



Case No.:

V16-0101
Planner's initials: JB

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 965 Landmark Drive, Atlanta, GA 30342	
	Parcel Tax ID: 17-0014-0002-028-7	
	Land Lot(s):	Land District(s):
	Total acreage: 1.072	Council district:
	Current zoning: R-2A	Current use:
	Overlay district:	Future land use:

APPLICATION	Detailed request (include Code/Ordinance Section No.): Relief from section 109-225 of the development regulations to allow 528 SF encroachment into 75' impervious surface setback. For garage/guest house.	
	Petitioner: Jim Tilghman for Tilghman Constructors, LLC	
	Petitioner's address: 315 Winchester Way, Woodstock, GA 30188	
Phone: 404-307-6838	Email: JimTilghman207@yahoo.com	

OWNER	Property owner: William and Joy Ordway	
	Owner's address: 965 Landmark Drive, Atlanta, GA 30342	
	Phone: 678-579-0986	Email: bill@ordwaylawgroup.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: 8/1/16	Anticipated application date: 8/2/16
Anticipated PC date: N/A <input checked="" type="checkbox"/>	Anticipated BOA date: 9/8/16
ADDITIONAL INFORMATION NEEDED:	
Mitigation calculation	✓ JB 8/2/16
SF compliance of guest-house	✓ JB 8/2/16



AUTHORIZATION FORM – PART I

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

Fill out the following section and have it notarized:

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:	Sworn and subscribed before me this _____ day of _____ 20 _____ Notary public: Seal: Commission expires:
Address:	
City, State, Zip Code:	
Email address:	
Phone number:	
Owner's signature:	

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: Jim Tilghman	Sworn and subscribed before me this <u>1st</u> day of <u>August</u> 20 <u>16</u> Notary public: <u>Sharon Bell</u> Seal: Commission expires: <u>May 4, 2019</u>
Company name: Tilghman Constructors, LLC	
Address: 315 Winchester Way	
City, State, Zip Code: Woodstock, GA 30188	
Email address: jimtilghman207@yahoo.com	
Phone number: 404-307-6838	
Applicant's signature:	

This agreement is made and entered into as of this 28 day of July, 2016 between the following ("Client") and ("Contractor"):

CLIENT

CONTRACTOR

Mr. & Mrs. Bill Ordway
965 Landmark Drive
Alanta, GA 30342

Tilghman Constructors, LLC
315 Winchester Way
Woodstock, GA 30188
404-307-6838

Client and Contractor, for good and valuable consideration, agree that Mr. Jim Tilghman of Tilghman Constructors, LLC will petition the City of Sandy Springs, GA for variances for:

- A stream buffer encroachment related to the proposed 2 story garage with an in-law suite
- Encroachment of existing home in the front building set back to bring the property into conformaty

Client agrees to pay the Contractor for time and reimbursable expenses for meetings with the Planning & Zoning Department, completion and submission of the application, fulfilling the requirements set forth by the City of Sandy Springs, representing the Ordway's at the Board of Appeals meeting and other responsibilities or duties as may be required by the City of Sandy Springs.

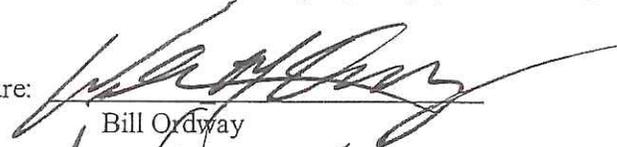
Estimated cost for this contract as follows:

- Contractors time and expenses: \$1500 - \$2000
- Application fee: \$325 - \$375
- Site Plans: \$600 - \$900

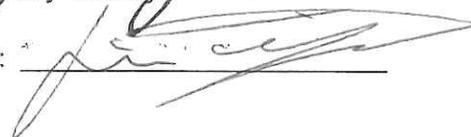
Actual costs will be determined by actual time and expenses required to obtain the variance. Actual expenses may include additional necessary documentation required by the City for this variance. For example, additional information may be required on the site plans.

A retainer of \$1000.00 is due upon siging of this contract. This retainer will be applied towards the Contractor's final invoice.

