CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council
FROM: John McDonough, City Manager

AGENDA ITEM: 201302865 - 700 Mount Vernon Highway, Applicant: Congregation B'nai Torah, Use permit to allow building additions to the existing synagogue and preschool, with concurrent variances

MEETING DATE: For Submission onto the December 17, 2013, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:
Memorandum
Rezoning Petition

APPROVAL BY CITY MANAGER: 7M APPROVED

PLACED ON AGENDA FOR: 12-17-2013

CITY ATTORNEY APPROVAL REQUIRED: (V) YES ( ) NO

CITY ATTORNEY APPROVAL:

REMARKS:

7840 Roswell Road, Building 500 • Sandy Springs, Georgia 30350 • 770.730.5600 • 770.206.1420 fax • SandySpringsGA.gov
To: John McDonough, City Manager

From: Angela Parker, Director of Community Development

Date: December 5, 2013 for submission onto the December 17, 2013 City Council meeting

Agenda Item: 201302865 700 Mount Vernon Highway a use permit to allow the existing Synagogue and Day Care and construct a 10,500 square foot addition and a new 10,000 square foot accessory building

Department of Community Development Recommendation:

APPROVAL CONDITIONAL of a use permit request to allow the existing Synagogue and Day Care and construct a 10,500 square foot addition and a new 10,000 square foot accessory building.

Background:
The subject site is located on the north side of Mount Vernon Highway. The property is currently zoned R-2 (Single Family Dwelling District) and is developed with a 25,804 Synagogue and Day Care. The property contains approximately 7.167 acres.

Discussion:
To allow a use permit request to allow the existing Synagogue and Day Care and construct a 10,500 square foot addition and a new 10,000 square foot accessory building.

The petition was heard at the November 21, 2013 Planning Commission Meeting. The Commission recommended approval (5-0 Tart, Porter, Nickles, and Squire for; Frostbaum recused; Maziar absent; Duncan not voting) subject to staff’s conditions.
Rezoning Petition No. 201302865

PROPERTY INFORMATION

| Address, Land Lot, and District | 700 Mount Vernon Highway Land Lot 35, District 17th |
| Council District | 4 |
| Frontage | 431 feet of frontage along the north side of Mount Vernon Highway. |
| Area | 7.167 acres |
| Existing Zoning and Use | R-2 (Single Family Dwelling District) with a Synagogue and Day Care |
| Overlay District | Suburban Overlay |
| 2027 Comprehensive Future Land Use Map Designation | LWN (Live-Work Neighborhood) |
| Proposed Zoning | Synagogue and Day Care |

APPLICANT/PETITIONER INFORMATION

| Property Owner | Natalie Sarnat |
| Petitioner | Congregation B’nai Torah |
| Representative | Kyle Epstein |

HEARING & MEETING DATES

| Community Zoning Information Meeting | September 24, 2013 |
| Community Developer Resolution Meeting | October 24, 2013 |
| Planning Commission Hearing | November 21, 2013 |
| Mayor and City Council Hearing | December 17, 2013 |

INTENT

A Use Permit to allow the existing Synagogue and Day Care and to construct a 10,500 square foot addition and a 10,000 square foot new accessory building.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

201302865- APPROVAL CONDITIONAL

PLANNING COMMISSION

201302865- APPROVAL CONDITIONAL

The petition was heard at the November 21, 2013 Planning Commission Meeting. The Commission recommended approval (5-0 Tart, Porter, Nickles, and Squire for; Frostbaum recused; Maziar absent; Duncan not voting) subject to staff’s conditions.
# Existing Land Use and Zoning of Abutting Properties

<table>
<thead>
<tr>
<th>Subject Petition 201302865</th>
<th>Proposed Use</th>
<th>Land Area (Acres)</th>
<th>Square footage</th>
<th>Density (Units per Acre)</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Synagogue and Day Care</td>
<td>7.167</td>
<td>46,304</td>
<td>6,460.72 sf/ac</td>
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</table>

