

CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council                      DATE: June 13, 2012

FROM: John McDonough, City Manager

AGENDA ITEM:    **ZM12-004/CV12-009** - 5229 Roswell Road, Applicant: John C. Mayoue, To modify conditions 2.a., 3.c., 3.b., and 3.f. of RZ08-018 to amend the approved site plan, with concurrent variance(s)

MEETING DATE: For Submission onto the June 19, 2012, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum  
Zoning Modification Petition

APPROVAL BY CITY MANAGER:                     JFM                     APPROVED

\_\_\_\_\_ NOT APPROVED

PLACED ON AGENDA FOR:                     6/19/2012                    

CITY ATTORNEY APPROVAL REQUIRED: (  ) YES      (    ) NO

CITY ATTORNEY APPROVAL:                     [Signature]                    

REMARKS:

**MAYOR AND CITY COUNCIL**

**ZM12-004**

**5229 Roswell Road**

**John C. Mayo**

To: John McDonough, City Manager

From: Angela Parker, Director of Community Development 

Date: June 1, 2012 for submission onto the June 19, 2012 City Council meeting

Agenda Item: **ZM12-004/CV12-009 5229 Roswell Road**, a request to modify conditions 2.a., 3.c., 3.d., and 3.f. of Sandy Springs zoning case RZ12-004/CV12-009 with a concurrent variance.

***CMO (City Manager's Office) Recommendation:***

**APPROVAL CONDITIONAL** of the request to modify conditions 2.a., 3.c., 3.d., and 3.f. of Sandy Springs zoning case RZ12-004/CV12-009 with a concurrent variance.

***Background:***

The site is located on the east side of Roswell Road at the intersection of Beachland Drive and Roswell Road. The property is zoned O-I (Office and Institutional District) conditional under zoning case RZ08-018. The subject property is located within the Suburban District of the Sandy Springs Overlay District.

***Discussion:***

This request is to modify conditions 2.a., 3.c., 3.d., and 3.f. with a concurrent variance as follows:

2. To the owner's agreement to abide by the following:
  - a. To the site plan received by the Department of Community Development dated ~~August 7, 2008~~ **April 4, 2012**. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
3. To the owner's agreement to provide the following site development standards:
  - c. **If the plans call for any change to the driveway entrance from Roswell Road**, prior to issuance of an LDP, the owner/developer shall attempt to provide interparcel access with the adjacent property to the south. Should the owner/developer not come to an agreement on interparcel access at this time with the adjacent property owners, the owner/developer shall provide documentation of such. In addition, if an interparcel access agreement is not obtained; permanent easements shall be recorded allowing for future inter-parcel access along the entirety of the southern boundaries of the property, prior to the issuance of an LDP.
  - d. **To reduce the required fifty (50) foot buffer to twenty-five (25) feet and reduce the required ten (10) improvement setback to zero (0) to accommodate the portion of the encroachment only**, the adjacent to residentially zoned property along the east property line (~~CV08-020~~ **CV12-009**). The owner/developer shall ~~install a six (6) foot tall, privacy fence interior to the buffer to provide additional screening in this area.~~ Said fence type and design shall be subject to the approval of the Design Review Board.
  - f. **To reduce the zoning regulations to the extent necessary for all the existing non-conforming (grandfathered) structure(s) to comply in accordance with the site plan received by the Department of Community Development dated April 4, 2012.**

***Concurrent Review:***

The staff held a Focus Meeting on May 2, 2012 at which the following city departments provided comments:

- Building and Development Division
- Fire Department
- Transportation Division
- Code Enforcement

In addition, the following external departments were contacted for comment:

- Atlanta Regional Commission
- Fulton County Board of Education
- Fulton County Department of Planning and Community Services (*comments received*)
- Fulton County Department of Public Works
- Fulton County Environmental Health Services (*comments received*)
- Sandy Springs Council of Neighborhoods
- Sandy Springs Revitalization Inc.
- Georgia Department of Transportation
- City of Atlanta Department of Watershed Management (*comments received*)
- U.S. Postal Service Address Management Systems
- MARTA
- Fulton County Emergency Management



Zoning Modification Petition No. ZM12-004/CV12-009

HEARING & MEETING DATES

Design Review Board

April 24, 2012

Community Zoning Information Meeting

April 24, 2012

Mayor and City Council Hearing

July 19, 2012

APPLICANT/PETITIONER INFORMATION

Property Owner

John C. Mayoue

Petitioner

John C. Mayoue

Representative

John C. Mayoue

PROPERTY INFORMATION

Address, Land Lot, and District

5229 Roswell Road (SR 9) Land Lot 92, District 7

Council District

5

Frontage and Area

200 feet of frontage along the east side of Roswell Road (SR 9) and 217 feet of frontage along the south side of Beachland Drive. The subject property has a total area of 1.154 acres (50,268 SF).

Existing Zoning and Use

O-I (Office Institutional District) conditional under zoning case RZ08-018/CV08-020 and currently developed with an office building.

Overlay District

Suburban District

2027

Comprehensive Future Land Use Map Designation

Live Work Neighborhood (LWN), Node 2B (Glenridge Drive)

Proposed Use

O-I (Office and Institutional District)

INTENT

MODIFICATION OF CONDITIONS OF PETITION RZ08-018/CV08-020 (APPROVED BY THE SANDY SPRINGS MAYOR AND CITY COUNCIL ON SEPTEMBER 16, 2008), WITH CONCURRENT VARIANCES

This request is to modify conditions 2.a., 3.c., 3.d., and 3.f. with a concurrent variance as follows:

- 2. To the owner's agreement to abide by the following:
a. To the site plan received by the Department of Community Development dated August 7, 2008 April 4, 2012. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
3. To the owner's agreement to provide the following site development standards:
c. If the plans call for any change to the driveway entrance from Roswell Road, prior to issuance of an LDP, the owner/developer shall attempt to provide interparcel access with the adjacent property to the south. Should the owner/developer not come to an agreement on interparcel access at this time with the adjacent property owners, the owner/developer shall provide documentation of such. In addition, if an interparcel access agreement is not obtained; permanent easements shall be recorded allowing for future inter-parcel access along the entirety of the southern boundaries of the property, prior to the issuance of an LDP.

