

STATE OF GEORGIA
COUNTY OF FULTON

TO REZONE TO C-2 (COMMERCIAL DISTRICT) TO ALLOW A 933 ADDITION TO
THE EXISTING BUILDING, PROPERTY LOCATED AT 216 EAST BELLE ISLE
ROAD

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on July 17, 2012 at 6:00 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 216 East Belle Isle Road, consisting of a total of approximately 0.52 acres, be changed from C-2 (Commercial District) conditional to C-2 (Commercial District) conditional to allow a 933 square foot addition to the existing building, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lots 93 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

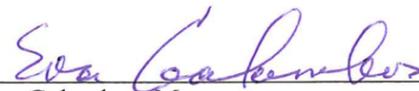
SECTION 4. That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

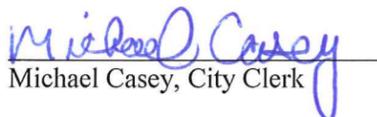
SECTION 6. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

APPROVED AND ADOPTED this the 17th day of July, 2012.

Approved:


Eva Galambos, Mayor

Attest:


Michael Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

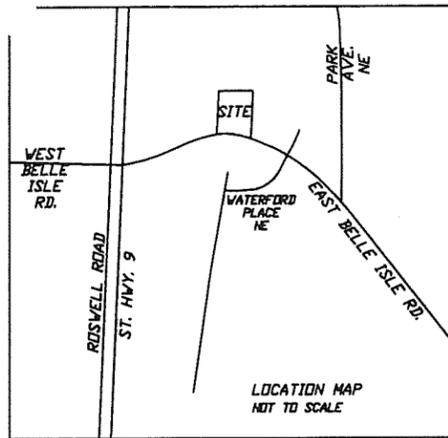
RZ12-005/CV12-005
216 East Belle Isle Road

Please be advised, the City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Riva Wolkow, located at 216 East Belle Isle Road. Rezoning petition RZ12-005/CV12-005 was approved to rezone from C-2 (Commercial District) conditional to C-2 (Commercial District) conditional to allow a 933 square foot building addition to the existing building, by the Mayor and City Council at the July 17, 2012 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. To a(n) Indoor Veterinary Clinic, Clinic, General Office, Day Care Facility, Research Laboratory, and associated accessory uses.
 - b. To the 4,025 square foot building developed at a density of 7,740.4 gross square feet per acre.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development on April 3, 2012. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance, the Development Standards contained therein, and these conditions prior to the approval of a Land Disturbance Permit. The applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
3. To the owner's agreement to provide the following site development standards:
 - a. Variance from Section 4.23.1 of the Zoning Ordinance to reduce the required thirty-five (35) foot Zoning Buffer and the ten (10) foot Improvement Setback along the side east property line to a twenty (20) foot landscape strip planted to buffer standards (CV12-005 #1).
 - b. Variance from Section 18.2.1 of the Zoning Ordinance to reduce the required parking from 16 spaces to 15 spaces (CV12-005#3).
 - c. The owner/developer shall dedicate thirty (30) feet of right-of-way from centerline of East Belle Isle Road along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.



TOPOL MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

SITE DATA:
 SITE AREA - 0.52 AC.
 SITE AREA - 22,782.11 SF
 ZONED - C-2c
 FRONT SETBACK - 40'
 WEST SIDE SETBACK - 10'
 EAST SIDE SETBACK - 20'
 REAR SETBACK - 10'
 FRONT LA STRIP - 10'
 WEST SIDE LA STRIP - 10'
 EAST SIDE LA STRIP - 20' (PER PREVIOUS VAR.)
 REAR LA STRIP - 10'
 EX. BLDG. AREA - 3,092 SF
 EX. PARKING - 12 SPACES INC. (1) HC SPACE

DEVELOPMENT STATISTICS SUMMARY CHART
 TOTAL AREA OF SITE - 22,782.11 SF (100%)
 BUILDING - 4,025 SF (17.7%)
 PARKING SPACES - 15 (93.75%)
 TOTAL IMPERVIOUS SURFACE - 11,423 SF (50.14%)
 LANDSCAPING - 11,359 SF (49.86%)
 FLOODPLAIN - 0 SF
 UNDEVELOPED AND DR OPEN SPACE - (49.86%)

NO TREES WILL BE REMOVED FOR PROPOSED SITE WORK.

PREVIOUS CASE # - RZ09-013/CV09-021

TAX PARCEL ID # - 17-0093-0003-057-9

SITE CONTAINS NO STATE WATERS REQUIRING BUFFERING OR WETLANDS.

SITE IS SERVICED BY CITY OF ATLANTA WATER AND SANITARY SEWER.

