



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, February 11, 2020

Cases: **V20-0004 – 148 West Belle Isle Road**
Staff Contact: Louisa Tovar (ltovar@sandyspringsga.gov)
Report Date: February 4, 2020

REQUESTS

The applicant seeks to use and improve the existing single-family house for office space. The proposed site improvements include the removal of the existing detached carport, the addition of 205 sq. ft. of conditioned floor area to the principal structure, the replacement of its existing roof, the refinishing of the accessory structure located to the rear of the lot, the addition of seven (7) parking spaces, and the installation of a 6-foot tall landscape wall along the west and north perimeters of the property. It is the applicant's intent to improve the site such that the property appears more residential in character.

Therefore, the applicant seeks the following Variance requests:

1. Variance from Sec. 6.4.2.1.:
 - a. To allow the required wall to be placed five (5) feet instead of 25 feet from the property line within the 25-foot Protected Neighborhood Transition Buffer.
(Withdrawn)
 - b. To allow a 14-foot maximum encroachment within the 25-foot Protected Neighborhood Transition Buffer along the northern property line for the location of a parking space and turnaround area.
2. Variance from Sec. 8.2.6.A.2. to allow a 21-foot wall encroachment into the 25-foot Protected Neighborhood Transition Buffer along the western property line and to allow shortening of the required 135-foot wall length to 65 feet.
3. Variance from Sec. 4.2.4.A. to reduce the 50% ground story transparency requirement to 32% along the building façade facing the primary street.
4. Variance from Sec. 4.2.3.C. to reduce the required ground story height from 14 feet to nine (9) feet 3.5 inches for the proposed building addition.

APPLICANT

Property Owner: CK Holdings Atlanta LP (contact: Greg Busch)	Petitioner: Greg Busch	Representative: N/A
--	---------------------------	------------------------

SUMMARY

Variance #1.a. was withdrawn by the applicant on January 22, 2020.

Variance #1.b. from Sec. 6.4.2.1. is a request to allow a 14-foot maximum encroachment into the 25-foot Protected Neighborhood Transition Buffer for the location of a parking space and turnaround area. The applicant seeks to locate the proposed parking space and turnaround area closer to the garage door of the existing accessory structure located to the rear of the property in order to maintain the residential feel of the property and have access to the garage. The proposed encroachment area is approximately 487 square feet as shown on the proposed site plan dated January 11, 2020, received by Staff January 21, 2020.

Variance #2 from Sec. 8.2.6.A.2. is a request to allow a 21-foot wall encroachment into the 25-foot Protected Neighborhood Transition Buffer and to allow shortening of the required 135-foot wall length to 65 feet. The applicant requests this Variance in an attempt to keep the property's residential character and protect the trees located to the left of the westernmost curb cut, which currently provide screening to the adjacent neighbor to the west.

Variance #3 from Sec. 4.2.4.A. is to reduce the 50% ground story transparency requirement to 32% along the building façade facing the primary street. The applicant requests this Variance in an attempt to maintain the residential appearance of the property.

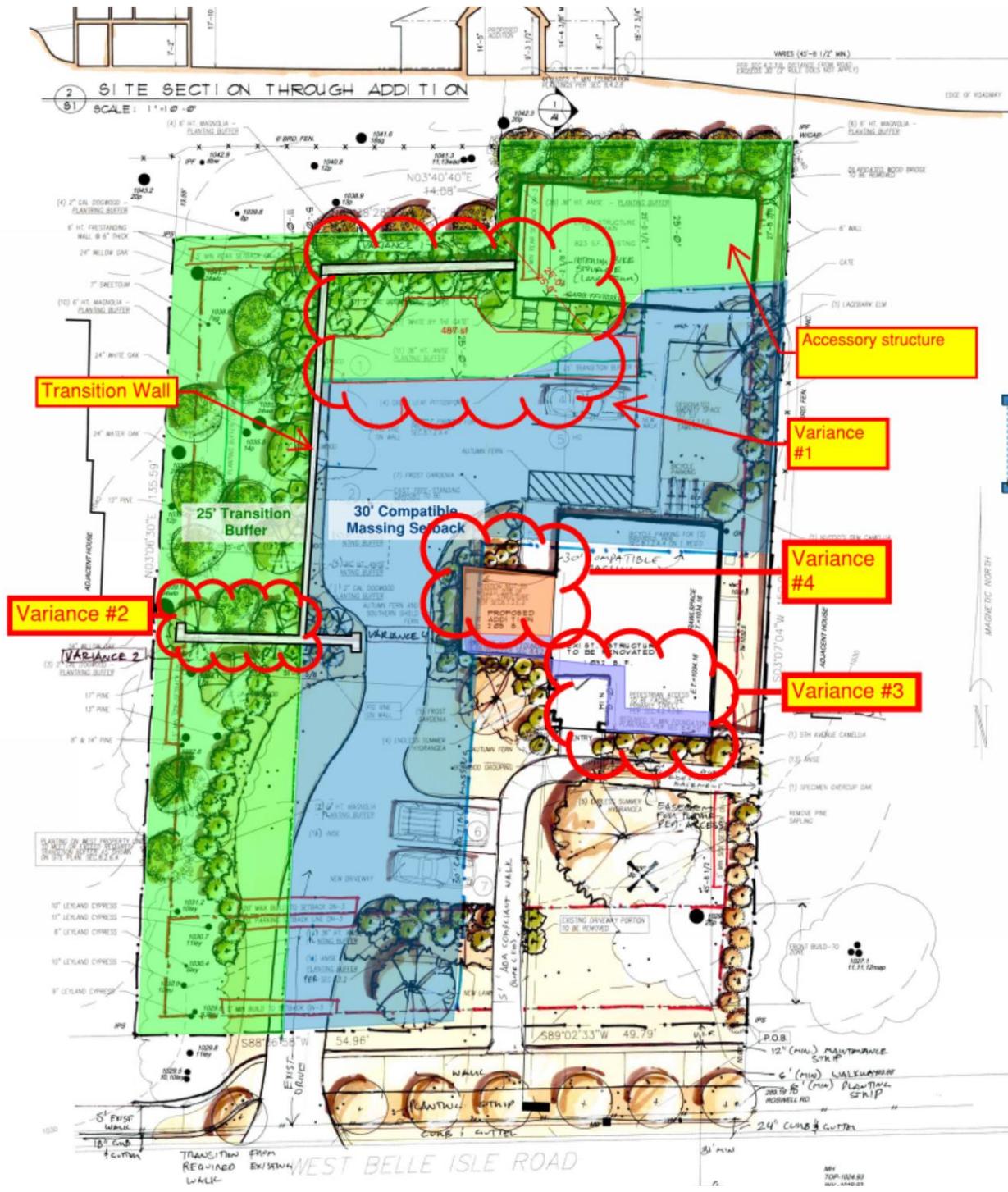
Variance #4 from Sec. 4.2.3.C. to reduce the required ground story height from 14 feet to nine (9) feet 3.5 inches for the proposed building addition. The applicant requests this Variance in order for the building addition to be compatible in size and scale with the existing principal structure.

RECOMMENDATIONS	
Department of Community Development	
Staff recommends Conditional Approval of Variance #1.b.	
Staff recommends Denial of Variance #2.	
Staff recommends Conditional Approval of Variance #3.	
Staff recommends Conditional Approval of Variance #4.	

MATERIALS SUBMITTED AND REVIEWED	
Materials:	
<ol style="list-style-type: none"> 1. Application, received January 7, 2020 2. Revised Application, received January 8, 2020 3. Revised Application, received January 13, 2020 4. Revised Application, received January 21, 2020 5. Withdrawal Letter for Variance 1.a., received January 22, 2020 	
Plans:	
<ol style="list-style-type: none"> 1. “Boundary & Topographic Survey for Greg Busch CK Holdings Atlanta LP,” prepared by Delta 1 Land Surveying, LLC, signed and sealed by E. Travis Durham, R.L.S., dated October 23, 2019, received January 8, 2020 2. “Roof Plan,” “Floor Plan,” and “Foundation Plan,” prepared by Greg Busch, Architects A.I.A., signed and sealed by Greg Busch, R.A., dated June 4, 2019, received January 8, 2020 3. “Proposed West Elevation,” “Proposed Front Elevation,” and “Exist Rear Elevation,” prepared by Greg Busch, Architects A.I.A., signed and sealed by Greg Busch, R.A., dated June 4, 2019, received January 8, 2020 4. “Existing Foundation Plan,” “Existing Roof Plan,” “Existing Plan,” “Exist Side Elevation,” “Exist Front Elevation,” “Exist Side Elevation,” and “Exist Rear Elevation,” prepared by Greg Busch, Architects A.I.A., signed and sealed by Greg Busch, R.A., dated June 4, 2019, received January 8, 2020 5. “Compatible Massing Study” and “Planting Plan,” received January 8, 2020 6. Alternative Site Plan, received January 8, 2020 7. “Busch Office” Rendering, dated August 10, 2017, received January 8, 2020 8. “Site Plan,” prepared by Greg Busch, Architects A.I.A., signed and sealed by Greg Busch, R.A., dated January 11, 2020, received January 21, 2020 	

PROPERTY INFORMATION	
Location:	148 West Belle Isle Road (Parcel # 17 009300021958)
Council District:	4 – Bauman
Road frontage:	Approximately 105 feet of frontage on West Belle Isle Road
Acreage:	Approximately 0.34 acre
Current Zoning:	ON-3 (Office Neighborhood, 3 stories maximum height)
Existing Land Use:	Office
Previous Zoning Cases:	Character Area Map Amendment CA18-0001 was approved. Subsequently, Zoning Map Amendment (Rezoning) RZ19-0004 was approved.
Character Area:	Neighborhood Village

ILLUSTRATIVE SITE PLAN



PROPOSED DEVELOPMENT

The subject property was originally developed in 1940 and previously used as a residence. In 2019, the applicant applied for a Comprehensive Plan Character Area Map Amendment to change the Character Area of the property from Protected Neighborhood to Neighborhood Village. The applicant subsequently applied for a Zoning Map Amendment to rezone the property from RD-9 (Residential Detached, 9,000 sq. ft. minimum lot size) to ON-3 (Office Neighborhood, 3 stories maximum height). The applications were approved by Mayor and City Council on April 16, 2019 and September 17, 2019, respectively.

It is the applicant’s intent to improve the site such that the property appears more residential in character, which was the primary reason the Character Area Map Amendment and Rezoning request were approved by Mayor and City Council. The intent behind their decisions was for the subject property to serve as a transition between the commercial zoning district to the east and the Protected Neighborhood to the west. The applicant is of the opinion that the Variance requests help achieve the goal of maintaining the property’s residential, rather than commercial/office, look.

The applicant seeks to use the property for office space by removing the existing carport, adding 205 sq. ft. of conditioned floor area to the principal structure, replacing its roof, refinishing/repainting the accessory structure located to the rear of the lot, adding seven (7) parking spaces, and installing a landscape wall along the west and north perimeters of the property. The existing principal structure is 1,032 sq. ft., and the accessory structure located in the rear is 823 sq. ft., for a combined existing conditioned floor area of 1,855 sq. ft. The applicant proposes a gross conditioned floor area of 2,084 sq. ft. for both buildings. The applicant seeks to locate an architectural firm with five (5) full-time architects and one (1) part-time manager on the property. Office hours would be from 8:00 AM to 5:30 PM Monday through Friday.

The following images show the existing conditions of 148 West Belle Isle Road.

