



## STREAM BUFFER VARIANCE APPLICATION

**Application checklist:**

Page No.	Item	Completed/ Included in Submittal
1	Project Information Sheet	<input type="checkbox"/>
2-3	Detailed Process and Instructions	N/A
4-5	Authorization Forms	<input type="checkbox"/>
	Additional requirements:	
6	Letter of Intent	<input type="checkbox"/>
6	Variance Analysis	<input type="checkbox"/>
7	Chattahoochee River Corridor Certificate	<input type="checkbox"/> or N/A <input type="checkbox"/>
7	Stormwater Management Plan	<input type="checkbox"/> or N/A <input type="checkbox"/>
7	Georgia Environmental Protection Division Approval	<input type="checkbox"/> or N/A <input type="checkbox"/>
7-8	Survey, Site Plan and Legal Description	<input type="checkbox"/>
8	Mitigation Plan	<input type="checkbox"/>
10	Fee schedule	N/A
10	Meeting schedule	N/A

**Provide also:**

All the documents electronically (CD/DVD, thumb drive or via email) Note: The Legal Description must be in a Word document	<input type="checkbox"/>
Site plan: one (1) copy on 11"x17" and two (2) full-scale copies	<input type="checkbox"/>

The Director reserves the right to request additional information deemed necessary to analyze the request.

Incomplete applications will not be accepted.

Planner's initials:
---------------------



Case No.:   
   
 Planner's initials: \_\_\_\_\_

PROJECT INFORMATION SHEET

<b>PROPERTY</b>	Address(es): 314 Colewood Way, Sandy Springs, GA 30328	
	Parcel Tax ID: 17-0131-LL-035-3	
	Land Lot(s): Land Lot 35	Land District(s): Fulton County
	Total acreage: 0.6129	Council district: 3
	Current zoning: R-3	Current use: Residential
	Overlay district: N/A	Future land use: Residential

<b>APPLICATION</b>	Detailed request (include Ordinance/Code Section No.): 109-225	
	A variance from Section 109-225 of the Sandy Springs Code of Ordinances to allow Applicant to improve his property by building a 162 sf sunroom addition (189 sf including the roof) to the residence within the 75-foot impervious buffer.	
	Petitioner: Todd B. Sachtjen	
	Petitioner's address: 314 Colewood Way Sandy Springs, GA 30328	
	Phone: (404) 754-7783	Email: todd.sachtjen@renasant.com

<b>OWNER</b>	Property owner: Todd Brian Sachtjen	
	Owner's address: 314 Colewood Way Sandy Springs, GA 30328	
	Phone: (404) 754-7783	Email: todd.sachtjen@renasant.com
	Signature (authorizing initiation of the process):	
	<i>If the property is under contract and the owner is unavailable to sign, provide a copy of the contract</i>	

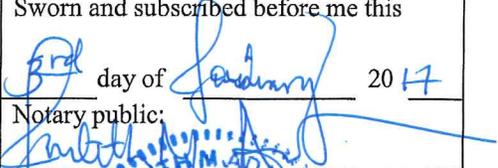
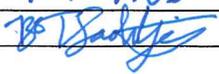
- TO BE FILLED OUT BY P&Z STAFF -

Pre-application meeting date:	Anticipated application date:
Anticipated PC date: N/A <input type="checkbox"/>	Anticipated BOA date:
<b>ADDITIONAL INFORMATION NEEDED:</b>	



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: <u>Todd B. Sachtjen</u>	Sworn and subscribed before me this <u>3rd</u> day of <u>January</u> 20 <u>17</u> Notary public:  Seal:  Commission expires:
Address: <u>314 Colewood way</u>	
City, State, Zip Code: <u>Sandy Springs, GA 30328</u>	
Email address: <u>todd.sachtjen@renasant.com</u>	
Phone number: <u>404-754-7783</u>	
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:

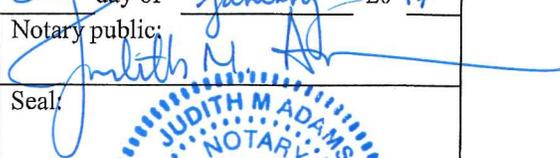
Applicant states under oath that:	
<input type="checkbox"/> He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner ( <i>attach a copy of the contract</i> ); or <input type="checkbox"/> He/she has an option to purchase the subject property ( <i>attach a copy of the contract</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:	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:	