<table>
<thead>
<tr>
<th>Location in relation to subject property</th>
<th>Zoning</th>
<th>Use</th>
<th>Land Area (Acres)</th>
<th>Square Footage or Number of Units</th>
<th>Density (Square Feet or Units Per Acre)</th>
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<tbody>
<tr>
<td>North</td>
<td>TR Z91-0042</td>
<td>Glenridge Close</td>
<td>10.26</td>
<td>43</td>
<td>4.3 units/ac</td>
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<td>East</td>
<td>O-I Z85-0155</td>
<td>760 Mt. Vernon Hwy</td>
<td>±3.25</td>
<td>±89,734</td>
<td>±27,610.46 sf/ac</td>
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<td>South</td>
<td>O-I Z89-0166</td>
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<td>32,812 sf/ac</td>
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<td>Southwest</td>
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<td>54,204</td>
<td>36,136 sf/ac</td>
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<td>West</td>
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<td>West</td>
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<td>Glenridge Commons</td>
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<td>6.22 units/ac</td>
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</table>
## USE PERMIT CONSIDERATIONS

The applicant is requesting use permits to allow a Synagogue (Section 19.4.11, *Church, Temple or Place of Worship*) and a Day Care (Section 19.4.40, *School, Private or Special*).

Per Article 19.2.4, *Use Permit Considerations*, the Planning Commission shall consider each of the following:

| A. Whether the proposed use is consistent with the Comprehensive Land Use Plan and/or Economic Development Revitalization plans adopted by the City Council; |
| Finding: The Synagogue and Day Care have been operating prior to the requirement for a use permit. The proposed 10,500 square foot addition to the existing building and the 10,000 square foot accessory building are requiring the entire property obtain a use permit. The proposed Synagogue and Day Care uses are consistent with the Future Land Use Map which designates the property as LWN (Live-Work Neighborhood). LWN (Live-Work Neighborhood) recommends a density of 10,000 square feet per acre. The applicant is proposing a density of 6,460.72 square feet per acre. The staff is of the opinion that the proposed use is suitable in view of the use and development of adjacent and nearby property. The surrounding area consists of single family residences, a church and office uses. |

| B. Compatibility with land uses and zoning districts in the vicinity of the property for which the Use Permit is proposed; |
| Finding: The staff is of the opinion that the proposal will not have an adverse impact on the use or usability of adjacent or nearby property. |

| C. Whether the proposed use may violate local, state and/or federal statutes, ordinances or regulations governing land development; |
| Finding: The staff is of the opinion that the proposal will not violate any local, state, or federal ordinances/regulations. |

| D. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets; |
| Finding: The staff is of the opinion that the proposal will not result in a use which will cause an excessive or burdensome use of the existing infrastructure. |

| E. The location and number of off-street parking spaces; |
| Finding: The applicant will met and exceeded the required parking under Section 18.2.1, Basic Off-Street Parking Requirements, with a minimum of 1 parking space per 30 square feet for a Synagogue use, 1.7 spaces per 1,000 square feet plus one per 4 employees for Day Care use, The owner/developer is required to provide a minimum of 152 spaces. The applicant is showing that 167 spaces are provided. |

| F. The amount and location of open space; |
| Finding: The applicant has indicated that the 78,034.52 square feet of the property is undeveloped open space and 81,448 square feet is landscaped area. The site plan indicates that 25% of the property is undeveloped open space. |
G. Protective screening;

Finding: The applicant is meeting the requirements for a 25 foot buffer and 10 foot improvement setback on the western and internal southern property boundary. The applicant is meeting the requirements for the 50 foot buffer and 10 foot improvement setback on the western property line adjacent to residential development. The existing parking lot currently encroaches into the 50 foot buffer and 10 foot improvement setback on the northern (rear) property line adjacent to residential development.

H. Hours and manner of operation;

Finding: The applicant has indicated that the hours of operation for the Synagogue will be normal hours of business operation as well as evening programs during the week. In addition and consistent with other religious institutions in the area, the Synagogue holds weekend services continually throughout the year. The Day Care will operate Monday – Friday from 6:00 am to 7:00 pm.