- d. To reduce the required fifty (50) foot buffer to twenty-five (25) feet and reduce the required ten (10) improvement setback to zero (0) to accommodate the portion of the encroachment only, the adjacent to residentially zoned property along the east property line (CV08-020 CV12-009). The owner/ developer shall install a six (6) foot tall, privacy fence interior to the buffer to provide additional screening in this area. Said fence type and design shall be subject to the approval of the Design Review Board.
- f. To reduce the zoning regulations to the extent necessary for all the existing non-conforming (grandfathered) structure(s) to comply in accordance with the site plan received by the Department of Community Development dated April 4, 2012.

**DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION**  
**ZM12-004 - APPROVAL CONDITIONAL**  
**CV12-009 - APPROVAL CONDITIONAL**

**DESIGN REVIEW BOARD**

**ZM12-004 - RECOMMENDED APPROVAL**  
**CV12-009 - RECOMMENDED APPROVAL**

At the April 24, 2012 meeting the Design Review Board Recommended Approval (4-0, Porter, Landeck, Richard, and Ealick-Anderson for; Mobley and Gregory absent; Lichtenstein not voting.)

**Location Map**



**BACKGROUND**

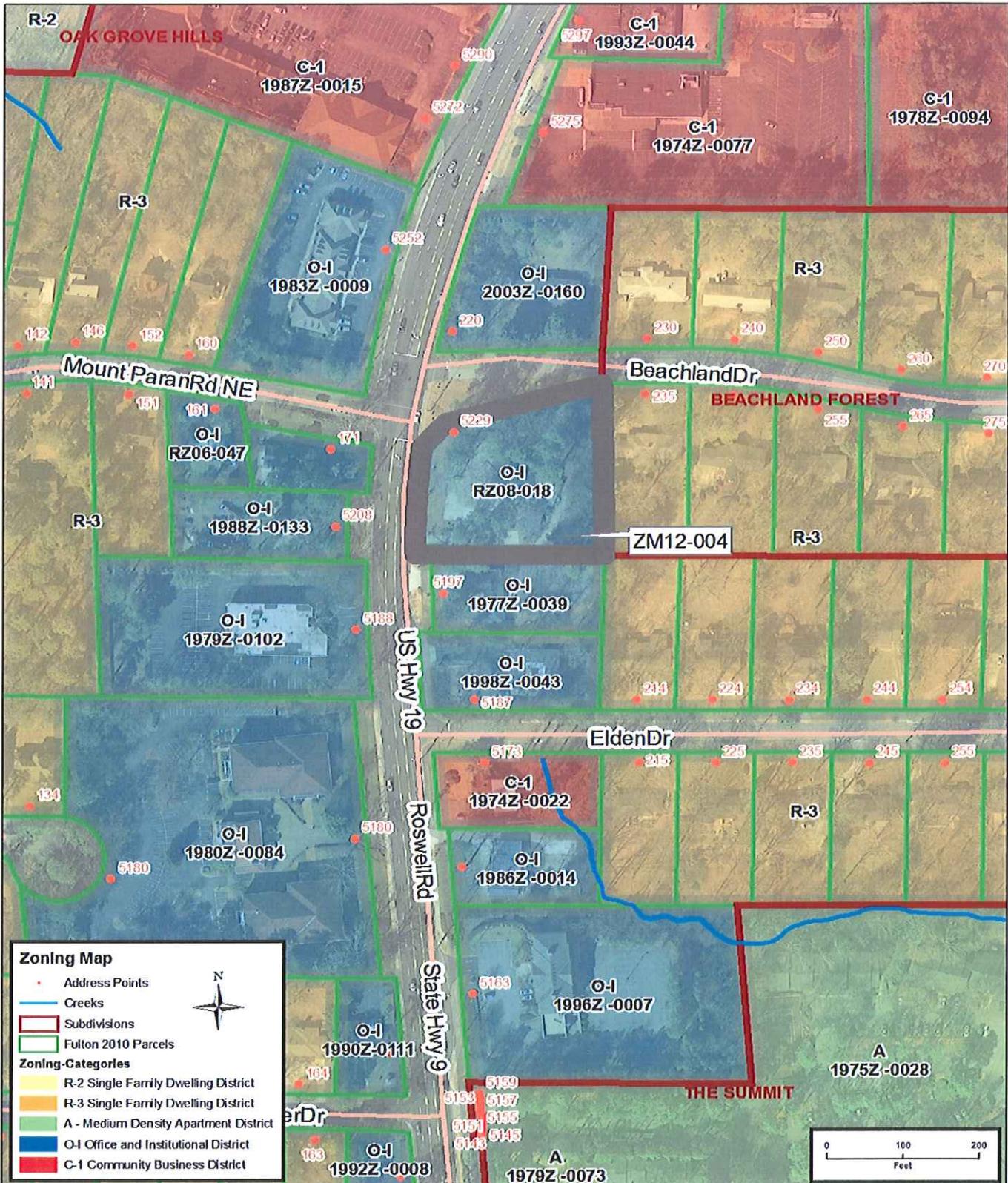
The site is located on the east side of Roswell Road at the intersection of Beachland Drive and Roswell Road. The property is zoned O-I (Office and Institutional District) conditional under zoning case RZ08-018. The subject property is located within the Suburban District of the Sandy Springs Overlay District.

