





June 13, 2012

Rodney Taylor  
5167 Lake Forrest Drive  
Sandy Springs, GA 30342

Re: AM12-001 – An Administrative Modification/Minor Variance Request for 5167 Lake Forrest Drive, Sandy Springs, GA 30342

Dear Mr. Taylor:

The subject application indicates that you are requesting an Administrative Modification for property located at 5167 Lake Forrest Drive. The subject property is zoned R-3 (Single Family Dwelling District) conditional under Z05-0027 and currently developed with single-family home.

The request to delete conditions 3.a., 3.b., 3.d. and 5.a. of Z05-0027 is within that allowed by administrative approval by the Zoning Ordinance, and you have provided the needed documentation to gain approval for the Administrative Modification.

Based on the material that you have provided, the Administrative Modification to delete conditions 3.a, 3.b. 3.d. and 5.a. of Z05-0027 is hereby approved. The revised condition(s) shall read as follows:

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. Single family detached dwelling and accessory uses and structures.
  - b. No more than 2 total dwelling units, at a maximum density of 1.67 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 time of application for Land Disturbance Permit) to demonstrate that all lots/units within the approved development meet or exceed all the development standards of Fulton County Sandy Springs. The total lot/unit yield of the subject site shall be determined by this final engineering.
  - c. The minimum heated floor area per dwelling unit shall be 3,300 square feet.
2. To the owner's agreement to abide by the following:
  - a. To the site plan received by the Fulton County Department of Environment and Community Development on March 29, 2005 and by the Sandy Springs Department of Community Development on June 4, 2012. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution Ordinance 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 require to complete a concept review procedure prior to the application for Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be placed in the issuance of the first Certificate of Occupancy.

3. To the owner's agreement to the following site development considerations:
  - ~~a. Provide one shared driveway for both lots. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer.~~
  - ~~b. Limit the maximum amount of impervious surface per residential lot to 5,000 square feet or provide a detention facility per each lot, subject to the approval of or as directed by the Fulton County Storm Water Management Engineer~~
  - a. Sewer and sewer easement shall be required to extend to the limits of the furthest northern lot.
  - ~~d. No more than one (1) exit/ entrance on Lake Forrest Drive. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer.~~
4. To the owner's agreement to abide by the following requirements, dedication and improvements:
  - a. Dedicate at no cost to Fulton County Sandy Springs along entire property frontage, prior to approval of a Land Disturbance Permit, sufficient land as necessary to provide the following right-of-way, and dedicate at no cost to Fulton County Sandy Springs 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 right-of-way are being improved.
5. ~~To the owner's agreement to abide by the following:~~
  - ~~a. The developer shall be responsible for complying with the requirements of the document entitled "Stormwater Management Storm Drainage Design and Criteria Manual dated December 2000, Amendment Number 1, July 1, 2005"~~

Please include a copy of this letter as a part of any applications for permits that you may seek in accordance with this administrative modification/administrative variance.

Should you have any questions, please do not hesitate to contact me at (770) 730-5600.

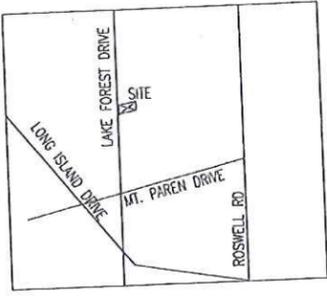
Sincerely,



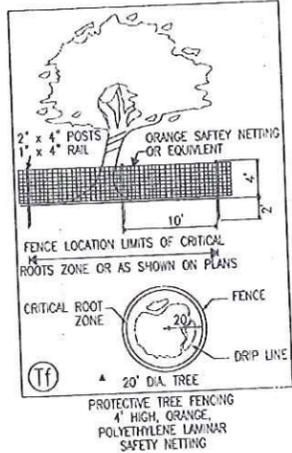
Patrice S. Dickerson, AICP  
Manager of Planning and Zoning

