





To: John McDonough, City Manager  
From: Angela Parker, Director of Community Development   
Date: May 13, 2014 for submission onto the May 20, 2014 City Council meeting

Agenda Item: **201400891 933 Altamira Lane** A request for a zoning modification to the conditions of Fulton County zoning case RZ05-020

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***Department of Community Development Recommendation:***

**APPROVAL CONDITIONAL** of a request for a zoning modification to the condition 3.a of Fulton County zoning case RZ05-020.

**DENIAL** of a request for a zoning modification to the condition 3.c of Sandy Springs zoning case RZ06-020.

***Background:***

The subject site is located on the west side of Altamira Lane. The property is currently zoned CUP (Community Unit Plan) and is undeveloped. The property contains approximately 31,856 square feet (0.73 acres).

***Discussion:***

The applicant is requesting to modify the following conditions of Fulton County zoning case RZ05-020:

3.a. Rear Yard: 35 Feet except lot 26 which shall have a rear yard setback of 20.42 feet as shown on the site plan dated received April 30, 2014, by the Department of Community Development.

The applicant is proposing construction of a single family residence.



**Zoning Modification Petition No. 201400891**

**HEARING & MEETING DATES**

**Community Zoning Information Meeting**  
March 25, 2014

**Mayor and City Council Hearing**  
May 20, 2014

**APPLICANT/PETITIONER INFORMATION**

**Property Owners**

Gillian Burr

**Petitioner**

Greg Shook

**Representative**

N/A

**PROPERTY INFORMATION**

<b>Address, Land Lot, and District</b>	933 Altamira Lane Land Lot 343, District 6
<b>Council District</b>	1 (John Paulson)
<b>Frontage</b>	34.11 feet of frontage along the west side of Altamira Lane.
<b>Area</b>	0.73 acres
<b>Existing Zoning and Use</b>	CUP (Community Unit Plan) pursuant to Fulton County zoning case RZ05-020 and currently undeveloped.
<b>Overlay District</b>	N/A
<b>2027 Comprehensive Future Land Use Map Designation</b>	R0-1 (Residential, 0 to 1 units per acre)

**INTENT**

To modify condition 3.a. of zoning case RZ05-020 as follows:

3.a. Rear Yard: 35 Feet except lot 26 which shall have a rear yard setback of 20.42 feet as shown on the site plan dated received April 30, 2014, by the Department of Community Development.

The applicant is proposing to construct a single family residence.

**DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION**

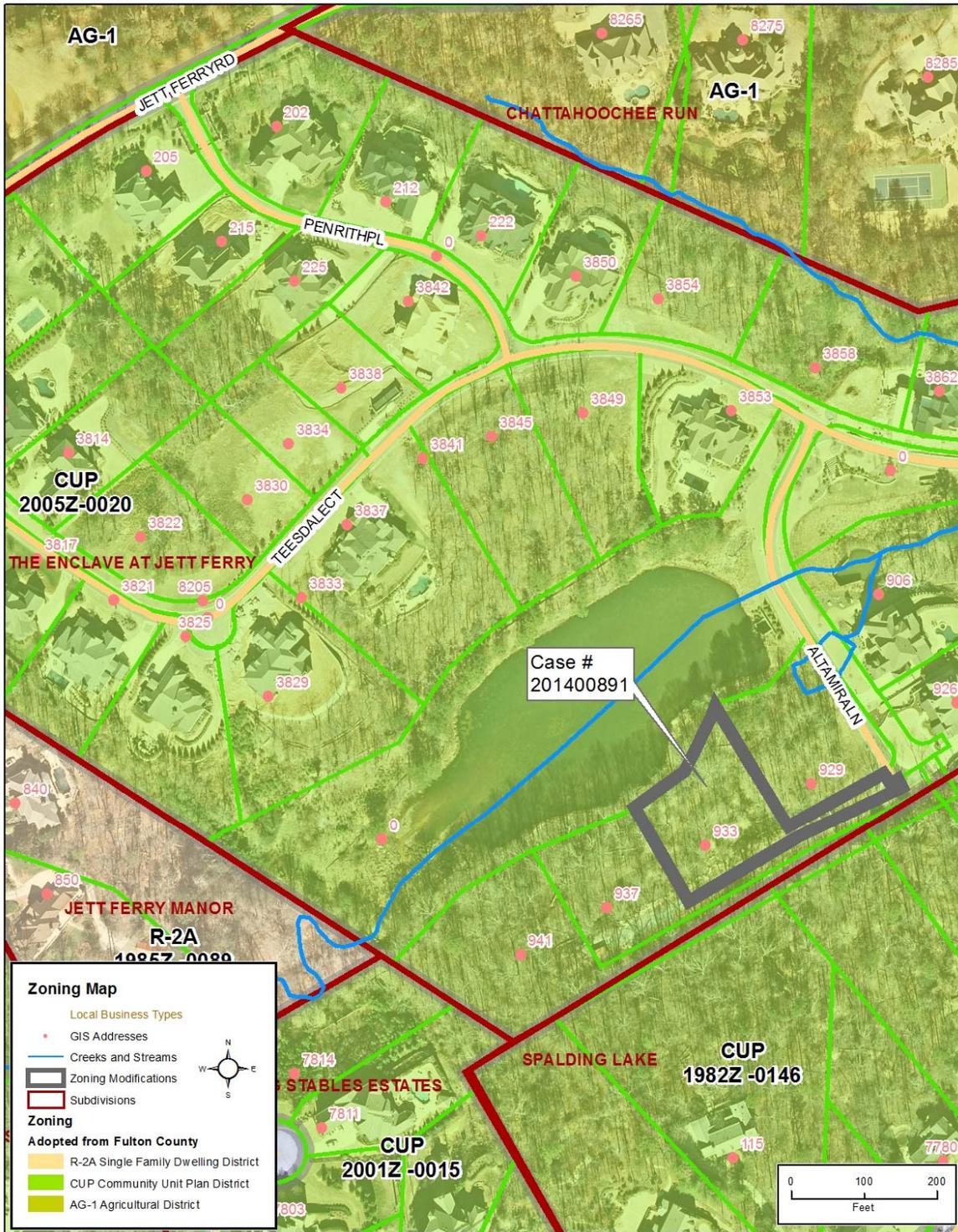
**201400891 3.a. – APPROVAL CONDITIONAL**

**EXISTING LAND USE AND ZONING OF ABUTTING PROPERTY**

<b>SUBJECT PETITION 201400891</b>	<b>Proposed Use</b>		<b>Land Area (Acres)</b>	<b>Unit</b>	<b>Density (Number of Units per Acre)</b>
		Single Family Home		.73	1
<b>Location in relation to subject property</b>					
<b>Location in relation to subject property</b>	<b>Zoning</b>	<b>Use</b>	<b>Land Area (Acres)</b>	<b>Square Footage or Number of Units</b>	<b>Density (Number of Units per Acre)</b>
North & East	CUP Z05-020	Enclave at Jett Ferry, Phase II	49.00	44	0.90
South	CUP Z82-146	Residential Subdivision	121.93	139	1.14
West	CUP Z01-015	Residential Subdivision	13.82	17	1.23
West	R-2A Z85-089	Jett Ferry Manor	14.67	11	.75

