



BOARD OF ZONING APPEALS

JUNE 19, 2025

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
5:30 PM

1. **ROLL CALL**
2. **APPROVAL OF MEETING MINUTES**
 - A. **Approval of Board of Zoning Appeals Minutes of April 17, 2025.**
3. **CALL TO ORDER**
4. **PUBLIC HEARING**
 - A. **Public Hearing Procedure**
 - B. **V-25-10 Georgia Skyline Bank**

Consideration of a variance to reduce the front building setbacks on Mansell Road and Old Roswell Road to allow for the redevelopment of a gas station with a new two (2) story, 5,760 square foot bank with drive through. A variance is requested from Unified Development Code (UDC) Subsection 2.2.17(D) to reduce the front building setbacks on Mansell Road and Old Roswell Road. The property is located at 1190 Old Roswell Road and is legally described as being located in Land Lot 560, 1st District, 2nd Section, Fulton County, Georgia.
 - C. **V-25-12 Fredrick/100 Jayne Ellen Way**

Consideration of a variance to reduce the front building setback from 50' to 35' to allow for the redevelopment of a residential lot with a new single-family detached home. The property is located at 100 Jayne Ellen Way and is legally described as being located in Land Lots 1194 & 1255, 2nd District, 2nd Section, Fulton County, Georgia.
 - D. **E-25-06 Janssen/1580 Rucker Road**

Consideration of an exception to allow a circular driveway with two (2) curb driveway cuts less than 300' from each other on a 1.31-acre single-family lot. An exception is requested to Unified Development Code (UDC) Subsection 2.5.6(B) Public Street Access, Driveways and Curb Cuts to allow two (2) curb cuts on the same lot less than 300' from each other. The property is located at 1580 Rucker Road and is legally described as being located in Land Lot 1273, 2nd District, 2nd Section, Fulton County, Georgia.
5. **ITEMS FROM BOARD MEMBERS**
6. **ITEMS FROM STAFF**
7. **ADJOURNMENT**



BOARD OF ZONING APPEALS

UNOFFICIAL MINUTES

APRIL 17, 2025

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
5:30 PM

1. CALL TO ORDER

A. Election of Chair for Meeting of 4.17.25

- ❖ Board Member Shaw Murphy nominated Marc Gelber as Chair for this meeting..
- Board Member Shippel seconded the nomination.
- Board Member Gelber accepted the nomination.
- Motion carried (4-0-1)(Gelber)

2. ROLL CALL

A. Board Members Present

- Marc Gelber (Chair)
- Anne Holcombe
- Donna Shaw Murphy
- Lisa Shippel
- Dereje Teshale

B. Staff Present

- Michael Woodman, Planning & Zoning Manager
- Joel Carnow, GIS Specialist/ Special Projects Planner
- Elle Taylor, Planning & Zoning Coordinator

3. APPROVAL OF MEETING MINUTES

A. Approval of Board of Zoning Appeals Minutes of March 20, 2025.

- ❖ Board Member Holcombe offered a motion to approve.
- Board Shippel seconded the motion.
- Motion carried (5-0)

4. PUBLIC HEARING

A. V-25-05 Kennedy/1600 Briers Chute Pool Setback Variance

Michael Woodman, Planning & Zoning Development Manager presented consideration of a variance from Unified Development Code (UDC) Subsection 2.3.3 (B) and UDC Subsection 2.3.3 (C) to reduce a swimming pool setback from 20' to 10'. The property is located at 1600 Briers Chute and is legally described as being located in Land Lot 1201, 2nd District, 2nd Section, Fulton County, Georgia.

Staff has reviewed the applicant's proposal against the review criteria for a variance. The property

has peculiar conditions due to being a corner lot with two (2) road frontages. In addition, the incorrect side corner setback was applied to the property which significantly limits the area for residential accessory structures, such as a swimming pool. Furthermore, the applicant provided letters of approval/no objection from adjacent properties and the Brierfield HOA. There are examples of similar variance requests being approved to reduce setbacks for a swimming pool, including at 1060 Gramercy Lane on November 16, 2023, and 550 Ebley Place on October 19, 2023.

Staff's recommendation:

Approve V-25-05 Kennedy/1600 Briers Chute Pool Setback Variance, subject to the following conditions:

1. Swimming pool shall be permitted as depicted on the submitted site plan with a 10' rear setback.

Applicant was present.

There was no public comment.

- ❖ Board Member Teshale offered a motion to approve.
 - Board Shippel seconded the motion.
 - Motion carried (5-0)

5. ITEMS FROM BOARD MEMBERS
6. ITEMS FROM STAFF
7. ADJOURNMENT

Chair Gelber adjourned the meeting at 5:45 p.m.



BOARD OF ZONING APPEALS MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: V-25-10 GEORGIA SKYLINE BANK

BOARD OF ZONING APPEALS: JUNE 19, 2025

II. RECOMMENDATION:

Approve V-25-10 Georgia Skyline Bank, subject to the following conditions:

1. Site layout shall be permitted as depicted on the site plan prepared by Carter Harkleroad Group, revised 5/13/25, and with a 32.5' front setback on Mansell Road and a 62' front setback on Old Roswell Road.
2. Building shall be substantially similar to the renderings prepared by CNNA Architects, dated 5/21/25, with final approval by DRB.
3. Foundation plantings shall be required along the southeast and southwest sides of the building, as approved by DRB.
4. Bioretention areas shall be planted as decorative features, as approved by DRB.
5. In addition to trees, developer shall plant shrubs and ornamental grasses in the landscape strips along Mansell Road and Old Roswell Road. These plantings shall be installed near the highest ground elevations to provide additional site screening, as approved by DRB.
6. Landscape strip along Mansell Road shall be enhanced to screen the drive-thru, as depicted on the site plan prepared by Carter Harkleroad Group, revised 5/13/25.
7. Developer shall paint the retaining wall to blend with the surroundings, subject to final approval by Staff.

III. REPORT IN BRIEF:

The applicant, Christopher Nardone, is requesting consideration of a variance to reduce the front building setback from 65' to 32.5' on Mansell Road and from 65' to 62' on Old Roswell Road to allow for the redevelopment of a gas station with convenience store into a bank with drive-through. The variance request is being initiated upon Staff input on a code compliant and alternate site plans prepared for Georgia Skyline Bank. The requested variance would allow for the building to be moved closer to the street with most parking and the drive-through located to the side and/or behind the bank building. The subject property is located at 1190 Old Roswell Road at the northwest corner of Mansell Road and Old Roswell Road.

DISCUSSION

The submitted request, if approved, would reduce the front building setbacks for a new bank with drive-through. Unified Development Code (UDC) Subsection 2.2.17 (D) L-I Light-Industrial District Regulations, requires a 65' front setback adjacent to non-local streets. The intent of the variance request is to address Staff concerns related to the aesthetics of the property from the street. Under current development regulations and as represented by the applicant on a code compliant site plan, the bank building would be located at the rear of the site with surface parking located between the building and the two (2) streets. With input from Staff, the applicant has offered an alternate site layout which requires a front setback

variance along Old Roswell Road and Mansell Road. The variance would reduce the front setback along Mansell Road from 65' to 32.5' and along Old Roswell Road from 65' to 62'. The subject property is located at 1190 Old Roswell Road at the northwest corner of Mansell Road and Old Roswell Road.

The 0.84-acre property is zoned LI (Light Industrial) and is developed with a ten (10) pump BP gas station and 2,637 square foot convenience store, as well as a car wash. The site has a retaining wall along both road frontages with the height of the wall increasing from approximately two-feet (2') at the driveway curb cuts to approximately eight-feet (8') at the corner of Mansell Road and Old Roswell Road. The current grade of the property is approximately two-feet (2') to six-feet (6') above the finished grade of the adjacent streets. Surrounding properties are also zoned LI. Mansell Overlook office buildings are located to the north and west, Land Rover Jaguar is located to the south and Home 2Suites (City of Roswell) is located to the east.

The applicant provided a code-compliant site plan depicting redevelopment of the property with a bank with drive-through which meets building setbacks. The plan positions the new bank building at the back of the property with all surface parking and the drive-through positioned between the building and Mansell Road and Old Roswell Road.

The variance site plan maintains the existing curb cuts from Mansell Road and Old Roswell Road. The two (2) story, 5,760 square foot bank building is pulled forward to the intersection with only five (5) parking spaces located between the building and adjacent streets. The bank building is depicted with a 62' setback from Old Roswell Road and the drive-through structure has a 32.5' setback from Mansell Road. The two (2) story building helps screen the parking spaces and dumpster enclosure situated behind the building.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a hardship variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The property has exceptional conditions due to its shape and topography. The property sits approximately two-feet (2') to six-feet (6') higher than Mansell Road and Old Roswell Road and has a triangular shape with two (2) street frontages. The front setback variances would allow for a better site layout which would improve the viewshed along Mansell Road by positioning most parking and the drive-through to the side and/or rear of the building.

2. The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: Application of the ordinance would not prevent the bank with drive-through from being constructed on the property. Staff encouraged the applicant to seek a front setback variance in order to improve the viewshed along Mansell Road.

3. There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The property can be developed as a bank with drive-through without the requested variance. However, approval of the variance would improve the viewshed along Mansell Road by positioning most parking and the drive-through to the side and/or rear of the building.

CONCURRENCES

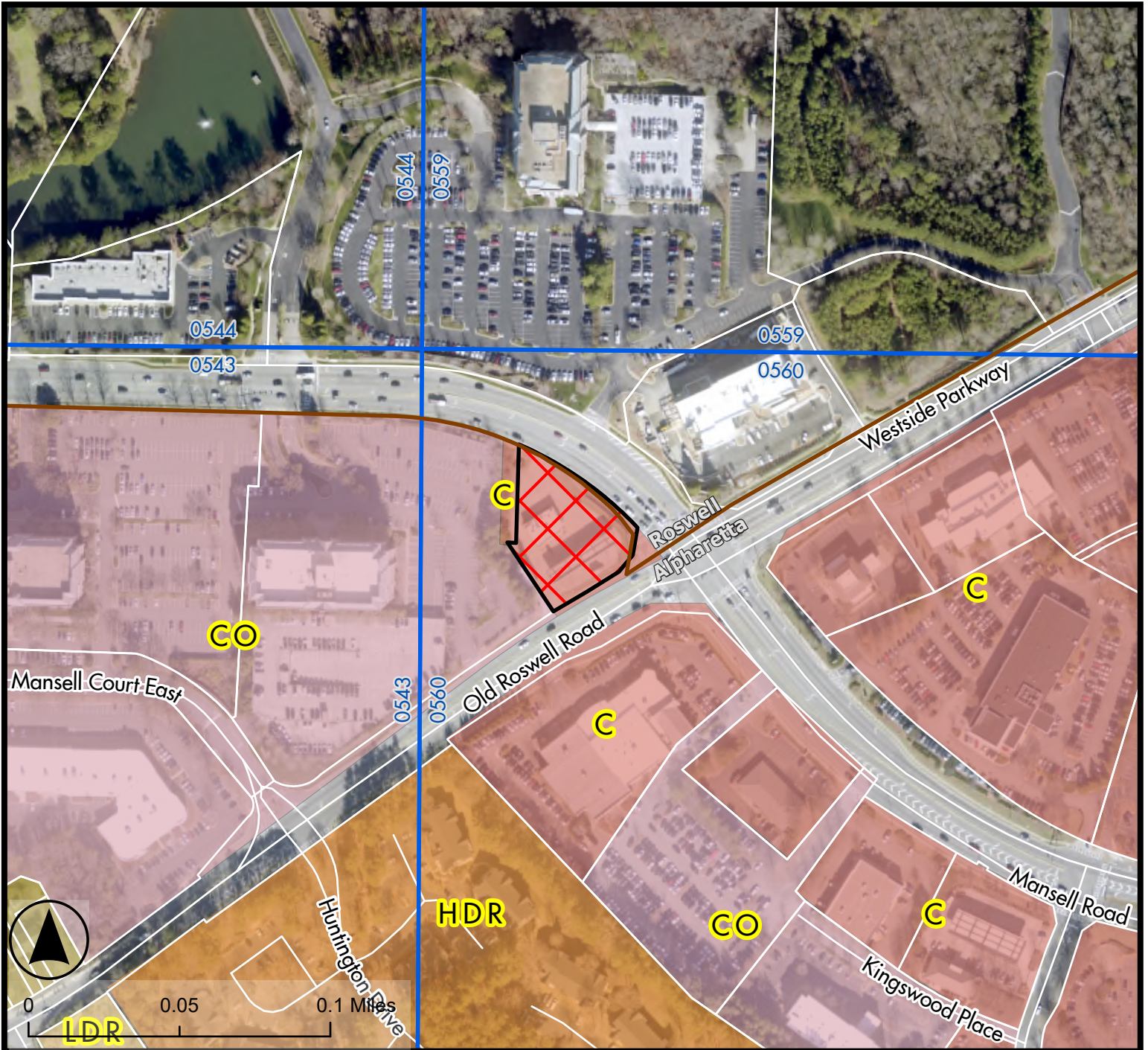
Staff has reviewed the applicant's proposal against the review criteria for a variance. A bank with drive-through is a permitted use on the subject property and the 65' front building setbacks would not prohibit the construction of a bank. However, the proposed site layout requiring a front setback variance would achieve an improved appearance from Mansell Road and Old Roswell Road and is supported by Staff. The preferred site layout flips the site design to bring the building forward to the street with most parking and the drive-through to the side and/or rear of the building. If approved, it is recommended that the retaining walls along the property's frontage be painted to blend with the surroundings.

