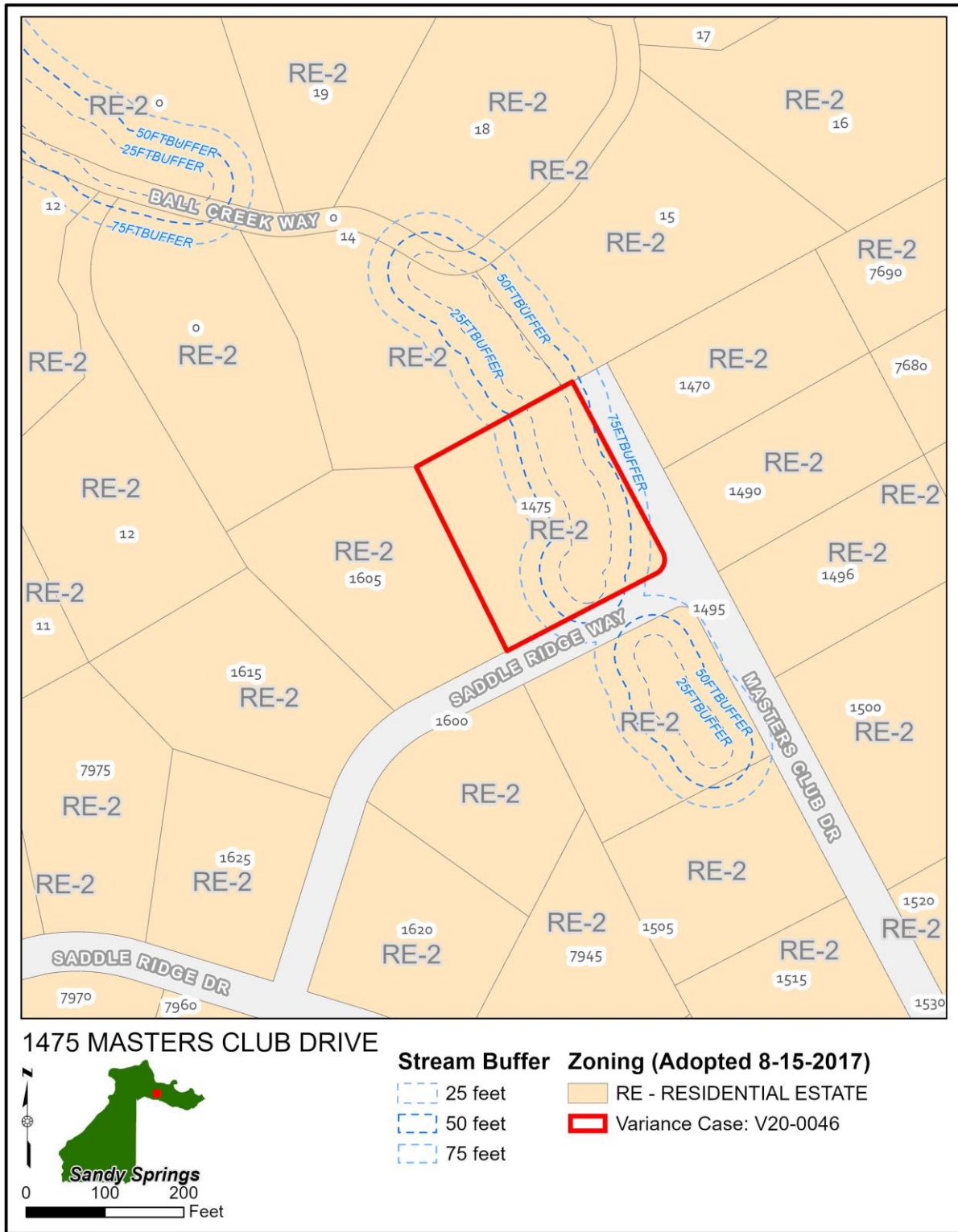
(All photographs by Alexandra Horst, March 21, 2021)

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to subject property	Zoning / Land use	Address(es)	Land area (acres) (approximate)
Northwest / North	RE-2 / Single Unit Detached Residence	14 Ball Creek Way	1.16
North / Northeast	RE-2 / Single Unit Detached Residence	15 Ball Creek Way	2.05
Northeast / East	RE-2 / Single Unit Detached Residence	1470 Masters Club Drive NE	1.03
East / Southeast	RE-2 / Single Unit Detached Residence	1490 Masters Club Drive NE	1.03
South	RE-2 / Single Unit Detached Residence	1495 Masters Club Drive	1.29
West	RE-2 / Single Unit Detached Residence	1605 Saddle Ridge Way	1.42
PROPOSED DEVELOPMENT			
--	RE-2 / Single Unit Detached Residence	1475 Masters Club Drive	1.46

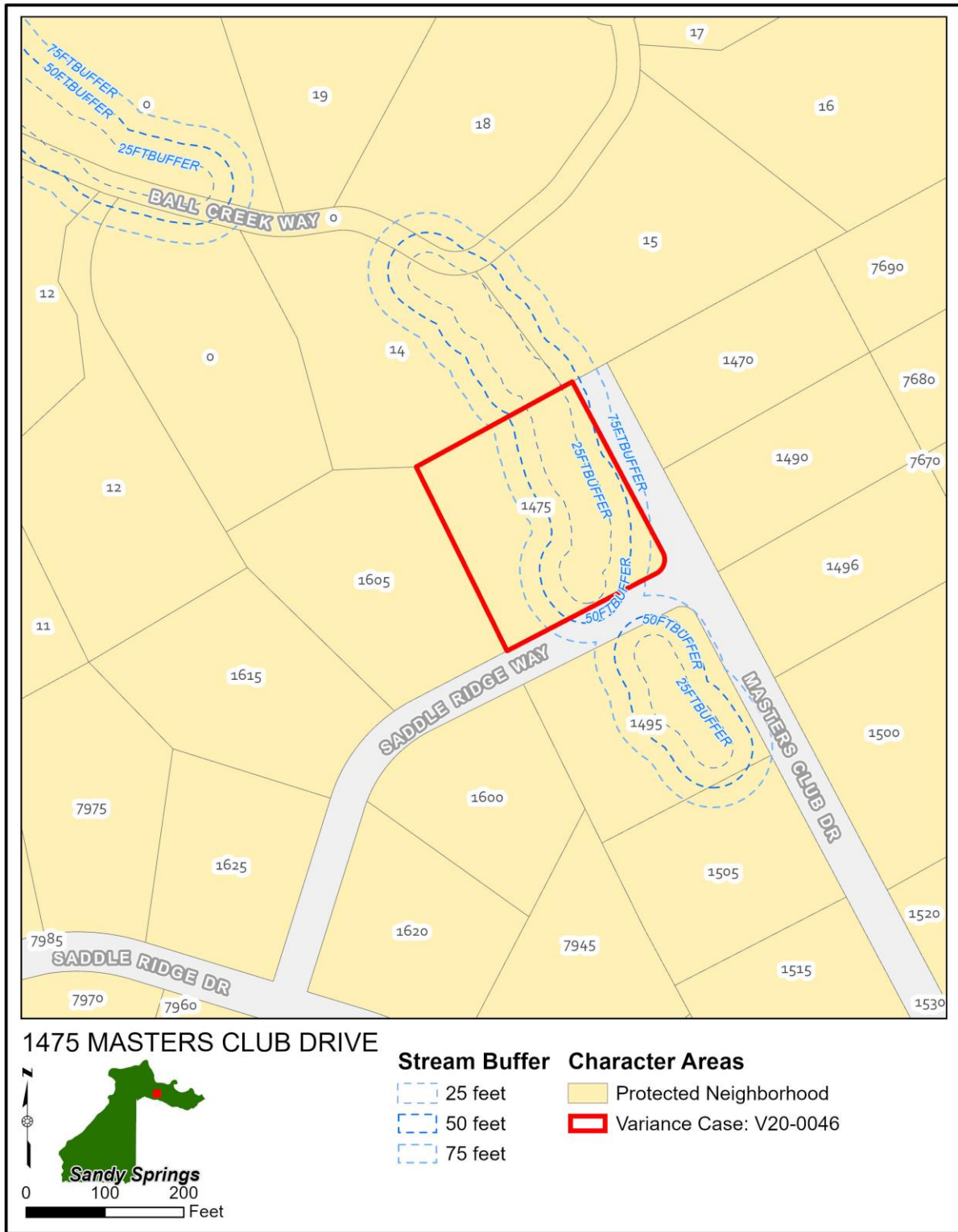
AERIAL IMAGE



ZONING MAP



CHARACTER AREA MAP



VARIANCE CONSIDERATIONS

Per Sec. 11.3.6.G. of the Development Code, the following list of approval criteria for a Variance provides guidance for making decisions on approval:

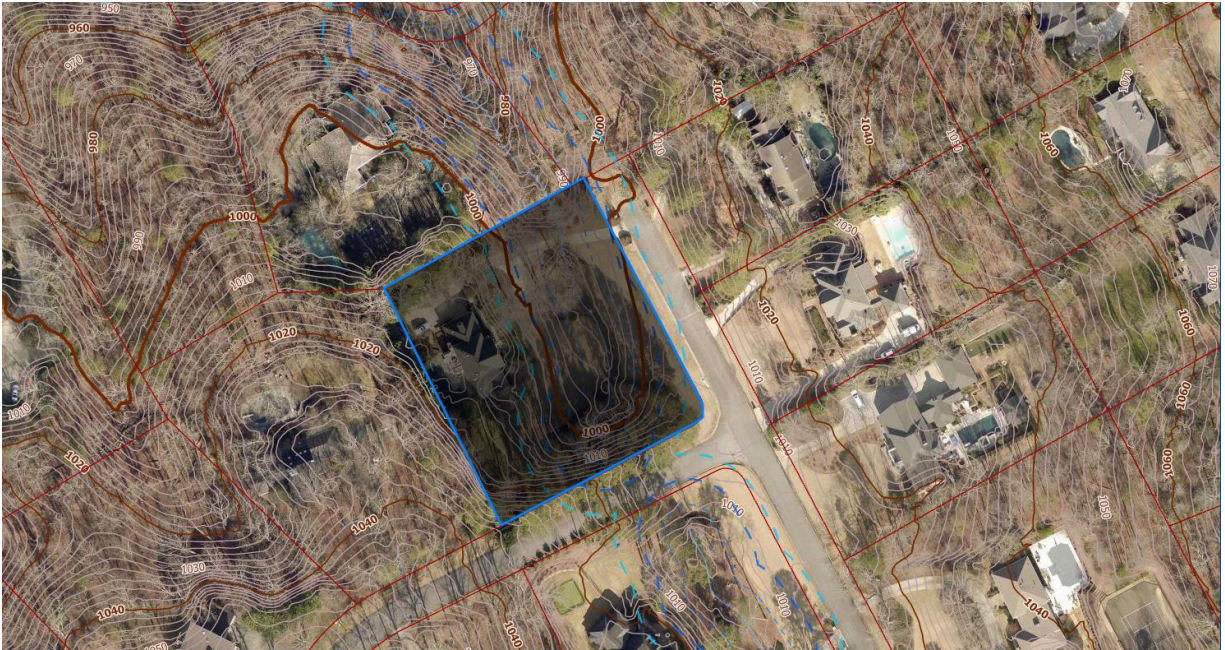
1. Variances will only be granted upon showing that:

- a. The application of this Development Code would create an unnecessary hardship, and not merely an inconvenience to the applicant; or**

Finding: The application of the Development Code would not create an unnecessary hardship.

- b. There are extraordinary and exceptional conditions due to the size, shape, or topography, which are specific to the subject property and not generally found in similar properties;**

Finding: The subject property is 1.46 acres in size, and the shape is a rectangle. The grade of the subject property falls approximately 44' towards Masters Club Drive. A significant portion of the property is consumed by a stream and its buffers, with the residence built towards the northwest corner of the lot. However, exceptional topography is not apparent on the subject property in the area of the proposed addition, streams are not unusual in Sandy Springs, and topography is not unusual in this area, as shown in the image below.



2. Further, the application must demonstrate that:

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

Finding: The size and shape of the subject property and its topography and hydrology are not the result of action or inaction of the current property owners. According to the Fulton County Tax Assessors, the residence was built in 1981 and the swimming pool in 1996, long before the property's purchase in 2019 by the current property owners.

It is important to note that the previous zoning of the property was R-2 (Single Family Dwelling District), which required a minimum lot area of one (1) acre. During the development of *The Next Ten* and Development Code, there was strong representation from the Panhandle area of the City asking that lots be preserved as RE-2 (Residential Estate, 2 acre minimum lot size) in an attempt to prevent subdivision of existing single unit detached residential lots in Protected Neighborhoods, despite the imposition of greater building setbacks.

b. The Variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and

Finding: The Variance request would not provide the minimum relief necessary to make possible the reasonable use of the property. The subject property is currently developed with a single unit detached residence, including a porch, driveway, swimming pool, walls, a two (2)-car garage (which the Applicant proposes to convert into conditioned space), and other features and improvements.

c. The Variance request would result in development that is consistent with the general intent of this Development Code, with the Comprehensive Plan policies, and would not be detrimental to the public good, safety and welfare.

Finding: The Variance request would not result in development that is consistent with the general intent of the Development Code or *The Next Ten*. The Development Code requires that all buildings and structures be located at or behind the required setbacks (Sec. 6.1.2.B.). The request to locate a proposed 2,200 square foot addition in the side common lot line building setback and entirely in the rear building setback does not comply with Code. A major feature of *The Next Ten* is to protect and preserve the City's neighborhoods, and a way in which that is codified is through building setback and other regulations governing the location of buildings and structures. Thus, the request would not result in development that is consistent with *The Next Ten*, either. However, the request would not likely be detrimental to the public good, safety, and welfare.

COMMENTS FROM OTHER PARTIES

Sandy Springs City Engineer:

No comment provided.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

The request states locating this addition within the buildable area is not plausible, as it would require an additional driveway that would disturb mature trees. The plan shows trees 6"-17" in diameter would likely have to be removed to include a driveway to an addition in the buildable area; however, the proposed addition also shows that trees 6"-11" in diameter would be impacted, and some even destroyed, including trees belonging to the neighbor.

Sandy Springs Sustainability Manager:

Since the state waters buffers are almost nonexistent, the Board could consider a condition requiring the Applicant to plant native species in the 25' state buffer (by hand) to mitigate the increase in lot coverage, square foot for square foot.

Sandy Springs Building Official:

Given the unusual siting of the house, so close to the rear property line, this seems to be the only rational siting for such an addition.

Sandy Springs Fire Marshal:

No comment provided.

Correspondence Received:

No public comment was submitted in writing.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommends **Denial** of **Variance** V20-0046, request for a Variance from Sec. 2.2.2. to allow construction of an addition to a single unit detached residence in the side common lot line and rear building setbacks.

However, should the Board choose to approve Variance V20-0046, Staff recommends it be subject to the following conditions:

1. That the addition encroachment be limited to that shown on the "*Site Plan*," dated October 31, 2020, received December 18, 2020.
2. That the addition encroachment into the side common lot line building setback be limited to no more than 20' and into the rear common lot line building setback be limited to no more than 29'.
3. That native species, to be approved by the Sustainability Manager and Arborist, be planted by hand in the 25' state buffer to mitigate the increase in lot coverage, square foot for square foot.



SANDY SPRINGS™

GEORGIA

Case No.: **V20-0046**
 Planner's initials: **AH**

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 1475 Masters Club Dr. Sandy Springs, GA 30350	
	Parcel Tax ID: 06-0352-0004-001-5	
	Land Lot(s): 352	Land District(s): 6th
	Total acreage: 1.4635	Council district: 1
	Current zoning: R2C RE-2	Current use: Residential
	Character Area: Protected Neighborhood	

APPLICATION	Detailed request (include Ordinance/Code Section No.):	
	We are requesting a waiver from the Sandy Springs development Code Sec. 2.2.2 Placement and Height. We would like to add roughly a 1200 sqft three car garage with a mother in law suite on the second floor.	
	Petitioner: Keaunta T Hines	
	Petitioner's address: [REDACTED] 30350	
	Phone: [REDACTED]	Email: [REDACTED]

OWNER	Property owner: Keaunta T Hines & Carmen Spaulding	
	Owner's address: [REDACTED] 30350	
	Phone: [REDACTED]	Email: [REDACTED]
	Signature (authorizing initiation of the process): <i>[Signature]</i> <i>Carmen Spaulding</i>	
If the property is under contract, provide a copy of the contract		

- TO BE FILLED OUT BY P&Z STAFF -

Pre-application meeting date:	Anticipated application date: 12/18/2020
Anticipated BOA date: 4/7/2021	
ADDITIONAL INFORMATION NEEDED:	

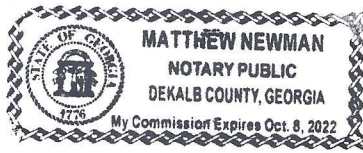


SANDY SPRINGS

GEORGIA

AUTHORIZATION FORM – PART I

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

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.	
Owner's name: <u>Carmen W Spaulding</u>	Sworn and subscribed before me this <u>17</u> day of <u>December</u> 20 <u>20</u> Notary public: <u>[Signature]</u>
Address: <u>[Redacted]</u>	
City, State, Zip Code: <u>[Redacted] 30350</u>	Seal:  Commission expires: <u>10/08/2022</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:

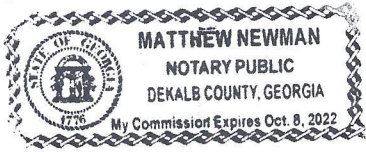
Fill out the following section, check the appropriate statement, and have it notarized.