I. Outdoor lighting; and

Finding: The applicant has indicated that any outdoor lighting will be in compliance with the Sandy Springs ordinance and will be provided for adequate outdoor/security lighting which will not allow any light spill onto adjacent properties by virtue of the use of full cut off luminaires.

J. Ingress and egress to the property.

Finding: The applicant is proposing that the site will continue to utilize the existing curb cut on Mount Vernon Highway, but will be enhanced through the implementation of the proposed internal loop drive making on site traffic management much more efficient.

DEPARTMENT COMMENTS

The staff held a Focus Meeting with Transportation, Building and Permitting, Fire, Code Enforcement, Site Development, and the Arborist on October 2, 2013 at which the following departments had comments. The staff has received additional comments from the Fulton County Department of Water Resources (see attachments).

| Transportation Planner | • Mt. Vernon Highway is included in the Sidewalk Master Plan network and is within the Suburban Overlay District. The 2008 Transportation Master Plan recommended addition of bicycle lanes to Mt. Vernon Highway along the entire property frontage (Projects C13, E17).  
| Fire | • The Development Ordinance requirements include:
| | • Right-of-way dedication for Mt. Vernon Highway of 40 feet along entire property frontage or 11 feet behind back of curb, whichever is greater (§103-75).  
| Fire | • For the last one provide a fire lane within 150’ of the most remote portion of the building. 

PUBLIC INVOLVEMENT

Public Comments

- Overflow parking onto Cotswold Lane (Mount Vernon Parc Subdivision)
- Does Synagogue have enough parking for members
- Mount Vernon Parc is not viewed as a subdivision, but as a turn around
- Mount Vernon Parc is a private street
- Would like an agreement with the Synagogue to not allow parking or turnaround in Mount Vernon Parc.
CONCLUSION TO FINDINGS

The staff recommends **APPROVAL CONDITIONAL** of the use permit petitions to allow for a 10,500 square foot addition to the existing Synagogue, a 10,000 square foot accessory building, and a Day Care enrollment of the existing a total of 100 students. The staff recommends that 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. A Synagogue at a maximum density of 6,460.72 square feet per acre or a total of 46,304 square feet, whichever is less. The subject Day Care Facility may occupy the aforementioned space.
   b. A Day Care with a total enrollment of no more than 100 students limited to operating Monday through Friday between the hours of 6:00 a.m. to 7:00 p.m.
   c. The Day Care shall provide copies of all state licenses and exemptions to the Director of Community Development by July 1st of each calendar year.
   d. By July 1st of each calendar year, the Day care shall provide an annual report detailing total enrollment by the uses (exemptions and/or licenses) detailed in conditions 1.b, 1.c, subject to the approval of the Director of Community Development.

2. To the owner’s agreement to abide by the following:
   a. To the site plan received by the Department of Community Development dated September 3, 2013. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of 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. To reduce the zoning regulations to the extent necessary for all the existing non-conforming (grandfathered) structure(s) to comply in accordance with the site plan received by the Department of Community Development on September 3, 2013.

Attachments

- Letter of Intent received September 3, 2013
- Site Plans dated received September 3, 2013
- Site Photographs
- Additional comments from the Fulton County Department of Water Resources
- Letters of Opposition
September 3, 2013

VIA HAND DELIVERY

Linda Abaray
City of Sandy Springs
Department of Community Development
7840 Roswell Rd., Suite 500
Sandy Springs, Georgia 30350

LETTER OF INTENT

RE: Application for Special Use Permit (the “Application”)
Congregation B’nai Torah (the “Owner”)
700 Mt. Vernon Highway, Atlanta, GA. 30328 (the “Property”)

Dear Mrs. Abaray:

Please be advised that this company represents Congregation B’nai Torah for purposes of pursing the Application for the Property. Enclosed herewith, please find the completed Application requesting two special use permits from the City of Sandy Spring’s Zoning Ordinance (the “Ordinance”). The requested special use permits are:

1. Section 19.4.11.B.3 of the Ordinance requires a special use permit for the operation of a pre-school.

2. Section 15.4.11.A of the Ordinance requires a special use permit for the operation of a religious sanctuary.

Congregation B’nai Torah has operated at this location since 1985. The Property is comprised of 7.167 acres and is zoned R-2. The Property is currently improved with a building containing 25,804 sq. ft., which is used for religious worship, a social hall, administrative offices and a pre-school. Off street parking is also provided for 126 vehicles and storm water run-off is accommodated via a retention system installed as part of the original construction is 1985.

The Congregation is proposing expanding the existing building by approximately 10,500 sq. ft. The purpose of the expansion is to add a new social hall, rest room, storage areas and to increase the area for the administrative offices. Twelve (12) parking spaces will also be added.

The Site Plan filed as part of this Application also identifies improvements anticipated to be constructed in the next ten plus years. The future improvements include a new educational building of 10,000 sq. ft. to replace an existing house on the Property, a new driveway to facilitate on-site access (but no new access to Mt. Vernon Highway) and twenty-nine (29) additional parking spaces.
In support of our variance request we offer the following:

1. The Property was developed in compliance with all of the Fulton County Zoning Ordinance requirements for the R-2 Zoning District at the time the improvements on the Property were constructed. The reason for the special use permits is to conform the uses at the Property with the requirements of the City’s Zoning Ordinance.

2. If the special use permits requested are approved they will not be materially detrimental to the public welfare. The modifications to the site: (i) will not impact traffic on Mt. Vernon Highway, (ii) will reduce the burden on the Fulton County School System, (iii) will improve the current storm water detention system serving the Property and (iv) not adversely impact the quality of life for the adjacent homeowners.

3. The uses requested are compatible with those in the area surrounding the Property and are consistent with the intent and polices of the City’s Comprehensive Plan.

4. Since the development of the Property in 1985, significant landscaping has “grown-up around the improvements which screen both the current and proposed buildings from being visible from Mt. Vernon Highway.

5. The use of the site is limited to normal day time hours for the pre-school and administrative functions. Religious activities occur primarily on Friday night and Saturday morning. The existing and proposed uses will have limited adverse impact on the adjacent and surrounding properties.

6. No changes to ingress or egress to the Property is contemplated. The current driveway from Mt. Vernon Highway will remain the only point of access to the Property from a public road.

It is our opinion that the variances requested are consistent with the variance provisions of the City of Sandy Spring’s Zoning Ordinance and the City’s Comprehensive Plan. As such, we’d appreciate your support for this Application.

Sincerely;

By: Kyle Epstein, Architect
All:

Please be advised, the material details the zoning petitions received on or before the September 3, 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

<table>
<thead>
<tr>
<th>Agenda Item</th>
<th>Council District</th>
<th>Meeting Dates</th>
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<tr>
<td><strong>Rezoning</strong></td>
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<td>180 Allen Road &amp; 185 Cliftwood</td>
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<td>Applicant: Andis Realty Partners</td>
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<td>To rezone from O-I (Office and Institutional District), C-1 (Commercial Business District) and A-0 (Apartment Office District) to A-1 (Apartment Limited Dwelling District) to construct 248 apartment units.</td>
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<td>133 Mystic Place</td>
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<td>Applicant: Todd Cohen</td>
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<td>To rezone from O-I (Office and Institutional District) to O-I (Office and Institutional District) to construct an Ambulatory Surgery Center.</td>
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<td><strong>Use Permit</strong></td>
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<td>700 Mount Vernon Highway</td>
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<td>Applicant: Congregation B’nai Torah</td>
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<td>To allow for a preschool and synagogue.</td>
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<td><strong>Zoning Modification</strong></td>
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<td>4. 201302856</td>
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<td>7365 Talbot Colony</td>
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<td>Applicant: Rafael Celestin</td>
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<tr>
<td>To reduce the 25 foot buffer to 0 to allow construction of a tree house, sunroom and existing shed.</td>
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</table>
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: 100 gallons per day (gpd) per 1,000 sq. ft. x 46,304 square feet = 4,631 gpd (synagogue complex). There is a total water demand of 4,631 gallons per day for the existing synagogue complex and the office and educational building addition at 700 Mount Vernon Highway in Sandy Springs.