Front of principal structure



Rear of principal structure



Existing detached carport



Adjacent property to the west



View of rear northwest portion of property



Accessory structure in rear (northeast portion of property)



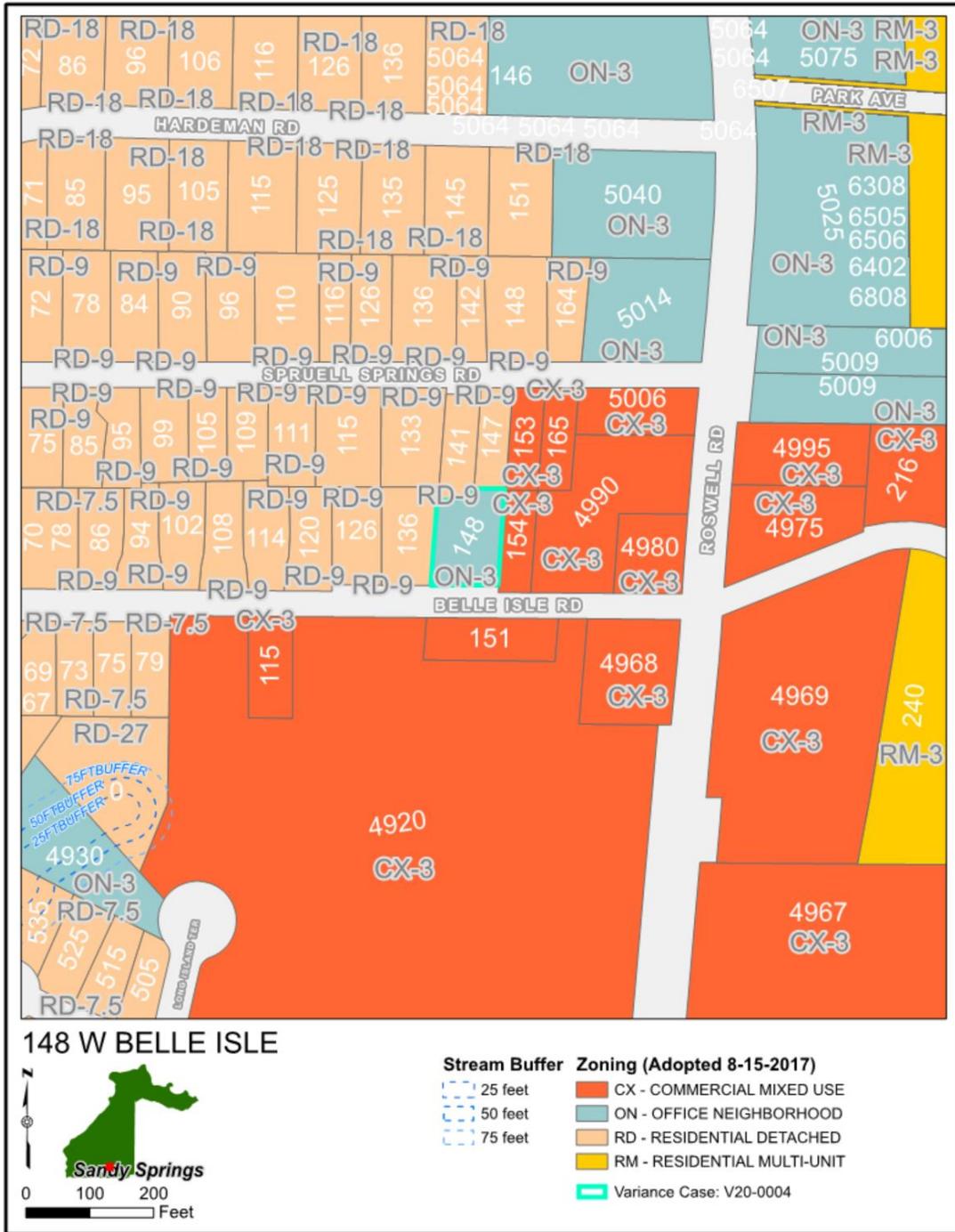
(All photographs by Louisa Tovar, January 15, 2020)

EXISTING LAND USES AND ZONING OF PROPERTY IN THE VICINITY			
Location relative to subject property	Zoning / Land use	Address(es)	Land area (acres) (approx.)
North	RD-9 / Residential (single unit detached)	141 Spruell Springs Road	0.20
North	RD-9 / Residential (single unit detached)	147 Spruell Springs Road	0.18
Northeast	CX-3 / Commercial (no structure)	153 Spruell Springs Drive	0.18
East	CX-3 / Medical (acupuncture clinic)	154 West Belle Isle Road	0.18
South	CX-3 / Formerly multi-unit	151 West Belle Isle Road	0.33
Southwest	CX-3 / Retail (Kroger)	4920 Roswell Road	13.47
West	RD-9 / Residential (single unit detached)	136 West Belle Isle Road	0.29
PROPOSED DEVELOPMENT			
--	ON-3 / Office	148 West Belle Isle Road	0.34

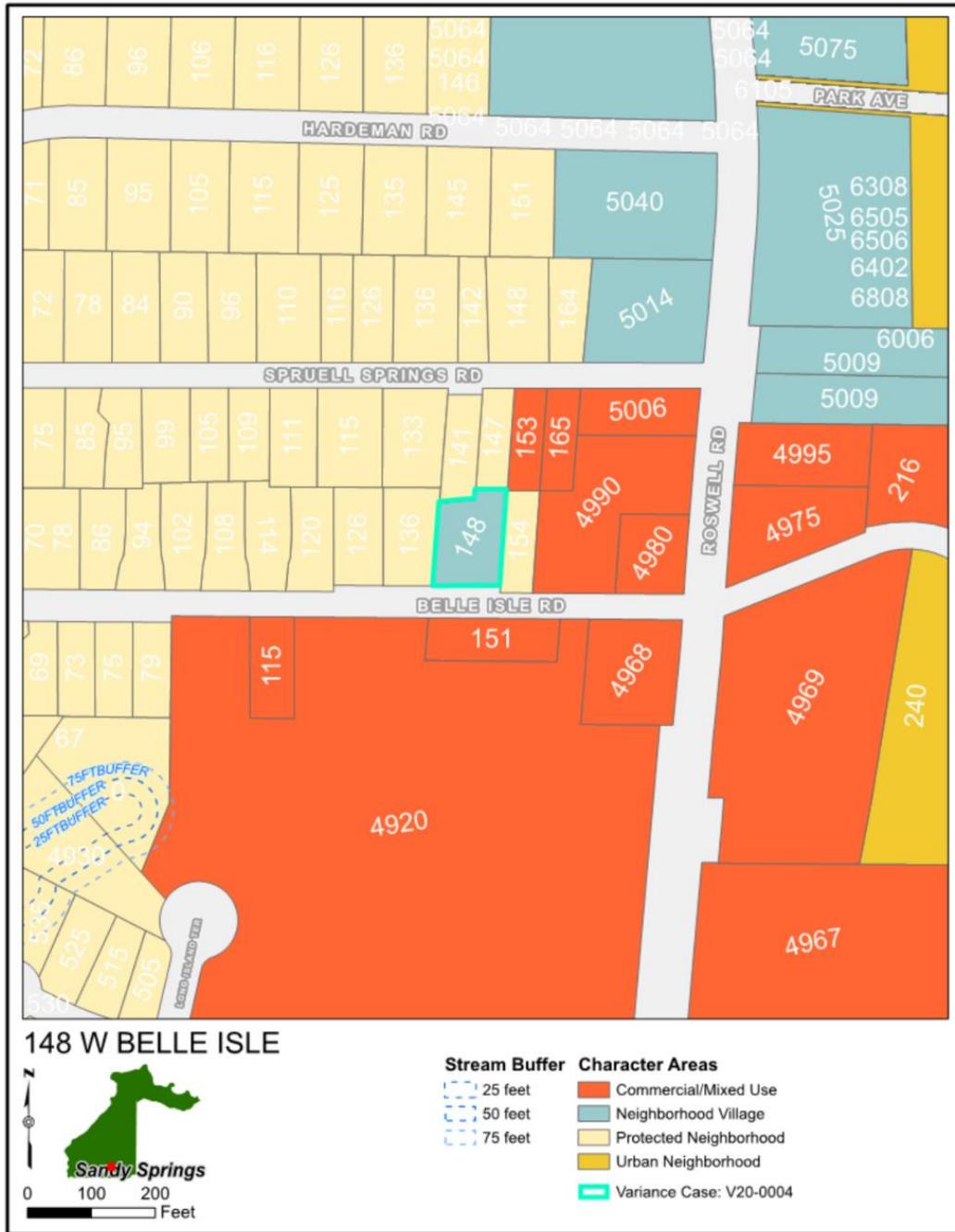
AERIAL IMAGE



ZONING MAP



CHARACTER AREA MAP



VARIANCE CONSIDERATIONS

Per Sec. 11.3.6.G. of the Development Code, the following list of approval criteria for a Variance provides guidance for making decisions on approval:

- 1. Variances will only be granted upon showing that:**
 - a. The application of this Development Code would create an unnecessary hardship, and not merely an inconvenience to the applicant; or**
 - b. There are extraordinary and exceptional conditions due to the size, shape, or topography, which are specific to the subject property and not generally found in similar properties;**

Finding: Variance #1.a.: The applicant withdrew this request on January 22, 2020.

Variance #1.b.: Regarding the parking and turnaround area encroachments requested by the applicant into the 25-foot Protected Neighborhood Transition Buffer along the rear property line, Staff did not find a hardship nor extraordinary conditions on the site that would justify the parking and turnaround encroachment. However, Staff is of the opinion that minimal encroachment into the required buffer should be considered, conditioned to only the area described as the portion of the property within 25 feet of the rear property line, that is also south and east of the western side of the accessory structure (as illustrated in Exhibit A of this Staff Report). Staff believes this to be the minimal Variance necessary for the reasonable use of and access to the garage door area and the accessory structure in general.

Variance #2: The applicant requests to horizontally encroach 21 feet into the required 25-foot side-yard Protected Neighborhood Transition Buffer with the location of the required wall, located along the western property line and to shorten the required 135-foot wall length to 65 feet. Staff did not find a hardship nor extraordinary and exceptional conditions specific to the subject property that would limit the applicant from complying with the required transition wall placement.

Variances #3 and #4: Additions and alterations to nonconforming structures must be in compliance with the Development Code. This triggers the transparency and story height requirements. The applicant seeks to decrease the 50% transparency requirement to 32% for the entire front façade and decrease the 14-foot minimum wall height on the ground story to nine (9) feet 3.5 inches for the proposed addition. Both requests are intended to keep the residential feel of the property. Staff agrees that complying with the Development Code would create an unnecessary hardship, as it would cause the building to have an ill-proportioned appearance. The transparency and height story requirements were created for new mixed use developments, not structures that are built to look like residences. Staff believes that there are exceptional conditions due to the specific location of the lot, existing nonconforming structures, and the proposed scope of work. Staff finds that the transparency and story height requirements should not inhibit the improvement of the property.

During the previous Character Area Map Amendment and Zoning Map Amendment (Rezoning) processes, it was discussed that the site would maintain a residential appearance, which is what the applicant seeks to achieve through the requested Variances.

- 2. Further, the application must demonstrate that:**
 - a. Such conditions are not the result of action or inaction of the current property owner; and**

Finding: The existing conditions on the lot are not the result of action nor inaction of the property owner. The applicant seeks to improve the property to make it serve as a transition between the commercial and residential uses, as well as to aesthetically improve the property, such that it is more appealing to the neighborhood.

b. The Variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and

Finding: Staff is of the opinion that the applicant could still make possible the reasonable use of the property without Variances. However, enforcing the requirements of the Development Code may result in a more commercial-looking property and an ill-proportioned principal structure.

c. The Variance request would result in development that is consistent with the general intent of this Development Code, with the Comprehensive Plan policies, and would not be detrimental to the public good, safety and welfare.

Finding: The Variance requests are consistent with the general intent of the Development Code, as the proposed scope of work results in a compatible transition of use, building scale, and height between the existing developments to the east and west of the subject property. The proposed site and building improvements promote reinvestment in the established neighborhood.

COMMENTS FROM OTHER PARTIES

Sandy Springs City Engineer:

The site plan submitted with the application does not address stormwater management, site engineering, or traffic requirements. Those items will be reviewed for compliance at the time of LDP submittal.

Sandy Springs Arborist:

No comments provided.

Sandy Springs Sustainability Manager:

No comments provided.

Sandy Springs Public Works:

Public Works supports frontage improvements, as required by Code (six (6)-foot sidewalk, two (2)-foot landscape buffer). The sidewalk should connect to the existing sidewalk on the adjacent parcel to the left of the site.

Vegetation within the right of way should not impede line of sight at the driveway.

Per Section 3 of the Code, the driveway cross slope shall not exceed two (2) percent in area where sidewalk is present or planned to be installed.

Sandy Springs Building Official:

Variance #3, This provision is aimed primarily at new construction. Applying it literally to this condition ...would ...result in an ill-proportioned appearance to the building that would be antithetical to the goals of the Development Code.

Variance #4 is similar in nature to Variance #3. This provision is also aimed at new construction and, primarily, larger-scale mixed use development. Applying it literally to a small addition to an existing small-scale structure of residential character would also result in an ungainly, ill-proportioned structure that would be antithetical to the goals of the Development Code.

Sandy Springs Fire Marshal:

No comments provided.

