



SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT

Planning Commission Meeting, February 19, 2020

Case: **BU19-0001– 255 Amberidge Trail**
Staff Contact: Louisa Tovar (ltovar@sandyspringsga.gov)
Report Date: February 5, 2020

REQUEST

Request for a Beneficial Use Determination for relief from the application of the Development Code by amending the Official Zoning Map to rezone the southern portion of the property from RD-27 to RD-18 at 255 Amberidge Trail.

APPLICANT

Property Owner: Margaret O. Levitt	Petitioner: Margaret O. Levitt	Representative: Ed Levin Design Construction by Craftmaster
---------------------------------------	-----------------------------------	--

SUMMARY

The applicant seeks relief from the Development Code, as he is of the opinion that the lot's zoning designation on the Official Zoning Map as RD-27, has severely inhibited the beneficial use of the land. The property owner seeks relief in the form of a Zoning Map Amendment (Rezoning) of the southern portion of the property from RD-27 to RD-18.

The subject property was zoned R-3 under its former zoning designation, which is most equivalent to the RD-18 zoning district, as found in Sec 2.3.1 of the City's Development Code. If the lot were RD-18, the applicant would have been able to subdivide into two lots 'by right' without requesting any form of relief. However, through the City's rezoning effort in 2017, the property was assigned the RD-27 zoning designation. Presently, the property owner is not able to subdivide the lot into two, as any configuration for a second lot would be deficient by at least 1,485 sq. ft. – not being able to achieve the minimum lot size of 27,000 sq ft. The property owner is of the opinion that the lot's current zoning has severely diminished economically beneficial use of the land.

RECOMMENDATION

Department of Community Development

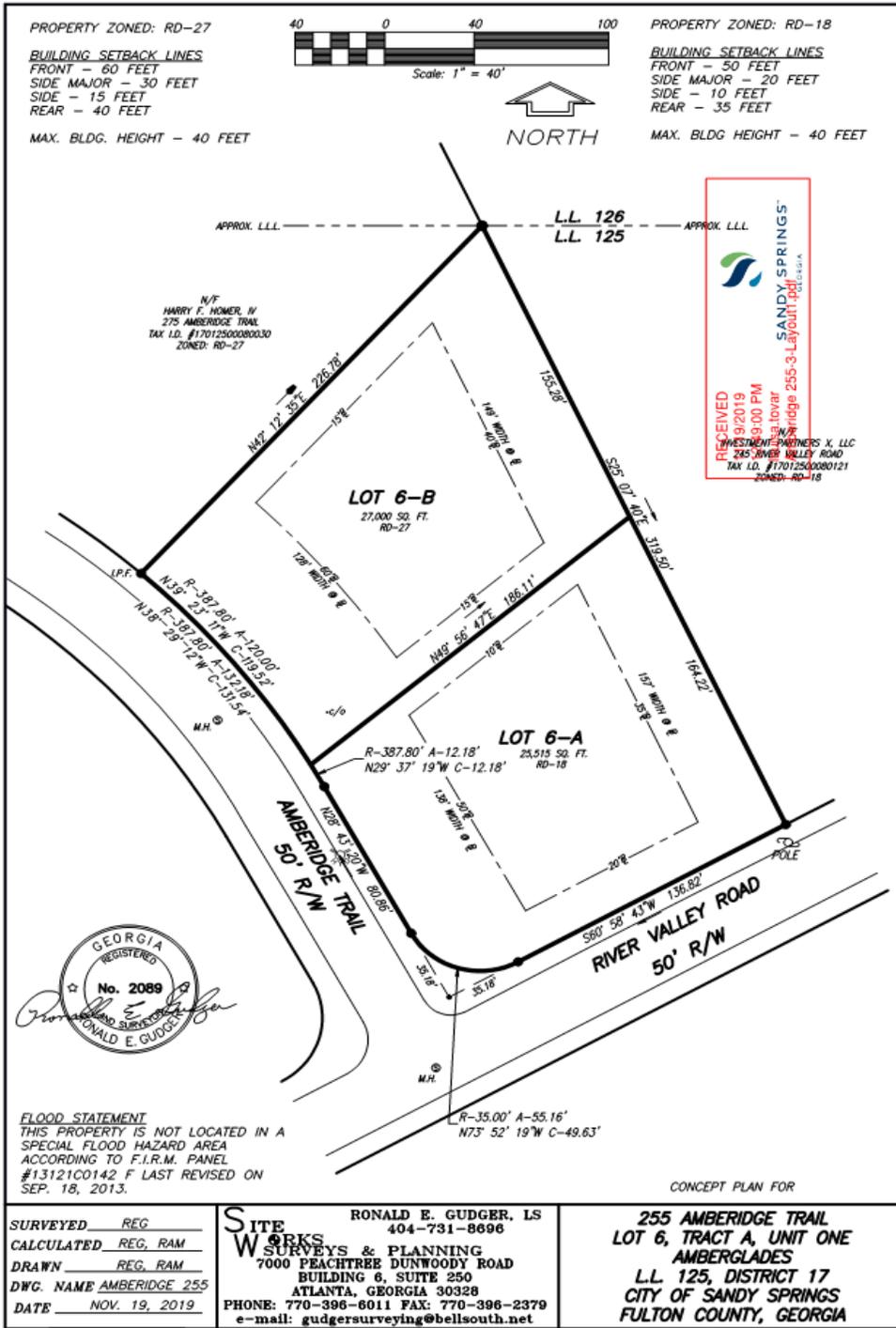
Staff recommends **Conditional Approval** of **Beneficial Use Determination BU19-0001**.

MATERIALS SUBMITTED AND REVIEWED
<p>Materials:</p> <ol style="list-style-type: none">1. Application, received November 1, 2019. Revised November 13, 2019.2. Land Appraisal Report prepared by Sandee S Pennington, Certified General Real Property Appraiser, received November 1, 2019.3. Legal description for 255 Amberidge Trail Lot 6-A, received November 19, 20194. Legal description for 255 Amberdige Trail Lot 6-B, received November 19, 2019 <p>Plans:</p> <ol style="list-style-type: none">1. “<i>Concept Plan for 255 Amberidge Trail Lot 6, Tract A, Unit One Amberglades,</i>” prepared by Site Works Surveys & Planning , signed and sealed by Ronald E Gudger, Land Surveyor, dated November 19, 2019, received November 19, 2019.

PROPERTY INFORMATION	
Location:	255 Amberidge Trail (Parcel # 17 012500080048)
Council District:	3 – Chris Burnett
Road frontage:	Approximately 248 feet of frontage on Amberidge Trail and 172 feet on River Valley Road
Acreage:	Approximately 1.30 acres
Old Zoning:	R-3
Current Zoning:	RD-27 (Residential Detached, 27,000 minimum lot area)
Existing Land Use:	Single family
Previous Zoning Case/Cases:	N/A.
Character Area:	Protected Neighborhood

PROCESS			
Initial Community Meeting (CMI): October 24, 2019	Second Community Meeting (CMII): December 4, 2019	Planning Commission Hearing: February 18, 2020	Mayor and City Council Hearing: March 17, 2020

SITE PLAN (received November 19, 2019) (full size Site Plan in Package)



PROPOSED DEVELOPMENT

The applicant seeks relief through the Beneficial Use Determination in the form of an Official Zoning Map Amendment to rezone the southern portion of the property from RD-27 to RD-18.

The following images show the existing conditions of 255 Amberidge Trail.

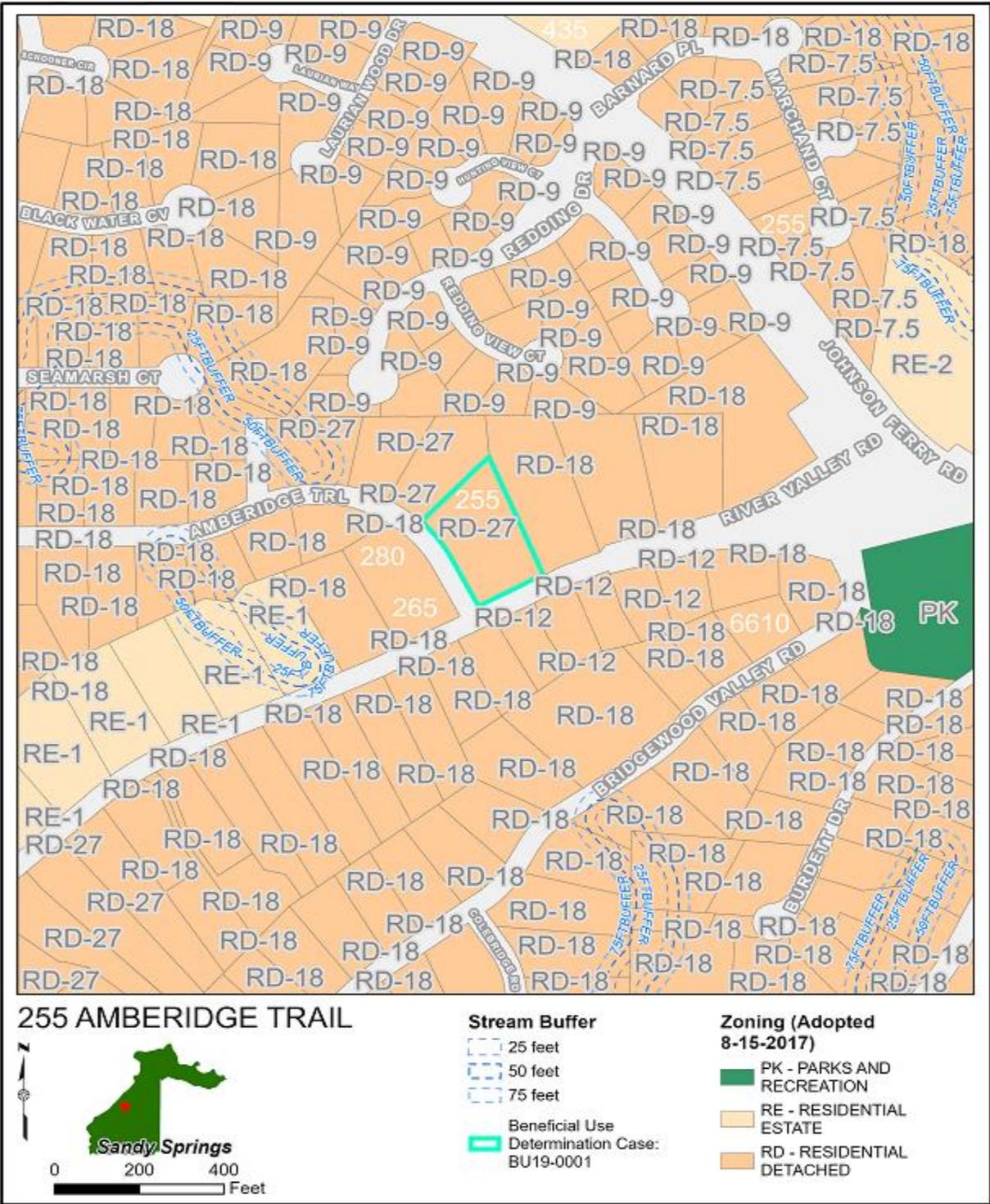
EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY

Location relative to subject property	Zoning / Land use	Address(es)	Land area (acres) (approximate)
North	RD-27/ Single Family House	275 Amberidge Trail	0.94 acres
East	RD-18/ Single Family House	0 River Valley Road (River Valley Road Subdivision)	0.54 acres
South	RD-12 / Single Family House	240 River Valley Road	0.42 acres
South	RD-12 / Single Family House	250 River Valley Road	0.43 acres
West	RD-18 / Single Family House	265 River Valley Road	0.51 acres
West	Rd-18 / Single Family House	280 Amberidge Trail	0.51 acres
SUBJECT PARCEL			
--	RD-27 / Single Family House	255 Amberidge Trail	1.30 acres

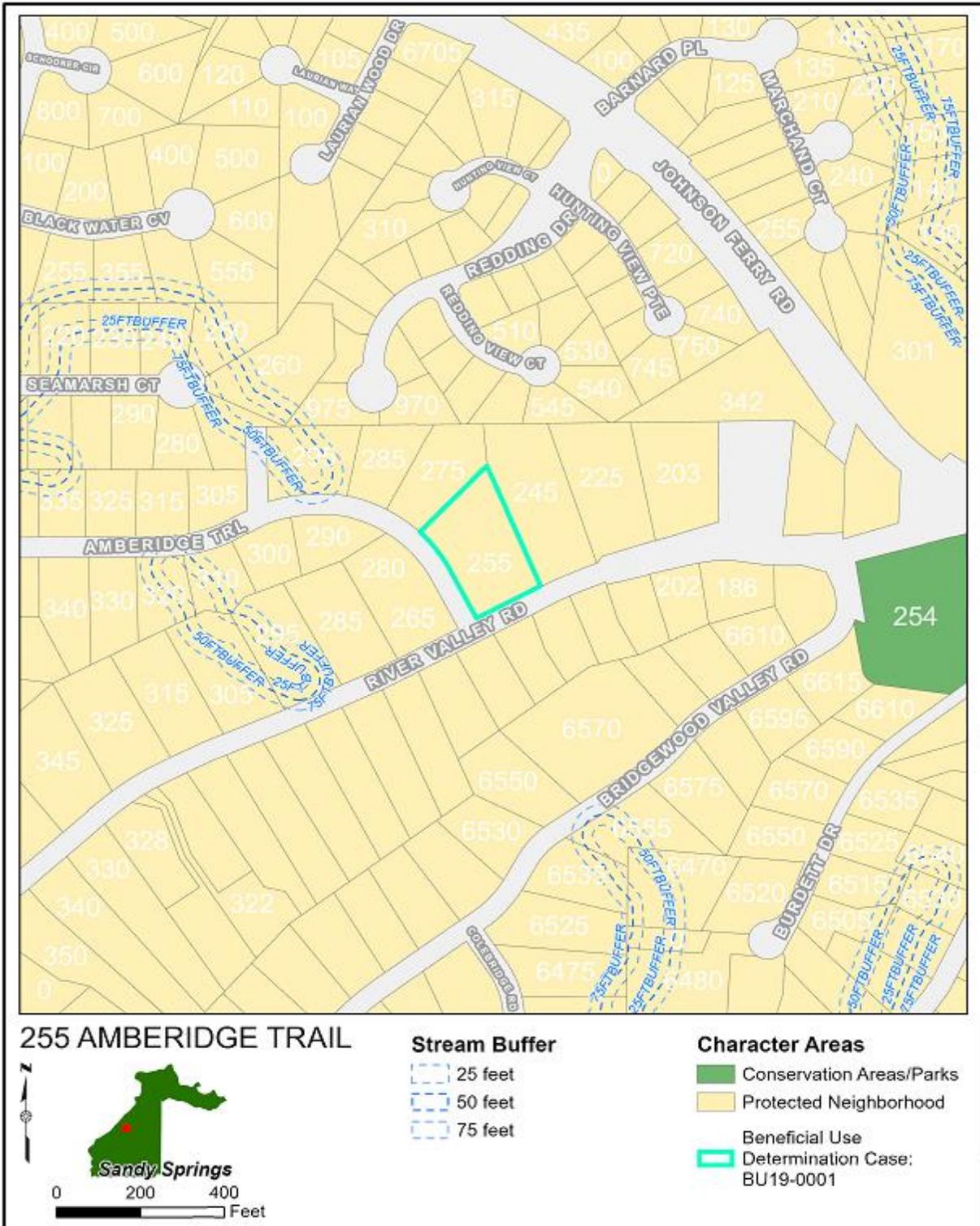
AERIAL IMAGE



ZONING MAP



CHARACTER AREA MAP



BENEFICIAL USE DETERMINATION CONSIDERATIONS

Per Sec. 11.6.4.D. of the Development Code, the following is a list of factors to demonstrate that the landowner is deprived of an economically beneficial use of the land.

