



Case No.: V16-0137
 Planner's initials: PL

PROJECT INFORMATION SHEET

PROPERTY	Address(es): <u>455 Hunters Crossing</u>	
	Parcel Tax ID:	
	Land Lot(s): <u>21</u>	Land District(s): <u>17th</u>
	Total acreage: <u>0.451</u>	Council district:
	Current zoning:	Current use:
	Overlay district:	Future land use:

APPLICATION	Detailed request (include Ordinance/Code Section No.):	
	<u>Request for variance from Section 6.4.3(d) to encroach into the minimum 35' rear setback to extend an existing structure.</u>	
	Petitioner: <u>SOL ELISHA</u>	
	Petitioner's address: <u>1120-G Hightower Trail</u> <u>Sandy Springs, GA - 30350</u>	
	Phone: <u>770-380-8989</u>	Email: <u>sol@atlanta-porchandpatio.com</u>

OWNER	Property owner: <u>Craig Miller</u>	
	Owner's address: <u>455 Hunters Crossing</u> <u>Atlanta, GA 30325</u>	
	Phone: <u>404-451-3728</u>	Email: <u>Craig@Miller-Ventures.com</u>
	Signature (authorizing initiation of the process): <u>[Signature]</u>	
	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:	Anticipated application date: <u>10/6/16</u>
Anticipated PC date: <input type="checkbox"/> N/A	Anticipated BOA date: <u>11/10/16</u>
ADDITIONAL INFORMATION NEEDED:	
<u>- to submit by Friday 10/7/16</u>	
<u>• legal description</u>	
<u>• second copy full-site site plan</u>	
<u>• digital copy site plan</u>	
<u>• check</u>	

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OCT 04 2016



AUTHORIZATION FORM – PART II

C- If an agent or attorney will represent the owner and/or the applicant:
Fill out the following section and have it notarized.

Agent's name:	SOL ELISHA
Company:	ATLANTA PORCH & PATIO LLC
Address:	1120-C Hightower Trail
City, State, Zip Code:	Sandy Springs, GA-30350
Email address:	sol@atlantaporchandpatio.com
Phone number:	770-380-8989
Agent's signature:	<i>[Signature]</i>
Applicant's signature:	<i>[Signature]</i>

Sworn and subscribed before me this	
20 th day of September 20 16	
Notary public:	<i>[Signature]</i>
Seal:	
Commission expires: December 15, 2017	

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City Of Sandy Springs
Community Development

LETTER OF INTENT

Property Address: 455 Hunters Crossing, Atlanta, GA 30325

Variance Requested: Requesting to build 7'6" into a 35' rear setback, approximately 21.5%

Type of Property: Single-family detached residential unit

Alternative Design: This is a 10' extension of an existing storage area so it cannot be relocated elsewhere. It will continue existing space inside the house.

Hardship Created: This is the only entrance along the back of the house where such an extension can be located. There are 2 other entrances at this level - one goes into the kitchen and the other into the living room. Neither door can lead to a storage area. The lack of existing storage space is creating difficult living conditions for the homeowner.

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Community Development

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City Of Sandy Springs
Community Development

Variance Analysis

Unnecessary Hardship

Building this room anywhere other than where it is proposed creates hardship since the items that will be stored in the proposed room will be items related to the kitchen and pantry and the existing laundry room. Laundry room will have to be moved to another part of the house to facilitate this room. This is a design and a financial near impossibility.

Extraordinary and Exceptional Conditions Exist

This is the only place to expand the Laundry room and pantry as the rest of the rooms facing the rear of the house are dedicated to a kitchen, bathroom and a living room.

Hardship Conditions Not Created by Current Homeowner

Current homeowner did not build the house into the rear setback. Further, the small laundry room and pantry, which are combined as one space, was already built when the current homeowner bought the house. They have not altered the layout of the house to create this hardship.

In fact, the current owner's elderly mother spends an increasing amount of time with them and cannot negotiate stairs thus food serving and storing and laundry operations must remain on the main floor.

This proposal to relieve the hardship is the minimum that must be done to allow the current homeowner to live in a safe and healthier environment. Better separation of food items and clothes cleaning agents is the minimum that needs to occur.

Last, the proposed addition will not alter the use of this home from how it is being used currently.