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: <u>William C. Collins</u>
Company: <u>Burr &amp; Forman, LLP</u>
Address: <u>171 Seventeenth St., NW</u> <u>Suite 1100</u>
City, State, Zip Code: <u>Atlanta, GA 30363</u>
Email address: <u>wcollins@burr.com</u>
Phone number: <u>404-685-4266</u>
Agent's signature: 
Applicant's signature: 

Sworn and subscribed before me this <u>31<sup>st</sup></u> day of <u>January</u> 20 <u>17</u>
Notary public: 
Seal: 
Commission expires:

William (Chip) Collins, Jr.  
WCollins@Burr.com  
Direct Dial: (404) 685-4266  
Direct Fax: (404) 214-7385

171 Seventeenth Street, NW  
SUITE 1100  
Atlanta, GA 30363

Office (404) 815-3000  
Fax (404) 817-3244  
Toll-free (877) FOR-BURR

BURR.COM

January 3, 2017

Sandy Springs Planning and Zoning  
Department  
7840 Roswell Road  
Sandy Springs, GA 30350

**Re: Letter of Intent - Variance Application of Todd Sachtjen  
("Applicant"), relating to Parcel 17-0131-LL-035-, 0.61 acres located  
at 314 Colewood Way, Sandy Springs, Georgia (the "Property")**

Dear Sir or Madam:

Applicant respectfully requests the following variance relating to a proposed improvement on the above-referenced residential Property:

**A variance from Section 109-225 of the Sandy Springs Code of Ordinances to allow Applicant to improve his property by building a 162 sf sunroom addition (189 sf including the roof) to the residence within the 75-foot impervious buffer.**

This letter is written to request and substantiate the grant of a variance for the single family residence at 314 Colewood Way, Sandy Springs, Georgia 30328. The home was built in 1962, and the current homeowner, Todd Sachtjen, wishes to improve the property with a new, single-story sunroom addition. The proposed addition would be located within the 75-foot impervious stream buffer for the creek in Applicant's backyard, but not within the 50-foot undisturbed buffer. This variance is requested to allow Applicant to make a small improvement to his 54-year old home.

The Property is located in an established residential neighborhood, Mountaire Springs, consisting of many remodeled homes, as well as multiple new construction homes following the teardown of older structures. The area of the Property is 0.6129 acres. The Property is very flat with little elevation change and has several large trees as shown on the site plans. The lot is narrow and 100' 38" wide at the street, with a depth of 271' 7" on one side and 262' 2" on the other. Almost the entirety of the lot and existing structure are within the 75-foot impervious stream buffer, as the home was constructed prior to the establishment of the current stream

buffers. The rear of the property borders the creek and has several well-established trees, shrubs and plants.

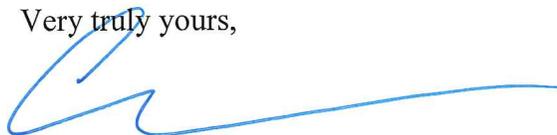
Project Narrative for Requested Variance -- The new sunroom footprint will be 162 SF not including the roof, and 189 SF including the roof. The sunroom will be 13'1" wide and 12'4" long, and will not extend beyond the current rear side dimension of the house. The proposed location of the sunroom is situated on the side of the house farthest away from the stream at issue. The proposed sunroom simply completes the rectangle footprint at the rear of the existing structure. The sunroom will have a shed roof with architectural shingles to match those on the existing house, in addition to fiber cement siding on the outside of the sunroom to match the existing house's exterior. The purpose of this structure is to further develop the property for the use and enjoyment by the current homeowners, as well as provide an update to an older home in keeping with the renovations and new construction rapidly occurring in this well-located neighborhood.

Alternative Design -- Applicant has explored alternate design plans, but due to the shape and topography of the property, no alternative is available. Because almost the entire lot is within the 75-foot buffer area, the only location on the lot that is not within the stream buffer is the Northwest corner of the Lot, consisting of part of the existing garage and the entirety of the existing driveway. In addition to being functionally, aesthetically, and financially unfeasible for a sunroom addition, that area is almost entirely within the 50' building setback.

