



SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, August 11, 2020

Case: **V20-0023 – 4900 Jett Road**
Staff Contact: Madalyn Smith (msmith@sandyspringsga.gov)
Report Date: July 21, 2020

REQUEST

Request for a Variance from Sec. 9.4.2. to allow a pool to encroach in the 50-foot undisturbed natural vegetative buffer (50-foot buffer) and the additional 25-foot impervious surface setback (25-foot setback).

APPLICANT

Property Owner: Rick & Amanda Kuhlman	Petitioner: Rick & Amanda Kuhlman	Representative: n/a
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SUMMARY

The applicant requests a Variance to allow a pool to encroach into the 50-foot undisturbed natural vegetative buffer (50-foot buffer) and the additional 25-foot impervious surface setback (25-foot setback).

RECOMMENDATION

Department of Community Development

Staff recommends **Denial** of **Variance** V20-0023.

MATERIALS SUBMITTED AND REVIEWED

Materials:

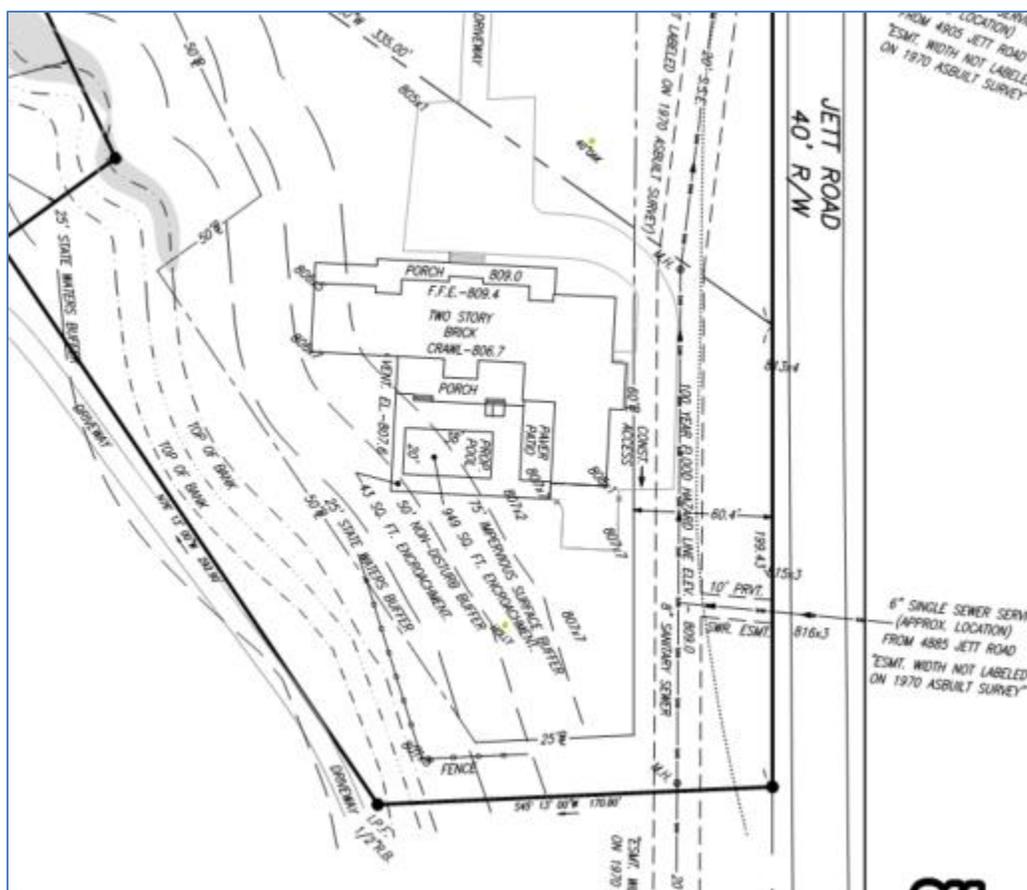
1. Application, received June 30, 2020

Plans:

1. Survey and Site Plan prepared by Site Works Surveys & Planning, dated June 22, 2020, received June 30, 2020.
2. Mitigation Plan prepared by Site Works Surveys & Planning, dated June 22, 2020, received July 2, 2020.

PROPERTY INFORMATION	
Location:	4900 Jett Road (Parcel ID # 17 0176 LL0995)
Council District:	6 – Bauman
Road frontage:	Approximately 720 feet of frontage on Jett Road
Acreage:	Approximately 4.43 acres
Current Zoning:	Residential Estate (RE-2)
Existing Land Use:	Single Family Residential
Previous Zoning Case/Cases:	n/a
Character Area:	Protected Neighborhood

SITE PLAN (received June 30, 2020) (full size Site Plan in Package)



PROPOSED DEVELOPMENT

The subject lot is located off Jett Road in the southwestern corner of Sandy Springs, and is developed with a single-unit detached house. A significant portion of the existing home is located in the stream buffer and much of this property has been cleared of trees and shrubs, especially in the buffer area. This work was conducted prior to the City’s Development Code requirements.

The property is accessed from the adjacent lot, 0 Jett Road (to the north), which the applicant also owns. The front of the house is oriented to the north, facing what is traditionally considered the side property line. 0 Jett Road is undeveloped and only has a driveway and essentially serves as the front yard for the home. The applicant is proposing to construct a 20-foot x 38-foot pool with pool decking in a portion of the rear yard that is already cleared and is currently grass lawn. 949 SF of the proposed pool and decking encroach into the 25-foot setback and 43 SF encroaches into the 50’ buffer.

The following images show the existing conditions of 4900 Jett Road.



