

MAY 19 2010

MODIFICATION/CONCURRENT VARIANCE APPLICATION
City of Sandy Springs
Community Development

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

APPLICANT'S CHECKLIST

AM 10-006

ITEM #	REQUIRED ITEM	NUMBER OF COPIES	CHECK ✓
1.	Pre-Application Review Form <i>met w/ Patrice</i>	1 copy	✓
2.	Application ✓	1 original	✓
3.	Disclosure Form ✓	1 original	✓
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	X
7.	Legal Description of Property ✓	1 copy	✓
8.	Letter of Intent ✓	1 original	✓
9.	Adjacent Property Owner Letters (Administrative Modifications)	1 original of each	HOA
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

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: 3880 Spalding Drive TAX PIN: _____

REZONING AND/OR USE PERMIT PETITION NO. 282-144

CONDITION(S) TO BE MODIFIED: I.F.

REQUEST: Allow storage Room structure to be Built in neighborhood Amenity Common Space

CONDITION(S) TO BE MODIFIED: _____

REQUEST: _____

CONDITION(S) TO BE MODIFIED: _____

REQUEST: _____

CONDITION(S) TO BE MODIFIED: _____

REQUEST: _____

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:

Spalding Lake HOA
TYPE OR PRINT OWNER'S NAME
3880 Spalding Dr.
ADDRESS
Sandy Springs GA 30350
CITY & STATE ZIP CODE
Rachel Goldberg, SLHOA President
OWNER'S SIGNATURE 678-576-6086
PHONE NUMBER

Sworn to and subscribed before me this the

18 Day of May 2020

Casey



NOTARY PUBLIC

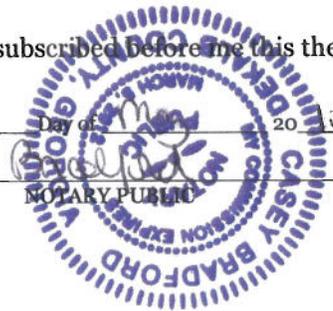
APPLICANT INFORMATION:

Justin McKinney
TYPE OR PRINT PETITIONER'S NAME
174 Mount Vernon Rd.
ADDRESS
Dunwoody GA 30338
CITY & STATE ZIP CODE
Justin McKinney
APPLICANT'S SIGNATURE

Sworn to and subscribed before me this the

18 Day of May 2020

Casey



NOTARY PUBLIC

770-394-7007
PHONE NUMBER

Ask for Bo or Casey

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

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: The entire Neighborhood has interest. The HOA has not Made any Campaign Donations

3. CAMPAIGN CONTRIBUTIONS:

Table with 4 columns: 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) Justin Henry
Signature: [Handwritten Signature] Date: 5/15/10

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-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")

May 24, 2010

Justin McKinney
1711 Mount Vernon Road
Dunwoody, GA 30338

Re: AM10-006 – An Administrative Modification Request for 3880 Spalding Drive, Sandy Springs, Georgia 30350

Dear Mr. McKinney:

The subject application indicates that you are requesting an Administrative Modification for property located at 3880 Spalding Drive. The subject property is zoned CUP (Community Unit Plan District) conditional, under Fulton County zoning case Z82-146.

The request to modify the condition 1.f. of Z82-146 by reducing the required fifty (50) foot minimum setback from the right-of-way of Spalding Drive is within that allowed by administrative approval by the Zoning Ordinance. Additionally, you have provided the needed documentation, including an application signed by the Spalding Lake Home Owners' Association.

Based on the material that you have provided, the Administrative Modification to reduce the required fifty (50) foot minimum setback from the right-of-way of Spalding Drive to thirty-eight feet and six inches (38.5') as shown on the site plan received by the Community Development Department on May 19, 2010 is hereby approved. The revised conditions shall read as follows:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - f. The minimum setback from the right-of-way of Spalding Drive for all structures except walls or fences, subject to the approval of the Director of ~~Planning~~ and Community Development, shall be 50 feet except as otherwise provided by condition 1.f. and except for the proposed storage shed having a minimum setback of thirty-eight feet and six inches (38.5') as shown on the site plan received by the Community Development Department on May 19, 2010.

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,



Patrice S Ruffin, AICP
Assistant Director of Planning and Zoning

PSR/dt

Administrative Modification\Approval AM10-006.doc