1. ***Economically Beneficial Use***

The uses of the land as provided by this Development Code, and in relation to the uses allowed on similarly situated lands. For the purposes of this Section, “economically beneficial use” means the opportunity to make a return equivalent to that which would have been received from a conservative financial investment. Transitory economic issues are not relevant to this determination.

Finding: The subject property was originally developed in 1980, is located within the Amberglades Subdivision, and is zoned RD-27. The property is adjacent to RD-27 to the north, RD-18 to the east, RD-18 to the west, and RD-12 to the south.

Under the old Zoning Map designation the property was zoned R-3, which is equivalent to RD-18 per the current Development Code. The subject property is 52,515 sq. ft. (or approx. 1.30 acres) and has a width of 248’ along Amberidge Trail. The RD-18 zoning district requires new lots to have a minimum lot area of 18,000 sq. ft. along with a 100’ minimum lot width, whereas the RD-27 zoning district requires a minimum lot area of 27,000 sq. ft. and a minimum lot width of 120’. The applicant seeks to sell the property as a lot that can be subdivided into two. However, under the RD-27 zoning designation the lot cannot be subdivided into two lots, as the lot is 1,485 sq. ft. short of the required 27,000 sq ft. Under the RD-18 Zoning District, the lot could have been subdivided by right.

The properties located across from 255 Amberidge Trail (265 River Valley Road NW and 280 Amberidge Trail) are zoned RD-18 and are similar in lot size (approximately 0.50 acres) to the proposed two new lots (also approximately 0.50 acres). Nearby lots to the north of 255 Amberidge Trail such as 275, 285, and 295 Amberidge Trail are zoned RD-27 and have lot sizes ranging from 0.60 acres to 0.90 acres. Additionally, properties to the south of 255 Amberidge trail, 250 and 240 River Valley Road are zoned RD-12 and are 0.40 acres. Staff believes that rezoning the southern portion of the subject property would not have negative effects on the surrounding properties and that the request is similar in character and identical use of the land within the existing neighborhood.

Staff is of the opinion that the relief requested by the applicant in the form of an Official Zoning Map Amendment is the amount of relief necessary to reach the minimum beneficial use of the land, based on the guidelines found in Sec. 11.6.4.E.3:

- a. The land does not have any governmental subsidy attached to the long-term safe occupation of the land.
- b. The use of the land as a single-family residence is a use common to the City and is the lowest intensity use in the City.
- c. The actual condition of the land does not limit the lot’s development potential given the natural conditional of the land, as it can safely accommodate development with normal grading and clearing practices.
- d. No potential damages to the residents and land are anticipated. No governmental subsidy for future landowners is expected.
- e. Only reasonable expectations backed by investments as recognized by the current state of the law were considered.
- f. Staff’s analysis was consistent with the current state of law relevant to the granting of relief as established by the United States Supreme Court, the 11th Circuit Federal Court of Appeals, and the Georgia Supreme Court.

2. Diminution in Value

The market value of the land, as established by the comparable sales approach, prior to adoption of the regulations that caused the landowner to apply for relief must be compared to the market value of the land, as established by the comparable sales approach, with the regulations as applied.

Market value of the land prior to the adoption of the regulations that caused the landowner to apply for relief must constitute its highest and best use one day prior to the effective date of the regulations that caused the landowner to apply for relief, or the date of purchase of the land, whichever is later; and any other land value/appraisal information that the applicant would like considered.

Finding: According to the appraisal report submitted by the applicant, “the most likely sales price that the subject property would achieve,” as one lot, “with adequate market exposure is \$665,000.” The appraisal also calculates the Market Value under the hypothetical condition that the lot can be divided in two (the northern most lot having a lot area of 27,000 sq. ft. and the southern lot having an area of 25,515 sq. ft.). The Market Value for each proposed lot is \$410,000 or \$820,000 as a combined value.

The property owner is of the opinion that the current RD-27 zoning district designation is depriving the Economically Beneficial Use of the land by preventing the subdivision of the lot, and therefore, decreasing the value of the land by \$155,000, from \$820,000 to \$665,000.

Staff is of the opinion that the request for relief through an Official Zoning Map Amendment (rezoning) provides the minimum increase in use and intensity in order to permit an economically beneficial use of the land.

3. External Costs

The amount or nature of any subsidy that may be required by the City, neighbors, purchasers, tenants, or the public at large if the development allowed under this Development Code is modified; and any other adverse effects on the City and its residents created by the modification of the standards of this Development Code.

Finding: The applicant requests relief in the form of an Official Zoning Map Amendment to rezone a portion of the lot from RD-27 to RD-18. Staff is of the opinion that no subsidy is required by the City, neighbors, purchasers, tenants, or the public at large, if the lot is subdivided into two lots and only the southern lot (on the corner of Amberidge Trail and River Valley Rd) is rezoned to RD-18. Staff does not anticipate any adverse effects on the City nor its residents as a result of the proposed request. The applicant requests no modification of the standards set forth in the Development Code for the RD-18 zoning district.

4. Current State of the Law

The state of the law established by the United States Supreme Court, the 11th Circuit Federal Court of Appeals, and the Georgia Supreme Court relevant to these standards.

Finding: Staff considered the current state of law relevant to these standards in its analysis of the application.

COMMENTS FROM OTHER PARTIES

Sandy Springs Public Works:

Given that River Valley Road is classified as a collector street, driveway access should be only allowed on Amberidge Trail.

Sandy Springs Transportation Engineer:

No comment provided.

Sandy Springs City Engineer:

No comment provided.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

The beneficial use and/or rezoning of this property does not change much, but the applicant should be mindful of conserving sufficient trees to maintain the required 35% canopy coverage, as well as all the requirements listed out in Section 9 of our Development Code.

Sandy Springs Sustainability Manager:

The approval of the BUD for the purposes of splitting the lot in two would likely result in an increase in impervious surface and a greater loss of canopy, compared to maintaining it as a single property.

Sandy Springs Building Official:

The request seems similar to lot(s) on the opposing corner and in the size range of other lots along Ambridge Trail.

Sandy Springs Fire Marshal:

No comment provided.

MARTA:

No comment provided.

Fulton County Schools:

No comment provided.

Fulton County Environmental Health:

EHS Comments

- Prior to the approval of any plat by the appropriate jurisdiction, the Environmental Health Services Division of the Fulton County Board of Health shall review and approve the plat regarding water supply and sewage disposal. No person may sell, offer for sale, lease, begin construction or otherwise begin the physical irriproveinent of an exemption plat development, nor shall a building permit be issued in any form until all requirements set forth by the Fulton County Board of Health have been met.
- Fulton County Board of Health will require that the proposed site be connected to public water available to the site.
- If public sanitary sewer is available to the site, the Fulton County Board of Health will require mandatory connection. Public sanitary sewer is considered available if the property is within 200 feet of the nearest property line such distance being measured along the appropriate natural drainage course (gravity flow).

• If public sewer is unavailable to the site, this Department will require that each lot be a minimum of 43,560 square feet and have 30,000 square feet minimum usable area to be considered for use of onsite sewage management systems. This Department will require all necessary percolation and soil data, required layouts, and supportive data be submitted for review and determined acceptable prior to preliminary plat and/or Land Disturbance Permit (LDP) approval.

• Since this proposed development constitutes a premise where people live, sanitary facilities will be mandatory prior to use or occupancy.

• This department is requiring that all existing structures to be demolished must be inspected by a certified pest control operator to insure that the premise is rat free. If evidence of rodent infestation is found, the property must be baited prior to demolition.

• If this property includes an existing individual onsite sewage management system(s), and the system(s) will be abandoned, it shall be abandoned in accordance with Fulton County regulations.

If this property includes an existing individual onsite water' supply system(s) and the system(s) will be abandoned, it shall be abandoned in accordance with Fulton County Code of Ordinance and Code of Resolutions, Chapter 34 –Health and Sanitation, Article IV –Drinking Water.

General Public Health and EJ Comments

Since this proposed development is not considered an environmentally adverse use, Fulton County Board of Health does not anticipate any adverse impacts to the health of humans or' the environment in Fulton County by approving the rezoning from RD-27 to RD-18 to allow for the development of two (2) single-family residences.

Fulton County Public Services and Utilities:

No comment provided.

PUBLIC PARTICIPATION

Community Meeting I

There were eight attendees at the initial Community Meeting on October 24, 2019. Questions and topics discussed included number of houses proposed, quality of houses, and tree protection. No opposition was expressed.

Community Meeting II

There was one attendee in addition to the applicant at the second Community Meeting on December 4, 2019. Questions and topics discussed included size of the lot and the homes. No opposition was expressed.

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 **BU19-0001, Beneficial Use Determination** request for relief from the application of the Development Code to amend the Official Zoning Map to rezone the southern portion of the property from RD-27 to RD-18 at 255 Amberidge Trail, subject to the following conditions:

1. To the “*Concept Plan for 255 Amberidge Trail Lot 6, Tract A, Unit One Amberglades,*” prepared by Site Works Surveys & Planning , signed and sealed by Ronald E. Gudger, Land Surveyor, dated November 19, 2019, received November 19, 2019.
2. The lot shall be replatted within 180 days of this resolution per the Legal Description provided in the application received by Staff on November 19, 2019.
3. To the legal description for 255 Amberidge Trail Lot 6-a, received November 19, 2019 below:

LEGAL DESCRIPTION
255 AMBERIDGE TRAIL
LOT 6-A

All tract or parcel of land lying and being in Land Lot 125, District 17 of Fulton County, within the limits of the City of Sandy Springs, being a portion of Lot 6, Tract A, Unit One, Amberglades and being more particularly described as follows:

Begin at the point of intersection of the easterly right-of-way of Amberidge Trail (having a 50 foot right-of-way) with the northerly right-of-way of River Valley Road (having a 50 foot right-of-way) (if right-of-ways are extended to form an angle); thence along said easterly right-of-way of Amberidge Trail proceed North 28°43'20” West for 35.18 feet to a point being the TRUE POINT OF BEGINNING; thence with the point of beginning thus established, continue along said easterly right-of-way of Amberidge Trail proceed North 28°43'20” West for 80.86 feet to a point; thence continuing said easterly right-of-way of Amberidge Trail proceed around a curve to the left having a radius of 387.80 feet for an arc distance of 12.18 feet and being subtended by a chord of North 29°37'19” West, 12.18 feet; thence leaving said right-of-way proceed North 49°56'47” East for 186.11 feet to a point; thence proceed South 25°07'40” East for 164.22 feet to a point on the northerly right-of-way of River Valley Road; thence along said northerly right-of-way of River Valley Road proceed South 60°58'43” West for 136.82 feet to a point; thence along said right-of-way proceed around a curve to the right having a radius of 35.00 feet for an arc distance of 55.16 feet and being subtended by a chord of North 73°52'19” West, 49.63 feet returning to the point of beginning. Said parcel contains 25,515 square feet or 0.5857 acres, more or less.



SANDY SPRINGS™
GEORGIA

Case No.: **BU19-0001**
Planner's initials: **(P)**

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 255 AMBERIDGE TRAIL - SANDY SPRING 30328	
	Parcel Tax ID(s): 17012500080048	
	Total acreage: 1.21	Council District:
	Current zoning: RD-27	Current use: SINGLE FAMILY
	Character Area:	

APPLICATION	Detailed request: TO SEEK A BENEFICIAL USE DETERMINATION TO AMEND THE OFFICIAL ZONING MAP TO REZONE A PORTION OF THE PROPERTY FROM RD-27 TO RD-18 PRIOR TO THE CITY REZONING IN 2017 THE PROPERTY WAS R#3 WHICH WOULD ALLOW FOR 2 HOMES	
	Petitioner: ED LEVIN + MARGARET + HARVEY LEVITT LEWENBERG	
	Petitioner's address: 195 CHASELAND RD SANDY SPRINGS GA 30328	
	→ SUBJECT PROPERTY	
	Phone: [REDACTED]	Email: [REDACTED]

OWNER	Property owner: MARGARET LEVITT	
	Owner's address: 255 AMBERIDGE TRAIL SANDY SPRINGS GA, 30328	
	Phone: [REDACTED]	Email: [REDACTED]
	Signature (authorizing initiation of the process): [REDACTED]	
	If the property is under contract and the owner is unavailable to sign, provide a copy of the contract: [REDACTED]	

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date: 10/01/19	Anticipated application date: 11/01/19
CMI date, time, and location: 10/24/19	
ADDITIONAL INFORMATION NEEDED:	
SUBMITTAL ITEMS WAIVED BY DIRECTOR:	
RECEIVED	

NOV 01 2019

City of Sandy Springs
Community Development



SANDY SPRINGS™
GEORGIA

Case No.: 2419-0001
Planner's initials: [initials]

APPLICATION FORM

APPLICATION
Detailed request: TO SEEK A BENEFICIAL USE DETERMINATION TO AMEND THE OFFICIAL ZONING MAP TO REZONE A PORTION OF THE PROPERTY FROM RD-27 TO RD-18 TO ALLOW FOR 2 LOTS. PRIOR TO THE CITY REZONING IN 2017 THE PROPERTY WAS R-3 WHICH ALLOWED FOR 2 LOTS

COMMUNITY MEETING 1 REPORT
Date and location of CM1: 24 Oct 2019
Beginning time: 6:00 PM End time: 7:30
Summary of concerns discussed: THE HOODS OF THE HOMES AND TREES / LANDSCAPING.
Does the application address the concerns discussed at the CM1? [X] Yes [] No
Explain: AT THE END OF THE MEETING THERE WAS NO OPPOSITION TO THE REZONING TO BUILD TWO HOMES

- TO BE FILLED OUT BY P&Z STAFF -

Application date: November 15th, 2019 Planning Commission date: 01/28/20 (tentative)
CM2 date and time: TBD Mayor and City Council date: 02/18/20 (tentative)
OFFICIAL REQUEST (FOR PUBLICATION):
RECEIVED
NOV 01 2019
City of Sandy Springs
Community Development



SANDY SPRINGS™

GEORGIA

AUTHORIZATION FORM – PART II

C- If an agent or attorney will represent the owner and/or the applicant:
Fill out the following section and have it notarized.

Agent's name:	Edward J. Levin
Company:	DESIGN CONSTRUCTION BY CRAFTMASTER
	[Redacted]
	Sandy Springs - 30328
Email address:	[Redacted]
Phone number:	[Redacted]
Agent's signature:	<i>Edward J. Levin</i>
Applicant's signature:	<i>Magneto Lutt</i>

Sworn and subscribed before me this
_____th day of _____ 20
Notary public:
<i>Jennifer Elwood</i>
Seal:
<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>JENNIFER ELWOOD NOTARY PUBLIC Cobb County State of Georgia My Comm. Expires April 26, 2020</p> </div>
Commission expires: <i>4/26/2020</i>

REVISED AUTHORIZATION
FORM November 13, 2019

RECEIVED
NOV 13 2019
City of Sandy Springs
Community Development



SANDY SPRINGS™
GEORGIA

RECEIVED
NOV 13 2019

AUTHORIZATION FORM - PART I

A- The property owner must fill out the following section and have it notarized. If the 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: MARGARET O. LEVITT
Address: 255 Amberidge TR.
City, State, Zip Code: SANDY SPRINGS, GA 30328
Notary public: Jennifer Elwood
Seal: JENNIFER ELWOOD NOTARY PUBLIC Cobb County State of Georgia My Comm. Expires April 26, 2020
Commission expires: 4/26/2020

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

Applicant states under oath that:
[] He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (attach a copy of the contract); or
[] He/she has an option to purchase the subject property (attach a copy of the contract); or
[] He/she has an estate of years which permits the applicant to apply (attach a copy of the lease)
Applicant's name:
Company name:
Address:
City, State, Zip Code:
Email address:
Phone number:
Applicant's signature:
Sworn and subscribed before me this
th day of 20
Notary public:
Seal:
REVISIED AUTHORIZATION FORM November 13, 2019
Commission expires:



SANDY SPRINGS™
GEORGIA

RECEIVED

NOV 01 2019

City of Sandy Springs
Community Development

DISCLOSURE OF CONTRIBUTION FORM

Within the two (2) years immediately preceding the filing of this application have you made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to the Mayor or any member of the City Council? Yes No

List all individuals or business entities which have an ownership interest in the property which is the subject of this application:
N/A

Campaign Contributions:			
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more
N/A	N/A		

The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name: <i>Edward J. Levin</i>	
Signature: <i>Edward J. Levin</i>	Date: <i>30 Oct 19</i>

Note: Each party involved in the application must sign an individual copy of this form.