**EXISTING LAND USE AND ZONING OF ABUTTING PROPERTY**

SUBJECT PETITION ZM12-004/ CV12-009	Proposed Use		Land Area (Acres)	Square Feet or Units	Density (Square Feet per Acre or Units per Acre)
	General Office		1.154 acres	7,500	6,499.13
Location in relation to subject property	Zoning	Use	Land Area (Acres)	Square Feet or Units	Density (Square Feet per Acre or Units per Acre)
North	O-I conditional Z03-0160	220 Beachland Drive – existing single family residence (approved for office)	0.92	10,000 sqft	10,870 sqft/acre
East	R-3	235 Beachland Drive – single family residence	0.62	1 unit	1.61units/acre
South	O-I conditional Z77-0039	5197 Roswell Road (SR 9) Primary Care Physician Center	0.62	1,875 sqft	3,024 sqft/acre
West	O-I conditional Z88-0133	171 Mt. Paran Road & 5208 Roswell Road (SR 9) AJC International food services	0.89	4,100 sqft	4,606.74 sqft/acre

### Zoning Map

## 5229 Roswell Road (SR9)



Future Land Use Map

5229 Roswell Road (SR9)





Subject Property



Subject Property (North side)



Subject Property (rear)



Subject Property (rear)



Subject Property (south side)



Property to the South

## APPLICANT'S INTENT

The applicant is requesting a zoning modification to the conditions of Sandy Springs zoning case as follows:

2. To the owner's agreement to abide by the following:
  - a. To the site plan received by the Department of Community Development dated ~~August 7, 2008~~ April 4, 2012. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
  
3. To the owner's agreement to provide the following site development standards:
  - c. If the plans call for any change to the driveway entrance from Roswell Road, prior to issuance of an LDP, the owner/developer shall attempt to provide interparcel access with the adjacent property to the south. Should the owner/developer not come to an agreement on interparcel access at this time with the adjacent property owners, the owner/developer shall provide documentation of such. In addition, if an interparcel access agreement is not obtained; permanent easements shall be recorded allowing for future inter-parcel access along the entirety of the southern boundaries of the property, prior to the issuance of an LDP.
  - d. To reduce the required fifty (50) foot buffer to twenty-five (25) feet and reduce the required ten (10) improvement setback to zero (0) to accommodate the portion of the encroachment only, the adjacent to residentially zoned property along the east property line (CV08-020 CV12-009). The owner/ developer shall install a six (6) foot tall, privacy fence interior to the buffer to provide additional screening in this area, subject to the approval of the Sandy Springs Arborist. Said fence type and design shall be subject to the approval of the Design Review Board.
  - f. To reduce the zoning regulations to the extent necessary for all the existing non-conforming (grandfathered) structure(s) to comply in accordance with the site plan received by the Department of Community Development dated April 4, 2012.

*The staff is of the opinion that the request to amend the approved site plan and to modify/add conditions 2.a., 3.c., 3.d., and 3.f. is in harmony with the intent of the Zoning Ordinance and would not adversely affect adjacent or nearby properties because the approved density under zoning case RZ08-018/CV08-020 is not changing. Additionally, the proposal is in harmony with the development in the surrounding area. The staff has not received notice or letters of opposition from the adjacent neighbors. Therefore, the staff recommends APPROVAL of this modification request.*

## VARIANCE CONSIDERATIONS

Article 22 of the Zoning Ordinance indicates the following are considerations in granting variances, of which only one has to be proven:

- A. Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance; or,
- B. The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or,
- C. Conditions resulting from existing foliage or structures bring about a hardship whereby a sign meeting minimum letter size, square footage and height requirements cannot be read from an adjoining public road.

The applicant is requesting one (1) concurrent variance as follows:

1. Variance from Section 4.23.1 to allow a reduction required ten (10) improvement setback to zero (0) to accommodate the portion of the encroachment only as shown on the site plan received by the Department of Community Development on April 4, 2012.

The applicant has indicated this variance will not result in any harm to the health and safety of the general public and that application of the requirement would place a hardship on the applicant. The applicant has indicated that this variance is in harmony with the area and in harmony with the general purpose and intent of the Zoning Ordinance.

*The staff is of the opinion that the variance request is in harmony with the intent of the Zoning Ordinance and would not adversely affect adjacent or nearby properties. The proposed encroachment would require additional screen in the area. Additionally, the proposal is in harmony with the development in the surrounding area. The staff has not received notice or letters of opposition from the adjacent neighbors. Therefore, the staff recommends APPROVAL of this modification request.*

**DEPARTMENT COMMENTS**

The staff held a Focus Meeting with Transportation, Building and Permitting, Fire, Code Enforcement, Site Development, and the Arborist on May 2, 2012 at which the following departments commented:

Sandy Springs Fire Protection Engineer	<ul style="list-style-type: none"> <li>▪ If the new building is larger than 5,000 it must be sprinkled per the sandy springs fire ordinance. A fire hydrant must be located within 600 feet of the most remote corner</li> </ul>
Sandy Springs Transportation Planner	<ul style="list-style-type: none"> <li>▪ Public Works has reviewed the zoning modification petition and advises that proposed modifications to condition 3.c. raise questions about timing of obtaining interparcel access agreement.</li> <li>▪ For informational purposes only: Public works notes that the frontage along Roswell Road is included within the extents of the City of Sandy Springs' Capital Improvement Project T-0019, Roswell Road Streetscape from City of Atlanta limits to I-285, which may include sidewalks, lighting, and landscaping. Construction of sidewalk at this location may include retaining wall. The existing driveway apron at Roswell Road is not ADA-compliant and will require modification at such time Suburban Overlay District requirements are met or CIP project is constructed.</li> </ul>
Georgia Department of Transportation	<ul style="list-style-type: none"> <li>▪ There are no GDOT requirements that need to be addressed at this time.</li> </ul>

The staff has not received any additional comments from the Fulton County Board of Education or the Fulton County Emergency Services Department.