The Contractor will invoice the Client for progress payments during this process.

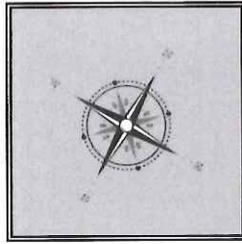
Client's Signature:  Date: 7/28/16
Bill Ordway

Client's Signature:  Date: 7/28/16
Joy Ordway

Contractor's Signature:  Date: 7/28/16

By: Jim Tilghman

Title: Owner



Tilghman Constructors, LLC
315 Winchester Way
Woodstock, GA 30188

August 1, 2016

City of Sandy Springs, GA
Department of Community Development

RE: Letter of Intent

Dear Sir or Madam,

This letter is written to request and substantiate the grant of a variance for the single family residence at 965 Landmark Drive, Atlanta, GA 30342. The home was built in 1967 and the homeowners, Mr. & Mrs. William Ordway want to improve their property with a new two story, two car garage. The second floor will be an in-law suite. The requested variance is to encroach on the 75' stream buffer for Nancy Creek.

The property is very flat with little elevation change and has several large hardwood trees as shown on the site plans. The lot is narrow at the street with the house placed close to the street. The left side of the house is 17.9' from the property line. The right side of the house is 30.9' from the property line with the existing driveway between the house and the property line. The rear of the property borders Nancy Creek and has several well established hardwood trees, shrubs, and plants. Due to the shape of the property, location of the existing structures, stream buffers and existing trees, it is virtually impossible to improve the property without encroaching on the stream buffer, setbacks, or removing trees. The proposed location has the smallest impact on these components and therefore is the most suitable location.

The new garage footprint will be 676 SF with a 316 SF covered breezeway leading to the existing home. The garage will be located at the end of the existing driveway and the breezeway will connect to the covered screen porch on the rear of the house. We are petitioning for a variance for 528 SF of encroachment into the 75' city setback for Nancy Creek. The purpose for this structure is to further develop the property; therefore, increasing its market value to be competitive with current residential development and construction in the area.

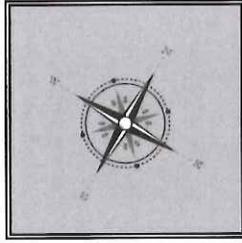
The proposed location will require minimal land disturbance. No trees will be removed and all of the land disturbance will be outside of the 50' buffer. A rain garden will be installed to

mitigate the rain water from the garage and breezeway. We propose to build the rain garden by hand inside the 50' stream buffer as shown on the site plans. This location will provide maximum southern exposure to sunlight and thereby help sustain the plant life. I have received preliminary approval from Planning and Zoning for this location.

In consideration of these factors, we respectfully request a variance for 528 SF of encroachment in the 75' buffer for further development and improvement of this property.

Sincerely,

Jim Tilghman
Tilghman Constructors



Tilghman Constructors, LLC
315 Winchester Way
Woodstock, GA 30188

August 1, 2016

City of Sandy Springs, GA
Department of Community Development

RE: Variance Analysis

Dear Sir or Madam,

The property at 965 Landmark Drive, Atlanta, GA 30342 is 1.072 acres and is zoned R-2A. The property has approximately 66' of frontage on Landmark Drive with a depth of 236' and 210' on the sides. The rear of the property borders Nancy Creek.

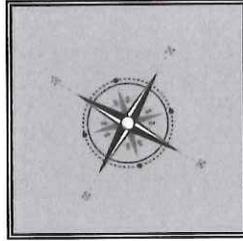
The property is very flat with little elevation change except along the banks of Nancy Creek, and has several large hardwood trees as shown on the site plans. The lot is narrow at the street with the house placed close to the street. The left side of the house is 17.9' from the property line. The right side of the house is 30.9' from the property line with the existing driveway between the house and the property line. The rear of the property has several well established hardwood trees, shrubs, and plants.