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 _____ day of _____ 20____ Notary public: _____
Company name:	
Address:	Seal: Commission expires: _____
City, State, Zip Code:	
Email address:	
Phone number:	
Applicant's signature:	



AUTHORIZATION FORM – PART I

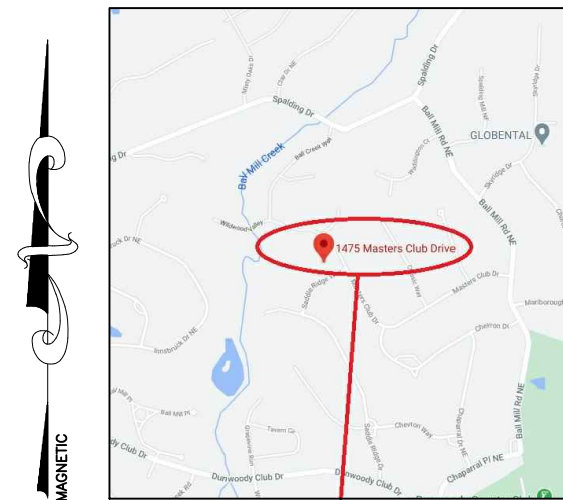
A- The property owner must fill out the following section and have it notarized. If a property has multiple owners, each owner must separately fill out a copy of the authorization form.

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>Leavonta T. Hines</u>	Sworn and subscribed before me this <u>17</u> day of <u>December</u> 20 <u>20</u> Notary public: <u>[Signature]</u> Seal:  Commission expires: <u>10/08/2022</u>
Address: <u>[Redacted]</u>	
City, State, Zip Code: <u>[Redacted] 30350</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 _____ day of _____ 20 ____ Notary public: _____ Seal: Commission expires: _____
Company name:	
Address:	
City, State, Zip Code:	
Email address:	
Phone number:	
Applicant's signature:	



SITE LOCATION MAP
NOT TO SCALE

MH1
TOP=1005.69
INV IN=1000.99
INV OUT=999.69
MH2
TOP=1005.82
INV IN=999.52
INV OUT=999.32
MH3
TOP=1037.38
INV OUT=1033.38
MH4
TOP=1037.23
INV IN=1032.93
INV OUT=1032.73

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED RE-2
CITY OF SANDY SPRINGS
BUILDING SETBACK:
FRONT: 60'
SIDE: 25'
SIDE STREET: 40'
REAR: 50'
MAX LOT COVERAGE: 25%
MAX BUILDING HEIGHT 40'/3 STORIES



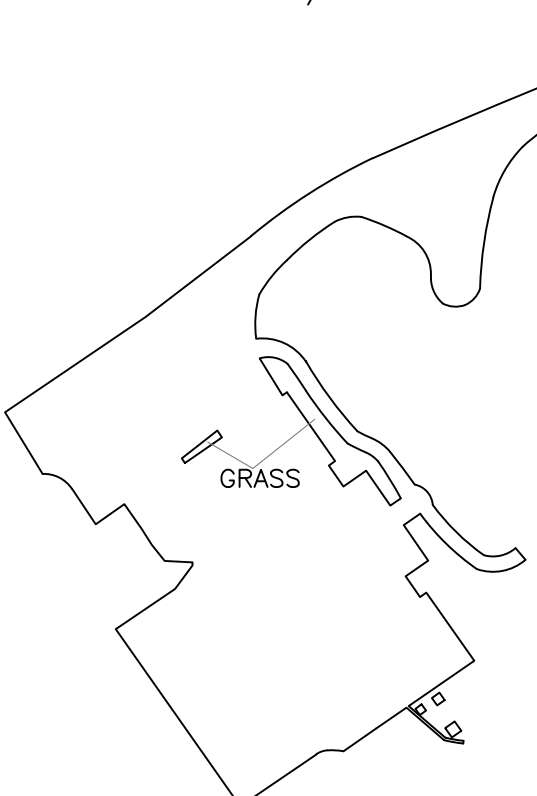
VERTICAL DATUM NAVD88

APPROX. LOCATION
OF LAND LOT LINE

APPROX. LOCATION
OF LAND LOT LINE

EXISTING LOT COVERAGE DETAIL
NOT TO SCALE

TOTAL: 11020.55 SF / 0.253 AC



TOTAL LAND AREA
63805.15 SF / 1.465 AC
ALLOWABLE LOT COVERAGE
15951.29 SF / 0.366 AC / 25%
EXISTING LOT COVERAGE
11020.55 SF / 0.253 AC / 17.27%

0 30
SCALE 1" = 30'

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND
IN MY OPINION REFERENCED PARCEL (IS NOT) IN AN AREA HAVING
SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR
IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL
MAP ID 13121C0152G EFFECTIVE DATE: 09/18/2013
ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER
REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE
APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE
FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE
INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL
DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE
COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF
THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT
BE PLACED USING SIDE DIMENSIONS FROM HOUSE.
ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL
LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY
HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND
UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES
AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF
UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL
BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE
DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES.
BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND
SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF
UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF
THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE
LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE
TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS
AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR
EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES,
RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER
FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE
COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT
OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY
OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT
CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND
COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT
WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED
HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES,
TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY,
ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT
THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE
ISSUING AUTHORITY.
6. 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,
ENTITY.

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY
MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT
BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR
MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S
STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY
ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO
DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE
INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S
STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS
PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL
AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF
RECORD.

* SYMBOLS *

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- METAL POST
- WATER VALVE
- HEADWALL
- STAIRS
- DRAINAGE INLET
- FIRE HYDRANT

* LINE INDICATORS *

- INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES DRAINAGE LINE
- INDICATES FENCE LINE

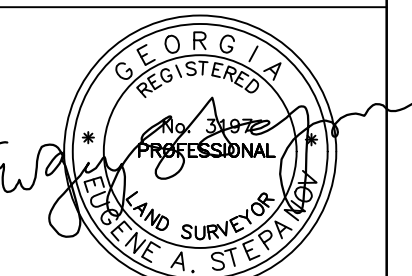
* LEGEND *

- | | | | |
|--------|--------------------------|-----|-------------------------|
| APD | AS PER DEED | IR | IRON ROD FOUND |
| AE | ACCESS EASEMENT | IV | IRRIGATION VALVE |
| APF | AS PER FIELD | JB | JUNCTION BOX |
| AI | ANGLE IRON FOUND | JB | LAND LOT LINE |
| APP | AS PER PLAT | MAG | MAGNETIC READING IP |
| APR | AS PER RECORD | MGN | MAGNOLIA TREE |
| BC | BACK OF CURB | MH | MAN HOLE |
| BLK | BLOCK | MTF | METAL FENCE |
| BLS | BUILDING LINE SETBACK | N | NAILS |
| BRK | BRICK | OH | OVERHANG |
| BMT | BASEMENT | OTP | OPEN TOP PIPE FOUND |
| CBX | CABLE BOX | OU | OWNERSHIP UNCLEAR |
| C | CONCRETE | P | PROPERTY CORNER |
| CB | CATCH BASIN | PL | PROPERTY LINE |
| CL | CENTER LINE | PN | PINE TREE |
| CLF | CHAIN LINK FENCE | PGB | POINT OF BEGINNING |
| CMP | CORRUGATED METAL PIPE | PP | POWER POLE |
| C.O.A. | CITY OF ATLANTA | PW | POWER LINE |
| CO | SAN SEWER CLEANOUT | P | PLAT |
| CRWL | CRAWL SPACE | (P) | RECORD |
| CP | CALCULATED POINT | R | REINFORCING BAR FOUND |
| CPT | CARPENTRY TOP PIPE FOUND | RBS | REINFORCING BAR SET |
| CTP | CRIMP TOP PIPE FOUND | RCP | REINFORCED CONC. PIPE |
| DE | DRAINAGE EASEMENT | R/W | RIGHT-OF-WAY |
| DI | DRAINAGE INLET | SN | SIGN |
| EB | ELECTRIC POWER BOX | SSL | SANITARY SEWER LINE |
| EM | EDGE OF PAVEMENT | SSE | SANITARY SEWER EASEMENT |
| EP | ELECTRIC METER | SP | SCREENED PORCH |
| FP | FENCE POST | SW | SIDEWALK |
| FC | FENCE CORNER | TB | TOP OF BANK |
| FH | FIRE HYDRANT | UE | UTILITY EASEMENT |
| FR | FRAME | WD | WOOD |
| GL | GAS LINE | WDF | WOOD FENCE |
| GM | GAS METER | WDK | WOOD DECK |
| GV | GAS VALVE | WL | WATER LINE |
| GW | GLY WIRE | WM | WATER METER |
| HDW | HEAD WALL | WRF | WIRE FENCE |
| HW | HARDWOOD TREE | WV | WATER VALVE |
| IPF | IRON PIN FOUND | WT | WET WEATHER |
| IPS | IRON PIN SET | YI | YARD INLET |

RECEIVED 12/18/2020 PLANNING & ZONING

LOT 1 BLOCK C	
DUNWOODYCLUB ESTATES SUBDIVISION UNIT	
LAND LOT 352 6TH DISTRICT	SECTION
FULTON COUNTY, GEORGIA	DB.59963/PG.645 PB.111/PG.70
FIELD WORK DATE SEP 26, 2020	PRINTED/SIGNED SEP 29, 2020
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 17" x 22"	
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.	
AU COORD #20201932 DWG #20201932	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES

EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1	
KEAUNTA T HINES	
PROPERTY ADDRESS: 1475 MASTERS CLUB DRIVE SANDY SPRINGS, GA 30350	
24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY
WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