Correspondence Received:

No public comment was submitted in writing.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommends:

Conditional Approval of Variance #1.b. (amended), request for a Variance from Sec. 6.4.2.1. to encroach into only the alternative area of the Protected Neighborhood Transition Buffer described as the portion of the property within 25 feet of the rear property line that is also south and east of the western side of the accessory structure (as illustrated in Exhibit A of this Staff Report).

Denial of Variance #2, request for a Variance from Sec. 8.2.6.A.2. to allow a 21-foot wall encroachment within the 25-foot Protected Neighborhood Transition Buffer along the western property line and to allow shortening of the required 135-foot wall length to 65 feet.

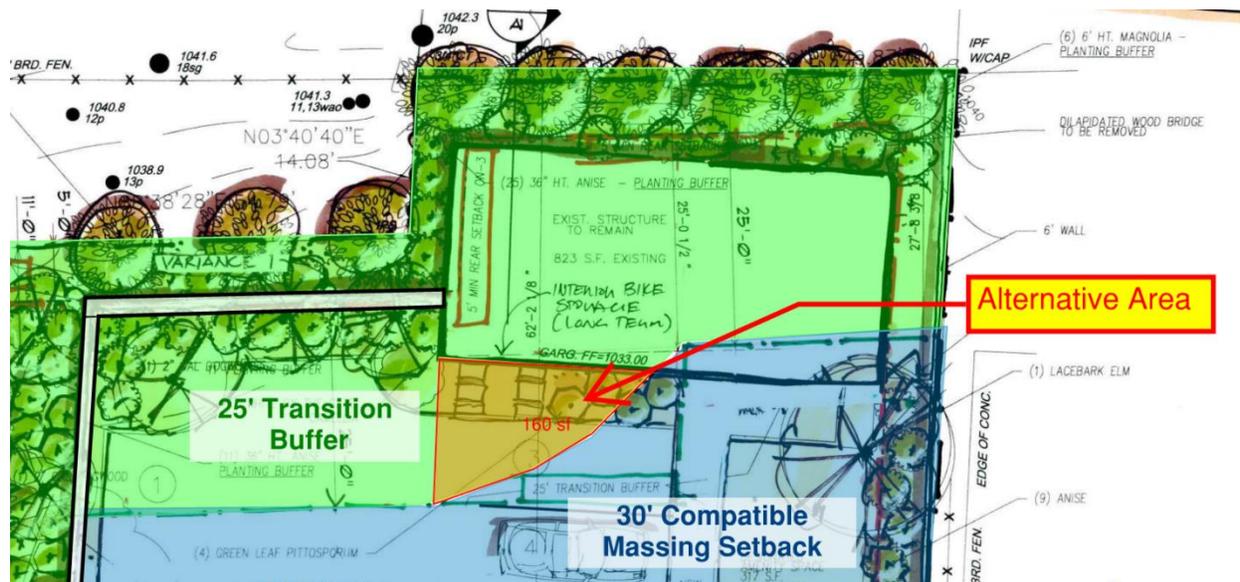
Conditional Approval of Variance #3, request for a Variance from Sec. 4.2.4.A. to reduce the 50% ground story transparency requirement to 32% along the building façade facing the primary street.

Conditional Approval of Variance #4, request for a Variance from Sec. 4.2.3.C. to reduce the required ground story height from 14 feet to nine (9) feet 3.5 inches for the proposed building addition.

Staff makes the above recommendations, subject to the following conditions:

1. To the “*Proposed West Elevation*,” “*Proposed Front Elevation*,” and “*Exist Rear Elevation*,” prepared by Greg Busch, Architects A.I.A., signed and sealed by Greg Busch, R.A., dated June 4, 2019, received January 8, 2020.
2. The remaining portion of the transition wall located at the rear shall be built at a distance of 5 feet from the northern property line along the entire northern property line, if the existing detached accessory structure were to be demolished.
3. The 25-foot Protected Neighborhood Transition Buffer along the northern property line shall be cleaned of any waste and/or debris and planted to the required buffer standards.
4. Encroachment into only the alternative area of the Protected Neighborhood Transition Buffer described as the portion of the property within 25 feet of the rear property line that is also south and east of the western side of the accessory structure (provided in this staff report as Exhibit A).

EXHIBIT A





SANDY SPRINGS GEORGIA

AUTHORIZATION FORM - PART I

A- The property owner must fill out the following section and have it notarized. If a property has multiple owners, each owner must separately fill out a copy of the authorization form.

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.	
Owner's name: GREG BUSCH / CK HOLDINGS ATLANTA	Sworn and subscribed before me this 2 day of January 20 20
Address: [REDACTED]	
City, State, Zip Code: SANDY SPRINGS GA 30328	Notary public:
Email address: [REDACTED]	Seal:
Phone number: [REDACTED]	Commission expires: 9-25-23
Owner's signature: [Signature]	

B- If the applicant is not the owner of the subject property: Fill out the following section, check the appropriate statement, and have it notarized.

Applicant states under oath that:	
<input type="checkbox"/> He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (attach a copy of the contract); or <input type="checkbox"/> He/she has an option to purchase the subject property (attach a copy of the contract); or <input type="checkbox"/> He/she has an estate of years which permits the applicant to apply (attach a copy of the lease)	
Applicant's name:	Sworn and subscribed before me this
Company name:	
Address:	day of _____ 20 _____
City, State, Zip Code:	Notary public:
Email address:	Seal:
Phone number:	Commission expires:
Applicant's signature:	



SANDY SPRINGS GEORGIA

Case No.:
Planner's initials: MS

RECEIVED
01/21/2020
1:36:01 PM
louisa.tovar
148 w. belle isle info amended 1-21.pdf



SANDY SPRINGS GEORGIA

PROPERTY INFORMATION section with fields for Address(es), Parcel Tax ID, Land Lot(s), Total acreage, Current zoning, Character area, Council district, and Current use.

APPLICATION section with detailed request (include Ordinance Code Section No.), Petitioner, and Petitioner's address.

OWNER section with Property owner, Owner's address, Phone, and Signature (authorizing initiation of the process).

- TO BE FILLED OUT BY P&Z STAFF -

Pre-application meeting date, Anticipated application date, and Anticipated BOA date.

ADDITIONAL INFORMATION NEEDED section with multiple blank lines for notes.

LETTER OF INTENT - 148 West Belle Isle

01/21/2019

The following variances are being requested:

1. Variance to section 6.4.2.1 at rear (North) transition buffer. Requested to allow parking into 25' Transitional buffer.
2. Variance to section 8.2.6.A2 at side (West) transition buffer. Requested to allow shortening of wall length to be more residential in appearance.
3. Variance to section 4.2.4.A. Requested to reduce required ON-3 Transparency from 50% minimum to 32% on proposed primary / street facing elevation. Requested to keep the building more residential in appearance. Total front wall surface as proposed is 332 s.f. with 107 proposed s.f. of fenestration. (32%)
4. Variance to section 4.2.3.C. Requesting to reduce required minimum wall height of 14' on the ground story, (ON-3,) to 9'-3 1/2" as proposed. Requested to keep the building more residential in appearance.

Details of proposed development:

There are currently (3) structures on the proposed site

1. Primary structure in front to be converted to office space. It is currently 1,032 s.f. of conditioned space with a carport. The proposed project includes the removal of the attached carport and the addition of a 205 s.f. conference room to the West side of the main conditioned space. It will house a small architectural office.
2. Accessory structure to rear is to have exterior materials and windows improved. It is currently 823 s.f. of existing conditioned space. Its footprint will not be expanded and it will be used for material, sample and file storage for the office. It will also contain interior long term bike storage and trash storage in the existing unfinished garage space.
3. The existing metal, free-standing carport will be removed from the site.
4. The proposed gross conditioned floor area of both buildings will be 2,084 s.f.

General information pertaining to the architectural firm:

1. It is currently comprised of (5) full time architects and (1) part time office manager.
2. Office hours are between 8:00 and 5:30 Monday through Friday.
3. Client or builder meetings at the office vary between 0 and up to 4 meetings in a day. (not to run concurrently.)

Alternative design explored:

1. Other designs were explored. Included in the information is an option in which the conference room addition is added to the front (South) side rather than the (West) side. It allows for more parking than the proposed site plan, but will result in the loss of the 25" pine tree in the front yard. The other significant drawback is that the alternate will require all the parking to stack to the West side of the lot. This will be more commercial in appearance than trying to

Received 01/21/20

disguise the parking behind the room addition and the wall shown running in the East-West direction on the site plan.

Variance analysis

The extraordinary and exceptional conditions that are specific to the subject property are the following.

1. The shape of the lot is the condition that necessitates the request for Variance 1. (section 6.4.2.1 at rear (North) transition buffer.) The stepped shape of the rear lot line makes vehicular access of the existing rear building and its garage impossible without paving in the setback.
2. The exceptional condition that requires variance requests 2-4, (listed above,) stems from the lengthy Character Area Map amendment and resulting rezoning process that occurred prior to this variance application. In meetings and conversations with the community and the interested adjacent property owners, it was promised that the subject property would remain residential in appearance so that the entire property would act as the buffer between the commercial zoning to the East and South and the residential properties to the West and North. It is intended to be more in keeping with the appearance of the neighborhood even though it's function will be that of a small professional office. (No free-standing signage is proposed for the subject property.)

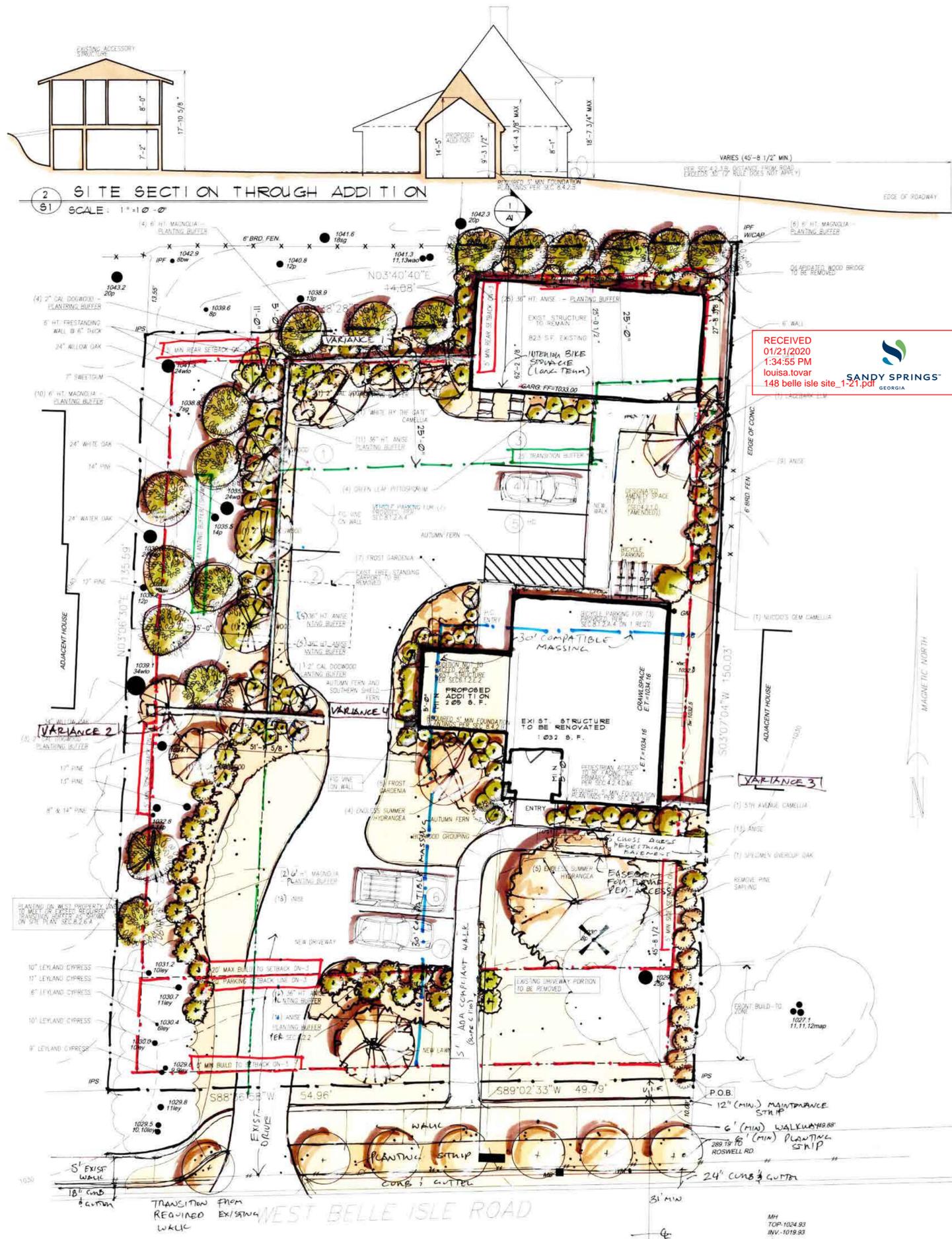
Conditions 1 and 2 above are not the result of action or inaction of the current property owner. The irregular shape of the property and existing non-conforming rear structure have existed before this application. (And before the incorporation of the City of Sandy Springs.) The variances requested will provide the minimum relief necessary to make possible the proposed use of the property.