CITIZEN PARTICIPATION PLAN

The applicant notified adjacent property owners of the variance request and their intent for the property. The report states that no comments were received.

IV. ATTACHMENTS:

- Map Series
- Latest Site Plan
- Latest Rendering
- Citizen Part B
- Application



Legend

- V-25-10
- Land Lots
- Tax Parcels
- Alpharetta City Limits
- Future Land Use 2040**
- Commercial
- Corporate Office
- High Density Residential
- Low Density Residential
- Medium Density Residential

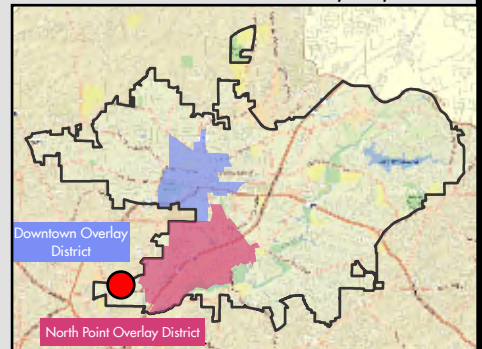
Future Land Use Map

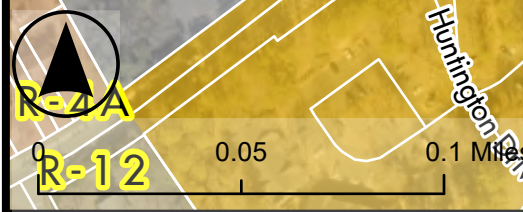
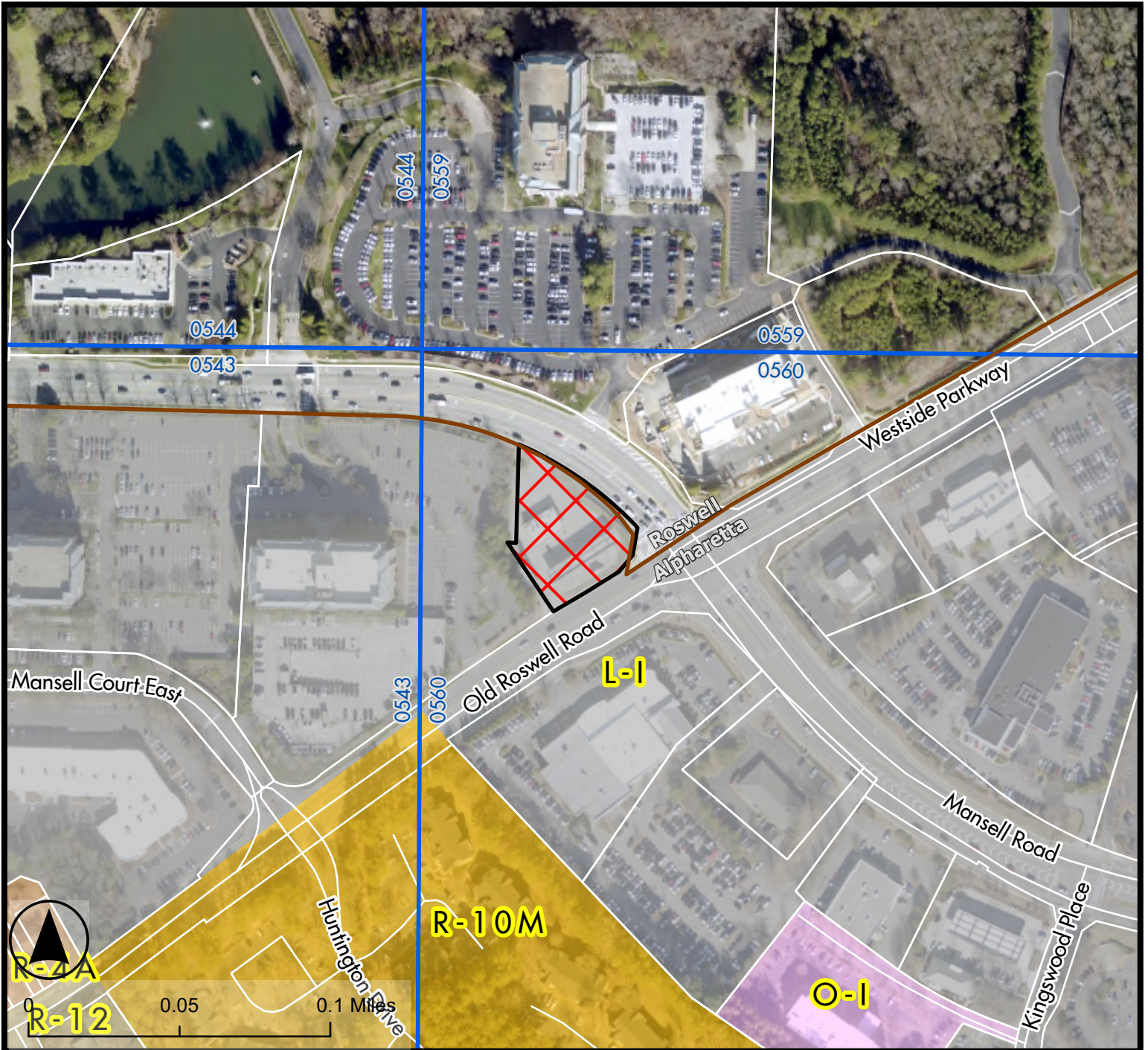
Georgia Skyline Bank Setback Variance 1190 Old Roswell Rd

V-25-10

D/LL: 1/2/0560

CC: 6/23/2025





- Legend**
- V-25-10
 - Land Lots
 - Tax Parcels
 - Alpharetta City Limits
- Zoning District**
- L-1 Light Industrial
 - O-1 Office Institutional
 - R-10M Multi Family Residential (HDR)
 - R-12 Single Family Detached Residential
 - R-4A Single Family Detached Residential (Low Density)

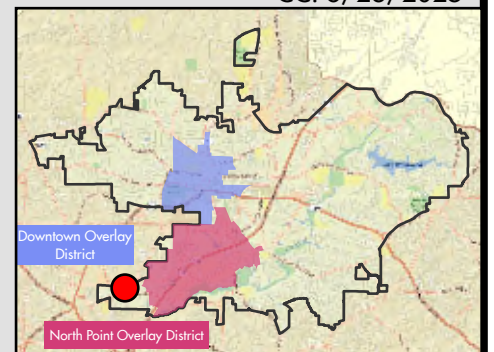
Zoning Map

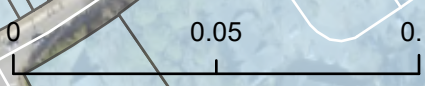
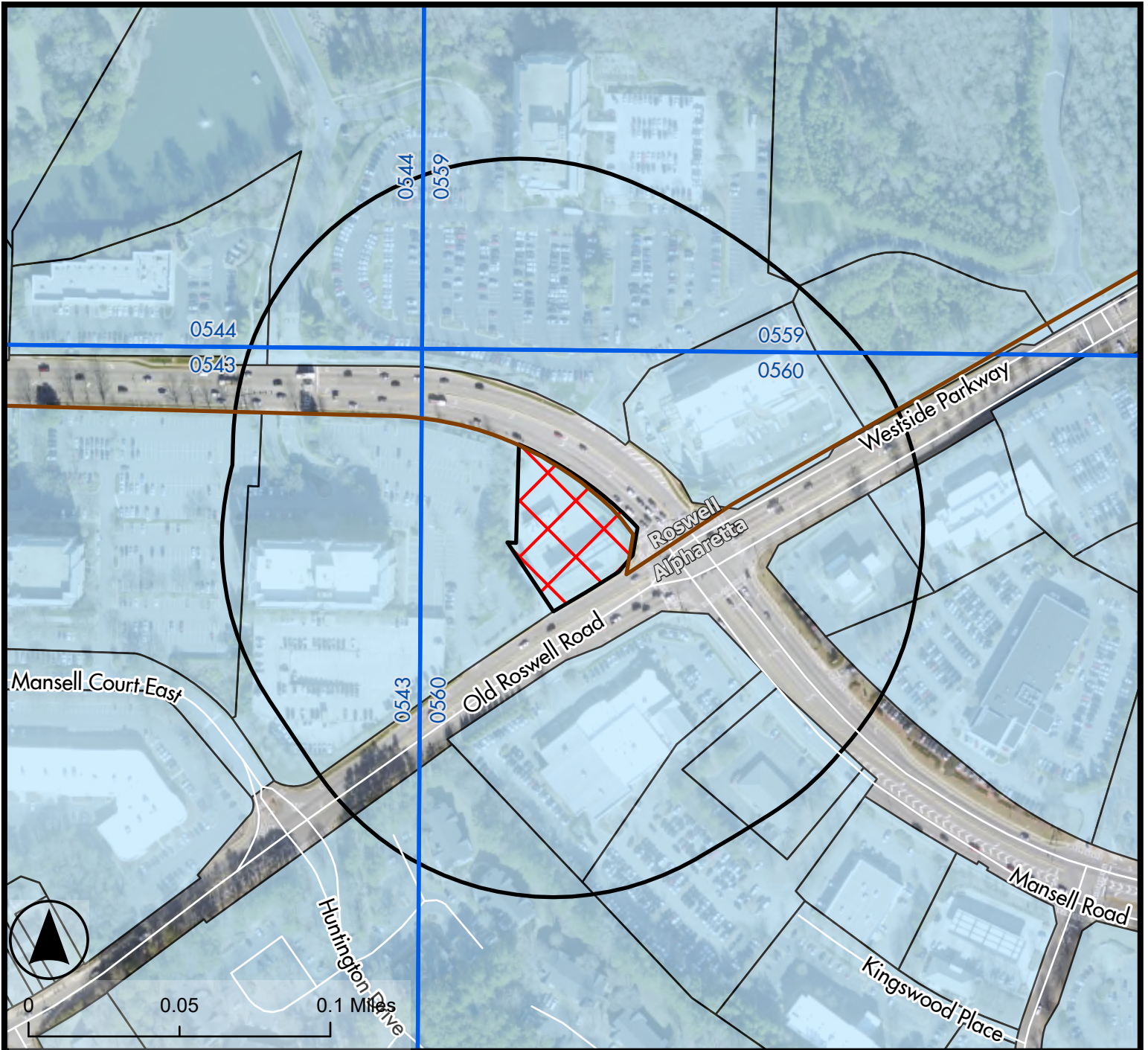
Georgia Skyline Bank Setback Variance 1190 Old Roswell Rd






V-25-10

D/LL: 1/2/0560

CC: 6/23/2025





- Legend**
-  V-25-10
 -  Land Lots
 -  Tax Parcels
 -  500 ft Buffer
 -  Alpharetta City Limits