This project is within the City of Atlanta water jurisdiction.

SEWER:

Basin: Nancy Creek
Treatment Plant: R.M. Clayton (City of Atlanta)
Anticipated sewer demand: 4,168 gallons per day

There are four wastewater manholes with the southern property boundary of 700 and 710 Mount Vernon Highway (sewer manhole # SMNC1313290, # SMNC1313280, # SMNC1313210, and # SMNC1335015) located in Land Lot 35, District 17.

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.
September 5, 2013

VIA HAND DELIVERY

Linda Abney
City of Sandy Springs
Department of Community Development
7840 Roswell Rd., Suite 500
Sandy Springs, Georgia 30350

LETTER OF INTENT

RE: Application for Special Use Permit (the “Application”)
Congregation B’nai Torah (the “Owner”) 760 Mt. Vernon Highway, Atlanta, GA. 30323 (the “Property”)

Dear Mrs. Abney:

Please be advised that this company represents Congregation B’nai Torah for purposes of pursuing the Application for the Property. Included herein are:

1. Section 19.4.11.8.3 of the Ordinance requires a special use permit for the operation of a pre-school.

2. Section 19.4.11.1A of the Ordinance requires a special use permit for the operation of a religious sanctuary.

Congregation B’nai Torah has operated at this location since 1985. The Property is comprised of 7.107 acres and is zoned R-2. The Property is currently improved with a building containing 25,804 sq. ft., which is used for religious worship, a social hall, administrative offices and a pre-school. Off-street parking is also provided for 150 vehicles and storm water run-off is accommodated via a detention system initially as part of the original construction in 1985.

The Congregation is proposing expanding the existing building by approximately 10,500 sq. ft. The purpose of the expansion is to add a new social hall, rest rooms, storage areas and to increase the area for the administrative offices. Twelve (12) parking spaces will also be added.

The Site Plan filed as part of this Application also identifies improvements anticipated to be constructed in the next ten plus years. These improvements include a new educational building of 10,000 sq. ft. to replace an existing house on the Property, a new driveway to facilitate on-site access (but no new access to Mt. Vernon Highway) and twenty-nine (29) additional parking spaces.
In support of our variance request we offer the following:

1. The Property was developed in compliance with all of the Fulton County Zoning Ordinance requirements for the R-2 Zoning District at the time the improvements on the Property were constructed. The reason for the special use permit is to conform the uses at the Property with the requirements of the City’s Zoning Ordinance.

2. If the special use permits requested are approved, they will not be materially detrimental to the public welfare. The modifications to the site (i) will not impact traffic on Mt. Vernon Highway, (ii) will reduce the burden on the Fulton County School System, (iii) will improve the current storm water detention system serving the Property and (iv) not adversely impact the quality of life for the adjacent homeowners.

3. The uses requested are compatible with those in the area surrounding the Property and are consistent with the intent and policies of the City’s Comprehensive Plan.

4. Since the development of the Property in 1985, significant landscaping has grown up around the improvements which screen both the current and proposed buildings from being visible from Mt. Vernon Highway.

5. The use of the site is limited to normal day time hours for the pre-school and administrative functions. Revel events activities occur primarily on Friday night and Saturday morning. The existing and proposed uses will have limited adverse impact on the adjacent and surrounding properties.

6. No changes to ingress or egress to the Property is contemplated. The current driveway from Mt. Vernon Highway will remain the only point of access to the Property from a public road.

It is our opinion that the variances requested are consistent with the variance provisions of the City of Sandy Springs’s Zoning Ordinance and the City’s Comprehensive Plan. As such, we’d appreciate your support for this Application.