Portion of the rear yard outside of the buffers



Proposed location for the pool, looking towards the stream



Proposed location for the pool, looking towards the home

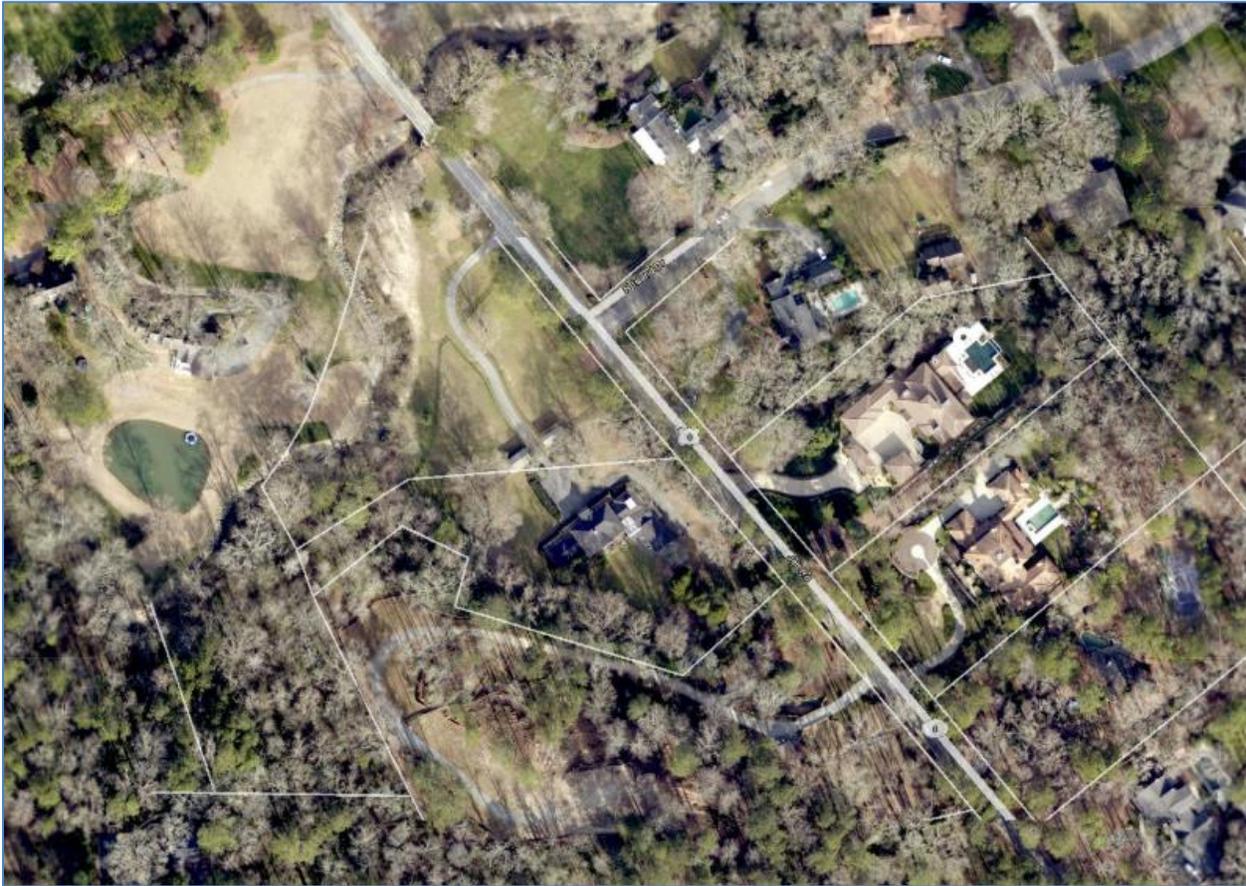


Portion of the stream which is eroding

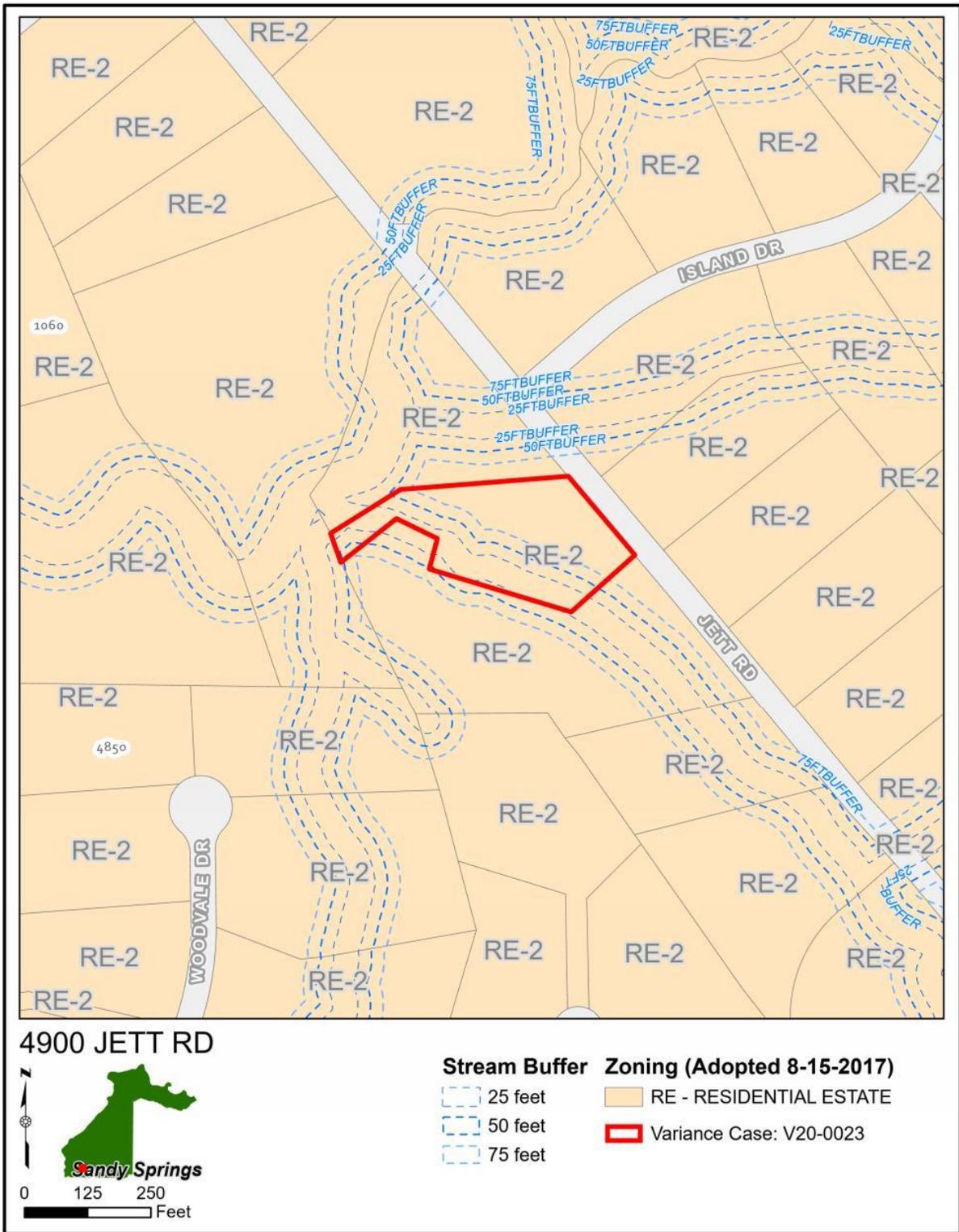
(All photographs by Madalyn Smith, July 16, 2020)

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	Residential Estate / Single Family Residential	4950 Jett Road	7.9
East	Residential Estate / Single Family Residential	4905 Jett Road	1.9
South	Residential Estate / Single Family Residential	4888 Jett Road	4.2
West	Residential Estate / Single Family Residential	4845 Woodvale Drive	2
PROPOSED DEVELOPMENT			
--	Residential Estate / Single Family Residential	4900 Jett Road	4.4

