



September 8, 2010

Michael Enloe
100 River Close
Sandy Springs, GA 30350

Re: AM10-011 – An Administrative Modification Request for 100 River Close
Sandy Springs, GA 30350

Dear Mr. Enloe:

The subject application indicates that you are requesting an Administrative Modification for property located at 100 River Close. The subject property is zoned CUP (Community Unit Plan District) conditional, under Fulton County zoning case Z65-020.

The request to modify the condition 4.e. of Z65-020 by revising the “minimum lot dimensions” is within that allowed by administrative approval by the Zoning Ordinance. Additionally, you have provided the needed documentation, including letters of no objection from adjacent property owners, to gain approval for the Administrative Modification.

Based on the material that you have provided, the Administrative Modification to revise the “minimum lot dimensions” is hereby approved. The revised condition(s) shall read as follows:

4. MINIMUM LOT DIMENSIONS

- e. Except for the above, all other requirements of R-2 zoning will be adhered to except for lot #19 which shall have a 1-foot side yard on the east side of the house adjacent to lot #18 and except for lot #58 (100 River Close) which shall have a forty (40) foot minimum front yard setback and an eleven (11) foot minimum south side yard setback as indicated on the site plan received by the Department of Community Development on August 30, 2010. Minimum square-footage areas for the houses will be in excess of R-2 minimum requirements.

Please include a copy of this letter as a part of any applications for permits that you may seek in accordance with this administrative modification.

Should you have any questions, please do not hesitate to contact me at (770) 730-5600.