The proposed location for the sunroom, on the other hand, is entirely within all building setbacks and fits neatly within the current footprint of the existing structure. Being directly off the existing kitchen, it is also the most logical place for the addition of a small sunroom. The proposed location of the variance will require minimal land disturbance; no trees will be removed and all of the land disturbance will occur outside of the 50' buffer. Attached hereto are: (a) a photo of the front of the home from the street; (b) a photo of the proposed location of the sunroom addition and existing concrete slab; (c) plans for the addition; and (d) a mitigation plan for storage and treatment of stormwater runoff.

Applicant appreciates the City's consideration of this variance request.

Very truly yours,



William (Chip) Collins, Jr.

WCC/jma

### **Mitigation Plan**

In effort to mitigate potential rainwater and storm damage from the Variance, Applicant already purchased two (2) fifty-five gallon cisterns. Rainwater from a 1.2" rainstorm from the sunroom roof shall be caught and detained in the cisterns, which will be located on the right exterior side of the sunroom addition, adjacent to the garage. The cisterns will collect and retain an amount of water far exceeding the potential additional rainwater damage caused by the sunroom addition. Furthermore, no plants, trees or shrubs will be removed or affected in the construction of the sunroom.

William (Chip) Collins, Jr.  
WCollins@Burr.com  
Direct Dial: (404) 685-4266  
Direct Fax: (404) 214-7385

171 Seventeenth Street, NW  
SUITE 1100  
Atlanta, GA 30363

Office (404) 815-3000  
Fax (404) 817-3244  
Toll-free (877) FOR-BURR

BURR.COM

January 3, 2017

Sandy Springs Planning and Zoning  
Department  
7840 Roswell Road  
Sandy Springs, GA 30350

**Re: Variance Analysis - Variance Application of Todd Sachtjen  
("Applicant"), relating to Parcel 17-0131-LL-035-, 0.61 acres located  
at 314 Colewood Way, Sandy Springs, Georgia (the "Property")**

Dear Sir or Madam:

A strict application of the 75-foot stream buffer of Section 109-225 of the Sandy Springs Code of Ordinances to Applicant's proposal to update and improve his 54-year old home would create unnecessary hardship, and not just an inconvenience, because almost the entirety of Applicant's lot is within the stream buffer. The only portion of the lot that is not within the stream buffer is almost completely within the 50-foot front building setback. Accordingly, it would be virtually impossible to create a ground-floor addition to the Property that would not require a variance. The location of Applicant's lot almost entirely within the stream buffer is an extraordinary condition not found in similar properties. Applicant's proposed small sunroom addition at the rear of his home will allow for an updating of this older home in keeping with the extensive renovations and new construction occurring in the neighborhood.

The condition of the lot almost entirely within the 75-foot stream buffer is not a condition caused by Applicant. The lot was created and home constructed more than 50 years ago, well before the establishment of the stream buffers at issue.

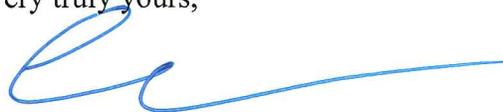
The addition of a small sunroom addition to this modestly-sized home makes possible a reasonable use of this property in keeping with modern lifestyles and the renovation and construction of much larger homes in the neighborhood.

Finally, the variance request is consistent with the general intent of the Zoning Ordinance and Comp Plan policies and would not be detrimental to the public good, safety and welfare. Specifically, it will promote a desirable living condition for the Applicant and his family in keeping with current lifestyles. It will improve and modernize the current structure, thereby protecting against depreciation. It will further encourage an appropriate use of land in an

established and protected neighborhood -- the minor renovation of an older home in line with the established character of the neighborhood.

For these reasons and others, Applicant requests that the proposed variance be granted.

Very truly yours,



William (Chip) Collins, Jr.

WCC/jma

**LEGEND**

- These standard symbols may be found in the drawing.
- 1/2" Power Set
  - 1/2" Fire
  - ⊖ Building Line
  - ⊖ Power Pole
  - ⊖ Electric Meter
  - ⊖ Water Meter
  - ⊖ Sanitary Sewer Manhole
  - ⊖ Sewer Clean Out
  - ⊖ Gas Meter
  - ⊖ Air Conditioning Unit
  - ⊖ Sprinkler
  - ⊖ Hardwood tree
  - ⊖ Pine tree
  - ⊖ Fence
  - ⊖ Neighbor's Fence
  - ⊖ Overhead Electric Line
  - ⊖ Sanitary Sewer
  - ⊖ Sanitary Sewer (Not Field Located)
  - ⊖ Approximate 100 Year Flood Line

**AREA**  
26683.066 SQ. FT.  
0.613 ACRES



**HATCH LEGEND**

These hatchings may be found in the drawing.