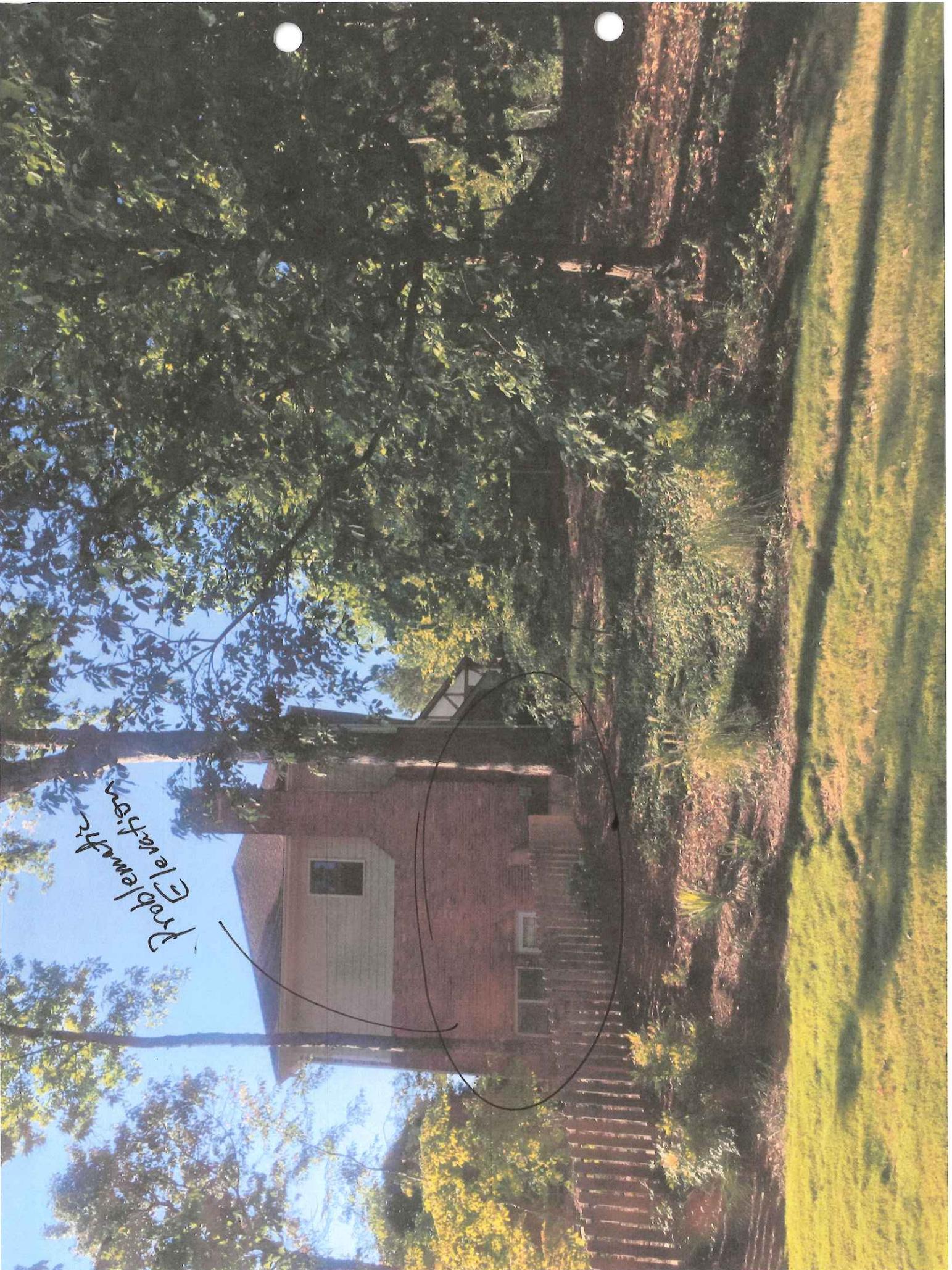
Alternatives Explored

Moving the Existing Laundry Room & Kitchen Upstairs or Downstairs

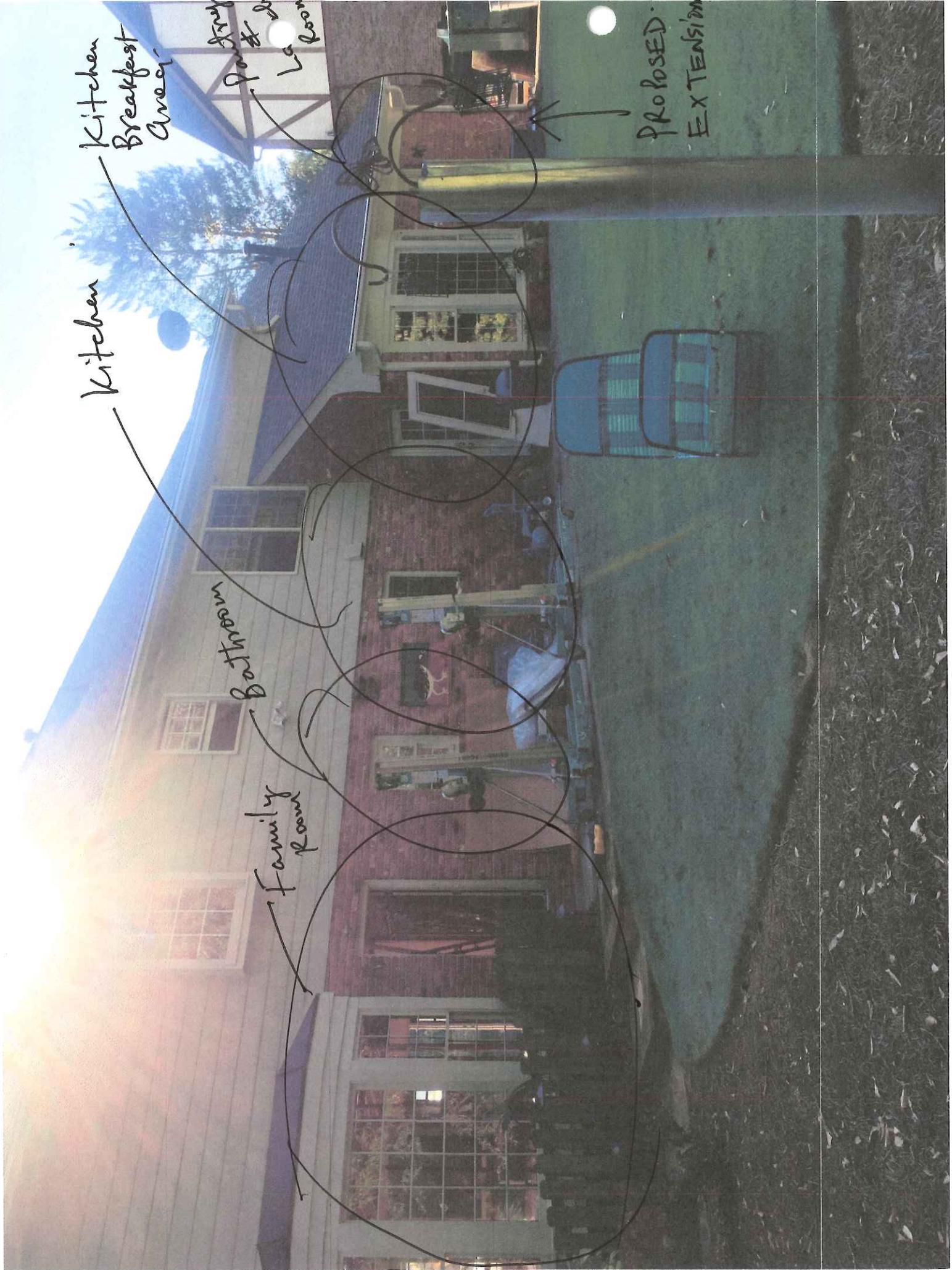
Given the age of the current occupants, including the increasing use by occupant's aged mother, the cost of moving rooms such as these, the kitchen and laundry rooms cannot be moved upstairs or downstairs to the basement.

Moving the Existing Laundry Room & Kitchen Elsewhere on 1st Floor

All other areas of the first floor are occupied by either the garage, average size living room, a small dining room, a single bathroom, a small kitchen and a small breakfast area next to the kitchen.