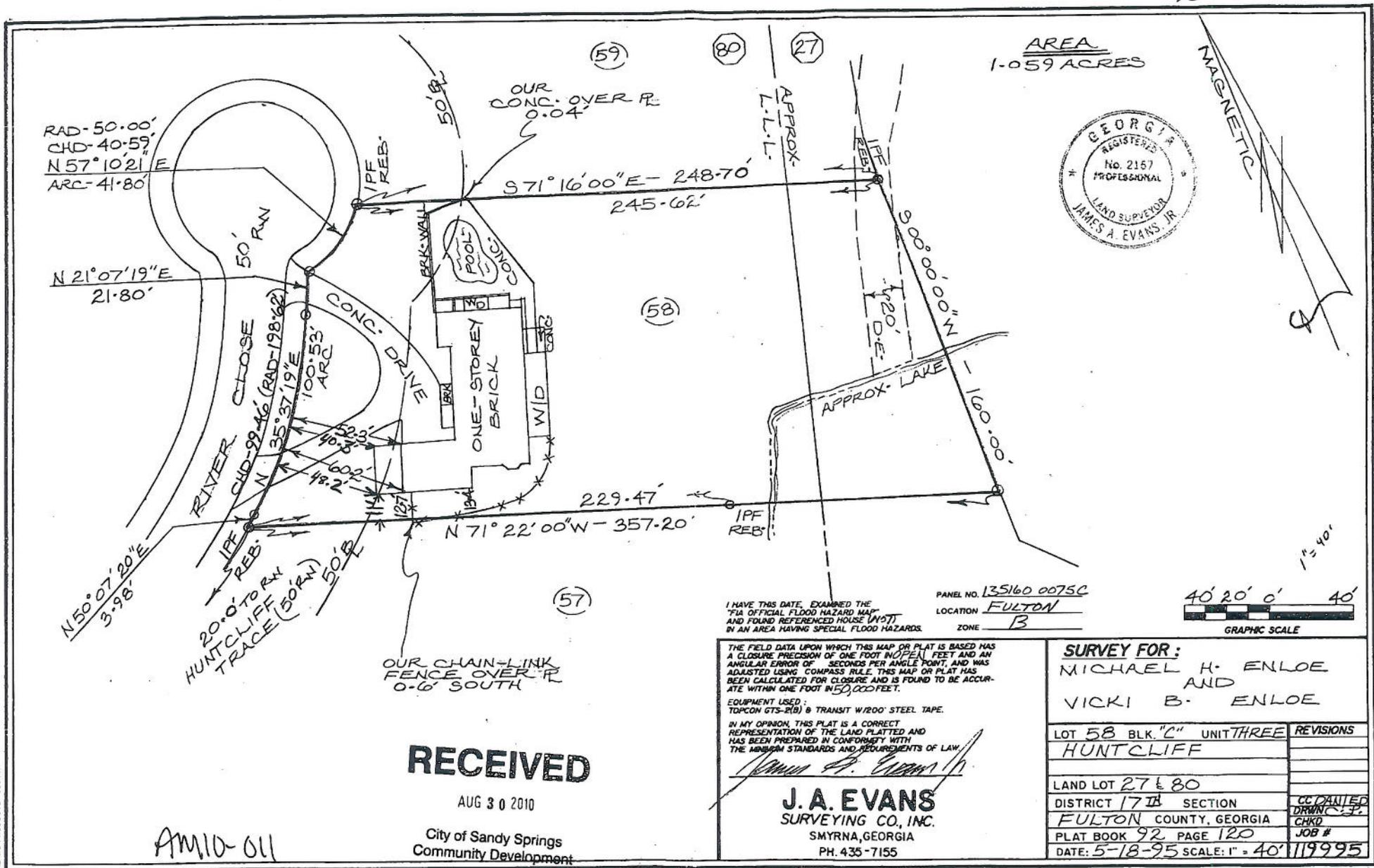
Sincerely,

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

Patrice S. Ruffin, AICP
Assistant Director of Planning and Zoning

PSR/dt

Administrative Modification\Approval AM10-011.doc



I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED HOUSE (N57) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL NO. 135160 0075C
 LOCATION FULTON
 ZONE B

40' 20' 0" 40'
 GRAPHIC SCALE

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,000 FEET AND AN ANGULAR ERROR OF SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000 FEET.

EQUIPMENT USED:
 TOPCON GTS-2(B) & TRANSIT W/200' STEEL TAPE.

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.

James A. Evans, Jr.
J. A. EVANS
 SURVEYING CO., INC.
 SMYRNA, GEORGIA
 PH. 435-7155

SURVEY FOR:	
MICHAEL H. ENLOE AND VICKI B. ENLOE	
LOT 58 BLK. "C" UNIT THREE	REVISIONS
HUNTCLIFF	
LAND LOT 27 & 80	
DISTRICT 17 th SECTION	CC DANTED
FULTON COUNTY, GEORGIA	DRWN C. J.
PLAT BOOK 92 PAGE 120	CHKD
DATE: 5-18-95 SCALE: 1" = 40'	JOB #
	119995

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 AUG 30 2010
 City of Sandy Springs
 Community Development

AM10-011

J. COLE-F.

REPRO PRODUCTS 880440



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AUG 30 2010

MODIFICATION/CONCURRENT VARIANCE APPLICATION

ALL APPLICABLE ITEMS ARE DUE AT THE TIME OF FILING. AN INCOMPLETE APPLICATION WILL NOT BE ACCEPTED.

APPLICANT'S CHECKLIST

AM10-011

ITEM #	REQUIRED ITEM	NUMBER OF COPIES	CHECK
1.	Pre-Application Review Form	1 copy	✓
2.	Application	1 original	✓
3.	Disclosure Form	1 original	✓
4.	Fee	See attached schedule \$150.-	✓
5.	Site Plan (drawn to scale)	3 copies; one of the required copies must be 8 1/2" x 11"	✓
6.	Survey with Topography and Trees Proposed For Removal	1 copy	✓
7.	Legal Description of Property <i>plat</i>	1 copy	✓
8.	Letter of Intent	1 original	✓
9.	Adjacent Property Owner Letters (Administrative Modifications)	1 original of each	✓
10.	Departmental Sign-off Letters (if applicable)	1 original	X

