

STATE OF GEORGIA  
COUNTY OF FULTON

AN ORDINANCE TO MODIFY CONDITION(S) OF A RESOLUTION BY FULTON  
COUNTY BOARD OF COMMISSIONERS APPROVING PETITION Z1981-18 ON  
JUNE 3, 1981 FOR PROPERTY LOCATED AT 225 GROGAN'S LANDING

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on September 15, 2015 at 6:00 p.m. as follows:

SECTION 1. That the condition(s) of a Resolution by the Fulton County Board of Commissioners on June 3, 1981 for petition Z1987-18 that allowed property to be rezoned to R-3 (Single Family Residential District) be changed for the property located at 225 Grogan's Landing (Parcel ID #17 002900020348) consisting of a total of approximately 0.62 acres, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 29 of the 17<sup>th</sup> 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 15<sup>th</sup> day of September, 2015.

Approved:



Russell K. Paul, Mayor

Attest:

  
Michael D. Casey, City Clerk

(Seal)



## CONDITIONS OF APPROVAL

201502255

225 Grogan's Landing (Parcel ID #17 002900020348)

Please be advised, the City of Sandy Springs Mayor and City Council approved the zoning modification for property at 225 Grogan's Landing owned by Ronit Hermoni (Parcel ID #17 002900020348). Zoning Modification petition 201502255 was approved by the Mayor and City Council at the September 15, 2015 hearing subject to the following conditions:

6. To the owner's agreement to establish a viewshed extending between the naturally occurring ridge lines paralleling and closest to Bull Sluice lake, and the lake itself, as defined by the 868 contour (Mean Vertical Geodesic Distance), said delineation subject to the approval of the Director of Planning and Community Development. Within said viewshed, the following development standards shall apply:  
[...]

(b) Minimum setbacks – front 40 feet, rear 40 feet, side (interior) 15 feet, and side (corner) 30 feet; *with the exception of a permissible 31' encroachment into the rear setback to allow for a wood deck at 225 Grogan's Landing.*

### Legal Description

All that lot, tract or parcel of land containing **0.6638 Acres (28,913 square feet)** lying and being in Land Lot 29 of the 17th District, Fulton County Georgia and being more particularly described as follows:

**BEGINNING** at a point on the southern end of an arc at the intersection of the northwestern right-of-way of Wing Mill Road (having a 50 foot right-of-way) and the southwestern right-of-way of Grogans Landing (having a 50 foot right-of-way).

thence along said northwestern right-of-way of Wing Mill Road SOUTH 29 DEGREES 30 MINUTES 08 SECONDS WEST a distance of 66.49 feet to a point;

thence along a curve to the right having a radius of 310.00 feet and an arc length of 82.59 feet, said arc being subtended by a chord of SOUTH 37 DEGREES 12 MINUTES 23 SECONDS WEST a distance of 82.35 feet to an iron pin set on the northwestern right-of-way of Wing Mill Road;

thence leaving said right-of-way NORTH 38 DEGREES 06 MINUTES 55 SECONDS WEST a distance of 202.38 feet to an iron pin found (1/2 inch rebar);

thence NORTH 24 DEGREES 49 MINUTES 15 SECONDS EAST a distance of 125.00 feet to an iron pin set located on the southwestern right-of-way of Grogans Landing;

thence along the southwestern right-of-way of Grogans Landing SOUTH 49 DEGREES 38 MINUTES 34 SECONDS EAST a distance of 159.00 feet to a point;

thence along a curve to the left having a radius of 425.00 feet and an arc length of 34.46 feet, said arc being subtended by a chord of SOUTH 51 DEGREES 57 MINUTES 56 SECONDS EAST a distance of 34.45 feet to a point;

thence along a curve to the right having a radius of 20.00 feet and an arc length of 28.19 feet, said arc being subtended by a chord of SOUTH 14 DEGREES 57 MINUTES 46 SECONDS EAST a distance of 25.91 feet to a point, said point being **THE POINT OF BEGINNING**.