PSD/la

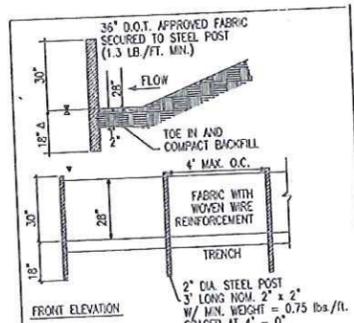
X:\CommunityDevelopment\Planning & Zoning\Modification - Administrative Modification\2012\AM12-001 5167 Lake Forrest Dr\Approval AM12-001.doc



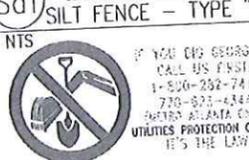
LOCATION MAP



(TF)

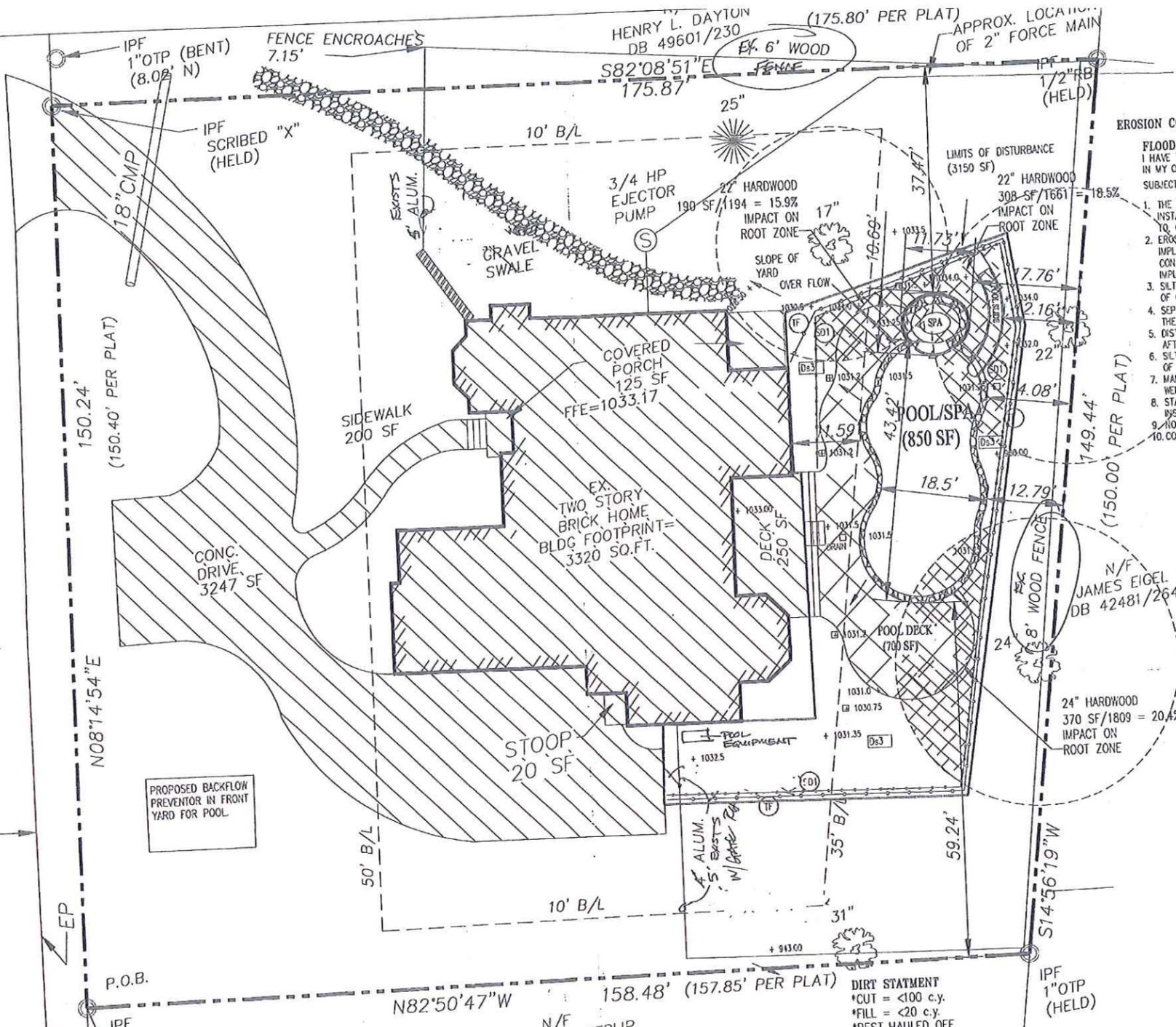


(Sd1)



CONCRETE POOL X-SECTION

LAKE FORREST DRIVE  
(40' R/W)



Ds1	(BUILDING DAYS) - A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO SOIL SURFACE FOR A PERIOD OF 60 DAYS OR LESS WHEN SEEDING IS NOT PRACTICAL ON OR BEFORE THE 14TH DAY (OR DAY)
Ds2	(TEMPORARY SEEDING) - ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDS APPLIED TO ROUGH GRADED AREAS THAT WILL BE EXPOSED FOR LESS THAN 6 MONTHS. (MIN Ds3)
Ds3	(PERMANENT VEGETATION) - AFTER (30) DAYS ESTABLISH PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES. (MAX/OR DAY)
Ds4	(SOD FOR HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS) - ALLOWS IMMEDIATE GROUND COVER REDUCING RUNOFF, EROSION, DUST & SEDIMENT.

EROSION CONTROL NOTES

**FLOOD STATEMENT**  
I HAVE THIS DATE, EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD ISSUES SUBJECT PROPERTY IS NOT WITHIN 200' OF STATE WATERS

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OR EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION AND BE WIRE REINFORCED.