We explored placing the proposed garage in other locations on the property with both the homeowner and with City of Sandy Springs Planning and Zoning. The left side of the house is not a suitable location as the house is only 17.9' from the property line and would require extensive land disturbance, tree removal, and construction of an additional driveway leading to the garage. Neither is the rear of the house. The garage would look out of place, require more land disturbance and tree removal, and would block the view of Nancy Creek from the house. The right side of the house has an existing driveway and an area with no trees. Therefore, the right side of the house is the best location. The proposed garage will be placed at the end of the existing driveway requiring minimal land disturbance, no tree removal and will minimize the amount of added impervious space.

Due to the shape of the property, location of the existing structure in relation to property lines, stream buffers, and existing trees, it is virtually impossible to improve the property without affecting one or more of these. The proposed location has the smallest impact on these components and requires no tree removal. Therefore, it is the most suitable location.

Sincerely,

Jim Tilghman
Tilghman Constructors



Tilghman Constructors, LLC
315 Winchester Way
Woodstock, GA 30188

August 1, 2016

City of Sandy Springs, GA
Department of Community Development

RE: Documentation of hardship should the variance not be granted

Dear Sir or Madam,

The property at 965 Landmark Drive, Atlanta, GA 30342 was built in 1967 when homes were built with a two car carport. Families typically had only one or two vehicles even if there were more than two licensed drivers in the family. At the time, typically a parent would take the children to extra-curricular activities regardless of their age. Family members shared the vehicles and carpoled with each other. Life moved at much slower pace and the demand for each licensed driver to have their own vehicle was not present.

Today's society is fast paced where multi-tasking is the norm. Both parents have careers and work long hours. One vehicle per licensed driver is the norm. The children drive themselves to their extra-curricular activities and places of work. Therefore, new homes are built with multiple car garages to provide adequate parking.

The existing house has 5 bedrooms and 3.5 baths with covered parking for only 2 cars. The house will comfortably hold a family of six with the potential of 6 vehicles. The addition of the 2 car garage would benefit the property, increase the market value, and make it more competitive when/if placed on the market. Other homeowners in the neighborhood have already or are planning to further develop their properties by adding a detached garage, swimming pool, or other permanent structure(s).

The proposed garage will be built with details and finishes that match the existing home. The brick veneer siding, the pitch of the roof, and the rest of the exterior details will match the existing home. The interior finishes will mirror the existing home as well. This will give the appearance of being built at the same time as the house, thereby increasing the property value

and making the property more competitive in the market. If the variance is not approved there will be no value added to the property and the home will be less desirable in the future to potential buyers.

Therefore, we respectfully request approval of the variance for the garage and breezeway.

Sincerely,

Jim Tilghman
Tilghman Constructors

Legal Description 965 Landmark Dr Sandy Springs 30342

All that tract or parcel of land lying and being in Land Lot 14 of the 17th District, Fulton County, Georgia, being Lot 6, Landmark Subdivision, as per Plat Book 81, Page 62, Fulton County Records, more particular described as follows:

COMMENCING at a point at the intersection of the eastern Right-of-Way line of Old House Trail and the northern Right-of-Way line of Landmark Drive, THENCE easterly along Right-of-Way line of Landmark Drive run a distance of 562.3 feet to an 1"CTP, THE POINT OF BEGINNING

THENCE leaving said Right-of-Way run South 39 degrees 26 minutes 19 seconds East a distance of 236.20 feet to a ½"RBF;

THENCE run South 96 degrees 30 minutes 45 seconds West a distance of 96.06 feet to a point located on center line of Nancy Creek;

THENCE along said center line run a distance of 251.54 feet to a point (tie line run North 77 degrees 58 minutes 18 seconds West a distance of 246.22 feet);

THENCE run North 15 degrees 15 minutes 33 seconds East a distance of 210.00 feet to a ½:RBS, located on the southern Right-of-Way line of Landmark Drive;

THENCE along said Right-of-Way run 70.00 feet along the arc of a curve to the left, having a radius of 60.00 feet and being subtended by a chord running North 71 degrees 49 minutes 45 seconds East a distance of 66.10 feet to an 1"CTP, THE POINT OF BEGINNING

Said Tract Contains 1.072 AC more or less.

Prepared by Survey Land Express, Inc. Dated July 29, 2016

The End.