# Zoning Map

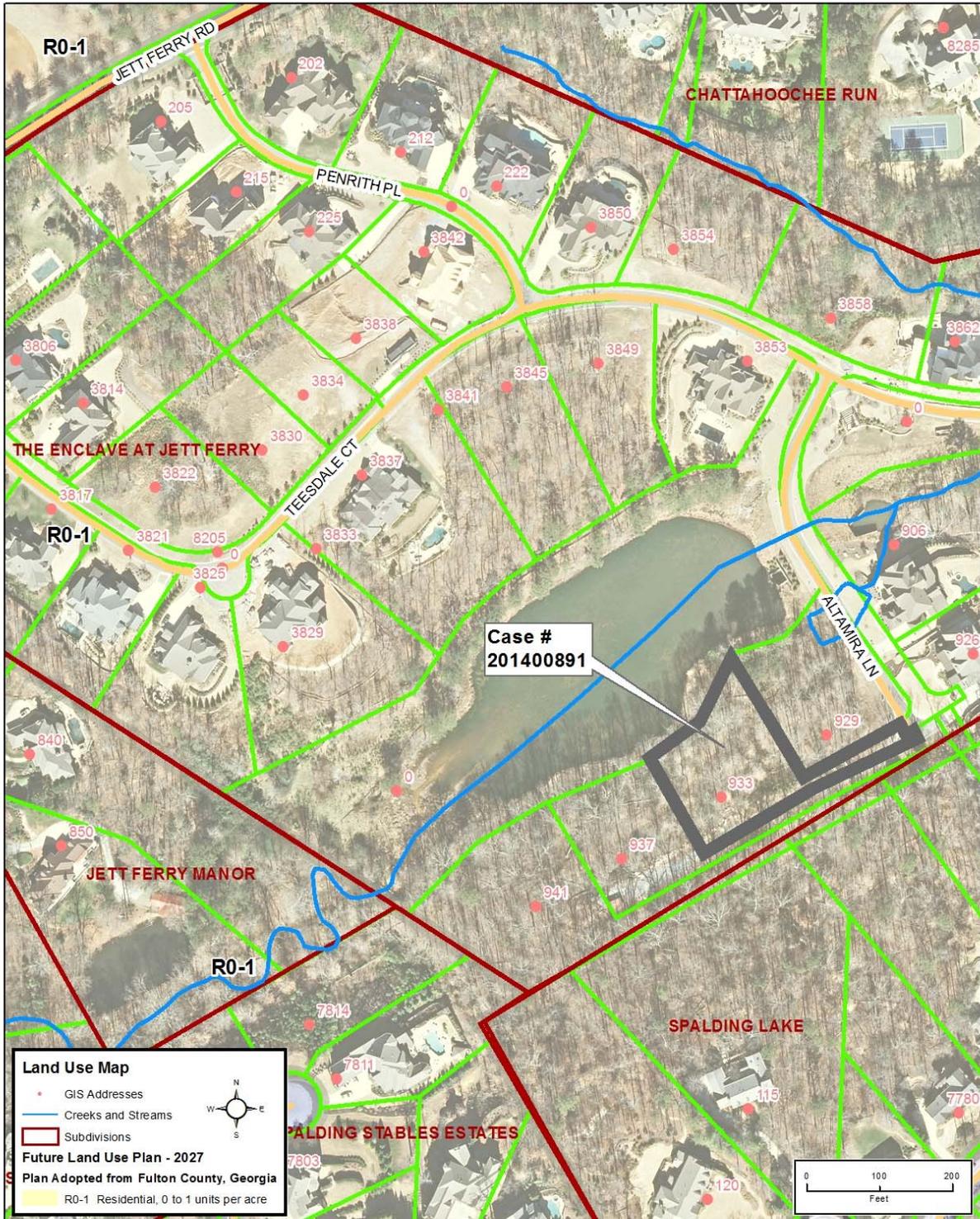
933 Altamira Lane



Prepared by the City of Sandy Springs Department of Community Development for the Mayor & City Council Hearing on May 20, 2014.

# Future Land Use Map

## 933 Altamira Lane



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## APPLICANT'S INTENT

The applicant is requesting a zoning modification to the condition 3.a. of Fulton County zoning case RZ05-020 as follows:

3.a. Rear Yard: 35 Feet except lot 26 which shall have a rear yard setback of 20.42 feet as shown on the site plan dated received April 30, 2014, by the Department of Community Development.

*The staff is of the opinion that the applicant's request to modify condition 3.a. to reduce the required thirty-five (35) foot rear yard setback would not cause a detriment to the public. The lot is irregular in shape, and the proposed reduction would impact a yard located between two single family residences within the same subdivision, effectively a side yard; the dimension between the two residences would exceed that of which is required by the side yard setbacks. Based on these reasons, the staff recommends APPROVAL CONDITIONAL of this modification request.*

## DEPARTMENT COMMENTS

The staff held a Focus Meeting with Transportation, Building and Permitting, Fire, Code Enforcement, Site Development, and the Arborist on April 2, 2014 at which no comments were generated.

## STAFF RECOMMENDATIONS

Should the Mayor and City Council decide to approve the modification the staff recommends the approval be subject to the following conditions. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated by the Mayor and City Council.

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. Single family detached dwellings and accessory uses and structures.
  - b. No more than 44 total dwelling units at a maximum density of .90 (prior to right-of-way dedication) dwelling units per acre, whichever is less, based on the total acreage zoned. Approved lot/unit totals are not guaranteed. The developer is responsible through site engineering (at the time of application for a Land Disturbance Permit) to demonstrate that all lots/units within the approved development meet or exceed all the development standards of Fulton County. The total lot/unit yield of the subject site shall be determined by this final engineering.
  - c. No more than 7 lots directly contiguous to Chattahoochee Run Subdivision. Each lot directly contiguous to Chattahoochee Run Subdivision shall have a minimum lot size of 33,000 square feet. No more than 14 lots directly contiguous to Spalding Lake and Habersham Place Subdivisions. Each lot directly contiguous to Spalding Lake and Habersham Place Subdivisions shall have a minimum lot size of 20,000 square feet. No more than 7 lots directly contiguous to Jett Ferry Manor Subdivision. Each lot directly contiguous to Jett Ferry Manor Subdivision shall have a minimum lot size of 27,000 square feet. Internal lots shall have a minimum of 20,000 square feet.
  - d. The minimum heated floor area per dwelling unit shall be 3,200 square feet.
2. To the owner's agreement to abide by the following:

- a. To the \*revised site plan received by the Department of Environment and Community Development on September 21, 2005. Said site plan is not conceptual and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, 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 the first Certificate of Occupancy.
  - b. All green space and areas which may be held in common shall be accessible via dedicated roadways, easements, sidewalks, trails, etc. and shall be maintained by a mandatory homeowners association, whose proposed documents of incorporation shall be submitted to the Director of the Department of Environment and Community Development for review and approval prior to the recording of the first final plat.
3. To the owner's agreement to the following site development considerations:
- a. Front Yard: 25 Feet  
 Side Yard: 15 Feet (27,000 Square-Foot Lots or larger) & 10 Feet (20,000 Square-Foot Lots)  
 Rear Yard: 35 Feet except lot 26 which shall have a rear yard setback of 20.42 feet as shown on the site plan dated received April 30, 2014, by the Department of Community Development.  
 Lot Width: 100 Feet  
 Lot Depth: 150 Feet  
 Lot Frontage: 35 Feet  
 Perimeter Setback 40 Feet (except along AG-1 and R-2A zoned property where perimeter setback shall be 50 feet)
  - b. Provide a minimum 50-foot principal building setback from peripheral property lines adjoining property zoned AG-1 (Agricultural).
  - c. No lot shall have direct access to Jett Ferry Road or any public road outside of the proposed development.
  - d. Provide an undisturbed buffer without a 10-foot improvement setback along the perimeter property lines as follows:
 

50-foot perimeter buffer adjacent to Jett Ferry Manor Subdivision (west property line);  
 50-foot perimeter buffer adjacent to Chattahoochee Run Subdivision (north property line) and along Jett Ferry Road (except for entrance treatment and road improvements; and 40-foot perimeter buffer adjacent to Spalding Lake Subdivision, except lots 8 through 15 within Spalding Lake Subdivision which shall have a 30-foot landscape strip replanted to buffer standards; and a 40-foot perimeter buffer adjacent to Habersham Lake Subdivision along the south property line except adjacent to lots 8 through 15 as shown on the site plan referenced in condition 2.a. there shall be a 30-foot landscape strip replanted to buffer standards where necessary to build retaining walls, private drives or roads.
  - e. Allow fencing (no chain link) within perimeter buffers which does not require removal of trees in excess of 3.5 inches in caliper.
  - f. Street lighting shall be done with low impact lighting.

