



June 16, 2023

-sent via email-

Dave Wells, Ginger Sottile  
City of Sandy Springs  
1 Galambos Way  
Sandy Springs, Georgia 30328

**RE: Sandy Springs Police Headquarters and Municipal Courts – Variance Request**

Dear Dave/Ginger,

Per our Teams call on Wednesday, June 14, 2023, the Sandy Springs Police Headquarters and Municipal Court project will require variances from the city of Sandy Springs Development Code. Please find information below relevant to this request.

**PROJECT DESCRIPTION**

The Police Headquarters and Municipal Court project includes the renovation of an existing office building and addition of additional square footage to serve the needs of the facility. There are two distinct parking areas: a secure parking lot to the west and a public parking area to the east of the building. Security is of critical importance for this project due to the nature of its use. The project incorporates many layers of security protection including surveillance cameras, fencing with razor wire, clear zones, vehicular barriers and modified landscape to allow for optimum visibility.

**VARIANCES REQUESTED**

- 1) 8.2.2 Parking lot landscaping
  - We are unable to provide a parking island every 8 spaces. The need for secure parking, which provides safety for staff, judges, officers and other users of the facility, takes up much of the allowable parking area for the project. Most of the secure lot area is a modified layout of the existing parking lot layout. Thus, islands are provided in the same location as they exist currently. New islands have been provided where parking configuration had to be modified to support building addition configurations and revised circulation needs. For instance, a large new greenspace/landscape island has been provided to work around the sallyport addition. Parking quantities needed for this facility to function properly have been maximized to the extent possible within this secure parking area. The public parking area is left with minimal space after all secure parking needs are met. Additionally, other security needs such as the 50' clear zone around the building, vehicular barricade zones, spatial needs for security cameras and call boxes, along with the need for visibility to and from these locations constrains locations allowable for tree islands. Once all security needs are taken into account first and foremost, the remaining parking area must be maximized to meet the functional needs of the facility.
  
- 2) 8.2.7 District Boundary Buffer



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- We are requesting to remove the 6' opaque wall requirement from the project. Due to security needs, clear visibility is critical to support the function of the site. As a foundational Crime Prevention Through Environmental Design (CPTED) principle, visibility is the best defense against potential criminal actions. An opaque wall would provide an intruder a hiding spot to remain concealed while working to gain entry into the secure lot area. By providing a chain link fence, visibility to the surroundings from within the secure area is optimized.

3) 8.2.10 Fence Height and Materials

- For security purposes, our secure lot is proposed to include an 8' height chain link fence topped with razor wire. Razor wire is necessary to ensure intruders do not have the option of easily scaling the fence to gain access into the secure area. The razor wire material will extend above the 8' height chain link fence in excess of the allowable 8 foot height maximum fencing requirement. To ensure secure lot effectiveness is provided, we request a variance to allow up to 10-foot height of fencing.
- Also, for security reasons, we are seeking a variance not to provide the brick columns every 24-foot on-center along the fence facing Morgan Falls Rd. The columns would jeopardize security for the facility, by limiting clear visibility and providing a hiding space.

We appreciate your considerations for these requests as we aim to provide a safe, secure facility for the city of Sandy Springs and it's citizens. Please do not hesitate to contact us if you have any questions or need any additional information concerning this matter.

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