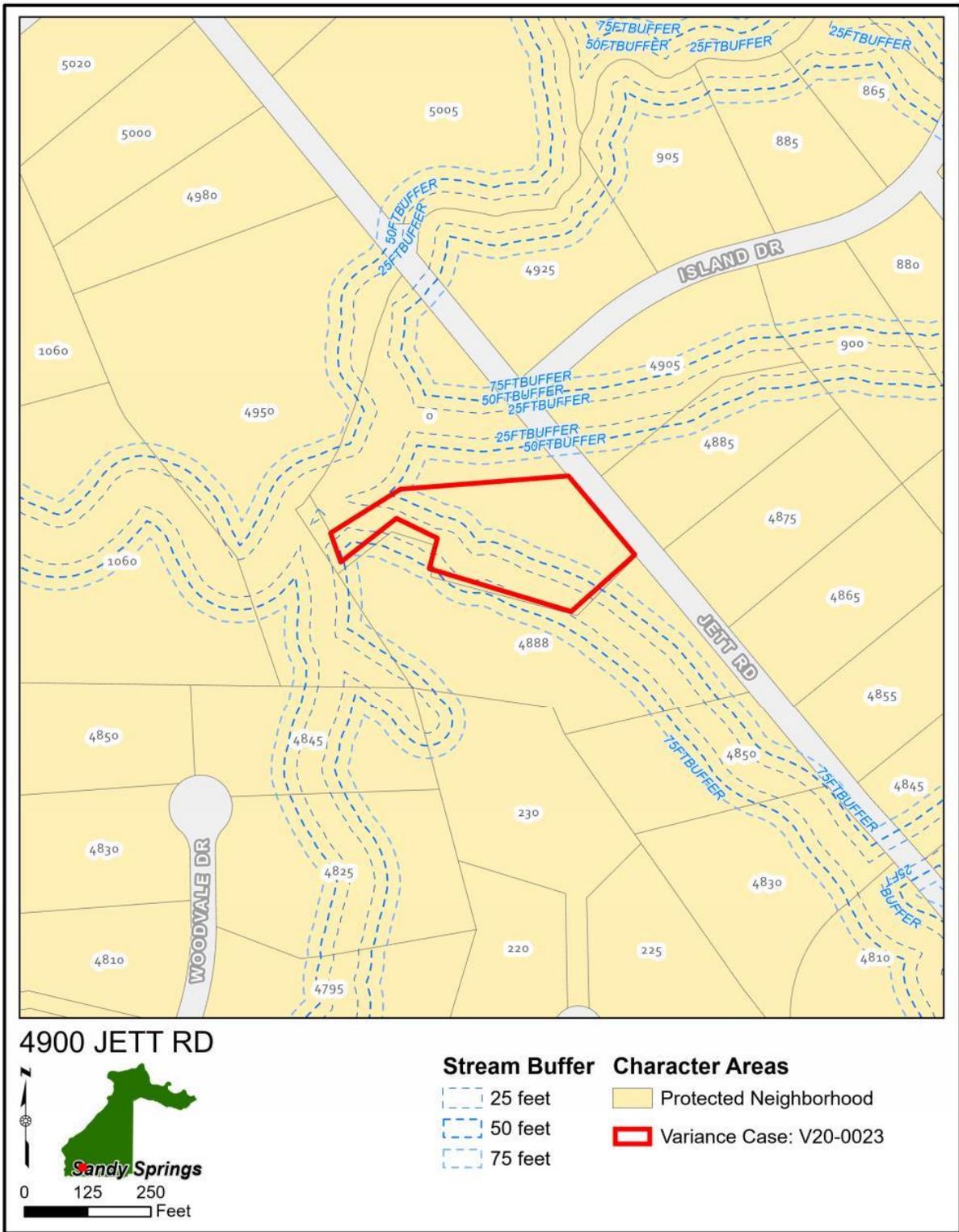
AERIAL IMAGE



ZONING MAP



CHARACTER AREA MAP



V19-0031 STREAM BUFFER VARIANCE CONSIDERATIONS

Per Sec. 9.2.4.B. of the Development Code, the following list of approval criteria for a Stream Buffer Variance provides guidance for making decisions on approval:

- a. *The property's shape, topography or other physical conditions existing on December 12, 2005 prevent land development unless a buffer or setback Variance is granted;*
- b. *Unusual circumstances when strict adherence to the minimal buffer and setback requirements would create an extreme hardship.*

Findings: The property meets the minimum lot width and lot area requirements for the zoning district RE-2. The property is mostly flat, with a very gentle slope, approximately 20 feet over the course of the entire property. The house itself is uniquely oriented: the front of the house faces north (technically the side yard), away from Jett Road so the area that would typically serve as the side yard is practically the front yard, see Figure 1. The side yard ("front yard") is labelled as Area 1, the rear yard as Area 2. Area 1 is located in the Future Floodway, where no new construction can be done (see Fig. 2). Much of the remainder of the property is located in the Future Floodplain (see Fig. 2).

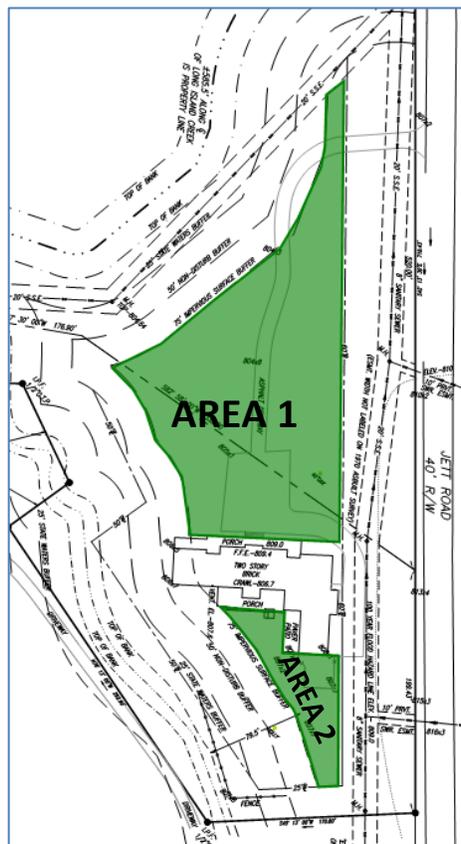


Figure 1.

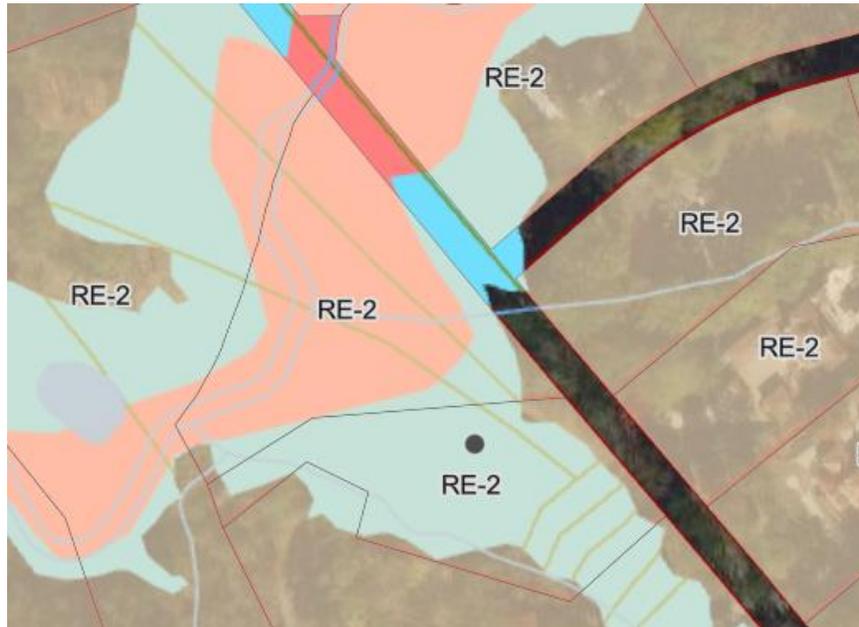


Figure 2. Future Floodway shown in red
Future Floodplain shown in blue

The proposed location is a logical one because it is already cleared, flat, and not located in the Future Floodway. However, Staff's view is that there is sufficient space and agreeable topography to construct a pool without encroaching into the Stream Buffer in particular, as well as the additional Impervious Setback, in Area 2 (See Fig. 1).

Staff does not see any physical condition that would necessitate a variance to enable development. Further, Staff does not find that strict adherence to the buffer and setback requirements would create a hardship.

Variations will not be considered when actions of any property owner of a given property after December 12, 2005 have created conditions of a hardship on that property.

Finding: The conditions are not the result of action nor inaction of the property owner.

The following factors will be considered by the Board of Appeals in determining whether to issue a Stream Buffer Variance:

- *The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;*

Finding: As previously stated, the property is effectively flat, and meets the minimum lot requirements for the zoning district.

- *The locations of all state waters, wetlands, floodplain boundaries and other natural features on the property, including along property boundaries, as determined by field survey;*

Finding: The property is located almost entirely within the Future Floodway and/or the Future Floodplain.

- *The location and extent of the proposed buffer or setback intrusion;*

Finding:

Proposed Impervious Encroachment For Pool	
Buffer/Impervious Setback	Encroachment (square feet)
25' Impervious Setback	949
25' City Undisturbed Natural Vegetative Buffer	43
25' State Waters Buffer	0
Total:	992

- *Whether alternative designs are possible which require less intrusion or no intrusion;*

Finding: As previously stated, the existing home is uniquely situated on the property, with the front of the home facing north, away from Jett Road (effectively to its side yard). There is ample area in this atypical side yard that is unencumbered by stream buffers. However, this portion of the property is at a lower elevation than the rear and is located in the Future Floodway so a pool should not be built in this location.

South and west of the home, the rear yard, is mostly encumbered by stream buffers. The buildable area is labelled in Figure 1 as Area 2. However, it should be noted that a pool in this location would result in the loss of tree canopy.

- *The long-term and water quality impacts of the proposed Variance; and*
- *Whether issuance of the Variance is at least as protective of natural resources and the environment.*

Finding: This property was developed prior to the tightening of restrictions on development near streams. The existing house is located in the buffer and much of the buffer area has been cleared and graded. The negative impacts of further encroachment in the stream buffers can be effectively mitigated through stream bank stabilization, as proposed by the applicant (See Figure 3).