1. Variance request 1 (Rear buffer,) provides the minimum relief necessary to permit functional access to the existing structure. Without the variance, we cannot achieve the required 7 parking spots. (1 spot per 300 s.f.) Because of the topography, and the proposed planting, the screening from the residential neighbors to the North will be improved even if the variance is granted.
2. Variance request 2, (Side buffer,) provides the minimum relief necessary to honor the commitment to make the new office property retain its residential feel while still maintaining the intent to provide a solid barrier between the new office and the existing residential property. It does not give the property any additional usable width and no parking or use of the buffer area other than planting at the South end of the proposed barrier wall will occur.
3. Variance request 3, (Transparency,) provides the minimum relief necessary to honor the commitment to make the new office property retain its residential feel. We have maximized the amount of glass while still making the building feel like a traditional residential structure.
4. Variance request 4, (wall height reduction,) is the minimum relief necessary to make the conference room addition a compatible size and scale with the existing 1 story structure. This is also proposed to honor the commitment to make the new office property retain its residential feel.

The variances, if granted, would result in development that is consistent with the general intent of the Development Code, with the Comprehensive Plan policies, and would not be detrimental to the public good, safety and welfare.

In accordance with the general purpose and intent of the Development Code, (Sec. 1.1.5), the subject property does the following:

1. Ensures conservation of land and natural resources by using and modifying as much of the existing structures as possible and minimizing land disturbance.
2. Promotes the preservation of the tree canopy adjacent to the residential area by moving the addition to the West side to save the large 25” pine tree in the front yard . It also enhances the tree canopy with the addition of many specimen / understory and evergreen trees as proposed in the planting plan included with the proposed site plan.
3. Helps guide reinvestment in established neighborhoods by enhancing a piece of property in need of repair and improvements.
4. Promotes development along transit corridors that enhances their function as mixed use walkable centers that serve surrounding residential neighborhoods, by providing connectivity between existing sidewalks and introducing a small residential architectural firm between the existing residential properties and adjacent commercial properties.
5. Through the use of building scale, height, and massing it provides a good standard / example for the sort of development that should take place in the transition areas between commercial and residential as noted on the Character Area Map.
6. By remaining modest in size, and the intentional placement of the addition to help shield parking from view, it provides building and site design standards that address public aspects of private development and how building form, placement and use contribute to the quality of the public realm.
7. Through its parking location, reduction of curb cuts, and addition of sidewalks, the proposed project appropriately balances pedestrian and vehicular needs and results in a safer pedestrian environment.
8. The design of the landscaping, (planting and wall locations,) and the massing and materials of the proposed building, will promote quality landscape and building design that advance the function and beauty of Sandy Springs.



ON-3 ZONING REQUIREMENTS

1500 S.F. AREA MIN.
 15' WIDE MIN. 75% MAX LOT COVERAGE
 SETBACKS: PRIMARY STREET SETBACK 3' MIN / 10' MAX
 SIDE STREET SETBACK 3' MIN / 5' MAX
 SIDE COMMON LOT LINE 5' REAR COMMON LOT LINE 5'

PARKING - PRIMARY - 20' MIN SETBACK, SIDE & REAR - 0'
 HEIGHT 3 STORIES / 42' MAX, 2 STORIES 20' MAX E/W IN TRANSITION AREA
 14' MIN GROUND STORY HEIGHT, 50% GROUND STORY TRANSPARENCY

SCOPE OF WORK

1. CONVERT EXISTING RESIDENCE TO SMALL ARCHITECTURAL OFFICE. REPLACING THE ROOF AND CHANGING THE ROOF PITCH AND OVERHANGS. (IN KEEPING WITH THE EXISTING RESIDENTIAL CONTEXT OF THE NEIGHBORHOOD)
2. REFINISH / REPAINT EXISTING ACCESSORY STRUCTURE LOCATED AT REAR OF LOT
3. THERE WILL BE A NET GAIN OF 1398 S.F. OF IMPERVIOUS SURFACE, BUT WILL BE BELOW THE ALLOWABLE 15%.
4. ADDITION OF LANDSCAPE WALL / FENCE AND PLANTING BUFFER AS WELL AS ADDITION OF AN AUTO COURT IN THE REAR OF THE PROPOSED OFFICE.

REQUESTED VARIANCES

1. VARIANCE TO SEC 6.4.2.1 AT REAR (NORTH) TRANSITION BUFFER REQUEST TO ALLOW PARKING INTO REAR 20' TRANSITIONAL BUFFER
2. VARIANCE TO ALLOW 60% AS PERMITTED AT SIDE (EAST) TRANSITION BUFFER TRANSITIONAL BUFFER SHORTEN REAR PLANTING LENGTH OF WALL TO 10' TO BE MORE VISUAL AND INTEGRATE WITH NEIGHBORHOOD.
3. REDUCE REQUIRED 70% GROUND STORY TRANSPARENCY PER SEC 4.2.4.4 FROM 40% TO 35% AS PERMITTED ON PARCEL TO KEEP THE BUILDING TOTAL GROUND STORY AREA OF 3327 S.F. PROPOSED FENESTRATION 101 S.F. (31%)
4. REDUCE REQUIRED 70% MINIMUM HEIGHT OF 14' ON THE GROUND FROM 10' TO 9' AS PERMITTED TO ALLOW FOR THE ADDITION OF A SECOND FLOOR TO THE EXISTING MAIN STRUCTURE TO ACCOMMODATE CYCLING TO WORK.

AREA CALCULATIONS

TOTAL LOT AREA	14813
TOTAL LOT WIDTH	124.15'
MAX LOT DEPTH	150.03'
EXIST CONDITIONED SQUARE FEET	1855 S.F.
EXIST PAVING, CARPORTS, ETC.	3481 S.F.
EXIST TOTAL LOT COVERAGE	5342 S.F.
PROPOSED AND EXISTING STRUCTURES	2084 S.F.
PROPOSED WALLS	142 S.F.
PROPOSED PAVING/PARKING	3296 S.F.
PROPOSED WALKS AND ADDITIONAL PAVING	576 S.F.
PROPOSED IMPERVIOUS SURFACE	4014 S.F.
TOTAL LOT COVERAGE (PROPOSED)	6098 S.F.
DESIGNATED AMENITY SPACE	317 (2.13% PER SEC. 4.2.1.D - AMENDED)

VEHICLE CALCULATIONS

(PER SEC. 8.1.2.B)
 AUTO - (1) SPACE PER 300 S.F., 2060 S.F. = 7 PARKINGS SPOTS
 SHORT TERM BICYCLE PARKING (1) PER 5000. (1) REQUIRED. (3) PROVIDED
 LONG TERM BICYCLE PARKING (1) PER 5000. (1) REQUIRED. (3) PROVIDED IN EXISTING GARAGE SPACE IN ACCESSORY STRUCTURE

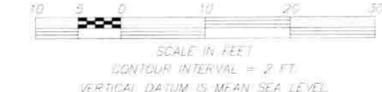
ADDITIONAL NOTES

1. TRASH TO BE CONTAINED WITHIN EXISTING ACCESSORY STRUCTURE.
2. EXISTING ACCESSORY STRUCTURE TO BE USED AS SUPPORT SPACE FOR THE OFFICE. IT WILL CONTAIN WORK RELATED MATERIALS, STORAGE, SAMPLES, ETC.
3. THE EXISTING MAIN STRUCTURE IS LEGAL NONCONFORMING. NO VARIANCE REQUIRED IF PROPOSED SIDE ADDITION IS LESS THAN 20% OF EXISTING.
4. THE PROPOSED BUILDING SHALL BE COMPLIANT WITH SEC 4.2.4.C NO BLANK WALL LENGTH SHALL EXCEED 30'
5. FUTURE CROSS-ACCESS EASEMENT RELIEF WILL BE REQUESTED. IF APPROVED, BICYCLE AND PEDESTRIAN CONNECTIONS WILL BE PROVIDED BETWEEN ADJUTING PROPERTIES (SEC. 10.3.2.D)
6. DISTANCE OF NEW WORK EXCEEDS 30' MASSING SETBACK LINE FROM ADJACENT PROTECTED NEIGHBORHOOD PER SEC. 6.4.2.3
7. EXISTING ACCESSORY STRUCTURE TO REMAIN. GROUND LEVEL TO REMAIN UNCONDITIONED SPACE. SECOND FLOOR TO BE DRAWING AND SAMPLE STORAGE AND EXERCISE FACILITY FOR EMPLOYEES. FULL BATH TO REMAIN ON SECOND FLOOR TO ACCOMMODATE CYCLING TO WORK.

RECEIVED
 01/21/2020
 1:34:55 PM
 louisa.tovar
 148 belle isle site_1-21.pdf
 SANDY SPRINGS
 GEORGIA

LOCATED IN LAND LOT 93
 17th DISTRICT, CITY OF SANDY SPRINGS
 FULTON COUNTY, GEORGIA
 JUNE 23, 2018 1"=10'

1 SITE PLAN
 SCALE: 1"=10'-0"



148 WEST BELLE ISLE

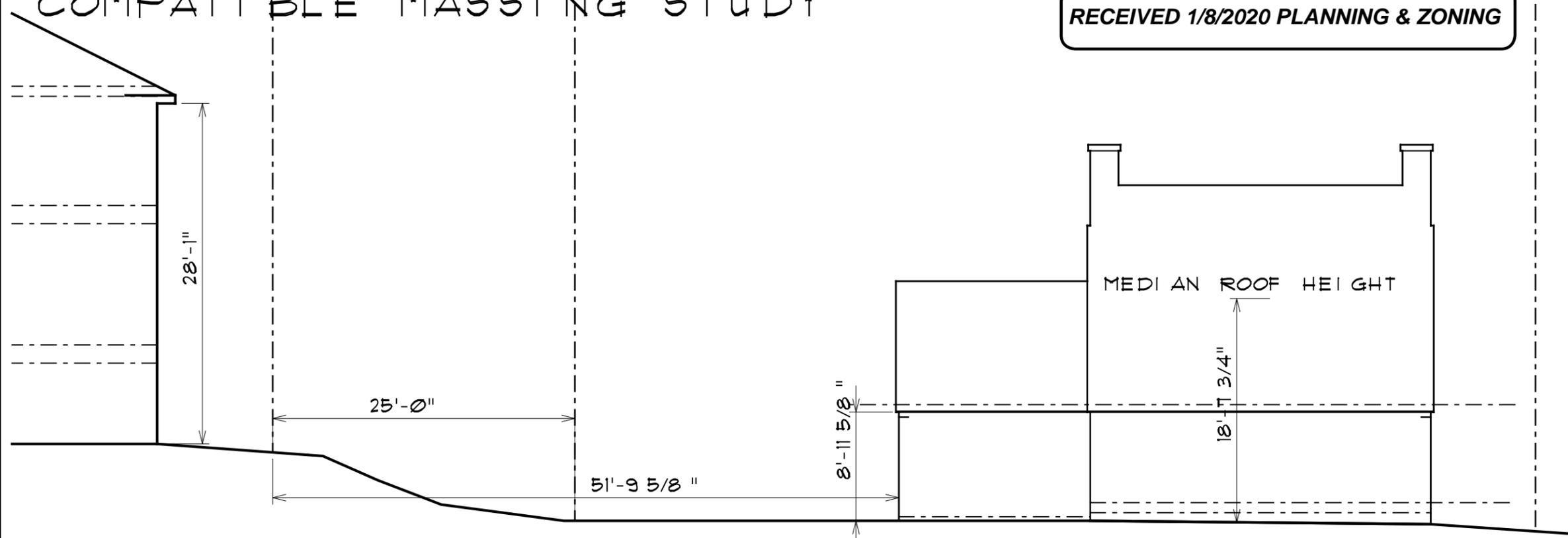
Greg Busch, Architects A.I.A.
 90 West Wieuca Road
 Atlanta, Georgia 30342
 tel: 404.252.8073 fax: 404.252.8074 gb@gregbusch.com

01-11-2020

S1

COMPATIBLE MASSING STUDY

RECEIVED 1/8/2020 PLANNING & ZONING



DI V. 6. 4. 2 PROTECTED NEIGHBORHOOD TRANSITION

PLANTING PLAN PER 8. 2. 6. A WEST SIDE TRANSITION BUFFER

- REQUIRED**
(11) EVERGREEN TREES, (6' TALL MIN.)
- REQUIRED**
(6) UNDERSTORY TREES (2" MIN.)
- REQUIRED**
((34) SHRUBS (3' TALL MIN.)