LOCATION MAP
NOT TO SCALE

VERTICAL DATUM NAVD88

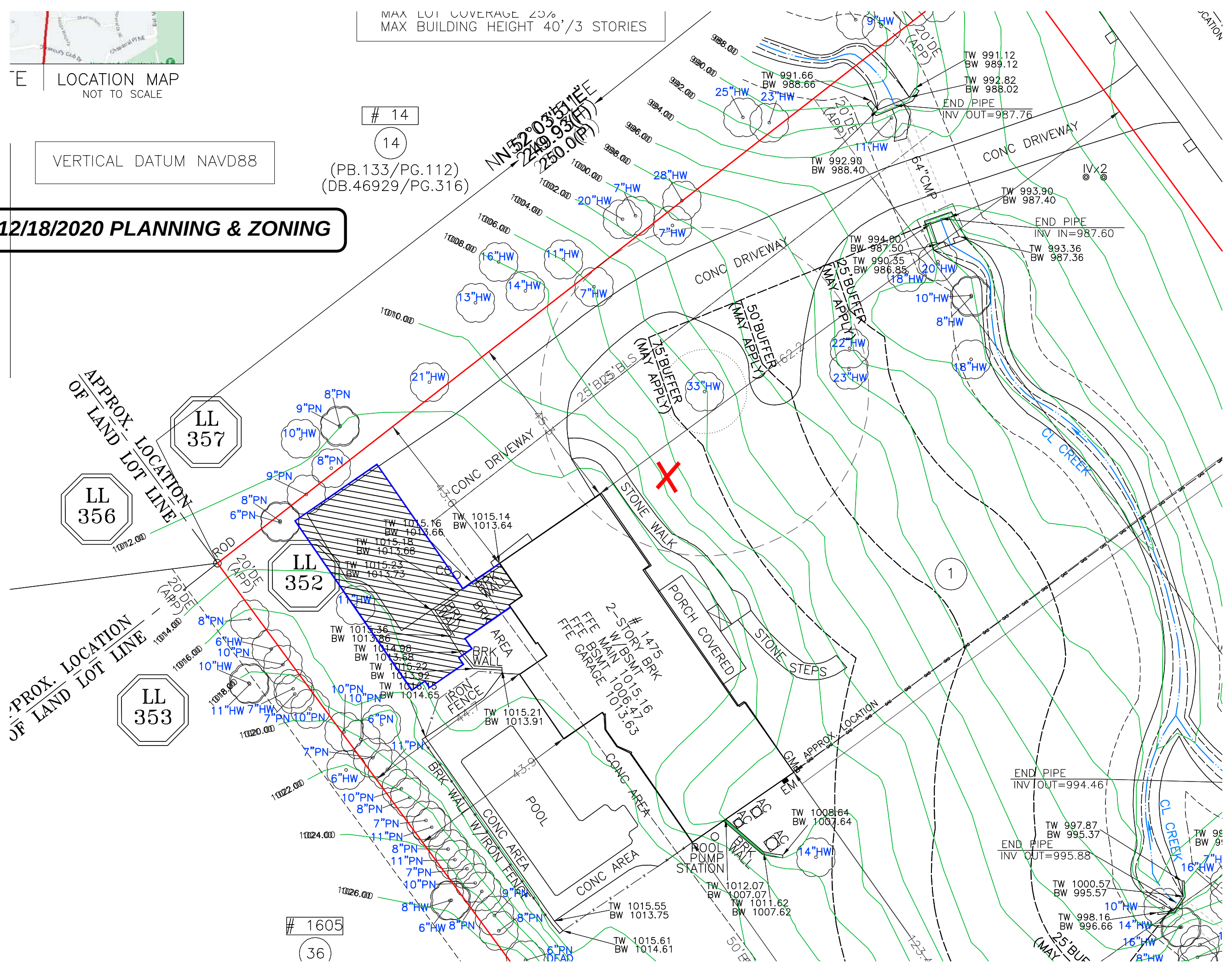
MAX LOT COVERAGE 25%
MAX BUILDING HEIGHT 40'/3 STORIES

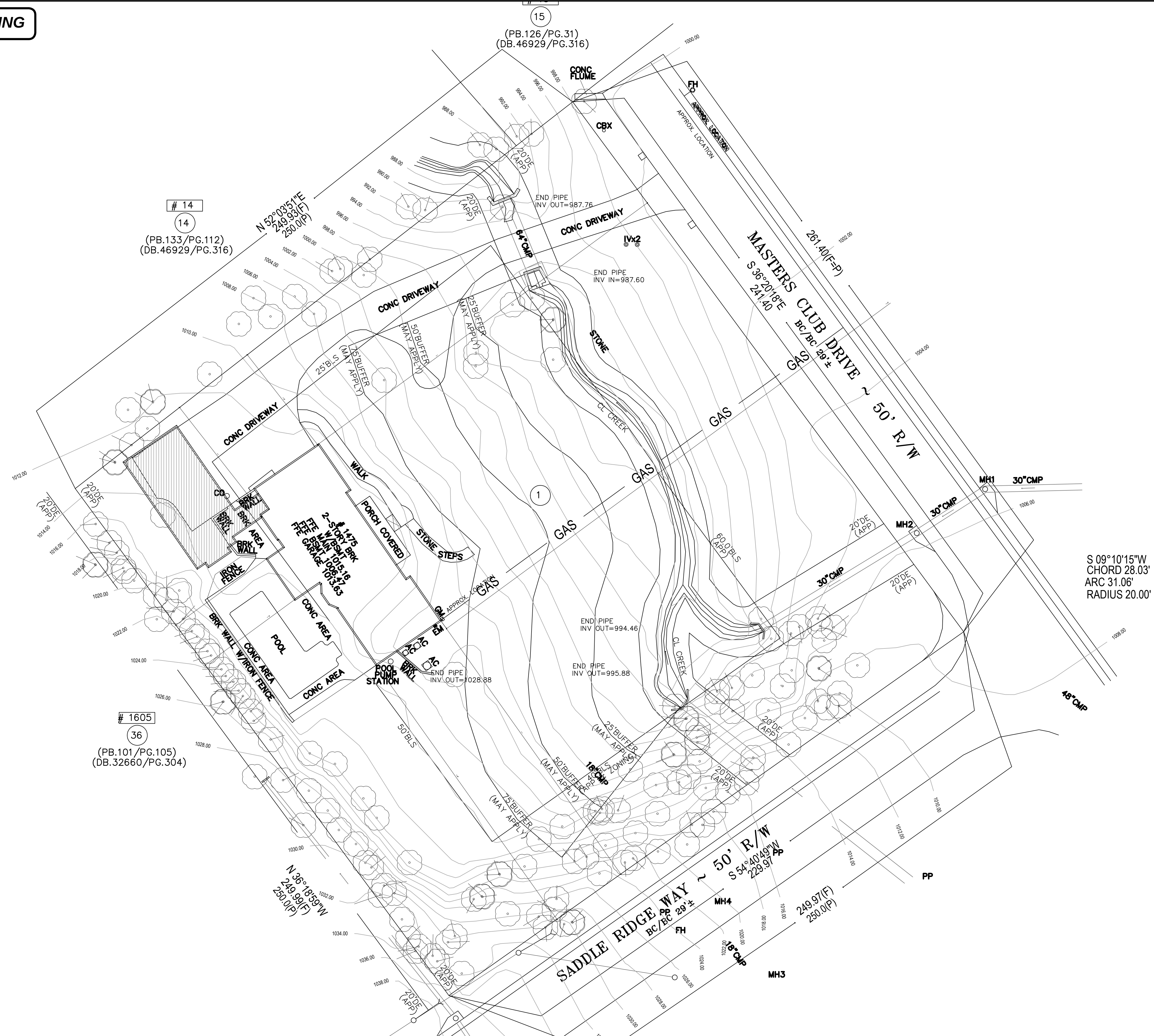
14

14

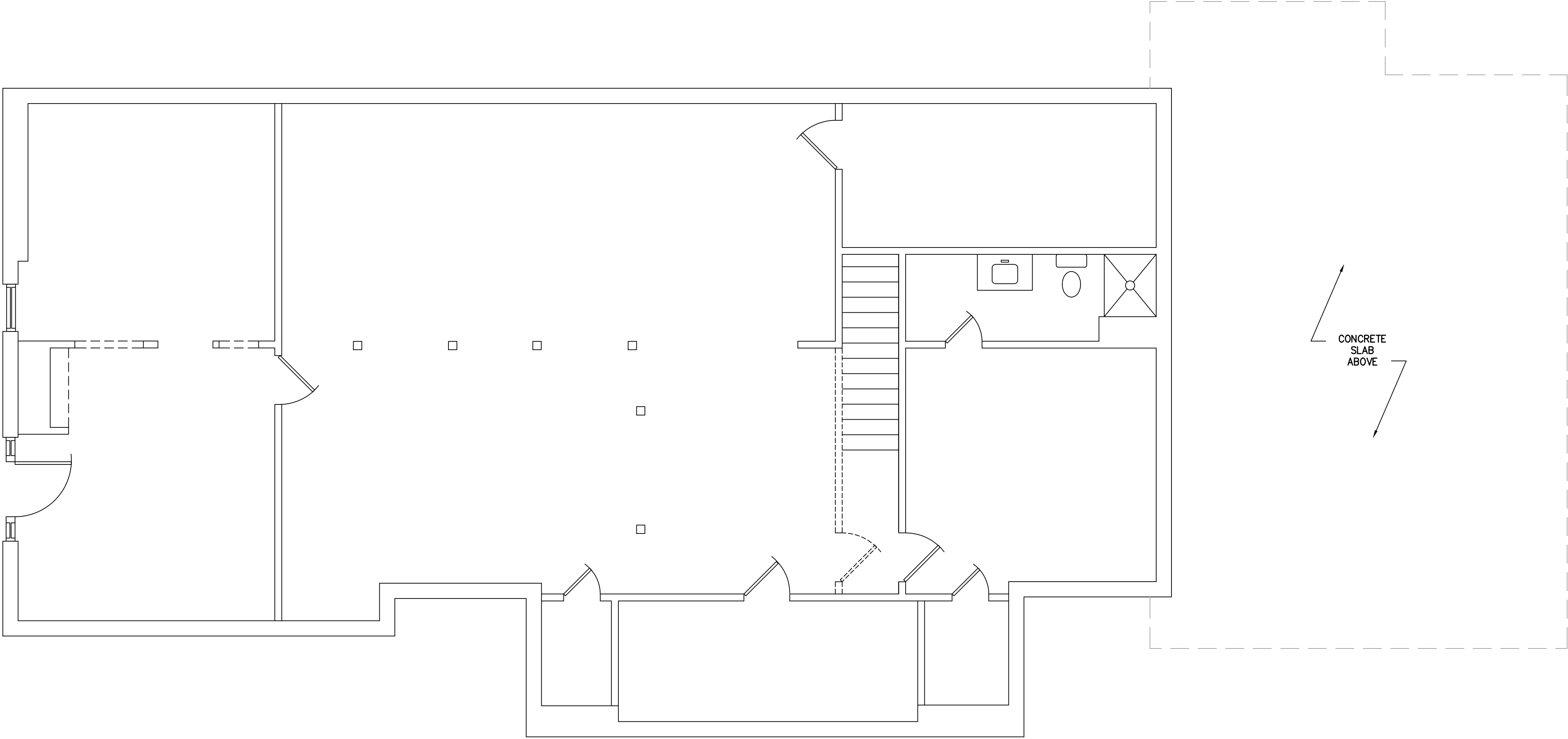
(PB.133/PG.112)
(DB.46929/PG.316)

RECEIVED 12/18/2020 PLANNING & ZONING

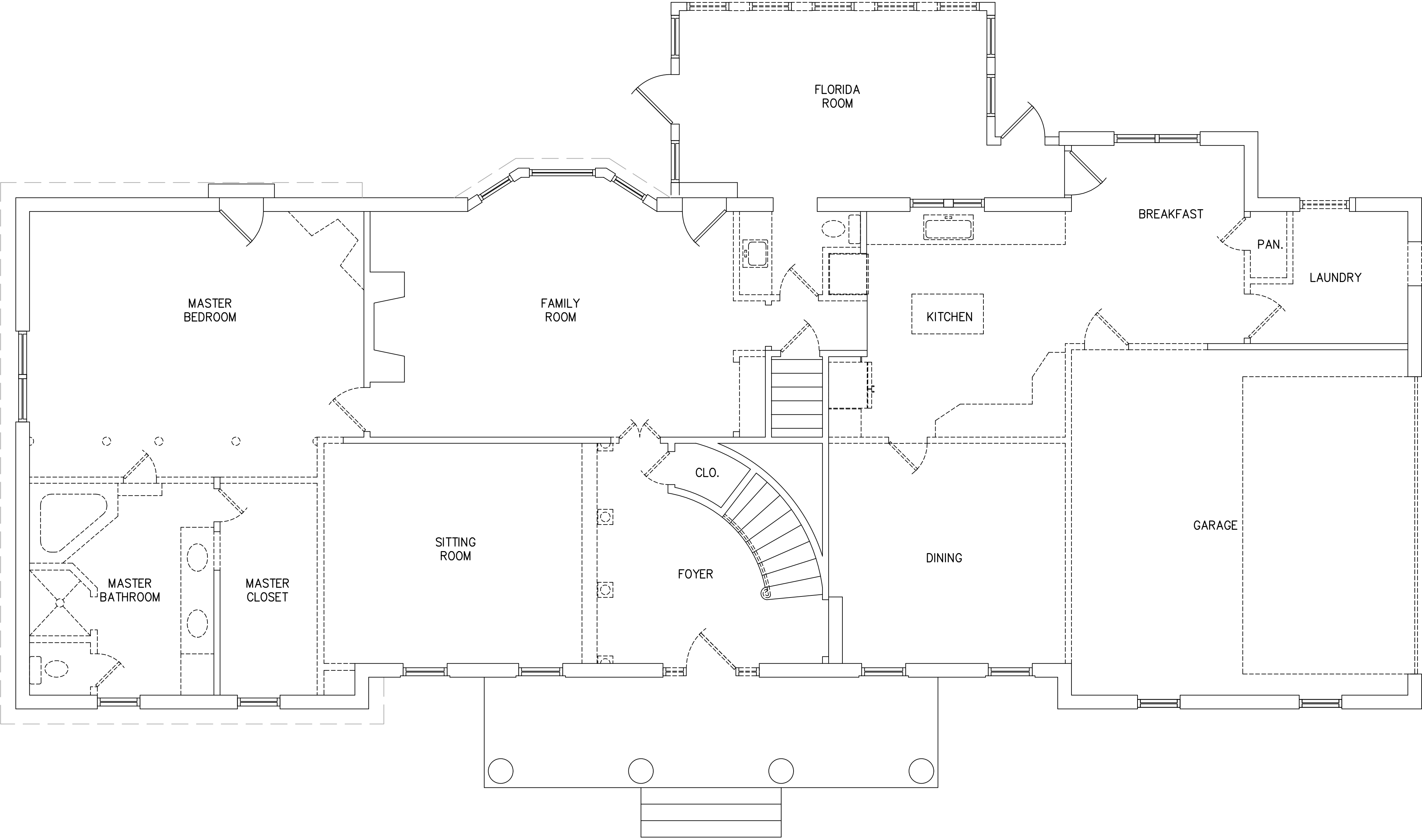




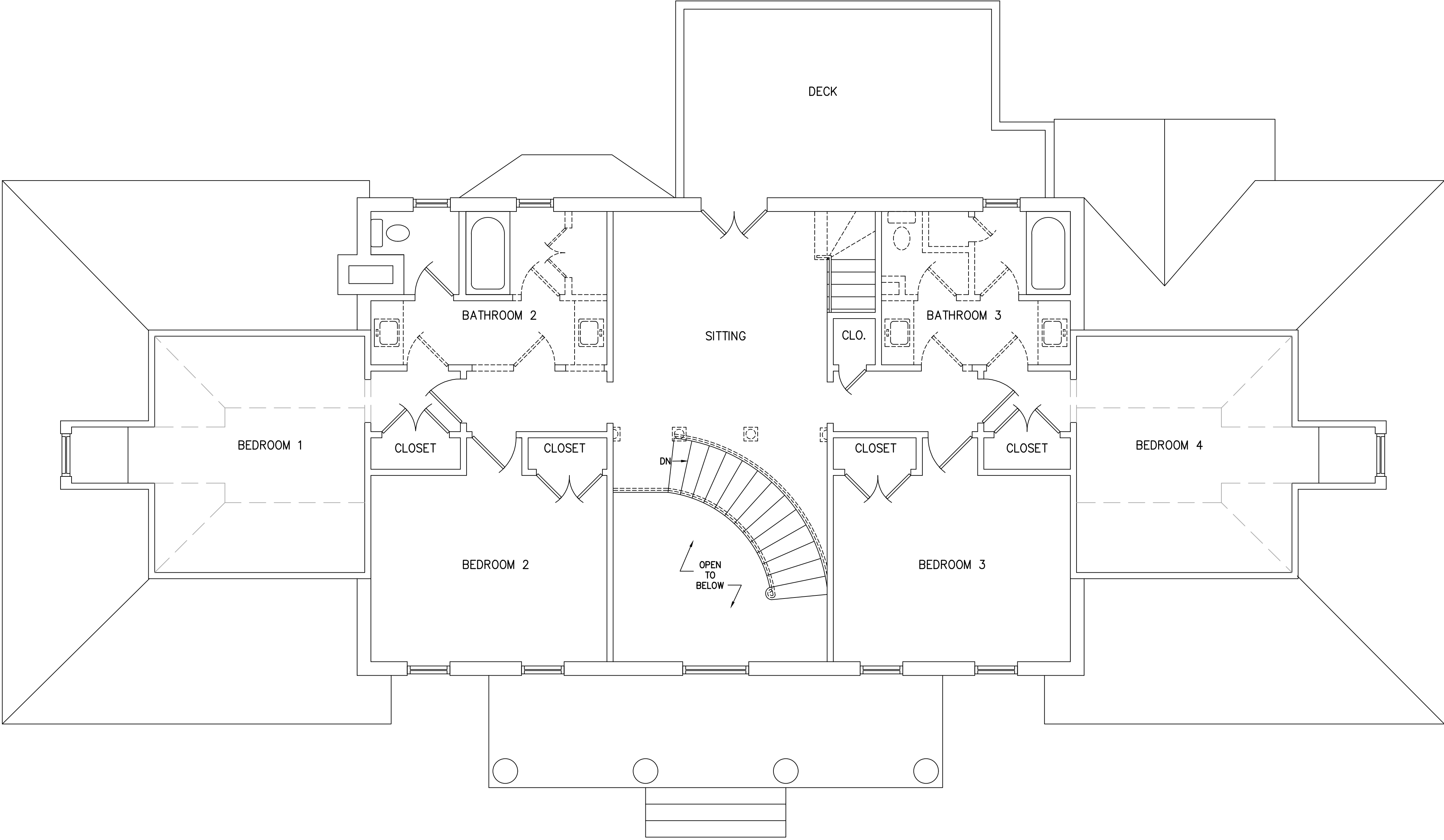
1	SITE PLAN
	1"=20'-0"



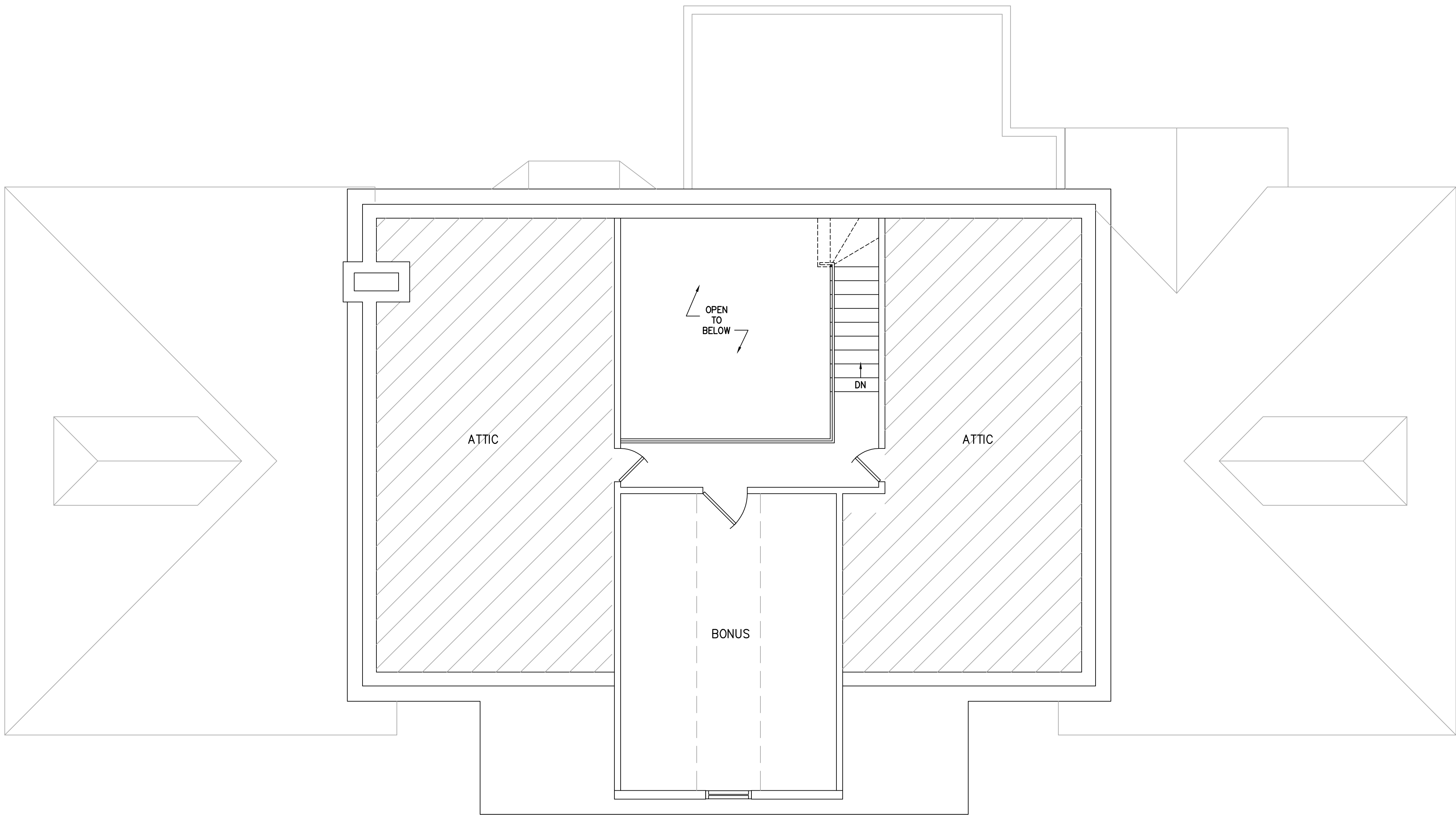
1 BASEMENT — DEMOLITION PLAN
1/4"=1'-0"



1 FIRST FLOOR – DEMOLITION PLAN
1/4"=1'-0"



1 SECOND FLOOR – DEMOLITION PLAN
1/4"=1'-0"



1

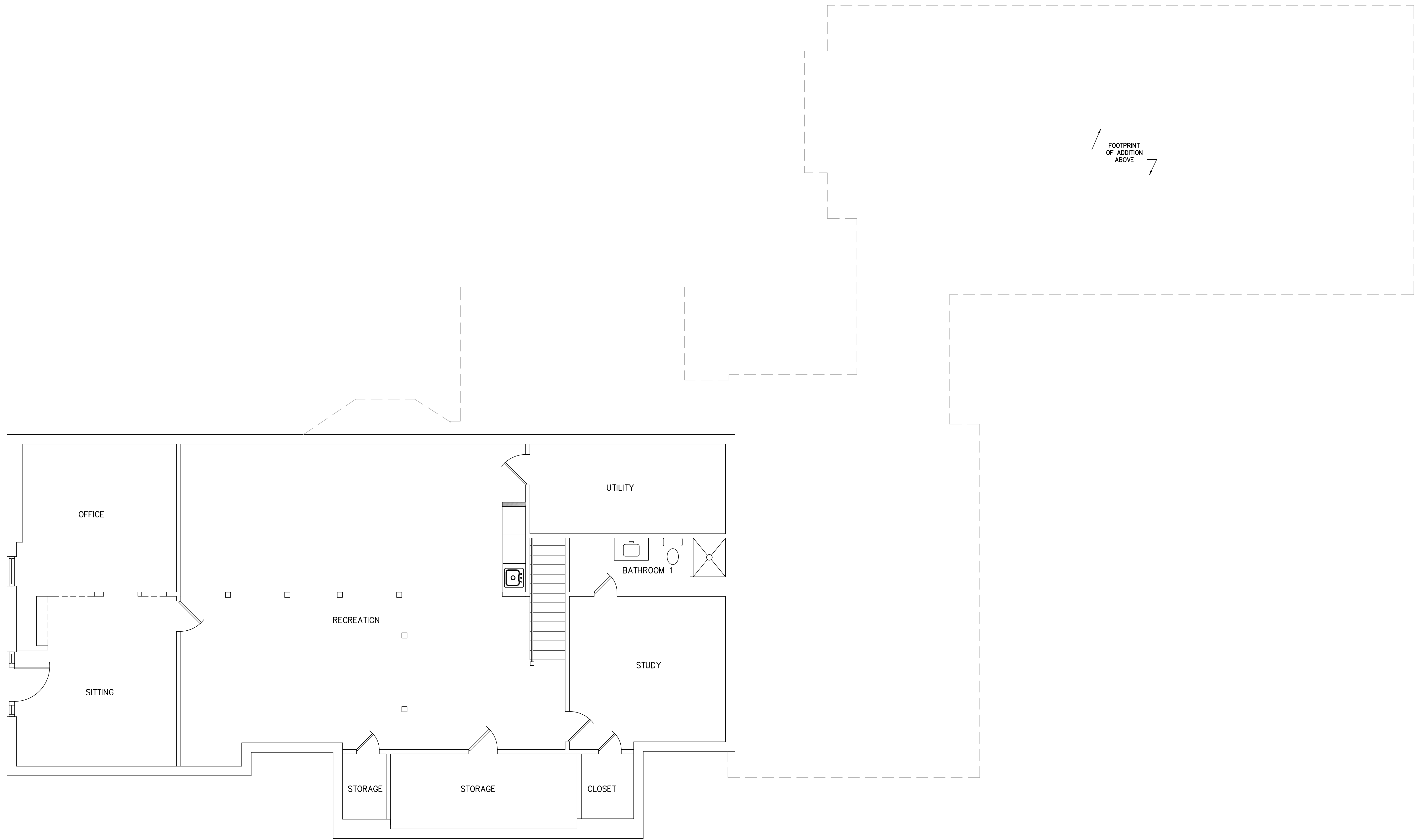
THIRD FLOOR — DEMOLITION PLAN
1/4"=1'-0"