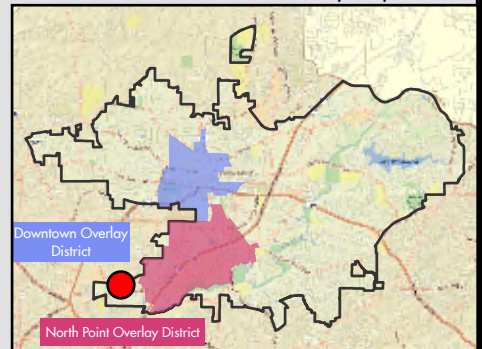
Location Map

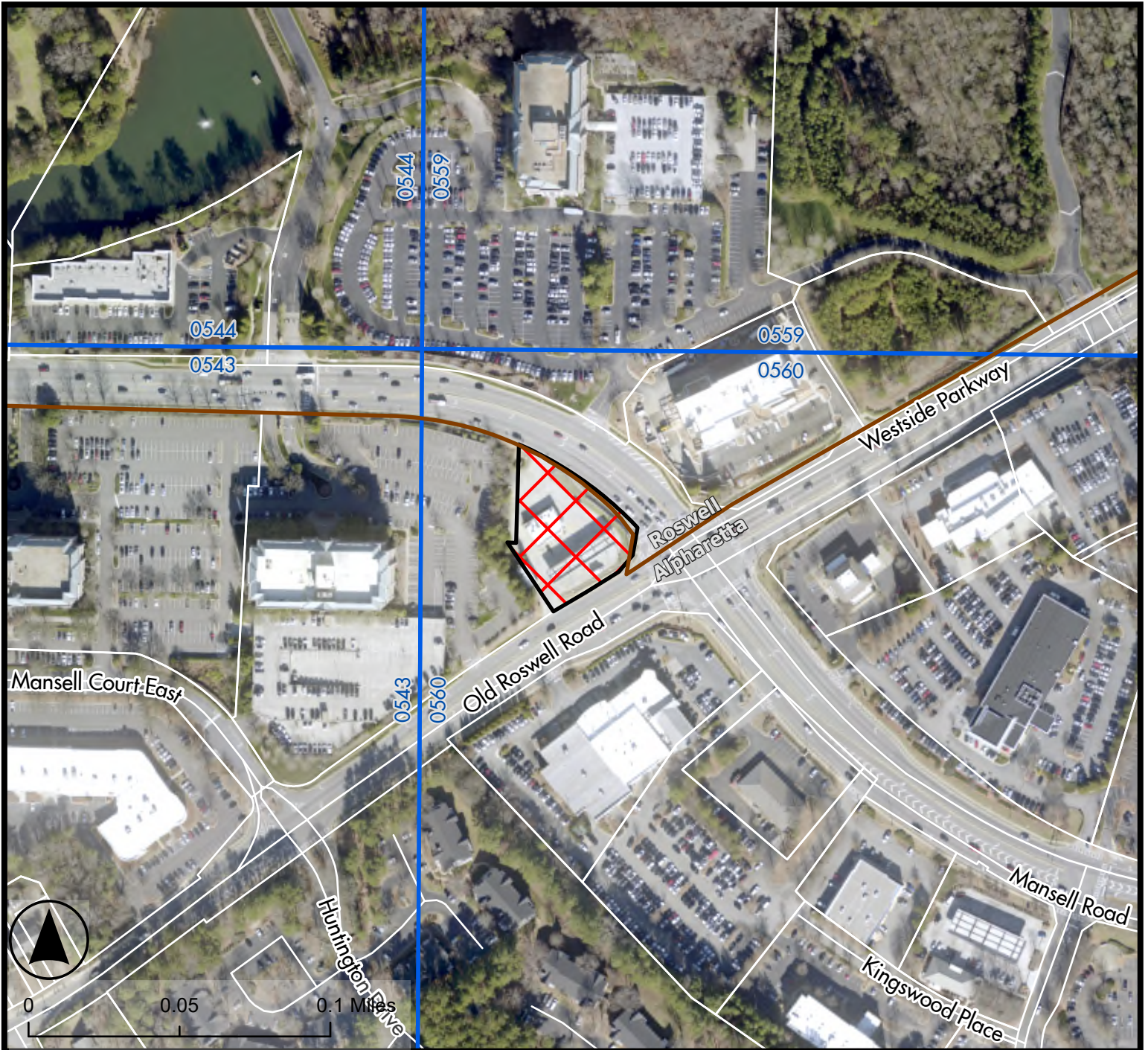
Georgia Skyline Bank Setback Variance
1190 Old Roswell Rd

V-25-10





D/LL: 1/2/0560

CC: 6/23/2025





Legend

-  V-25-10
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

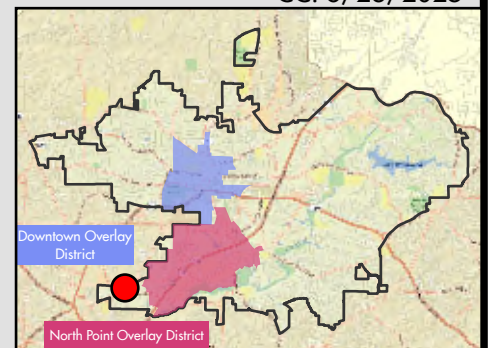
Aerial Map

Georgia Skyline Bank Setback Variance
1190 Old Roswell Rd

V-25-10

D/LL: 1/2/0560

CC: 6/23/2025





1190 Old Roswell Rd. Roswell, Georgia | FRONT ELEVATION

ATLAS BANK - NEW CONSTRUCTION

SCALE: 1/8" = 1'-0"

A24580
5/21/2025





1190 Old Roswell Rd. Roswell, Georgia | SIDE ELEVATION

ATLAS BANK - NEW CONSTRUCTION

SCALE: 1/8" = 1'-0"

A24580
5/21/2025





1190 Old Roswell Rd. Roswell, Georgia | REAR ELEVATION

ATLAS BANK - NEW CONSTRUCTION

SCALE: 1/8" = 1'-0"

A24580
5/21/2025





1190 Old Roswell Rd. Roswell, Georgia | DRIVE-THRU SIDE ELEVATION

ATLAS BANK - NEW CONSTRUCTION

SCALE: 1/8" = 1'-0"

A24580
5/21/2025



CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: V-25-10 Georgia Skyline Bank - 06/19/2025

Contact Name: Chris Nardone Telephone: 404-522-0077

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

No replies/responses received. We made additional effort to contact the adjacent property owner via email, but also received no response.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- | | |
|---|--|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits |
| <input checked="" type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting |
| <input checked="" type="checkbox"/> Email | <input type="checkbox"/> Other <i>(Please Specify)</i> _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent:  Date: 05.21.25

Print Form

CURRENT OCCUPANT
1190 OLD ROSWELL RD
ROSWELL GA 30076

SUN BELT OFFICE I LLC
700 S ROSEMARY AVE STE 204 145
WEST PALM BEACH FL 33401

[Insert Date]

[Your Name]

[Your Address]

[City, State Zip]

RE: V-25-10 Georgia Skyline Bank

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a variance to reduce the front building setbacks on Mansell Road and Old Roswell Road to allow for the redevelopment of a gas station with a new two (2) story, 5,760 square foot bank with drive through. A variance is requested from Unified Development Code (UDC) Subsection 2.2.17(D) to reduce the front building setbacks on Mansell Road and Old Roswell Road. The property is located at 1190 Old Roswell Road and is legally described as being located in Land Lot 560, 1st District, 2nd Section, Fulton County, Georgia.

This item will be considered by the **Board of Zoning Appeals on Thursday, June 19, 2025**. The meeting will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at [Insert email address and/or phone number].

Sincerely,

[Insert Your Name]

May 14, 2025

Current Occupant
1190 Old Roswell Rd
Roswell, Georgia 30076

RE: V-25-10 Georgia Skyline Bank

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a variance to reduce the front building setbacks on Mansell Road and Old Roswell Road to allow for the redevelopment of a gas station with a new two (2) story, 5,760 square foot bank with drive through. A variance is requested from Unified Development Code (UDC) Subsection 2.2.17(D) to reduce the front building setbacks on Mansell Road and Old Roswell Road. The property is located at 1190 Old Roswell Road and is legally described as being located in Land Lot 560, 1st District, 2nd Section, Fulton County, Georgia.

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If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached by email at cnardone@cna.com or by phone at (404)-522-0077

Sincerely,

Christopher S. Nardone, AIA, LEED® AP
Principal



CNNA Architects, Inc.
architecture | planning | interior design | graphics
119 Luckie Street, NW, Suite 100
Atlanta, Georgia 30303

May 14, 2025

Sun Belt Office I LLC
700 S Rosemary Ave, Suite 204 145
West Palm Beach, Florida 33401

RE: V-25-10 Georgia Skyline Bank

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a variance to reduce the front building setbacks on Mansell Road and Old Roswell Road to allow for the redevelopment of a gas station with a new two (2) story, 5,760 square foot bank with drive through. A variance is requested from Unified Development Code (UDC) Subsection 2.2.17(D) to reduce the front building setbacks on Mansell Road and Old Roswell Road. The property is located at 1190 Old Roswell Road and is legally described as being located in Land Lot 560, 1st District, 2nd Section, Fulton County, Georgia.

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Sincerely,

Christopher S. Nardone, AIA, LEED® AP
Principal



CNNA Architects, Inc.
architecture | planning | interior design | graphics
119 Luckie Street, NW, Suite 100
Atlanta, Georgia 30303

We also sent the letter to the adjacent Property Manager at Mansell Overlook.

May 14, 2025

Lakela Thomas
JLL (Jones Lang LaSalle)
200 Mansell Court East
Suite 330
Roswell, Georgia 30076

RE: V-25-10 Georgia Skyline Bank

Dear Lakela Thomas:

Please allow this letter to serve as public notice for consideration of a variance to reduce the front building setbacks on Mansell Road and Old Roswell Road to allow for the redevelopment of a gas station with a new two (2) story, 5,760 square foot bank with drive through. A variance is requested from Unified Development Code (UDC) Subsection 2.2.17(D) to reduce the front building setbacks on Mansell Road and Old Roswell Road. The property is located at 1190 Old Roswell Road and is legally described as being located in Land Lot 560, 1st District, 2nd Section, Fulton County, Georgia.

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If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached by email at cnardone@cnaa.com or by phone at (404)-522-0077

Sincerely,

Christopher S. Nardone, AIA, LEED® AP
Principal



CNNA Architects, Inc.
architecture | planning | interior design | graphics
119 Luckie Street, NW, Suite 100
Atlanta, Georgia 30303

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: V-25-10

PH #: PHA250013

Property Taxes & Code Violations Verified

Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: _____ Telephone: _____

Address: _____ Suite: _____

City _____ State: _____ Zip: _____ Fax: _____

Mobile Tel: _____ Email: _____

Subject Property Information:

Address: _____ Current Zoning: _____

District: _____ Section: _____ Land Lot: _____ Parcel ID: _____

Proposed Zoning: _____ Current Use: _____

This Application For (Check All That Apply):

Conditional Use Master Plan Amendment Comprehensive Plan Amendment

Rezoning Master Plan Review

Variance Public Hearing

Exception Other (Specify): _____

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

Applicant's Request (Please itemize the proposal):

Applicant's Intent *(Please describe what the proposal would facilitate).*

DISCLOSURE FORM

OWNER

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: **Old Roswell 16923 LLC**

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: **N/A** Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

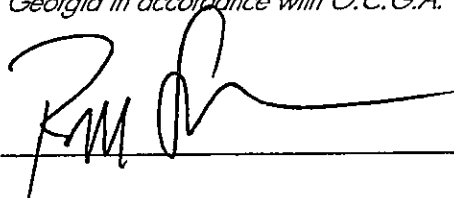
Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: 

Date: **3-28-25**

PROPERTY OWNER AUTHORIZATION

OWNER

Property Owner Information:

Contact Name: Russell Scaramella Telephone: 623-695-1358
Address: 8924 E Pinnacle Peak Road Suite: G-5-554
City: Scottsdale State: AZ Zip: 85253

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

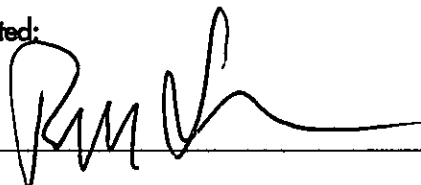
As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Special Use |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Conditional Use |
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Master Plan |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other |

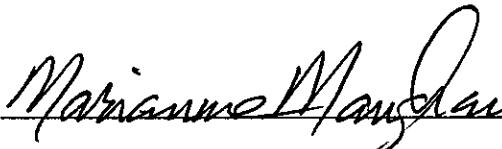
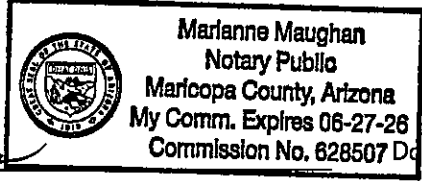
Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Ryan Floyd Telephone: 404-514-1131
Address: 324 Wickloy Way Suite:
City: Woodstock State: GA Zip: 30188

So Sworn and Attested:

Owner Signature:  Date: 3-28-25

Notary:

Notary Signature:   Date: 3-28-25

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

BASED ON THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM & FLOOD INSURANCE DATE MAP THAT OF FLOODING POTENTIAL AND A COMMUNITY PANEL NUMBER 1000-0062 E, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA DATED 1/16/07 AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH THE FEDERAL INSURANCE ADMINISTRATION IT IS OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE A FLOOD HAZARD AREA.