Economic Analysis

- 1) The landlord is of the opinion that the lot's designation on the Official Zoning Map and the regulations of this Development Code have denied economically beneficial use of his land.
- 2) It is evident that the property was, until 2017, zoned for two lots being R-3 or 18,000 square feet. Being zoned now RD-27, 27,000 square feet makes the property 1485 square feet short of being two lots. The value of the property was reduced. See appraisal attached.
- 3) The Market value is lower being only one lot under current RD-27 zoning. Prior to city wide rezoning in 2017 the property was zoned R-3, (RD-18) which under that zoning allowed for two 18,000 square foot lots.
- 4) There should not be any economic impact by adding one lot. The only thing required would be one sewer tap and one water meter. There is a sewer manhole in the street in front of the property. There will also be less storm water runoff because of water quality pits now required in new construction. There will be no traffic by adding one home.

REVISED ECONOMIC ANALYSIS
November 13, 2019

RECEIVED

NOV 13 2019

City of Sandy Springs
Community Development

DESIGN-CONSTRUCTION
by
CRAFTMASTER, INC. 

Letter of Intent

- 1) Under Beneficial Use Determination, the intent of the City is that all landowners in the City enjoy an economically beneficial use of their land. The procedures in this section are intended to permit landowner who believe they have been deprived of economically beneficial use of their land to apply to the City for relief from Application of this Development Code sufficient to provide an economically beneficial use of the land. Property owner is deprived of use of land because of citywide 2017 rezoning. Property owner can no longer divide into two lots as prior to rezoning to RD-27. Whereas before rezoning were able to have 2 lots under R-3 zoning.
- 2) We are asking for the property to be part rezoned from RD-27 to RD-18. The reason is that the property was zoned R-3, same as RD-18, prior to the citywide rezoning in 2017. The property is 1485 square feet short of having two RD-27 lots. The left lot will stay RD-27. The right lot (corner lot) will be RD-18.
- 3) Two homes will be built. They will be of good quality and will be 4000 square feet plus.
- 4) See appraisal attached that substantiates de-evaluation if left at only one lot.

REVISED LETTER OF INTENT
November 13, 2019

RECEIVED

NOV 13 2019

City of Sandy Springs
Community Development

DESIGN-CONSTRUCTION

by

CRAFTMASTER, INC.



Letter of Intent

1) We are asking for the property to be part rezoned from RD-27 to RD-18. The reason is that the property was zoned R-3, same as RD-18, prior to the citywide rezoning in 2017. The property is 1485 square feet short of having two RD-27 lots. The left lot will stay RD-27. The right lot (corner lot) will be RD-18.

2) Two homes will be built. They will be of good quality and will be 4000 square feet plus.

*To be
revised 11/1/19
(lt)*

RECEIVED

NOV 01 2019

City of Sandy Springs
Community Development

DESIGN-CONSTRUCTION
by
CRAFTMASTER, INC. 

Economic Analysis

- 1) It is evident that the property was, until 2017, zoned for two lots being R-3 or 18,000 square feet. Being zoned now RD-27, 27,000 square feet makes the property 1485 square feet short of being two lots. The value of the property was reduced by at least 50% being only able to build one home.
- 2) The Market value was lower being only one lot now as it was 2 lots prior to 2017.
Appraisal attached
- 3) There should not be any economic impact by adding one lot. The only thing required would be one sewer tap and one water meter. There is a sewer manhole in the street in front of the property. There will also be less storm water runoff because of water quality pits now required in new construction.

*TO be
Revised
11/1/19*

RECEIVED

NOV 01 2019

City of Sandy Springs
Community Development

DESIGN-CONSTRUCTION
by
CRAFTMASTER, INC. 

October 14, 2019

To: Sandy Springs Planning and Zoning

We are asking for the city to give a Beneficial Use Determination to amend the Official Zoning Map to rezone a portion of the property at 255 Amberidge Trail, Sandy Springs, Georgia 30328 from RD-27 to RD-18. The hardship is obvious because under current zoning, we can only build one home, we are approximately 1163 square feet short of making this property into 2 RD-27 lots. This will devalue the property by 50%. Under Fulton County zoning which Sandy Springs originally had was R-3 which was 1800 square foot lots. The city changed the zoning in 2017 to RD-27.

The R-3 zoning was designed as RD-18 which we feel the property should have remained. This would give us 2 lots like the lot directly across the street that was split into 2 lots.

Thank You for Your consideration.



Ed Levin
President/Owner
Design Construction by Craftmaster

RECEIVED

NOV 01 2019

City of Sandy Springs
Community Development

1ST Community Meeting for Zoning of 255 Amberidge Trail

October 24th, 2019

SIGN IN SHEET

Name	Address	Phone number	Email address
JOANNE KAIN		[REDACTED]	[REDACTED]
VERNA FORD			[REDACTED]
LOUISA TOVAR			[REDACTED]
Stacey Adams		[REDACTED]	[REDACTED]

RECEIVED
NOV 01 2019
City of Sandy Springs
Community Development

SIGN-IN SHEET TEMPLATE

SEE SIGN IN SHEETS

Case number – Community Meeting Date, time, and location		
Name and Organization	Address	Email Address
10 people	Excluding Myself.	

Example:

Case RZ18-0001 – Community Meeting October 11, 2017, at 6:00 PM Galambos Center		
Name and Organization	Address	Email Address
John Smith. Greatest Subdivision HOA	1234 Best Street	johnsmith@something.com

The only concerns were to
 Make sure there would only be
 two homes built of good quality
 and trees would be planted
 per the ARBORIST'S REQUIREMENTS.
 There was no opposition.

RECEIVED

NOV 01 2019

City of Sandy Springs
 Community Development

PROPERTY ZONED: RD-27



PROPERTY ZONED: RD-18

BUILDING SETBACK LINES
FRONT - 60 FEET
SIDE MAJOR - 30 FEET
SIDE - 15 FEET
REAR - 40 FEET

BUILDING SETBACK LINES
FRONT - 50 FEET
SIDE MAJOR - 20 FEET
SIDE - 10 FEET
REAR - 35 FEET

MAX. BLDG. HEIGHT - 40 FEET

MAX. BLDG. HEIGHT - 40 FEET

NORTH



N/F
HARRY F. HOMER, IV
275 AMBERIDGE TRAIL
TAX I.D. #17012500080030
ZONED: RD-27

N/F
INVESTMENT PARTNERS X, LLC
245 RIVER VALLEY ROAD
TAX I.D. #17012500080121
ZONED: RD-18

REVISED SITE PLAN 11/19/19

RECEIVED
11/19/2019
12:49:00 PM
louisa.tovar
Amberidge 255-3-Layout1.pdf

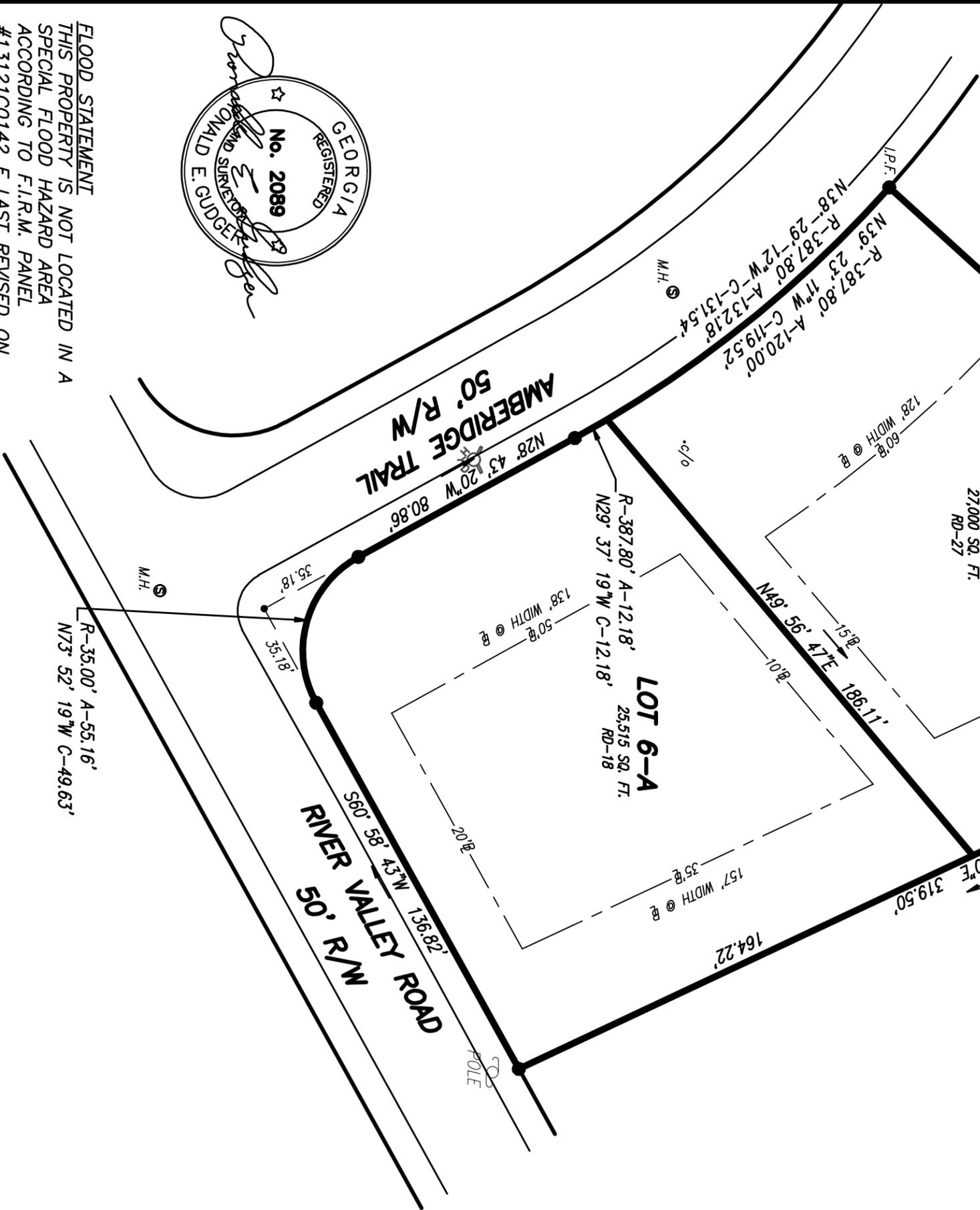


APPROX. L.L.L.

L.L. 126
L.L. 125

APPROX. L.L.L.

FLOOD STATEMENT
THIS PROPERTY IS NOT LOCATED IN A
SPECIAL FLOOD HAZARD AREA
ACCORDING TO F.I.R.M. PANEL
#13121C0142 F LAST REVISED ON
SEP. 18, 2013.



AMBERIDGE TRAIL
50' R/W

RIVER VALLEY ROAD
50' R/W

LOT 6-A
25,515 SQ. FT.
RD-18

LOT 6-B
27,000 SQ. FT.
RD-27

SURVEYED REG
CALCULATED REG, RAM
DRAWN REG, RAM
DWG. NAME AMBERIDGE 255
DATE NOV. 19, 2019

RONALD E. GUDGER, LS
404-731-8696
SITE WORKS SURVEYS & PLANNING
7000 PEACHTREE DUNWOODY ROAD
BUILDING 6, SUITE 250
ATLANTA, GEORGIA 30328
PHONE: 770-396-6011 FAX: 770-396-2379
e-mail: gudgersurveying@bellsouth.net

255 AMBERIDGE TRAIL
LOT 6, TRACT A, UNIT ONE
AMBERGLADES
L.L. 125, DISTRICT 17
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA

CONCEPT PLAN FOR

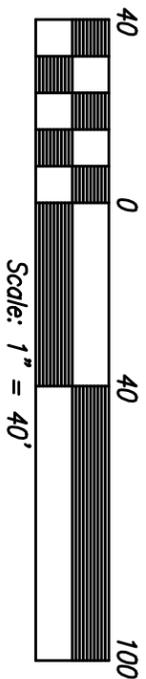
PROPERTY ZONED: R-3

BUILDING SETBACK LINES

FRONT - 50 FEET
SIDE MAJOR - 20 FEET
SIDE - 10 FEET
REAR - 35 FEET

TOTAL AREA - 52,515 SQ. FT.
or 1.2056 ACRES

MAXIMUM BUILDING HEIGHT - 40 FEET

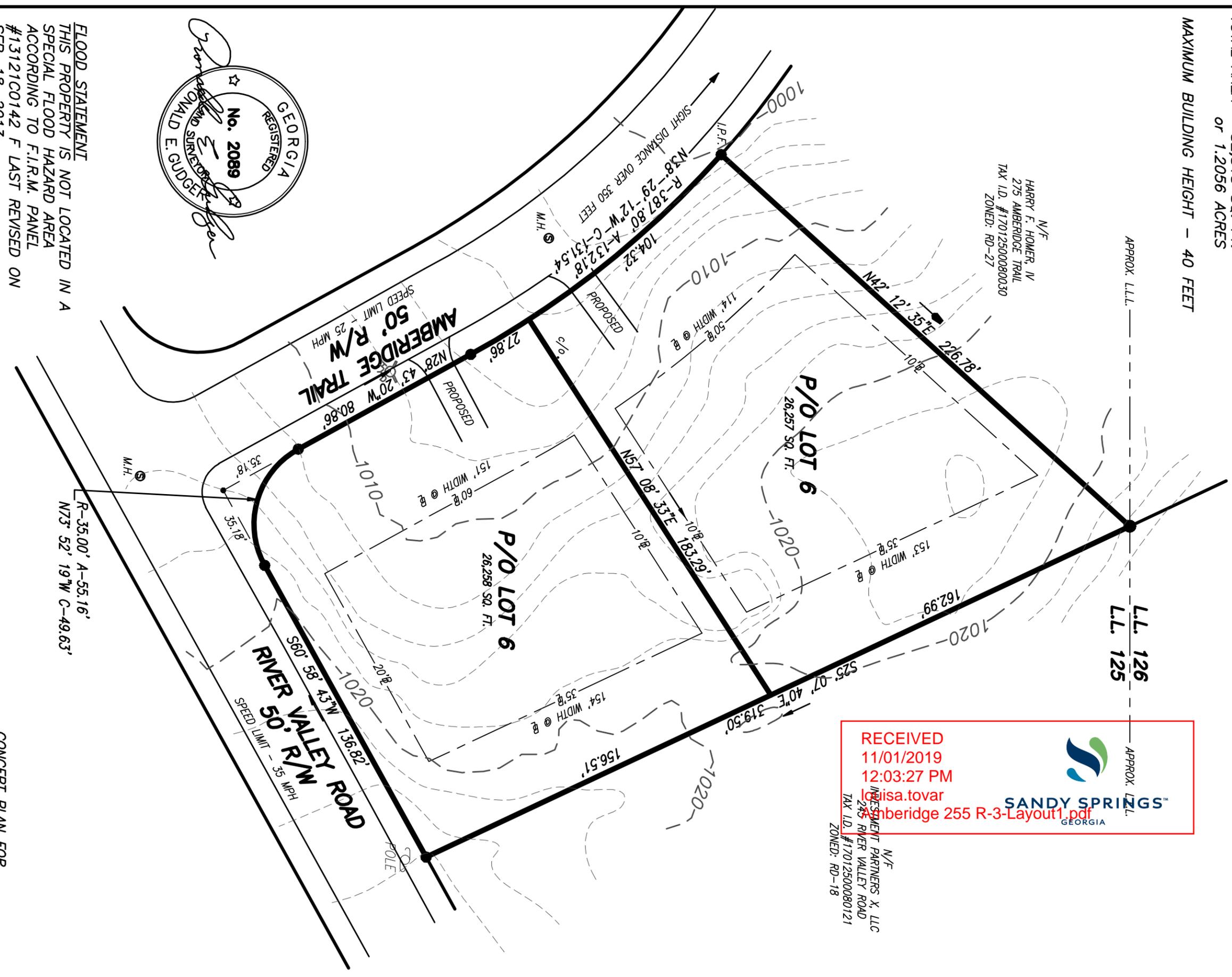


N/E
HARRY F. HOMER, IV
275 AMBERIDGE TRAIL
TAX I.D. #17012500080030
ZONED: RD-27

RECEIVED
11/01/2019
12:03:27 PM
Luisa.tovar
Amberidge 255 R-3-Layout1.pdf

SANDY SPRINGS™
GEORGIA

N/E
INVESTMENT PARTNERS X, LLC
275 RIVER VALLEY ROAD
TAX I.D. #17012500080121
ZONED: RD-18



FLOOD STATEMENT
THIS PROPERTY IS NOT LOCATED IN A
SPECIAL FLOOD HAZARD AREA
ACCORDING TO F.I.R.M. PANEL
#13121C0142 F LAST REVISED ON
SEP. 18, 2013.