## STAFF RECOMMENDATION

The staff recommends **APPROVAL CONDITIONAL** of the zoning modification request. However, should the Mayor and City Council decide to approve the request, the staff recommends that the conditions of Sandy Springs zoning case RZ08-018/CV08-020 be modified to be read as follows. Where these revisions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Mayor and City Council.

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. Office and associated accessory uses at a density of ~~6,399.32~~ **6,499.13** gross square feet per acre or 7,500 gross square feet, whichever is less.
  - b. To a maximum building height two (2) stories.
2. To the owner's agreement to abide by the following:
  - a. To the site plan received by the Department of Community Development dated ~~June 5, 2008~~ **April 4, 2012**. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
3. To the owner's agreement to provide the following site development standards:
  - a. the owner/developer shall dedicate fifty-five (55) feet of right-of-way from centerline of Roswell Road (SR 9) along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
  - b. The owner/developer shall dedicate twenty-five (25) feet of right-of-way from centerline of Beachland Drive along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
  - c. **If the plans call for any change to the driveway entrance from Roswell Road**, prior to issuance of an LDP, the owner/developer shall attempt to provide interparcel access with the adjacent property to the south. Should the owner/developer not come to an agreement on interparcel access at this time with the adjacent property owners, the owner/developer shall provide documentation of such. In addition, if an interparcel access agreement is not obtained; permanent easements shall be recorded allowing for future inter-parcel access along the entirety of the southern boundaries of the property, prior to the issuance of an LDP.
  - d. To reduce the required fifty (50) foot buffer to twenty-five (25) feet **and less the required ten (10) improvement setback to zero (0) to accommodate the portion of the encroachment only**, adjacent to residentially zoned property along the east property line (~~CV08-020~~ **CV12-009**). The owner/developer shall ~~install a six (6) foot tall, privacy fence interior to the buffer to provide additional screening in this area~~, subject to the approval of the Sandy Springs Arborist. ~~Said fence type and design shall be subject to the approval of the Design Review Board.~~
  - e. The parking spaces along the east property line adjacent to the zoning buffer referenced in condition 3.e. shall be developed with pervious material subject to the approval of the Sandy Springs Arborist.
  - f. **To reduce the zoning regulations to the extent necessary for all the existing non-conforming (grandfathered) structure(s) to comply in accordance with the site plan received by the Department of**

**Community Development dated April 4, 2012.**

- g. The owner/developer shall provide access onto Beachland Drive. The curb cut shall be designed in such a way as to restrict access to right-in/left-out operation, and shall be signed to restrict outbound right turns. Said curb cut design and location shall be subject to the approval of the Public Works Department.

**Attachments**

Letters of Intent dated received April 4, 2012

Site Plan received April 4, 2012

Elevation Drawings dated received April 4, 2012

Letter Fulton County Dept. of the Planning and Community Services dated received May 9, 2012

March 29, 2012

Ms. Angela Parker  
Director of Community Development  
City of Sandy Springs  
7840 Roswell Road  
Sandy Springs, GA 30350

Re: RZ08-018/CV08-020 (5229 Roswell Road)

Dear Ms. Parker:

As owner and occupant of 5229 Roswell Road in Sandy Springs, I am applying for a zoning modification to the conditions of zoning on the property, summarized in a letter dated September 19, 2008, following the approval of re-zoning (letter attached).

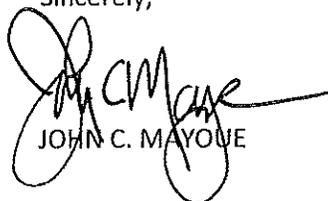
Re-zoning was approved conditional to a plan, prepared by the former owner, to demolish the historic structure and build a new office building, with a completely re-developed site and parking (plan attached).

As the new owner, and occupant, I intend to preserve and improve the existing structure, which demolition was opposing by the neighbors. I plan to build a modest addition of offices and covered parking in the rear, and make no other changes to the frontage on Roswell Road or Beachland Drive.

I attach the proposed site plan, building plan and elevations (dated March 29, 2012), which requires two modifications to the zoning conditions, and a concurrent variance to make the addition in the rear possible without demolition of the historic building. The addition will appear as a carriage house and will be quite consistent with the historic character of the house.

I have the support of my adjoining neighbor for this plan, Brad Keshlear, who has reviewed the plans. I am not aware of any opposition in the neighborhood at large. I seek your endorsement, and your staff's endorsement, as well. I welcome your questions, comments or suggestions.

