



Case No.:

V16-0100
Planner's initials: PL

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 4300 HUNTLEY DR	
	Parcel Tax ID: 17066600050463	
	Land Lot(s): 0066	Land District(s):
	Total acreage: .5296	Council district:
	Current zoning: R-3	Current use:
	Overlay district:	Future land use:

APPLICATION	Detailed request (include Ordinance/Code Section No.): RESET FROM SEC. 6.4.3.C OF THE ZONING ORDINANCE TO ENCLOSE 4' INTO THE SIDE YARD SETBACK TO ENCLOSE AN EXISTING CARPORT.	
Petitioner: AARON JONES / BART MILLECHAP HOMES		
Petitioner's address: 300 W. WEEVER RD. BLDG 1 STE 115 SANDY SPRINGS, GA 30342		
Phone: 678-873-6258	Email: aaron@bartmillechaphomes.com	

OWNER	Property owner: Bart Millechap Homes	
	Owner's address: 300 W. WEEVER RD. BLDG 1 STE 115 SANDY SPRINGS, GA 30342	
	Phone: 678-873-6258	Email: aaron@bartmillechaphomes.com
	Signature (authorizing initiation of the process):	
	If the property is under contract and the owner is unavailable to sign, provide a copy of the contract	

- TO BE FILLED OUT BY P&Z STAFF -

Pre-application meeting date: 7/24/16	Anticipated application date: 8/2/2016
Anticipated PC date: N/A <input type="checkbox"/>	Anticipated BOA date:
ADDITIONAL INFORMATION NEEDED:	



AUTHORIZATION FORM – PART I

A- If the applicant is also the owner of the subject property:

Fill out the following section and have it notarize.

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>Peter B. Dutschke, Jr.</u>	Sworn and subscribed before me this <u>2</u> day of <u>August</u> 20 <u>16</u> Notary public: <u>[Signature]</u> Seal:  Commission expires: <u>May 26, 2020</u>
Address: <u>4800 Huntley Drive</u>	
City, State, Zip Code: <u>Sandy Springs, GA 30342</u>	
Email address: <u>Andon.Dutschke@nichophon.com</u>	
Phone number: <u>678-873-6258</u>	
Owner's signature: <u>Peter B. Dutschke, Jr.</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:	

Bant Millichap Homes

90 W. Wieuca Rd. Suite 222 Atlanta, GA 30342

Phone: 404-388-8047

E-Mail: bant@bantmillichaphomes.com

Web: bantmillichaphomes.com

Variance Analysis

Date: 7/29/2016

City of Sandy Springs,

Bant Millichap Homes is requesting relief be granted for the variance set forth at the property located at 4800 Huntley Dr. Sandy Springs, GA. BMH understands that codes are in place to protect the neighboring residence and will maintain that the code remains intact. The renovation will cause no detriment to the neighborhood and will increase the values of the neighboring homes.

The preexisting conditions of the carport built within the side setback an unnecessary hardship to the BMH (Owner). Granting the variance allows the lot to be redeveloped with minimal land disturbance including removing the 40" hardwood tree in the front yard. An alternative to redevelop the lot if the variance were not granted would be to demolish the home and build a new home. This alternative requires significant land disturbance. It also will

require a significant amount of money that would not allow BMH to sell the home at a more desirable price.

Thank you for your consideration to this matter.

Sincerely,

Peter B. Millichap Jr.
404-388-8047
Bant Millichap Homes

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300 W. Wieuca Rd. Bldg. 1, Ste. 115 Atlanta, GA 30342

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Letter of Intent

Date: 7/29/2016

City of Sandy Springs,

Bant Millichap Homes requests one variance be issued for the property located at 4800 Huntley Dr. Sandy Springs, GA. BMH is intends to improve the residence and is seeking the variance from building setbacks requirements in Section 6.4.3.C to bring the existing nonconforming structure into compliance. The existing structure that encroaches into the setback is located on the Southwest side of the existing residential property. The property encroaches 4' on the southwest side into the 10' side setback. The total square footage for the nonconforming structure is 60 sq. ft. The property was constructed in 1961 with no knowledge of any changes or additions outside of the original footprint.

Bant Millichap Homes will extend vertically over the main body of the existing structure and not over the nonconforming existing carport. The addition was intentionally designed not to encroach into the setback line. Improvements on the garage will include

adding two walls, a garage door and adjust the pitch of the roof for aesthetic purposes.

The existing structure is not in compliance, necessitating the variance. The improvements to this property will greatly impact the overall appearance of the neighborhood along with increasing the neighbor property values. BMH has not considered any additional alternatives, as the monetary value would exceed the existing purchasing conditions. It is BMH intent is to improve the existing conditions and increase property values in the area.

Thank you for your consideration to this matter.

Sincerely,

Peter B. Millichap Jr.
404-388-8047
Bant Millichap Homes

SURVEYED LEGAL DESCRIPTION

4800 Huntley Drive

ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 0.529 ACRES LYING AND BEING IN LAND LOT 66 OF THE 17th DISTRICT, FULTON COUNTY, GEORGIA AND ALSO BEING LOT 17, BLOCK F, UNIT 5 OF WEST FIELD PARK SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND (1 INCH OPEN TOP PIPE) LOCATED ON THE WESTERN RIGHT-OF-WAY OF HUNTLEY DRIVE (HAVING A 50 FOOT RIGHT-OF-WAY WIDTH) BEING 115.0 FEET SOUTHERLY FROM THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF FRANKLIN ROAD;

THENCE CONTINUING ALONG THE WESTERN RIGHT-OF-WAY OF HUNTLEY DRIVE SOUTH 00 DEGREES 47 MINUTES 30 SECONDS WEST A DISTANCE OF 104.67 FEET TO AN IRON PIN FOUND (1 INCH OPEN TOP PIPE);

THENCE LEAVING SAID RIGHT-OF-WAY HUNTLEY DRIVE NORTH 89 DEGREES 38 MINUTES 38 SECONDS WEST A DISTANCE OF 219.73 FEET TO AN IRON PIN FOUND (1 INCH CRIMP TOP PIPE);

THENCE NORTH 00 DEGREES 40 MINUTES 47 SECONDS EAST A DISTANCE OF 105.21 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR);

THENCE SOUTH 89 DEGREES 30 MINUTES 09 SECONDS EAST A DISTANCE OF 219.93 FEET TO AN IRON PIN FOUND (1 INCH OPEN TOP PIPE) ON THE WESTERN RIGHT-OF-WAY OF HUNTLEY DRIVE, SAID IRON PIN BEING THE POINT OF BEGINNING.