4. SEPARATE PERMIT IS REQUIRED FOR SIDEWALK AND/OR DRIVEWAY CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY CONTACT TECHNICAL SERVICES AT 404.330.6249
5. DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.
6. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION AND BE WIRE REINFORCED.
7. MAINTENANCE STATEMENT EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AS REPAIRED BY THE GENERAL CONTRACTOR.
8. STATEMENT: ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
9. NO GRADED SLOPE SHALL EXCEED 2:1
10. CONTACT NUMBER:

**OWNER**  
BOBBIE BOAZ &  
RODNEY TAYLOR  
5167 LAKE FOREST DRIVE  
SANDY SPRINGS, GA 30342  
BOBBIEBOAZ@HOTMAIL.COM  
404-550-8444

**POOL BUILDER**  
ARTISAN POOLS, LLC  
4060 PEACHTREE RD. NE D-187  
ATLANTA, GA 30319  
404-217-8796  
24 HR CONTACT:  
RON HELLER  
404-217-8796  
RON@ARTISANPOOLSLLC.COM

**CITY OF SANDY SPRINGS**  
(FULTON COUNTY)  
TAX ID 17-0092-0002-020-9  
ZONING - R3  
ACCESSORY STRUCTURE SETBACKS  
SIDE & REAR = 10'

**LOT COVERAGE**

- \*TOTAL AREA = .59 ACRES, (25,700 SQ. FT.)
- \*LIMITS OF DISTURBANCE = 3150 SF (12.25%)
- \*TOTAL IMPERVIOUS AREA = 7,162 SQ. FT. (27.8%)
  - HOUSE/GARAGE = 3320 SF
  - STOOP = 20 SF
  - COVERED PORCH = 125 SF
  - DECK = 250 SF
  - DRIVEWAY = 3247 SF
  - SIDEWALK = 200 SF