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- g. No portion of any private drive or public road may be closer than 50 feet from the south property line.
  - h. All utilities shall be underground and street lighting shall be installed with underground feed.
  - i. The community's entrance shall be designed and constructed so that public pedestrian access is available. The community shall have two entrances and shall be gated with private streets to be owned and maintained by the Homeowners Association.
  - j. A concrete sidewalk for public use shall be constructed along Jett Ferry Road.
  - k. Developer shall install at least one hundred fifty (150) hardwood trees of at least 3" caliper. Said trees shall be counted towards any required recompense for the site.
  - l. During construction and thereafter, no more than two (2) exits/entrances on Jett Ferry Road. Curb cut, location and alignment are subject to the approval of the Fulton County Traffic Engineer.
  - m. Retaining walls shall not have any exposed steel, untreated or unpainted concrete block or concrete walls.
  - n. There shall be no impervious surface and no buildings or structures constructed in the southeastern corner of the property in the area behind lot 17 of the Habersham Place Subdivision as shown on the \*revised site plan referenced in condition 2.a.
  - o. Except for Road B as labeled on the \*revised site plan, private roads or drives and utilities, no impervious surface or structures may be constructed in the area which is located east of lot 38 and north of lots 32 through 37, including all wetland areas located therein, as shown on the \*revised site plan. Said area may be restored and then shall be kept and maintained in a natural state in perpetuity.
4. To the owner's agreement to abide by the following requirements, dedication and improvements:
- a. Dedicate at no cost to Fulton County along the entire property frontage, prior to the approval of a Land Disturbance Permit, sufficient land as necessary to provide the following rights-of-way, and dedicate at no cost to Fulton County such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of all abutting road improvements, as well as allow the necessary construction easements while the rights-of-way are being improved:  
  
30 feet from centerline of Jett Ferry Road.
  - b. The developer shall be responsible for complying with the requirements of the document entitled "Fulton County Driveway Manual" adopted by the Fulton County Board of Commissioners on May 18, 2005.
5. To the owner's agreement to abide by the following:
- a. Prior to submitting the application for a (LDP) with the Department of Environment and Community Development, Development Review Division, arrange to meet with the Fulton County Traffic Engineer. A

signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.

- b. Prior to submitting the application for an LDP, arrange an on-site evaluation of existing specimen trees/stands, buffers, and tree protection zones within the property boundaries with the Fulton County Arborist. A signed copy of the results of these meetings will be required to be submitted along with the application for an LDP.
- c. Prior to submitting the application for an LDP, the developer/engineer shall contact the Public Works Department, Water Services Division, and arrange to meet on-site with an engineer from the Surface Water Management Program (SWMP), who is responsible for review of Storm Water Concept Plan submittals.
- d. Prior to submitting the application for an LDP, the developer and/or engineer shall submit to the SWMP, through the Development Review Division, a project Storm Water Concept Plan. This concept plan shall indicate the preliminary location of the storm water management facilities intended to manage the quality and quantity of storm water. The concept plan shall specifically address the existing downstream off-site drainage conveyance system(s) that the proposed development surface runoff will impact, and the discharge path(s) from the outlet of the storm water management facilities to the off-site drainage system(s) and/or appropriate receiving waters. As part of the Storm Water Concept Plan submittal, a preliminary capacity analysis shall be performed by the engineer on the off-site drainage system(s) points of constraint. The capacity analysis shall determine the capacity of all existing constraint points, such as pipes, culverts, etc. from the point of storm water discharge at the proposed development site boundary downstream to the confluence of the receiving drainage course at a point where the drainage area is at least ten times the proposed development site area and the next downstream drainage area having a drainage area of fifty acres or more. The critical capacity points shall be selected based upon the engineer's field observation, professional judgment, and limited field survey data. The analysis shall identify the downstream properties pre and post-development 100-year water surface elevations, and for any post-development water surface elevation increase exceeding 0.05 feet, the developer shall acquire the applicable offsite drainage easement to accommodate the 100-year storm flow through impacted properties. Where Fulton County has completed a model of the basin, it shall be used by the developer in the analyses.
- e. Where storm water currently drains by sheet flow and it is proposed to be collected to and/or discharged at a point, such that the discharge from the storm water management facility outlet crosses a property line, such discharge shall mimic pre-development sheet flow conditions. A description of the method proposed to achieve post-development sheet flow conditions shall be provided as part of the Storm Water Concept Plan. Should the method to achieve sheet flow across an external property line be unsuccessful, the developer shall acquire an easement(s) from the point of discharge to a point down gradient at a live dry weather stream sufficient to contain the 25 year storm flow or other location as approved by the Director of Public Works. This condition will not apply when the storm water management facility is designed and approved to discharge directly to a stream or watercourse.
- f. A draft of the Inspection and Maintenance Agreement required by Fulton County Code Section 26-278 shall be submitted to the Department of Public Works with the Storm Water Concept Plan.
- g. The Inspection and Maintenance Agreement shall provide that all storm water management/detention facility outlet control structures shall be inspected, photographed, and cleaned, if necessary, on a monthly

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basis, by the owner. The Inspection and Maintenance Agreement shall require that the design engineer shall prepare an operation and maintenance guidance document, for use by the owner and/or any professionals retained by the owner, to plainly describe the basic operational function of the facility(ies), including a description of a permanent marker post(s) which shall indicate that the level of sediment which, if exceeded, requires sediment removal. The Inspection and Maintenance Agreement shall require an annual operation and maintenance report for all storm water management/detention facilities be prepared by a licensed design professional and submitted to the SWMP. The annual report shall include monthly inspections, photographs, and documentation of the cleaning of storm water management/detention facilities outlet control structure(s) as well as an operational assessment of the facilities indicating that they do, or do not, function as described in the design guidance document (described above), and if they do not, a description of the specific actions to be taken to allow the facilities to function as intended.

- h. The required Inspection and Maintenance Agreement shall be recorded with the Clerk of Superior Court prior to issuance of an LDP, Grading Permit, or Building Permit associated with the development.
- i. The engineer/developer is required to submit, along with the application for an LDP, signed documentation verifying approval of the Storm Water Concept Plan.
- j. Where paved parking areas (including access aisles) are proposed to exceed 5,000 square feet, the storm water management facilities shall be designed to reduce pollutants such as oil, grease and other automobile fluids that may leak from vehicles. A general description, or concept, of the storm water management facilities proposed to achieve the removal of such pollutants shall be submitted with the Storm Water Concept Plan. A detailed design of such facilities shall be included in applicable documents for a land disturbance permit.
- k. With the application for an LDP, provide documentation (such as channel cross-sections, centerline profile, etc.) describing the geometry of those existing natural streams, creeks, or draws within the proposed development boundary which in the design engineer's judgment are at risk of erosion due to increased flow, provide a description of the basis utilized in judging areas to be at risk, and provide details on the Storm Water Management Plan of the post-development channel bank protection measures.
- l. The developer/engineer shall demonstrate to the County by engineering analysis submitted with the LDP application, that the discharge rate and velocity of the storm water runoff resulting from the development is restricted to seventy-five percent (75%) of the pre-development conditions for the 1-year frequency storm event, up to and including the ten (10)-year frequency storm event.
- m. Drainage from all disturbed areas shall be collected and conveyed to a storm water management facility provided as part of the development. The Storm Water Concept Plan shall identify any proposed areas with incidental and minor release of storm water not conveyed to such facilities, subject to the approval of the Director of Public Works. Plans for any land disturbance permit shall show all proposed drainage patterns for the proposed development after its completion. Any incidental release of unmanaged or untreated storm flows from any disturbed portion of the developed property shall be allowed only with the approval of the Director of Public Works. Other than minimal incidental flows shall be specifically approved by the Director of Public Works. Bypass flows will not be permitted except from undisturbed areas within a buffer or other protected easement. Final plans shall provide for collection, conveyance and treatment of all approved incidental flows from developed lots or parcels, individual residences or building structures.