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 100,000 AND AN ANGULAR ERROR OF 15 SECONDS PER ANGULAR POINT AND WAS ACQUIRED USING CONVENTIONAL SURVEYING METHODS. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE PART IN 100,000 +/-.

- EQUIPMENT USED FOR SURVEY
- 1 SODIKA SET 3 TOTAL STATION
 - 2 TOPCON DATA COLLECTOR
 - 3 TOPCON AUTOMATIC LEVELS

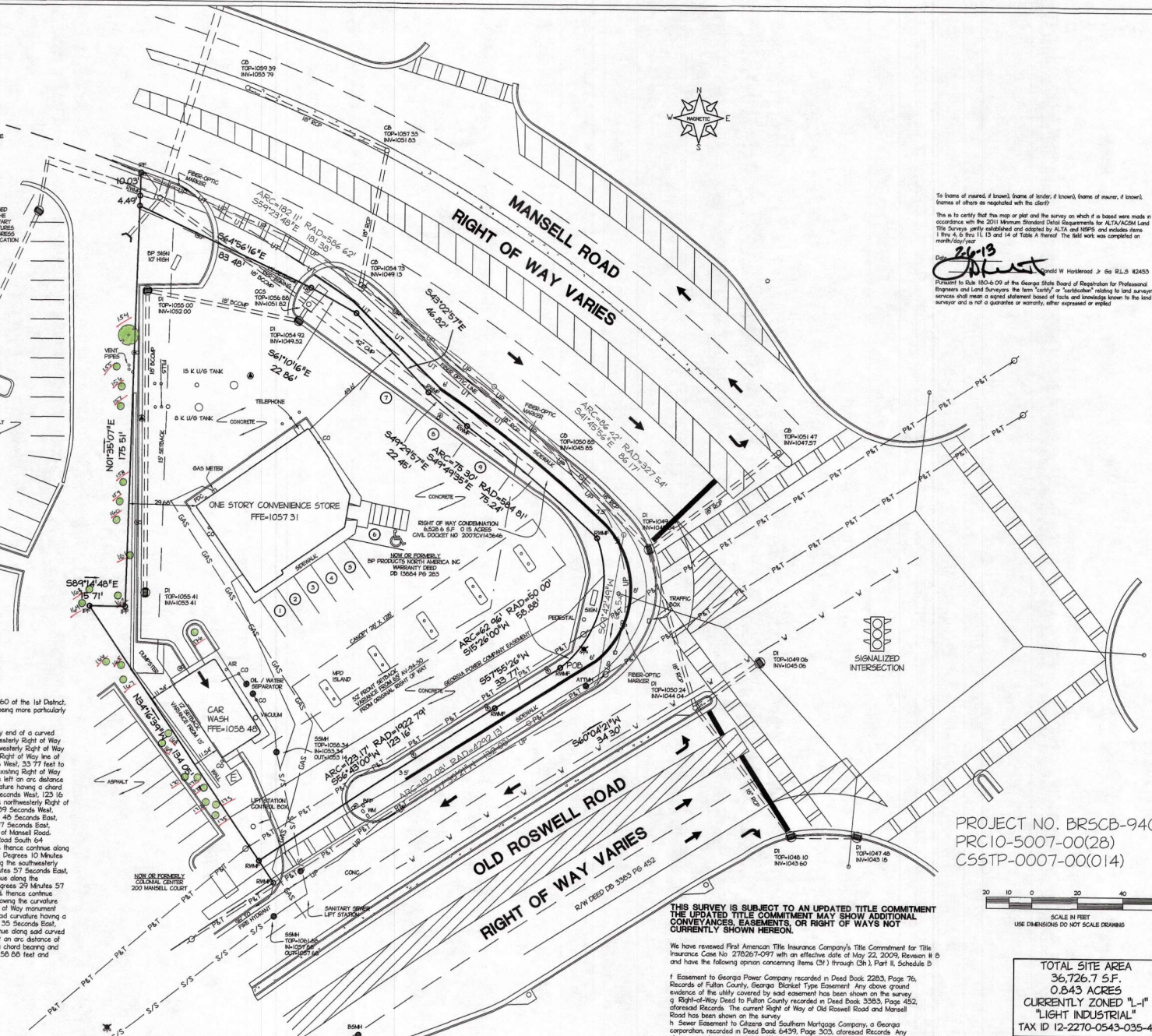
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON RECORDS OF STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THOSE SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE THESE UTILITIES/STRUCTURES. NO CERTIFICATION IS MADE BY THIS SURVEYOR TO THE ACCURACY OR SUPPLY OF ANY INFORMATION.

- LEGEND
- PH IRON PIN POINT
 - PS IRON PIN POINT (1/2" DB)
 - OP OPEN TOP PIPE
 - CP CONCRETE MOUND FOUND
 - N/C NAIL AND CAP
 - PP POWER POLE
 - TP TELEPHONE POLE
 - LL LAND LOT
 - LLD LAND LOT LINE
 - POD POINT OF BEGINNING
 - CL CENTER LINE
 - CLC CENTER LINE CURVE
 - PHI FIRE HYDRANT
 - DI DIAPHRAGM
 - DIW DIAPHRAGM WALL
 - DM DRAIN MANHOLE
 - DMJ JUNCTION BOX
 - DE DEBRIS ENCUMBRANCE
 - WM WATER METER
 - WV WATER VALVE
 - MA MAIN VALVE
 - T TELEPHONE LINE
 - UT UNDERGROUND TELEPHONE CABLE
 - G GAS LINE APPROXIMATE LOCATION
 - W WATER LINE APPROXIMATE LOCATION
 - S/S SANITARY SEWER LINE
 - SD SANITARY DRAIN LINE
 - R/W RIGHT OF WAY MONUMENT FOUND
 - ANCHOR
 - POWER LINE (OVERHEAD)
 - FENCE

Site Description
#1190 Old Roswell Road

All that tract or parcel of land lying and being in Land Lot 56.0 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

Beginning of a Right of Way monument found at the southerly end of a curved Right of Way corner located at the intersection of the northeasterly Right of Way line of Old Roswell Road (Right of Way Varies) and the southeasterly Right of Way line of Mansell Road (Right of Way Varies), thence along the Right of Way line of Old Roswell Road South 57 Degrees 55 Minutes 26 Seconds West, 33.77 feet to a Right of Way monument found, thence continue along the existing Right of Way line of Old Roswell Road following the curvature thereof to the left on an arc distance of 123.17 feet to a Right of Way monument found, said curvature having a chord bearing and distance of South 53 Degrees 43 Minutes 00 Seconds West, 123.16 feet and having a radius of 1,922.79 feet, thence leaving the northeasterly Right of Way line of Old Roswell Road North 54 Degrees 16 Minutes 39 Seconds West, 134.05 feet to a point, thence South 89 Degrees 14 Minutes 48 Seconds East, 15.71 feet to a point, thence North 01 Degree 35 Minutes 07 Seconds East, 175.51 feet to a point on the southeasterly Right of Way line of Mansell Road, thence along the southeasterly Right of Way line of Mansell Road South 64 Degrees 36 Minutes 16 Seconds East, 85.46 feet to a point, thence continue along the southeasterly Right of Way line of Mansell Road South 61 Degrees 10 Minutes 16 Seconds East, 22.86 feet to a point, thence continue along the southeasterly Right of Way line of Mansell Road South 43 Degrees 14 Minutes 48 Seconds East, 46.82 feet to a Right of Way monument found, thence 02 Minutes 57 Seconds East, 22.45 feet to a Right of Way monument found, thence continue along the southeasterly Right of Way line of Mansell Road following the curvature thereof to the right on an arc distance of 75.30 feet to a Right of Way monument found of the north end of said curved Right of Way corner, said curvature having a chord bearing and distance of South 49 Degrees 49 Minutes 35 Seconds East, 75.24 feet and having a radius of 584.61 feet, thence continue along said curved right of Way corner following the curvature thereof to the right on an arc distance of 62.96 feet to the Point of Beginning, said curvature having a chord bearing and distance of South 15 Degrees 26 Minutes 00 Seconds West, 58.06 feet and having a radius of 50.00 feet, containing 0.843 Acres.



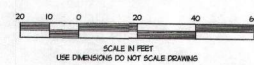
THIS SURVEY IS SUBJECT TO AN UPDATED TITLE COMMITMENT THE UPDATED TITLE COMMITMENT MAY SHOW ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHT OF WAYS NOT CURRENTLY SHOWN HEREON.

We have reviewed First American Title Insurance Company's Title Commitment for Title Insurance Case No. 270207-1077 with an effective date of May 22, 2009. Review of B and have the following opinion concerning items (C) through (H) Part II, Schedule B:

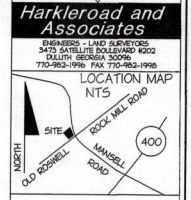
f. Easement to Georgia Power Company recorded in Deed Book 2283, Page 76, Records of Fulton County, Georgia Blanket Type Easement. Any above ground evidence of the utility covered by said easement has been shown on the survey of a Right-of-Way Deed to Fulton County recorded in Deed Book 3383, Page 452, aforesaid Records. The current Right of Way of Old Roswell Road and Mansell Road has been shown on the survey.

h. Sewer Easement to Citizens and Southern Mortgage Company, a Georgia corporation, recorded in Deed Book 8439, Page 303, aforesaid Records. Any above ground evidence of the utility covered by said easement has been shown on the survey.

PROJECT NO. BR5CB-9407(1)
PRC10-5007-00(28)
CS5TP-0007-00(014)



TOTAL SITE AREA
36,726.7 S.F.
0.843 ACRES
CURRENTLY ZONED "L-1"
"LIGHT INDUSTRIAL"
TAX ID 12-2270-0543-035-4



NO.	DATE	REVISION DESCRIPTION
5	02/06/13	UPDATE SURVEY
4	02/01/10	UPDATE SURVEY
3	06/05/09	UPDATE SURVEY
2	04/17/09	ADD OUT BURN TIME
1	11/24/08	FINAL REVIEW

PREPARED UNDER THE DIRECT SUPERVISION OF
Donald W. Harkleroad
DONALD W. HARKEROAD, JR. RLS 82653
HARKEROAD & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF GEORGIA

CONVEYANCE AGREEMENT
The recipient of these materials understands that copyright in the materials is owned by BSP, and that the materials contain proprietary and confidential business information of BSP. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which BSP has made the materials available, and recipient agrees to return the materials to BSP after upon completion of the intended purpose or upon the request of BSP.