SURVEYED REG
CALCULATED REG, RAM
DRAWN REG, RAM
DWG. NAME AMBERIDGE 255
DATE OCT. 3, 2019

SITE WORKS SURVEYS & PLANNING
7000 PEACHTREE DUNWOODY ROAD
BUILDING 6, SUITE 250
ATLANTA, GEORGIA 30328
PHONE: 770-396-6011 FAX: 770-396-2379
e-mail: gudgersurveying@bellsouth.net

RONALD E. GUDGER, LS
404-731-8696

**255 AMBERIDGE TRAIL
LOT 6, TRACT A, UNIT ONE
AMBERGLADES
L.L. 125, DISTRICT 17
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA**

CONCEPT PLAN FOR

PROPERTY ZONED: RD-27

BUILDING SETBACK LINES

FRONT - 60 FEET
SIDE MAJOR - 30 FEET
SIDE - 15 FEET
REAR - 40 FEET

MAX. BLDG. HEIGHT - 40 FEET

40 0 40 100



Scale: 1" = 40'



NORTH

PROPERTY ZONED: RD-18

BUILDING SETBACK LINES

FRONT - 50 FEET
SIDE MAJOR - 20 FEET
SIDE - 10 FEET
REAR - 35 FEET

MAX. BLDG HEIGHT - 40 FEET

APPROX. L.L.L.

L.L. 126
L.L. 125

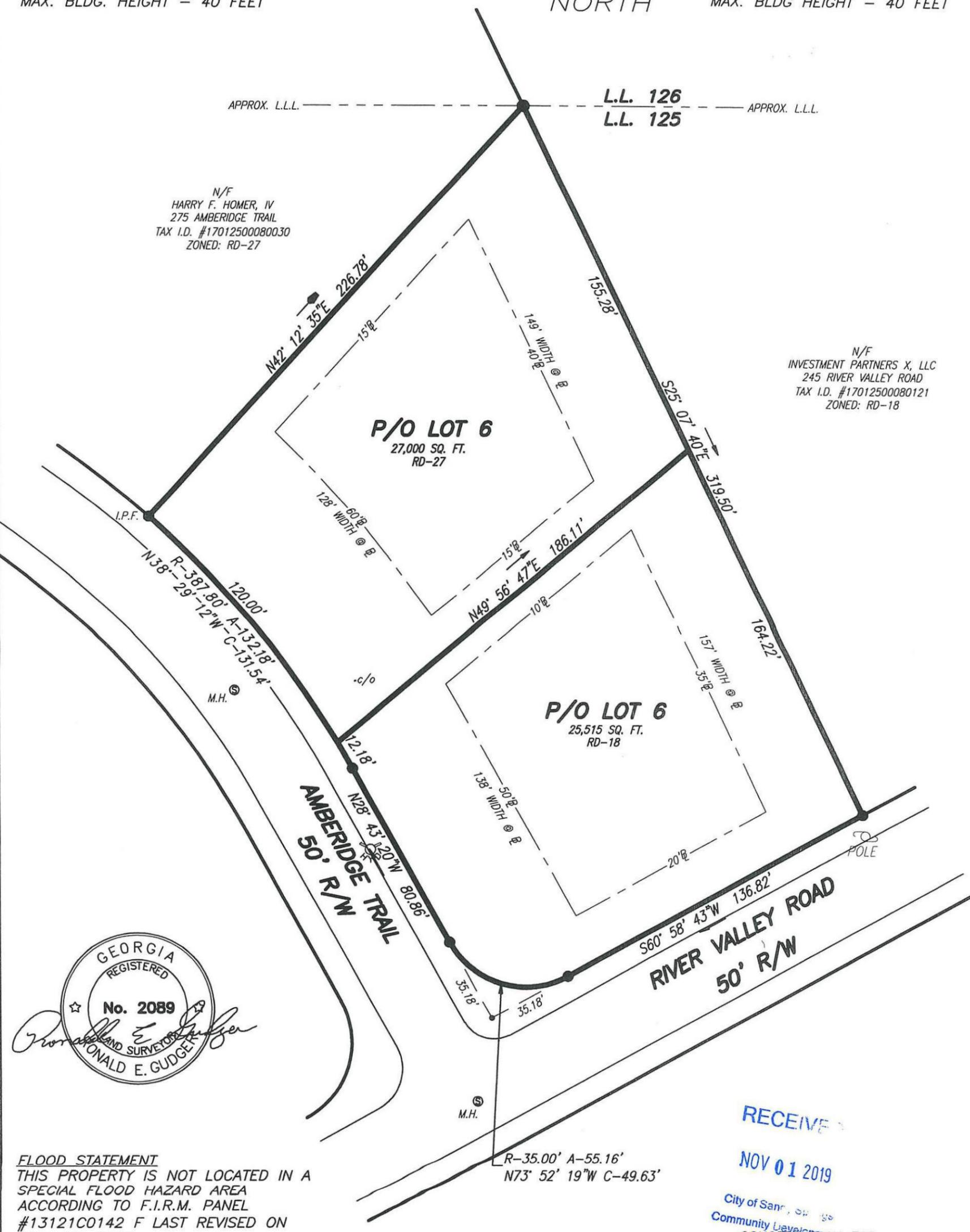
APPROX. L.L.L.

N/F
HARRY F. HOMER, IV
275 AMBERIDGE TRAIL
TAX I.D. #17012500080030
ZONED: RD-27

N/F
INVESTMENT PARTNERS X, LLC
245 RIVER VALLEY ROAD
TAX I.D. #17012500080121
ZONED: RD-18

P/O LOT 6
27,000 SQ. FT.
RD-27

P/O LOT 6
25,515 SQ. FT.
RD-18



FLOOD STATEMENT
THIS PROPERTY IS NOT LOCATED IN A
SPECIAL FLOOD HAZARD AREA
ACCORDING TO F.I.R.M. PANEL
#13121C0142 F LAST REVISED ON
SEP. 18, 2013.

RECEIVED

NOV 01 2019

City of Sandy Springs
Community Development
CONCEPT PLAN FOR

SURVEYED REG
CALCULATED REG, RAM
DRAWN REG, RAM
DWG. NAME AMBERIDGE 255
DATE OCT. 23, 2019

SITE WORKS
SURVEYS & PLANNING
7000 PEACHTREE DUNWOODY ROAD
BUILDING 6, SUITE 250
ATLANTA, GEORGIA 30328
PHONE: 770-396-6011 FAX: 770-396-2379
e-mail: gudgersurveying@bellsouth.net

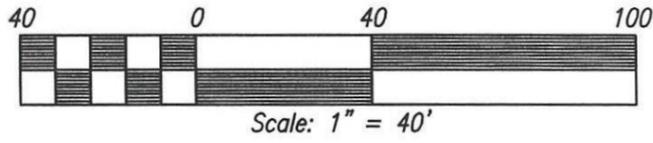
RONALD E. GUDGER, LS
404-731-8696

**255 AMBERIDGE TRAIL
LOT 6, TRACT A, UNIT ONE
AMBERGLADES
L.L. 125, DISTRICT 17
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA**

PROPERTY ZONED: RD-18

BUILDING SETBACK LINES
FRONT - 50 FEET
SIDE MAJOR - 20 FEET
SIDE - 10 FEET
REAR - 35 FEET

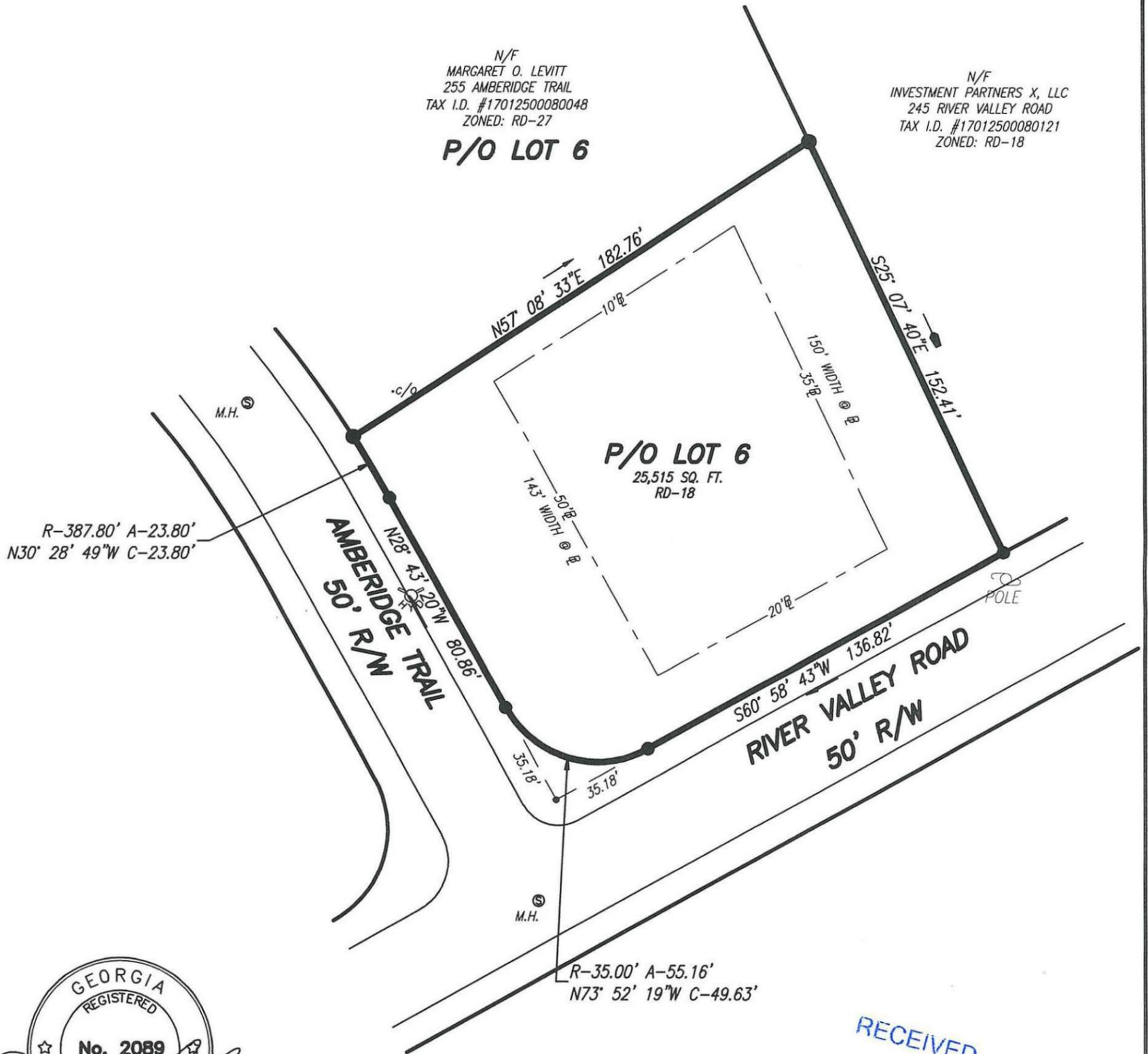
MAX. BLDG HEIGHT - 40 FEET



N/F
MARGARET O. LEVITT
255 AMBERIDGE TRAIL
TAX I.D. #17012500080048
ZONED: RD-27

P/O LOT 6

N/F
INVESTMENT PARTNERS X, LLC
245 RIVER VALLEY ROAD
TAX I.D. #17012500080121
ZONED: RD-18



RECEIVED
NOV 01 2019
City of Sandy Springs
Community Development

FLOOD STATEMENT
THIS PROPERTY IS NOT LOCATED IN A
SPECIAL FLOOD HAZARD AREA
ACCORDING TO F.I.R.M. PANEL
#13121C0142 F LAST REVISED ON
SEP. 18, 2013.