- PROPOSED**
(5) CYPRESS AND (3) MAGNOLIA EXIST.
PLUS (6) EVERGREEN TREES
TOTAL (14) PROPOSED

- PROPOSED**
(7) UNDERSTORY TREES PROPOSED

- PROPOSED**
(36) SHRUBS PROPOSED

NORTH SIDE TRANSITION BUFFER

- REQUIRED**
(9) EVERGREEN TREES, (6' TALL MIN.)
- REQUIRED**
(5) UNDERSTORY TREES (2" MIN.)
- REQUIRED**
((27) SHRUBS (3' TALL MIN.)

- PROPOSED**
(11) EVERGREEN TREES

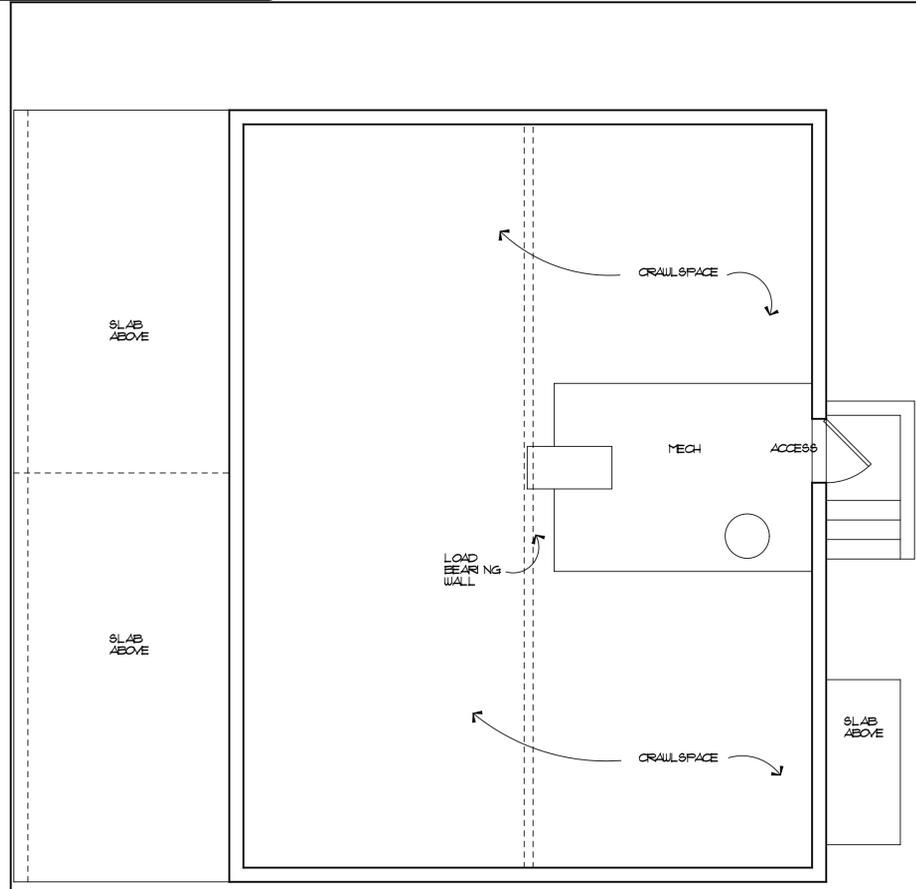
- PROPOSED**
(5) UNDERSTORY TREES PROPOSED

- PROPOSED**
(28) SHRUBS PROPOSED (MIN)

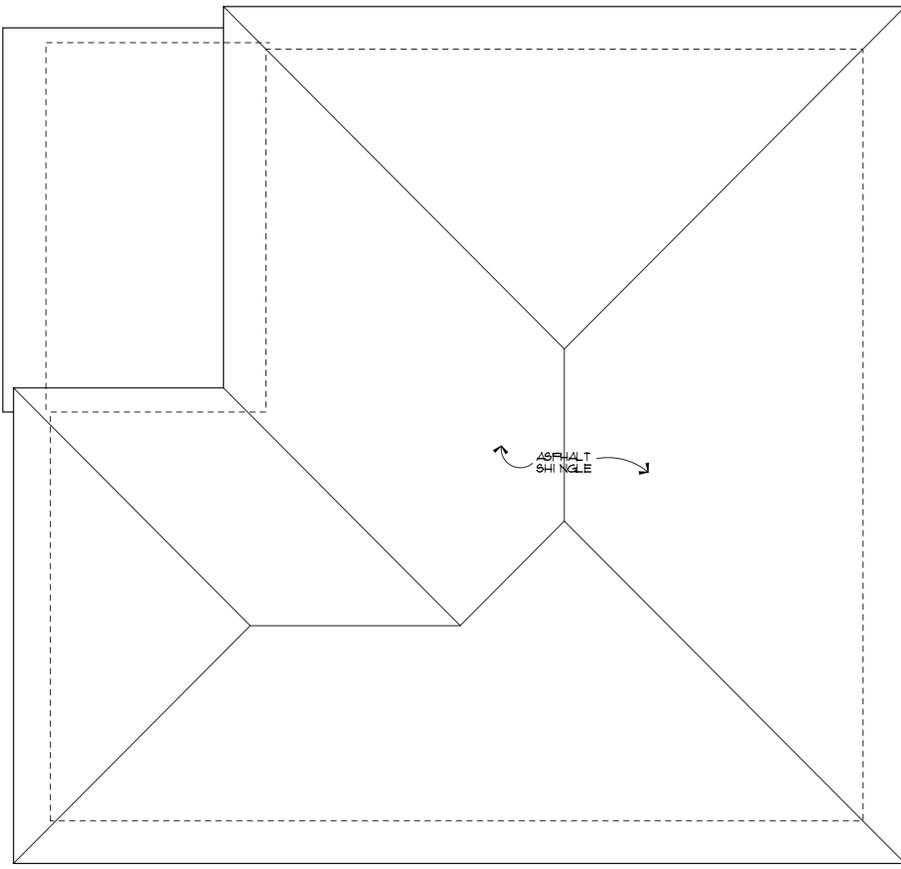
PARKING BUFFER

- REQUIRED**
(10) SHRUBS IN 2 ROWS,
(2' TALL MIN.)

- PROPOSED**
(11) SHRUBS



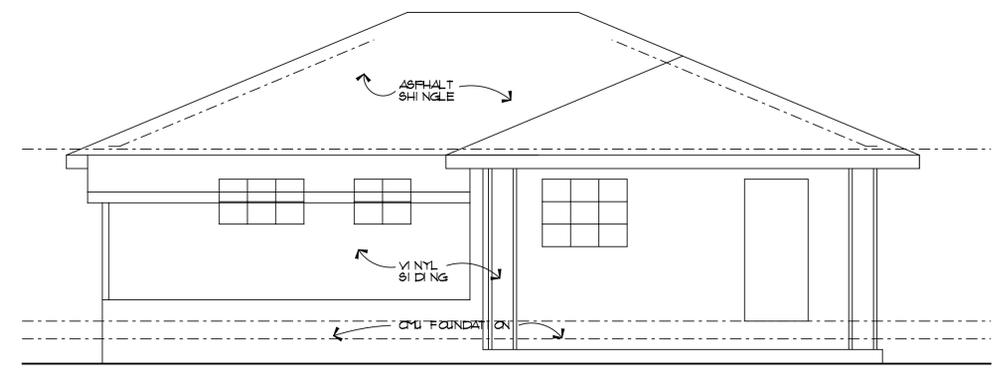
3 EXISTING FOUNDATION PLAN
SCALE: 1/4"=1'-0"



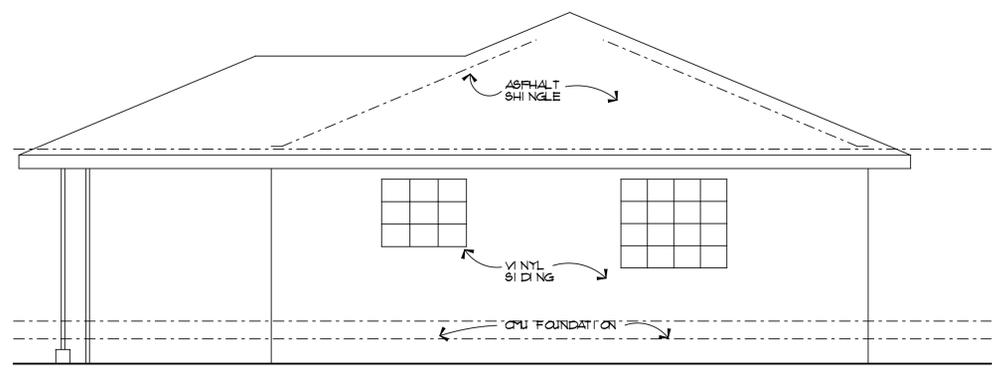
2 EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"



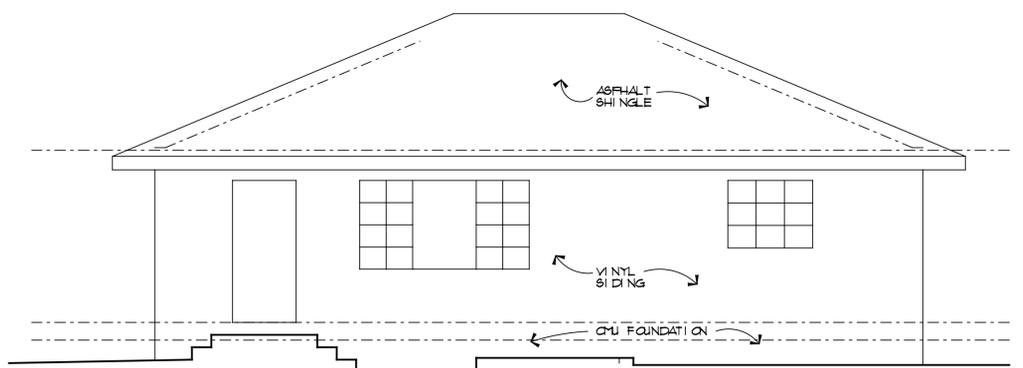
1 EXISTING PLAN
SCALE: 1/4"=1'-0"



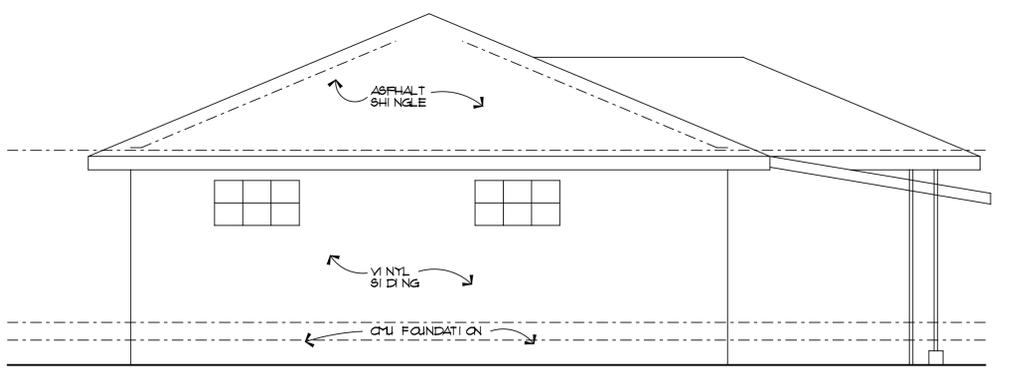
5 EXIST SIDE ELEVATION
SCALE: 1/4"=1'-0"



4 EXIST FRONT ELEVATION
SCALE: 1/4"=1'-0"



7 EXIST SIDE ELEVATION
SCALE: 1/4"=1'-0"



6 EXIST REAR ELEVATION
SCALE: 1/4"=1'-0"

148 WEST BELLE ISLE



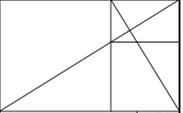
Greg Busch, Architects A.I.A.
90 West Wieuca Road
Atlanta, Georgia 30342
tel: 404.252.8073 fax: 404.252.8074
gb@gregbusch.com

THIS DRAWING, AS INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE ARCHITECT.