- ITEM 1. **PREAPPLICATION REVIEW MEETING AND FORM:** Prior to submitting an application, all applicants are required to meet with a current planner who will review the applicant's proposal and site plan and complete a Pre-application Review Form. This meeting must be completed by the Friday before Tuesday's filing deadline. Applicants are required to bring the site plan and tax parcel identification number(s) to the meeting. Call 770-730-5600 to schedule an appointment.
- ITEM 2. **APPLICATION FORM:** Original and notarized signatures of the property owner(s) and applicant(s) or notarized statement by the applicant as to ownership are required.
- ITEM 3. **DISCLOSURE FORM:** If the owner, applicant and/or applicant's representative has made a campaign contribution to the Mayor or any member of the City Council for \$250.00 or more within the past 2 years, Sections 1 through 4 of the Disclosure Form (Form C) must be completed. If no contributions have been made, No should be circled and Section 4 of the form completed.
- ITEM 4. **FEE:** See attached fee schedule.
- ITEM 5. **SITE PLAN:** Site plans should be no larger than 30" x 42" (one should be 8 1/2" x 11") and drawn to scale.
- ITEM 6. **SURVEY WITH TOPOGRAPHY AND TREES PROPOSED FOR REMOVAL:** Survey plans should be no larger than 30" x 42" (one should be 8 1/2" x 11") and drawn to scale.
- ITEM 7. **LEGAL DESCRIPTION:** The legal description must be a *metes and bounds* description of the property that establishes a point of beginning and gives directions (bounds) and distances (metes) of property lines. If the property consists of more than one parcel, all parcels must be combined into one legal description.
- ITEM 8. **LETTER OF INTENT:** The Letter of Intent should explain the circumstances of the requested change in the condition of zoning. Include the reason why the development or use of the property cannot be accomplished without modification of the condition and identify the zoning/use permit case number

and specific condition(s) being addressed.

ITEM 9. **ADJACENT PROPERTY OWNER LETTERS.** Letters from adjacent property owners/neighborhood associations are required if the request is for an administrative modification.

ITEM 10. **DEPARTMENTAL SIGN-OFF LETTERS.** If a request for an administrative modification requires sign-off by another Department or staff member, a letter from that Department or staff member is required at the time of filing.

SECTION I. TYPE OF MODIFICATION.

PLEASE CHECK TYPE OF MODIFICATION REQUESTED:

- 1) **ADMINISTRATIVE MODIFICATION:** A modification of conditions of zoning and/or use permit that does not require a public hearing. A decision will be made by the Director of the Department Community Development and confirmed by the Mayor and City Council.
- 2) **ZONING MODIFICATION:** A modification of conditions of zoning and/or use permit where public interest has been determined and therefore requires a public hearing by the Mayor and City Council. The Department of Community Development will make a recommendation to the Mayor and City Council. A concurrent variance may be requested in connection with a Zoning Modification request and may be considered if filed concurrently with the Zoning Modification petition.
- 3) **CONCURRENT VARIANCE:** A concurrent variance to standards of the Zoning Ordinance may be requested concurrently with a Zoning Modification.

SECTION II. DESCRIPTION OF MODIFICATION REQUEST. Please provide written details of the requested modification.

ADDRESS: 100 RIVER CLOSE TAX PIN: _____

REZONING AND/OR USE PERMIT PETITION NO. _____

CONDITION(S) TO BE MODIFIED: 765-20

REQUEST: EXTEND GARAGE 12FT FORWARD TOWARDS STREET (RIVER CLOSE)

CONDITION(S) TO BE MODIFIED: _____

SIDE REQUEST: EXTEND GARAGE 1.7 FT TO RIGHT SIDE

CONDITION(S) TO BE MODIFIED: _____

REQUEST: _____

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CONDITION(S) TO BE MODIFIED: _____

REQUEST: _____

City of Sandy Springs
Community Development
AM10-011

REQUESTED CONCURRENT VARIANCE(S): _____

ARTICLE: _____ SECTION: _____

REQUESTED CONCURRENT VARIANCE(S): _____

ARTICLE: _____ SECTION: _____

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REQUESTED CONCURRENT VARIANCE(S): _____

AUG 30 2010

ARTICLE: _____ SECTION: _____

City of Sandy Springs
Community Development

SECTION III. OWNER/APPLICANT/AGENT INFORMATION:

OWNER INFORMATION:

MICHAEL H. ENLOE
TYPE OR PRINT OWNER'S NAME

100 RIVER CLOSE
ADDRESS

SANDY SPRINGS, GA 30350
CITY & STATE ZIP CODE

Michael H. Enloe
OWNER'S SIGNATURE

404-401-8260
PHONE NUMBER

Sworn to and subscribed before me this the

30th Day of Aug 2010

[Signature]
NOTARY PUBLIC

APPLICANT INFORMATION:

MICHAEL H. ENLOE
TYPE OR PRINT PETITIONER'S NAME

100 RIVER CLOSE
ADDRESS

SANDY SPRINGS, GA 30350
CITY & STATE ZIP CODE

Michael H. Enloe
APPLICANT'S SIGNATURE

404-401-8260
PHONE NUMBER

Sworn to and subscribed before me this the

30th Day of Aug 2010

[Signature]
NOTARY PUBLIC

ATTORNEY/AGENT INFORMATION:

Check One: Attorney Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

ADDRESS

CITY & STATE ZIP

PHONE NUMBER

SIGNATURE OF ATTORNEY/AGENT

PETITIONER'S SIGNATURE

DISCLOSURE REPORT

Office use only	
PETITION #:	MAYOR AND CITY COUNCIL HEARING DATE:

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition, 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.

CIRCLE ONE: YES **NO** AM10-011
 If the answer is YES, proceed to sections 1 through 4. **RECEIVED**
 If the answer is NO, complete only section 4.

1. CIRCLE ONE: Party to Petition In Opposition to Petition AUG 30 2010
 If party to petition, complete sections 2, 3 and 4 below. City of Sandy Springs
 If in opposition, proceed to sections 3 and 4 below. Community Development

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition: _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. 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 (print) MICHAEL H. ENJOE
 Signature: Michael H. Enjoe Date: 8/30/10

Planning and Zoning Fee Schedule

MODIFICATIONS	Any modification request	\$300 plus \$100 for each additional modification request on the same piece of property
CONCURRENT VARIANCES	Residential Districts: R-1, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-5, R-5A, NUP, CUP, MHP	\$250 plus \$50 for each additional concurrent variance requested on the same piece of property
	AG-1, R-6, TR, A, A-L, O-1, C-1, C-2, M-1A, M-1, M-2, MIX and Nonresidential Uses in Residential Districts listed above	\$350 plus \$100 for each additional concurrent variance requested on the same piece of property
	All Signs	\$350 plus \$100 for each additional request

City of Sandy Springs Sign Posting Information

The Planner will provide sign pickup date and posting deadlines.

Once you are notified:

1. The sign(s) may be picked-up at the sign company.
2. The signs are roughly 16 square feet (4 x 4). Please be prepared to obtain some type of posts that will secure the signs in the ground.
3. The signs must be posted by 8:30 a.m. on the deadline day.
4. One sign for each public street frontage is required and shall be conspicuously posted on the subject property by the applicant.
5. Sign posting on trees and utility poles is not allowed.
6. If signs are not posted by the deadline, the application will be removed from the agenda.
7. Please be advised that the applicant is responsible for removing the posted sign (s) within forty-eight (48) hours after the case process is fully completed. A citation will be issued for signs not removed within the forty-eight (48) hours.

Please pick up signs from:

Sandy Springs Signs
Centre Court Shopping Center
6066 Sandy Springs Circle
Phone: 404-250-1990 ask for Don or Charles
The cost of each sign is \$94.51 including tax
(If paying by check, make payable to: "Sandy Springs Signs")

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City of Sandy Springs
Community Development

AM 10-011

8/30/2010

Doug Trettin
Sandy Springs, Ga Zoning Department
7840 Roswell Road
Sandy Springs, GA 30350

RE: Garage Zoning Variance 100 River Close

Attached are the approval signatures for the neighboring property owners that you selected, as well as the approval stamp from the neighborhood Huntcliff Homes Association. This variance is for the 12ft garage extension as marked on the attached survey.

Hopefully this will allow you to obtain the Administrative Approval we discussed.

Thank you for all of your help,



Mike Enloe
100 River Close
Sandy Springs, GA 30350
404-401-8260

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City of Sandy Springs
Community Development

8/26/2010

Dane Seibert
Architectural Control
Huntcliff Homes Association, Inc.

Per our conversations, attached is the approval from my surrounding neighbors to extend my garage 12ft forward towards the street (River Close). The garage door will be on the same side as the previous doors. This will allow me to have a 3-car garage.

I have met with the Sandy Springs Zoning Department and they will give this variance an Administrative Approval after the Huntcliff Homes Association's approval. They gave me the specific property owners that must sign the attached approval letter.

After the final architectural plans are completed, I will submit them to you for the association's approval. Getting this variance approved now will speed up that process.

Please let me know if this variance meets the Huntcliff Homeowners Association's approval.