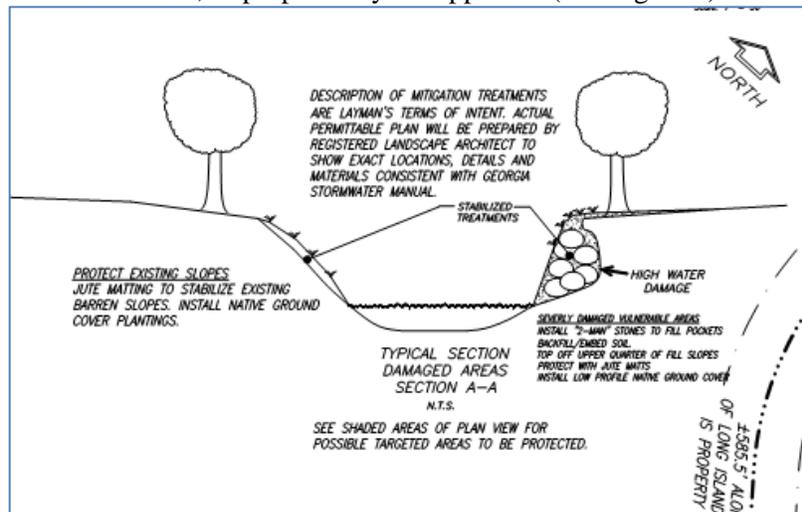


Figure 3.

COMMENTS FROM OTHER PARTIES

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Correspondence Received:

Two letters of support were received from nearby homeowners. 1 comment was received in opposition.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommends **Denial** of **Variance** V20-0023, request for a Variance from Sec. 9.4.3. to allow for the development of a pool to encroach into the 50-foot undisturbed natural vegetative buffer (50-foot buffer) and the additional 25-foot impervious surface setback (25-foot setback).

Should the Board determine that a variance is warranted, Staff would recommend they do so under the following conditions:

1. The encroachment be limited to that shown on the Mitigation Plan prepared by Site Works Surveys & Planning, dated June 22, 2020, received July 2, 2020.
2. The streambank be stabilized as detailed in the Mitigation Plan prepared by Site Works Surveys & Planning, dated June 22, 2020, received July 2, 2020 and be subject to the approval of the Chief Environmental Compliance Officer.

Received:
06/30/2020
City of Sandy Springs
Community Development Department



SANDY SPRINGS™
 GEORGIA

Case No.: **V20-0023**
 Planner's initials: _____

PROJECT INFORMATION SHEET

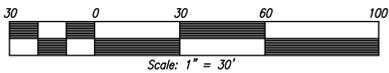
PROPERTY	Address(es): 4900 Jett Rd. NW	
	Parcel Tax ID: 17-0176-LL-099-5	
	Total acreage: 2.48	Council district: Sandy Springs
	Current zoning: R1	Current use: Single family Dwelling
	Character Area:	

APPLICATION	Detailed request (include Code/Ordinance Section No.):	
	Variance for section 9.2.4.A.2	
	Requesting variance of 75' Impervious Surface Buffer for pool	
	Also requesting encroachment into the 50' undisturbed buffer	
	Petitioner: Rick Kuhlman & Amanda Kuhlman	
Petitioner's address: 4900 Jett Rd.		
Sandy Springs, GA 30327		
Phone: [REDACTED]		

OWNER	Property owner: Rick And Amanda Kuhlman	
	Owner's address: 4900 Jett Rd.	
	Sandy Springs, GA 30327	
	Phone: [REDACTED]	
Signature (authorizing initiation of the process): [Signature]		
If the property is under contract, provide a copy of the contract		

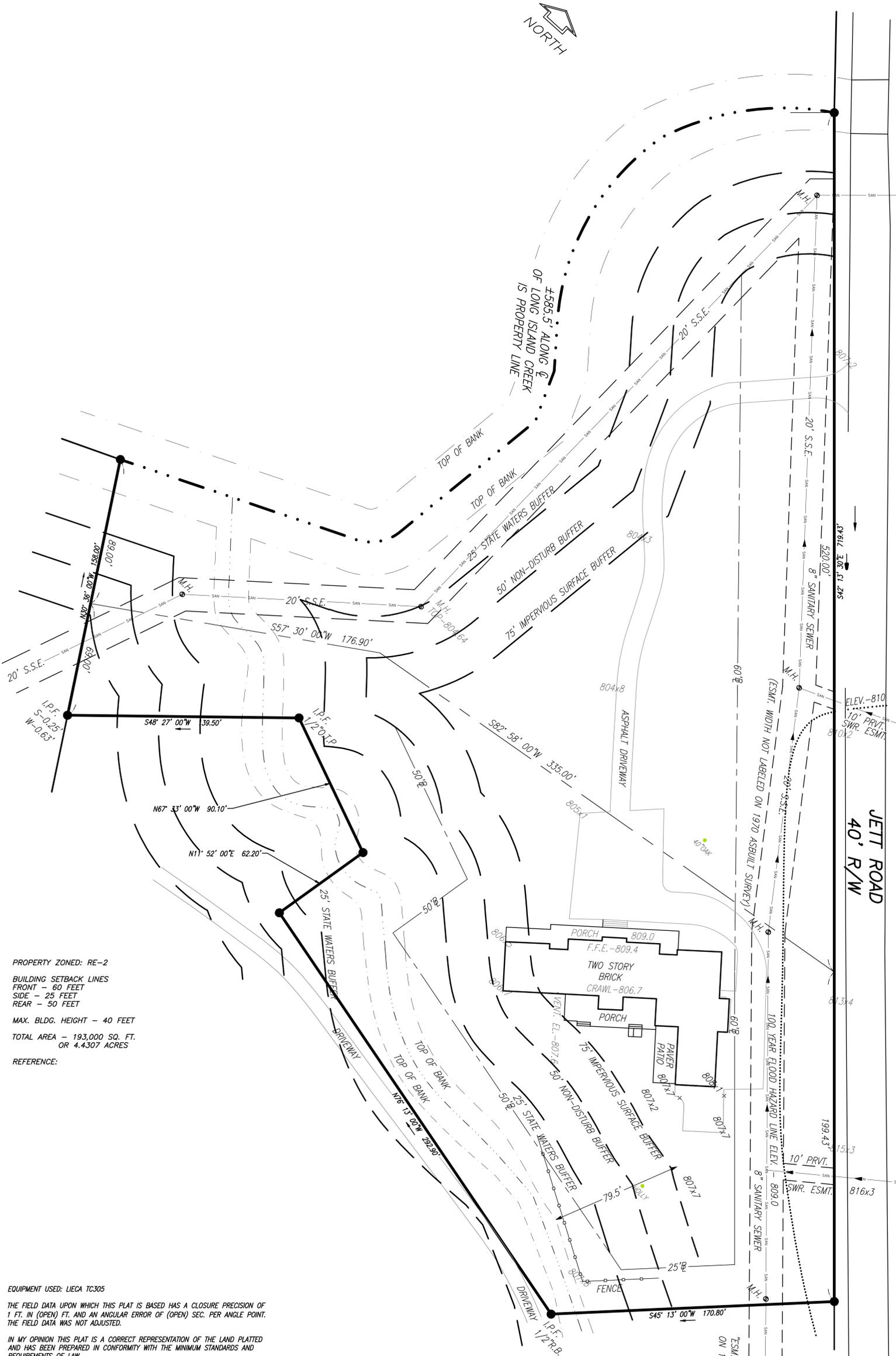
- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date:	Anticipated application date:
Anticipated BOA date: 8/11/2020	
ADDITIONAL INFORMATION NEEDED:	



LEGEND

- M.H. - MANHOLE
- J.B. - JUNCTION BOX
- C.B. - CATCH BASIN
- D.I. - DROP INLET
- S.S.E. - SANITARY SEWER ESMT
- D.E. - DRAINAGE EASEMENT
- U.E. - UTILITY EASEMENT
- I.P.F. - IRON PIN FOUND
- I.P.S. - IRON PIN SET
- C.T.P. - CRIMP TOP PIPE
- O.T.P. - OPEN TOP PIPE
- R.B. - RE-BAR
- F.H. - FIRE HYDRANT
- B/L - BUILDING LINE
- R/W - RIGHT OF WAY
- P/P - POWER POLE
- Q - CENTER LINE



PROPERTY ZONED: RE-2
 BUILDING SETBACK LINES
 FRONT - 60 FEET
 SIDE - 25 FEET
 REAR - 50 FEET
 MAX. BLDG. HEIGHT - 40 FEET
 TOTAL AREA - 193,000 SQ. FT.
 OR 4.4307 ACRES

REFERENCE:

EQUIPMENT USED: LEICA TC305
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FT. IN (OPEN) FT. AND AN ANGULAR ERROR OF (OPEN) SEC. PER ANGLE POINT. THE FIELD DATA WAS NOT ADJUSTED.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW

Ronald E. Gudger
 RONALD E. GUDGER R.L.S. #2089



FLOOD STATEMENT
 THIS PROPERTY IS PARTIALLY LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL #13121C0143 F, LAST REVISED ON SEP. 18, 2013.