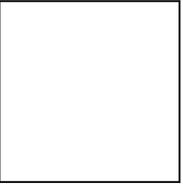
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, STRUCTURAL SIZES AND EXISTING CONDITIONS

06.04.2019 DATE

AB1



Greg Busch, Architects A.I.A.
90 West Wieuca Road
Atlanta, Georgia 30342
tel: 404.252.8073 fax: 404.252.8074
gb@gregbusch.com



THIS DRAWING, AS INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE ARCHITECT.
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, STRUCTURAL SIZES AND EXISTING CONDITIONS

06.04.2019
DATE

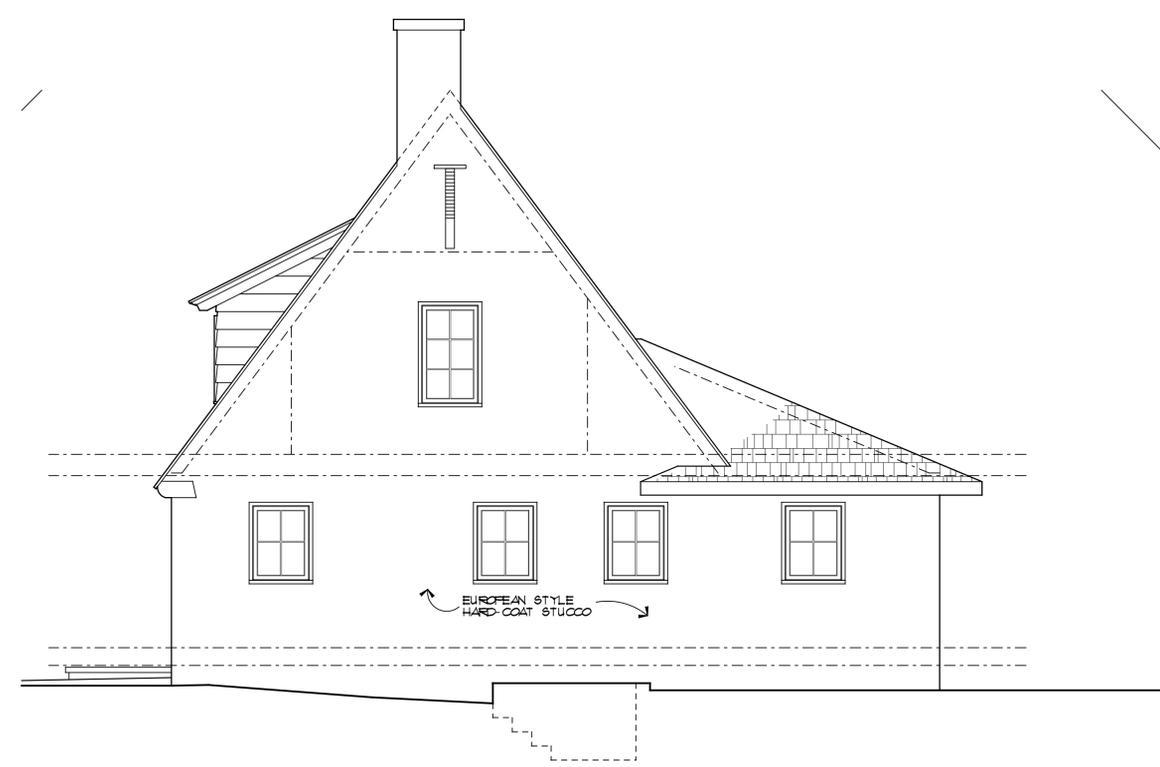
A2
OF



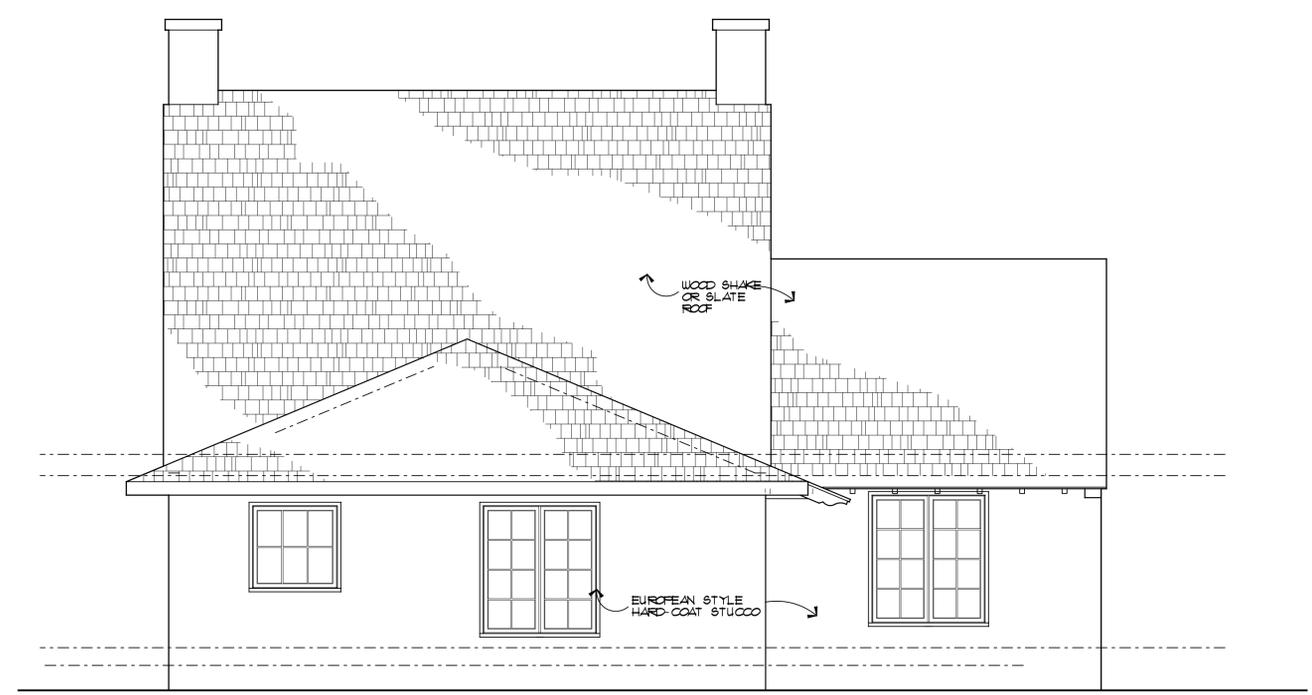
2 PROPOSED WEST ELEVATION
A2 SCALE: 1/8"=1'-0"



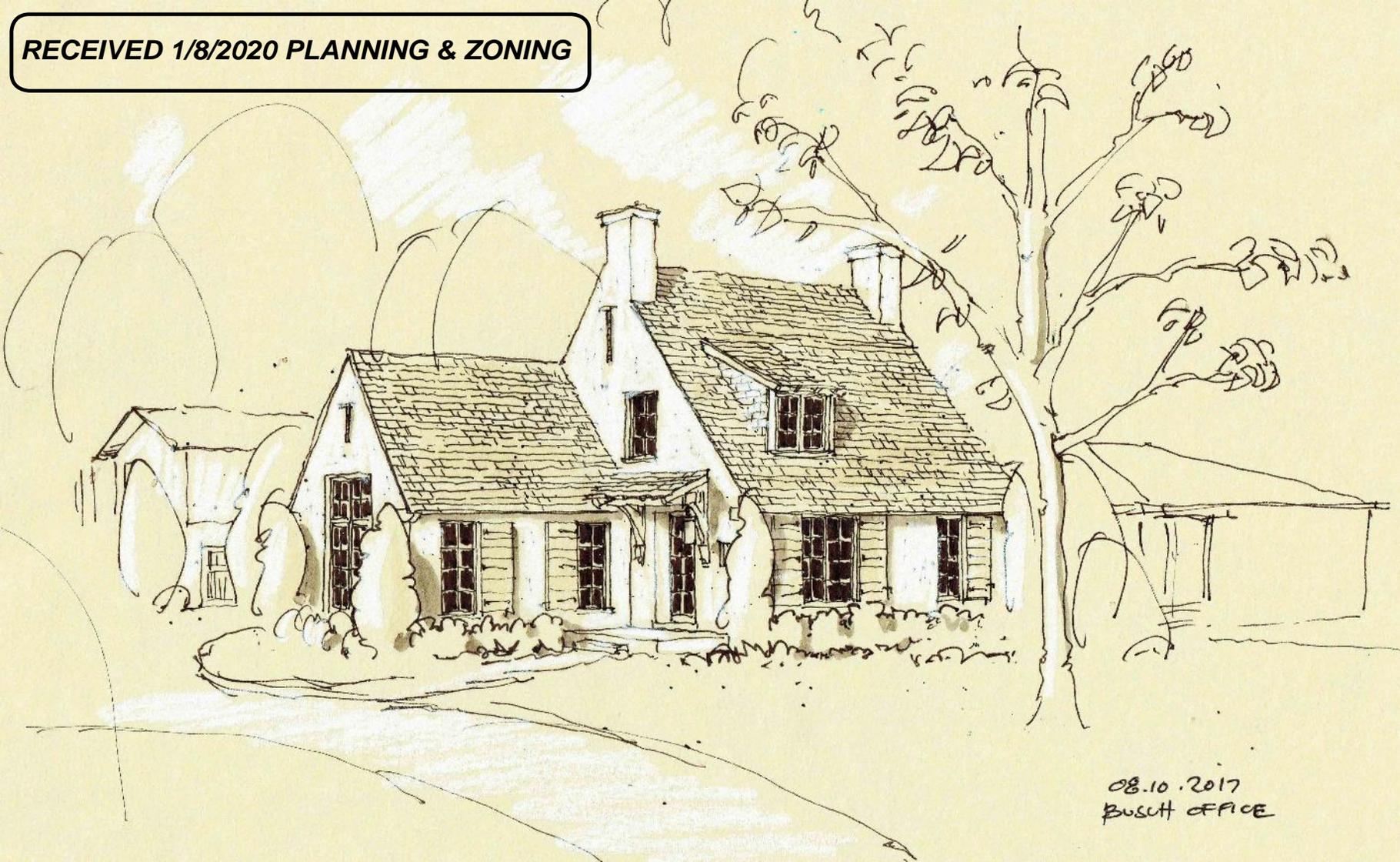
1 PROPOSED FRONT ELEVATION
A2 SCALE: 1/8"=1'-0"



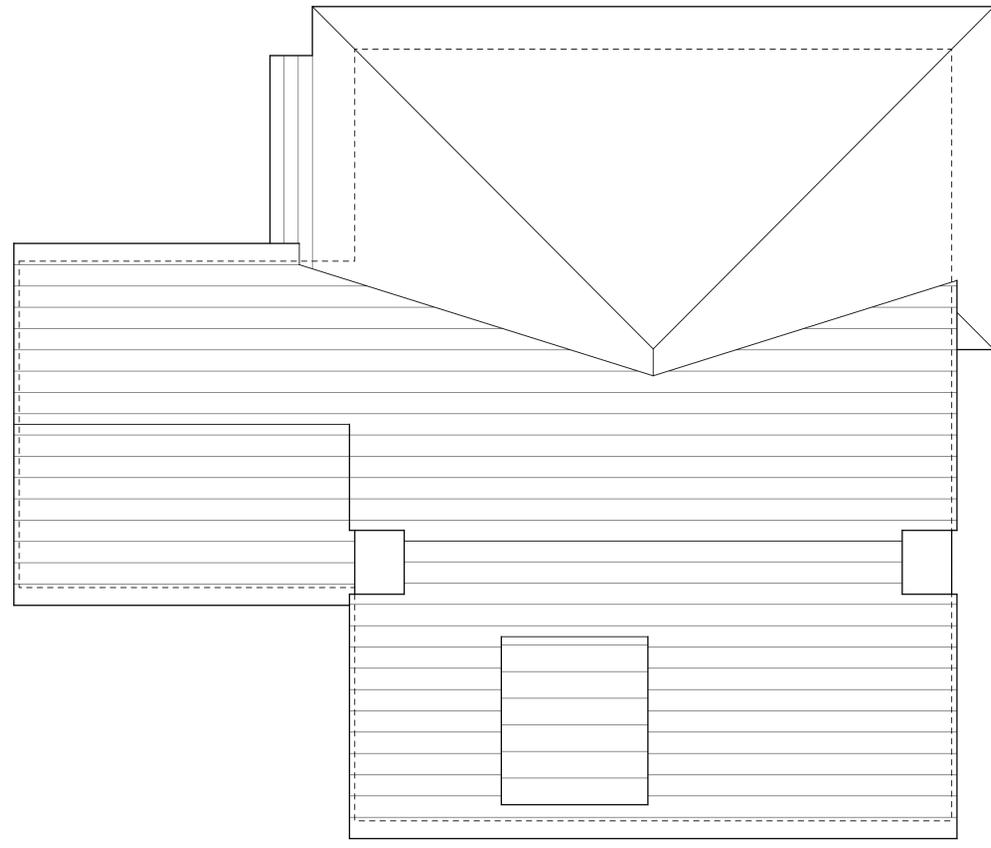
6 EXIST REAR ELEVATION
ABI SCALE: 1/4"=1'-0"