- Concrete
- Asphalt
- Stone
- Brick
- Approximate Location of Sanitary Sewer Statement (see Plat Book 25 Page 64)
- Approximate Location of Stopped Zone 2 (lightly hatched from F.E.M.A. Map Panel 131210142F)
- Approximate Location of Stopped Zone 3C (lightly hatched from F.E.M.A. Map Panel 131210142F)
- Approximate Location of Stopped Zone 4C (lightly hatched from F.E.M.A. Map Panel 131210142F)

**TREE SPECIES CHART**

Symbol	Number	Species
○	1	White Birch
○	2	Birch
○	3	Hickory
○	4	Hickory
○	5	Maple
○	6	Oak
○	7	Pine
○	8	Sycamore
○	9	Pine

**ZONING**

- [Sandy Springs] (R-1) (Single Family Residential)
- Front yard setback-5'-0"
- Side yard setback-10'
- Rear yard setback-10'
- Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

**SURVEY NOTES**

1. Easements are based on H&A 2008 Deed.
2. Contour lines are at one (1) foot intervals.
3. Equipment used: Leica 1200 robotic total station and Leica HX data collector.
4. Software used: Carlson Survey 2013 and Carlson Survey.

**SPECIAL FLOOD HAZARD NOTE**

I have this date, examined the "F.E.M.A. official flood hazard map" and found in my opinion referenced parcel to be in an area having special flood hazards, without an elevation certification. The Surveyor is not responsible for any damage due to opinion for said parcel map ID 131210142F effective date 09/18/2013.

**CLOSURE STATEMENT**

The field data upon which this plat is based was gathered by an open traverse. This plat has been calculated for closure and found to be accurate to 1 foot in 250,151 feet.

**Colewood Way**

**Bridgewood Valley Road**

**Proposed Road**

**TEMPORARY BENCHMARK**  
by Top of S.S.M.H.  
722 Elevation=976.00'  
Inv. No=52132'  
Inv. No=994.50'  
Inv. No=922.94'



This survey was prepared in conformity with the technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Public Act 40-224, 15-6-87, substitute O.C.G.A. Sec. 14-6-67, 43-15-4, 43-15-6, 43-15-8, 43-15-14, 43-15-22.

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

SURVEY PLAT FOR: 314 Colewood Way, Sandy Springs Georgia 30328

DATE: 12/13/16 SCALE: 20'

**TODD SACHTJEN**

REVISION BY DATE

LAND LDT: 131 17th DISTRICT SECTION Fullton COUNTY, GA

LOT: BLOCK: UNIT: PHASE:

SUBDIVISION: Survey for C.W. Carmichael Jr.

PLAT BOOK: 72, PAGE 56 PARTY CHIEF: D.R. FIELD DATE: 12/28/16 SHEET 1 OF 1

DEED BOOK 16719, PAGE 78 DRAFTER: BJC

**GEORGIA LAND SURVEYING CO.** EST 1955

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS REPRODUCTION BY THE SURVEYOR THROUGH HIS OWN PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

## LEGAL DESCRIPTION

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 131 OF THE 17<sup>TH</sup> DISTRICT OF FULTON COUNTY, GEORGIA, AND MORE PARTICULARLY SHOWN ON A SURVEY FOR C.W. CARMICHAEL, RECORDED IN PLAT BOOK 72, PAGE 56, FULTON COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF COLEWOOD WAY AND A PROPOSED ROAD (AS SHOWN ON ABOVE PLAT); RUNNING THENCE WEST ALONG THE SOUTH SIDE OF COLEWOOD WAY 100.4 FEET; THENCE SOUTH 262.2 FEET TO THE SOUTH LINE OF LAND LOT 131; THENCE EAST ALONG THE SOUTH LINE OF LAND LOT 131, 100 FEET TO THE WEST SIDE OF SAID PROPOSED ROAD, WHICH POINT IS 25 FEET WEST OF THE SOUTHEAST CORNER OF LAND LOT 131, RUNNING THENCE NORTH ALONG THE WEST SIDE OF SAID PROPOSED ROAD 271.7 FEET TO THE SOUTHWEST CORNER OF COLEWOOD WAY AND SAID PROPOSED ROAD AT THE POINT OF BEGINNING. BEING THE SAME PROPERTY CONVEYED BY SPECIAL WARRANTY DEED DATED DECEMBER 7, 2006 TO MARK JOCKISCH, RECORDED AT DEED BOOK 44214, PAGE 307, FULTON COUNTY, GEORGIA RECORDS.