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City of Sandy Springs
Community Development



Thank you,
Mike Enloe
100 River Close
Sandy Springs, GA 30350
404-401-8260
menloe@mindspring.com

APPROVED

DATE 8-29-10
BY Dane Seibert
Huntcliff Homeowners Assoc.

8/24/2010

Doug Trettin
Sandy Springs, GA Zoning Department
7840 Roswell Road
Sandy Springs, GA 30350

Per your request, the below signatures indicate the neighboring property owner's approvals for my 12ft garage extension towards the set backs at 100 River Close. Hopefully, these approvals will allow you to get the necessary zoning modification's administrative approval.

9125 Huntcliff Trace
Parcel ID 17 -0080-0001-006-3
Owner Name PERRY JOHNSON KATHERINE C

Kate Perry-Johnson
Katherine C.

Date: 8/24/2010

9085 Huntcliff Trace
Parcel ID 17 -0080-0001-010-5
Owner Name WEST MARK D & LISA M

(ATTACHED)

Date: _____

200 River Close
Parcel ID 17 -0080-0001-008-9
Owner Name ABERSON JAMES A & MELBA G

James A. Aberson
Melba G. Aberson

Date: 24 August 2010

8935 Huntcliff Lake Court
Parcel ID 17 -0027-0001-028-3
Owner Name TORRI LAWRENCE R & MYERS KATHLYN S

Torri R. Law
Kathlyn S. Myers

Date: 8/25/2010

Thank you,
Michael H. Enloe
100 River Close
Sandy Springs, GA 30350
Parcel ID 17 -0080-0001-009-7

AM10-011
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AUG 30 2010

City of Sandy Springs
Community Development

8/24/2010

Doug Trettin
Sandy Springs, GA Zoning Department
7840 Roswell Road
Sandy Springs, GA 30350

Per your request, the below signatures indicate the neighboring property owner's approvals for my 12ft garage extension towards the set backs at 100 River Close. Hopefully, these approvals will allow you to get the necessary zoning modification's administrative approval.