HINES RESIDENCE

1475 MASTER'S CLUB DRIVE - SANDY SPRINGS, GA

PROJECT #	PLOT SCALE	DWG. FILE	DATE
2019-1	FULL	-	10/31/20

SHEET
D1.3



1

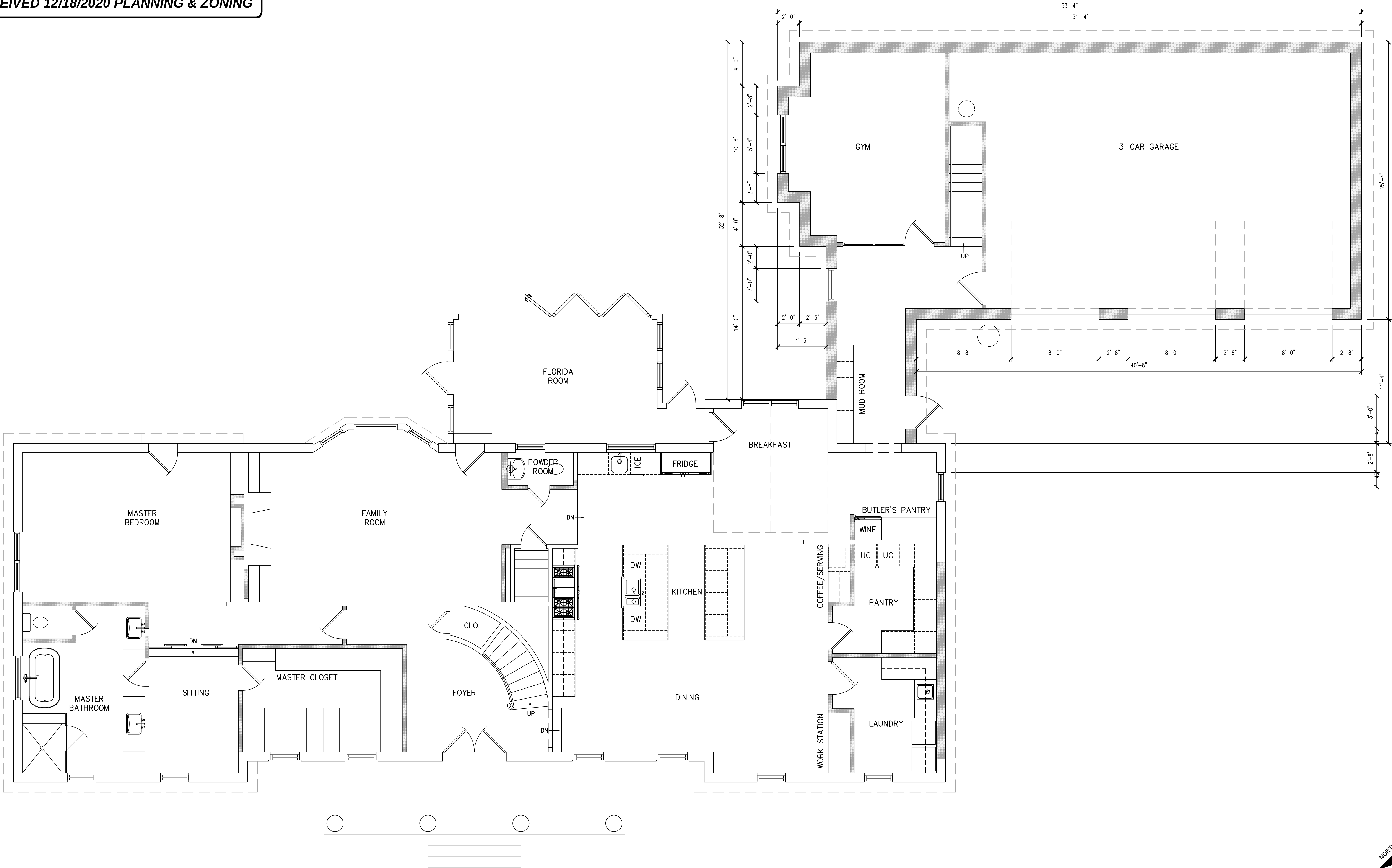
BASEMENT FLOOR PLAN
1/4"=1'-0"

HINES RESIDENCE

1475 MASTER'S CLUB DRIVE - SANDY SPRINGS, GA

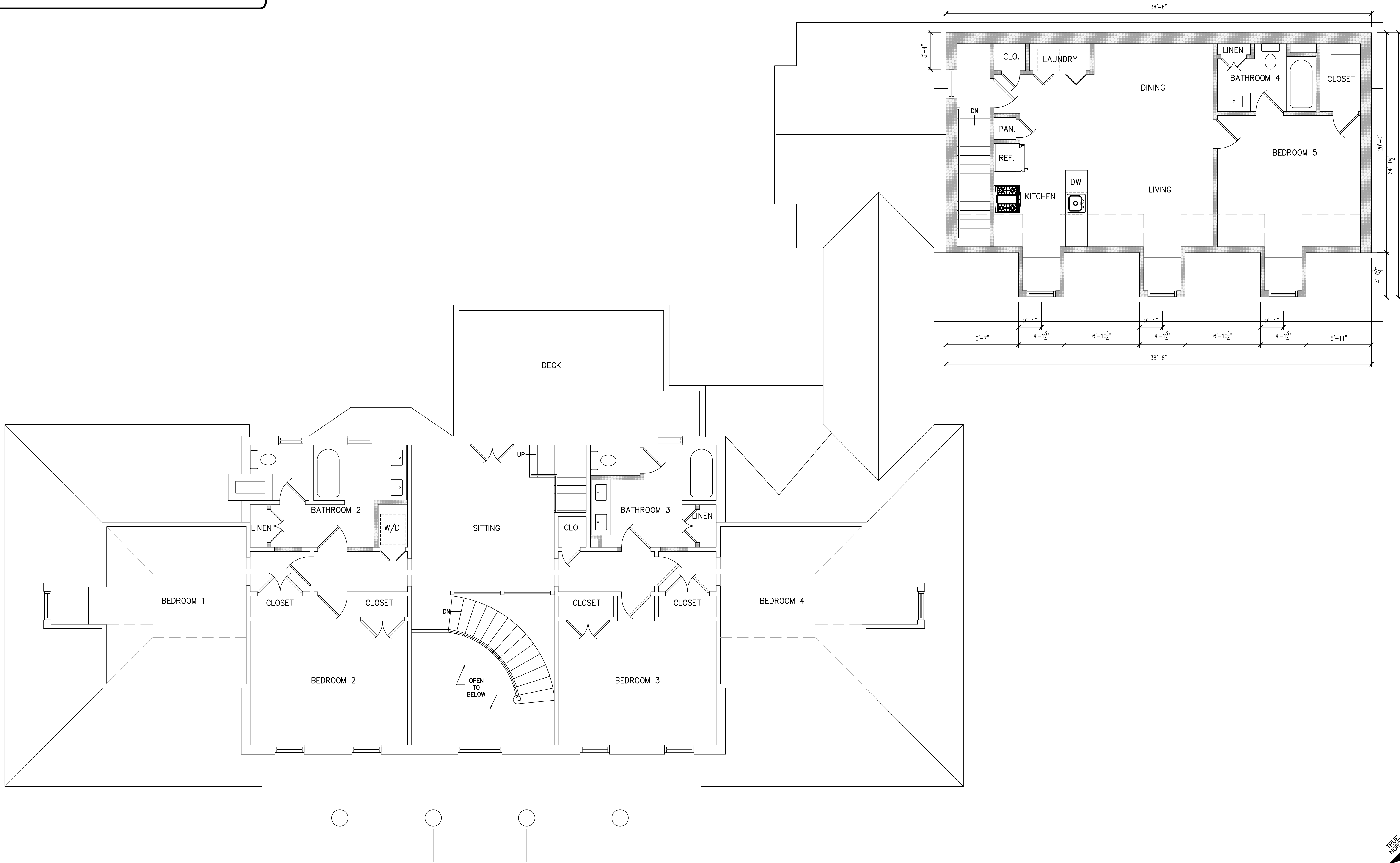
PROJECT #	PLOT SCALE	DWG. FILE	DATE
2019-1	FULL	-	10/31/20

SHEET
A1.0



1

FIRST FLOOR PLAN
1/4"=1'-0"



1

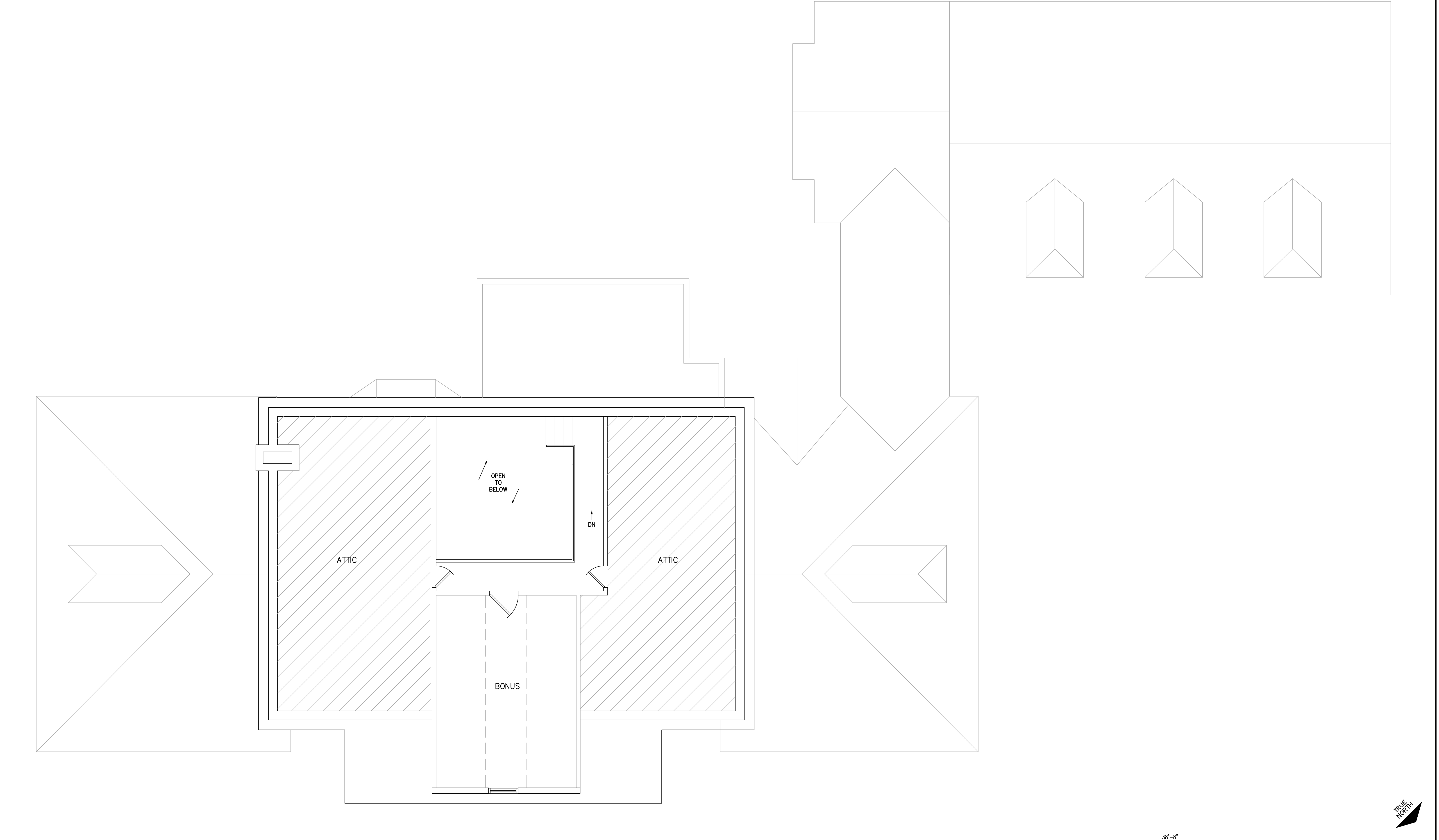
SECOND FLOOR PLAN
1/4"=1'-0"

HINES RESIDENCE

1475 MASTER'S CLUB DRIVE - SANDY SPRINGS, GA

PROJECT # 2019-1 PLOT SCALE FULL DWG. FILE - DATE 10/31/20

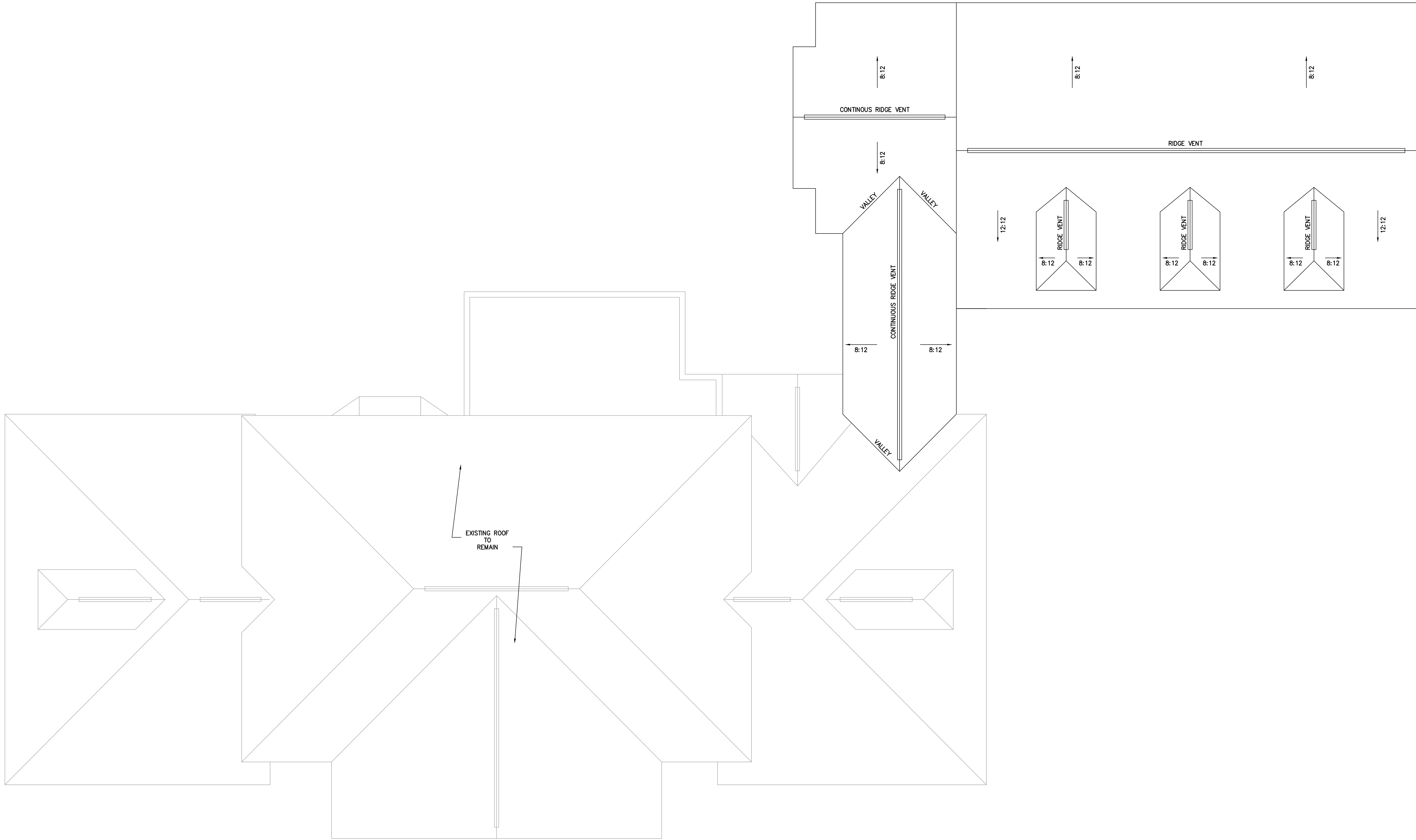
SHEET A1.2



1 THIRD FLOOR PLAN
1/4"=1'-0"

38'-8"





1 ROOF PLAN
1/4"=1'-0"



1 FRONT ELEVATION
3/16"=1'-0"



2 RIGHT ELEVATION
3/16"=1'-0"



3 LEFT ELEVATION
3/16"=1'-0"

November 27, 2020

City of Sandy Springs
Planning & Zoning Department
Planning Commission
1 Galambos Way
Sandy Springs, GA 30328

LETTER OF INTENT FOR ZONING VARIANCE

1475 Masters Club Drive, Sandy Springs, GA 30350

Zoning: RE-2

Parcel ID#: 13121C0152G

Dear Planning Commission members,

We are requesting a variance for the above-referenced address to encroach into the required rear setback, approximately twenty-nine (29) feet, and the side setback along the west side of the property, approximately twenty (20) feet, to construct an addition to our residence. The property is 63,805 square feet (1.46 acres), located at the corner of Masters Club Drive and Saddle Ridge Way. The current home is two stories and approximately six thousand (6,000) square feet, the majority located about five (5) feet from the rear setback. We wish to construct the proposed addition, also two stories and approximately two thousand two hundred (2,200) square feet, inclusive of a 3-car garage, gym, mudroom, and in-law suite, located in the southwest corner of the property.