Permanent Parcel Number: 17-0131-LL-035  
BRIAN TODD SACTHJEN

314 COLEWOOD WAY NW, ATLANTA GA 30328-2925  
Loan Reference Number: 90439706989001/8417516  
First American Order No.: 38734147  
Identifier: FIRST AMERICAN LENDERS ADVANTAGE

ELEVATION CERTIFICATE, page 3

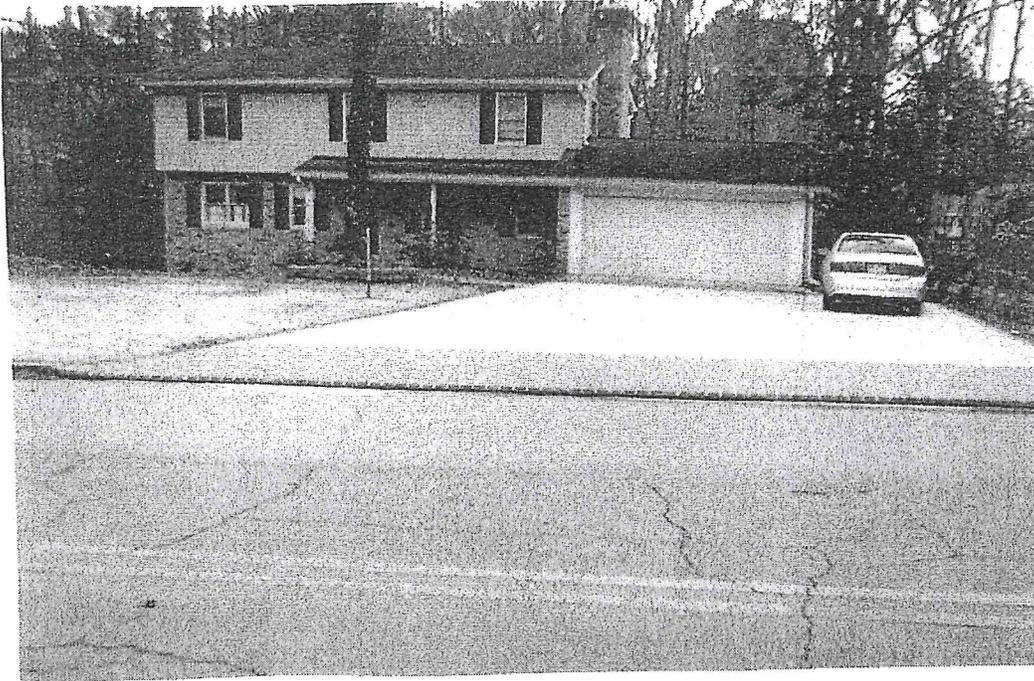
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