Sincerely,

  
JOHN C. MAYOUE

JCM/fmf  
Enclosures

2m12-004

Received

APR 04 2012

City of Sandy Springs  
Community Development  
Department

GRID NORTH (GA. WEST ZONE)

MT. PARAN ROAD

BEACHLAND DRIVE  
(R.W. VARIES)

ROSWELL ROAD  
(R.W. VARIES)

NEW REQUIRED R.O.W. - 1070

Now or Formerly  
Keith Windom & Bradley Kashner

Now or Formerly  
Joel & Nancy Isenber

**ABBREVIATIONS ~**

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

**LEGEND**

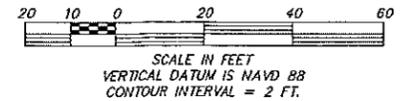
	IPF = 1/2" REBAR FND.
	IPS = 1/2" REBAR SET
	R.W. = RIGHT OF WAY
	S.S.E. = SANITARY SEWER EASEMENT
	D.E. = DRAINAGE EASEMENT
	L.L.L. = LAND LOT LINE
	C.L. = CENTERLINE
	C.T. = CRIMP TOP PIPE
	O.T. = OPEN TOP PIPE
	C.M.P. = CORRUGATED METAL PIPE
	R.C.P. = REINFORCED CONCRETE PIPE
	D.I. = DROP INLET
	J.B. = JUNCTION BOX
	M.H. = MANHOLE
	C.B. = CATCH BASIN
	B.M. = BENCHMARK
	P.P. = POWER POLE
	F.H. = FIRE HYDRANT
	C.M.F. = CONCRETE MONUMENT FND.
	B.C. = BACK OF CURB
	E.P. = EDGE OF PAVEMENT
	F.E.N. = FENCE
	O.H. = OVERHEAD ELEC. SERVICE LINE
	B.L. = BUILDING LINE
	U.G. = UNDERGROUND POWER LINE
	T.X. = TRANSFORMER

BENCHMARK  
TOP OF IRON PIN  
ELEV. - 1061.66

A=146.90' [150.00']  
R=1,584.90'  
C=N3°15'40"E  
146.85'

### BOUNDARY AND TOPOGRAPHIC SURVEY FOR 5229 ROSWELL ROAD, LLC

LOCATED IN LAND LOT 92  
17th DISTRICT, CITY OF SANDY SPRINGS  
FULTON COUNTY, GEORGIA  
FEBRUARY 15, 2012 1"=20'



ZM2-004

**GENERAL NOTES~**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 4.0 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 37,972. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 221,694.

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

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13121C 0144 E, DATED JUNE 22, 1998, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

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

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

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

[217.00'] = DEED DIMENSION

REFERENCE: DB 50,684, PG. 449.

LOT COVERAGE (BLDG. & PARKING) = 15,558 SQ. FT. (31% OF TOTAL LOT AREA)

AREA = 50,270 SQ. FT.  
1.154 ACRES.

**ZONING INFORMATION**

PROPERTY IS CURRENTLY ZONED O & I (OFFICE & INSTITUTIONAL) PER CITY OF SANDY SPRINGS ZONING MAP.

MINIMUM SETBACKS: FRONT = 40'  
SIDE = 20' (40' ADJ. TO STREET)  
REAR = 25'