The southwest corner of the property was determined to be the most viable location for the addition due to the existing driveway, which enters the property on Masters Club Drive from the northwest and leads directly to the southwest corner. Although there is an available area to the southeast of the existing residence, that area currently houses the entirety of the air conditioner condenser units and pool equipment for the house and a retaining wall with retained earth against the home. The removal and relocation of this equipment would cause undue economic hardship, in addition to the disturbance of several mature trees to construct a new retaining wall and encroachment into the seventy-five (75) foot buffer for the stream located on the property.

We ask that you please review our Variance Analysis's details concerning the property and its limitations. We look forward to presenting our request to you in person and welcome any questions you may have in the interim.

Sincerely,

Keaunta & Carmen Hines

[REDACTED] 30350

Phone: [REDACTED]

Email: [REDACTED]

November 27, 2020

City of Sandy Springs
Planning & Zoning Department
Planning Commission
1 Galambos Way
Sandy Springs, GA 30328

VARIANCE ANALYSIS

1475 Masters Club Drive, Sandy Springs, GA 30350

Zoning: RE-2

Parcel ID#: 13121C0152G

Dear Planning Commission members,

Pursuant to our attached Letter of Intent for Zoning Variance, please review this Variance Analysis for the above-referenced project.

b. There are extraordinary and exceptional conditions due to the size, shape, or topography, which are specific to the subject property and not generally found in similar properties;

Response: The subject property is zoned RE-2, which requires a minimum of two (2) acres of land, but the property only encompasses sixty-three thousand eight hundred and five (63,805) square feet, which yields 1.46 acres. For the property to adhere to the zoning ordinance, it would require an additional ninety-seven (97) feet in depth. If the property included the extra depth needed to meet the minimum required lot size, it would contain the land necessary to construct an addition without a variance.

The property also contains a stream (see Figure 1) near its northern perimeter, which requires a seventy-five (75) foot buffer and thus inhibits any addition toward the front of the property. Although the subject property occupies a corner lot, it's main entry is from Masters Club Drive (see Figure 2). The secondary street, Saddle Ridge Way, sits approximately twenty (20) feet above the property (see Figure 3). It would require removing several mature trees, along with extensive regrading and retaining walls to provide a driveway to descend to the property finish floor level and construct the desired 3-car garage and in-law suite.

In conjunction, these three existing property conditions interfere with the property's reasonable use and result in our request for relief and a variance to the zoning ordinance setback requirements.

Figure 1



Figure 2



Figure 3



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

Response: The home was built in 1981, and as seen in the attached site plan, the existing enclosed patio encroaches into the rear setback approximately six (6) feet. All built elements on the site remain in their original condition and location (see Figure 4). We acquired the property in April 2019, and to the best of our knowledge, the property remains as initially constructed.

Figure 4



d. The variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and

Response: The requested variance would give the required minimum relief to realize the requested addition, with the least disruption to existing conditions. There has been careful consideration in siting the proposed expansion. Thus, the total impervious surface on the property would only increase one (1) percent to eighteen percent, still well below the maximum residential lot coverage of twenty-five (25) percent. Additionally, there is an intentional effort to locate all new windows to view onto the subject property, providing no visual intrusion onto neighboring properties.

e. The variance request would result in development that is consistent with the general intent of the Zoning Ordinance, with the Comprehensive Plan policies, and would not be detrimental to the public good, safety and welfare.

Response: The proposed addition would promote desirable living conditions and protect the property against blight and depreciation by investing in the property to adhere to the standard, character, and amenities provided in similar homes in the neighborhood.

The requested variance would be consistent and in accordance with the City of Sandy Springs's desire to maintain beautiful neighborhoods, ensure properties achieve their best and highest use, and mature tree conservation.

Sincerely,

Keaunta & Carmen Hines

[REDACTED]

[REDACTED] 30350

Phone: [REDACTED]

Email: [REDACTED]

November 28, 2020

City of Sandy Springs
Planning & Zoning Department
Planning Commission
1 Galambos Way
Sandy Springs, GA 30328

Legal Description

1475 Masters Club Drive, Sandy Springs, GA 30350

Zoning: RE-2

Parcel ID#: 13121C0152

All that tract or parcel of land lying and being in Land Lot 352 of the 6th District of Fulton County, Georgia being Lot 1, Block C, Dunwoody Club Estates Subdivision, as per plat recorded in Plat Book 111, Page 70, Fulton County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, April 7, 2021

Case: **V21-0007 – 5740 Lake Island Drive**
Staff Contact: Alexandra Horst (ahorst@sandyspringsga.gov)
Report Date: March 29, 2021

REQUEST

Request for a Variance from Sec. 2.2.2. to maintain the construction of an addition to a single unit detached residence that encroaches approximately 15' into the 40' minimum rear lot line building setback due to a surveyor's error.

APPLICANT

Property Owners: Karim Abdol Pourak & Nilofar Ehsani	Petitioner: Karim Pourak & Nilofar Ehsani	Representative: N/A
--	---	------------------------

RECOMMENDATION

Department of Community Development

Staff recommends **Approval** of **Variance** V21-0007.

MATERIALS SUBMITTED AND REVIEWED

Materials:

1. Application, received March 4, 2021

Plans:

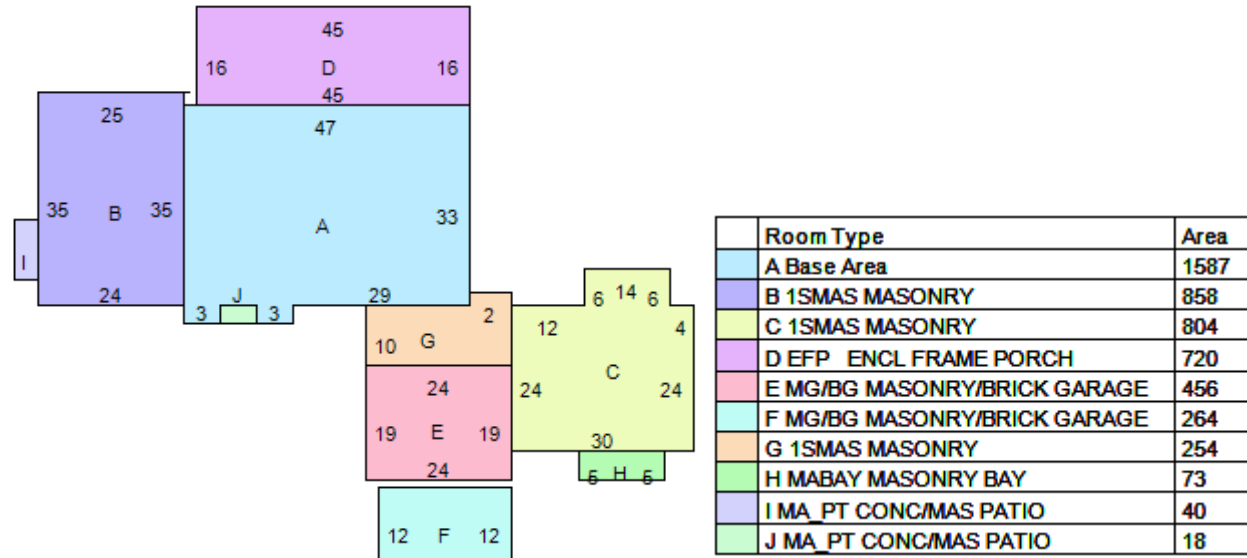
1. "Boundary and Topographic Survey," prepared by Land Engineering & Surveying, Inc., sealed by Cornelius O. Ani, R.L.S., last dated February 19, 2019, received March 4, 2021
2. "Proposed Site Plan: Building Addition," prepared by Land Engineering & Surveying, Inc., sealed by Cornelius O. Ani, R.L.S., dated February 19, 2019, received March 4, 2021
3. "As Built Survey," prepared by Land Engineering & Surveying, Inc., signed and sealed by Cornelius O. Ani, R.L.S., dated August 21, 2020, received March 4, 2021

PROPERTY INFORMATION	
Location:	5740 Lake Island Drive (Parcel # 17 013300010102)
Council District:	6 – Andy Bauman
Road frontage:	Approximately 201’ of frontage on Glen Lake Drive NW; Approximately 199’ of frontage on Lake Island Drive NW
Acreage:	Approximately 1.03 acres
Current Zoning: Existing Land Use:	RE-1 (Residential Estate, 1 acre minimum lot size) Single unit detached residence
Previous Zoning Case:	Rezoning 1966Z-0024 was approved
Character Area:	Protected Neighborhood Character Area

[illegible]

DEVELOPMENT

The 1.03-acre subject property was developed with a single unit detached residence, porch, driveway, swimming pool, pool house, walls, and other features and improvements. The image below is from the Fulton County Tax Assessors and does not reflect the addition.



A permit was applied for on May 3, 2019 to “Remove the second floor of the home (Approx 1500 sf). Add 2800 sf to the house. Remove all mechanical electrical systems & upgrade.” It was issued on October 8, 2019.

As part of the “As Built Survey” reviews, the Applicant was informed, “The approved plans do not match the as-built drawings. There is an addition that encroaches 20 feet into the 40 foot rear yard setback, which is not consistent with the approved plans and does require a variance in order to keep said building addition.” Therefore, the “As Built Survey” has not been approved, and the process has not been completed.

The addition is located adjacent to the pool in the rear yard.

According to the Applicant, “due to the unintentional erroneous survey of the property, the addition to the existing home was built outside of the allowed setback.”

This area of the subject property adjoins 310 Glen Lake Drive, which also contains a single unit detached residence. There are walls, a fence, and a stand of trees between the addition on the subject property and 310 Glen Lake Drive.

The subject property is in the Area of Minimal Flood Hazard Zone X.

The following images show the existing conditions of 5740 Lake Island Drive and, to the rear of the addition, the residence at 310 Glen Lake Drive.



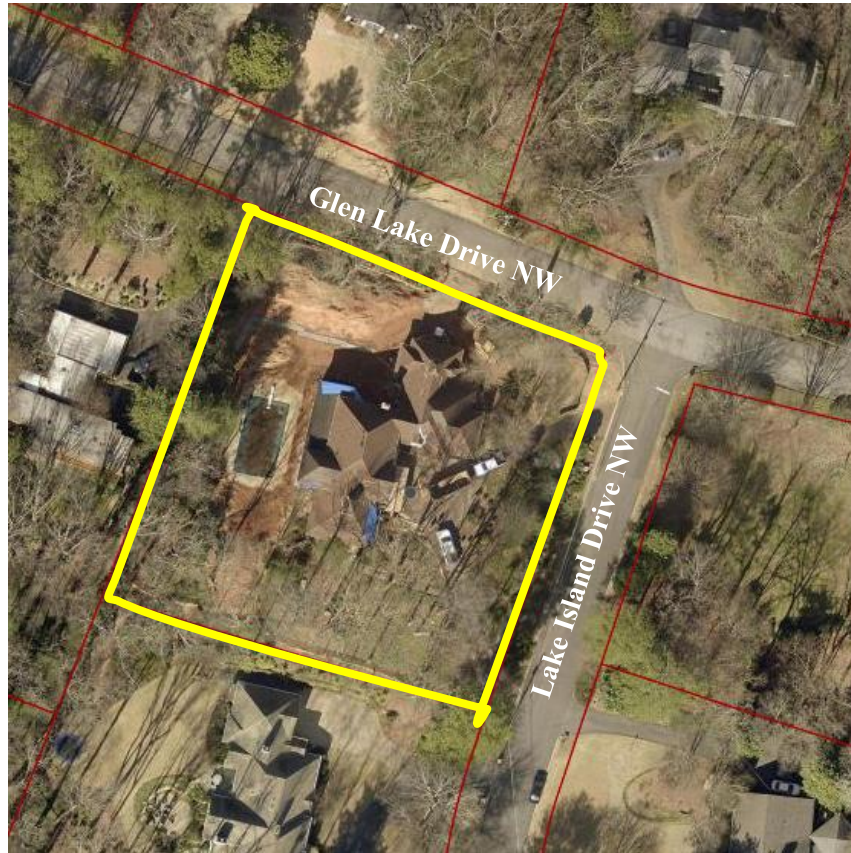




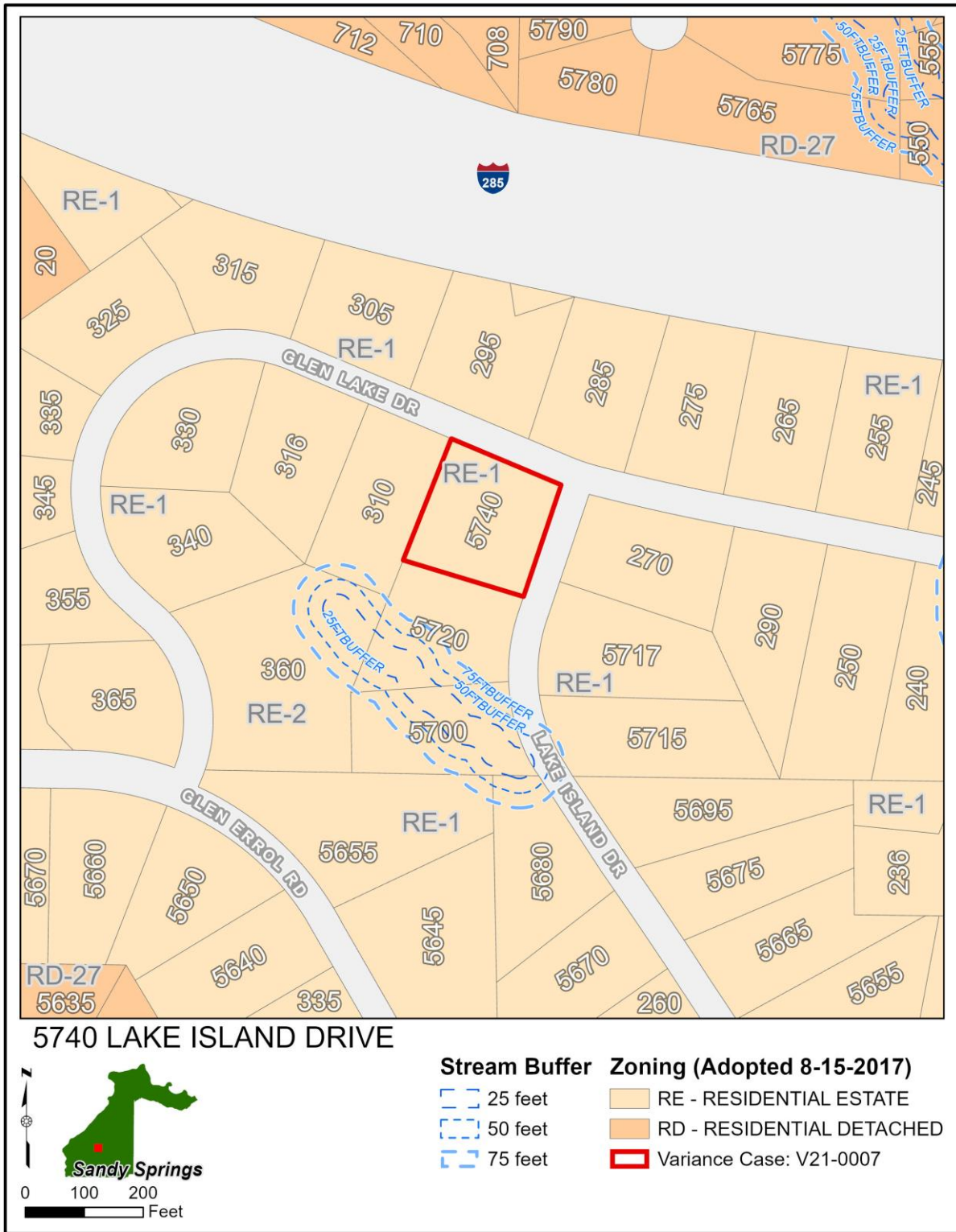
(All photographs by Alexandra Horst, March 21, 2021)