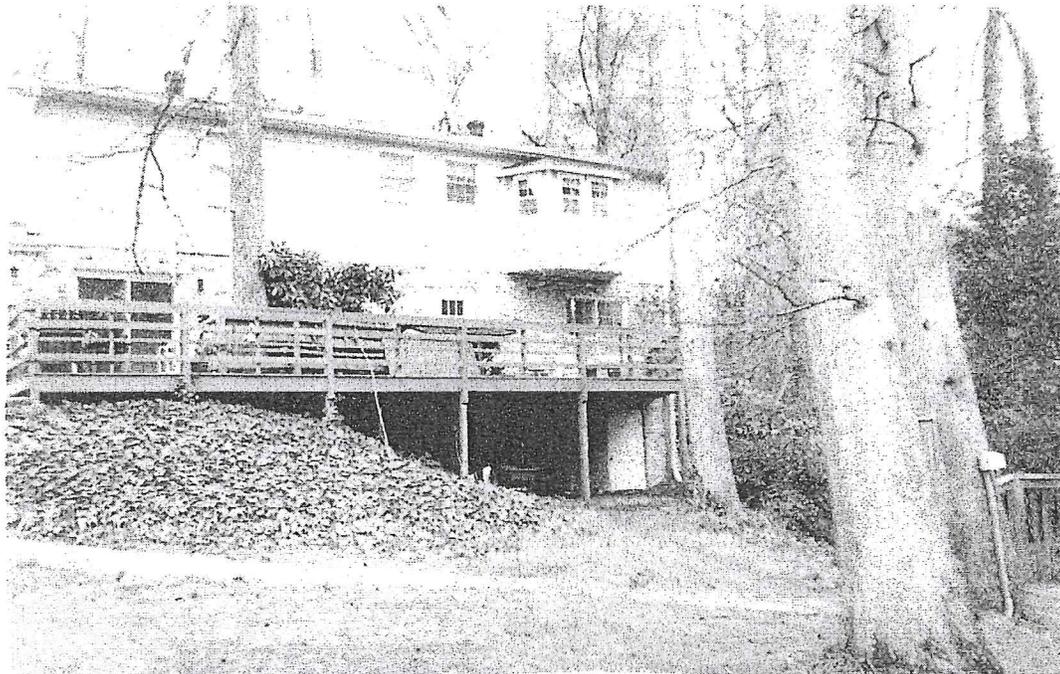
<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 314 COLEWOOD WAY			Policy Number:	
City SANDY SPRINGS	State GA	ZIP Code 30328	Company NAIC Number:	

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

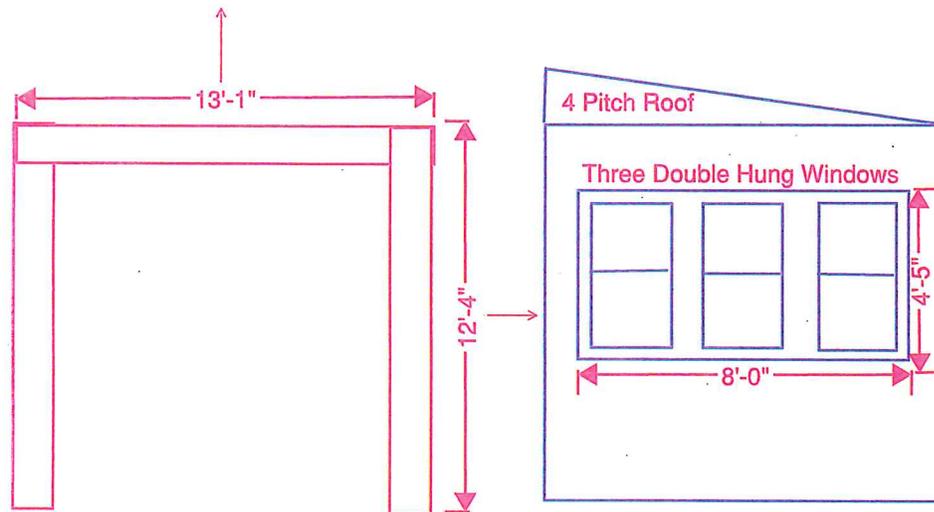
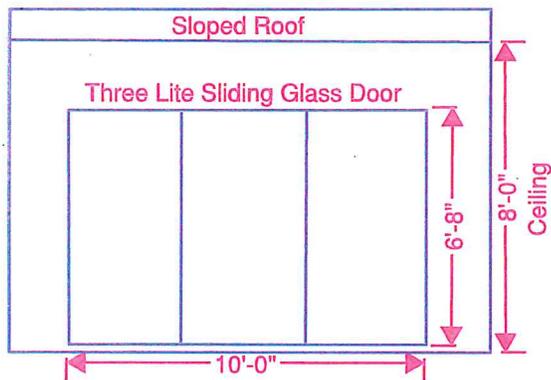
FRONT VIEW



REAR VIEW







Building a sun room that is 13.1' wide X 12.4' long with the following specs:

- Shed roof structure with architectural shingles to match existing on house
- Bead board on ceiling
- Right side of sun room with one opening for triple double hung window
- All interior finished with drywall, base boards and moldings
- Front of sun room, one opening for triple sliding glass door
- Adding 3 double hung windows and a sliding glass door
- Ceiling with lights and fan, electrical work complete with lights, connections for television, speakers, etc.
- Fiber cement siding on the outside to match existing on house