

STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE TO REZONE PROPERTY FROM THE R-3 (SINGLE-FAMILY DWELLING) DISTRICT TO THE R-4A (SINGLE-FAMILY DWELLING) DISTRICT AND TO APPROVE CONCURRENT VARIANCE(S), PROPERTY LOCATED AT 4724 EAST CONWAY DRIVE**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on May 16, 2006 at 7:00 p.m. as follows:

**SECTION 1.** That the Zoning Ordinance of the City of Sandy Springs be amended, and the official maps established in connection therewith be changed so that the following property located at **4724 East Conway Drive**, consisting of a total of approximately 12,600 square feet, be changed from the R-3 (Single-Family Dwelling) District to the R-4A (Single-Family Dwelling) District with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 137 of the 17<sup>th</sup> District, Fulton County, Georgia by the attached legal description; and

**SECTION 2.** That the variance(s), as listed in the attached conditions of approval, be approved under the provisions of Section 22.9 of the Zoning Ordinance of the City of Sandy Springs; and

**SECTION 3.** That the property shall be developed in compliance with the conditions of approval, as attached to this ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

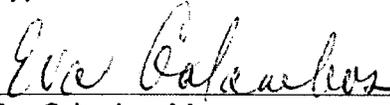
**SECTION 4.** That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

**SECTION 5.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

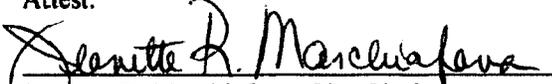
**SECTION 6.** This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

ORDAINED this the 16<sup>th</sup> day of May, 2006.

Approved:

  
\_\_\_\_\_  
Eva Galambos, Mayor

Attest:

  
\_\_\_\_\_  
Jeannette R. Marchiafava, City Clerk

(Seal)



**Legal Description**  
**4724 East Conway Drive**  
**(from security deed dated 9/2/2005)**

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 137 of the 17th District of Fulton County, Georgia, being a part of Lot 72 of Pine Crest Subdivision, according to plat recorded in Plat Book 15, Page 146, Fulton County Records, being more particularly described as follows:

Beginning at an iron pin located at a point on the West side of the East Conway Road, (Pine Crest Avenue) seven hundred seventy (770) feet south and measured along the West side of East Conway Road, from the point of intersection of the West side of East Conway Road and the North line of Land Lot 137, said point of beginning also being South line of Lot 73, said Subdivision and plat, thence running South along the West side of East Conway Road, seventy (70) feet to an iron pin located at the North line of Lot 71, said subdivision and plat, thence West along the North line of said lot, one hundred eighty (180.0) feet to an iron pin; thence North seventy (70) feet to an iron pin located at the South line of the above-mentioned Lot 73; thence East along the South line of said Lot 73, one hundred eighty (180) feet to the West side of East Conway Road and the point of beginning and being improved property having a residence located thereon known as No. 4724 East Conway Road, according to the present system of numbering houses in Fulton County, Georgia.

Being the same property as conveyed to Robb P. Cullinane as recorded in Deed Book 21031 Page 276 and also being the same property as that incorrectly described in Deed Under Power, recorded in Deed Book 40028, Page 286.

