



December 26, 2012

Joseph E. Denny
510 Avignon Court
Sandy Springs, Georgia 30350

Re: 201203397 – An Administrative Modification/Minor Variance Request for 510 Avignon Court, Sandy Springs, GA 30350

Dear Mr. Denny:

The subject application indicates that you are requesting an Administrative Modification for property located at 510 Avignon Court. The subject property is zoned CUP (Community Unit Plan District) conditional under Fulton County zoning case Z82-0146 and is currently developed with single-family home.

The request to delete conditions 1.h of Z82-0146 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 modify 1.h of Z82-0146 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:

h. The minimum yard setbacks shall be as follows:

Front	35 feet (except from Spalding Drive)
Side	10 feet (except for 510 Avignon Court as shown on the site plan received by the Community Development Department on 12/26/12)
Side (Corner)	30 feet
Rear	35 feet

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,

A handwritten signature in cursive script that reads "Patrice S. Dickerson".

Patrice S. Dickerson, AICP
Manager of Planning and Zoning

PSD/sf

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