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to subject property	Zoning / Land use	Address(es)	Land area (acres) (approximate)
Northwest / North	RE-1 / Single Unit Detached Residence	295 Glen Lake Drive	1.03
North / Northeast	RE-1 / Single Unit Detached Residence	285 Glen Lake Drive	1.02
East	RE-1 / Single Unit Detached Residence	270 Glen Lake Drive	0.99
East / Southeast	RE-1 / Single Unit Detached Residence	5717 Lake Island Drive	1.15
South	RE-1 / Single Unit Detached Residence	5720 Lake Island Drive	0.97
Southwest / West	RE-1 / Single Unit Detached Residence	310 Glen Lake Drive	1.03
PROPOSED DEVELOPMENT			
--	RE-1 / Single Unit Detached Residence	5740 Lake Island Drive	1.03

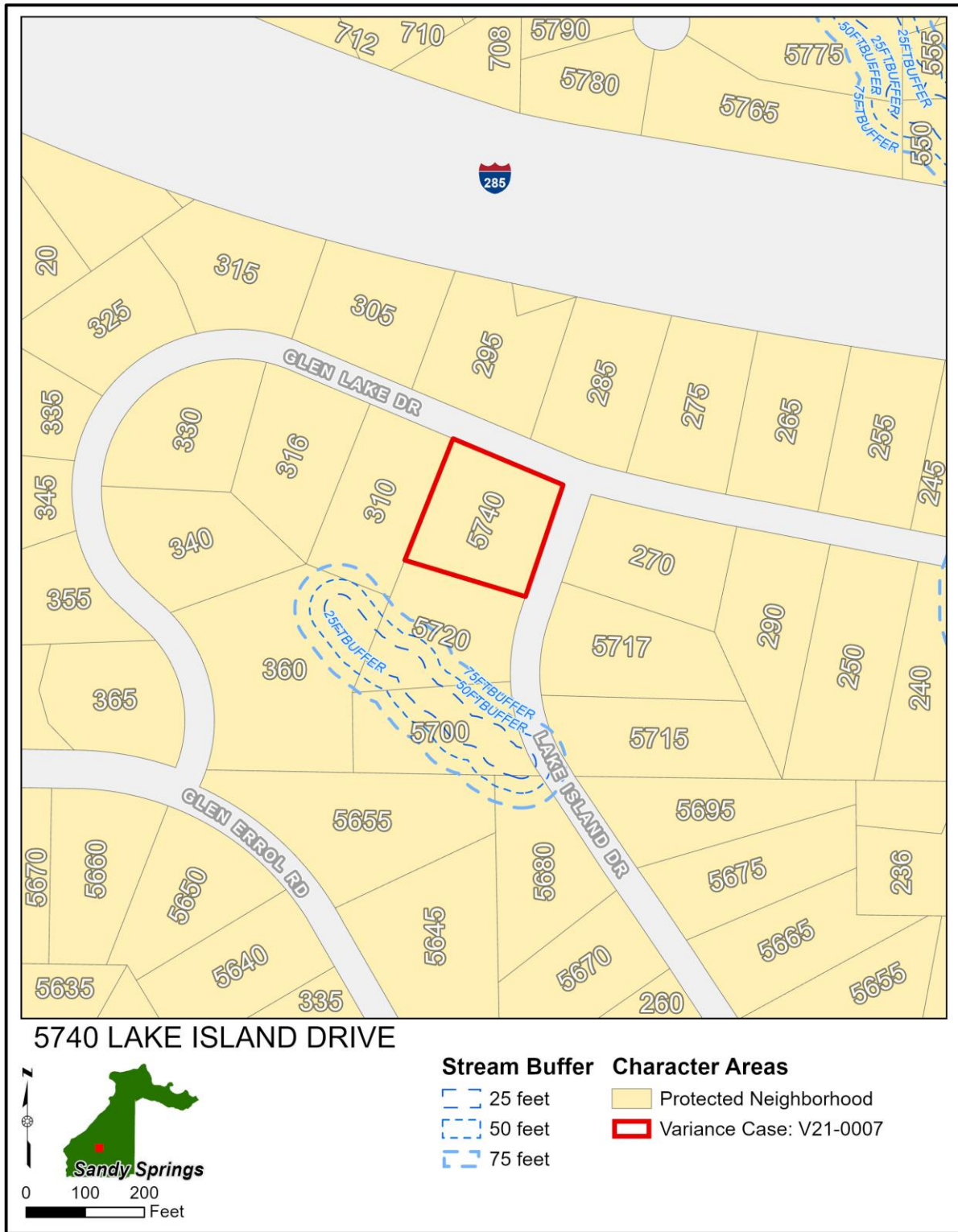
AERIAL IMAGE



ZONING MAP



CHARACTER AREA MAP



VARIANCE CONSIDERATIONS

Per Sec. 11.3.6.G. of the Development Code, the following list of approval criteria for a Variance provides guidance for making decisions on approval:

1. Variances will only be granted upon showing that:

- a. The application of this Development Code would create an unnecessary hardship, and not merely an inconvenience to the applicant; or**

Finding: The application of the Development Code would create an unnecessary hardship, as the addition has already been constructed, and its physical location upon the ground was due to a surveyor's error. There would be expense, inconvenience, and hardship involved in the removal of the illegal addition.

- b. There are extraordinary and exceptional conditions due to the size, shape, or topography, which are specific to the subject property and not generally found in similar properties;**

Finding: The subject property is 1.03 acres in size, and the shape is a square. The grade of the subject property falls approximately 42' towards Lake Island Drive NW. However, topography is not unusual in this area, as shown in the image below. There are no extraordinary and exceptional conditions specific to the subject property that are not generally found in similar properties.



2. Further, the application must demonstrate that:

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

Finding: The size and shape of the subject property and its topography are not the result of action or inaction of the current property owners. According to the Fulton County Tax Assessors, the original residence and swimming pool were built in 1969, long before the property's purchase in 2019 by the current property owners. However, the current encroachment of the addition approximately 15' into the 40' rear building setback is the result of an incorrect survey prepared by the surveyor. The original plans prepared for the property owners by the surveyor showed the addition within the buildable area of the property. An Administrative Variance was granted for slight encroachments based on the incorrect survey, demonstrating the property owners' intent to comply with the Development Code.

b. The Variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and

Finding: The Variance request would not provide the minimum relief necessary to make possible the reasonable use of the property. Prior to the construction of the addition, the subject property was developed with a single unit detached residence, porch, driveway, swimming pool, pool house, walls, and other features and improvements.

c. The Variance request would result in development that is consistent with the general intent of this Development Code, with the Comprehensive Plan policies, and would not be detrimental to the public good, safety and welfare.

Finding: The planned construction would have resulted in development that is consistent with the general intent of the Development Code and *The Next Ten*. However, since the surveyor rotated the property boundaries by 90 degrees, the result is an addition that is not consistent with the general intent of the Development Code or *The Next Ten*. The Development Code requires that all buildings and structures be located at or behind the required setbacks (Sec. 6.1.2.B.). A major feature of *The Next Ten* is to protect and preserve the City's neighborhoods, and a way in which that is codified is through building setback and other regulations governing the location of buildings and structures. While the development is not consistent with the Development Code or *The Next Ten*, it is not likely detrimental to the public good, safety, and welfare.

COMMENTS FROM OTHER PARTIES

Sandy Springs City Engineer:

Drawings should be cleaned up and clarified.

1. Dimension northwest corner of house addition to property.
2. Dimension actual encroachments into setback.
3. Label all setback lines (setback along Glen Lake Drive is not labeled).
4. Remove ES&PC items from "*Proposed Site Plan: Building Addition.*"
5. "*Proposed Site Plan*" does not match "*As Built Survey.*" Correct "*Proposed Site Plan*" to match "*As Built Survey.*"

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

No comment provided.

Sandy Springs Sustainability Manager:

No comment provided.

Sandy Springs Building Official:

No comment provided.

Sandy Springs Fire Marshal:

No comment provided.

Correspondence Received:

No public comment was submitted in writing.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Staff believes that the circumstances under which the residential addition at 5740 Lake Island Drive were constructed were flawed. The property owners placed reliance upon their hired design professionals to provide the City with drawings, which were approved and then implemented. Upon completion of construction, and after review of the submitted "*As Built Survey*," it was discovered that the error was made – through no fault of the property owners. They had every intention of meeting the regulations until the error was discovered.

About five (5) years ago, the Community Development Department started requiring As-Built Surveys at the conclusion of residential construction projects in order to protect property owners from this type of situation. Without an As-Built Survey, a property owner may not know about construction errors until the time of sale, which may be long after construction has been completed.

Following review, and based on the findings, Staff recommends **Approval** of **Variance V21-0007**, request for a Variance from Sec. 2.2.2. to maintain the construction of an addition to a single unit detached residence that encroaches approximately 15' into the 40' minimum rear lot line building setback due to a surveyor's error.



SANDY SPRINGS™
GEORGIA

Case No.: **V21-0007**
Planner's initials: **AH**

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 5740 Lake Island Drive Atlanta, GA 30327	
	Parcel Tax ID(s):	
	Total acreage: 1.031 acres	Council District:
	Current zoning:	Current use:
	Character Area:	

APPLICATION	Detailed request (include Code Section No.):	
Petitioner:	Karim Pourak + Nilofar Ehsani	
Petitioner's address:	[REDACTED]	
	30327	
Phone:	[REDACTED]	Email: [REDACTED]

OWNER	Property owner:	Karim Pourak + Nilofar Ehsani	
	Owner's address:	[REDACTED]	
		30327	
	Phone:	[REDACTED]	Email: [REDACTED]
	Signature (authorizing initiation of the process):		
<i>If the property is under contract, provide a copy of the contract</i>			

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date:	Anticipated Application date:
Anticipated BOA date: 4/7/2021	
ADDITIONAL INFORMATION NEEDED:	



SANDY SPRINGS™

GEORGIA

AUTHORIZATION FORM – PART I

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

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this Application.	
Owner's name: <u>Nilofar Ehsani</u>	Sworn and subscribed before me this <u>4</u> th day of <u>March</u> 20 <u>21</u> Notary public: <u>[Signature]</u> Seal:  Commission expires:
Address: <u>[Redacted]</u>	
City, State, Zip Code: <u>[Redacted]</u> <u>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 _____ th day of _____ 20 ____ Notary public: _____ Seal: _____ Commission expires:
Company name:	
Address:	
City, State, Zip Code:	
Email address:	
Phone number:	
Applicant's signature:	



SANDY SPRINGS™

GEORGIA

AUTHORIZATION FORM – PART I

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

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this Application.	
Owner's name: Karim Pourak	Sworn and subscribed before me this
Address: [REDACTED]	<u>4</u> th day of <u>March</u> 20 <u>21</u>
City, State, Zip Code: [REDACTED] 30327	Notary public:
Email address: [REDACTED]	Seal:
Phone number: [REDACTED]	Commission expires:
Owner's signature:	

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
Company name:	<u> </u> th day of <u> </u> 20 <u> </u>
Address:	Notary public:
City, State, Zip Code:	Seal:
Email address:	Commission expires:
Phone number:	
Applicant's signature:	

Letter of Intent to request for variance

03/04/2021

Nilofar & Karim Pourak

30327

To Whom It May Concern:

1. Requested Variance

- Due to the erroneous survey of the property, the addition to the existing home is outside of the allowed setback.

2. Factual details about the proposal:

- Number and size of buildings
 - 1 building / 6,300 sqft
- Square footage of gross floor area of nonresidential uses
 - 0 sqft
- Type and number of residential units
 - Single family home / 1 unit
- Number of employees and customers, number of classrooms, hours of operation, etc.
 - NA

3. Alternative designs explored:

- Provide details of alternative designs that could reduce the need for a Variance
 - NA
- Explain why the alternatives were rejected
 - NA

Best Regards,

Nilofar & Karim Pourak
Homeowners

Variance Analysis

03/04/2021

Nilofar & Karim Pourak

30327

To Whom It May Concern:

To prepare for the complete renovation, beautification and addition of our new home in the city of Sandy Spring, we hired an architect, civil engineer, structural engineer, land surveyor and arborist to make sure we design, execute and complete our home building projects based on city's exact guidelines, rules and regulations. During the construction phase, we ensured to be in continuous contact with the city's building inspectors and follow their comments and recommendations.

As homeowners, we trusted the certified licensed engineers with their experience and expertise to design the project according to the applicable Development Code (Sec. 1.1.5.) to ensure:

- 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
- Providing standards for compatible transitions of use, building scale, and height between existing and new development
- 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
- 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

Unfortunately, due to the unintentional erroneous survey of the property, the addition to the existing home was built outside of the allowed setback.

Best Regards,
Nilofar & Karim Pourak
Homeowners

TOTAL AREA

1.031 AC.

44,910.36 $\pm$

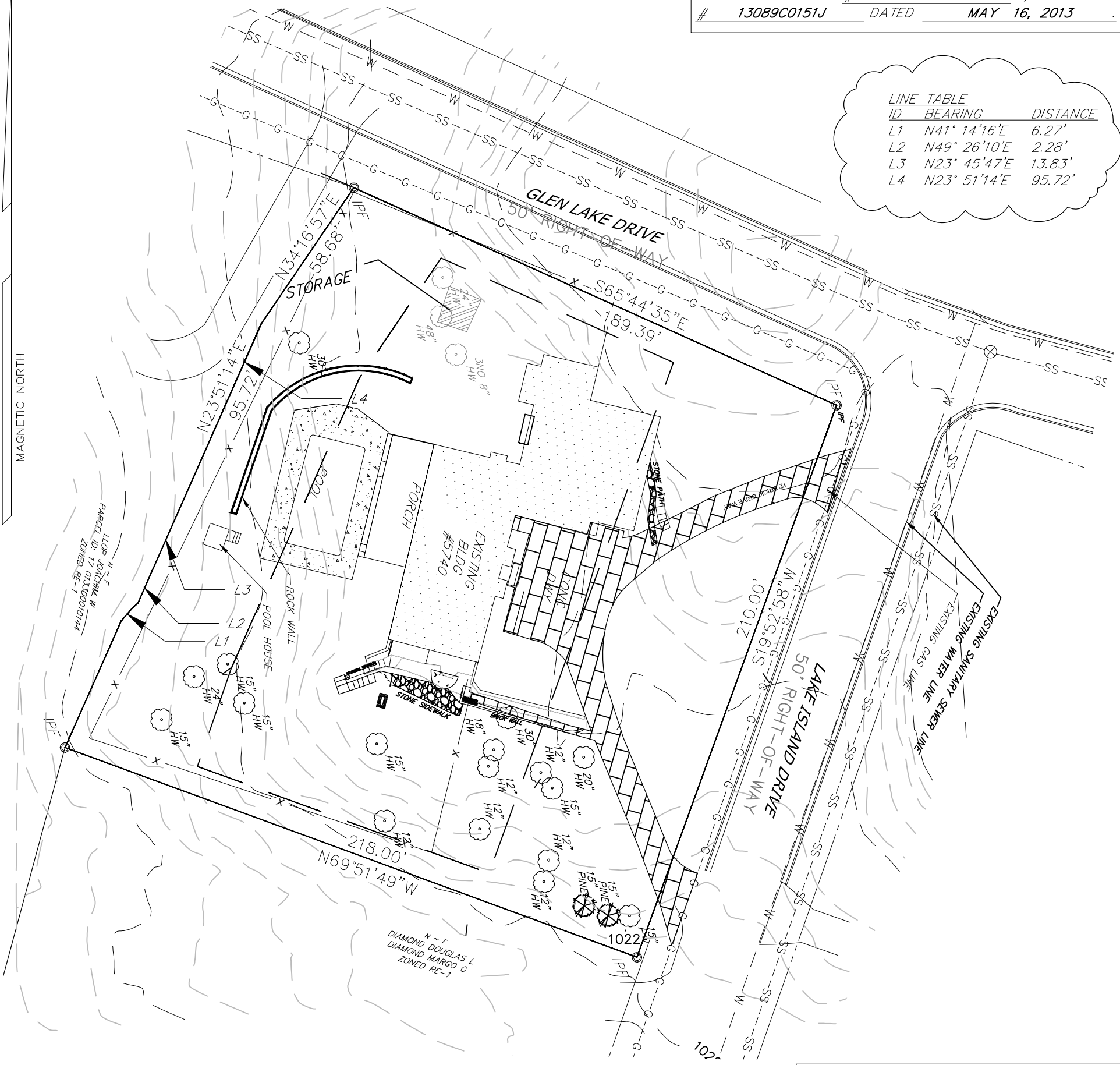
THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : 1/10,000+ ; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/10,000+ . MATTERS OF TITLE ARE EXCEPTED.



THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130065 , MAP NUMBER # 13089C0151J DATED MAY 16, 2013 .

LINE TABLE		
ID	BEARING	DISTANCE
L1	N41° 14'16"E	6.27'
L2	N49° 26'10"E	2.28'
L3	N23° 45'47"E	13.83'
L4	N23° 51'14"E	95.72'

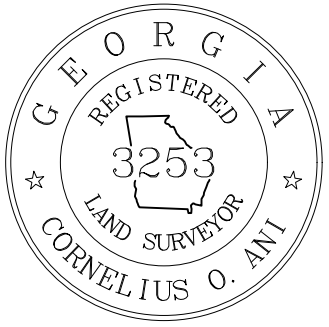


THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

ZONING: RE-1

SETBACK
FRONT=60'
SIDE=10'
REAR=40'

LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	TYPE OF FENCE



DATE OF SURVEY: 05.16.2016

DATE	: 02.19.2019	REVISIONS
SCALE	: 1"=40'	
DRAWN BY	: CFA	
CHECKED BY	: COA	
PROJECT ID.:	1902101	

LAND ENGINEERING & SURVEYING, INC.
2040 Meyers Drive
Lawrenceville, GA 30045
Tel: 404.396.0192
land_engineering@yahoo.com

PARCEL ID: 17 013300010102

BOUNDARY AND TOPOGRAPHIC SURVEY

KARIM POURAK
NILOFAR POURAK
5740 LAKE ISLAND DRIVE
SANDY SPRINGS, GA 30327

LOCATED IN L.L. 133
17th DISTRICT,
FULTON COUNTY, GA.