**POOL IMPERVIOUS RATIO**  
POOL/SPA = 850 SF  
POOL DECK = 700 SF  
TOTAL NEW IMPERVIOUS = 1550 SF  
1550 / 25,700 = .06 = 6.0%

TOTAL IMPERVIOUS COVERAGE =  
27.8% & 6.0% = 33.8%

Total 8,712 SF

Received  
MAY 9 2012  
City of Sandy Springs  
Community Development  
Department

**PROPOSED POOL PLAN**  
BY: ARTISAN POOLS, LLC  
DATE: MAY 20, 2012  
BOAZ-TAYLOR RESIDENCE  
5167 LAKE FOREST DRIVE  
SANDY SPRINGS, GA 30342



RECEIVED



**ARBORIST:**  
THE PROPOSED DISTURBANCE WILL NOT DAMAGE OR IMPACT THE CRITICAL ROOT ZONE (1.25 FOR EACH INCH IN DIAMETER) OF ANY PROTECTED TREE.

AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT AT 770.730.5600 TO ARRANGE A PRE-CONSTRUCTION MEETING WITH SITE INSPECTOR PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR LAND DISTURBING ACTIVITIES.

**SITE:**  
DOORS WITH DIRECT ACCESS TO THE POOL SHALL BE EQUIPPED WITH AN ALARM THAT PRODUCES AN AUDIBLE WARNING WITH THE DOOR AND/OR ITS SCREEN IS IF PRESENT, ARE OPENED IN ACCORDANCE WITH INTERNATIONAL CODE , SECTION 3109.4.1.8(1).

**SITE CONT.:**  
FENCE NEED RENOVATION - PERMIT REQUIRED. POOL FENCES MUST INCLUDE A LEAST ONE GATED EXIT WITH A MINIMUM 36" WIDTH. THIS EXIT MUST OPEN OUTWARD AND BE SELF CLOSING AND SELF LATCHING PER...

THE MINIMUM HEIGHT OF THE FENCE MUST BE FIVE (5) FEET, AND THE MAXIMUM OF THIS FENCE SHALL NOT EXCEED EIGHT (8) FEET PER...

IF ONLY ONE SIDE OF THE FENCE IS TO BE FINISHED, THE FENCE SHALL BE CONSTRUCTED WITH THE FINISH SIDE TOWARD THE NEIGHBORING PROPERTY PER... SECTION 4.11 OF THE SANDY SPRINGS ZONING ORDINANCE.

**DIRT STATEMENT**  
\*CUT = <100 c.y.  
\*FILL = <20 c.y.  
\*REST HAUL OFF

**SITE IS ON PUBLIC SEWER**  
TREE DISTURBANCE DURING CONSTRUCTION IS MINOR (SEE CALCULATIONS)

- CITY OF SANDY SPRINGS NOTES:**
1. PROVIDE SILT FENCE (SD1-C) DOWNSTREAM OF ANY AREA OF DISTURBANCE.
  2. PROVIDE TEMPORARY (DS1/DS2) AND PERMANENT (DS3) VEGETATIVE COVER TO ALL DISTURBED AREAS. ALL SLOPES GREATER THAN 3:1 SHALL BE SUPPLEMENTED WITH MATTING (MS OR SOD DS4).
  3. DO NOT ENCRONCH ON BUFFERS OR EASEMENTS.
  4. DECK DRAINS SHALL NOT BE CONCENTRATED OR DIRECTED ONTO ADJACENT PROPERTY OWNERS. APPROPRIATE MEASURES SHOULD BE EMPLOYED TO MITIGATE ANY IMPACT.
  5. THE PLACEMENT AND INSTALLATION OF THE CONSTRUCTION EXIT (CO) SHALL BE THE DISCRETION OF THE PERMIT INSPECTOR.
  6. POOL WILL NEED TO BE FENCED.
  7. RAILING WILL BE REQUIRED ABOVE ANY WALL OVER 30" IN HEIGHT.