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- n. Storm water management facility(ies) volumes shall be designed to achieve water quality treatment, channel protection, over bank flood protection and extreme flood protection, in accordance with the Georgia State Storm water Manual, except that the duration of release for water quality treatment shall be 48 hours.
- o. The engineer/developer is responsible to submit along with the application for Land Disturbance Permit (LDP) a floodplain hydrology and hydraulic study. This floodplain study shall establish the on site pre – development 100 - year storm frequency Base Flood Elevation (BFE). The LDP storm water management plan shall graphically depict the pre – development floodplain horizontal boundaries, and the floodplain elevations.
- p. The developer/builder shall demonstrate to the County that each lot and building site on which the 100 - year floodplain established in condition o. above complies with the County’s floodplain lowest floor elevation requirement, prior to then inspection and approval of the foundation for any structure under construction. The FEMA Elevation Certificate shall be utilized to demonstrate that the top of the structure lowest floor complies with County requirements.
- q. The developer/ builder shall demonstrate to the Department of Environment and Community Development at the time of the building permit application, that each lot encroaching into the 100 -year floodplain has the buildable land area required by county code.

**Attachments**

Letter of Intent dated received March 7, 2014

Site Plan(s) received April 30, 2014

Fulton County Department Comments

Pictures

3/3/2014

The City of Sandy Springs  
7840 Roswell Road, Suite 500  
Sandy Springs, GA 30350

RECEIVED

MAR 07 2014

City Of Sandy Springs  
Community Development

RE: Variance Appeal  
Lot 26 The Enclave at Jett Ferry  
933 Altamira Lane, Sandy Springs, GA 30350  
Land Lot 343, District 6

Dear Sirs:

Please find enclosed several documents pertaining to a primary variance for lot 26 at The Enclave at Jett Ferry, specifically pertaining to the setback requirements therein.

Lot 26, Land lot 343, lies adjacent to and faces a private drive but retains an "Altamira Lane" address due to the "flag" shape of the lot. Only a spur of the lot touches upon Altamira Lane several hundred feet to the East. The home was oriented in a generally southern facing direction along the private drive causing the side setbacks to become confused with the front and rear setbacks. Since we believed the private drive to be the front of the home, we assumed the setbacks would apply accordingly. As a result, the home is designed in a way that the side and front setbacks are reversed.

Thus, on what is now the left side, instead of a 35' rear setback, the home is oriented 20 feet from the lot line. The other 3 sides of the home's orientation provide abundant clearance above and beyond the requirements of the ordinance.

The current orientation of the home is preferable, and much of its value is derived from, the views of afforded to a neighborhood lake to the rear. Furthermore, this lot was chosen by a mother to be next to her daughter in the subdivision. They are building side-by-side concurrently. There is only one other lot owner on the private drive.

A variance is requested because this is a dead-end, private easement with only 3 large lots and no possibility of encroachment caused by said orientation of the home. According to relief provided by 22.3.1, Part B., we believe that the condition of the property is exceptional and changing the orientation of the home would cause unnecessary hardship to the homeowner while its current placement causes no detriment to the public.

We're confident that all of the homeowners on this private drive will agree with the variance and that both the immediate interests of the homeowner and the public in general will be served.

Sincerely,



Before me this 4 day in March, 2014, personally appeared Gillian Burr who has signed to, sworn to and affirmed and has proven to be the person subscribed in the foregoing instrument.

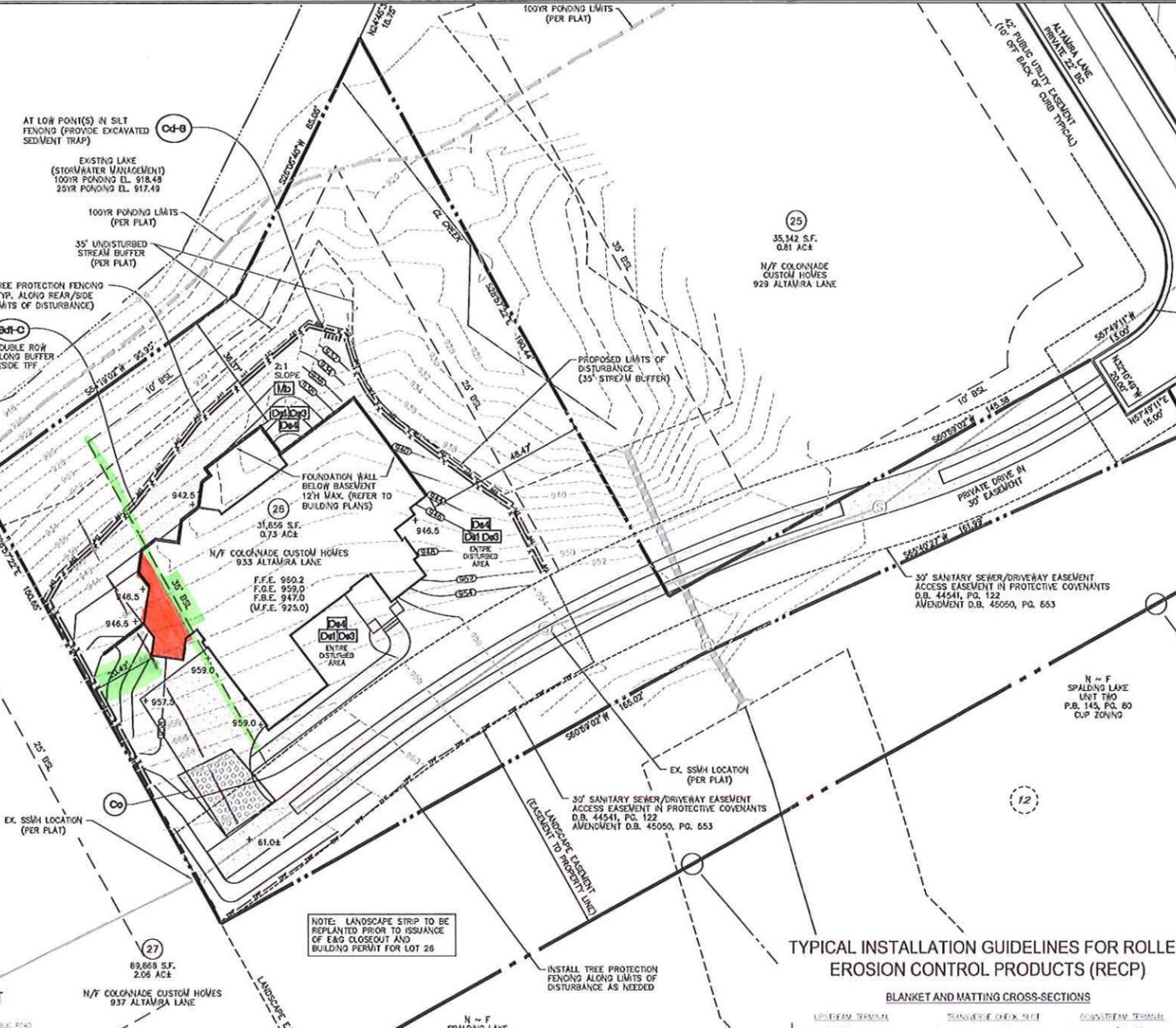
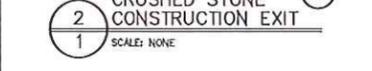
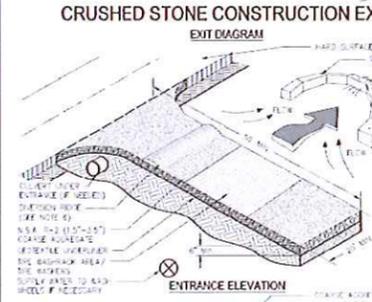
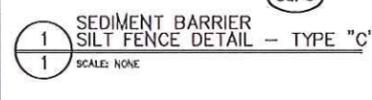
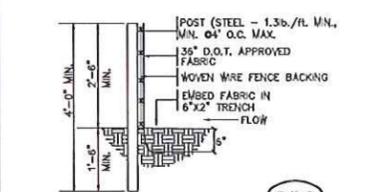
Notary Public signature: Sandy Bui.