MAXIMUM BLDG. HEIGHT = 60' OR 4 STORIES

MAXIMUM LOT COVERAGE (BLDG. & PARKING) = 70%

JOB # 12-021 DRAWN BY: BM CHECKED BY: DB  
FIELD DATE: 2-15-12 PLAT PREPARED: 2-16-12

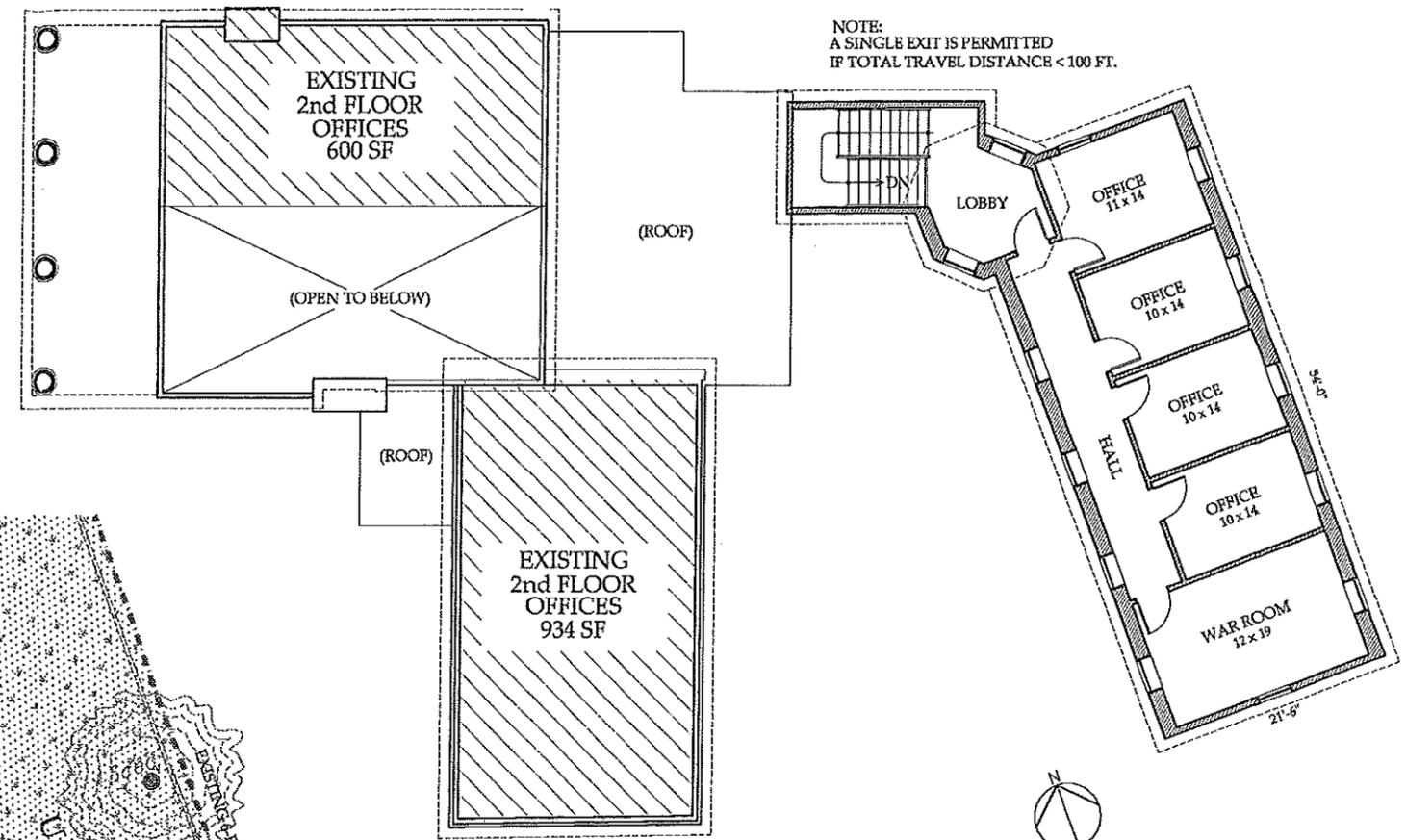
**BARTON SURVEYING INC.**

1500 PALM STREET  
CANTON, GEORGIA 30115  
(770) 345-2810

Received  
APR 04 2012  
City of Sandy Springs  
Community Development  
Department

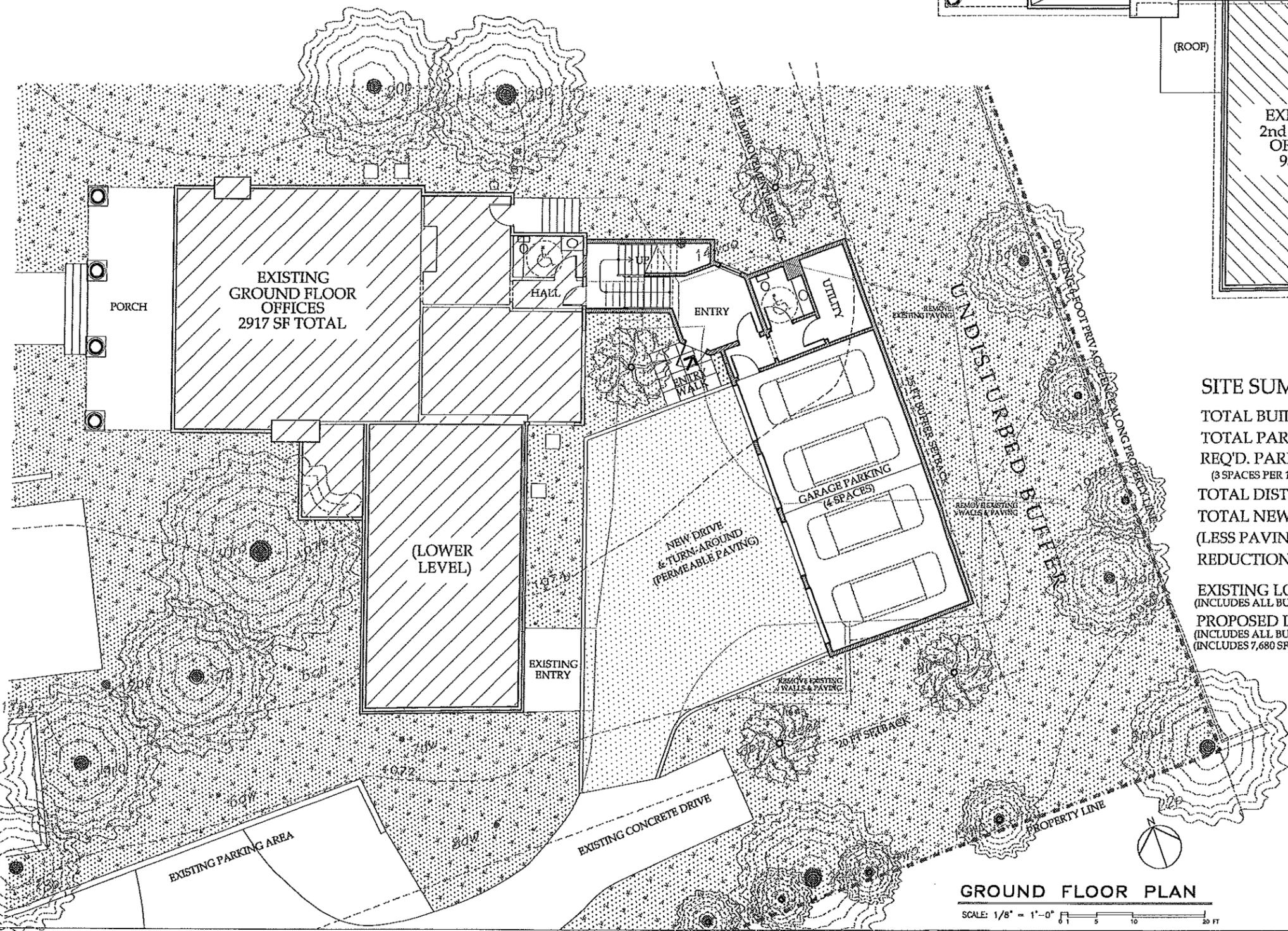
PROPOSED REAR ADDITION LAW OFFICES of MAYOUE, GRAY and EITREIM 5229 ROSWELL ROAD, N.W. SANDY SPRINGS (FULTON COUNTY), GEORGIA 30342 Date of Issue: FOR ZONING MODIFICATION 3/29/12	1
BRIAN G. RANDALL ARCHITECT 130 EAST PONCE DE LEON AVENUE POST OFFICE BOX 247 DORAVILLE, GEORGIA 30033 (404) 377-7621	

NOTE:  
A SINGLE EXIT IS PERMITTED  
IF TOTAL TRAVEL DISTANCE < 100 FT.