TREE DENSITY REQUIREMENTS

TREE DENSITY REQUIREMENTS:
40" PER AC REQUIRED
TOTAL SITE ACREAGE IS 1.05 ACRES

TOTAL SITE UNIT REQUIREMENTS:
1.05 AC X 40" = 42" REQUIRED
NUMBER OF TREES REQUIRED=14 (3" CALIPER)

EXISTING TREES USED TO MEET REQUIREMENTS (SEE SHEET 20F4)

DIA	NO	NAME
8	1	DOGWOOD
12	6	OAK
15	6	OAK
18	1	POPLAR
20	1	OAK
24	2	OAK
30	2	OAK
48	1	OAK

DIA	NO	NAME
15	2	PINE
18	2	PINE

ZONING: RE-1

SETBACK
FRONT=60'
SIDE=10'
REAR=40'

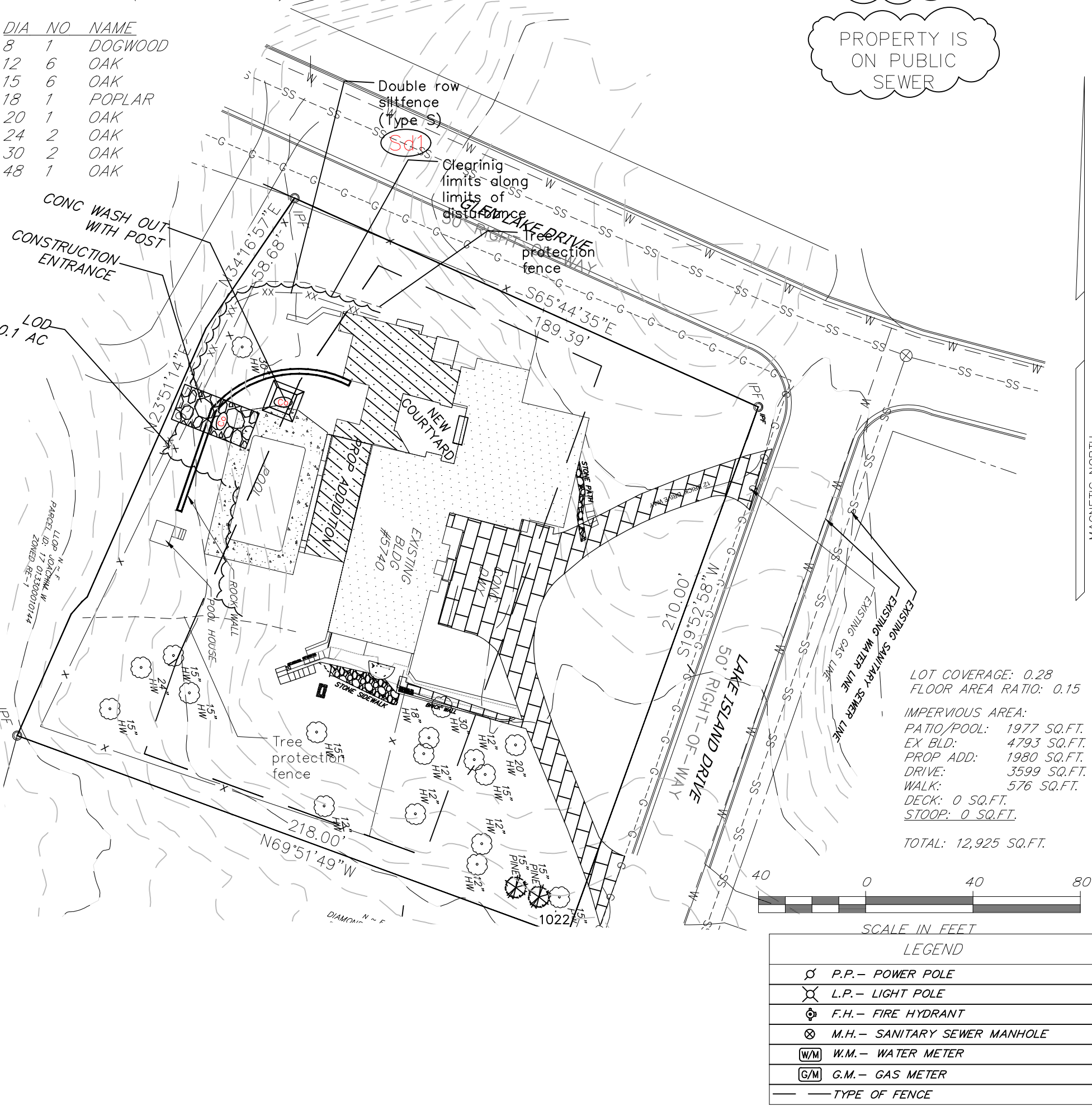
TOTAL AREA

1.05 AC.

45,642.07 SF

TOTAL
DISTURBED
AREA=0.10 AC
4379 SF)

PROPERTY IS
ON PUBLIC
SEWER



DATE	: 02.19.2019	REVISIONS
SCALE	: 1"=40'	
DRAWN BY	: CFA	
CHECKED BY	: COA	
PROJECT ID.:	1902101	

**LAND ENGINEERING
& SURVEYING, INC.**

2040 Meyers Drive
Lawrenceville, GA 30045

Tel: 404.396.0192

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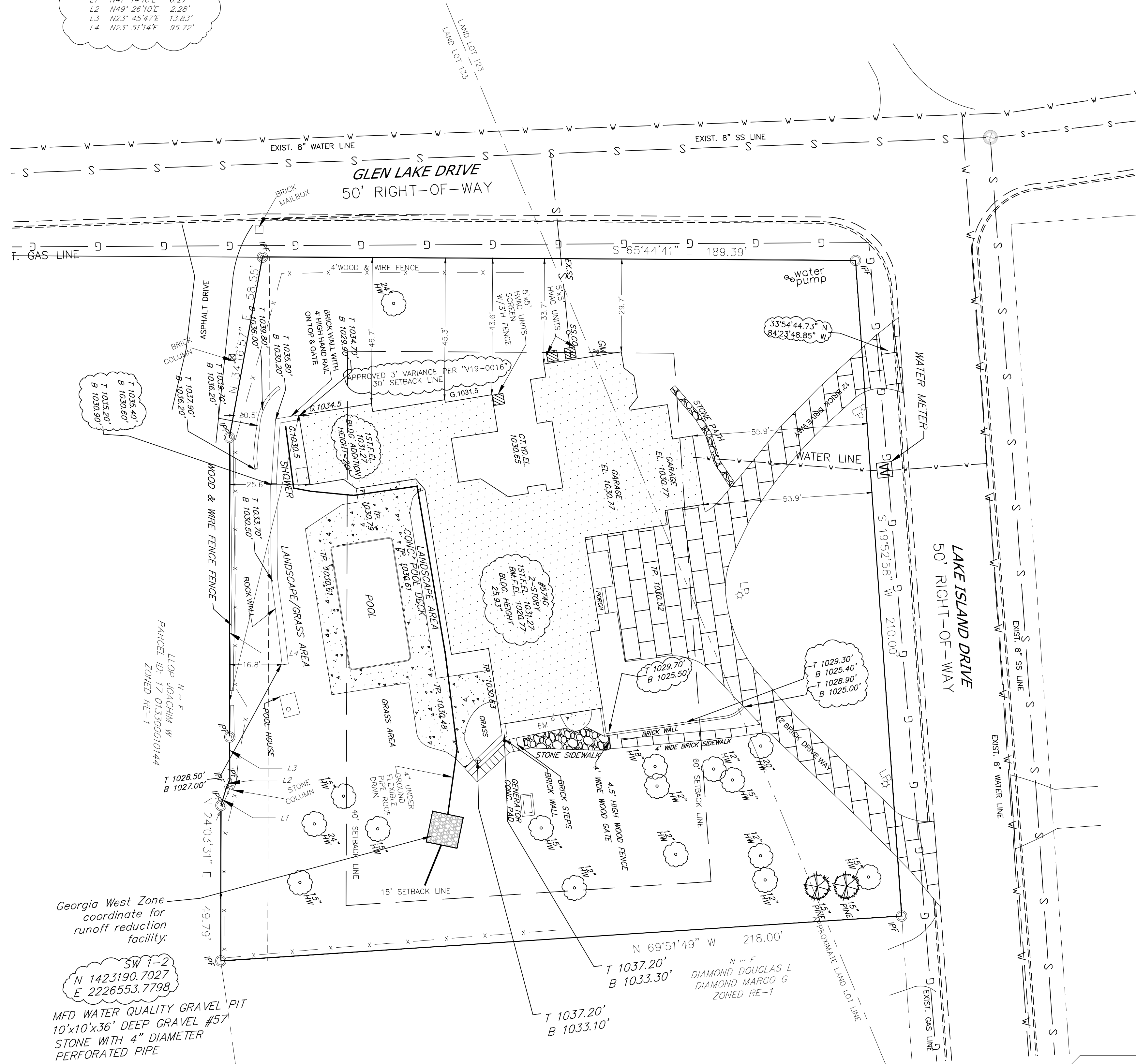
PARCEL ID: 17 013300010102

PROPOSED SITE PLAN:
BUILDING ADDITION FOR:
KARIM POURAK
NILOFAR POURAK
5740 LAKE ISLAND DRIVE
SANDY SPRINGS, GA 30327

LOCATED IN L.L. 133
17th DISTRICT,
FULTON COUNTY, GA.

RECEIVED 3/4/2021 PLANNING & ZONING

LINE	TABLE	BEARING	DISTANCE
L1		N41°14'16"E	6.22'
L2		N49°26'10"E	2.28'
L3		N23°45'47"E	13.83'
L4		N23°51'14"E	95.72'



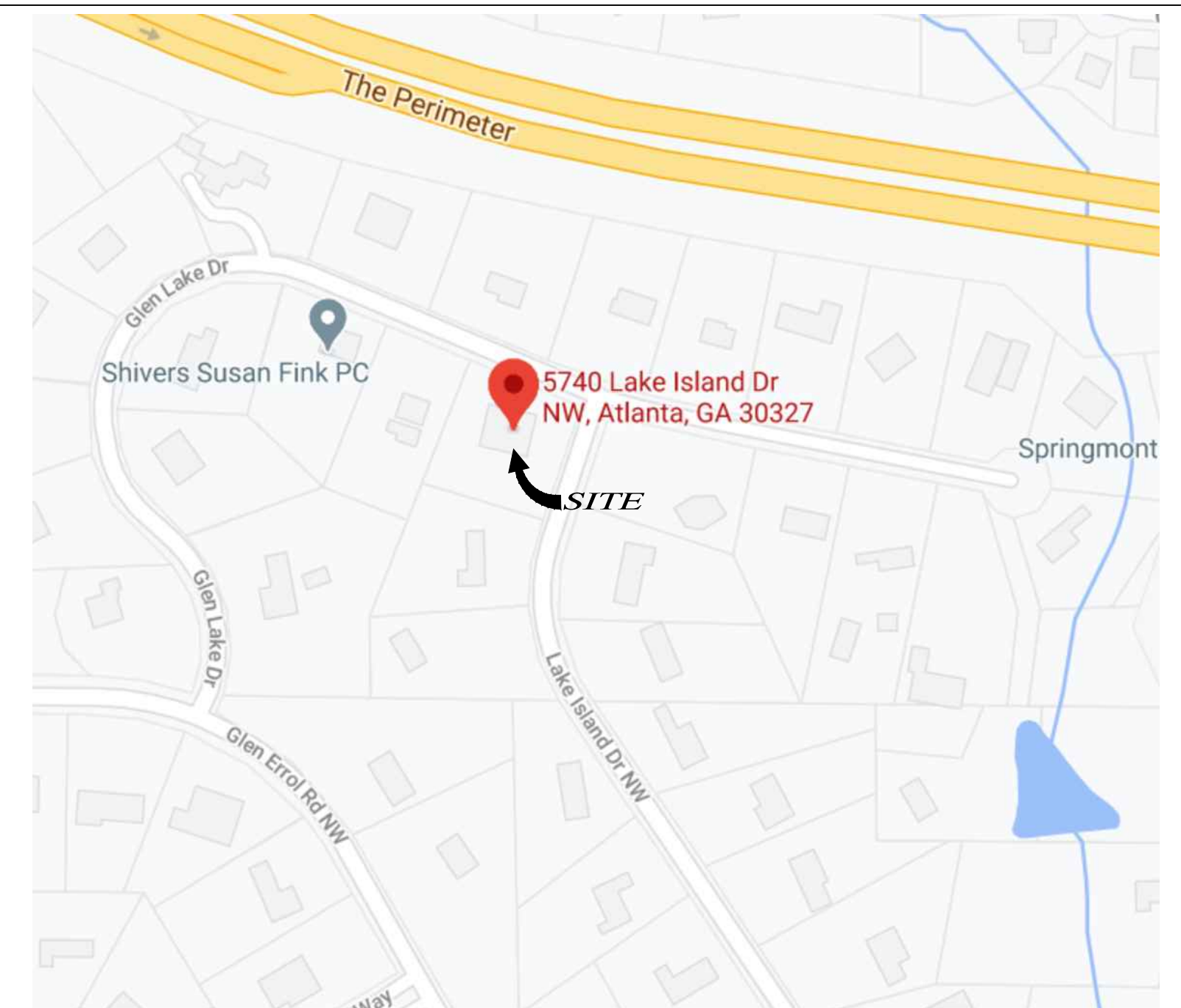
LEGEND	
⊙	P.P. - POWER POLE
⊙	L.P. - LIGHT POLE
⊙	F.H. - FIRE HYDRANT
⊙	M.H. - SANITARY SEWER MANHOLE
⊙	W.M. - WATER METER
⊙	G.M. - GAS METER
---	TYPE OF FENCE

ZONING: RE 1

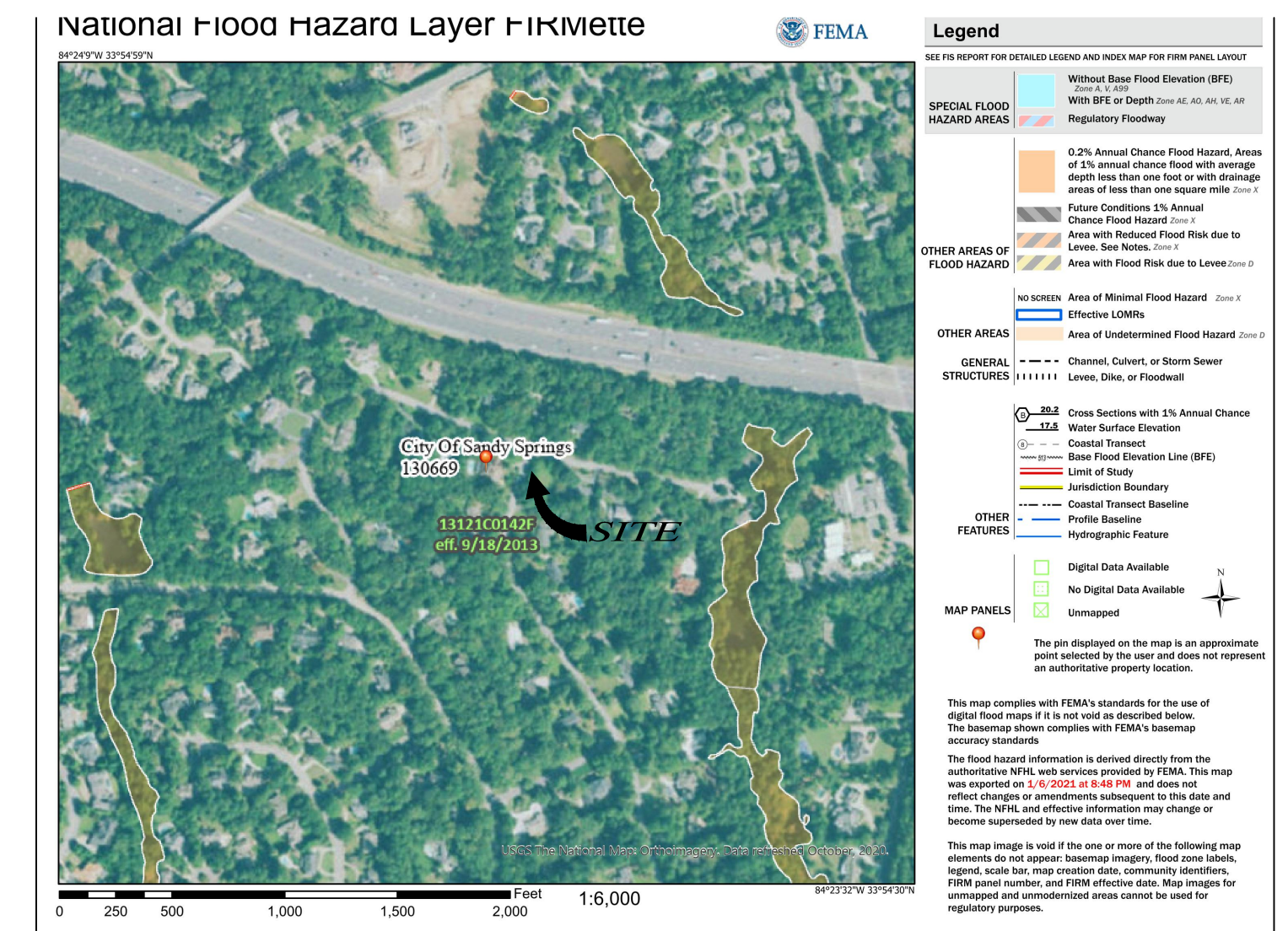
TOTAL AREA
1.05 AC.
45,642 sq. ft.