4" SINGLE SEWER SERVICE (APPROX. LOCATION) FROM 4905 JETT ROAD "ESMT. WIDTH NOT LABELED ON 1970 ASBUILT SURVEY"

6" SINGLE SEWER SERVICE (APPROX. LOCATION) FROM 4885 JETT ROAD "ESMT. WIDTH NOT LABELED ON 1970 ASBUILT SURVEY"



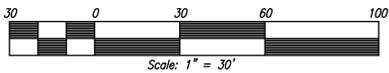
Know what's below. Call before you dig.

SURVEYED	REG. TPO
CALCULATED	REG. RAM
DRAWN	REG. RAM
DWG. NAME	JETT 4900 POOL
DATE	MAY 22, 2019

SITE WORKS SURVEYS & PLANNING
 4780 ASHFORD DUNWOODY ROAD
 SUITE 540-208
 ATLANTA, GEORGIA 30328
 PHONE: 770-396-6011
 e-mail: gudgersurveying@bellsouth.net

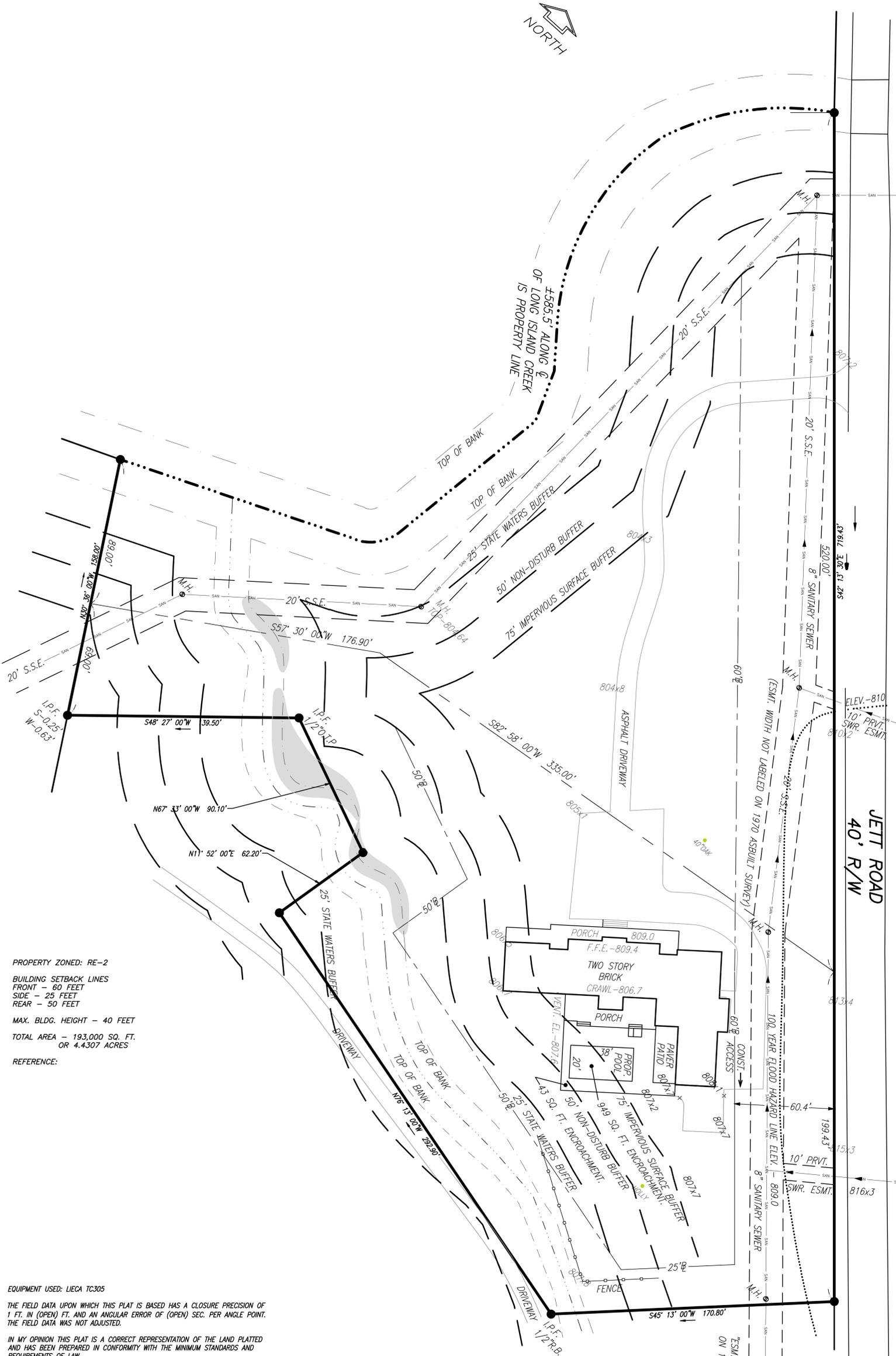
RONALD E. GUDGER, LS
 404-731-8696
 SURVEY OF
4900 JETT ROAD
 LL. 176, DISTRICT 17
 CITY OF SANDY SPRINGS
 FULTON COUNTY, GEORGIA

NO.	DATE	REVISION



LEGEND

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- J.B. - JUNCTION BOX
- C.B. - CATCH BASIN
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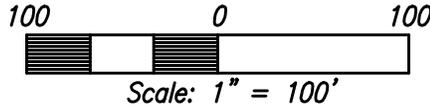
SURVEYED	REG, TPO
CALCULATED	REG, RAM
DRAWN	REG, RAM
DWG. NAME	JETT 4900 POOL
DATE	JUNE 22, 2020

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 SUITE 540-208
 ATLANTA, GEORGIA 30328
 PHONE: 770-396-6011
 e-mail: gudgersurveying@bellsouth.net