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" 0 5 10 20 FT



GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0" 0 5 10 20 FT

SITE SUMMARY

TOTAL BUILDING AREA	7070 SF
TOTAL PARKING	25 SPACES
REQ'D. PARKING (3 SPACES PER 1000 SF)	21 SPACES
TOTAL DISTURBED AREA	3675 SF
TOTAL NEW PAVED AREA (LESS PAVING REMOVED)	1430 SF (1730 SF)
REDUCTION IN PAVED AREA	(300 SF)

BUILDING SUMMARY

EXISTING 1st FLR	2917 SF
1st FLR ADDITION (INCLUDES 835 SF PARKING & STORAGE)	1375 SF
EXISTING 2nd FLR	1533 SF
2nd FLR ADDITION	1245 SF
EXISTING BUILDING TOTAL	4450 SF
REVISED BUILDING TOTAL	7070 SF

EXISTING LOT COVERAGE 15,558 SF = 30.9% (70% OF 50,270 SF TOTAL PERMITTED = 35,189 SF)  
(INCLUDES ALL BUILDING & PARKING)  
PROPOSED LOT COVERAGE 15,688 SF = 31.2% (70% OF 50,270 SF TOTAL PERMITTED = 35,189 SF)  
(INCLUDES ALL BUILDING & PARKING)  
(INCLUDES 7,680 SF PERMEABLE PAVING)

ZM12-004

Received

APR 04 2012

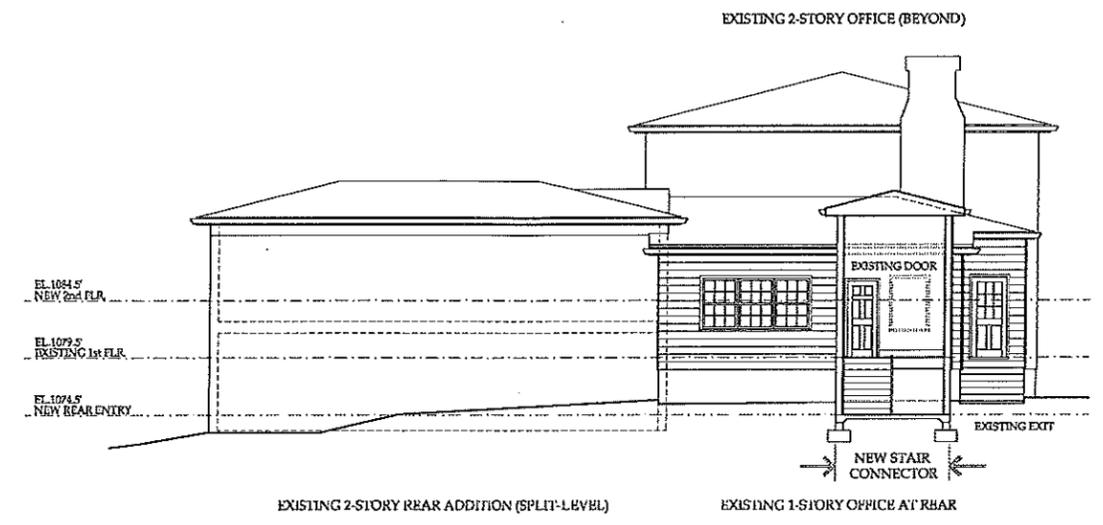
City of Sandy Springs  
Community Development  
Department

PROPOSED REAR ADDITION LAW OFFICES of MAYOUE, GRAY and EITREIM 5229 ROSWELL ROAD, N.W. SANDY SPRINGS (FULTON COUNTY), GEORGIA 30342	
Date of Issue: FOR ZONING MODIFICATION	3/29/12
BRIAN G. RANDALL, ARCHITECT 150 EAST PONCE DE LEON AVENUE POST OFFICE BOX 247 DECATUR, GEORGIA 30031 (404) 377-7621	