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Dm	DESIGNED SILT FENCE (SEE DETAIL 1)			Establishing temporary protection for disturbed areas where existing may not have a suitable grading system to prevent an erosion control error.
Dz	DESIGNED SILT FENCE (SEE DETAIL 2)			Establishing temporary silt fence over the top of a slope to prevent erosion.
Dv	DESIGNED SILT FENCE (SEE DETAIL 3)			Establishing permanent silt fence over the top of a slope to prevent erosion.
Du	JUST CONTROL (SEE DETAIL 4)			Controlling surface and movement of soil on construction disturbance and other areas.
Ms	EROSION CONTROL MATTING (SEE DETAIL 5)			The installation of protective covering (matting) or soil stabilization mat on a prepared surface area of a steep slope, channel, or structure.

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a slope along ditch or area of concentrated flow.
Co	CONSTRUCTION EXIT			A method of slope and control of the construction exit to prevent a flow from eroding and to prevent the flow from disturbing public areas.
Bd	SEDIMENT BARRIER			A barrier to prevent sediment from being transported off-site by wind, rain, or other means. The barrier is usually temporary and is installed.
Bd-C	SEDIMENT BARRIER			An improved barrier created by enclosing around a storm drain inlet. The material area will be filled and placed on completion of construction.
St	STEM WALL OUTLET PROTECTION			A post or obstruction of firm material at the outlet of a storm drain outlet preventing erosion from the concentrated runoff.

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ca	CRUSHED STONE CONSTRUCTION EXIT			A method of slope and control of the construction exit to prevent a flow from eroding and to prevent the flow from disturbing public areas.

NOTES:  
 1. TEMP. PLANTINGS MUST BE REPLACED BY PERMANENT GRASS DURING THE FIRST AVAILABLE PLANTING SEASON.  
 2. SILT CONTROL SHALL BE IN EFFECT PRIOR TO ANY GRADING OR CONSTRUCTION.  
 3. SILT FABRIC SHALL BE 36" MIN. WIDTH.  
 4. SPLICED JOINTS SHALL OVERLAP 18" WITH MATCHING POST.  
 5. DRIVE 4" (48") MIN. POSTS 12"-16" INTO SOIL.  
 6. DO NOT EXCEED 12" WIDE, 6" DEEP, LAY FABRIC 6"-8" DEEP, THEN BACKFILL.



- EROSION CONTROL NOTES**
- BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN CONTACT THE CITY OF SANDY SPRINGS DEPARTMENT OF COMMUNITY DEVELOPMENT AT 770.730.6600 TO ARRANGE FOR A PRECONSTRUCTION MEETING.
  - CONTRACTOR IS TO ACHIEVE TO CITY OF SANDY SPRINGS SOIL EROSION AND SEDIMENT CONTROL ORDINANCE 2005 AND THE "MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA", LATEST EDITION.
  - SEDIMENT AND EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
  - ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
  - CONTRACTOR SHALL BE RESPONSIBLE DURING CONSTRUCTION FOR THE CONTINUOUS MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES AS CALLED FOR ON THE DRAWINGS AND IN THE SPECIFICATIONS.
  - DISTURBED AREAS LEFT OPEN FOR FOURTEEN (14) DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO PERMANENT VEGETATION (OSS). ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
  - SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING PROPERTY LIMITS.
  - ADDITIONAL EROSION CONTROL DEVICES SHALL BE USED AS REQUIRED.
  - SILT FENCES SHALL BE CLEANED OR REPLACED WHEN SILT BUILDS UP TO WITHIN ONE-HALF THE HEIGHT OF THE SILT FENCE AS NECESSARY.
  - MAXIMUM GRADIENT SLOPES TO BE AS FOLLOWS:  
 CUT AREAS - 2:1  
 FILL AREAS - 2:1
  - TEMPORARY GRASSING [Oss] [Oss]
 

SPECIES	APPLICATION RATE	PLANTING DATES
RYE GRASS (SECALE CRISTATA)	20 lbs./AC	7/15 - 12/1
ANNUAL BROMEUS (ANNUAL BROMEUS)	40 lbs./AC	1/1 - 2/15
WHEAT (TRITICUM AESTIVUM)	30 lbs./AC	9/1 - 1/1
FERTILIZER (8-12-12)	1500 lbs./AC	
MULCH (WHEAT STRAW)	2 1/2 T/AC	
LIME	1 to 2 T/AC	
  - PERMANENT GRASSING [Oss] [Oss]
 

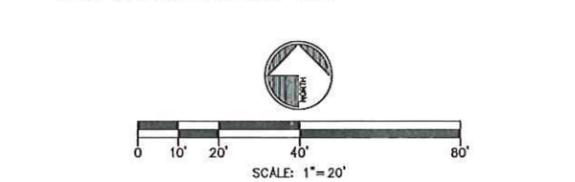
SPECIES	APPLICATION RATE	PLANTING DATES
WHEAT (TRITICUM AESTIVUM)	60 lbs./AC	1/1 - 12/15
TALL FESCUE	80 lbs./AC	3/1 - 6/15 & 8/1-12/1
SEROTIA LESPEDeza (LESPEDEZA CUNEATA)	75 lbs./AC	1/1 - 12/31
(MIX WITH TALL FESCUE)	75 lbs./AC	1/1 - 12/31
COANON BERMUDA (UNPAILED SEED)	6 lbs./AC	2/15 - 3/15
FERTILIZER (8-12-12)	1500 lbs./AC	
MULCH (WHEAT STRAW)	2 1/2 T/AC	
LIME	1 to 2 T/AC	

THE PREVIOUS APPLICATION RATES ARE FOR EROSION CONTROL PURPOSES ONLY. SEE LANDSCAPE PLAN FOR PERMANENT VEGETATION.

- EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PERMITS.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE EROSION PLAN DOES NOT PREVENT EROSION, SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED TO CONTROL EROSION. IF THAT IS NECESSARY, THE EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED IF DEEMED NECESSARY BY CHIEF INSPECTOR.
- CONTRACTOR IS TO MAINTAIN ALL EROSION CONTROLS THROUGHOUT CONSTRUCTION AND ALL DEVICES TO BE CLEANED OUT BEFORE HALF FULL.
- ALL SLOPES STEEPER THAN 2:1 AND WITH A HEIGHT OF 10' OR GREATER, AND CUTS AND FILLS WITHIN STREAM BUFFERS SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL MATTING OR BLANKETS AND ACCORDING TO GEORGIA E.P.D. REQUIREMENTS.
- ALL RETAINING WALLS TO BE DESIGNED BY A PROFESSIONAL ENGINEER (BY OTHERS).  
 ALL WALLS OVER 30 INCHES IN HEIGHT MUST PROVIDE A SAFETY RESTRAINT SYSTEM (QUADRUM) PER LSC 7.2.2.4.6. QUARDS AND HANDRAILS SHALL MEET STRENGTH REQUIREMENTS OF 80' 1007.7.1. FOR LSC 7.2.2.4.6, THE QUARD MUST BE NOT LESS THAN 42 INCHES HIGH AND BE CAPABLE OF PREVENTING:  
 - A 2' HIGH SPHERE FROM PASSING BETWEEN BOTTOM OF THE QUARD AND THE TOP OF WALL  
 - A 4' HIGH SPHERE FROM PASSING THRU QUARD UP TO 34 INCHES ABOVE TOP OF WALL  
 - A 6' HIGH SPHERE FROM PASSING THRU QUARD ABOVE 34 INCHES FROM TOP OF WALL
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CONSTRUCTION EXIT AT ALL TIMES IN A LOCATION JUST BEFORE LEAVING PROJECT SITE. EXIT LOCATION(S) MAY CHANGE DUE TO PHASES OF DEVELOPMENT.
- A STABILIZED CONSTRUCTION EXIT (Co) MUST BE PROVIDED OFF INTERNAL PRIVATE ROADWAY TO HELP REDUCE VEHICLE TRACKING OF SEDIMENT. SEE PLAN VIEW FOR EXIT LOCATIONS AND DETAIL SHEET FOR TYPICAL Co DETAIL. THE PAVED STREET ADJACENT TO THE SITE WILL BE INSPECTED DAILY FOR TRACKING OF MUD, DIRT, OR ROCK. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPULIN. ALSO, PROPOSED METTING DISTURBED AREAS FREQUENTLY (DAILY) TO CONTROL SURFACE AND AIR MOVEMENT OF DUST ON THE CONSTRUCTION SITE AND ROADWAYS.
- AFTER THE PERMIT IS ISSUED CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT 770.730.6600 TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION OR DEMOLITION.