SITE PLAN OF
4900 JETT ROAD
 L.L. 176, DISTRICT 17
 CITY OF SANDY SPRINGS
 FULTON COUNTY, GEORGIA

NO.	DATE	REVISION

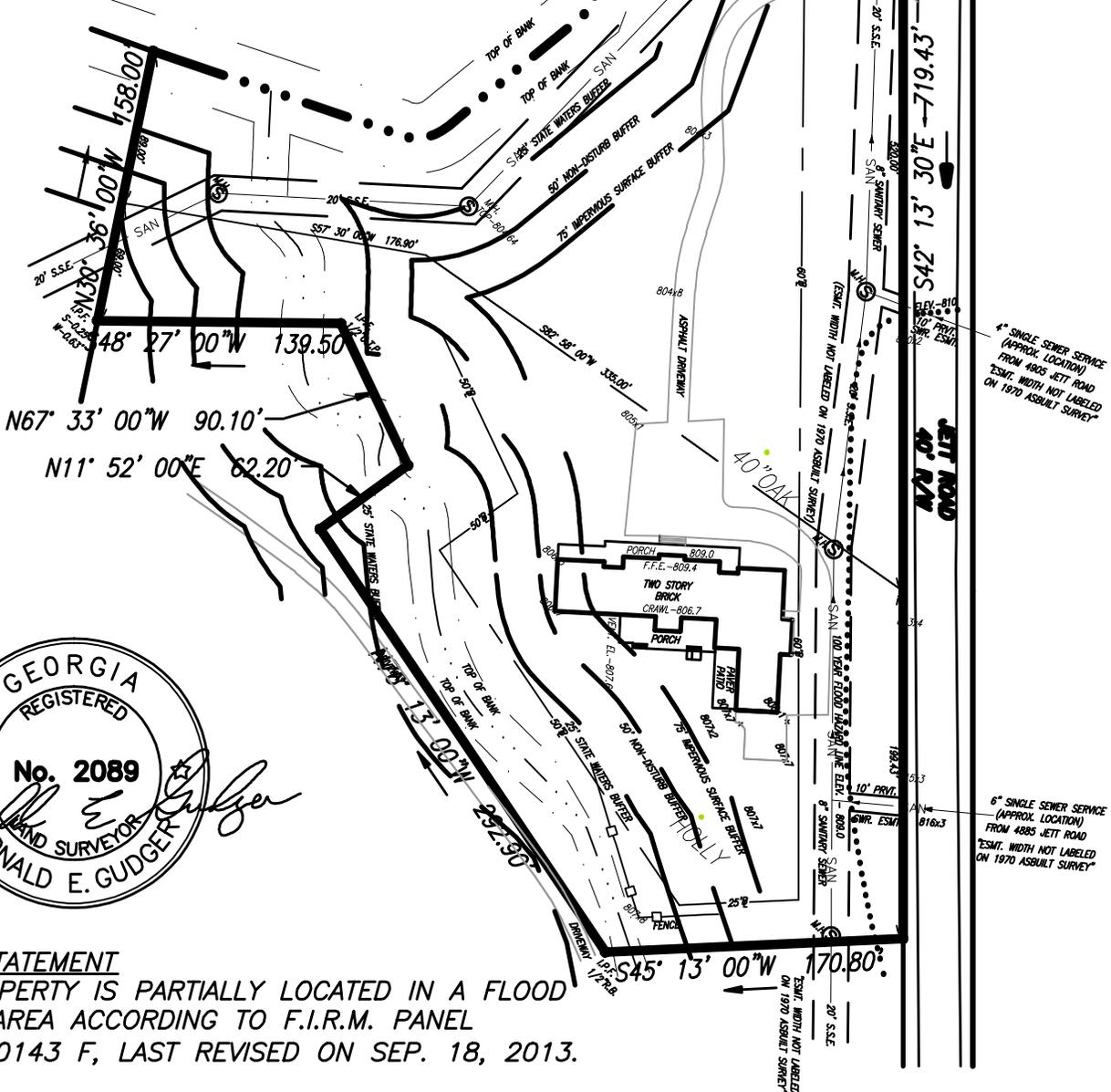
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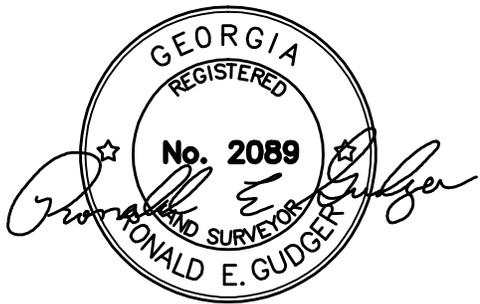
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 OR 4.4307 ACRES



N67° 33' 00"W 90.10'
 N11° 52' 00"E 62.20'



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 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

SURVEY OF
4900 JETT ROAD

L.L. 176, DISTRICT 17
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA
 MAY 22, 2019

Letter of Intent

4900 Jett Road N.W.

Sandy Springs, GA 30327

To obtain a variance to section 9.2.4.A.2 of the development regulations to encroach 949 sq ft or 0.49% of total lot area into the 75 foot impervious buffer in order to construct a swimming pool. Also, because of the prohibitive available space, we would like to encroach into the 50 foot non disturb buffer with a minor 43 sq ft of encroachment for a pool deck.

We need the variance because of topographical issues with the lot and the placement of the sewer line easement. The location of the sewer line easement along with how the house sits on the lot would make it very difficult and unsightly to have a pool in the front yard on Jett Road. There are no other suitable locations for the pool on the property that are not either in the front yard on Jett Rd, too close to the sewer easement, too close to the house or that would require removal of far too many trees.

Variance Analysis
4900 Jett Rd
Sandy Springs, GA 30327

Application of Code: 4900 Jett Rd. is 4.43 acres of an older established home site. Being bordered by 700 feet of Jett road right of way and also two streams constituting 75 foot buffers, only slightly more than 1 acre is usable outside that buffer.

Exceptional conditions: As seen on the survey the buffer scenario created in recent years overlapped one end of the house and most of the usable immediate backyard space.

Our request is twofold: Be able to recapture the only space available in the 75 foot impervious buffer with which to install a pool. This request amount to 949 ft.² or 0.49% of the total lot area. Because of the prohibitive available space for the pool we also would like to encroach into the 50 foot non disturb buffer with a minor 43 ft.² Of Encroachment of pool decking.

The yard area in question is already grassed and almost flat. Additional clearing will not be necessary and no practical grade change would take place. Impact to the stream itself seems non-existent.

Because of the buffers we understand that prior planning for the property considered demolition Of the structure to create a conforming homesite with all the amenities. We have chosen to maintain the character of the older home but feel like the inability to build a pool is a hardship to our use of an otherwise large setting and also to be consistent with the value of other large homes in the Sandy Springs area.

We respectfully request consideration of our conservative wishes For enjoyment by our family and also to and state hey degree of permanence in the future of this homesite.

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 176 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

Beginning at a point on the southwesterly side of Jett Road (having a 40 foot right of way) at the intersection formed by the southwesterly side of Jett Road with the centerline of Long Island Creek; running thence South 41 degrees 40 minutes East along the southwesterly side of Jett Road 520 feet, more or less to an iron pin on the southwesterly side of Jett Road 200.0 feet northwesterly as measured along the southwesterly side of Jett Road from the easternmost corner of property purchased by Thomas Eugene Cole and Nanetta T. Cole from Edwin E. Friend and Margaret Blosser Friend by Warranty Deed recorded in Deed Book 4381, Page 78, Fulton County Records; thence South 82 degrees 58 minutes West 335.0 feet to an iron pin; thence South 57 degrees 30 minutes West 176.9 feet to an iron pin; thence North 30 degrees 36 minutes West 89 feet, more or less to the centerline of Long Island Creek; thence northeasterly, northerly and northeasterly along the centerline of Long Island Creek 568 feet, more or less to the southwesterly side of Jett Road and the point of beginning, being shown as TRACT 1 on a plat of survey for Thomas Eugene Cole and Nanetta T. Cole by United Surveying Co., dated July 29, 1969 and revised February 2, 1970.

AND ALSO THE FOLLOWING TRACT OF LAND:

All that tract or parcel of land lying and being in Land Lot 176 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

Beginning at a point on the southwesterly side of Jett Road 721.6 feet southeasterly from the intersection of the southwesterly side of Jett Road with the centerline of a bridge over Long Island Creek, which point of beginning is the easternmost corner of property purchased by Thomas Eugene Cole and Nanetta T. Cole from Edwin E. Friend and Margaret Blosser Friend by Warranty Deed recorded in Deed Book 4381, Page 78, Fulton County Records; thence South 45 degrees 13 minutes West 170.8 feet to an iron pin; thence North 76 degrees 13 minutes West forming an interior angle of 121 degrees 26 minutes with the last preceding course, 292.9 feet to an iron pin; thence North 11 degrees 52 minutes East forming an interior angle of 91 degrees 55 minutes with the last preceding course 62.2 feet to an iron pin; thence North 67 degrees 33 minutes West 90.1 feet to an iron pin; thence South 48 degrees 27 minutes West 139.5 feet to an iron pin; thence North 30 degrees 36 minutes West 69 feet to an iron pin; thence North 57 degrees 30 minutes East 176.9 feet to an iron pin; thence North 82 degrees 58 minutes East 335.0 feet to an iron pin on the southwesterly side of Jett Road (having a 40 foot right of way); thence southeasterly along the southwesterly side of Jett Road 200.0 feet to an iron pin and the point of beginning, being shown as TRACT 2 on a plat of survey for Thomas Eugene Cole and Nanetta T. Cole by United Surveying Co., dated July 29, 1969 and revised February 2, 1970.

Being the same property as conveyed in that certain Warranty Deed recorded at Deed Book 53550, Page 574, Fulton County, Georgia records.