9125 Huntcliff Trace
Parcel ID 17 -0080-0001-006-3
Owner Name PERRY JOHNSON KATHERINE C

Date: _____

9085 Huntcliff Trace
Parcel ID 17 -0080-0001-010-5
Owner Name WEST MARK D & LISA M

Mark West *Lisa M West*

Date: 8/26/10

200 River Close
Parcel ID 17 -0080-0001-008-9
Owner Name ABERSON JAMES A & MELBA G

Date: _____

8935 Huntcliff Lake Court
Parcel ID 17 -0027-0001-028-3
Owner Name TORRI LAWRENCE R & MYERS KATHLYN S

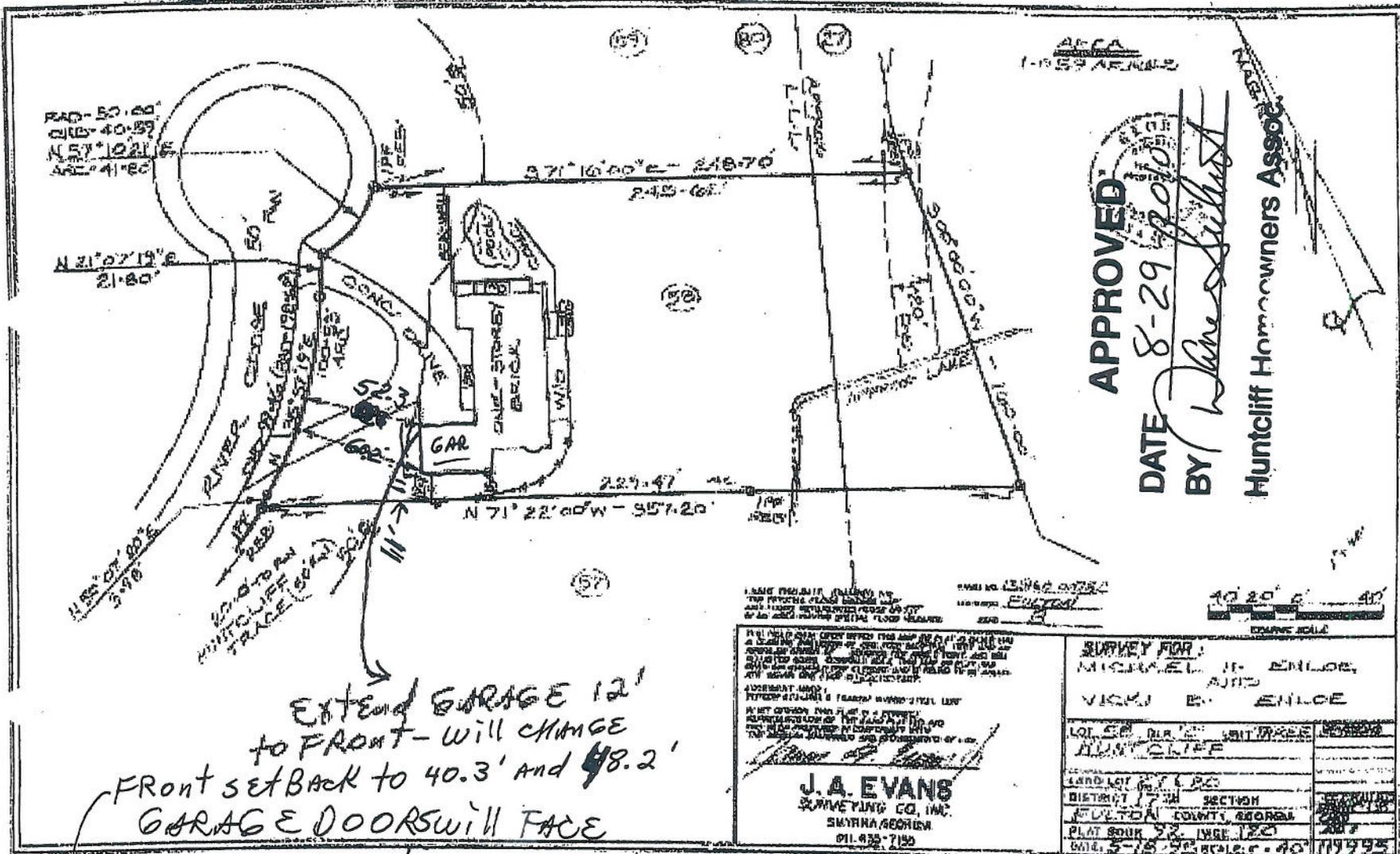
Date: _____

Thank you,
Michael H. Enloe
100 River Close
Sandy Springs, GA 30350
Parcel ID 17 -0080-0001-009-7

AM10-011
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AUG 30 2010

City of Sandy Springs
Community Development



APPROVED
 DATE 8-29-2010
 BY *John Schubert*
 Muntcliff Homeowners Assoc

EXTEND GARAGE 12'
 TO FRONT - WILL CHANGE
 FRONT SETBACK TO 40.3' AND 48.2'
 GARAGE DOORS WILL FACE

SAME DIRECTION AS PREVIOUS DOORS
 WITH A VARIANCE OF 9.7' AND 2.8'
 INTO THE 50' SET-BACK APPROVED
 BY SANDY SPRINGS ZONING

LAND SURVEY (GALVIA) BY THE PRIVATE CLASS SURVEYOR AND HAS BEEN REVIEWED AS TO ACCURACY BY THE STATE SURVEYOR

DATE OF SURVEY 8/29/2010

SCALE 1" = 20'

SURVEY FOR:
 MICHAEL H. ENLOE, JR.
 AND
 VICKI B. ENLOE

LOT 52	BLK 10	UNIT 1000	SECTION
MUNTCLIFF			
LAND LOT 107 & 108	DISTRICT 17		
FOURTH COUNTY, GEORGIA			
PLAT BOOK 52	INSTR. 120	DATE	11/9/95
DATE 5-18-20	SCALE 1" = 40'		