- GENERAL NOTES**
- BOUNDARY SURVEY INFORMATION TAKEN FROM FINAL PLAT FOR THE ENCLAVE AT JETT FERRY PHASE 2, REVISION 8 DATED 02.12.2013 BY PAULSON MITCHELL INCORPORATED.
  - PROPERTY ADDRESS: 933 ALTAMIRA LANE, SANDY SPRINGS, GA 30050  
 LAND LOT 343, 6TH DISTRICT  
 CITY OF SANDY SPRINGS, FULTON COUNTY, GA
  - TOPOGRAPHICAL INFORMATION TAKEN FROM AS-BUILT TOPO SURVEY BY CARTER LAND SURVEYING AS PROVIDED BY CLIENT.
  - NO SPOKEN TREES EXIST WITHIN 60' OF DISTURBED AREA.
  - TOTAL LOT AREA = 31,806 S.F. (0.73 AC)  
 TOTAL DISTURBED AREA = 15,990 S.F. (0.36 AC)
  - PROPERTY IS ZONED CUP FRONT SETBACK 35 FT (OFF BACK OF CURB)  
 SIDE SETBACK 10 FT  
 REAR SETBACK 35 FT
  - PROPERTY CONTACT INFO:  
 OWNER: COLONNADE CUSTOM HOMES  
 4125 ATLANTA ROAD SE  
 SMYRNA, GA 30080  
 24 HR CONTACT: JESSIE ARCHER  
 404.488.2431  
 ENGINEER: 5017R J. CHRISTOPHER  
 CHRISTOPHER PLANNING & ENGINEERING, INC.  
 280 SETTLEDOWN COURT  
 ROSWELL, GA 30075  
 770.352.1215 FAX

- THIS LOT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DEFINED BY FIRM. COMMUNITY PANEL NUMBER 13101000E DATED JUNE 22, 1998. 100YR FLOOD LINE DELINEATED ON PLAN IS PER RECORDED FINAL PLAT. 100YR FLOOD INFORMATION FOR FINAL PLAT TAKEN FROM FLOODPLAIN REPORT FOR JETT FERRY TRACT IN FULTON COUNTY, GEORGIA, DATED MARCH 27, 2008 BY JOHN G. WOODRUFF, P.E. (GA-143977).
- THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE FRONT-OF-YARD.
- THIS SITE IS LOCATED WITHIN THE AHO CHATTAHOOCHEE RIVER CORRIDOR.  
 PROPOSED DISTURBED AREA (TOTAL WITHIN LOT AREA)  
 UPA/AVC CATEGORY E = 15,990 S.F.  
 (8,000 S.F. OF WHICH HAS ALREADY BEEN DISTURBED WITH INFRASTRUCTURE)
- PROPOSED IMPERVIOUS AREA:  
 UPA/AVC CATEGORY E = 8,303 S.F.  
 (EXCLUDES PRIVATE SHARED DRIVE INSTALLED WITH INFRASTRUCTURE)  
 DISTURBED AND IMPERVIOUS AREAS ARE APPROX. AND WILL REQUIRE SURVEYOR VERIFICATION.
- ALL STORMWATER MANAGEMENT (INCLUDING WATER QUALITY) FOR THIS LOT HAS BEEN PROVIDED PER THE APPROVED HYDROLOGY/AS-BUILT STUDY FOR THE ENCLAVE AT JETT FERRY. NO ADDITIONAL STORMWATER BMP'S ARE REQUIRED ON THIS LOT.
- A STREAM (OUTLET STATE WATERS) EXIST ON-SITE AS SHOWN ON PLAN, AS WELL AS THE EXISTING LAKE IN REAR OF PROPERTY.
- WATER SERVICE IS PROVIDED BY CITY OF ATLANTA. SEWER SERVICE IS PROVIDED BY FULTON COUNTY.
- ALL RETAINING WALLS SHOWN ON THESE PLANS SHALL BE DESIGNED BY OTHERS. RETAINING WALL DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL RELEVANT GEOLOGICAL INFORMATION AND PERMITS THAT MAY BE REQUIRED. IF THE WALL DESIGNER DETERMINES THAT PROPOSED UTILITIES, STRUCTURES OR ANY OTHER ITEMS CONCERNING THE LAYOUT OF THE WALL ARE NOT COMPATIBLE WITH THE REQUIRED RETAINING WALL DESIGN THEN THE WALL DESIGNER SHALL CONTACT THE CIVIL ENGINEER OR WRITING ENGINEERING CONSULTANT. NO WORK SHALL BEGON ON THE PROJECT UNTIL ALL CONFLICTS ARE RESOLVED.



**CP&E**  
 CHRISTOPHER PLANNING & ENGINEERING  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF GEORGIA  
 4/29/14  
 GSWCC LEVEL II CERTIFIED DESIGN  
 PROFESSIONAL #05744 (EXP. 02.17.2015)  
 280 SETTLEDOWN COURT  
 ROSWELL, GEORGIA 30075  
 PHONE 770.331.7303  
 FAX 678.352.1515

SINGLE FAMILY SITE PLAN  
 FOR:  
**933 ALTAMIRA LANE**  
 THE ENCLAVE AT JETT FERRY PHASE II  
 LOT 26  
 LAND LOT 343  
 6TH DISTRICT  
 CITY OF SANDY SPRINGS  
 FULTON COUNTY, GEORGIA

FOR:  
**COLONNADE CUSTOM HOMES**  
 4125 ATLANTA ROAD SE  
 SMYRNA, GA 30080  
 24HR CONTACT:  
 JESSIE ARCHER  
 404.488.2431

REVISIONS

**RECEIVED**  
 2014-00891  
 APR 30 2014  
 City Of Sandy Springs  
 Community Development

DATE: APRIL 30, 2014 CP&E DRAWING NO: 2007112C\_LOT 26.dwg  
 SINGLE FAMILY SITE PLAN  
 SHEET NO. **1** OF **1**



**MEMORANDUM**

**TO:** Linda Abaray, Senior Planner  
 City of Sandy Springs, Department of Community Development

**FROM:** Monica Robinson, B.S., M.B.A., Environmental Planner  
 Department of Health and Wellness, Office of the Director