Limited Warranty Deed



SANDY SPRINGS
GEORGIA

AUTHORIZATION FORM - PART I

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

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.	
Owner's name: <u>Amanda Kuhlman</u>	Sworn and subscribed before me this <u>10th</u> day of <u>June</u> 20 <u>20</u>
Address: <u>4900 Jeff Rd</u>	
City, State, Zip Code: <u>Atlanta, GA 30327</u>	Notary public: <u>[Signature]</u>
Email address: <u>[Redacted]</u>	Seal:
Phone number: <u>[Redacted]</u>	
Owner's signature: <u>[Signature]</u>	
Commission expires:	

B- If the applicant is *not* the owner of the subject property:

Fill out the following section, check the appropriate statement and have it notarized:

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



SANDY SPRINGS

GEORGIA

AUTHORIZATION FORM – PART I

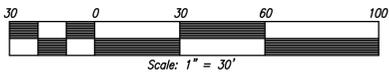
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Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.	
Owner's name: <u>Rick Kellman</u>	Sworn and subscribed before me this <u>18</u> day of <u>June</u> 20 <u>20</u> Notary public: <u>[Signature]</u> Seal: Commission expires: <u>6/27/20</u>
Address: <u>4900 Jeff Rd</u>	
City, State, Zip Code: <u>Atlanta, GA. 30327</u>	
Email address: <u>[Redacted]</u>	
Phone number: <u>[Redacted]</u>	
Owner's signature: <u>[Signature]</u>	

B- If the applicant is *not* the owner of the subject property:

Fill out the following section, check the appropriate statement and have it notarized:

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



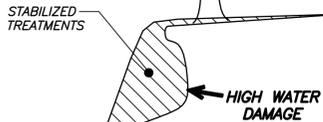
LEGEND

- M.H. - MANHOLE
- J.B. - JUNCTION BOX
- C.B. - CATCH BASIN
- D.I. - DROP INLET
- S.S.E. - SANITARY SEWER ESMT
- D.E. - DRAINAGE EASEMENT
- U.E. - UTILITY EASEMENT
- I.P.F. - IRON PIN FOUND
- I.P.S. - IRON PIN SET
- C.T.P. - CRIMP TOP PIPE
- O.T.P. - OPEN TOP PIPE
- R.B. - RE-BAR
- F.H. - FIRE HYDRANT
- B/L - BUILDING LINE
- R/W - RIGHT OF WAY
- P/P - POWER POLE
- CL - CENTER LINE

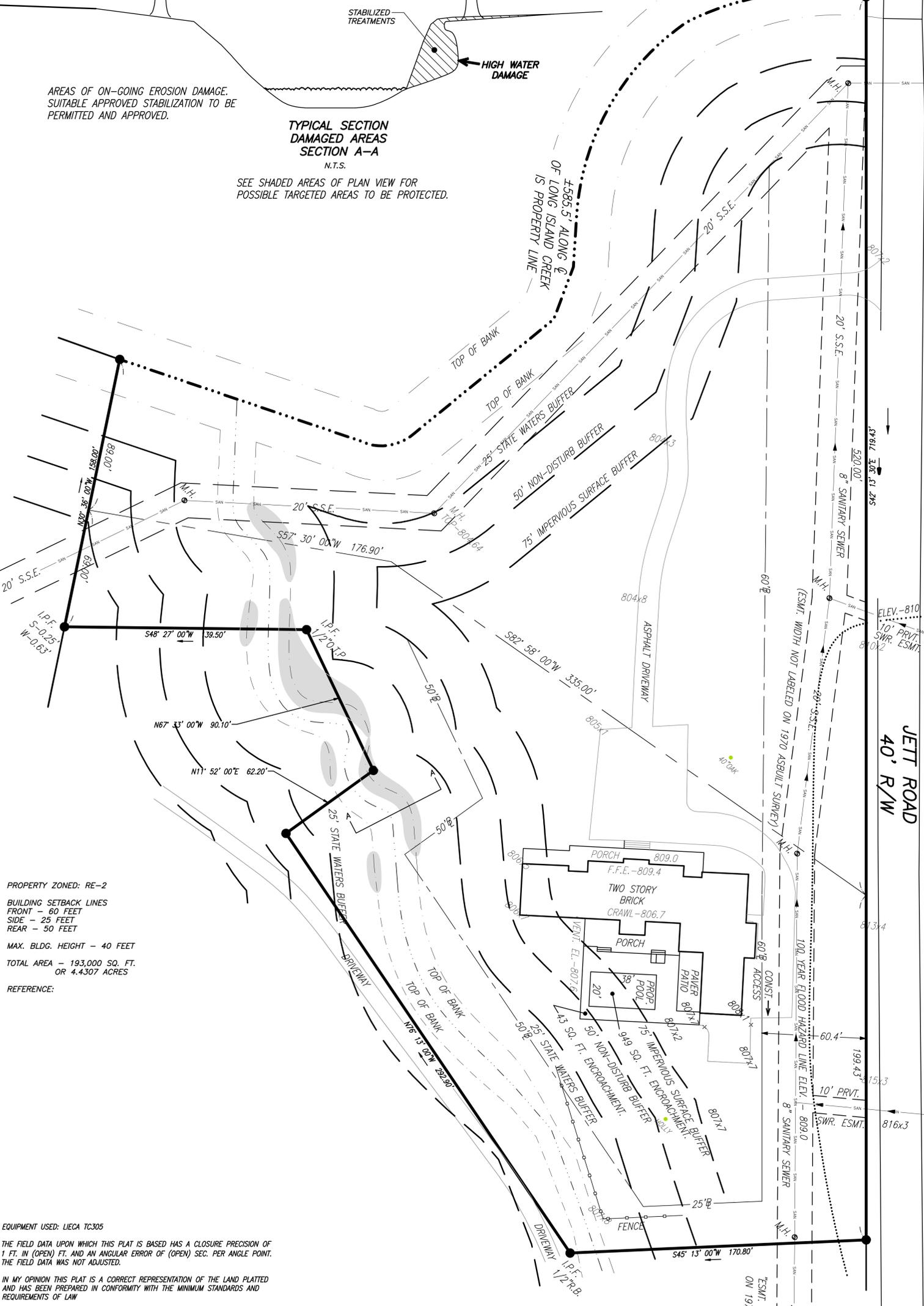
AREAS OF ON-GOING EROSION DAMAGE. SUITABLE APPROVED STABILIZATION TO BE PERMITTED AND APPROVED.

TYPICAL SECTION DAMAGED AREAS SECTION A-A
N.T.S.

SEE SHADED AREAS OF PLAN VIEW FOR POSSIBLE TARGETED AREAS TO BE PROTECTED.



585.5' ALONG CL OF LONG ISLAND CREEK IS PROPERTY LINE



PROPERTY ZONED: RE-2
 BUILDING SETBACK LINES
 FRONT - 60 FEET
 SIDE - 25 FEET
 REAR - 50 FEET
 MAX. BLDG. HEIGHT - 40 FEET
 TOTAL AREA - 193,000 SQ. FT.
 OR 4.4307 ACRES
 REFERENCE:

EQUIPMENT USED: LEICA TC305
 THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF 1 FT. IN (OPEN) FT. AND AN ANGULAR ERROR OF (OPEN) SEC. PER ANGLE POINT. THE FIELD DATA WAS NOT ADJUSTED.
 IN MY OPINION THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW

Ronald E. Gudger
 RONALD E. GUDGER R.L.S. #2089



FLOOD STATEMENT
 THIS PROPERTY IS PARTIALLY LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL #13121C0143 F, LAST REVISED ON SEP. 18, 2013.

4" SINGLE SEWER SERVICE (APPROX. LOCATION) FROM 4905 JETT ROAD "ESMT. WIDTH NOT LABELED ON 1970 ASBUILT SURVEY"

6" SINGLE SEWER SERVICE (APPROX. LOCATION) FROM 4885 JETT ROAD "ESMT. WIDTH NOT LABELED ON 1970 ASBUILT SURVEY"

JETT ROAD
40' R/W



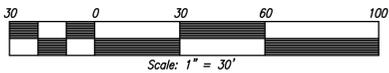
Know what's below. Call before you dig.