Sincerely,

[Signature]

By:

Kyle Epstein, Architect
Property Profile for **700 MOUNT VERNON HWY**

**Property Tax Information**
- **Tax Year:** 2013
- **Parcel ID:** 17 0035 LLO145
- **Property Address:** 700 MOUNT VERNON HWY
- **Owner:** CONGREGATION BIAL TORAH INC
- **Mailing Address:** 726 MOUNT VERNON HWY NE
  - ATLANTA GA 30328 4223

**Appraisals**
- **Total Appraisal:** $1,999,500
- **Improvement Appraisal:** $1,857,400
- **Land Appraisal:** $122,100

**Assessment**
- **Assessment:** 50

**Zoning**
- **Zoning Class:** not available
- **Overlay District:** not available

**Political**
- **Municipality:** Sandy Springs
- **Commission District:** 4
- **Commission Person:** Tom Lowe
- **Council District:** not available
- **Council Person:** not available
- **Voting Precinct:** 5503C
- **Poll Location:** Hammond Park Gym, 705 Hammond Drv Ne
- **Congressional District:** 005
- **State Senate District:** 005
- **State House District:** 052

**School Zones**
- **Elementary School:** Woodland
- **Middle School:** Sandy Springs
- **High School:** North Springs

**Other Information**
- **Zip Code:** 30328
- **Census Tract:** 101.21
- **In Less Developed Census Tract:** 110

**Oblique Aerial View (looking north)**

**Property Map**

**Vicinity Map**
Property Profile for 710 MOUNT VERNON HWY

Property Tax Information
- Tax Year: 2013
- Parcel ID: 17 0035 LL0160
- Property Address: 710 MOUNT VERNON HWY
- Owner: CONGREGATION BNAI TORAH INC
- Mailing Address: 726 MOUNT VERNON HWY NE ATLANTA GA 30328 4223
- Total Appraisal: $1,514,700
- Improvement Appraisal: $1,363,500
- Land Appraisal: $152,200
- Assessment: $0
- Tax District: 59
- Land Area: 2.080004 ac
- Property Class: Exempt - Churches
- Land Use Class: Vacant Exempt Land
- TAD
- CID
- Zoning: not available
- Zoning Class: not available
- Overlay District: not available
- 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: SS08C
- Poll Location: Hammond Park Gym, 705 Hammond Drive NE
- Congressional District: 006
- State Senate District: 006
- State House District: 052

School Zones
- Elementary School: Woodland
- Middle School: Sandy Springs
- High School: North Springs

Other Information
- Zip Code: 30328
- Census Tract: 101.21
- In Less Developed Census Tract: No
Property Profile for 0 MOUNT VERNON HWY

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<td>Owner</td>
<td>CONGREGATION B NH ORAH INC</td>
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<td>Mailing Address</td>
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Political

| Municipality                          | Sandy Springs |
| Commission District                   | 4     |
| Commission Person                     | Tom Lowe |
| Council District                      | not available |
| Council Person                        | not available |
| Voting Precinct                       | SS002C |
| Poll Location                         | Hammond Park Gym, 705 Hammond Drive NE |
| Congressional District                | 006   |
| State Senate District                 | 006   |
| State House District                  | 052   |

School Zones

| Elementary School                     | Woodland |
| Middle School                         | Sandy Springs |
| High School                           | North Springs |

Other Information

| Zip Code                              | 30328 |
| Census Tract                          | 101.21 |
| In Less Developed Census Tract        | No    |

Oblique Aerial View (looking north)

Property Map

Vicinity Map

http://gisapps/dev/PropertyProfile/PropertyProfileSimple.html?pin=17%200035%20%20%20... 09/30/20:3
October 14, 2013

Linda Abaray, Senior Planner City of Sandy Springs
7840 Roswell Road, Bldg. 500
Sandy Springs, GA 30350
O. 770-206-1577
F. 770-206-1562

e-mail:
LABARAY@sandyspringsga.gov

Bnai Torah
700 Mount Vernon Hwy. NE
Sandy Springs, GA 30328
Phone: 404.257.0537
email:
office@bnaitorah.org