J. A. EVANS
 SURVEYING CO., INC.
 SAVANNA GEORGIA
 912.433.7190

RECEIVED SANDY SPRINGS ZONING

AUG 30 2010

City of Sandy Springs
 Community Development

AM10-011

*** HIKKX JOM EOH YDOR EYAKENI ***

11:58:20 1186: 15:58:20

10491 0970604		\$120.00
10491 2605159		\$120.00
NO. CONFIRMED	4200	\$120.00
160061 054911		

CONFIRMATION
 PAID BY MICHAEL H. ENCOF FOR

19000002555100
 OF ACCOUNT NUMBER:
 1200000000000000

	1.00	\$120.00
FOR	SE-CONFIRMING & SAVING	
NEGLECTED	RECEIPT	NUMBER

DATE: 11/10/01 RECEIPT NO: 2583
 FROM: MICHAEL H. ENCOF LABEL NO. 0000000000000000
 *** CUSTOMER RECEIPT ***
 CITY OF PHOENIX, ARIZONA



INTEROFFICE MEMORANDUM

To: Avarita Hanson, Clerk to the Commission
From: Wallace V. Linsey, Sr., Director, Development Services Department
Date: June 28, 1994
Subject: Zoning Modifications, July 6, 1994, Board of Commissioners' Meeting

The attached report contains the Development Services Department Staff's recommendations for the Request to Modify Zoning Conditions which have been submitted for your consideration and public hearing, Pursuant to the authority contained in Section 22-10.6, Public Hearing, of Article XXII, Appeals, of the Fulton County Zoning Resolution.

<u>Petition No. Related File</u>	<u>Location</u>	<u>Staff's Recommendation</u>
94ZM-031 SFC U92-028 SFC	Cascade-Palmetto Hwy. Cochran Road	APPROVAL, CONDITIONAL
94ZM-035 NFC Z85-184 FC	John's Creek Court River Farm Subdivision	DENIAL
94ZM-037 NFC Z65-020 NFC	River Run Road Huntcliff Subdivision	APPROVAL

Wallace V. Linsey, Sr.
Wallace V. Linsey, Sr., Director

F:\ZM\ZONE\COV.JUL

cc: Board of Commissioners
John H. Stanford, County Manager
Susun Forsling, County Attorney
Nancy J. Leathers, Director, P&ED
Jim Britton, Director, Inspections & Zoning Enforcement
Tom Ulbricht, Deputy Director, DSD
Bill Wood, Deputy Director, Public Works
Mary Louise Upshaw, Assistant Director, DSD
Al Hodge, Assistant Director, DSD
Jeff Mueller, Assistant Director, DSD

Nayef Haddad, Senior Traffic Engineer, Public Works
Gene Calloway, Plan Review, DSD
Earl Burrell, Drainage Engineer, Public Works
Karen E. Farve, Senior Planner, DSD
Applicants/Community Representatives/Files

for app...
...
...
Petition No...
...
...
...
...
...
...
...

2-65-20

PROJECT IDENTIFICATION Lot #19, Huntcliff Subdivision
REQUESTED ACTION Modification of conditions of zoning pursuant to Z65-20 FC. Condition 4.e. requires lot dimensions to adhere to R-2 (Residential) district standards. The applicant is requesting to reduce the side yard from 15 feet to 1 foot for a single family residence.
EXISTING CONDITION

4. MINIMUM LOT DIMENSIONS

- e. Except for the above, all other requirements of R-2 zoning will be adhered to. Minimum square-footage areas for the houses will be in excess of R-2 minimum requirements.

PROPOSED CONDITION

4. MINIMUM LOT DIMENSIONS

- e. Except for the above, all other requirements of R-2 zoning will be adhered to except for Lot #19 which shall have a 1-foot side yard on the east side of the house adjacent to Lot #18. Minimum square-footage areas for the houses will be in excess of R-2 minimum requirements.

LOCATION 9025 River Run Road
OWNER Bruce W. Travis & Deborah L. Latham
APPLICANT Bruce W. Travis & Deborah L. Latham

DEVELOPMENT SERVICES DEPARTMENT RECOMMENDATION

XX APPROVAL

2-65-20

PLANNING ANALYSIS

The subject site is Lot # 19, 9025 River Run Road, in Huntcliff Subdivision. The site is zoned C.U.P. (Community Unit Plan) pursuant to Z65-20 FC. The lot is currently developed with a single-family residence. The conditions require individual lots to adhere to R-2 (Residential) district standards. A minimum 15-foot side yard is required in a R-2 district. The applicant is requesting to reduce the side yard on the east side of the house from 15 feet to 1-foot to accommodate a garage. The applicant states in the letter of intent that the topography of the lot restricts the building of the garage to the east side of the house. In addition to housing the vehicles which are currently parked outside, the garage would also be used for storage.

