

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO MODIFY CONDITION(S) OF A RESOLUTION BY FULTON COUNTY BOARD OF COMMISSIONERS APPROVING PETITION Z88-0053 ON MAY 4, 1988 FOR PROPERTY LOCATED AT 275 NORTHLAND RIDGE TRAIL, LOT 3 EXCLUSIVELY

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on October 20, 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 May 4, 1988, for petition Z88-0053 that allowed the property to be rezoned to R-3 (Single Family Dwelling District) be changed for the property located at 275 Northland Ridge Trail, Lot 3 exclusively, consisting of a total of approximately 0.413 acres, to wit; and

ALL THAT TRACT or parcel of land lying and being Land Lot 40 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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.

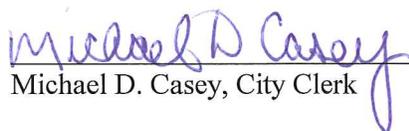
APPROVED AND ADOPTED this the 20th day of October, 2015.

Approved:



Russell K. Paul, Mayor

Attest:


Michael D. Casey, City Clerk

(Seal)



LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 40, 17TH DISTRICT, FULTON COUNTY, GEORGIA, BEING KNOWN AS LOT 3, UNIT I, OF THE RIDGE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF NORTHLAND RIDGE TRAIL (44' RIGHT-OF-WAY) AND THE SOUTHEASTERLY RIGHT-OF-WAY (44' RIGHT-OF-WAY) OF NORTHLAND RIDGE COURT (IF EXTENDED TO FORM AN ANGLE POINT), THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF NORTHLAND RIDGE TRAIL A DISTANCE OF 836.28 FEET TO A ONE HALF INCH REBAR FOUND AT THE SOUTHWEST CORNER OF LOT 3, SAID ONE HALF INCH REBAR BEING THE TRUE POINT OF BEGINNING.

WITH THE TRUE POINT OF BEGINNING AS THUS BEING ESTABLISHED: THENCE RUNNING NORTH 05 DEGREES 57 MINUTES 38 SECONDS EAST A DISTANCE OF 11.24 FEET TO A POINT; THENCE RUNNING ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 24.62 FEET TO A ONE HALF INCH REBAR FOUND, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 08 DEGREES 17 MINUTES 07 SECONDS WEST A CHORD DISTANCE OF 24.37 FEET AND HAVING A 50.00 FOOT RADIUS; THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY OF NORTHLAND RIDGE TRAIL AND RUNNING NORTH 36 DEGREES 16 MINUTES 08 SECONDS EAST A DISTANCE OF 68.45 FEET TO A ONE HALF INCH REBAR SET; THENCE RUNNING NORTH 80 DEGREES 35 MINUTES 35 SECONDS EAST A DISTANCE OF 139.88 FEET TO A ONE HALF INCH REBAR FOUND AT POINT COMMON TO LOT 4, LANDS NOW OR FORMERLY OWNED BY JOSEPH HUTCHISON (DB 53720, PG 163) AND POLLY WILLIS (DB 41832, PG 493) AND THE WESTERLY LINE; DIVIDING LAND LOT 40 AND LAND LOT 14 OF THE 17TH DISTRICT OF FULTON COUNTY, THENCE RUNNING SOUTH 00 DEGREES 52 MINUTES 26 SECONDS WEST A DISTANCE OF 131.55 FEET TO A ONE HALF INCH REBAR SET AT A POINT COMMON TO LANDS NOW OR FORMERLY OWNED BY POLLY WILLIS (DB 41832, PG 493) AND LOT 2, DARREL J. GILBERT (DB 37758, PG 171); THENCE RUNNING NORTH 84 DEGREES 02 MINUTES 20 SECONDS WEST 175.09 FEET TO A ONE HALF INCH REBAR FOUND AT THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 17,999 SQUARE FEET OR 0.413 ACRES MORE OR LESS.

CONDITIONS OF APPROVAL

201502184
275 Northland Ridge Trail

Please be advised, the zoning modification and current variance petition #201502184 for property 275 Northland Ridge Trail (Tax ID# 17 0040 LL1641) was approved by the Mayor and City Council at the October 20, 2015 hearing, subject to the following conditions:

1. To the petitioner's agreement to the following site development considerations:
 - a. Provide a 50 foot building setback line for all lots adjacent to the east property line and abutting Land Lot 14, *except for property located at 275 Northland Ridge Trail, Lot 3 (tax parcel ID 17 0040 LL1641) where an existing pergola, an existing pool, and existing steps are allowed to encroach into the minimum rear yard, as shown on the Boundary, Topographic, & Tree Survey prepared by Ben E. Butterworth of Boundary Zone, Inc. received by the Community Development Department on July 27, 2015.*
2. For relief from Section 6.5.3.C of the Zoning Ordinance to allow an existing wall and existing steps to encroach into the minimum side yard setback, *as shown on the Boundary, Topographic, & Tree Survey prepared by Ben E. Butterworth of Boundary Zone, Inc. received by the Community Development Department on July 27, 2015.*