Received

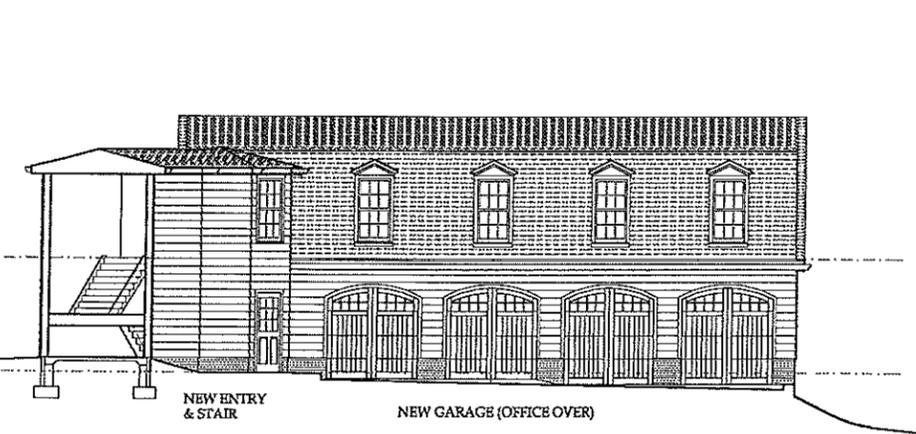
APR 04 2012

City of Sandy Springs  
Community Development  
Department



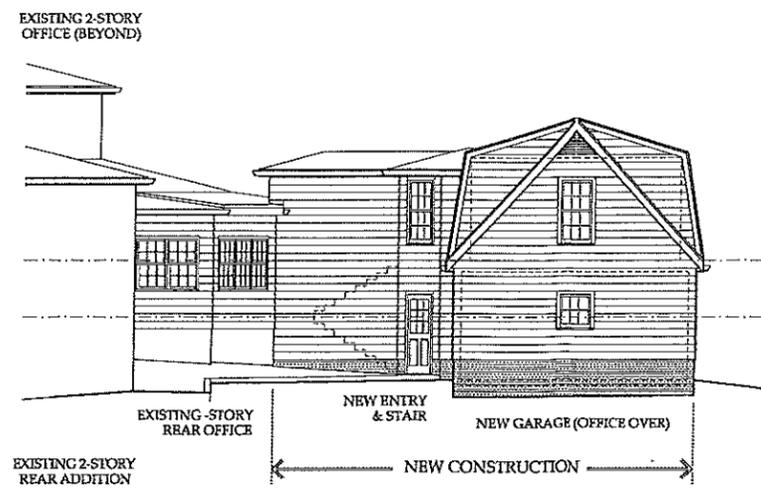
SECTION AT STAIR CONNECTION TO REAR

SCALE: 1/8" = 1'-0" 0 5 10 20 FT



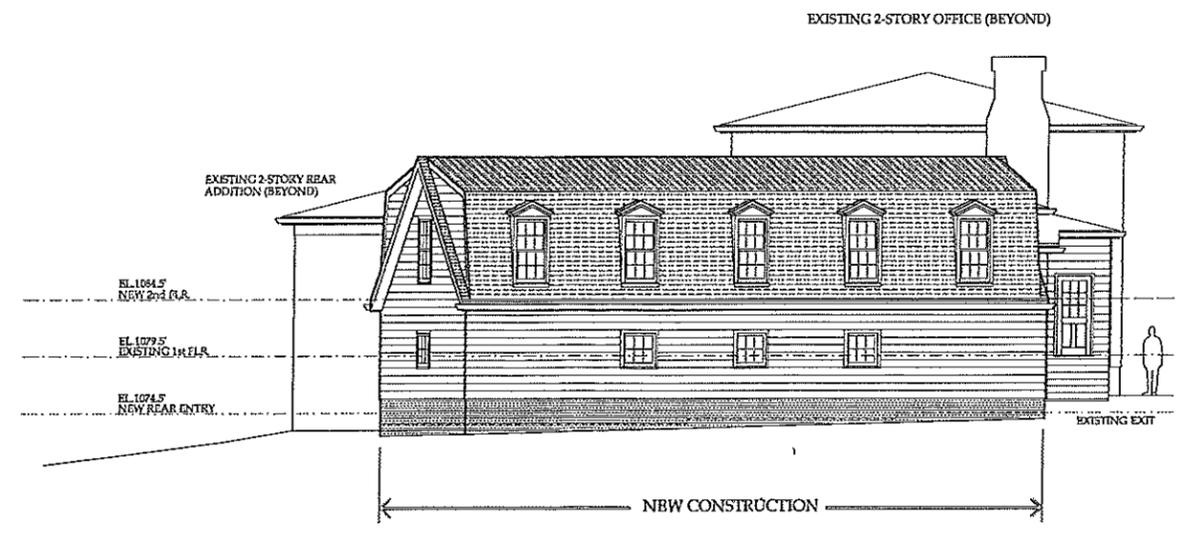
WEST ELEVATION OF GARAGE ADDITION

SCALE: 1/8" = 1'-0" 0 5 10 20 FT



END ELEVATION OF GARAGE (SOUTH)

SCALE: 1/8" = 1'-0" 0 5 10 20 FT



REAR ELEVATION OF GARAGE ADDITION (EAST)

SCALE: 1/8" = 1'-0" 0 5 10 20 FT

ZM12-004

PROPOSED REAR ADDITION LAW OFFICES of MAYOUE, GRAY and EITREIM 5229 ROSWELL ROAD, N.W. SANDY SPRINGS (FULTON COUNTY), GEORGIA 30342 Date of Issue: FOR ZONING MODIFICATION 3/28/12	
BRIAN G. RANDALL, ARCHITECT 150 EAST PONCE DE LEON AVENUE POST OFFICE BOX 247 DECATUR, GEORGIA 30031 (404) 377-7621	3



Department of Planning and Community Services  
Fulton County Government Service Center at Fulton Industrial  
5440 Fulton Industrial Boulevard  
Atlanta, GA 30336

May7, 2012

Patrice S. Dickerson, Manager of Planning & Zoning  
City of Sandy Springs  
Department of Community Development  
Planning and Zoning Division  
7840 Roswell Road, Building 500  
Sandy Springs, Georgia 30350

Dear Ms. Dickerson:

I am in receipt of your zoning package soliciting comments on the upcoming City of Sandy Springs zoning agenda for the June Planning Commission and July Mayor and City Council Meetings. I have reviewed all items within the package and find none of them have a significant impact on Unincorporated Fulton County. Thank you for the opportunity to review the requests.

Sincerely,

Randy Beck, Director  
Planning and Community Services

PZ12-005

PZ12-006

ZM12-002

ZM12-003

ZM12-004

ZM12-005

*Received*

MAY 09 2012

*City of Sandy Springs  
Community Development  
Department*