Problematic Elevations



Kitchen

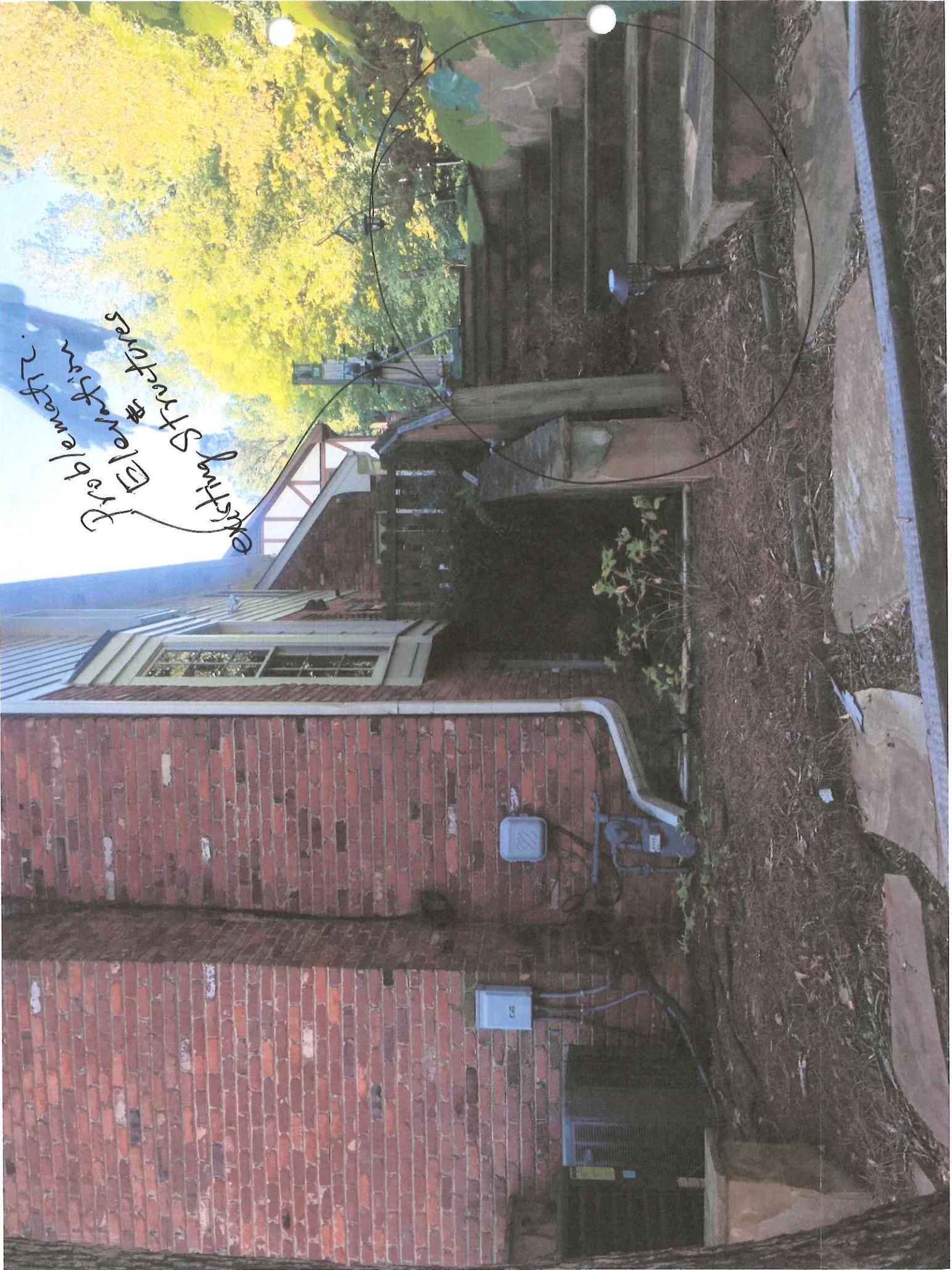
Kitchen
Breakfast
Area

Master
Bedroom

Family
Room

PROPOSED
EXTENSION

Point
by
La
Room



Existing Structures
Elevation
Problem

October 4, 2016

RE: Craig & Beth Miller's Residence
455 Hunters Crossing
Atlanta, GA 30328

Dear Diane,

Later this week Craig and I plan on asking the city of Sandy Springs to allow us to build a small extension to our laundry room extending 10 feet into the backyard by 8 foot wide (see attached drawing). It will not protrude past the existing house on the side. This addition will require the city to approve it as an exception due to side setback considerations. We want to let you know of this before the big signs go up in our yard.

Current Situation

Typically, the side setback in the neighborhood is 10 feet. However, because of the way the lot was originally recorded, the garage side of the house is considered the backyard, thus it calls for a 35' setback, despite this area functionally serving as a side yard. As a result we propose to build approximately 4 feet further than what is allowed into our "backyard" (area next to the garage that you know as our side yard). I will need to appear in front of the city council to present my plan and seek their approval.

Reason for the Addition

Our kitchen and laundry room are next to each other. Both our kitchen and laundry rooms are very small and often use is intermingled thus creating significant space and utility challenges. The proposed addition will allow us to use our cramped kitchen and laundry rooms more efficiently. Our objective is to make the addition look like it is part of the house.

Although the city has not required us to notify you of our proposed addition, I am asking proactively if you have any concerns. If you don't have any objections to us building this small addition, please sign below. Thank you in advance.

Your neighbors,

Craig & Beth Miller

Signature: 

Name: Diane Black

Address: 7040 Hunters Knoll
Sandy Springs, 30328

Signature: 

Name: William H. Black

Address: 7040 Hunters Knoll
Sandy Springs, 30328