BUILDING HEIGHT
PRIMARY 25.93'
ACCESSORY 20'

SURVEY REFERENCE
1. DEED BOOK 997 PAGE 115 OF FULTON COUNTY RECORDS
2. BOUNDARY SURVEY OF LOT 7, BLOCK 8, UNIT 2, LAKE ISLAND S/D FOR JOHN R. WILSON BY HARTRAMP ENGINEERING, INC. DATED JANUARY 6, 1996 AS RECORDED IN PLAT BOOK 195, PAGE 39 OF THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA.

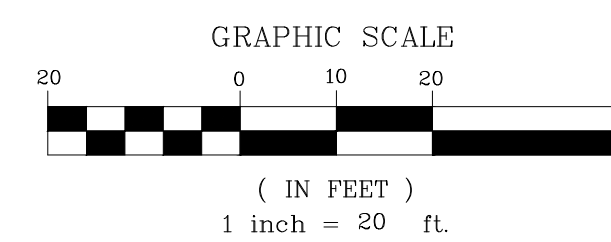


VICINITY MAP



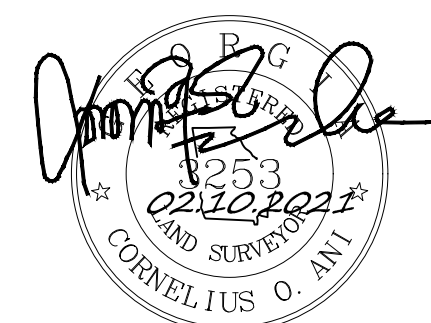
FLOOD STATEMENT

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X-1, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 13121C0142F DATED 09/18/2013.

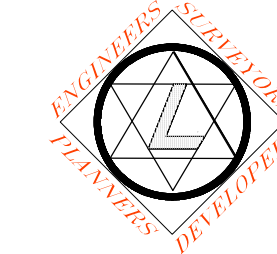


SURVEYOR'S ACKNOWLEDGMENT
It is hereby certified that this Plat is a true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown actually exist, or are marked as "Future", and their location, size, type and material is correctly shown.

Registered Georgia Land Surveyor #3253



DATE	: 08.21.2020	REVISIONS
SCALE	: 1"=20'	
DRAWN BY	: JMK	
CHECKED BY	: COA	
PROJECT ID:	2020190	



LAND ENGINEERING & SURVEYING, INC.

2040 Meyers Drive
Lawrenceville, Georgia 30045

Tel: (404) 396-0192

land_engineering@yahoo.com

PARCEL ID: 17 013300010102
AS BUILT SURVEY FOR:

**KARIM POURAK
NILOFAR POURAK**

**5740 LAKE ISLAND DRIVE NW
SANDY SPRING, GA 30327**

**LOCATED IN LAND LOT 133,
17TH DISTRICT,
FULTON COUNTY, GEORGIA**

SHEET
NUMBER
10F1

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

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/29,878; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/171,187. MATTERS OF TITLE ARE EXCEPTED.

Property Legal Description

All that tract or parcel of land lying and being in Land Lot 123 and 133 of the 17th District, Fulton County, Georgia, containing 1.031 acres according to survey for Karim Pourak and Nilofar Pourak, dated February 19, 2019, prepared by Land Engineering & Surveying, Inc. and being more particularly described as follows:

Commence at the iron rebar found at the intersection of the southerly right-of-way Glenn Lake Drive (50' r/w) and the westerly right-of-way of Lake Island Drive (50' r/w); said point being the POINT OF BEGINNING;

thence South 19 degrees 52 minutes 58 seconds West 210.00 feet to a point;

thence North 69 degrees 51 minutes 49 seconds West, 218.00 feet to a point;

thence North 24 degrees 03 minutes 31 seconds East, 49.79 feet to a point;

thence North 41 degrees 14 minutes 16 seconds East, 6.27 feet to a point;

thence North 49 degrees 26 minutes 10 seconds East, 2.28 feet to a point;

thence North 23 degrees 45 minutes 47 seconds East, 13.83 feet to a point;

thence North 23 degrees 51 minutes 14 seconds East, 95.72 feet to a point;

thence North 34 degrees 16 minutes 57 seconds East, 58.55 feet to a point;

thence North 24 degrees 03 minutes 31 seconds East, 49.79 feet to a point;

thence South 65 degrees 44 minutes 41 seconds East, 189.39 feet to the POINT OF BEGINNING.

100 YEAR FLOOD NOTE:

THIS SITE IS NOT LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X), AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0142F, DATED 09/18/2013, FOR INCORPORATED FULTON COUNTY, GEORGIA.

GRADING AND EROSION CONTROL NOTES:

1. CONTACT THE CITY OF SANDY SPRINGS, DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL ON LINE TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR LAND DISTURBING ACTIVITY.
2. ALL EROSION CONTROL BMPs SHALL BE LABELED USING SYMBOLS FROM THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA 2016 EDITION. PROVIDE DETAILS FOR ALL BMPs FROM THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA 2016 EDITION.
3. ANY TRACKING OF DIRT, SILT, MOD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER.
4. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
6. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
7. THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY (HIMSELF) OR (HIS) AUTHORIZED AGENT UNDER (HIS) SUPERVISION.
8. WATER SERVICES BY CITY OF ATLANTA
9. TOPOGRAPHY IS BASED ON FIELD RUN DATA BY SURVEY LAND EXPRESS, INC. DATED JULY 10, 2018.
10. NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
11. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATER OF STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

NEW DEVELOPMENT DATA:

GENERAL:	
DEVELOPMENT TYPE:	SINGLE FAMILY RESIDENTIAL
ZONING:	RESIDENTIAL RE-1
REFERENCE USE:	SURVEY PLAT, LAND ENG.
PROJECT DATA:	
TOTAL AREA:	45,842 SF. = 1.05 ACRES
TOTAL DISTURBED AREA:	5,890 SF. = 0.14 ACRES
BUILDING DATA:	
NEW TWO STORY SINGLE FAMILY RESIDENTIAL	
FIRST FLOOR AREA = 6,642 SF.	
SECOND FLOOR AREA = 600 SF.	
BASEMENT FLOOR AREA = 1,200 SF.	
TOTAL HEATED FLOOR AREA = 7,200 SF.	
ATTACHED 3 BDR GARAGE AREA = 600 SF.	
BUILDING FOOT PRINT AREA = 7,200 SF.	
REAR COVER PORCH & DECK AREA = 66 SF.	
FRONT COVER PORCH AREA = 47 SF.	
TOTAL AFFECTED BUILDING FOOT PRINT AREA = 7,300 SF.	
SANITARY SERVICE: FULTON COUNTY PUBLIC SEWER SYSTEM	
WATER SERVICE: FULTON COUNTY PUBLIC WATER.	
BUILDING SETBACKS:	
PRIMARY STREET BUILDING SETBACK, (RE-1):	60 FT.
SECONDARY STREET BUILDING SETBACK, (RE-1):	30 FT.
COMMON LOT LINE REAR SIDE BUILDING SETBACK, (RE-1):	40 FT.
COMMON LOT LINE SIDE BUILDING SETBACK, (RE-1):	15 FT.
LOT COVERAGE CALCULATIONS, (PER SEC. 6.1.1.H):	
BUILDING FIRST FLOOR AREA = 6,642 SF.	
GARAGE AREA = 600 SF.	
REAR COVERED PORCH AND DECK AREA = 66 SF.	
FRONT COVERED PORCH AREA = 47 SF.	
5'x10' H.V.A.C. UNIT AREA = 50 SF.	
1 1/2'x50' EXISTING RETAINING WALL AREA = 60 SF.	
NEW COURT YARD AREA = 648 SF.	
TOTAL IMPERVIOUS AREA = 6,311 SF.	
TOTAL DRIVEWAY, STEPS & SIDEWALK AREA = 5,625 SF.	
TOTAL POOL & POOL DECK AREA = 5,000 SF.	
TOTAL POOL HOUSE & STEPS AREA = 75 SF.	
TOTAL IMPERVIOUS AREA = 15,979 SF.	
TOTAL LOT AREA = 45,842 SF.	
15,979 SF./45,842 SF. = 34.85%	
MAXIMUM LOT COVERAGE IN RE-1 = 30%	
MAXIMUM HEIGHT LIMIT, (PER SEC. 6.1.3 DEV. CODE):	
18'00" + (3.7'x2" = 23.92" = 25'-11 1/2" (FOR ALL 4 SIDES)	
(SEE ARCHITECTURAL VIEWS FOR CALCULATIONS)	
LOT ADDRESS:	
5740 LAKE ISLAND DRIVE, SANDY SPRINGS, GA. 30327	

POURAK RESIDENCE

5740 LAKE ISLAND DRIVE
SANDY SPRINGS, GA. 30327
LAND LOT 133, 17TH. DISTRICT, 2ND. SECTION
FULTON COUNTY, GEORGIA
ZONED RE-1

TITLE
NEW
SITE PLAN

LDP Design Group
LAND DEVELOPMENT & PLANNING
ENGINEERS DESIGN GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS
1150 LEA DRIVE
ROSWELL, GEORGIA 30076
PHONE (404) 993-2829
FAX (770) 442-9876
EMAIL: hmdid1326@att.net

BUILDER
AMBANCE GROUP, LLC
P.O.BOX 680651
MARIETTA, GA. 30068
Contact
MIKE VAHDAT
PHONE: 404-787-8220

REGISTERED
PROFESSIONAL
ENGINEER
10/07/19

DRAWN
K.M.
CHECKED
H.G.
DATE
07/20/2019
SCALE
AS-SHOWN
JOB NO
18-137
FILENAME
SHEET
C-2.1
OF SHEETS

AS-BUILT NOTE:

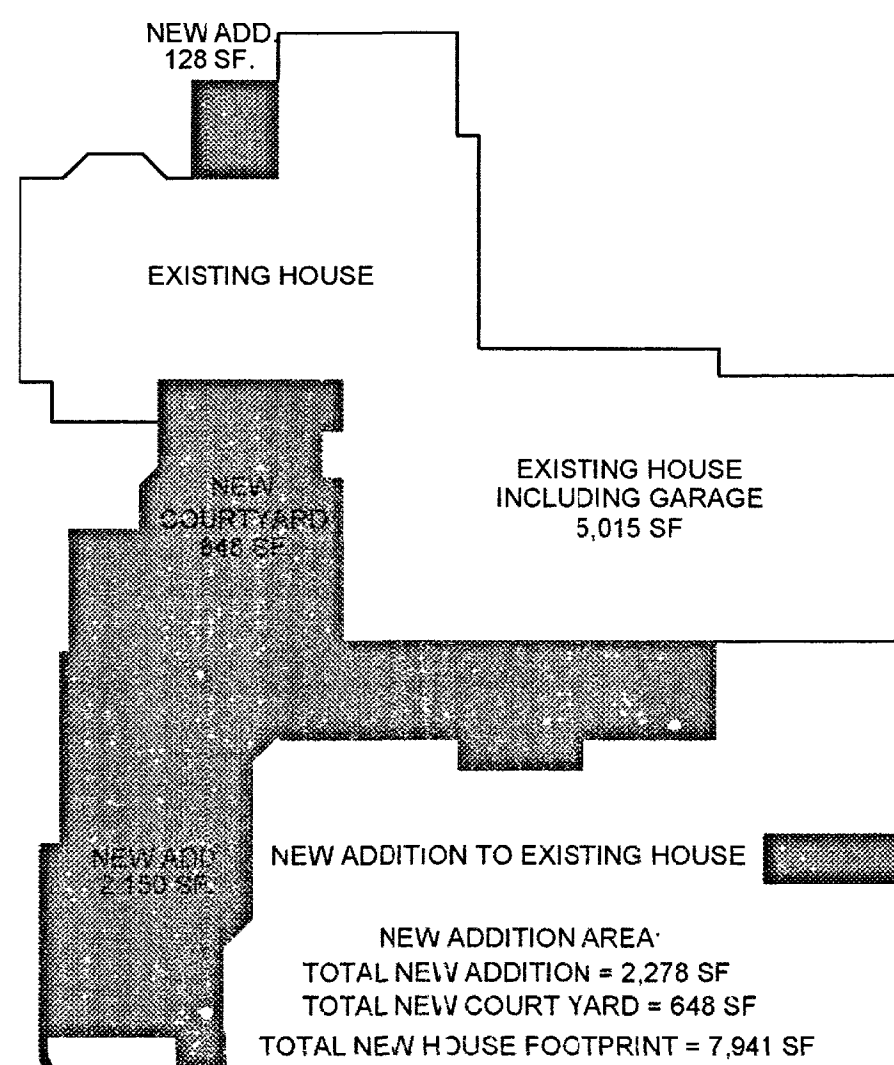
AN AS-BUILT DRAWING, CONTAINING A BOUNDARY SURVEY, SITE IMPROVEMENTS, TOP AND BOTTOM OF WALLS, FINISHED FLOOR ELEVATIONS OF BUILDINGS, DECKS, AND POOL, UTILITIES, EASEMENTS, PERTINENT SITE DEVELOPMENT DATA, AND ANY OTHER REQUIREMENTS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE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

BUILDING SET BACK GRADING NOTE:

Per RD-27 zoning - grading may encroach into the required side building setbacks. In RD-27, no grading is allowed within 15' of the rear lot line. Any grading in the side building setbacks in RD-27 must be mitigated following the measures listed in Sec. 9.4.2.G of the Development Code. For each tree of 10 inches DBH or greater removed or damaged by grading in the side setback, one tree must be planted. If no tree of 10 inches DBH or greater is removed or damaged, at least one large canopy shade tree must be planted for every 1,000 square feet of area disturbed in the side setback. Replacement tree species must be of comparable canopy size at maturity as those of the trees removed or damaged. Replacement trees must be at least 2 inches caliper at the time of planting. Planting must take place in the graded area. This mitigation is required in addition to any other provisions of the Tree Ordinance. Please identify on the site plan and indicate the number, size, and location of trees of 10 inches DBH or greater that are proposed to be removed or damaged by grading in the side setbacks, indicate the square feet of area proposed to be disturbed in the side setbacks, clearly identify on the site plan and indicate the number, species, caliper size, and location in the graded area of all trees to be planted, etc. Please refer to Section 1 M of the Technical Manual, which can be found online here (https://library.municode.com/ga/sandy_springs/codes/technical_manuals), for the Recommended Species List. Please indicate the shortest dimension from the proposed grading to the rear lot line. Please demonstrate compliance with Code.

RETAINING WALL NOTE:

Per Sec. 9.4.3 of the Development Code regarding retaining walls. In RD-, retaining walls may encroach up to half the depth of the required building setbacks. In RD-27, no retaining walls are allowed within 15' of the rear lot line. Newly constructed retaining walls are subject to the following requirements: Up to 6' in height as a single wall or tiered walls. Over 6' in height requires tiered retaining walls (each not to exceed 6' in height). Please review note 2 on the site plan. All retaining walls must be finished with stucco, brick or stone. No unfinished concrete masonry units or other similar materials are allowed. Only black, white or earth tones are permitted. Please move the proposed retaining walls and clearly indicate the location and extent of all proposed retaining walls. Please indicate the shortest dimensions from the proposed retaining walls to the side and rear lot lines. Please provide details and indicate the design, height, material, and color. Please demonstrate compliance with Code.



NEW HOUSE FOOTPRINT AFTER
ADDITION
BUILDING ADDITION KEY MAP

SCALE: 1"=40'

SURVEY - SOURCE OF BOUNDARY:

PROPERTY SURVEY INFORMATION TAKEN FROM SURVEY PROVIDED BY LAND ENGINEERING & SURVEYING, DATED: 02/19/2019.
6062 BUFORD HWY. SUITE 205, NORCROSS, GA. 30071.
PH: 404-396-0192.

NOTE:

1. CONNECT ALL ROOF DOWN SPOT, DRIVEWAY AND SIDEWALK TO NEW FRENCH DRAIN. THE FRENCH DRAIN OUTLET PIPE SHALL BE DAY LIGHT AT END.
2. MAXIMUM HEIGHT FOR SITE RETAINING WALL IS 6' HIGH.

H.V.A.C. UNITS NOTE:

1. THE "H.V.A.C." UNITS SHALL BE INSIDE BUILDING SETBACK LINE AND SHALL BE COMPLETE SCREEN PER SEC. 6.1.2.B.3 AND SEC. 8.2.9.B.4 OF DEVELOPMENT CODE SCREEN FRONT OF "H.V.A.C." UNIT WITH SHRUBS OR EVERGREEN PLANT. COMPLIANCE WITH SCREENING REQUIREMENTS PER SECTION 8.2.9.

GSWCC
24-HOUR CONTACT
MIKE VAHDAT
PH. 404-787-8220
EMAIL:
smvahdat@gmail.com

GSWCC
Georgia Soil and Water
Conservation Commission
Hamid D Golpayegani
Level II Certified Design Professional
CERTIFICATION NUMBER: 0000019335
ISSUED: 10/13/2018 EXPIRES: 10/13/2021

0 10' 20' 40'
1" = 20'-0"