ALTA/ACSM LAND TITLE SURVEY
OLD ROSWELL ROAD 16923, L.L.C.
ROSNACH BANKING AND TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY VARY
FIRST AMERICAN TITLE INSURANCE COMPANY

SITE ADDRESS
1190 OLD ROSWELL ROAD
LOT 56.0 1ST DISTRICT 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
S/S #16923 & FACILITY #79674

SCALE 1"=20'
FIELD DATE 1/9/06
DESIGNED BY DWH
DRAWN BY TELR
CHECKED BY DWH 5/7/09/1/13
DRAWING TITLE

SURVEY

SHEET
Page 29 of 82



Site Plan Alternates

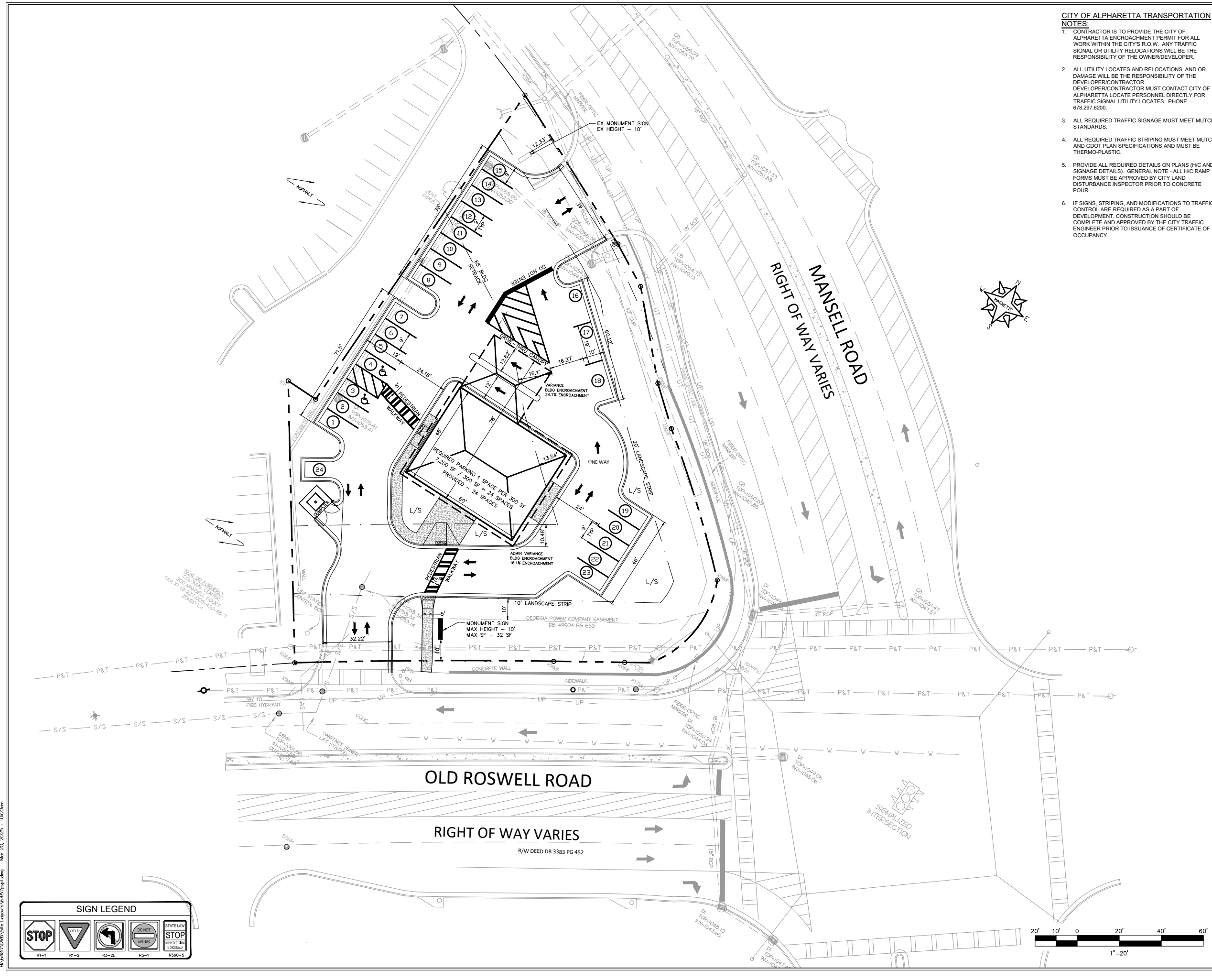
Site plan alternates 1, 2, and 3 are provided to illustrate efforts to re-develop the site without the need of variances from the board of zoning appeals.

Site plan alternate #1 is an attempt to stay within the 20% variance able to be granted in the DRB process. The negative here is the short side of the building would face the intersection, while the planners desire the wide side face the intersection. Additionally, the planners prefer the building to be closer to the roads, per Northpoint Overlay (of which we are NOT part of) and per the recently constructed car wash cornered from our project.

Site plan alternate #2 attempts to locate the drive-thru to the “rear” of the building and keep variances needed under 20% which DRB could grant. This plan is NOT desirable for many reasons. We have security concerns with the drive-thru at the rear being secluded. Short end of the building faces intersection and is not able to be pulled forward towards the intersection as desired by planning. This alternate plan is significantly short on parking. Also, due to existing curb cuts and drives to & out of the drive-thru, drive-thru is exposed visually to passersby on both roads and has no landscape area to help screen the drive-thru.

Site plan alternate #3 attempts to stay behind the two 65’ setbacks, significantly reducing the buildable footprint usable. The undesirables here are the security concern with the drive-thru in the rear, shorter building side is facing the intersection, building is pulled from intersection, building footprint is smaller, drive-thru is unable to be screened with landscaping, etc.

Also included are conceptual building elevations. Current concept is a relatively conservative, traditional building with brick 4-sides, metal roof, and long-term maintenance-free materials. Colors and materials endeavor to coordinate with the Northpoint overlay requirements.



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 - RAMP MUST HAVE A RUNNING SLOPE NO STEEPER THAN 1:12 (8.33%), AND A CROSS SLOPE NO STEEPER THAN 1:48 (2.08%).
 - RAMP WITH A RISE GREATER THAN 6" (0.5') SHALL HAVE HANDRAILS. THE MAXIMUM RAMP RISE SHALL BE NO GREATER THAN 30" (2.5').
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69000 LEVEL II CERT. NO 10075

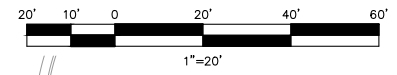
DATE	NO.	CLIENT REVISION	NSW
03-18-25	1	REVISION	BY

SITE PLAN ALTERNATE #1
FOR
CNNA ARCHITECTS, INC
LOCATED
1190 OLD ROSWELL ROAD
LAND LOT 560, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
TAX ID: 12-2270-0543-035-4

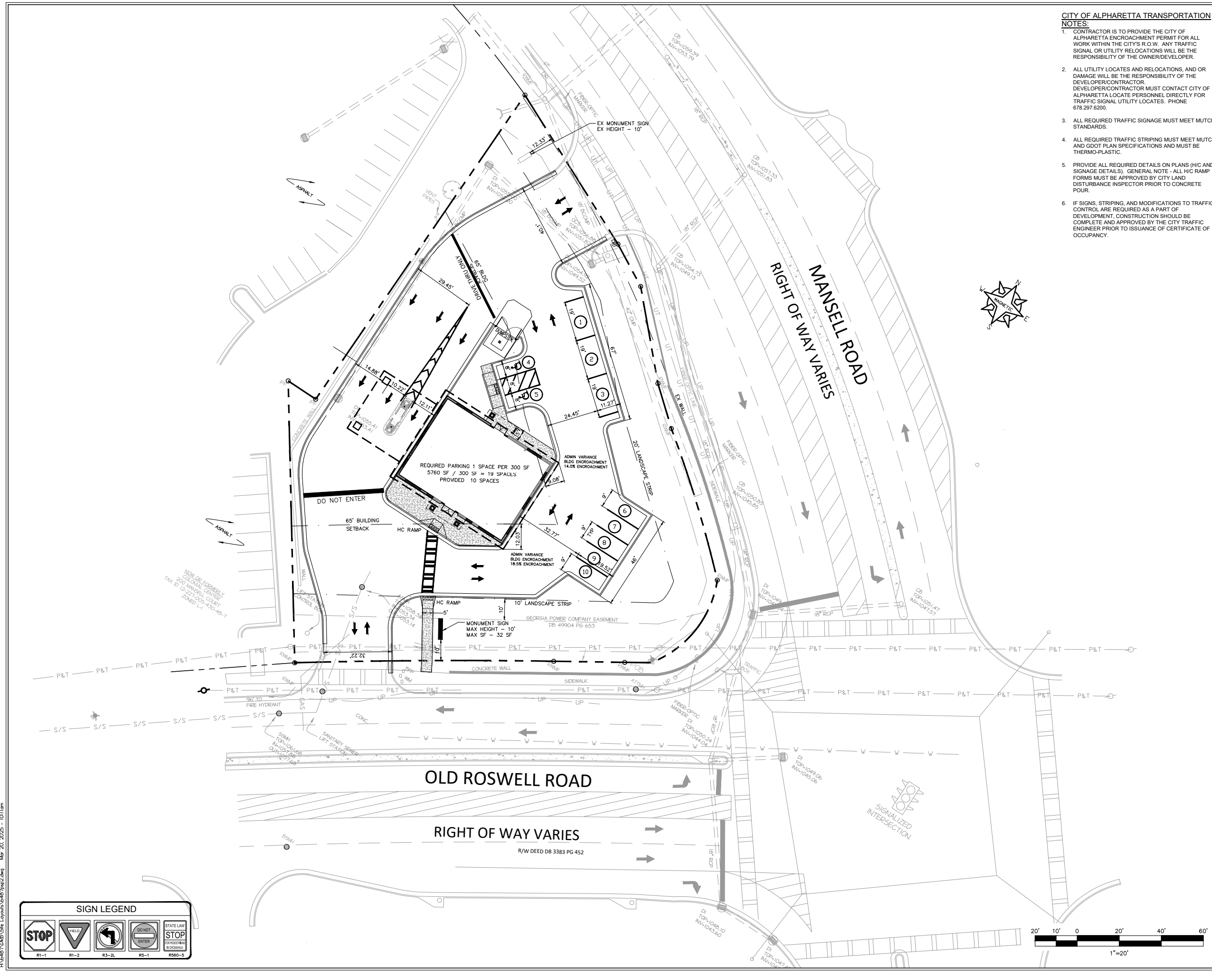
SCALE: 1"=20' | PRJ. NO.: 6487 | DATE: 01-22-25 | BY: NSW

94 E. CROGAN STREET, Suite 100, LAWRENCEVILLE, GA 30046
(770) 982-1996

COA DONALD W. HARKLEROAD AND ASSOCIATES, INC.
No. PEF000295, LSF000260 | EXPIRATION: 6-30-2026



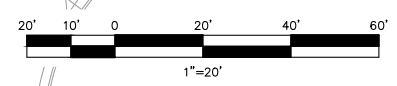
1190 OLD ROSWELL ROAD ALPHARETTA, GA



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69MCG LEVEL II CERT. NO 10675

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

03-18-25	1	CLIENT REVISIONS	NSW
DATE	NO.	REVISION	BY

SITE PLAN ALTERNATE #2
FOR
CNNA ARCHITECTS, INC
LOCATED
1190 OLD ROSWELL ROAD
LAND LOT 560, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
TAX ID: 12-2270-0543-035-4

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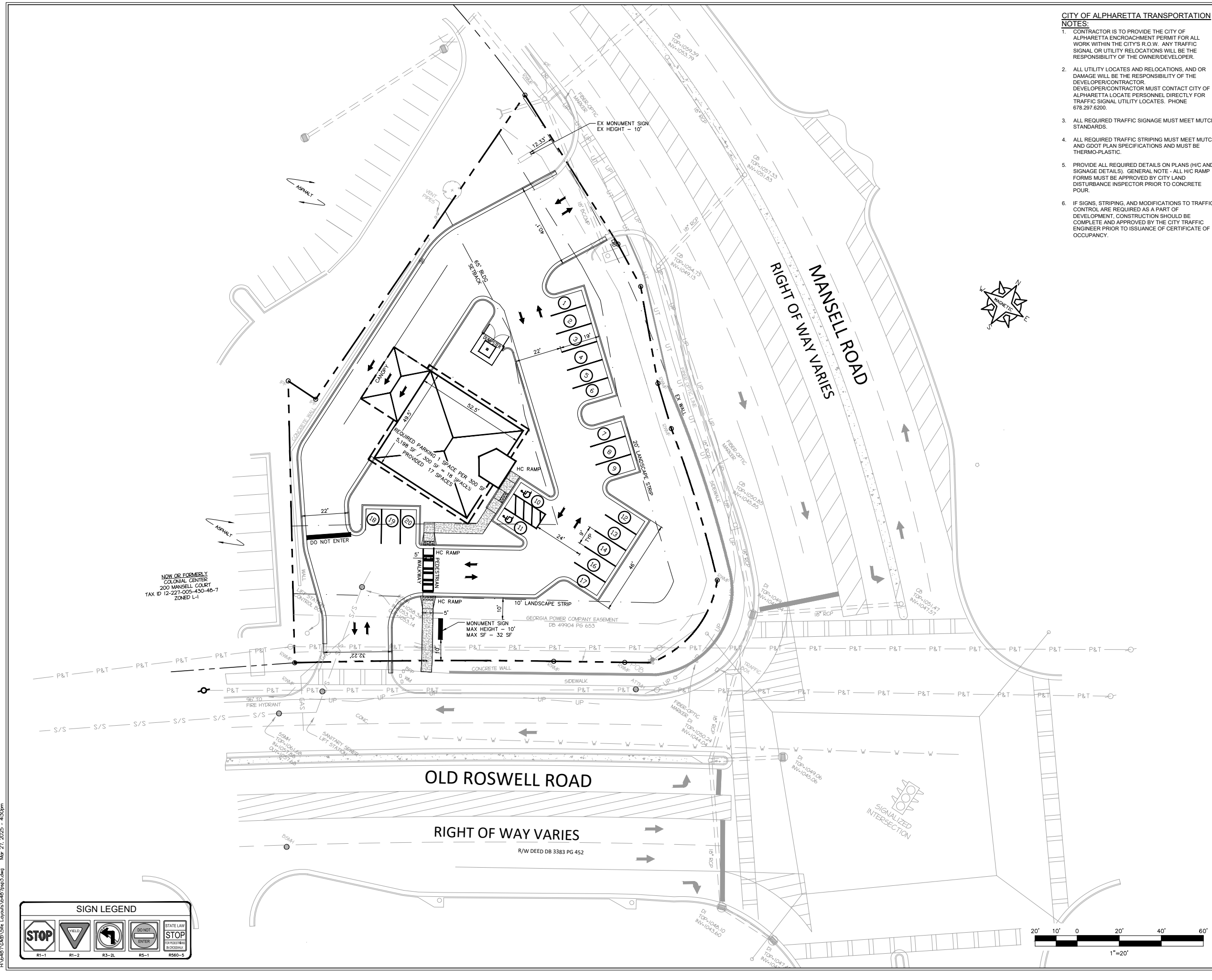
Carter Harkleroad
Group