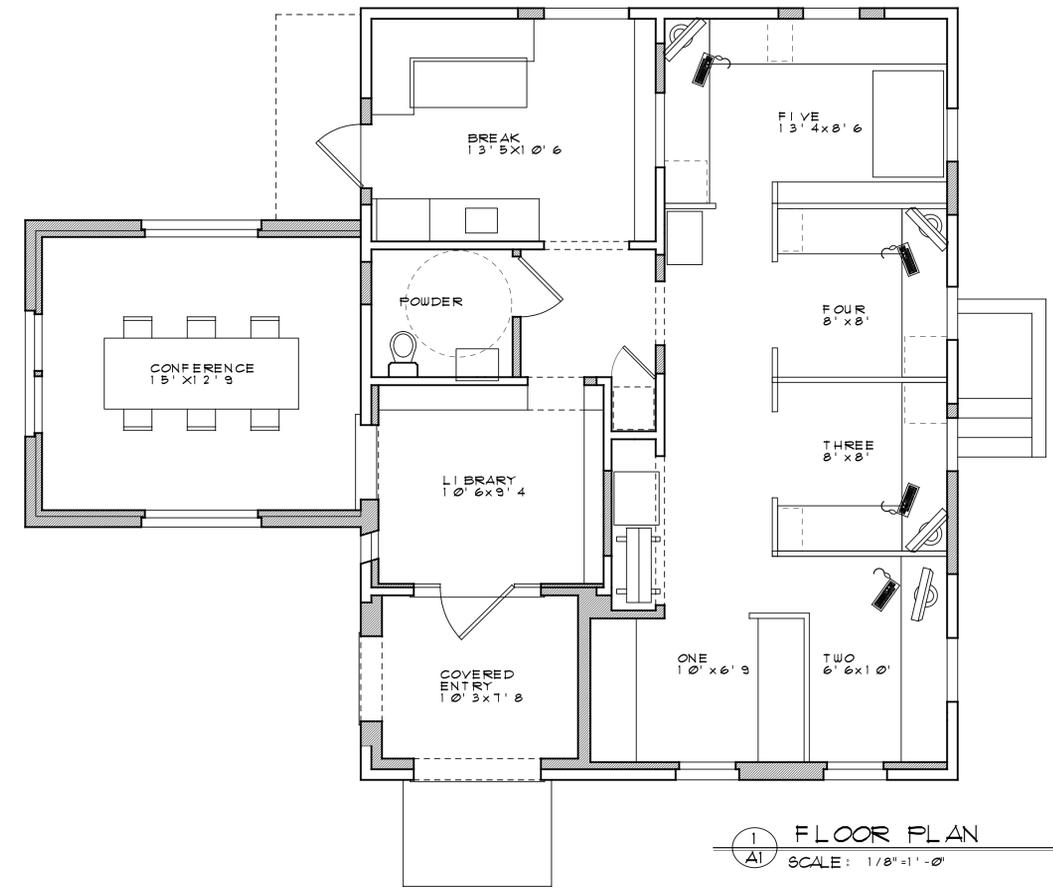
RECEIVED 1/8/2020 PLANNING & ZONING



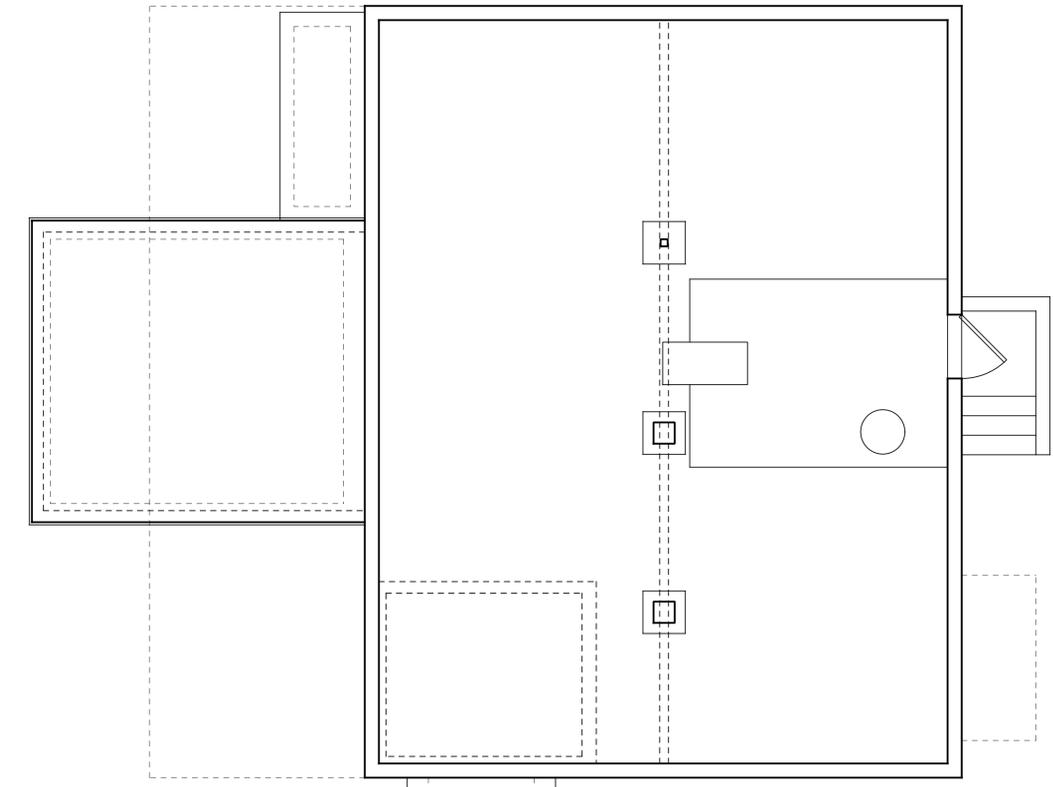
08.10.2017
BUSCH OFFICE



2 ROOF PLAN
ABI SCALE: 1/4"=1'-0"



1 FLOOR PLAN
AI SCALE: 1/8"=1'-0"



3 FOUNDATION PLAN
AI SCALE: 1/4"=1'-0"

148 WEST BELLE ISLE

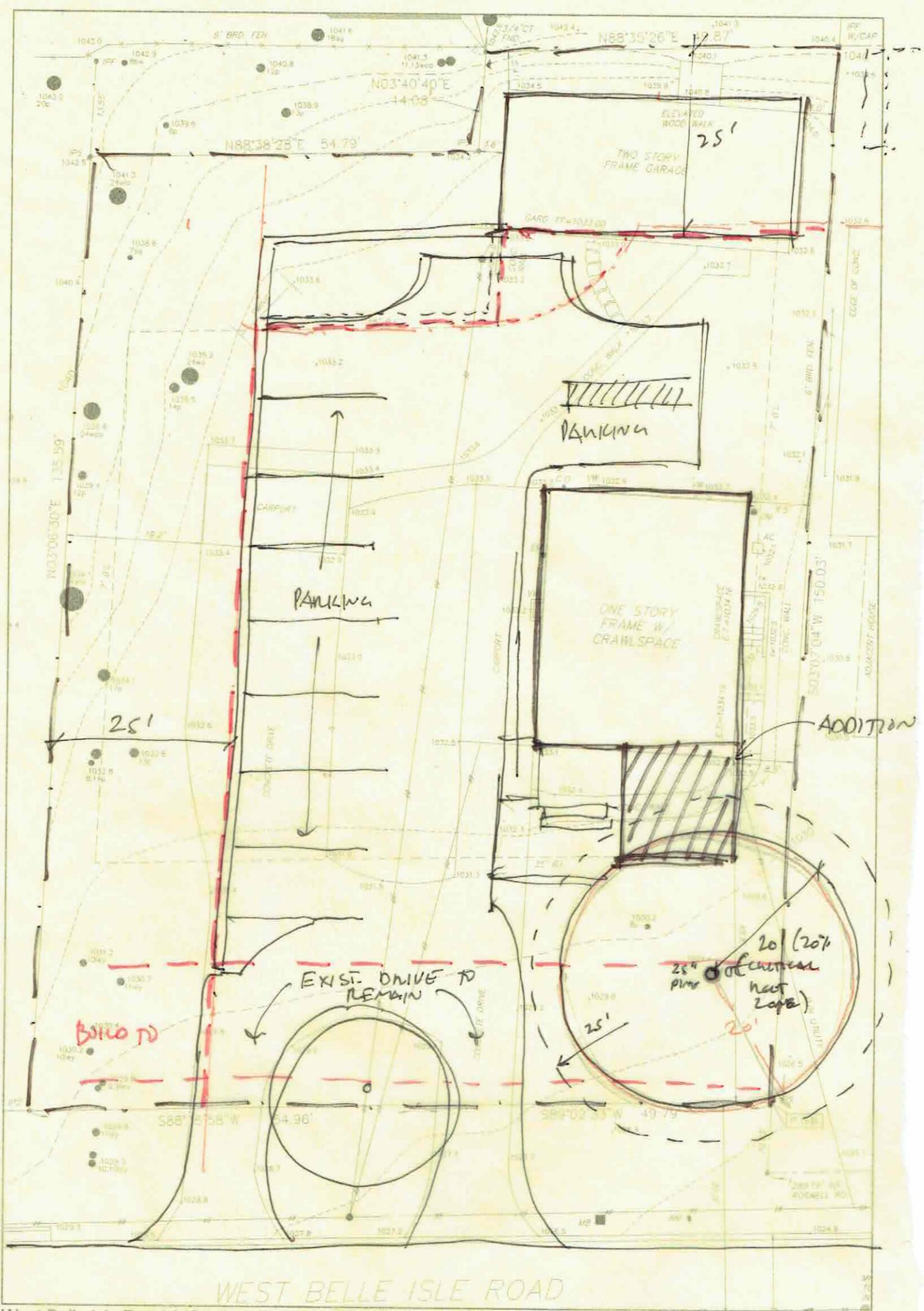


Greg Busch, Architects A.I.A.
90 West Wieuca Road
Atlanta, Georgia 30342
tel: 404.252.8073 fax: 404.252.8074
gb@gregbusch.com

THIS DRAWING, AS INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE ARCHITECT.
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, STRUCTURAL SIZES AND EXISTING CONDITIONS