Application # 201302865

Dear Linda Abaray,

Thank you for taking time to talk with me about the Bnai Torah Synagogue expansion a few weeks ago. We are against Bnai Torah Synagogue expansion. This expansion clearly puts the homeowners of the MVP HOA (Cotswold Lane) across the street from the synagogue at risk. Currently, whenever the synagogue has an event our street is flooded with congregation members trying to take up the little parking that we have. Furthermore, they have little regard for speed limit laws or children playing on the street. They have run over my trash can and also orange traffic cones placed in the street by parents trying to protect their children at play.

How is it possible that the city of Sandy Springs is considering allowing this expansion when the synagogue is not able to meet their current parking needs? A simple drive by during events will reveal that the synagogue is filling up the parking lots of two adjacent churches and the commercial medical building across the street.

Can you please help me understand how the synagogue is in compliance with current city regulations? It truly seems illogical that we have to deal with such a mess and the current regulations that are or are not being met.
Sincerely,

Lynda Hare
6350 Cotswold Lane
Sandy Springs, GA., 30328

HAIRWORKS@att.net
Hi Ms. Abaray,

I am unfortunately tied up with several business meetings on 10/24. As you can see, it is not only I who is very concerned with the proposal to expand the Synagogue of B’nai Torah.

Kindly refer the email I am forwarding from Dr. Steven Lee, the President of the Mt. Vernon Parc HOA corroborating the same.

Thank you.

Best,

Nima and Stefan Kircher

On Sunday, October 20, 2013 9:17 PM, Steven <lee7369@bellsouth.net> wrote:

All HOA members,

I received information that several individuals at Mt. Vernon Parc are concerned about the expansion at the synagogue across the street.

The information that I have received is that recently during the Jewish holy week, there was an unusually high volume of traffic up and down our street. On a typical day there are about 50 to 75 cars. When Bnai Torah held their recent activities the traffic more than doubled. The synagogue was full, the wooden house next to the synagogue had at least 8 cars parked on the lawn and in front of the house, the Baptist church was full and the parking at office building across the street from the synagogue was full.

The concern is that the synagogue is planning to expand their building by an additional 20,500 sq ft and they only plan to add 52 new parking stalls in the expansion. They presently have 130 parking stalls for 720 people and will only add 52 more stalls for an incremental 370 people.

My personal concern is the parking situation and cars coming down our street to turn around as a result of the minimal parking spaces provided at the synagogue. I believe that the synagogue needs to provide some type of traffic control as well as more parking options on their own property. The synagogue may need to provide a sign at the entrance of our neighborhood that would be placed there during the holidays saying that synagogue traffic should not used our neighborhood for a turnaround since
there are kids at play. Hopefully, if we communicate our concerns to the synagogue, they will respond positively.

The following is a schedule of the hearings involved as well as the websites to verify the above information. Unfortunately, I am not available this coming Thursday to go to the first meeting. We all have to make our own decisions about how we feel about this expansion. Everyone who has any concerns should attend these meetings. Whoever goes, please let me know how receptive they are to our concerns so we can decide how to respond.

Community Developer Resolution Meeting – October 24th -6:30 PM (This is a community meeting with the applicant and staff to try to resolve any concerns/issues of the proposal)

Planning Commission- November 19th -7:00 PM (This is a public meeting. The case is presented to the Planning Commission to make a recommendation to the Mayor and City Council. Opposition will have a total of 10 min to present their case)

Mayor and City Council- December 17th -6:00 PM (Public meeting, 10 min for the opposition, Mayor and City Council will make a final decision on the application)

http://www.bnaitorah.org/our-synagog  listed under campaign overview plans.

And the permit information is located on Sandy Springs Planning and zoning case # 201302865 the person heading this project is Linda Abaray.

Steven Lee