94 E. CROGAN STREET, Suite 100, LAWRENCEVILLE, GA 30046
(770) 982-1996

COA	DONALD W. HARKLEROAD AND ASSOCIATES, INC.
No.	PEF000295, LSF000260
EXPIRATION:	6-30-2026

H:\487\0320\Site Layouts\1190R2\1190R2.dwg Mar 20, 2025 - 10:11am

1190 OLD ROSWELL ROAD ALPHARETTA, GA



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- 'TYP' MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.
- TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN PROFESSIONAL ORGANIZATION FOR TESTING MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION, AS WELL AS APPLICABLE STATE AND LOCAL REQUIREMENTS, UNLESS OTHERWISE NOTED.
- TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE STATE DOT STANDARDS.
- ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE "ADA STANDARDS FOR ACCESSIBLE DESIGN", LATEST EDITION.
- THE PAVING CONTRACTOR IS TO COORDINATE WITH THE BUILDING CONTRACTOR ON THE CONSTRUCTION AND PAVING NEAR ANY BUILDINGS, SCREENING WALLS, DUMPSTER PADS AND ENCLOSURES.
- ALL DISCREPANCIES FOUND BY THE CONTRACTOR RELATED TO UNDERGROUND UTILITIES OR OTHER APPURTENANCES SHALL BE RESOLVED TO THE SATISFACTION OF THE OWNER/DEVELOPER AND ENGINEER OF RECORD PRIOR TO INSTALLATION OF ANY PAVEMENT.
- EXISTING MANHOLE TOPS, INLETS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH FINISHED GRADES. IF NECESSARY, RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING, FINE GRADING, AND LANDSCAPING TO ENSURE A SMOOTH TRANSITION.
- ALL PAVEMENT TO BE SLOPED FOR POSITIVE DRAINAGE.

ADA NOTES:

- ACCESSIBLE ROUTES AND GENERAL SITE ELEMENTS SHALL COMPLY WITH THE STANDARDS OUTLINED IN THE D.O.I. "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN" AND "2015 GEORGIA ACCESSIBILITY CODE."
- WALKING SURFACES MUST HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5.00%), AND A CROSS SLOPE NO STEEPER THAN 1:48 (2.08%).
- RAMP MUST HAVE A RUNNING SLOPE NO STEEPER THAN 1:12 (8.33%), AND A CROSS SLOPE NO STEEPER THAN 1:48 (2.08%).
- RAMP WITH A RISE GREATER THAN 6" (0.5') SHALL HAVE HANDRAILS. THE MAXIMUM RAMP RISE SHALL BE NO GREATER THAN 30" (2.5').
- LANDINGS SHALL BE AT LEAST AS WIDE AS THE ASSOCIATED RAMP AND/OR CURB RAMP, AND HAVE A SLOPE NO GREATER THAN 1:48 (2.08%) IN ALL DIRECTIONS. EXCEPTION: LANDINGS THAT CHANGE DIRECTION SHALL BE AT LEAST 60" (5.0') WIDE.
- A MINIMUM 60" (5.0') LONG LANDING SHALL BE PROVIDED AT THE TOP AND BOTTOM OF A RAMP. EXCEPTION: A MINIMUM 36" (3.0') LAND LANDING SHALL BE PROVIDED AT THE TOP OF A CURB RAMP, AND NO LANDING IS REQUIRED AT THE BOTTOM.
- PARKING SPACES AND THE ASSOCIATED ACCESS AISLE(S) SHALL HAVE A SLOPE NO GREATER THAN 1:48 (2.08%) IN ALL DIRECTIONS.
- GROUND SURFACES ARE TO BE STABLE, FIRM, AND SLIP RESISTANT.
- DETECTABLE WARNINGS SHALL BE INSTALLED ON WALKING SURFACES TO WARN OF HAZARDS ON WALKS, RAMPS, AND LANDINGS.

NOW OR FORMERLY COLONIAL CENTER 200 MANSELL COURT TAX ID 12-227-005-430-4b-7 ZONED L-1



69MCG LEVEL II CERT. NO 10675

Utilities Protection Center, Inc.

Know what's below. Call before you dig.

DATE	NO.	REVISION	BY
03-27-25	1	CLIENT REVISIONS	NSW
03-18-25	1	CLIENT REVISIONS	NSW

SITE PLAN ALTERNATE #3
FOR
CNNA ARCHITECTS, INC
LOCATED
1190 OLD ROSWELL ROAD
LAND LOT 560, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
TAX ID: 12-2270-0543-035-4

SCALE: 1"=20' PRJ. NO.: 6487 DATE: 01-22-25 BY: NSW

94 E. CROGAN STREET, Suite 100, LAWRENCEVILLE, GA 30046 (770) 982-1996

COA DONALD W. HARKLEROAD AND ASSOCIATES, INC. No. PEF000295, LSF000260 EXPIRATION: 6-30-2026

1190 OLD ROSWELL ROAD ALPHARETTA, GA



1190 Old Roswell Rd. Roswell, Georgia | ELEVATIONS

ATLAS BANK - NEW CONSTRUCTION

SCALE: 3/16" = 1'-0"

A23511
1/20/2025

C | A | R | A
ARCHITECTS

Site Description
#1190 Old Roswell Road

All that tract or parcel of land lying and being in Land Lot 560 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

Beginning at a Right of Way monument found at the southerly end of a curved Right of Way corner located at the intersection of the northwesterly Right of Way line of Old Roswell Road (Right of Way Varies) and the southwesterly Right of Way line of Mansell Road (Right of Way Varies); thence along the Right of Way line of Old Roswell Road South 57 Degrees 55 Minutes 26 Seconds West, 33.77 feet to a Right of Way monument found; thence continue along the existing Right of Way line of Old Roswell Road following the curvature thereof to the left an arc distance of 123.17 feet to a Right of Way monument found, said curvature having a chord bearing and distance of South 56 Degrees 43 Minutes 00 Seconds West, 123.16 feet and having a radius of 1,922.79 feet; thence leaving the northwesterly Right of Way line of Old Roswell Road North 34 Degrees 16 Minutes 39 Seconds West, 134.05 feet to a point; thence South 89 Degrees 14 Minutes 48 Seconds East, 15.71 feet to a point; thence North 01 Degrees 35 Minutes 07 Seconds East, 175.51 feet to a point on the southwesterly Right of Way line of Mansell Road; thence along the southwesterly Right of Way line of Mansell Road South 64 Degrees 56 Minutes 16 Seconds East, 83.48 feet to a point; thence continue along the southwesterly Right of Way line of Mansell Road South 61 Degrees 10 Minutes 16 Seconds East, 22.86 feet to a point; thence continue along the southwesterly Right of Way line of Mansell Road South 43 Degrees 02 Minutes 57 Seconds East, 46.82 feet to a Right of Way monument found; thence continue along the southwesterly Right of Way line of Mansell Road South 49 Degrees 29 Minutes 57 Seconds East, 22.45 feet to a Right of Way monument found; thence continue along the southwesterly Right of Way line of Mansell Road following the curvature thereof to the right an arc distance of 75.30 feet to a Right of Way monument found at the north end of said curved Right of Way corner, said curvature having a chord bearing and distance of South 49 Degrees 49 Minutes 35 Seconds East, 75.24 feet and having a radius of 584.81 feet; thence continue along said curved right of Way corner following the curvature thereof to the right an arc distance of 62.96 feet to The Point of Beginning, said curvature having a chord bearing and distance of South 15 Degrees 26 Minutes 00 Seconds West, 58.88 feet and having a radius of 50.00 feet; containing 0.843 Acres.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: _____

Contact Name: _____ Telephone: _____

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|------------------------------------|--|
| <input type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting |
| <input type="checkbox"/> Email | <input type="checkbox"/> Other <i>(Please Specify)</i> |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.



[Home](#) ▾

[Property Taxes](#) ▾

[Solid Waste](#) ▾

[Motor Vehicles](#) ▾

[Press Release](#)

[Property Taxes](#) / Summary / 12 227005600584

Tax Bill



Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

141 Pryor Street
Atlanta, Georgia 30303
[404.613.6100](tel:404.613.6100)

Property Owner	Parcel Identification	Description	User ID
OLD ROSWELL ONE SIX NINE TWO THREE LLC	12 227005600584	Real Estate	IWR
Tax District: 10A - ALPHARETTA / NORTH FULTON CID			

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
1190 OLD ROSWELL ROAD	7045446	1,279,100	511,640

City Exemption:

County Exemption:

City Sales Tax Credit: \$0.00

County Sales Tax Credit: \$96.70

Tax Year	Cycle	Principal Amount	Interest	Penalties/Fees	Paid	Total	Due Date
2024	County	14,898.96	0.00	0.00	14,898.96	0.00	11/15/2024
2023	County	14,934.78	0.00	0.00	14,934.78	0.00	11/15/2023
2022	County	14,996.17	0.00	0.00	14,996.17	0.00	11/15/2022
2021	County	15,415.71	0.00	0.00	15,415.71	0.00	11/15/2021
2020	County	15,754.42	0.00	0.00	15,754.42	0.00	11/15/2020
2019	County	15,817.35	0.00	0.00	15,817.35	0.00	10/15/2019
2018	County	15,976.48	0.00	0.00	15,976.48	0.00	10/31/2018

Grand Total Due: \$0.00

Mailing Address

OLD ROSWELL ONE SIX NINE TWO THREE LLC
C/O CHRISTOPHER PORTERFIELD
3330 CUMBERLAND BLVD STE 300
ATLANTA GA 30339

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at [404.613.6100](tel:404.613.6100) for the official balance due on their parcel(s).

[Sign up For E-Billing](#)

Real Estate

View Bill

As of

Bill Year 2024

Bill 2404921

Owner OLD ROSWELL ONE SIX NINE TWO T

Parcel ID 12 -2270-0560-058-4

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2024	\$2,941.93	\$2,941.93	\$0.00	\$0.00	\$0.00
TOTAL		\$2,941.93	\$2,941.93	\$0.00	\$0.00	\$0.00

- [Home](#)
- [Citizen Self Service](#)
- [Alcohol and Business License Renewals](#)
- [General Billing](#)
- [Personal Property](#)

Real Estate

- View Bill**
- [Charges](#)
- [Property Detail](#)
- [Owner Information](#)
- [Assessment](#)
- [Assessment History](#)
- [Tax Rates](#)
- [All Bills](#)
- [Contact Us](#)
- [Search Results](#)
- [New Search](#)

Utility Billing

Filters

Code Enforcement

Filters Styling

Filter as map moves

Location

1190 Old Roswell

No results

Select attribute filters (13)

 Type Description
4 values Number
166 values Tag
121 values Status Code
1 values Assigned To
2 values Initiated Date
2/7/2022 to 3/26/2025 Z
0 to 0

Showing 125 of 168 rows

[Close Table](#)

