

APR 26 2010

MODIFICATION/CONCURRENT VARIANCE APPLICATION

City of Sandy Springs

ALL APPLICABLE ITEMS ARE DUE AT THE TIME OF FILING. ~~ADDITIONAL FEE~~ APPLICATION WILL NOT BE ACCEPTED.

APPLICANT'S CHECKLIST

AM10-004

ITEM #	REQUIRED ITEM	NUMBER OF COPIES	CHECK
1.	Pre-Application Review Form	1 copy	✓
2.	Application	1 original	✓
3.	Disclosure Form	1 original	N/A
4.	Fee	See attached schedule	
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	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	

- 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  
Zoning Modification Application page 1

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: 90 JOHNSON FERRY RD. TAX PIN: 17-0088-0002-008-0

SANDY SPRINGS, GA 30328  
REZONING AND/OR USE PERMIT PETITION NO. \_\_\_\_\_

CONDITION(S) TO BE MODIFIED: 4. d.

REQUEST: DELETE

CONDITION(S) TO BE MODIFIED: \_\_\_\_\_

REQUEST: \_\_\_\_\_

CONDITION(S) TO BE MODIFIED: \_\_\_\_\_

REQUEST: \_\_\_\_\_

CONDITION(S) TO BE MODIFIED: \_\_\_\_\_

REQUEST: \_\_\_\_\_

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Community Development

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REQUESTED CONCURRENT VARIANCE(S): \_\_\_\_\_

ARTICLE: \_\_\_\_\_ SECTION: \_\_\_\_\_

REQUESTED CONCURRENT VARIANCE(S): \_\_\_\_\_

ARTICLE: \_\_\_\_\_ SECTION: \_\_\_\_\_

REQUESTED CONCURRENT VARIANCE(S): \_\_\_\_\_

ARTICLE: \_\_\_\_\_ SECTION: \_\_\_\_\_

**SECTION III. OWNER/APPLICANT/AGENT INFORMATION:**

**OWNER INFORMATION:**

MARIA D. POWELL  
TYPE OR PRINT OWNER'S NAME

442 ABC HICKORY TRAIL  
ADDRESS

DAWSONVILLE, GA 30534  
CITY & STATE ZIP CODE

Maria D. Powell  
OWNER'S SIGNATURE

678-316-4166  
PHONE NUMBER

Sworn to and subscribed before me this the

22 Day of April 2010  
Jeanette S. Walker  
NOTARY PUBLIC



**APPLICANT INFORMATION:**

MARIA D. POWELL  
TYPE OR PRINT PETITIONER'S NAME

(SAME)  
ADDRESS

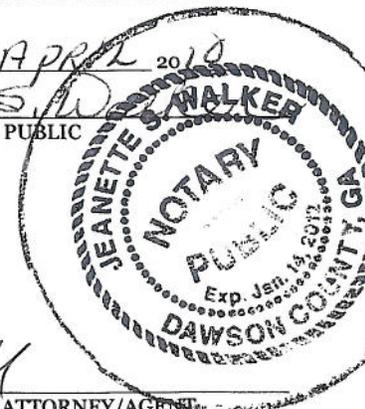
Maria D. Powell  
CITY & STATE ZIP CODE

Maria D. Powell  
APPLICANT'S SIGNATURE

678-316-4166  
PHONE NUMBER

Sworn to and subscribed before me this the

22 Day of April 2010  
Jeanette S. Walker  
NOTARY PUBLIC



**ATTORNEY/AGENT INFORMATION:**

Check One:  Attorney  Agent

Russ Powell  
TYPE OR PRINT ATTORNEY / AGENT NAME

(SAME)  
ADDRESS

Russ Powell  
CITY & STATE ZIP

678-316-4166  
PHONE NUMBER

Russ Powell  
SIGNATURE OF ATTORNEY/AGENT

**RECEIVED**

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\_\_\_\_\_  
PETITIONER'S SIGNATURE

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## 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

If the answer is YES, proceed to sections 1 through 4.  
If the answer is NO, complete only section 4.

1. **CIRCLE ONE:**                      Party to Petition                      In Opposition to Petition

If party to petition, complete sections 2, 3 and 4 below.  
If in opposition, proceed to sections 3 and 4 below.

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

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Community Development

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) MARIA D. POWELL

Signature: Maria D. Powell

Date: 4/22/2010

AM10-004

## Planning and Zoning Fee Schedule

<b>MODIFICATIONS</b>	Any modification request	\$300 plus \$100 for each additional modification request on the same piece of property
<b>CONCURRENT VARIANCES</b>	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-I, 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")

*AM 10-004*



April 29, 2010

Maria D. Powell  
442 ABC Hickory Trail  
Dawsonville, Georgia 30534-7484

Re: AM10-004 – An Administrative Modification Request for 90 Johnson Ferry Road

Dear Mrs. Powell:

The subject application indicates that you are requesting an Administrative Modification for property located at 90 Johnson Ferry Road. The subject property is zoned O-I (Office and Institutional District) conditional, under Fulton County zoning case Z86-0090.

The request to delete condition 4.d. of Z86-0090 restricting signage on the property is within that allowed by administrative approval by the Zoning Ordinance. Additionally, you have provided the needed documentation to gain approval for the Administrative Modification.

Based on the material that you have provided, the Administrative Modification to delete condition 4.d. of Z86-0090 restricting signage is hereby approved. The revised condition shall read as follows:

4. To the owner's agreement to the following site development considerations:

- ~~d. Limit the freestanding project identification signage on the entire property to no more than one unlighted, double-faced monument sign adjacent to Johnson Ferry Road, having no more than 2 square feet of surface area per face and further not to exceed a height of 4 feet from finished grade measured from the base of the sign structure.~~

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 & Zoning

PR/pr

X:\CommunityDevelopment\Planning & Zoning\Modification - Administrative Modification\2010\AM10-004 90 Johnson Ferry Road\Approval AM10-004.doc

~~336.5~~  
334.6

336.5  
~~339.4~~

NATURAL  
LANDSCAPING

54'

FR +  
AC +  
RE

3 4 5 6 7 3

6 @ 9' x 12'

PAVED PARKING

42'

EXIST  
STRUCTURE

PLANTING

CONC  
WALK

2

2 @ 9' x 12'

GRAESSING

1

EXISTING TREES TO REMAIN

PLANTED BERM

100'

18'  
DRIVE

SITE PLAN  
MAY 6, 1986

JOHNSON FERRY ROAD