Staff is of the opinion that the request does not affect the original intent of the zoning condition. In addition, the applicant has provided letters from the adjacent homeowners stating no objection to the reduction in the side yard. Therefore, Staff recommends that the modification be **APPROVED**.

Should the Board of Commissioners choose to approve this condition, Staff recommends that the revised condition read as follows:

4. MINIMUM LOT DIMENSIONS

- e. Except for the above, all other requirements of R-2 zoning will be adhered to except for Lot #19 which shall have a 1-foot side yard on the east side of the house adjacent to Lot #18. Minimum square-footage areas for the houses will be in excess of R-2 minimum requirements.

2-65-20

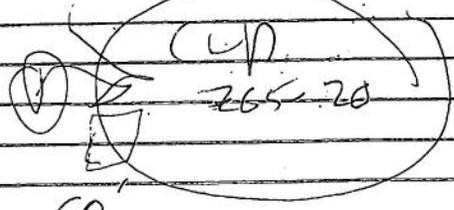
FAZM94ZM-037 NFC
KEF/08/27/94

PETITION NO. 94ZM-037 NFC

2

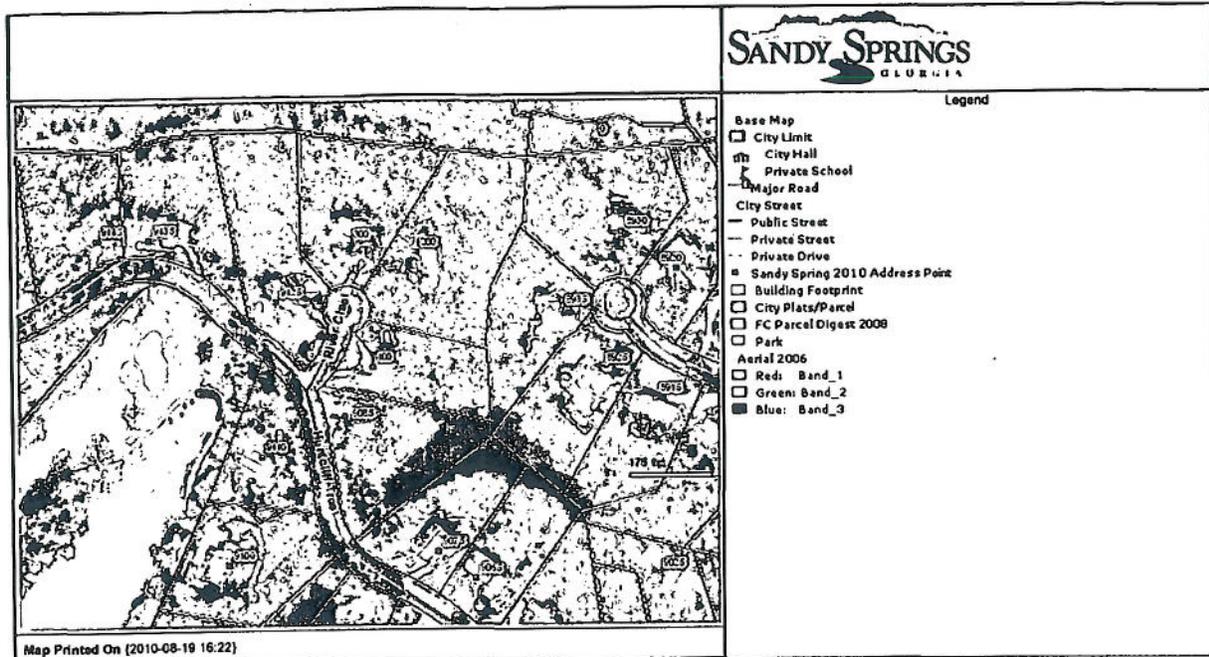
MIKE Embe
404-401-8260
SETBACKS

100 River Close



60

- 60' Front -
- 15' Side -
- 10' Rear -



9125 Huntcliff Trc.

Kath. Penny Johnson

9085 Huntcliff Trc.

LIST = MARK WEST

200 RIVER CLOSE

MELBA = JAMES JOHNSON

8935 Huntcliff Lake Ct.

TERRI, LAWRENCE = KATHLYN MEYERS