**DATE:** April 4, 2014

**SUBJECT:** Zoning Comments for April 2014

**RECEIVED**  
 APR 04 2014  
 City of Sandy Springs  
 Community Development

AGENDA ITEM	ZONING COMMENTS
201400891	<p>If a plat or a revised plat is required for recording, the Fulton County Department of Health and Wellness will require that the plat be submitted for review and approval regarding water supply and sewage disposal prior to the approval by that jurisdiction and recording. The owner may not sell, offer for sale, lease, begin construction or begin physical improvements of a residential development, nor shall a building permit be issued until this Department has reviewed and approved the plat.</p> <p>The Fulton County Department of Health and Wellness will require that the owner/developer connect the house to public water and public sanitary sewer which is available to the site.</p> <p>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p>
201400796	<p>The Fulton County Department of Health and Wellness will require that the applicant connects the proposed development to public water and public sanitary sewer available to the site.</p> <p>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air.</p> <p>If this proposed development includes a food service facility as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article V – Food Service, the owner must submit kitchen plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.</p> <p>If this proposed development includes a public swimming pool as defined in the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article XII – Swimming Pools and Natural Bathing Beaches including spas, whirlpools, etc., the owner or contractor must submit plans for review and approval by this department and must obtain a Department of Health and Wellness permit to construct before issuance of a building permit. Also, the owner of the facility must obtain a Department of Health and Wellness permit to operate the pool prior to opening.</p> <p>Since this proposed development includes a tourist accommodation, as defined in the Department of Human Resources rules and regulations for tourist accommodations as adopted by Fulton County as the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article XIII – Tourist Accommodations, is proposed, the owner or contractor must submit plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a tourist accommodation permit prior to opening.</p> <p>This Department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.</p> <p>If there are existing structures that will be demolished, this department is requiring that those structures be inspected by a certified pest control operator to insure that the premise is rat free. If evidence of rodent infestation is found, the property must be baited prior to demolition.</p>

**Akbar, Abdul**

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**From:** Abaray, Linda <LAbaray@SandySpringsga.gov>  
**Sent:** Friday, March 14, 2014 11:33 AM  
**To:** Abaray, Linda  
**Subject:** Sandy Springs Preliminary Zoning Agenda  
**Attachments:** 201400796 Site Plan & LOI.pdf; 201400891 Site plan & LOI.pdf

All:

Please be advised, the material details the zoning petitions received on or before the August 6, 2013 submittal deadline. We are writing to solicit your comments with regard to these applications. Please forward a response in writing detailing your comments, or lack thereof to the attention of the Linda Abaray. Correspondence may be sent to the following address:

City of Sandy Springs  
Department of Community Development  
Planning and Zoning Division  
7840 Roswell Road, Building 500  
Sandy Springs, Georgia 30350  
[labaray@sandyspringsga.gov](mailto:labaray@sandyspringsga.gov)

Agenda Item		Council District	Meeting Dates
<b>Zoning Modification</b>			
1.	201400891 933 Altamira Lane <i>Applicant: Gillian Burr</i> ▪ To modify condition 3.a. of Z05-0020 to reduce the required thirty-five (35) foot rear yard setback to twenty (20) feet for construction of a single family residence.	6	CZIM – 3/25/14 MCC- 5/20/14
<b>Rezoning</b>			
2.	201400796 1140 & 1150 Hammond Drive <i>Applicant: Hanover R.S. Limited Partnership</i> ▪ To rezone the subject property from MHX (Mixed Use District) to MIX (Mixed Use District) to allow office, retail, hotel and multi-family uses, with a use permit and concurrent variances.	5	CZIM – 3/25/14 CDRM – 4/24/14 PC- 5/15/14 MCC- 6/17/14

Linda Abaray  
Senior Planner  
City of Sandy Springs

## **COMMENTS ON PUBLIC SERVICES AND UTILITIES**

**NOTE:** Various Fulton County departments or divisions that may or may not be affected by the proposed development provide the following information. Comments herein are based on the applicant's conceptual site plan and are intended as general non-binding information and in no manner suggest a final finding by the commenter. All projects, if approved, are required to complete the City of Sandy Springs and the Fulton County Plan Review process prior to the commencement of any construction activity.

### **WATER AND WASTEWATER (SEWER):**

#### **WATER:**

Anticipated water demand: 270 gallons per day (gpd) per residential lot x 1 lot = 270 gallons per day (gpd)

This project is within the City of Atlanta water jurisdiction.

#### **SEWER:**

Basin: Johns Creek

Treatment Plant: Johns Creek

Anticipated sewer demand: 243 gallons per day

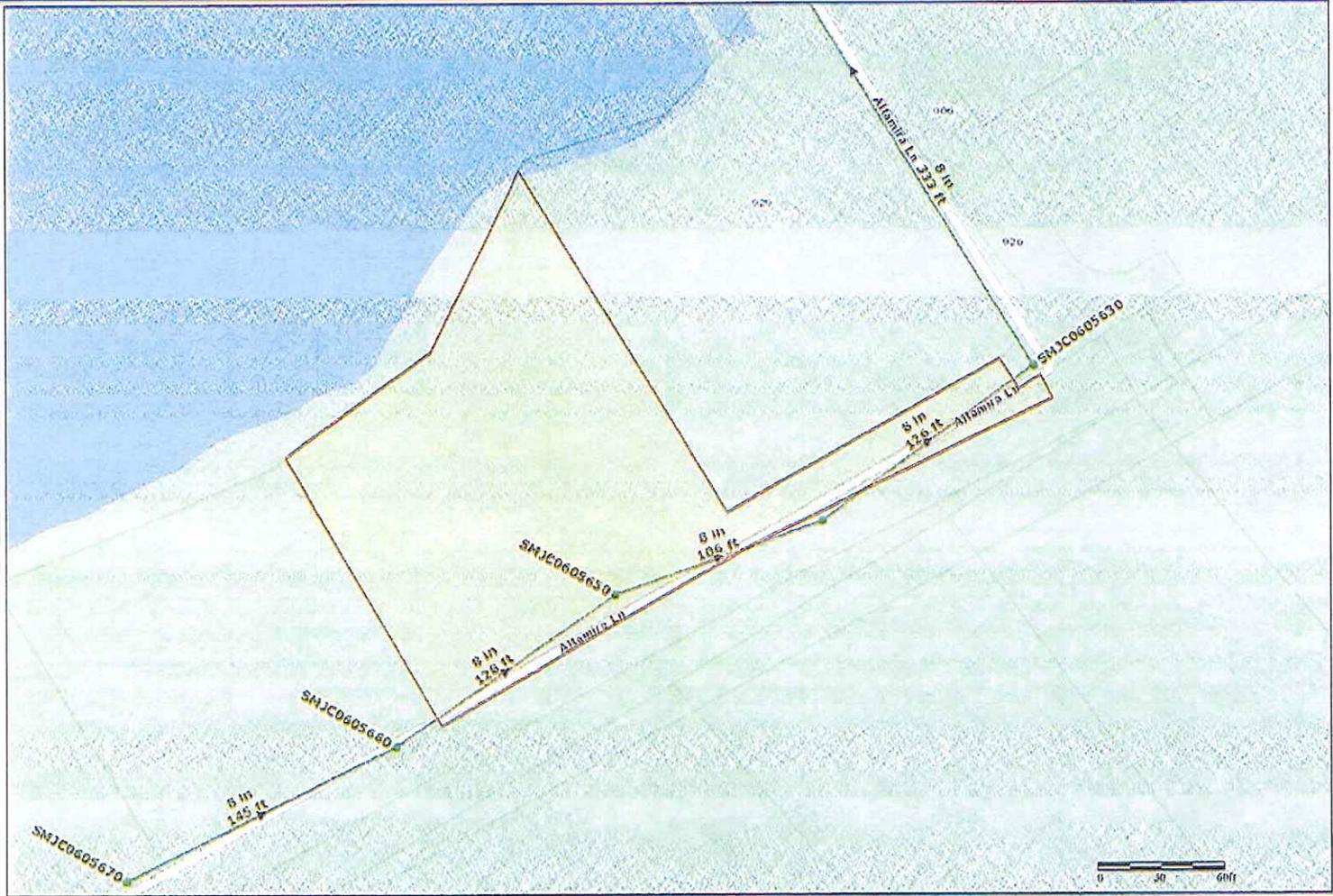
There is a wastewater manhole within the southwest property boundary line of the 0.73 acre tract (933 Altamira Lane) (sewer manhole # **SMJC0605650**) located in Land Lot **343**, District **6**. Any construction within the existing Fulton County Government sanitary sewer easement must be reviewed and approved by the Department of Water Resources before construction within the sewer easement begins.

Comments: This information does not guarantee that adequate sewer capacity is available at this time or will be available upon application of permits. Please contact the Department of Public Works for more information.