SURVEYED	REG, TPO
CALCULATED	REG, RAM
DRAWN	REG, RAM
DWG. NAME	JETT 4900 POOL
DATE	JUNE 22, 2020

SITE WORKS SURVEYS & PLANNING
 4780 ASHFORD DUNWOODY ROAD
 SUITE 540-208
 ATLANTA, GEORGIA 30328
 PHONE: 770-396-6011
 e-mail: gudgersurveying@bellsouth.net

SITE PLAN OF
4900 JETT ROAD
 L.L. 176, DISTRICT 17
 CITY OF SANDY SPRINGS
 FULTON COUNTY, GEORGIA

NO.	DATE	REVISION



LEGEND

- M.H. - MANHOLE
- J.B. - JUNCTION BOX
- C.B. - CATCH BASIN
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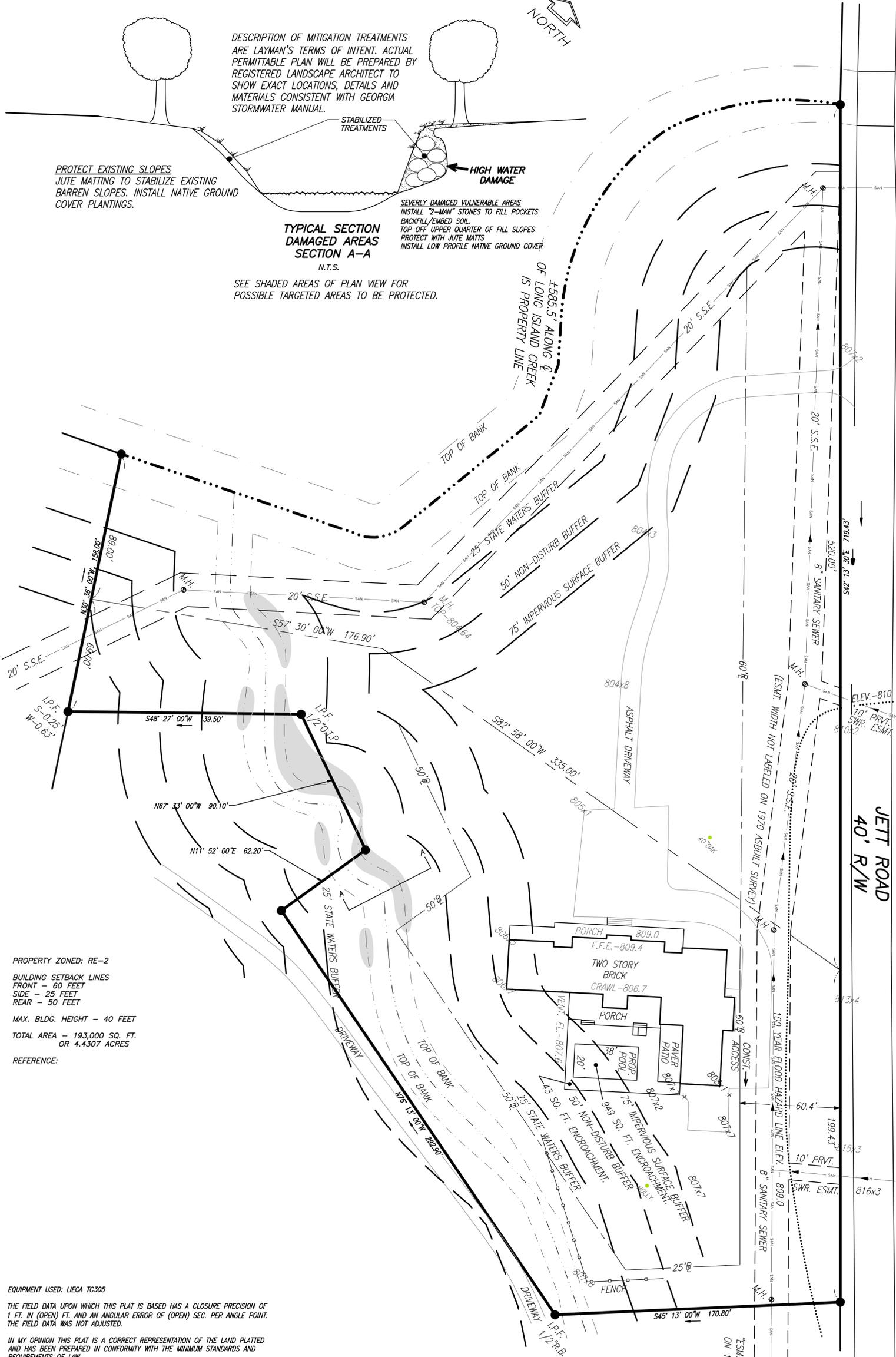
DESCRIPTION OF MITIGATION TREATMENTS ARE LAYMAN'S TERMS OF INTENT. ACTUAL PERMITTABLE PLAN WILL BE PREPARED BY REGISTERED LANDSCAPE ARCHITECT TO SHOW EXACT LOCATIONS, DETAILS AND MATERIALS CONSISTENT WITH GEORGIA STORMWATER MANUAL.

PROTECT EXISTING SLOPES
JUTE MATTING TO STABILIZE EXISTING BARREN SLOPES. INSTALL NATIVE GROUND COVER PLANTINGS.

TYPICAL SECTION DAMAGED AREAS SECTION A-A
N.T.S.

SEE SHADED AREAS OF PLAN VIEW FOR POSSIBLE TARGETED AREAS TO BE PROTECTED.

SEVERELY DAMAGED VULNERABLE AREAS
INSTALL "2-MAN" STONES TO FILL POCKETS
BACKFILL/EMBED SOIL.
TOP OFF UPPER QUARTER OF FILL SLOPES
PROTECT WITH JUTE MATTS
INSTALL LOW PROFILE NATIVE GROUND COVER



PROPERTY ZONED: RE-2
BUILDING SETBACK LINES
FRONT - 60 FEET
SIDE - 25 FEET
REAR - 50 FEET
MAX. BLDG. HEIGHT - 40 FEET
TOTAL AREA - 193,000 SQ. FT.
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SURVEYED	REG, TPO
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RONALD E. GUDGER, LS
404-731-8696
SITE WORKS SURVEYS & PLANNING
4780 ASHFORD DUNWOODY ROAD
SUITE 540-208
ATLANTA, GEORGIA 30328
PHONE: 770-396-6011
e-mail: gudgersurveying@bellsouth.net

PRELIMINARY STREAM BANK MITIGATION PLAN
4900 JETT ROAD
L.L. 176, DISTRICT 17
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA

NO.	DATE	REVISION

V20-0023 Public Comment

Michael Heazel	30327	<p>I strongly object to the issuance of a variance in this matter.</p> <p>There is a valid reason for the set backs and should be enforced in this instance.</p> <p>I will be unable to attend the Appeasements meeting so please accept this letter in lieu of my attendance</p>
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Jennifer P. Rose
4845 Woodvale Drive
Sandy Springs, Georgia 30327
(404) 250-0072 (phone) (404) 256-3596(fax)
jenprose@gmail.com

Sandy Springs Board of Appeals
Sandy Springs City Hall
1 Galambos Way
Sandy Springs, GA 30328

Re: Case # V20-0023 – Rick & Amanda Kuhlman, 4900 Jett Road, Sandy Springs, GA
30327

Dear Members of the Sandy Springs Board of Appeals:

I am the property owner of 4845 Woodvale Drive, which is contiguous to Rick and Amanda Kuhlman's property at 4900 Jett Road. I support the Kuhlman's request for relief from the 75' impervious surface setback and the 50' undisturbed buffer. Please feel free to contact me if you need anything further.

Sincerely yours,

A handwritten signature in black ink that reads "Jennifer P. Rose". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Jennifer P. Rose

Robert G. Hill
4950 Jett Road, N.W.
Atlanta, GA 30327-4516
(404) 583-1376

Sandy Springs Board of Appeals
Sandy Springs City Hall
1 Galambos Way
Sandy Springs, 30328

Re: Case #V20-0023- Rick and Amanda Kuhlman, 4900 Jett Rd, Sandy Springs, GA 30327

To: Members of the Sandy Springs Board of Appeals

I own the property at 4950 Jett Rd, which is next door (across the creek from) Rick and Amanda Kuhlman's property at 4900 Jett Rd. I am in favor of granting their request for a variance from the 75' impervious surface setback and the 50' undisturbed buffer.

A handwritten signature in cursive script that reads "Robert G. Hill".

Robert G. Hill