VARIANCE PLAN FOR

SURVEYED REG
CALCULATED REG, RAM
DRAWN REG, RAM
DWG. NAME AMBERIDGE 255
DATE OCT. 17, 2019

SITE WORKS
SURVEYS & PLANNING
7000 PEACHTREE DUNWOODY ROAD
BUILDING 6, SUITE 250
ATLANTA, GEORGIA 30328
PHONE: 770-396-6011 FAX: 770-396-2379
e-mail: gudgersurveying@bellsouth.net

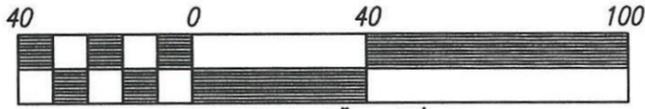
**255 AMBERIDGE TRAIL
LOT 6, TRACT A, UNIT ONE
AMBERGLADES
L.L. 125, DISTRICT 17
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA**

PROPERTY ZONED: RD-27

BUILDING SETBACK LINES

FRONT - 60 FEET
SIDE MAJOR - 30 FEET
SIDE - 15 FEET
REAR - 40 FEET

MAX. BLDG. HEIGHT - 40 FEET



Scale: 1" = 40'



NORTH

APPROX. L.L.L. ----- L.L. 126 ----- APPROX. L.L.L.
L.L. 125

N/F
HARRY F. HOMER, IV
275 AMBERIDGE TRAIL
TAX I.D. #17012500080030
ZONED: RD-27

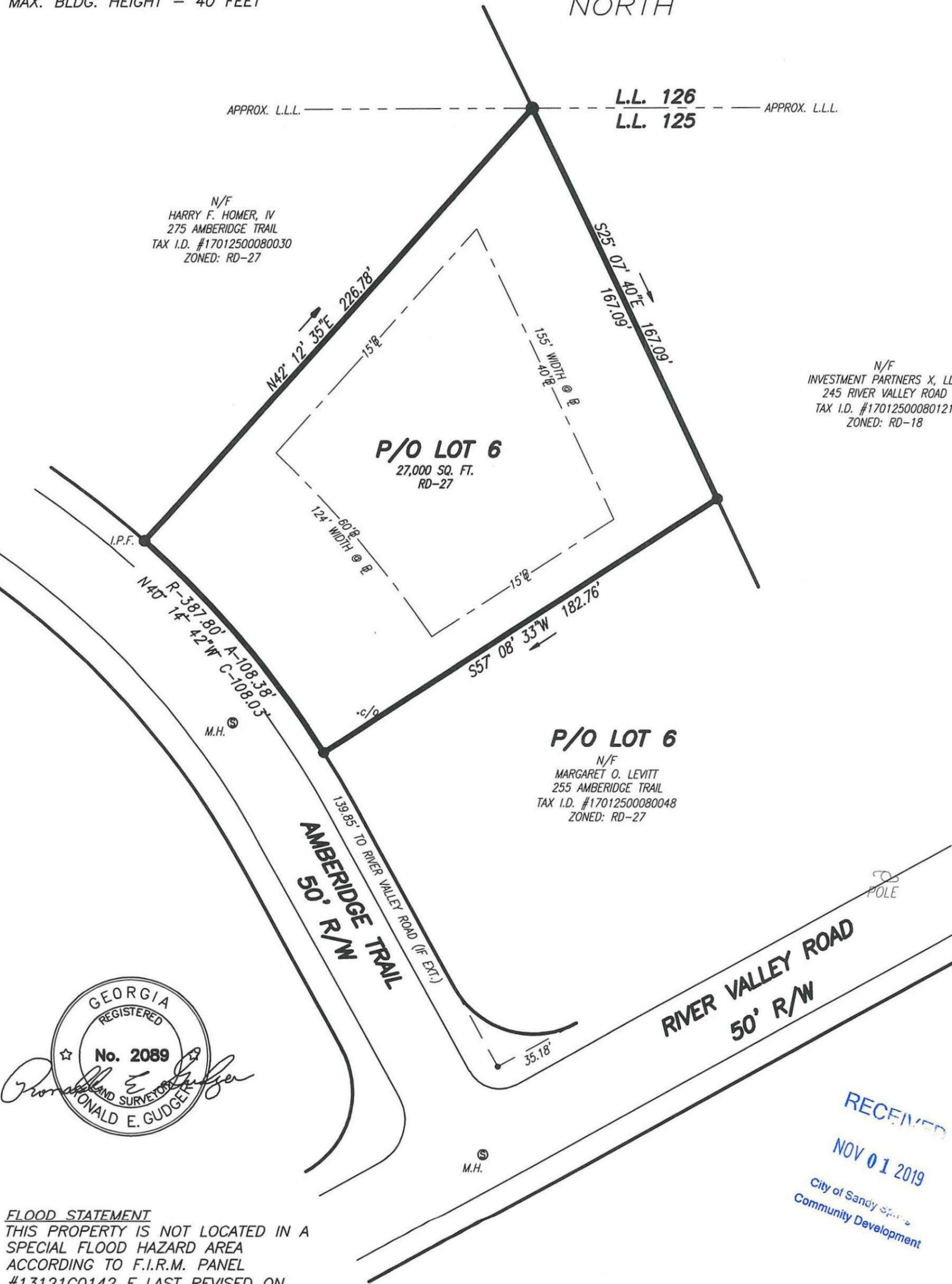
N/F
INVESTMENT PARTNERS X, LLC
245 RIVER VALLEY ROAD
TAX I.D. #17012500080121
ZONED: RD-18

P/O LOT 6

27,000 SQ. FT.
RD-27

P/O LOT 6

N/F
MARGARET O. LEVITT
255 AMBERIDGE TRAIL
TAX I.D. #17012500080048
ZONED: RD-27



FLOOD STATEMENT

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL #13121C0142 F LAST REVISED ON SEP. 18, 2013.

RECEIVED
NOV 01 2019
City of Sandy Springs
Community Development

VARIANCE PLAN FOR

SURVEYED REG
CALCULATED REG, RAM
DRAWN REG, RAM
DWG. NAME AMBERIDGE 255
DATE OCT. 17, 2019

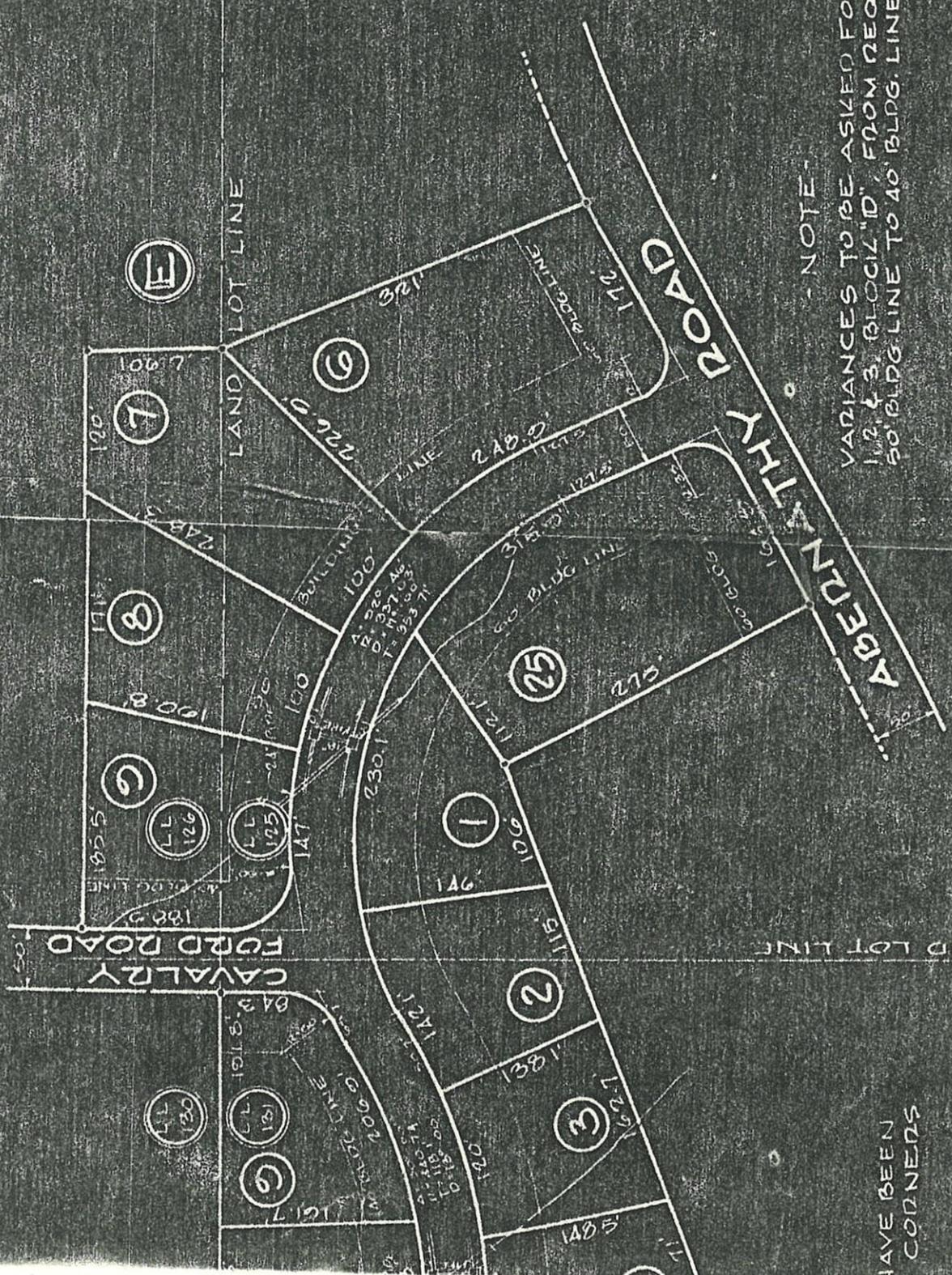
SITE WORKS
SURVEYS & PLANNING
7000 PEACHTREE DUNWOODY ROAD
BUILDING 6, SUITE 250
ATLANTA, GEORGIA 30328
PHONE: 770-396-6011 FAX: 770-396-2379
e-mail: gudgersurveying@bellsouth.net

**255 AMBERIDGE TRAIL
LOT 6, TRACT A, UNIT ONE
AMBERGLADES
L.L. 125, DISTRICT 17
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA**

NOV 11 1961

SLADES SUBDIVISION AT CORP., DEVELOPERS.

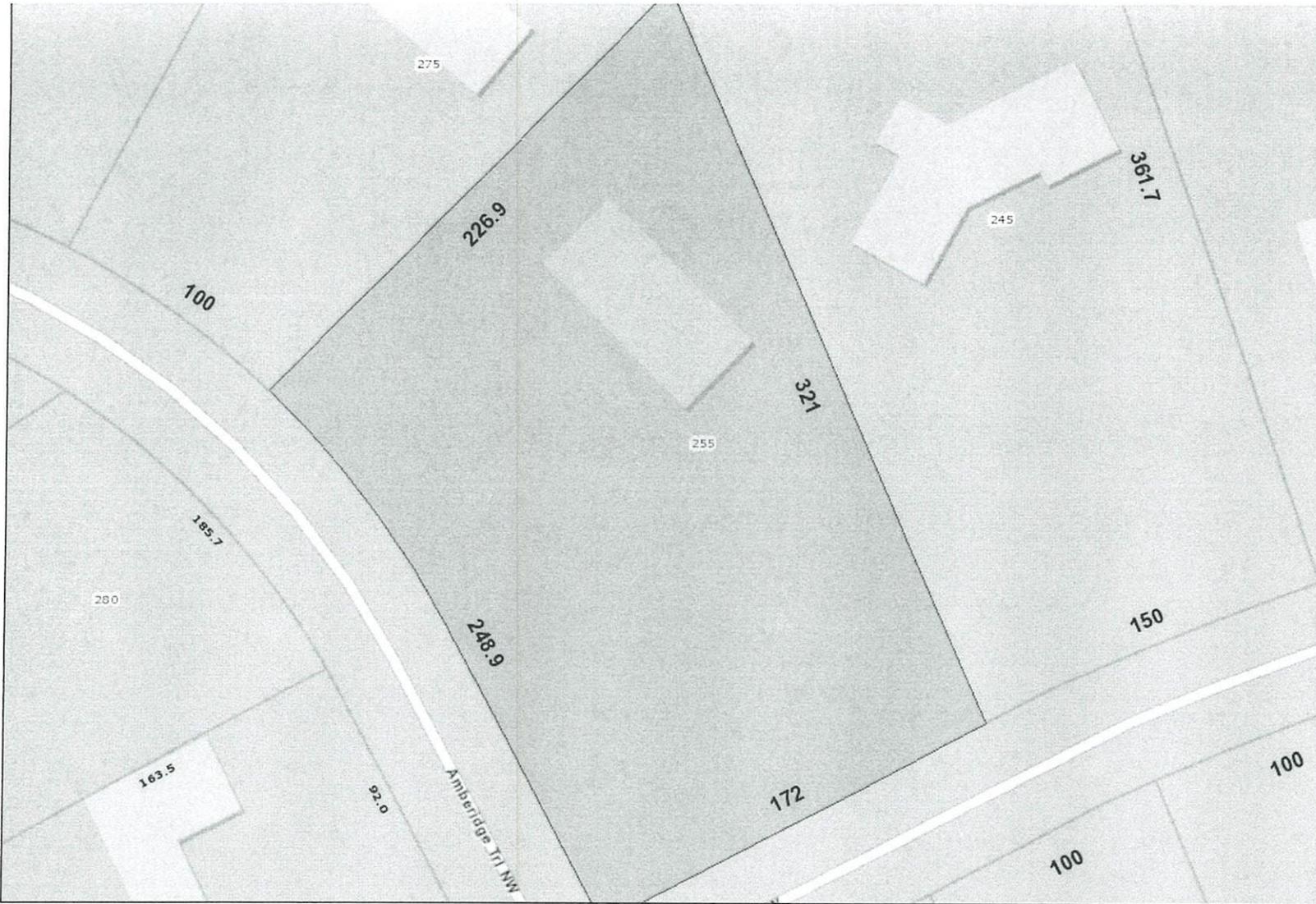
COUNTY, GEORGIA



- NOTE -

VARIANCES TO BE ASKED FOR LOTS
1, 2, & 3, BLOCK "D", FROM REQUIRED
50' BLDG. LINE TO 40' BLDG. LINE

HAVE BEEN
- CODNERS



RECEIVED

NOV 01 2019

City of Sandy Springs
Community Development



Date: 9/11/2019

Map Size: 8.5x11 (LETTER)

Fulton County GIS

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



Prepared By
GIS Section
Department of IT
Fulton County Government



Overview



Legend

-  Parcels
-  Roads

Parcel ID	17 012500080048	Physical Address	255 AMBERIDGE TRL	Last 2 Sales			
Class Code	R3	Owner	LEVITT MARGARET O	Date	Price	Reason	Qual
Taxing District	59		255 AMBERRIDGE TRL	10/16/1981	\$146000	Unvalidated/Deed Stamps	U
Acres	1.302		ATLANTA GA 30328	n/a	0	n/a	n/a
		Assessed Value	\$460,000				

Date created: 9/11/2019
 Last Data Uploaded: 9/11/2019 4:47:52 AM

Developed by  Schneider
 GEOSPATIAL

RECEIVED

NOV 01 2019

City of Sandy Springs
 Community Development



Chattahoochee River Corridor

Overview



This data is used primarily in plan review and permit issuance in order to determine if a certificate of compliance is required of the developer as stipulated in the the Metropolitan Rivers Protection Act.

Map Image Layer by [Fulton_County_GIS](#)

Created: Jan 31, 2017 Updated: Mar 2, 2017
View Count: 539

Open in Map Viewer	
Open in Scene Viewer	
Open in ArcGIS Desktop	▼

Description

This dataset represents the Chattahoochee River Corridor within Fulton County, Georgia. The Corridor was created by the Georgia General Assembly in 1973 through its enactment of the Metropolitan River Protection Act. It established a 2000-foot Corridor along both banks of the Chattahoochee and its impoundments for the 48 miles between Buford Dam and Peachtree Creek. The Act was amended in 1998 to extend the Corridor an additional 36 miles to the downstream limits of Fulton and Douglas Counties (the limit of the Atlanta region). The Act requires the Atlanta Regional Commission to adopt a Plan to protect the Chattahoochee River Corridor and to review development proposals for consistency with the Plan. The Act requires Corridor local governments to implement the Plan by issuing permits based on ARC findings, monitoring land-disturbing activity in the Corridor and enforcing the Act and the Plan. Under the Act, land-disturbing activity in the Corridor must comply with the adopted Plan to be legal. The Plan includes development standards that minimize the effects of development on the river using the existing characteristics of the land and vegetation as a guide to identifying development suitability. It is based on ARC's 1972 Chattahoochee Corridor Study and, for the land added in 1998, the River Corridor Protection Section of the 1998 Chattahoochee River from Peachtree Creek to West Point Lake Corridor Plan Study.