Type Description	Number	Tag	Status Code	Assigned To	Initiated Date	Z	Location	Reference ID	created_user
Code Enforcement-Co...	CE220057	From-SR: COM DEV RESIDE...	OPEN		2/7/2022, 9:38 AM		11980 Morning Mist Dr	53386	ARCGIS
Code Enforcement-Trees	CE220065	Tree Removal w/o Permit	OPEN		2/9/2022, 3:16 PM		4098 Big Creek Overlook	53475	ARCGIS
Code Enforcement-Co...	CE220084	Stop Work Order	OPEN		2/18/2022, 3:17 PM		905 Lake Union Hill Way	53699	ARCGIS
Code Enforcement-Co...	CE220097	Stop Work Order	OPEN		2/25/2022, 2:44 PM		10125 Lauren Hall Court	53844	ARCGIS
Code Enforcement-Co...	CE220136	From-SR: COM DEV RESIDE...	OPEN		3/15/2022, 11:36 AM		203 Pinetree Circle	54372	ARCGIS
Code Enforcement-Co...	CE220145	Stop Work Order	OPEN		3/17/2022, 3:59 PM		18014 Lake Union Hill Way	54486	ARCGIS
Code Enforcement-Co...	CE220185	STOP WORK ORDER - Rear ...	OPEN		3/30/2022, 12:15 PM		160 Clipper Bay Drive	54879	ARCGIS
Code Enforcement-Trees	CE220217	Tree Removal Without Permit	OPEN		4/12/2022, 3:37 PM		11600 Vista Forest Drive	55224	ARCGIS
Code Enforcement-Co...	CE220246	From-SR: COM DEV RESIDE...	OPEN	JODONNELL	4/22/2022, 2:05 PM		185 Lantern Ridge Ct	55510	ARCGIS
Code Enforcement-Trees	CE220254		OPEN		4/26/2022, 11:50 AM		200 Summerfield Drive	55568	ARCGIS
Code Enforcement-Co...	CE220291	Stop Work Order - Fence Vio...	OPEN	JMCADAMS	5/9/2022, 3:46 PM		325 Jayne Ellen Way	55885	ARCGIS
Code Enforcement-Trees	CE220309	Tree - Violation	OPEN		5/12/2022, 3:03 PM		2525 Clairview Street	55993	ARCGIS
Code Enforcement-Trees	CE220313	Tree Removal in excess of pe...	OPEN		5/13/2022, 11:32 AM		229 Meadow Drive	56022	ARCGIS
Code Enforcement-Co...	CE220355	Construction without permit ...	OPEN		5/23/2022, 2:42 PM		2005 Hembree Road	56324	ARCGIS
Code Enforcement-Co...	CE220361	Inoperable Vehicles/ Parking ...	OPEN		5/25/2022, 12:10 PM		345 Birch Rill Drive	56392	ARCGIS
Code Enforcement-Co...	CE220414	Stop Work Order	OPEN		6/9/2022, 3:48 PM		1720 Bates Road	56844	ARCGIS
Code Enforcement-Trees	CE220418	Tree Removal w/o Permit	OPEN		6/10/2022, 2:34 PM		775 Barnesley Lane	56882	ARCGIS
Code Enforcement-Co...	CE220419	Stop Work Order	OPEN		6/10/2022, 3:06 PM		1785 Dearborne Lane	56883	ARCGIS
Code Enforcement-Co...	CE220474	Dumpster Storage Facilities	OPEN		6/29/2022, 10:45 AM		970 North Point Drive	57420	ARCGIS
Code Enforcement-Co...	CE220501	Tree Removal - Complaint	OPEN		7/8/2022, 9:18 AM		2015 Winthrop Commons	57435	ARCGIS



1190 Old Roswell Rd.

Tree Assessment

For:

Carter Harkleroad Group
Chris Carter
94 E Crogan St.
Ste. 100
Lawrenceville, GA 30046-4948

Consulting Arborists:

Meghan Hemingway
ISA Certified Arborist #PN-7756A
ISA Tree Risk Assessment Qualified
GSWCC Level II Plan Reviewer
GA Pesticide License #14212

And

Jay West
ISA Certified Arborist #SO-6905A
ISA Tree Risk Assessment Qualified

November 18th, 2024

Tree Assessment

Assignment

City of Alpharetta Tree Assessment: Assess all trees ≥ 4 " Diameter at Breast Height (DBH) site wide. Provide report with tree tag number, species identification, measured DBH, tree condition, and additional comments.

Methods

Information for the following parameters was recorded for each tree and provided in the following assessment.

Tree No.	Metal tags were placed on all assessed trees. Trees on the attached sketch are numbered to reflect tree data in the report with tags #154-176.
DBH	Diameter of trunk in inches, measured at 4.5' feet above average soil level. Measurements were taken using a forestry diameter tape.
Species	Listed as the North American common name.
Condition	<p>Good..... Tree has excellent vigor and is actively growing without any serious pathogenic problems. Tree exhibits a structural form that is safe and typical of the species.</p> <p>Fair..... Tree is in moderate health but may have a minor pathogenic problem. Some insects and disease could be present. The tree may have minor structural defects but does not exhibit optimal form for the species in an urban environment. A tree in fair condition may not react favorably to site developments or additional stress.</p> <p>Poor..... Tree's vigor is low to moderate. It may also have moderate to severe structural defects or a form that is undesirable for the species. Some trees in poor condition are not recoverable and could degrade into a state of advanced decline leading to death.</p> <p>Dead..... Tree is dead.</p> <p>Invasive ... Tree is an invasive species or undesirable species.</p>
Comments	Additional information regarding health and condition of the trees.

Tree Assessment Data

Tag #	DBH	Species	Condition	Comments
154	17, 8	River Birch	Fair	Boundary tree, tri-stem at approximately 1' with weak stem union and included bark, 3rd lead missing and decay
155	5	Cherry Laurel	Fair	Boundary tree, asymmetrical canopy
156	5	Cherry Laurel	Fair	Boundary tree, asymmetrical canopy
157	10	Loblolly Pine	Good	Boundary tree
158	4	Chinese Elm	Invasive	Boundary tree
159	5	Water Oak	Fair	Boundary Tree, asymmetrical canopy
160	13	Shortleaf Pine	Dead	Boundary Tree, imminent failure
161	10	Southern Magnolia	Good	
162	13	Shortleaf Pine	Poor	Boundary Tree, severe lean, Fusiform Canker at approximately 1', weeping sap
163	10	Shortleaf Pine	Dead	Boundary tree
164	10	Shortleaf Pine	Dead	Boundary tree
165	9	Southern Magnolia	Good	Boundary tree
166	10	Shortleaf Pine	Good	Boundary tree
167	10	Shortleaf Pine	Good	Boundary tree
168	10	Shortleaf Pine	Good	Boundary tree
169	10	Shortleaf Pine	Fair	Boundary tree, Fusiform Canker at approximately 3', weeping sap
170	11	Shortleaf Pine	Fair	Boundary tree, codominant at approximately 10' with weak stem union and included bark, weeping sap
171	8	Shortleaf Pine	Fair	Boundary tree, asymmetrical canopy

Tag #	DBH	Species	Condition	Comments
172	10	Shortleaf Pine	Good	Boundary tree
173	17	Shortleaf Pine	Fair	Boundary tree, moderate lean, unbalanced crown
174	5	Southern Magnolia	Good	Boundary tree
175	12	Shortleaf Pine	Good	Boundary tree
176	7,5,4,4	Southern Magnolia	Fair	Multi-stem at approximately 1' with weak stem union and included bark

Summary

- 23 Trees were assessed on this property
- 9 Trees are in good condition
- 9 Trees are in fair condition
- 1 Tree is in poor condition
- 3 Trees are dead
- 1 Tree is invasive



BOARD OF ZONING APPEALS STAFF REPORT

Department: Community Development
Submitted By: Kathi Cook
Prepared By: Michael Woodman
Meeting Date: June 19, 2025

AGENDA ITEM: V-25-12 FREDRICK/100 JAYNE ELLEN WAY

The applicant, Nandini Dave, is requesting consideration of a variance to reduce a front building setback from 50' to 35' to allow for the redevelopment of a residential lot with a new single-family detached home. The subject property is located at 100 Jayne Ellen Way in the Coldridge Forest subdivision.

STAFF RECOMMENDATION:

Approve V-25-12 Fredrick/100 Jayne Ellen Way, subject to the following conditions:

1. New home shall be permitted with a 35' front setback, as depicted on the site plan prepared by Crescent View Engineering, LLC, revised 4/3/25.

ITEM DESCRIPTION:

The submitted request, if approved, would allow a 35' front building setback for a new single-family detached home. A variance is requested to reduce the platted front building setback from 50' to 35'. The subject property is located at 100 Jayne Ellen Way in the Coldridge Forest subdivision.

The 0.556-acre property is zoned R-15 (Dwelling, 'For-Sale', Residential) and is developed with a one (1) story, 1,554 square foot single-family detached home. There are two (2) perennial streams running along the west and south property lines which have buffers covering nearly the entire property. Surrounding properties are zoned R-15 and located in the Coldridge Forest subdivision, except the property to the southwest is an unplatted residential lot.

Unified Development Code (UDC) Subsection 2.2.5(D), R-15 Dwelling, For-Sale, Residential, District Regulations, requires a 35' front setback along a local street. However, the Coldridge Forest subdivision plat reflects a 50' front building setback.

The site plan depicts redevelopment of the existing home with a new two (2) story, approximately 3,111 square foot single-family detached home with side-loaded garage. The new home is depicted with a 35' front building setback. The new home was laid out to minimize impacts to the stream buffers by limiting the side (east) and rear (south) building setbacks to the setbacks of the existing home. The new home maintains the existing encroachment into the stream buffer and would not result in additional impacts to stream buffers.

VARIANCE REQUIREMENTS

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a hardship variance. The ordinance specifically states..."a variance may be granted in whole or

in part, or with conditions, in such individual case of unnecessary hardship upon a finding that”:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The property has exceptional conditions due to its unusual shape and topography. The two (2) perennial streams encumber nearly the entire property. The new home utilizes the setbacks for the existing home on the east and south sides in order to limit impacts to the stream. The variance to reduce the front setback from 50’ to 35’ is consistent with the front setback required in the R-15 zoning district and would limit further encroachment into the stream buffers. In addition, the adjacent home to the southeast has a 36’ setback along Jayne Ellen Way.

2. The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: Application of the ordinance would significantly limit the developable area of the property.

3. There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The property has peculiar conditions due to the presence of two (2) perennial streams which encumber nearly the entire property. The new home utilizes the setbacks for the existing home on the east and south sides in order to limit impacts to the stream. The variance to reduce the front setback from 50’ to 35’ is consistent with the front setback required in the R-15 zoning district and would limit further encroachment into the stream buffers. In addition, the adjacent home to the southeast has a 36’ setback along Jayne Ellen Way.

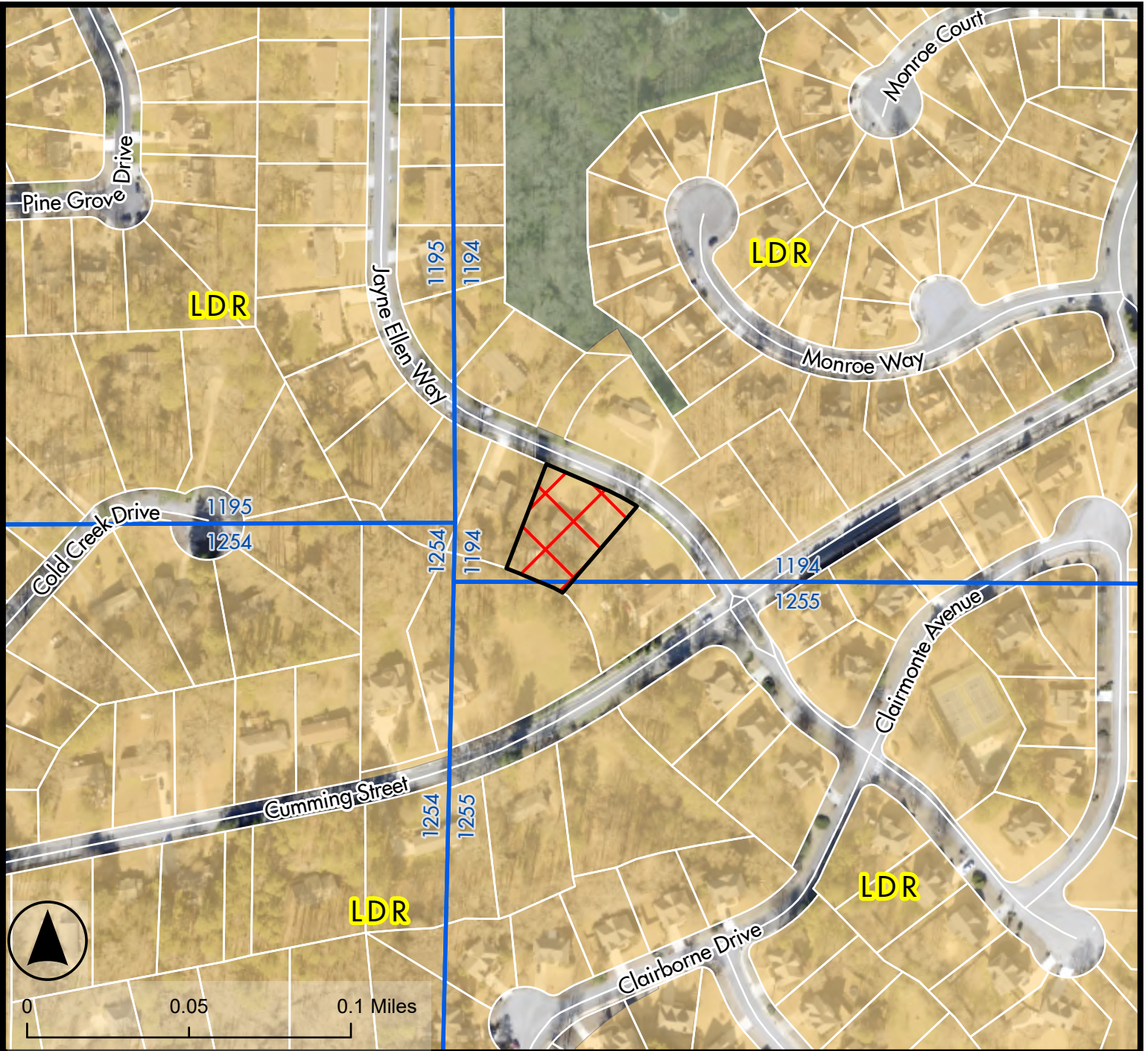
CONCURRENCES

Staff has reviewed the applicant’s proposal against the review criteria for a variance. The property has an unusual shape and topography. In addition, there are peculiar conditions on the property due to the presence of two (2) perennial streams which encumber nearly the entire property. The new home utilizes the setbacks for the existing home on the east and south sides in order to limit impacts to the stream. The variance to reduce the front setback from 50’ to 35’ is consistent with the front setback required in the R-15 zoning district and would limit further encroachment into the stream buffers. In addition, the adjacent home to the southeast has a 36’ setback along Jayne Ellen Way.