06.04.2019
DATE

A1



WEST BELLE ISLE ROAD

CLERK'S OFFICE: RECORDING INFORMATION ONLY

ABBREVIATIONS ~

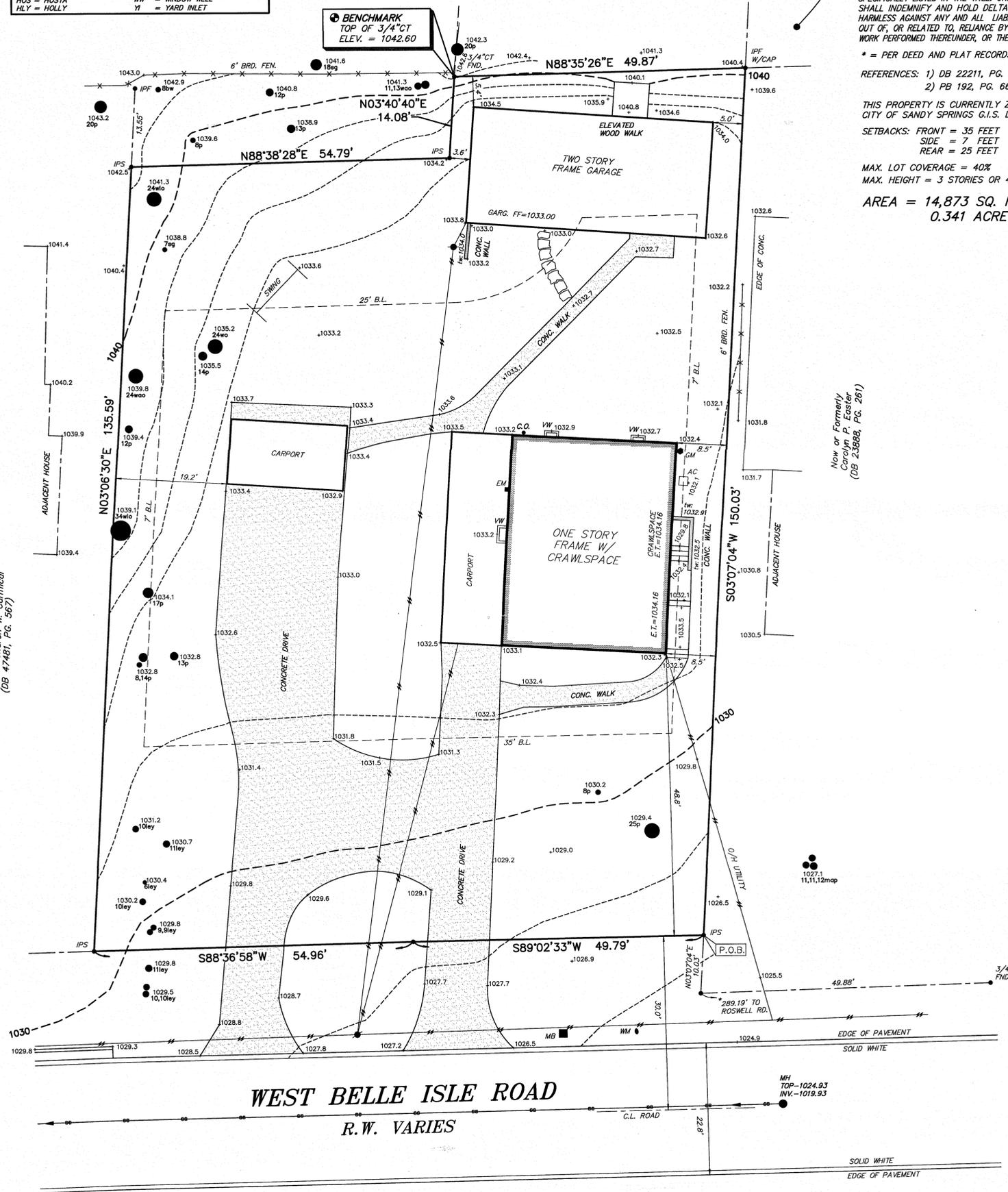
ABL = ABELIA	HYD = HYDRANGEA
AUC = AUCUBA	ICV = IRRIGATION CONTROL VALVE
AHY = AMERICAN HOLLY	IMP = IMPATIENS
AZ = AZALEA	IPF = IRON PIN FOUND
BB = BARBERRY	JAS = JASMINE
BE = BEECH	JHY = JAPANESE HOLLY
BEG = BEGONIA	JM = JAPANESE MAPLE
BHY = BURFORD HOLLY	JUN = JUNIPER
BR = BIRCH	LIR = LIRIOPE
BP = BRADFORD PEAR	LL = LAWN LIMITS
BW = BOXWOOD	MAG = MAGNOLIA
CAL = CALADRIUM	MAP = MAPLE
CAM = CAMELLIA	MAN = MANDARIN
CE = COTONEASTER	OGH = OREGON GRAPE HOLLY
CED = CEDAR	OLL = OTTOLUYKEN LAUREL
CHY = CHERRY	P = PINE
CH = CHINESE HOLLY	PHO = RHODODENDRON
CHN = CHESTNUT	POP = POPLAR
CHO = CHESTNUT OAK	RHO = RHODODENDRON
CJ = CRYPTOMERIA JAPONICA	RO = RED OAK
CL = CHERRY LAUREL	RT = RED TIP
CO = CLEAN OUT	SG = SWEET GUM
CM = GRAPE MYRTLE	SP = SPRUCE
DC = DWARF GARDENIA	SPH = SPHOD
DS = DOWNSPOUT	SPK = SPRINKLER
DW = DOGWOOD	SW = SOURWOOD
EL = ELAEOGNIUS	UDS = UNDERGROUND DOWNSPOUT
EM = ELECTRIC METER	UNK = UNKNOWN
ET = EXTERIOR THRESHOLD	VINCA = VINCA
FF = FINISH FLOOR	VLIR = VARIEGATED LIRIOPE
FOR = FORSYTHIA	VP = VARIEGATED PRIVET
GE = GOLDEN EUONYMUS	VW = VENT WELL
GLF = GROUND LIGHT FIXTURE	WAO = WATER OAK
GM = GAS METER	WLO = WILLOW OAK
HB = HICKBERRY	WIL = WILLOW
HEM = HEMLOCK	WM = WATER METER
HIC = HICKORY	WO = WHITE OAK
HH = HELLERI HOLLY	WP = WHITE PINE
HOS = HOSTA	WW = WINDOW WELL
HLY = HOLLY	YI = YARD INLET

Now or Formerly
Christina Chatham & Justin Roberts
(DB 57961, Pg. 467)

Now or Formerly
Ronald Lunsford
(DB 48663, Pg. 87)

Now or Formerly
Bomax Holding Company LLC
(DB 57016, Pg. 546)

BENCHMARK
TOP OF 3/4"CT
ELEV. = 1042.60



GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 25,913. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A SOKKIA SET-530R.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 289,675.

ALL I.P.'S ARE 1/2" REBARS, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP" COMMUNITY PANEL NO. 13121C 0144 F, DATED SEPTEMBER 18, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD DELTA 1 LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

* = PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.

REFERENCES: 1) DB 22211, PG. 346
2) PB 192, PG. 66

THIS PROPERTY IS CURRENTLY ZONED RD-9 PER THE CITY OF SANDY SPRINGS G.I.S. DEPT.

SETBACKS: FRONT = 35 FEET
SIDE = 7 FEET
REAR = 25 FEET

MAX. LOT COVERAGE = 40%
MAX. HEIGHT = 3 STORIES OR 40 FEET

AREA = 14,873 SQ. FT.
0.341 ACRE

Now or Formerly
Carroll P. Easter
(DB 23888, Pg. 261)

Now or Formerly
James B. & Sharon W. Cammick
(DB 47481, Pg. 567)

ADDRESS:
148 WEST BELLE ISLE ROAD
SANDY SPRINGS, GA 30342

LEGEND

●	IPF	= 1/2" REBAR FND.
○	IPS	= 1/2" REBAR SET
—	R.W.	= RIGHT OF WAY
---	SSE	= SANITARY SEWER EASEMENT
- - -	DE	= DRAINAGE EASEMENT
---	L.L.L.	= LAND LOT LINE
---	C.L.	= CENTERLINE
○	CT	= CRIMP TOP PIPE
○	OT	= OPEN TOP PIPE
▬	CMP	= CORRUGATED METAL PIPE
▬	RCP	= REINFORCED CONCRETE PIPE
▬	DI	= DROP INLET
□	JB	= JUNCTION BOX
○	MH	= MANHOLE
○	CB	= CATCH BASIN
○	BM	= BENCHMARK
○	PP	= POWER POLE
○	FH	= FIRE HYDRANT
○	CMF	= CONCRETE MONUMENT FND.
○	B.C.	= BACK OF CURB
○	E.P.	= EDGE OF PAVEMENT
○	FEN	= FENCE
○	O.H.	= OVERHEAD ELEC. SERVICE LINE
○	B.L.	= BUILDING LINE
○	U.G.	= UNDERGROUND POWER LINE
○	TX	= TRANSFORMER

**BOUNDARY & TOPOGRAPHIC SURVEY FOR
GREG BUSCH
CK HOLDINGS ATLANTA LP**

LOCATED IN LAND LOT 93
17th DISTRICT, CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA
OCTOBER 23, 2019 1"=10'

10 5 0 10 20 30
SCALE IN FEET
CONTOUR INTERVAL = 2 FT.
VERTICAL DATUM IS MEAN SEA LEVEL.



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Travis Durham 10-23-19
E. TRAVIS DURHAM, GA. RLS No. 2950

JOB # 18-047 DRAWN BY: TD FIELD CREW: CM,JK
FIELD DATE: 6-23-18 PLAT PREPARED: 10-23-19

DELTA 1
LAND SURVEYING, LLC

361 WESTCHESTER WAY
CANTON, GEORGIA 30115
PHONE: (770) 597-3533
(FIRM LICENSE No. LSF 001041)

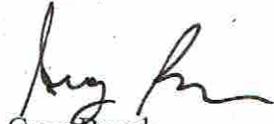
148 West Belle Isle

01/22/2019

City of Sandy Springs Zoning,

I am withdrawing the request for a variance to Section 6.4.2.1 to the North Transition buffer wall location requested in the initial variance submittal. Because the property to the North sits at a higher elevation, the Director has determined that the alternate location for the required wall within the buffer is adequate.

Thank you



Greg Busch
91 West Wieuca Road
Building A, Suite 3000
Atlanta, GA 30342

RECEIVED
01/22/2020
2:59:40 PM
louisa.tovar
148 w belle isle withdrawl (002).pdf





SANDY SPRINGS
GEORGIA

September 18, 2019

Greg Busch
90 West Wieuca Road | Suite 335
Atlanta, GA 30342

Subject: **Approval of RZ19-0004**
148 West Belle Isle
Parcel# 17 009300021958

Dear Mr. Busch,

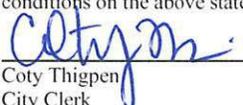
Please be advised that the City of Sandy Springs Mayor and City Council at the September 18, 2019 public hearing **approved** request RZ19-0004 to rezone the property at 148 West Belle Isle from RD-9 (Residential Detached, 9,000 sq. ft. minimum lot size) to ON-3 (Office Neighborhood, 3 stories, maximum height).

Please include a copy of this letter in any construction documents set upon application for any permits associated with this property.

Should you have any questions or need any additional information regarding this project, please do not hesitate to contact Louisa Tovar at ltovar@sandyspringsga.gov or call (770)-730-5600.

Sincerely,

Ginger Sottile
Community Development Director
GS/lt

Certification of Approval	
I hereby certify that the subject case was approved by the Mayor and City Council of the City of Sandy Springs with the associated conditions on the above stated hearing date.	
 Coty Thigpen City Clerk	<u>9/18/19</u> Date

Written Description - 148 West Belle Isle

All that tract or parcel of land lying and being in Land Lot 93, 17th District, City of Sandy Springs, Fulton County, Georgia, and being more particularly described as follows:

To find the point of beginning, commence at a point on the northerly right of way of West Belle Isle Road (right of way varies), said point being 289.19 feet westerly, as measured along said right of way, from the intersection of the northerly right of way of West Belle Isle Road and the westerly right of way of Roswell Road; thence continue along the northerly right of way of West Belle Isle Road, N 03°07'04" E a distance of 10.03 feet to an iron pin set and the **POINT OF BEGINNING**; thence continue along said right of way the following courses and distances: S 89°02'33" W a distance of 49.79 feet to a point; thence S 88°36'58" W a distance of 54.96 feet to an iron pin set; thence leaving said right of way N 03°06'30" E a distance of 135.59 feet to an iron pin set; thence N 88°38'28" E a distance of 54.79 feet to an iron pin set; thence N 03°40'40" E a distance of 14.08 feet to a 3/4" crimp top pipe found; thence N 88°35'26" E a distance of 49.87 feet to an iron pin found with cap; thence S 03°07'04" W a distance of 150.03 feet to the **POINT OF BEGINNING**. Said tract contains 14,873 square feet or 0.341 acre and is more fully shown on a Boundary & Topographic Survey for Greg Busch, prepared by Delta 1 Land Surveying, LLC, dated June 23, 2018.