Details

Source: [Map Service](#)
Size: 1 KB

Owner

[Fulton_County_GIS](#)

Tags

[Environmental](#)

Credits (Attribution)

Compiled by the Fulton County Department of Information Technology, GIS Division

Layers

[Enviro_ChattahoocheeRiverCorridor](#)

URL [View](#)

RECEIVED <https://gis.fultoncour>

NOV 01 2019

Enviro: Sandy Spruiell
Community Development

Terms of Use

Fulton County provides the data within these pages for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. The information in these pages should not be used alone for site-specific decision making or for making financial or any other

REVISED LEGAL
DESCRIPTION

Received November
19, 2019 by Louisa
Tovar

LEGAL DESCRIPTION
255 AMBERIDGE TRAIL
LOT 6-A

All tract or parcel of land lying and being in Land Lot 125, District 17 of Fulton County, within the limits of the City of Sandy Springs, being a portion of Lot 6, Tract A, Unit One, Amberglades and being more particularly described as follows:

Begin at the point of intersection of the easterly right-of-way of Amberidge Trail (having a 50 foot right-of-way) with the northerly right-of-way of River Valley Road (having a 50 foot right-of-way) (if right-of-ways are extended to form an angle); thence along said easterly right-of-way of Amberidge Trail proceed North 28°43'20" West for 35.18 feet to a point being the TRUE POINT OF BEGINNING; thence with the point of beginning thus established, continue along said easterly right-of-way of Amberidge Trail proceed North 28°43'20" West for 80.86 feet to a point; thence continuing said easterly right-of-way of Amberidge Trail proceed around a curve to the left having a radius of 387.80 feet for an arc distance of 12.18 feet and being subtended by a chord of North 29°37'19" West, 12.18 feet; thence leaving said right-of-way proceed North 49°56'47" East for 186.11 feet to a point; thence proceed South 25°07'40" East for 164.22 feet to a point on the northerly right-of-way of River Valley Road; thence along said northerly right-of-way of River Valley Road proceed South 60°58'43" West for 136.82 feet to a point; thence along said right-of-way proceed around a curve to the right having a radius of 35.00 feet for an arc distance of 55.16 feet and being subtended by a chord of North 73°52'19" West, 49.63 feet returning to the point of beginning. Said parcel contains 25,515 square feet or 0.5857 acres, more or less.

REVISED LEGAL
DESCRIPTION

Received November
19, 2019 by Louisa
Tovar

LEGAL DESCRIPTION
255 AMBERIDGE TRAIL
LOT 6-B

All tract or parcel of land lying and being in Land Lot 125, District 17 of Fulton County, within the limits of the City of Sandy Springs, being a portion of Lot 6, Tract A, Unit One, Amberglades and being more particularly described as follows:

Begin at the point of intersection of the easterly right-of-way of Amberidge Trail (having a 50 foot right-of-way) with the northerly right-of-way of River Valley Road (having a 50 foot right-of-way) (if right-of-ways are extended to form an angle); thence along said easterly right-of-way of Amberidge Trail proceed 128.22 feet to a point being the TRUE POINT OF BEGINNING; thence with the point of beginning thus established, continue along said easterly right-of-way of Amberidge Trail proceed around a curve to the left having a radius of 387.80 feet for an arc distance of 120.00 feet and being subtended by a chord of North 39°23'11" West, 119.52 feet to an iron pin found; thence leaving said right-of-way proceed North 42°12'35" East for 226.78 feet to a point; thence proceed South 25°07'40" East for 155.28 feet to a point; thence proceed South 49°56'47" West for 186.11 feet returning to the point of beginning. Said parcel contains 27,000 square feet or 0.6198 acres, more or less.

LEGAL DESCRIPTION
255 AMBERIDGE TRAIL
NORTH PORTION
RD-27

All tract or parcel of land lying and being in Land Lot 125, District 17 of Fulton County, within the limits of the City of Sandy Springs, being a portion of Lot 6, Tract A, Unit One, Amberglades and being more particularly described as follows:

Begin at the point of intersection of the easterly right-of-way of Amberidge Trail (having a 50 foot right-of-way) with the northerly right-of-way of River Valley Road (having a 50 foot right-of-way) (if right-of-ways are extended to form an angle); thence along said easterly right-of-way of Amberidge Trail proceed 128.22 feet to a point being the TRUE POINT OF BEGINNING; thence with the point of beginning thus established, continue along said easterly right-of-way of Amberidge Trail proceed around a curve to the left having a radius of 387.80 feet for an arc distance of 120.00 feet and being subtended by a chord of North 39°23'11" West, 119.52 feet to an iron pin found; thence leaving said right-of-way proceed North 42°12'35" East for 226.78 feet to a point; thence proceed South 25°07'40" East for 155.28 feet to a point; thence proceed South 49°56'47" West for 186.11 feet returning to the point of beginning. Said parcel contains 27,000 square feet or 0.6198 acres, more or less.

RECEIVED

NOV 01 2019

City of Sandy Springs
Community Development

LEGAL DESCRIPTION
255 AMBERIDGE TRAIL
SOUTH PORTION
RD-18

All tract or parcel of land lying and being in Land Lot 125, District 17 of Fulton County, within the limits of the City of Sandy Springs, being a portion of Lot 6, Tract A, Unit One, Amberglades and being more particularly described as follows:

Begin at the point of intersection of the easterly right-of-way of Amberidge Trail (having a 50 foot right-of-way) with the northerly right-of-way of River Valley Road (having a 50 foot right-of-way) (if right-of-ways are extended to form an angle); thence along said easterly right-of-way of Amberidge Trail proceed North 28°43'20" West for 35.18 feet to a point being the TRUE POINT OF BEGINNING; thence with the point of beginning thus established, continue along said easterly right-of-way of Amberidge Trail proceed North 28°43'20" West for 80.86 feet to a point; thence continuing said easterly right-of-way of Amberidge Trail proceed around a curve to the left having a radius of 387.80 feet for an arc distance of 23.80 feet and being subtended by a chord of North 30°28'49" West, 23.80 feet; thence leaving said right-of-way proceed North 57°08'33" East for 182.76 feet to a point; thence proceed South 25°07'40" East for 152.41 feet to a point on the northerly right-of-way of River Valley Road; thence along said northerly right-of-way of River Valley Road proceed South 60°58'43" West for 136.82 feet to a point; thence along said right-of-way proceed around a curve to the right having a radius of 35.00 feet for an arc distance of 55.16 feet and being subtended by a chord of North 73°52'19" West, 49.63 feet returning to the point of beginning. Said parcel contains 25,515 square feet or 0.5857 acres, more or less.

RECEIVED

NOV 01 2019

City of Sandy Springs
Community Development

LEGAL DESCRIPTION
255 AMBERIDGE TRAIL

All tract or parcel of land lying and being in Land Lot 125, District 17 of Fulton County, within the limits of the City of Sandy Springs, being a portion of Lot 6, Tract A, Unit One, Amberglades and being more particularly described as follows:

Begin at the point of intersection of the easterly right-of-way of Amberidge Trail (having a 50 foot right-of-way) with the northerly right-of-way of River Valley Road (having a 50 foot right-of-way) (if right-of-ways are extended to form an angle); thence along said easterly right-of-way of Amberidge Trail proceed North $28^{\circ}43'20''$ West for 35.18 feet to a point being the TRUE POINT OF BEGINNING; thence with the point of beginning thus established, continue along said easterly right-of-way of Amberidge Trail proceed North $28^{\circ}43'20''$ West for 80.86 feet to a point; thence continuing said easterly right-of-way of Amberidge Trail proceed around a curve to the left having a radius of 387.80 feet for an arc distance of 132.18 feet and being subtended by a chord of North $38^{\circ}29'12''$ West, 131.54 feet; thence leaving said right-of-way proceed North $42^{\circ}12'35''$ East for 226.78 feet to a point; thence proceed South $25^{\circ}07'40''$ East for 319.50 feet to a point on the northerly right-of-way of River Valley Road; thence along said northerly right-of-way of River Valley Road proceed South $60^{\circ}58'43''$ West for 136.82 feet to a point; thence along said right-of-way proceed around a curve to the right having a radius of 35.00 feet for an arc distance of 55.16 feet and being subtended by a chord of North $73^{\circ}52'19''$ West, 49.63 feet returning to the point of beginning. Said parcel contains 52,515 square feet or 1.2056 acres, more or less.

RECEIVED

NOV 01 2019

City of Sandy Springs
Community Development

LOT 4E
BLOCK UNIT 1- TRACT A
SUB. AMBERGLADES

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR AN APPRAISER.

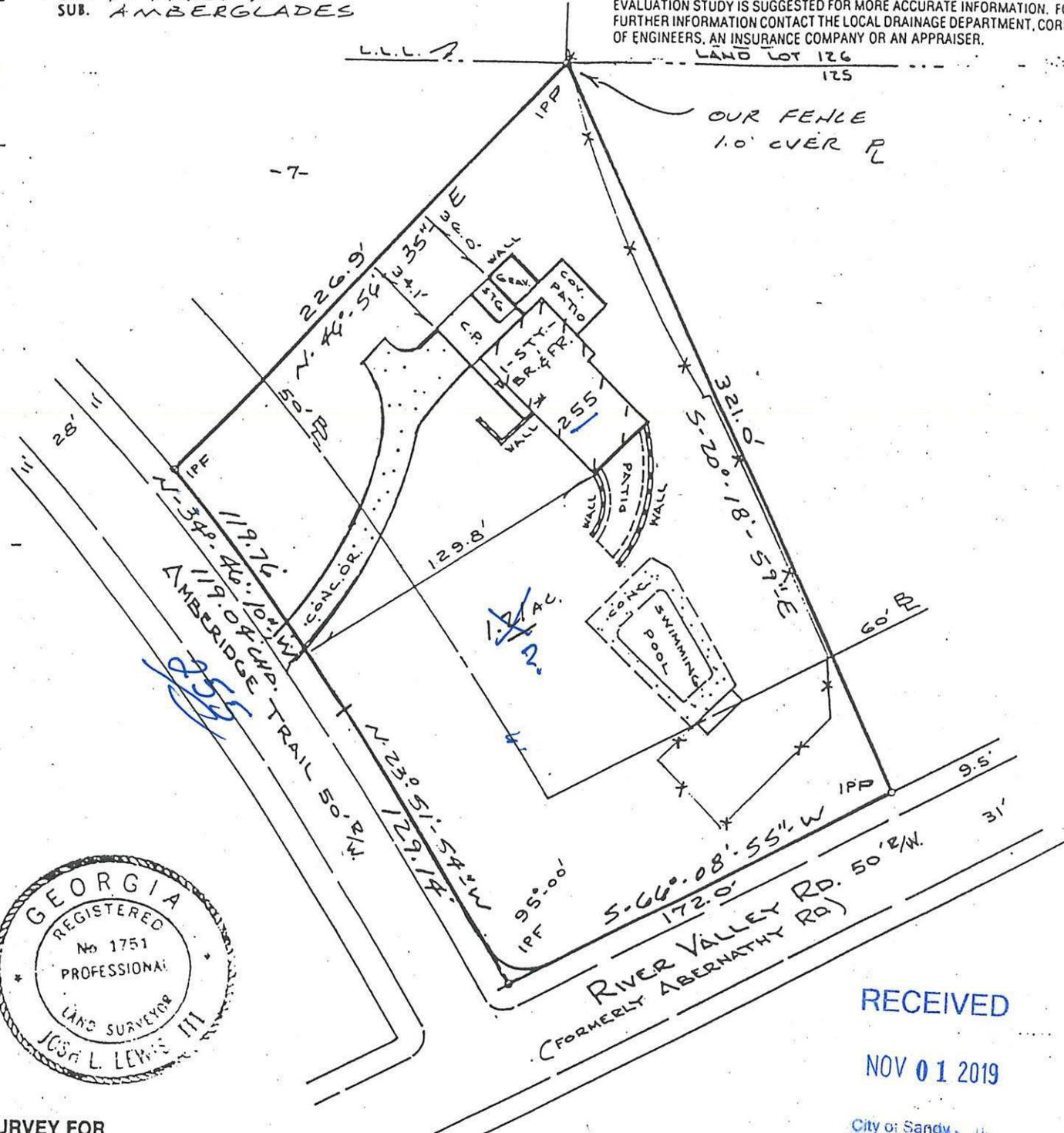
MAG. NORTH

L.L.L. 7

LAND LOT 126
175

OUR FENCE
1.0' OVER PL

-7-



RECEIVED
NOV 01 2019

City of Sandy Springs
Community Development

SURVEY FOR
MARGARET O. LEVITT
LAND LOT 125 17TH DISTRICT

FULTON COUNTY, GEORGIA
SCALE 1" = 60' DATE: 1-23-92

REG. LAND SURVEYOR NO. 1751
GEORGIA LAND SURVEYING CO., INC.

IN MY OPINION, THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED.

I have, this date, examined the
"FIA OFFICIAL FLOOD HAZARD MAP"
and found referenced lot (IS NOT)
in an area having special flood hazards.

FENCES SHOULD NOT BE PLACED USING
SIDE DIMENSIONS FROM HOUSE.

NOT FOR RECORDING.

58-113

[Handwritten signature]

NO. 109785

4-13-44

Mc-R (REP)

Borrower/Client	N/A	File No.	19100862A
Property Address	255 Amberidge Trl		
City	Atlanta	County	Fulton
		State	GA
Lender		Zip Code	30328

TABLE OF CONTENTS



Table of Contents	1
GP Land	2
Additional Comparables 4-6	4
GP Residential Certifications Addendum	5
General Text Addendum	7
Subject Photos	9
Photograph Addendum	10
Comparable Photos 1-3	11
Comparable Photos 4-6	12
Location Map	13
Tax Aerial	14
Legal Description	15
Legal Description	16
Legal Description	17
Survey	18
Survey	19
License	20

RECEIVED

NOV 01 2019

City of Sandy Springs
Community Development

LAND APPRAISAL REPORT

File No.: 19100862A

Property Address: **255 Amberidge Trl** City: **Atlanta** State: **GA** Zip Code: **30328**
 County: **Fulton** Legal Description: **Land Lot 125, 17th District, Fulton County, Georgia, within the limits of the City of Sandy Springs, (see attached, client-provided, legal description of the entire parcel and legal descriptions of the two individual lots, north and south)**
 Assessor's Parcel #: **17 012500080048** Tax Year: **2019** R.E. Taxes: \$ **4,630** Special Assessments: \$ **N/K**
 Market Area Name: **City of Sandy Springs** Map Reference: **12060** Census Tract: **0102.04**
 Current Owner of Record: **Margaret O Levitt** Borrower (if applicable): **N/A**
 Project Type (if applicable): PUD De Minimis PUD Other (describe) HOA: \$ **0** per year per month
 Are there any existing improvements to the property? No Yes If Yes, indicate current occupancy: Owner Tenant Vacant Not habitable
 If Yes, give a brief description: **The subject is currently improved with a brick ranch built in 1965.**

The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe)
 This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
 Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)
 Intended Use: **TO ESTIMATE MARKET VALUE AS ONE PARCEL AND AS PROPOSED TO BE SUBDIVIDED INTO TWO PARCELS**
 Intended User(s) (by name or type): **Ed Levin**
 Client: **Ed Levin** Address: **N/A**
 Appraiser: **Sandee S Pennington** Address: **5400 Laurel Springs Pkwy #407, Suwanee, GA 30024-6056**

Characteristics		Predominant Occupancy	One-Unit Housing		Present Land Use		Change in Land Use	
Location:	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Owner 95	PRICE	AGE	One-Unit	73 %	<input checked="" type="checkbox"/> Not Likely	
Built up:	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input type="checkbox"/> Tenant	\$ (000)	(yrs)	2-4 Unit	1 %	<input type="checkbox"/> Likely *	<input type="checkbox"/> In Process *
Growth rate:	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<input type="checkbox"/> Vacant (0-5%)	150 Low	0	Multi Unit	1 %	* To:	
Property values:	<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (>5%)	3,638 High	64	Comm'l	10 %		
Demand/supply:	<input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input type="checkbox"/> Vacant (>5%)	575 Pred	47	CIVIC/LAND	10 %		
Marketing time:	<input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.				RIVER	5 %		

