

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO MODIFY CONDITION(S) OF A RESOLUTION BY FULTON
COUNTY BOARD OF COMMISSIONERS APPROVING PETITION Z79-0049 ON
AUGUST 1, 1979 FOR PROPERTY LOCATED AT 9620 HUNTCLIFF TRACE**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on September 16, 2014 at 6:00 p.m. as follows:

SECTION 1. That the condition(s) of a Resolution by the Fulton County Board of Commissions, approved on August 1, 1979, for petition Z79-0049 that allowed the property to be rezoned to CUP (Community Unit Plan District) be changed for the property located at 9620 Huntcliff Trace, consisting of a total of approximately 1.101 acres, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 78 of the 17th District, Fulton County, Georgia by the attached legal description; and

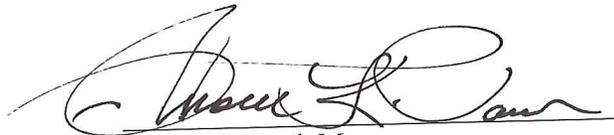
SECTION 2. That the property shall be developed in compliance with the conditions of approval, as attached to this ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

SECTION 3. That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

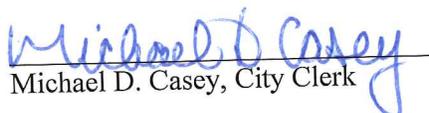
SECTION 4. This Ordinance shall become effective upon adoption by the City Council and the signature of approval of the Mayor.

APPROVED AND ADOPTED this the 16th day of September, 2014.

Approved:


Russell K. Paul, Mayor

Attest:


Michael D. Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

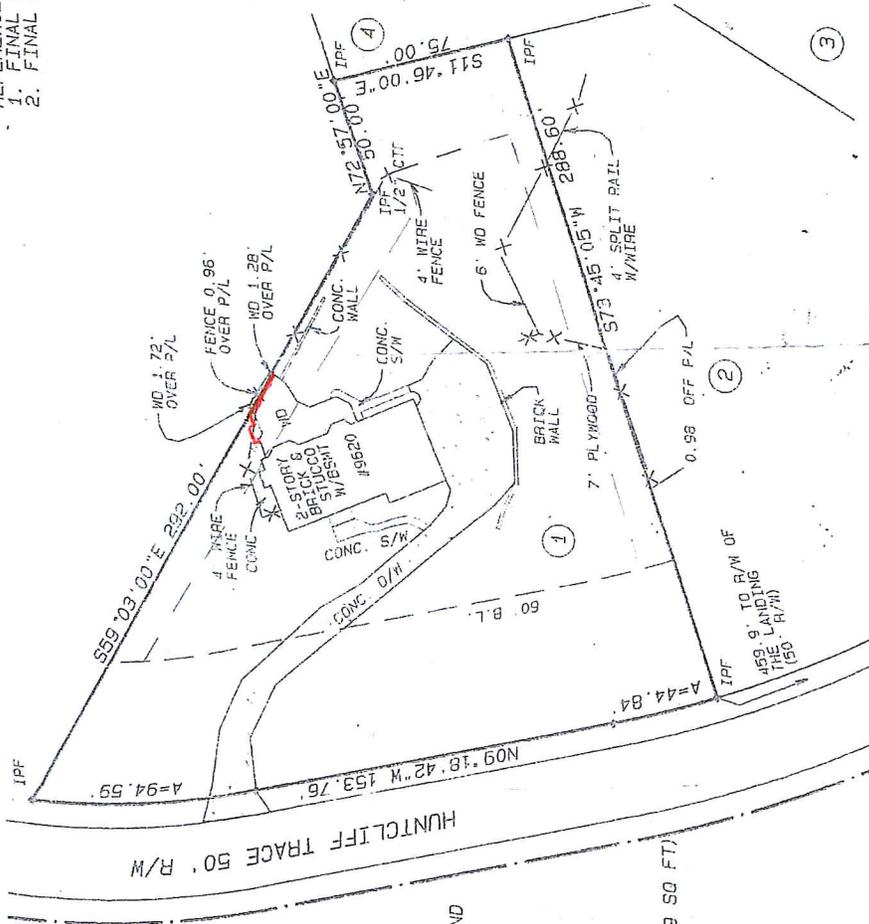
201402352
9620 Huntcliff Trace

Please be advised, the City of Sandy Springs Mayor and City Council approved the modification of the conditions of Z79-0049, with regard to the above referenced property currently zoned CUP (Community Unit Plan District). Zoning modification petition 201402352 was approved by the Mayor and City Council at the September 16, 2014 hearing, subject to the following conditions:

To modify condition 6 of the letter of intent of Fulton County zoning case Z79-0049 to allow a deck to encroach into the side setback as follows:

6. To the petitioner's agreement that the minimum house size will exceed 2,000 square feet if one story and 2,600 square feet if two stories; that the minimum side yard will be 15 feet except on street side where it will be 30 feet and except for Lot 1 Block G of Huntcliff Unit Six (known as 9620 Huntcliff Trace) to allow for a deck to be reconstructed on the property line, and that the minimum rear yard will be 40 feet.