ZONING CONDITION REVISION:

1. INCREASE THE BUILDING SQ. FOOTAGE FROM 3,080 (DENSITY-5,934.5 SF/AC) TO 4,025 (7,740.40 SF/AC)

VARIANCE REQUESTS:

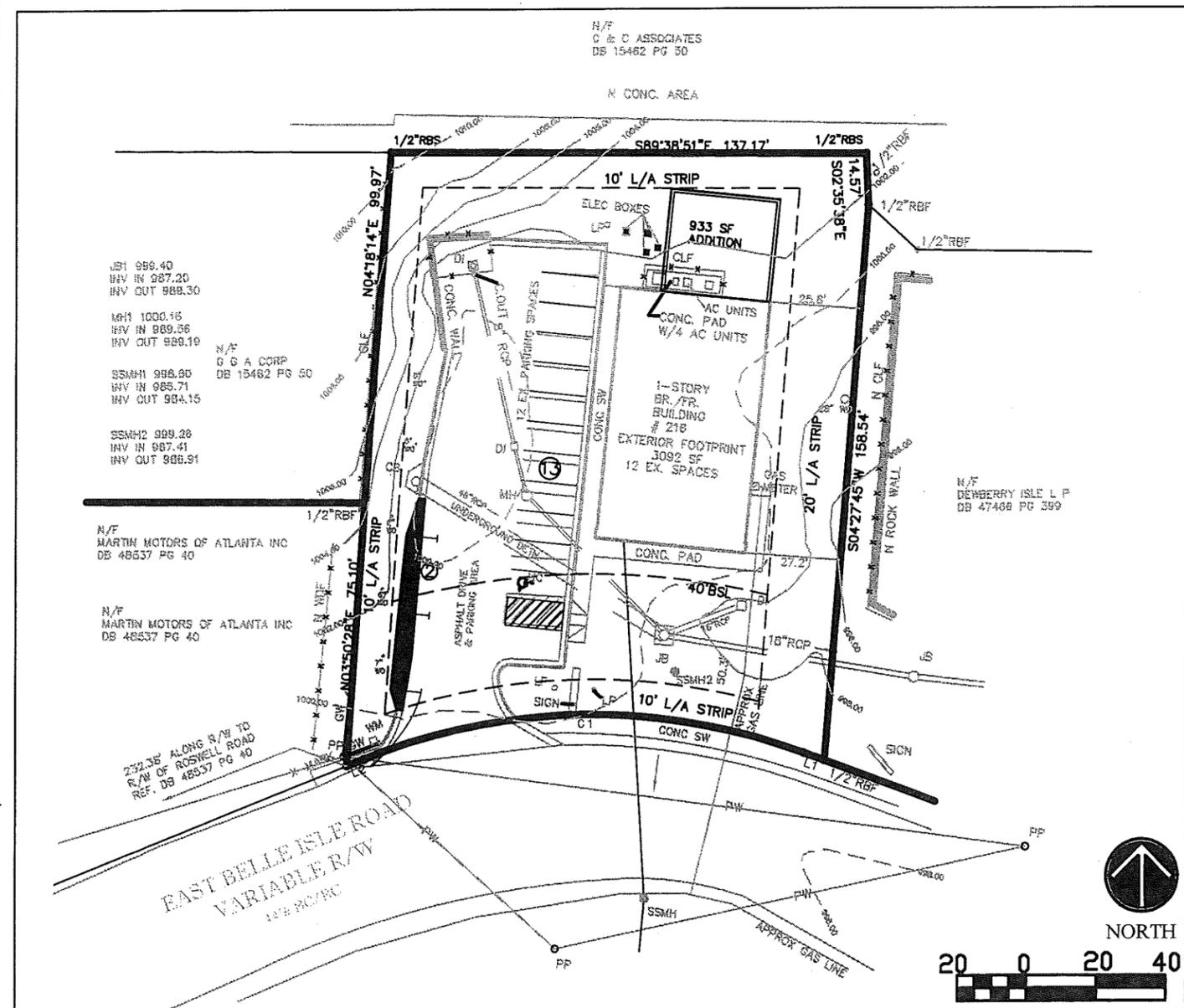
- VARIANCE FROM SECTION 18.2.1 OF THE ZONING ORDINANCE TO REDUCE THE REQUIRED PARKING FROM 16 TO 15.
- VARIANCE FROM SECTION 4.23.1 OF THE ZONING ORDINANCE TO REDUCE THE REQUIRED THIRTY-FIVE (35) FOOT ZONING BUFFER AND TEN (10) FOOT IMPROVEMENT SETBACK ALONG THE SIDE EAST PROPERTY LINE TO A TWENTY (20) FOOT LANDSCAPE STRIP PLANTED TO BUFFER STANDARDS.
- VARIANCE FROM THE TREE CONSERVATION ORDINANCE, ADMINISTRATIVE STANDARDS, BEST MANAGEMENT PRACTICES - LANDSCAPE STRIPS, BUFFERS, AND PARKING (F.1) TO RELIEVE THE REQUIREMENT OF PLANTING A LARGE SHADE TREE EVERY 6 PARKING SPACES FOR ALL NEW PARKING LOTS.

Received

APR 03 2012

City of Sandy Springs
 Community Development Department

RZ09-013



NORTH



Civil Engineering
 Land Planning
 Landscape Architecture

Water Resources
 Property Services
 Arterial Services

50 Warm Springs Circle
 Roswell, Georgia 30075
 (770)641-1942 • www.aecatl.com

SITE LAYOUT
 PLAN
 REZONING AND VARIANCE
 PLAN

Belle Isle Animal Clinic
 SANDY SPRINGS, GEORGIA

NO.	DATE	REVISIONS

PROJECT NO. - 12-3310.10
 DRAWN - BDR
 DESIGNED - BDR
 CHECKED -
 DATE - 4-3-12

RZ-1