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: **THE PRESENT MARKET IN THE SUBJECT NEIGHBORHOOD IS STABLE TO INCREASING IN VALUE WITH MARKETING TIMES UNDER THREE MONTHS IN MOST INSTANCES. THE SUBJECT IS NOT AFFECTED BY ANY ADVERSE MARKET CONDITIONS. CONVENTIONAL FINANCING IS TYPICAL WITH SOME SELLER PAID CLOSING COSTS. THERE IS AN ACTIVE MARKET FOR BUILDABLE RESIDENTIAL LOTS IN THE AREA DUE TO THE LOCATION WITHIN THE METRO ATLANTA MARKET. PURCHASE OF OLDER RESIDENTIAL PROPERTIES FOR RESIDENTIAL REDEVELOPMENT IS COMMON IN THIS MARKET.**

Dimensions: **Rely on Survey for Dimensions** Site Area: **1.2056**
 Zoning Classification: **RD-27** Description: **SINGLE FAMILY RESIDENTIAL**
 Do present improvements comply with existing zoning requirements? Yes No No Improvements
 Uses allowed under current zoning: **Single Family Residential, 27,000 SF MINIMUM**

Are CC&Rs applicable? Yes No Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) \$ **NA/ NA**
 Comments: **N/A**
 Highest & Best Use as Improved: Present use, or Other use (explain) **DEMO OF EXISTING IMPROVEMENTS IN FAVOR OF RESIDENTIAL IMPROVEMENT TO BE BUILT AT HIGHEST ALLOWABLE DENSITY.**
 Actual Use as of Effective Date: **SINGLE FAMILY RESIDENTIAL** Use as appraised in this report: **SF RESIDENTIAL**
 Summary of Highest & Best Use: **THE SUBJECT PROPERTY IS DEVELOPED AS SINGLE FAMILY RESIDENTIAL. THE HIGHEST AND BEST USE OF THE SUBJECT PROPERTY IS FOR DEMOLITION OF THE EXISTING IMPROVEMENT FOR SINGLE FAMILY IMPROVEMENT TO BE BUILT AT HIGHEST ALLOWABLE DENSITY.**

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PUBLIC	Street	ASPHALT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ON AMBERIDGE & RIVER VAL
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PUBLIC	Width	2-LANE			GENTLE SLOPE TO STREET
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	CITY/COUNTY	Surface	ASPHALT			TYPICAL FOR MARKET
Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SEPTIC	Curb/Gutter	CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BASICALLY RECTANGULAR
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	CITY/COUNTY	Sidewalk	NONE	<input type="checkbox"/>	<input type="checkbox"/>	APPEARS TO BE ADEQUATE
Telephone	<input type="checkbox"/>	<input type="checkbox"/>		Street Lights	POLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	RESIDENTIAL
Multimedia	<input type="checkbox"/>	<input type="checkbox"/>		Alley	NONE	<input type="checkbox"/>	<input type="checkbox"/>	

Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe)
 FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **13121C0142F** FEMA Map Date **09/18/2013**
 Site Comments: **SUBJECT SITE EXHIBITS TYPICAL SIZE, SHAPE, TOPOGRAPHY, AND FUNCTIONALITY FOR THE MARKET AREA. NO ADVERSE SITE CONDITIONS WERE NOTED AT THE TIME OF INSPECTION.**

LAND APPRAISAL REPORT

File No.: 19100862A

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): **MLS,FMLS,DEEDS**

TRANSFER HISTORY	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: BASED ON THE DATA SOURCES REFERENCED ABOVE THERE HAVE NOT BEEN ANY TRANSFERS OR LISTINGS OF THE SUBJECT PROPERTY IN THE THREE YEARS PRIOR TO THE EFFECTIVE DATE OF THIS APPRAISAL.		
	Date: N/A			
	Price: N/A			
	Source(s): TAX RECORDS			
2nd Prior Subject Sale/Transfer				
Date:				
Price:				
Source(s):				

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	255 Amberidge Trl Atlanta, GA 30328	610 Hammond Dr Sandy Springs, GA 30328	178 Johnson Ferry Rd NW Sandy Springs, GA 30328	765 Old Post Rd Sandy Springs, GA 30328
Proximity to Subject		1.96 miles SE	0.36 miles E	1.52 miles SW
Sale Price	\$ NA	\$ 750,000	\$ 665,000	\$ 590,000
Price/	\$	\$ 462,962.96	\$ 327,586.21	\$ 445,956.16
Data Source(s)	TAX RECORD	FMLS#5993265;DOM 392	FMLS#5947758;DOM 367	FMLS#5849591;DOM 4
Verification Source(s)	INSPECTION	TAX RECORD/MLS	TAX RECORD/MLS	TAX RECORD/MLS
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing	N/A	CASH	UNKNOWN	CONV
Concessions	N/A	NONE NOTED	NONE NOTED	NONE NOTED
Date of Sale/Time	NA	06/14/2019	07/31/2018	07/17/2017
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	SUBURBAN	SUBURBAN	SUBURBAN	SUBURBAN
Site Area	1.2056	1.62	2.03	1.323
TOPOGRAPHY	SLOPE/GENTLE	LEVEL	LEVEL	SLOPE/GENTLE
SHAPE	CORNER/RECT.	RECTANGULAR	IRREGULAR	RECTANGULAR
DEMO REQUIRED	YES	YES	YES	YES
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -40,000	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 70,000
Adjusted Sale Price (in \$)		Net 5.3 % Gross 5.3 % \$ 710,000	Net % Gross 12.0 % \$ 665,000	Net 11.9 % Gross 11.9 % \$ 660,000

Summary of Sales Comparison Approach **THE RESULT OF THIS ANALYSIS IS IN CONSIDERATION OF THE COMPILED DATA ADDRESSING RECENT COMPETITIVE SALES OF LIKE PROPERTIES IN THE SUBJECT NEIGHBORHOOD. THE SALES COMPARISON RESULT IS REPRESENTATIVE OF THE MOST LIKELY SALE PRICE THAT THE SUBJECT PROPERTY WOULD ACHIEVE WITH ADEQUATE MARKET EXPOSURE. ADJUSTMENTS HAVE BEEN APPLIED ON THE BASIS OF SHAPE, SIZE, TOPOGRAPHY, EXTERNAL FACTORS, ETC AS APPLICABLE TO EACH COMP IN RELATION TO THE SUBJECT PROPERTY. COMP 1 WAS PURCHASED BY THE CITY OF SANDY SPRINGS AND ACCORDING TO THE LISTING AGENT THE SALE PRICE WAS CONSISTENT WITH BUILDER OFFERS FOR COMPARABLE PROPERTY. THE PROPERTY HAS A SEWER CONNECTION THAT WAS OF INTEREST TO THE CITY. THIS HAS BEEN CONSIDERED IN THE WEIGHT GIVEN TO THIS ADJUSTED SALE. WHILE THE SHAPE IS INFERIOR, THE PURPOSE WAS NOT RESIDENTIAL DEVELOPMENT SO NO ADJUSTMENT WAS APPLIED. COMPS. 2 AND 3 HAVE BEEN ADJUSTED FOR LOCATION DUE TO PROXIMITY TO BUSY ROADS. ALL COMPS ARE WEIGHTED IN THE FINAL RECONCILIATION.**

PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.

Legal Name of Project: N/A

Describe common elements and recreational facilities: N/A

Indicated Value by: Sales Comparison Approach \$ **665,000**

Final Reconciliation **ALL THREE APPROACHES TO VALUE HAVE BEEN CONSIDERED. MOST EMPHASIS HAS BEEN PLACED ON THE SALES COMPARISON ANALYSIS AS IT BEST REFLECTS ACTIONS OF BUYERS AND SELLERS IN THE MARKETPLACE.**

This appraisal is made "as is", or subject to the following conditions: **AS-IS APPLIES TO THE INDICATED VALUE OF THE WHOLE PARCEL, 255 AMBERIDGE TRAIL. SEE THE NEXT PAGE FOR THE HYPOTHETICAL CONDITION WHICH APPLIES TO THE INDICATED VALUE OF THE PROPOSED NORTH AND SOUTH PORTIONS OF THE WHOLE.**

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ **665,000**, as of: **10/29/2019**, which is the effective date of this appraisal.

If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains **20** pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: Scope of Work

Limiting cond./Certifications Narrative Addendum Location Map(s) Flood Addendum Additional Sales

Photo Addenda Parcel Map Hypothetical Conditions Extraordinary Assumptions

Client Contact: **Order Individual** Client Name: **Ed Levin**

E-Mail: _____ Address: **N/A**

SIGNATURES	APPRaiser	SUPERVISORY APPRAISER (if required) or CO-APPRaiser (if applicable)
	Appraiser Name: Sandee S Pennington Company: D.S. Murphy & Associates Phone: (678) 584-5900 Fax: _____ E-Mail: spennington@dsmurphy.com Date of Report (Signature): 10/31/2019 License or Certification #: CG285157 State: GA Designation: _____ Expiration Date of License or Certification: 07/31/2020 Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop) Date of Inspection: 10/29/2019	Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect Date of Inspection: _____

ADDITIONAL COMPARABLE SALES

File No.: 19100862A

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	255 Amberidge Trl Atlanta, GA 30328	6575 Bridgewood Valley Rd Sandy Springs, GA 30328		620 Carriage Dr Atlanta, GA 30328		102 Dickerson Rd NE Marietta, GA 30067	
Proximity to Subject		0.64 miles SW		1.43 miles E		2.38 miles NW	
Sale Price	\$ NA	\$ 402,000		\$ 292,000		\$ 400,000	
Price/	\$	\$ 538,873.99		\$ 768,421.05		\$ 769,230.77	
Data Source(s)	TAX RECORD	FMLS#5821286;DOM 4		FMLS#5779816;DOM 1		FMLS#6002843;DOM 20	
Verification Source(s)	INSPECTION	TAX RECORD/MLS		TAX RECORD/MLS		TAX RECORD/MLS	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing	N/A	CASH		UNKNOWN		CONV	
Concessions	N/A	NONE NOTED		NONE NOTED		NONE KNOWN	
Date of Sale/Time	NA	03/31/2017	+20,000	03/21/2017	+15,000	04/10/2019	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	SUBURBAN	SUBURBAN		SUBURBAN	+30,000	SUBURBAN	+20,000
Site Area	1.2056	0.746	-20,000	0.38	+60,000	0.52	
TOPOGRAPHY	SLOPE/GENTLE	ROLLING		LEVEL		LEVEL	
SHAPE	CORNER/RECT.	RECTANGULAR		IRREGULAR		CDS/IRREGULAR	
DEMO REQUIRED	YES	YES	+10,000	YES	+10,000	NO	-10,000
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 10,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 115,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 10,000	
Adjusted Sale Price (in \$)		Net 2.5 % Gross 12.4 % \$ 412,000		Net 39.4 % Gross 39.4 % \$ 407,000		Net 2.5 % Gross 7.5 % \$ 410,000	

Summary of Sales Comparison Approach

IN ADDITION TO DETERMINING THE MARKET VALUE OF 255 AMBERIDGE TRAIL AS ONE LOT, THE PURPOSE OF THIS APPRAISAL IS TO ALSO DETERMINE THE VALUE OF UNDER THE HYPOTHETICAL CONDITION THAT THE EXISTING PARCEL CAN BE DIVIDED TO CREATE TWO LOTS (NORTH AND SOUTH). THE PROPOSED LOTS ARE FURTHER DEFINED BY SURVEYS AND LEGAL DESCRIPTIONS PROVIDED BY THE CLIENT AND INCLUDED IN THIS REPORT. THE NORTH LOT HAS A PROPOSED SIZE OF 27,000 SQUARE FEET (0.6198 ACRES) AND THE SOUTH LOT HAS A PROPOSED SIZE OF 25,515 SQUARE FEET (0.5857 ACRES).

COMPARABLES #4 - #6 ARE PRESENTED TO DETERMINE THE INDIVIDUAL VALUES OF THESE TWO PROPOSED LOTS. ALTHOUGH THE TWO LOTS DIFFER IN AREA SLIGHTLY, THE DIFFERENCE IN MARKET VALUE IS DETERMINED TO BE NOMINAL AND THE SAME COMPARABLES WERE USED TO ANALYZE EACH LOT.

COMPARABLES #4 AND #5 HAVE BEEN ADJUSTED FOR MARKET CONDITIONS DUE TO THE DATES OF SALE.

COMPARABLES #5 AND #6 HAVE BEEN ADJUSTED FOR SLIGHTLY INFERIOR LOCATION. COMP. #6 IS IN COBB COUNTY BUT IS THE MOST RECENT SALE OF THE COMPARABLES.

BASED ON THE ADJUSTED SALES PRICES, AND SUBJECT TO THE HYPOTHETICAL CONDITION THAT THE EXISTING PARCEL IS DIVIDED TO CREATE THE TWO PROPOSED LOTS, THE MARKET VALUE OF EACH PROPOSED LOT IS \$410,000 EACH (A COMBINED VALUE OF \$820,000).

SALES COMPARISON APPROACH

Assumptions, Limiting Conditions & Scope of Work

File No.: 19100862A

Property Address: 255 Amberidge Trl City: Atlanta State: GA Zip Code: 30328

Client: Ed Levin Address:

Appraiser: Sandee S Pennington Address: 5400 Laurel Springs Pkwy # 407, Suwanee, GA 30024-6056

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis

of it being under responsible ownership.

- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch

is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other

data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best

use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction

with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance

value, and should not be used as such.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence

of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the

normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of

the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items

that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the

client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements

applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence

of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors

are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by

the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Certifications

File No.: 19100862A

Property Address: 255 Amberidge Trl City: Atlanta State: GA Zip Code: 30328

Client: Ed Levin Address:

Appraiser: Sandee S Pennington Address: 5400 Laurel Springs Pkwy # 407, Suwanee, GA 30024-6056

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:- The statements of fact contained in this report are true and correct.- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.- My engagement in this assignment was not contingent upon developing or reporting predetermined results.- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.

- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

I have not completed any services on the subject property in the past three years.

DEFINITION OF MARKET VALUE *:Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Order Individual Client Name: Ed Levin

E-Mail: Address:

SIGNATURES	<p>APPRaiser</p>  <p>Appraiser Name: Sandee S Pennington Company: D.S. Murphy & Associates Phone: (678) 584-5900 Fax: _____ E-Mail: spennington@dsmurphy.com Date Report Signed: 10/31/2019 License or Certification #: CG285157 State: GA Designation: _____ Expiration Date of License or Certification: 07/31/2020 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 10/29/2019</p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date Report Signed: _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____</p>
------------	--	--

Supplemental Addendum

File No. 19100862A

Borrower/Client	N/A						
Property Address	255 Amberidge Trl						
City	Atlanta	County	Fulton	State	GA	Zip Code	30328
Lender							

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.

ADDITIONAL CERTIFICATIONS CONTINUED:

This appraisal was prepared in conformity with The Georgia Real Estate Appraiser and Real Estate Appraisal Management Company Classification And Regulation Act and The Rules and Regulations of The Georgia Real Estate Appraisers Board and USPAP.

The appraiser has no current or prospective interest in the subject property or parties involved.

The appraiser has performed no services regarding the subject property, including (but not limited to) appraisal work, in the 3 years preceding acceptance of this assignment.

The appraiser has performed all aspects of the valuation process free of undue pressure.

