

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO MODIFY CONDITION(S) OF A RESOLUTION BY THE FULTON
COUNTY BOARD OF COMMISSIONERS APPROVING PETITION Z78-0036 ON
AUGUST 2, 1978 PROPERTY LOCATED AT 15 GLEN OAKS DRIVE**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on July 21, 2009 at 6:00 p.m. as follows:

SECTION 1. That the condition(s) of a Resolution by the Fulton County Board of Commissioners, approved on August 2, 1978, for petition Z78-0036 that allowed the property to be rezoned to the R-2A (Single Family Dwelling District) be changed for the property located at 15 Glen Oaks Drive, consisting of a total of approximately 0.619 acres, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 165 of the 17th 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

SECTION 5. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

ORDAINED this the 21st day of July, 2009.

Approved:



Eva Galambos, Mayor

Attest:



Michael Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

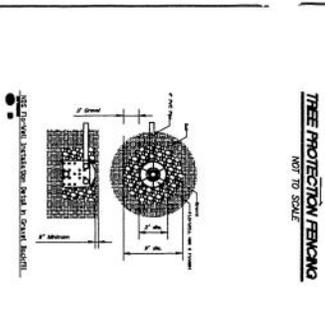
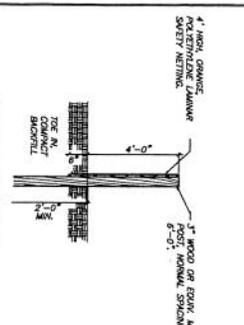
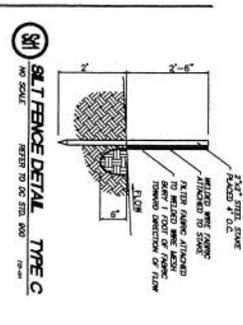
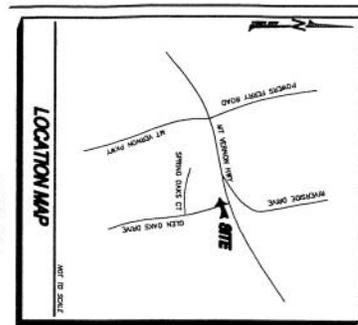
ZM09-003/CV09-006

15 Glen Oaks Drive

The City of Sandy Springs Mayor and City Council approved the modification of the conditions of Z78-0036, with regard to the above referenced property currently zoned R-2A (Single Family Dwelling District). Zoning modification petition ZM09-003/CV09-006 was approved by the Mayor and City Council at the July 21, 2009 hearing, subject to the following conditions:

1. The petitioner's original Letter of Intent received by Zoning Department May 17, 1978 and signed by David Winitt and Craig Wrigley in which they indicate that the property would be developed into a subdivision consisting of 23 lots which meet the R-2A (Residential) zoning restrictions.
2. To the petitioner's addendum to the original letter of Intent received by the Zoning Department June 14, 1978 signed by Craig Wrigley and David Winitt in which they agreed to submit a detailed grading plan prior to defoliation; to conform to minimum house size now required in the adjoining Idlewood Valley Subdivision; to provide reverse frontage lots with 60 foot setbacks from Mt. Vernon of which the first 25 be left natural as a buffer with no direct access to these lots; except for 15 Glen Oaks Drive (17-0165-0324-42) which shall be permitted to have a five (5) foot high brick wall encroaching into the twenty-five (25) foot natural buffer as shown on the site plan submitted to the Department of Community Development dated May 5, 2009. Also, to allow no exposed concrete block exterior building material; to pay the pro-rated share of sewage extension and tap-on fees; to allow an archeological survey of property; to provide studies required by the Subdivision Regulations and the Public Works specifications; and that no recreational amenities are planned for the subdivision. No lots are planned to front on Mount Vernon, however, if it should be necessary to do so, the lots will be a minimum of 1 acre and adhere to R-1 restrictions regarding frontage and setbacks.
3. To the petitioner's agreement to dedicate at no cost to Sandy Springs ~~Fulton County~~ 40 feet of right-of-way from existing centerline of Mt. Vernon Highway as well as to allow construction easement for future improvement of those right-of-way.
4. To the petitioner's agreement to work with the Public Works Department in the improvement of Mt. Vernon Highway if lots front directly on Mt. Vernon Highway
5. To allow for a five (5) foot high brick wall encroaching ten feet four inches (10.4) into the right-of-way as shown on the site plan submitted to the Department of Community Development dated May 5, 2009. A signed and approved indemnification agreement with the City is required prior to approval of a wall/wall permit. (CV09-006)

ZM09 003



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DESIGN SCHEDULE
(INDICATING DATES)

DESIGN SCHEDULE

NO.	DESCRIPTION	DATE	BY	REVISION
1	PRELIMINARY DESIGN	06/22/1998	J.M.	1
2	FINAL DESIGN	06/22/1998	J.M.	1
3	CONSTRUCTION	06/22/1998	J.M.	1
4	AS-BUILT	06/22/1998	J.M.	1

GENERAL NOTES

1. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO EVIDENCE OF CONTAMINATION OR OTHER HAZARDOUS CONDITIONS.

2. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO EVIDENCE OF CONTAMINATION OR OTHER HAZARDOUS CONDITIONS.

3. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO EVIDENCE OF CONTAMINATION OR OTHER HAZARDOUS CONDITIONS.

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9. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO EVIDENCE OF CONTAMINATION OR OTHER HAZARDOUS CONDITIONS.

10. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO EVIDENCE OF CONTAMINATION OR OTHER HAZARDOUS CONDITIONS.

RESIDENTIAL DRAINAGE PLAN

GRAPHIC SCALE

1" = 30'

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EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 165, OF THE 17TH DISTRICT, OF FULTON COUNTY, GEORGIA, BEING LOT 24, BLOCK A, THE OAKS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 115, PAGE 77, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

ZM09
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RECEIVED

MAY 05 2009

City of Sandy Springs
Community Development

RECEIVED
City of Sandy Springs
Community Development