- Treatment Plant
- ★ Reel/Se
  - ★ WasteWater
  - ★ Water

Waste Water System

- Private Manhole
- Pump Station
- Rain Outage
- Flow Alert
- Flow Monitor
- Yes IJ Billing
- No IJ Billing
- Manhole
- Assessible
- Not Assesssed
- Problem
- Lined Pipe
- Force Main
- Creek Crossing
- Waste Water Pipe Flow
- UNK
- 4" - 6"
- 8"
- 10"
- 12" - 16"
- 18" - 24"
- 30" - 48"
- Greater than 48"
- Waste Water Pipe
- UNK
- 4" - 6"
- 8"
- 10"
- 12" - 16"
- 18" - 24"
- 30" - 48"
- Greater than 48"



933 Altamira Lane  
 Fulton County, Georgia  
 3-26-2014

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, complete, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use of these data, even if Fulton County is advised of the possibility of such losses.



Property Profile for **933 ALTAMIRA LN**

**Property Tax Information**

Tax Year 2013  
 Parcel ID 06 0343 LL0541  
 Property Address 933 ALTAMIRA LN  
 Owner JW HOMES LLC  
 Mailing Address 4125 ATLANTA RD SE SMYRNA GA 30080 6577  
 Total Appraisal \$181,100  
 Improvement Appraisal \$0  
 Land Appraisal \$181,100  
 Assessment \$72,440  
 Tax District 59  
 Land Area 0.729981 ac  
 Property Class Residential Lots  
 Land Use Class Residential vacant  
 TAD  
 CID

**Zoning**

Zoning Class not available  
 Overlay District  
 2030 Future Development not available

**Political**

Municipality Sandy Springs  
 Commission District 4  
 Commission Person Tom Lowe  
 Council District not available  
 Council Person not available  
 Voting Precinct SS25  
 Poll Location Dunwoody Community Church, 2250 Dunwoody Club Dr  
 Congressional District 006  
 State Senate District 040  
 State House District 051

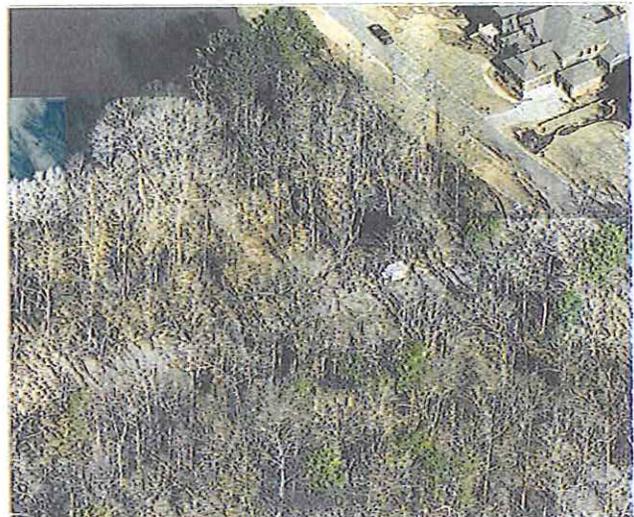
**School Zones**

Elementary School Dunwoody Springs  
 Middle School Sandy Springs  
 High School North Springs

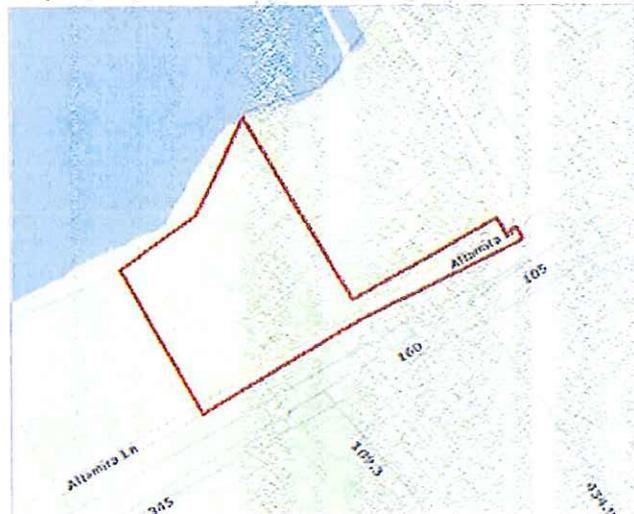
**Other Information**

Zip Code 30350  
 Census Tract 101.08  
 In Less Developed Census Tract No

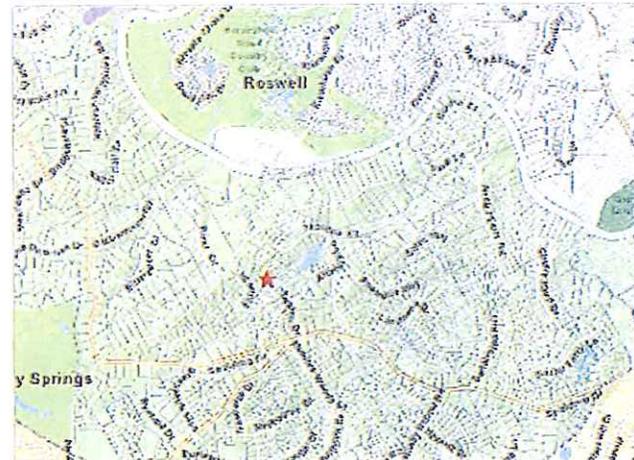
**Oblique Aerial View (looking north)**



**Property Map**



**Vicinity Map**





3/3/2014

The City of Sandy Springs  
7840 Roswell Road, Suite 500  
Sandy Springs, GA 30350

RE: Variance Appeal  
Lot 26 The Enclave at Jett Ferry  
933 Altamira Lane, Sandy Springs, GA 30350  
Land Lot 343, District 6

Dear Sirs:

Please find enclosed several documents pertaining to a primary variance for lot 26 at The Enclave at Jett Ferry, specifically pertaining to the setback requirements therein.

Lot 26, Land lot 343, lies adjacent to and faces a private drive but retains an "Altamira Lane" address due to the "flag" shape of the lot. Only a spur of the lot touches upon Altamira Lane several hundred feet to the East. The home was oriented in a generally southern facing direction along the private drive causing the side setbacks to become confused with the front and rear setbacks. Since we believed the private drive to be the front of the home, we assumed the setbacks would apply accordingly. As a result, the home is designed in a way that the side and front setbacks are reversed.

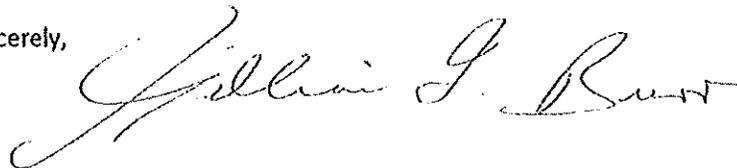
Thus, on what is now the left side, instead of a 35' rear setback, the home is oriented 20 feet from the lot line. The other 3 sides of the home's orientation provide abundant clearance above and beyond the requirements of the ordinance.

The current orientation of the home is preferable, and much of its value is derived from, the views of afforded to a neighborhood lake to the rear. Furthermore, this lot was chosen by a mother to be next to her daughter in the subdivision. They are building side-by-side concurrently. There is only one other lot owner on the private drive.

A variance is requested because this is a dead-end, private easement with only 3 large lots and no possibility of encroachment caused by said orientation of the home. According to relief provided by 22.3.1, Part B., we believe that the condition of the property is exceptional and changing the orientation of the home would cause unnecessary hardship to the homeowner while its current placement causes no detriment to the public.

We're confident that all of the homeowners on this private drive will agree with the variance and that both the immediate interests of the homeowner and the public in general will be served.

Sincerely,



Before me this 4 day in March, 2014, personally appeared Gillian Burr who has signed to, sworn to and affirmed and has proven to be the person subscribed in the foregoing instrument.

Notary Public signature: Sandy Burr

Sign posting.



Buffer between subject property and residential properties to the south.



Impacted rear setback/property line.



Close up of impacted setback/property line.