The county records show that foreclosure activity has been present over the last several years. At times, it has contributed to increased inventories and an erosion of prices. While foreclosure activity is a factor, it is but one factor. Overall economic conditions also contribute to the market's overall performance and trends. The comparable sale search takes into account arm's length transactions, foreclosure resales and other distressed sales and, therefore, should reflect the effect of foreclosure resales and distressed sales on the market.

Exposure Time:

The estimate of market value for the subject property assumes a reasonable exposure time estimated between 2 to 3 months.

Appraiser has based this estimate upon a blend of a reconciliation of closed sales in grid and may also have included some other sales considered and not included in the grid as well as appraiser's experience and knowledge in the local and competing market.

GP : Intended Use/Intended User Statement

Clarification of intended use and intended user:

The intended user of this appraisal report is the client named in this report. The intended use is to evaluate the property that is the subject of this appraisal for personal purposes, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.

The scope of this appraisal is to estimate the market value of the subject on the date of inspection. A comparison is then made of similar properties which have sold. The function of the appraisal is to assist the client in evaluating the property for personal purposes.

FEE DISCLOSURE: \$1,000

Supplemental Addendum

File No. 19100862A

Borrower/Client	N/A						
Property Address	255 Amberidge Trl						
City	Atlanta	County	Fulton	State	GA	Zip Code	30328
Lender							

ADDITIONAL NOTES

According to the client, he is engaged in a pending contract for the purchase of 255 Amberidge Trail, Atlanta, GA with a purchase price of \$650,000. The contract was not provided to the appraiser.

Subject Photo Page

Borrower/Client	N/A						
Property Address	255 Amberidge Trl						
City	Atlanta	County	Fulton	State	GA	Zip Code	30328
Lender							

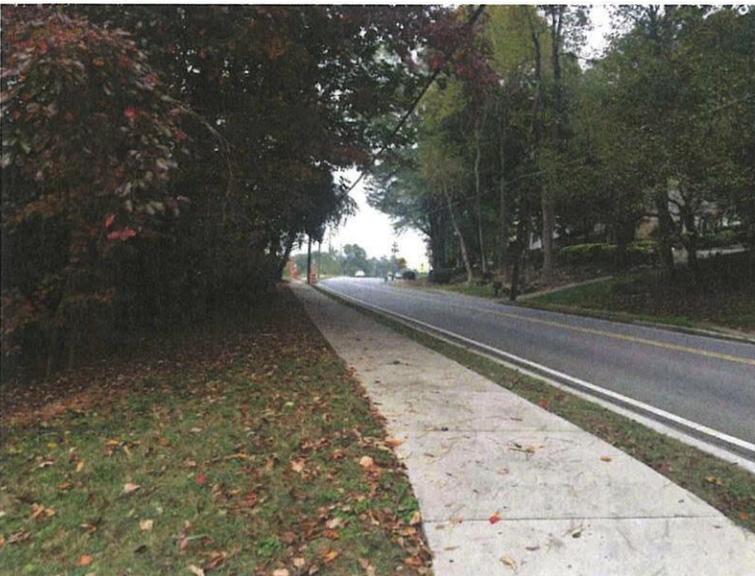


Subject

255 Amberidge Trl
Sales Price NA
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms 3.1
Location SUBURBAN
View AVERAGE
Site 1.2056
Quality AVERAGE
Age



Street Scene-Amberidge



Street Scene-River Valley

Photograph Addendum

Borrower/Client	N/A						
Property Address	255 Amberidge Trl						
City	Atlanta	County	Fulton	State	GA	Zip Code	30328
Lender							



Split Parcel Construction Across the Street from Subject

Comparable Photo Page

Borrower/Client	N/A		
Property Address	255 Amberidge Trl		
City	Atlanta	County	Fulton
Lender		State	GA
		Zip Code	30328



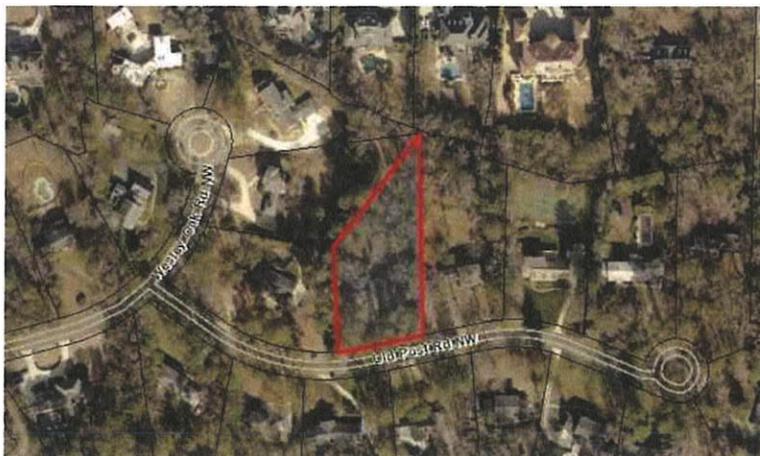
Comparable 1

610 Hammond Dr
 Prox. to Subject 1.96 miles SE
 Sales Price 750,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location SUBURBAN
 View
 Site 1.62
 Quality
 Age



Comparable 2

178 Johnson Ferry Rd NW
 Prox. to Subject 0.36 miles E
 Sales Price 665,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location SUBURBAN
 View
 Site 2.03
 Quality
 Age



Comparable 3

765 Old Post Rd
 Prox. to Subject 1.52 miles SW
 Sales Price 590,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location SUBURBAN
 View
 Site 1.323
 Quality
 Age

Comparable Photo Page

Borrower/Client	N/A				
Property Address	255 Amberidge Trl				
City	Atlanta	County	Fulton	State	GA
Lender				Zip Code	30328



Comparable 4

6575 Bridgewood Valley Rd
 Prox. to Subject 0.64 miles SW
 Sales Price 402,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location SUBURBAN
 View
 Site 0.746
 Quality
 Age



Comparable 5

620 Carriage Dr
 Prox. to Subject 1.43 miles E
 Sales Price 292,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location SUBURBAN
 View
 Site 0.38
 Quality
 Age

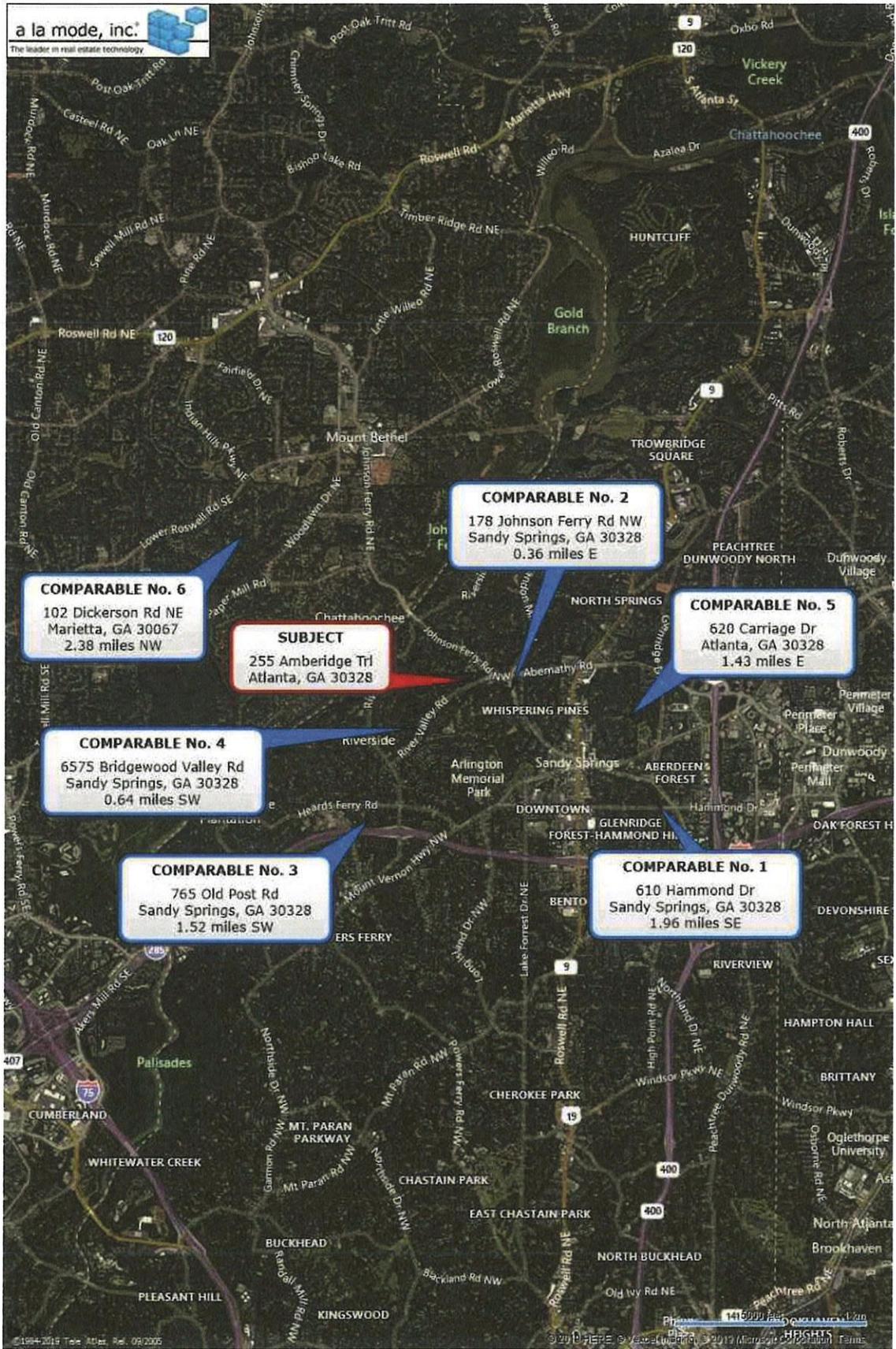


Comparable 6

102 Dickerson Rd NE
 Prox. to Subject 2.38 miles NW
 Sales Price 400,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location SUBURBAN
 View
 Site 0.52
 Quality
 Age

Location Map

Borrower/Client	N/A		
Property Address	255 Amberidge Trl		
City	Atlanta	County	Fulton
		State	GA
		Zip Code	30328
Lender			



Tax Aerial



STATE OF GEORGIA REAL ESTATE APPRAISERS BOARD

SANDEE S PENNINGTON

285157

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A
CERTIFIED GENERAL REAL PROPERTY APPRAISER

THE PRIVILEGE AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-30-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.

D. SCOTT MURPHY
Chairperson

JEANMARIE HOLMES
WILLIAM A. MURRAY
KEITH STONE

JEFF A. LAWSON
Vice Chairperson

37276477

SANDEE S PENNINGTON

285157
Status ACTIVE

CERTIFIED GENERAL REAL PROPERTY
APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY
RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY
REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia
Real Estate Commission
Suite 1000 - International Tower
229 Peachtree Street, N.E.
Atlanta, GA 30303-1605

ORIGINALLY LICENSED

03/25/2005

END OF RENEWAL
07/31/2020



LYNN DEMPSEY
Real Estate Commissioner

37276477

SANDEE S PENNINGTON

285157
Status ACTIVE

CERTIFIED GENERAL REAL PROPERTY
APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY
RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY
REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia
Real Estate Commission
Suite 1000 - International Tower
229 Peachtree Street, N.E.
Atlanta, GA 30303-1605



LYNN DEMPSEY
Real Estate Commissioner

37276477

RECEIVED

NOV 01 2019

City of Sandy Springs
Community Development

DESIGN-CONSTRUCTION
by
CRAFTMASTER, INC. 

December 31, 2019

Louisa Tover, Planner
City of Sandy Springs

Re: BU19-0001
Second Community Meeting

RECEIVED
01/02/2020
8:07:55 AM
louisa.tovar
DOC123119.pdf



Louisa,

Regarding the Second Community Meeting for the rezoning of the property located at 255 Amberidge Trail held on December 4th, 2019, there isn't much to report. In attendance were myself, the owners of the property (Harvey and Margaret Levitt), Madalyn Smith from the City of Sandy Springs and one Homeowner. The homeowner, David Elam, was unable to attend the first meeting and just wanted to find out about the plans for rezoning. He stayed only for about 15 minutes and left having no problems with the proposal. No one else showed up so the rest of us left soon after.

I have not been contacted by phone nor email with any questions, concerns or conflicts regarding the proposed rezoning.

Sincerely,



Edward J. Levin, President
Design Construction by Craftmaster, Inc.

January 8, 2020

Louisa Tovar
City of Sandy Springs
Department of Community Development
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350

RE: Zoning Comments for January 2020 (BU19-0001)

Dear Ms. Tovar:

The following are comments by the Environmental Health Services (EHS) Division and the Environmental Justice (EJ) Program of the Fulton County Board of Health. These comments are in reference to the case which was previously received from your office.

CASE	ZONING COMMENTS
RZ19-0001 (255 Amberidge Trail)	<p><u>EHS Comments</u></p> <ul style="list-style-type: none"> • Prior to the approval of any plat by the appropriate jurisdiction, the Environmental Health Services Division of the Fulton County Board of Health shall review and approve the plat regarding water supply and sewage disposal. No person may sell, offer for sale, lease, begin construction or otherwise begin the physical improvement of an exemption plat development, nor shall a building permit be issued in any form until all requirements set forth by the Fulton County Board of Health have been met. • Fulton County Board of Health will require that the proposed site be connected to public water available to the site. • If public sanitary sewer is available to the site, the Fulton County Board of Health will require mandatory connection. Public sanitary sewer is considered available if the property is within 200 feet of the nearest property line such distance being measured along the appropriate natural drainage course (gravity flow). • If public sewer is unavailable to the site, this Department will require that each lot be a minimum of 43,560 square feet and have 30,000 square feet minimum usable area to be considered for use of onsite sewage management systems. This Department will require all necessary percolation and soil data, required layouts, and supportive data be submitted for review and determined acceptable prior to preliminary

CASE	ZONING COMMENTS
	<p>plat and/or Land Disturbance Permit (LDP) approval.</p> <ul style="list-style-type: none"> • Since this proposed development constitutes a premise where people live, sanitary facilities will be mandatory prior to use or occupancy. • This department is requiring that all existing structures to be demolished must be inspected by a certified pest control operator to insure that the premise is rat free. If evidence of rodent infestation is found, the property must be baited prior to demolition. • If this property includes an existing individual onsite sewage management system(s), and the system(s) will be abandoned, it shall be abandoned in accordance with Fulton County regulations. • If this property includes an existing individual onsite water supply system(s) and the system(s) will be abandoned, it shall be abandoned in accordance with Fulton County Code of Ordinance and Code of Resolutions, Chapter 34 –Health and Sanitation, Article IV – Drinking Water. <p><u>General Public Health and EJ Comments</u></p> <ul style="list-style-type: none"> • Since this proposed development is not considered an environmentally adverse use, Fulton County Board of Health does not anticipate any adverse impacts to the health of humans or the environment in Fulton County by approving the rezoning from RD-27 to RD-18 to allow for the development of two (2) single-family residences.

If you have any questions related to the EHS comments, you may contact Edward Smith at 404-613-1808 or by e-mail at Ellis.Jones@fultoncountyga.gov. All questions related to the broader public health and/or environmental justice comments should be directed to me by telephone at 404-613-1491 or e-mail at Monica.Robinson@fultoncountyga.gov.

Sincerely,



Monica M. Robinson, B.S., M.B.A.
 Director, Office of Performance Management and Strategy
 Environmental Justice Program

cc: Edward Smith, Interim Deputy Director, Environmental Health