REFERENCE:
 1. FINAL PLAT UNIT SIX-A HUNTCLIFF PB. 115 PG. 23
 2. FINAL PLAT UNIT SIX HUNTCLIFF PB. 116 PG. 87

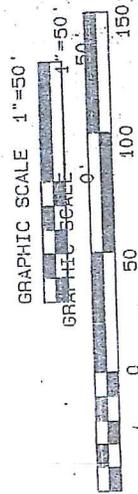


IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW

NOTE: #4 REBAR AT CORNERS UNLESS OTHERWISE NOTED

AREA = 1.101 ACRES (47,955 SQ FT)
 IMPERVIOUS AREA = 0.188 ACRES (8,189 SQ FT)

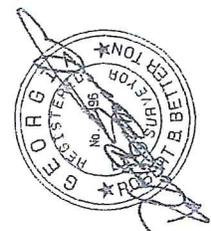
I HAVE THIS DATE, EXAMINED THE FHA OFFICIAL FLOOD HAZARD MAP COMMUNITY NO. 136160, PANEL NO. 0151 E, DATED JUNE 22, 1998, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.



LOT 1, BLOCK 6 OF HUNTCLIFF

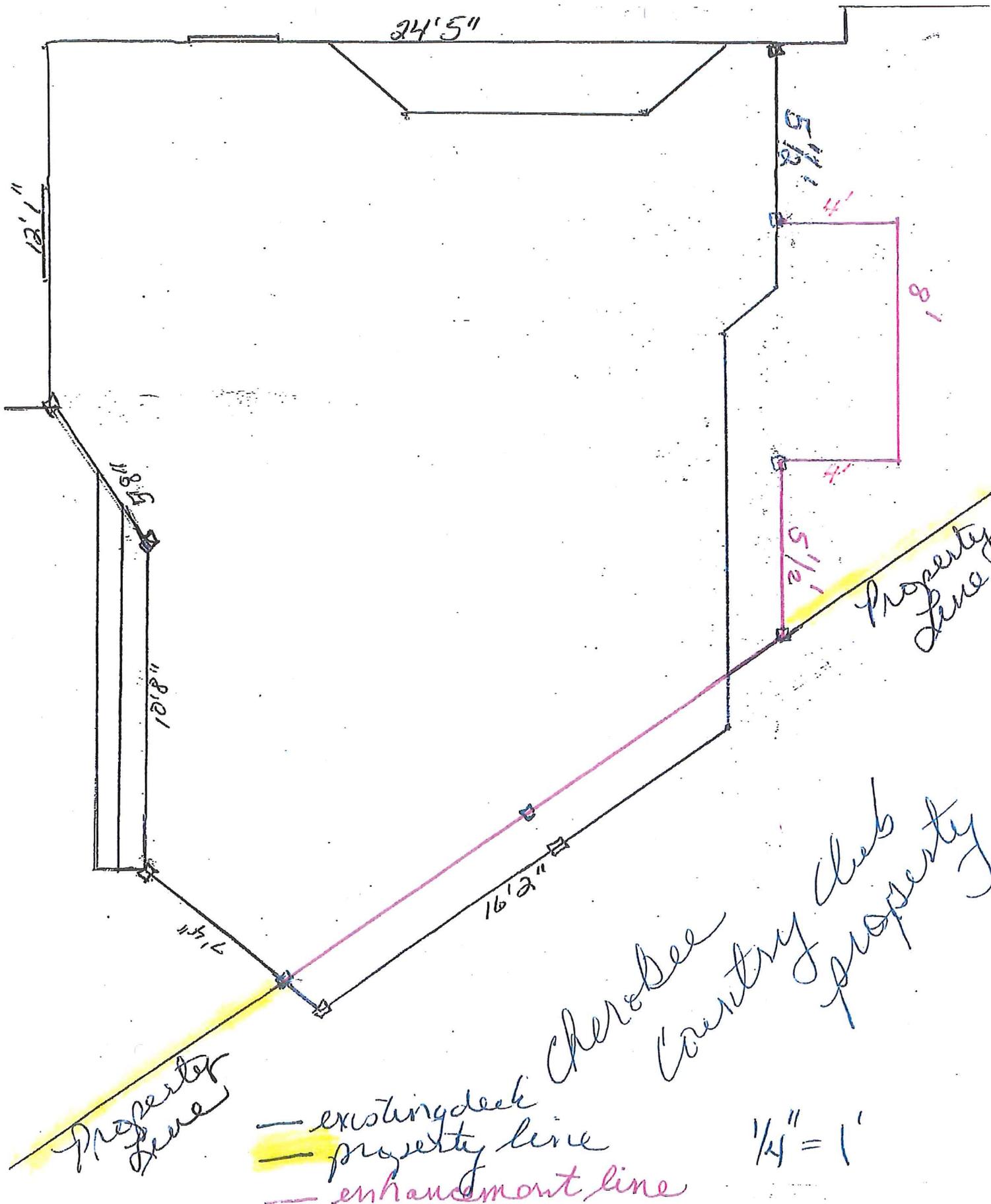
UNIT SIX
 LAND LOT 7B, 17TH DISTRICT,
 FULTON COUNTY, GEORGIA
 SCALE = 1" = 50'
 DATE: JULY 3, 2002
 PREPARED FOR:
LINDA CORA

REVISIONS	DATE	REASON FOR REVISION
1	7/02	DATE CHANGE IMPERIAL AREA



BETTERTON
 SURVEYING & DESIGN, INC.
 LAND SURVEYING/PLANNING
 SUBDIVISION & COMMERCIAL SITE DESIGN
 1341 Terrell Hill Road, Suite 150, Marietta, Georgia 30067
 (678) 483-0242

5022.PRO
 FINAL SURVEY
 5022



Cherisee
 Country Club
 property

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 78 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 1, BLOCK G, UNIT SIX, HUNTCLIFF SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 111, PAGE 80, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

SEE EXHIBIT "A" ATTACHED

Received

JUN 30 2014

***City of Sandy Springs
Community Development
Department***