CONDITIONS OF APPROVAL

**RZ06-007/CV06-003**  
**4724 East Conway Drive**

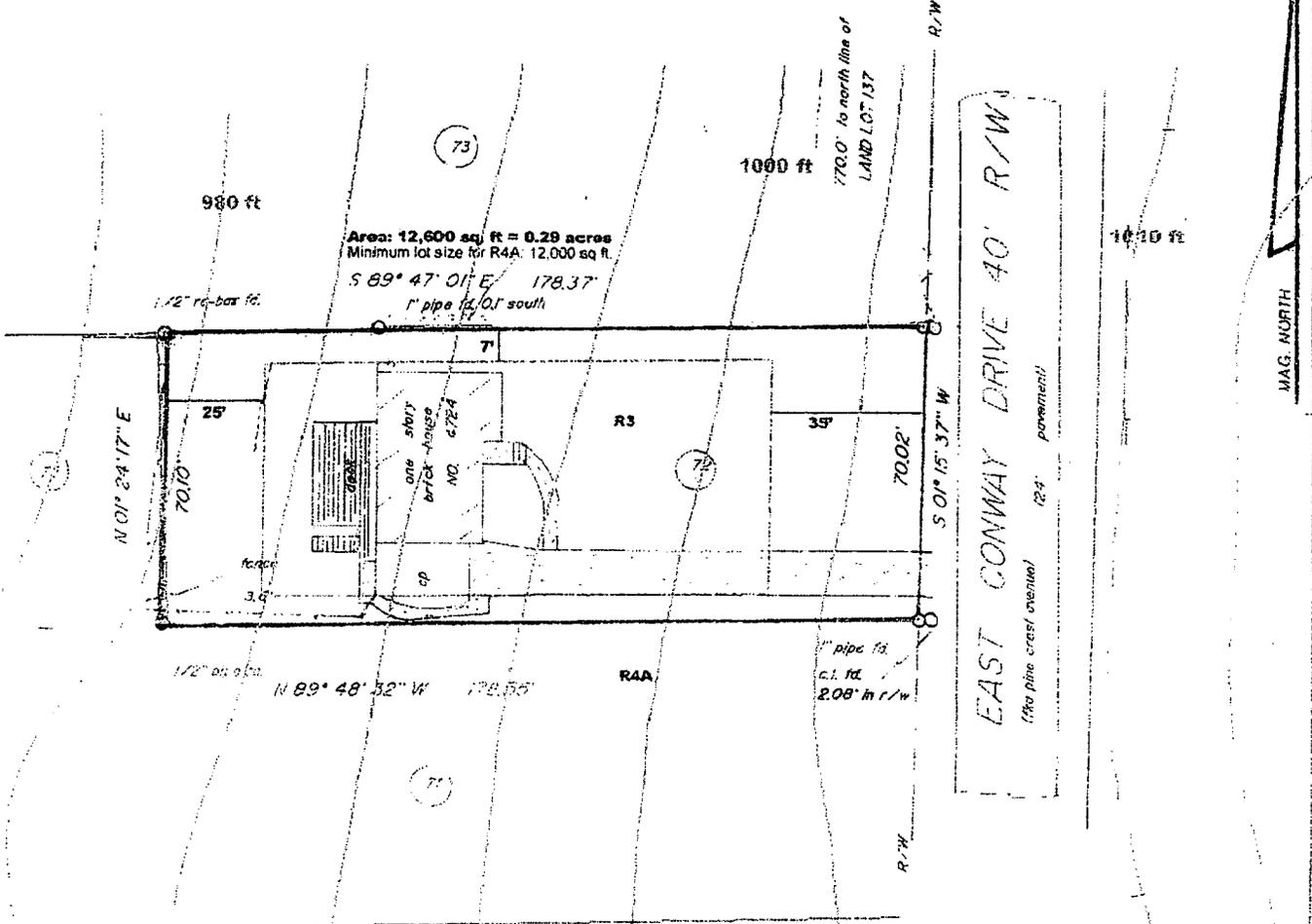
The City of Sandy Springs Mayor and City Council approved the rezoning of property located at 4724 East Conway Drive. Rezoning petition RZ06-007 and the associated concurrent variance petition CV06-003 to rezone the property to R-4A (Single Family Dwelling District) were approved by the Mayor and City Council at the May 16, 2006 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. One single family dwelling and associated accessory structures and uses.
2. To the owner's agreement to meet the following site development standards:
  - a. To a minimum lot width of seventy (70) feet. (CV06-003)

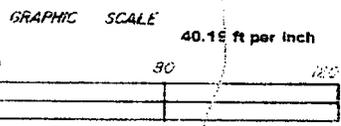
# Exhibit B

**Owners Name:** Jeffrey Tacca  
**Address:** 345 Eppington Drive, Atlanta, GA 30327  
**Cell Phone:** 404-808-9421

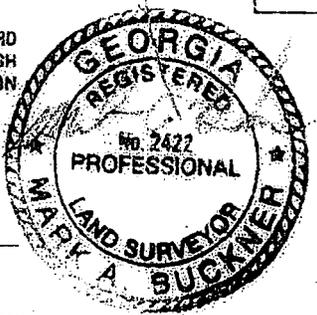
PLAT NO. 96-0358020



This property is not in a flood hazard area according to FIRM Panel #13121C0144E last revised on June 22nd, 1995.



BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF THE FLOOD HAZARD AREA



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF .22 PER ANGULAR POINT AND WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

EQUIPMENT UTILIZED ANGULAR AND LINEAR TOPCON GTS 7-B.

LOCATION & DESCRIPTION OF EASEMENTS AND UTILITIES TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLAT WHERE APPLICABLE.

DO NOT USE HOUSE TO PROPERTY LINE DISTANCE OR FENCES FOR PROPERTY LINE LOCATION.

ALL MATTERS OF TITLE EXCEPTED.

SURVEY FOR: \_\_\_\_\_

LAND LOT 137

17TH DISTRICT --- SECTION

FULTON COUNTY PINE CREST

LOT PART OF 72 BLOCK --- UNIT --- SEC ---

SUBDIVISION-PHASE ---

PLAT BOOK 15 PAGE 146

SCALE: 1" = 40'



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MARK A. BUCKNER  
 REGISTERED LAND SURVEYOR

JW  
 DRAWN BY

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