CITIZEN PARTICIPATION PLAN

The applicant notified all adjacent properties regarding the request for variance. There is no HOA for the Coldridge Forest subdivision. The applicant’s report states that no comments were received.

ATTACHMENTS:
<ul style="list-style-type: none">• Map Series• Citizen Part B• Application



Legend

- V-25-12
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Future Land Use 2040

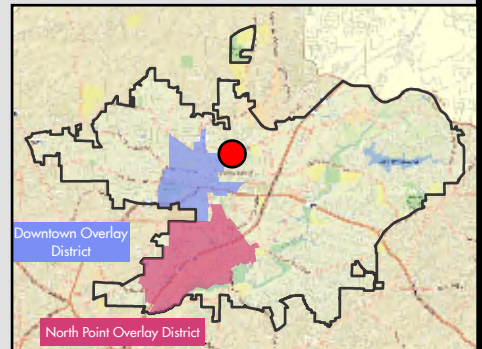
- Low Density Residential
- Parks, Recreation, Open Space

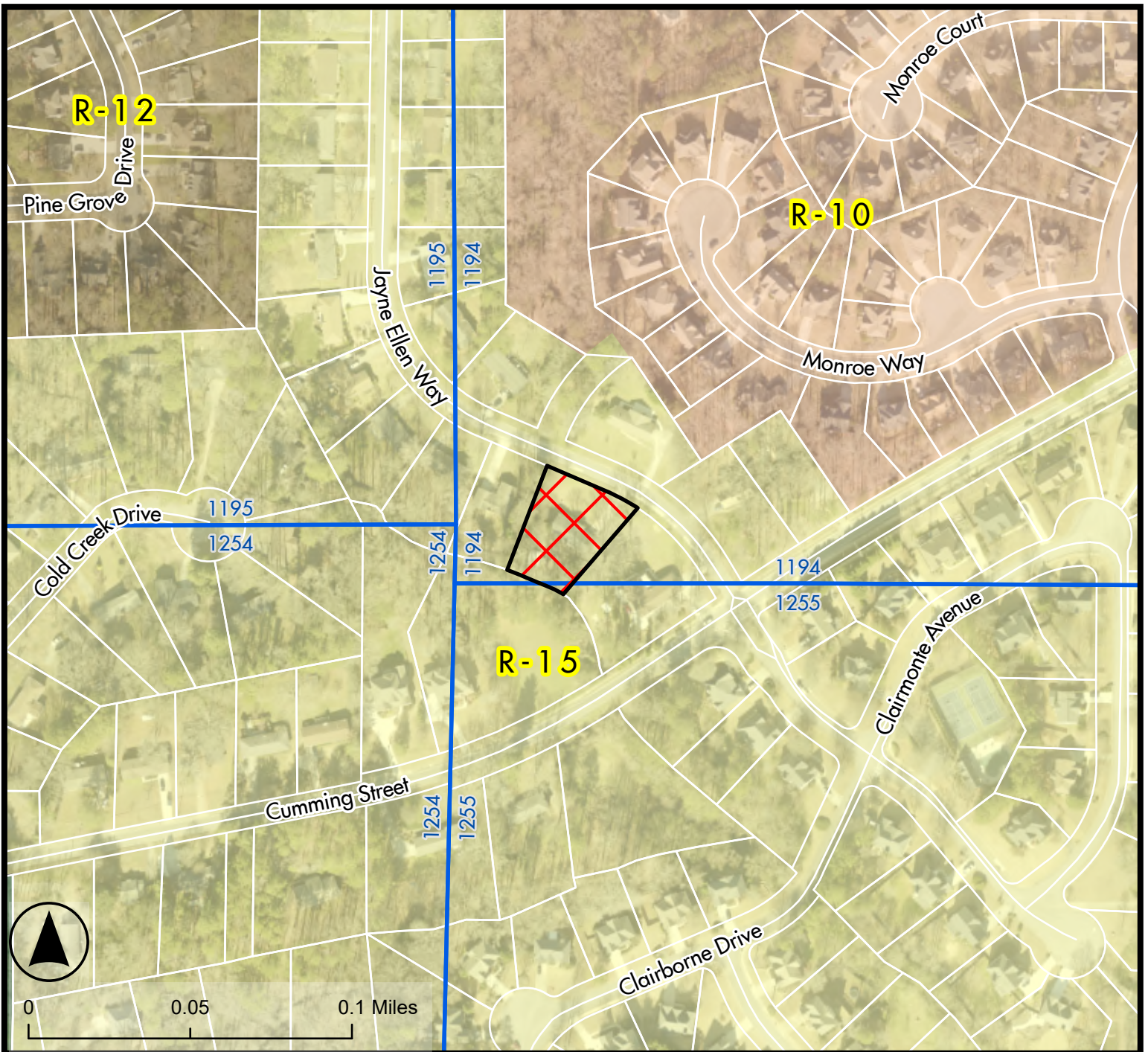
Future Land Use Map

Fredrick / 100 Jayne Ellen Way
100 Jayne Ellen Way





V-25-12

D/LL: 2/2/1194
BZA: 6/19/2025





Legend

-  V-25-12
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

Zoning District

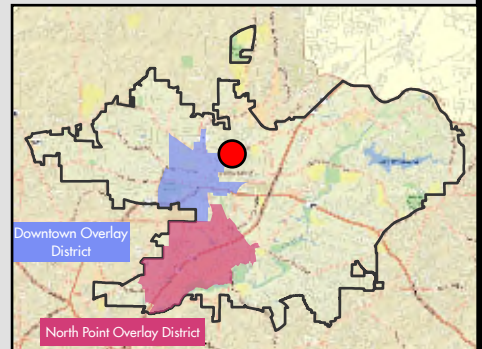
-  R-10 Single Family Detached Residential
-  R-12 Single Family Detached Residential
-  R-15 Single Family Detached Residential
-  SU Special Use

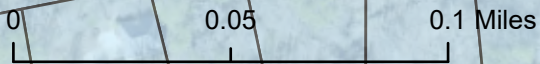
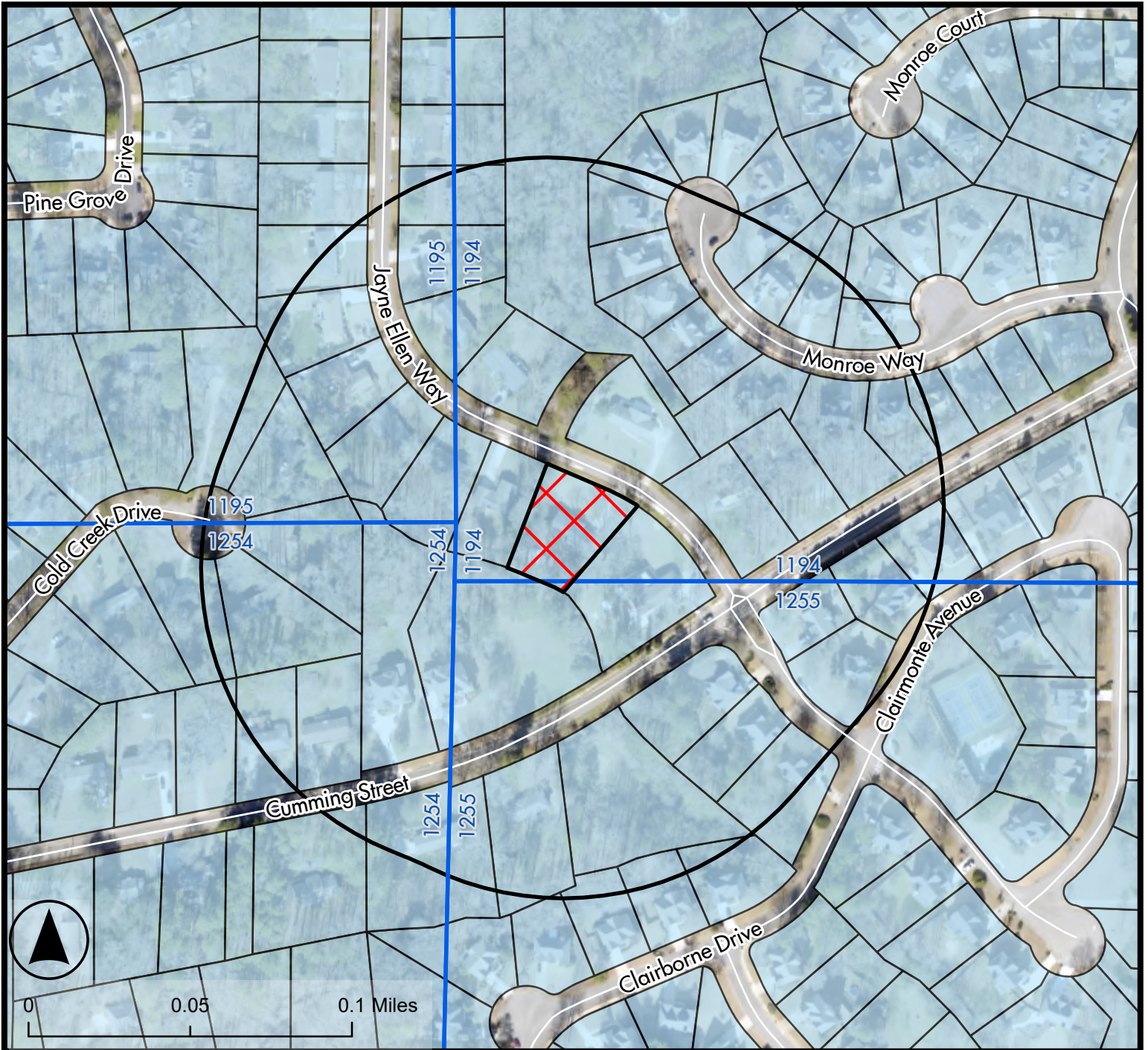
Zoning Map






Fredrick / 100 Jayne Ellen Way
100 Jayne Ellen Way

V-25-12

D/LL: 2/2/1194
BZA: 6/19/2025





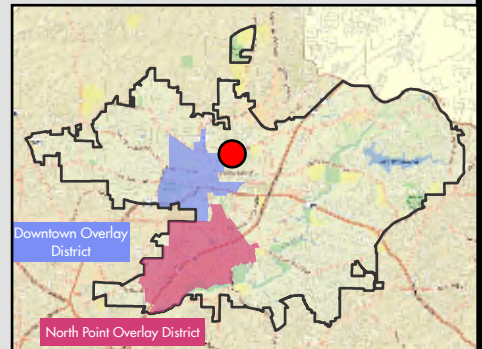
- Legend**
-  V-25-12
 -  Land Lots
 -  Tax Parcels
 -  500 ft Buffer
 -  Alpharetta City Limits

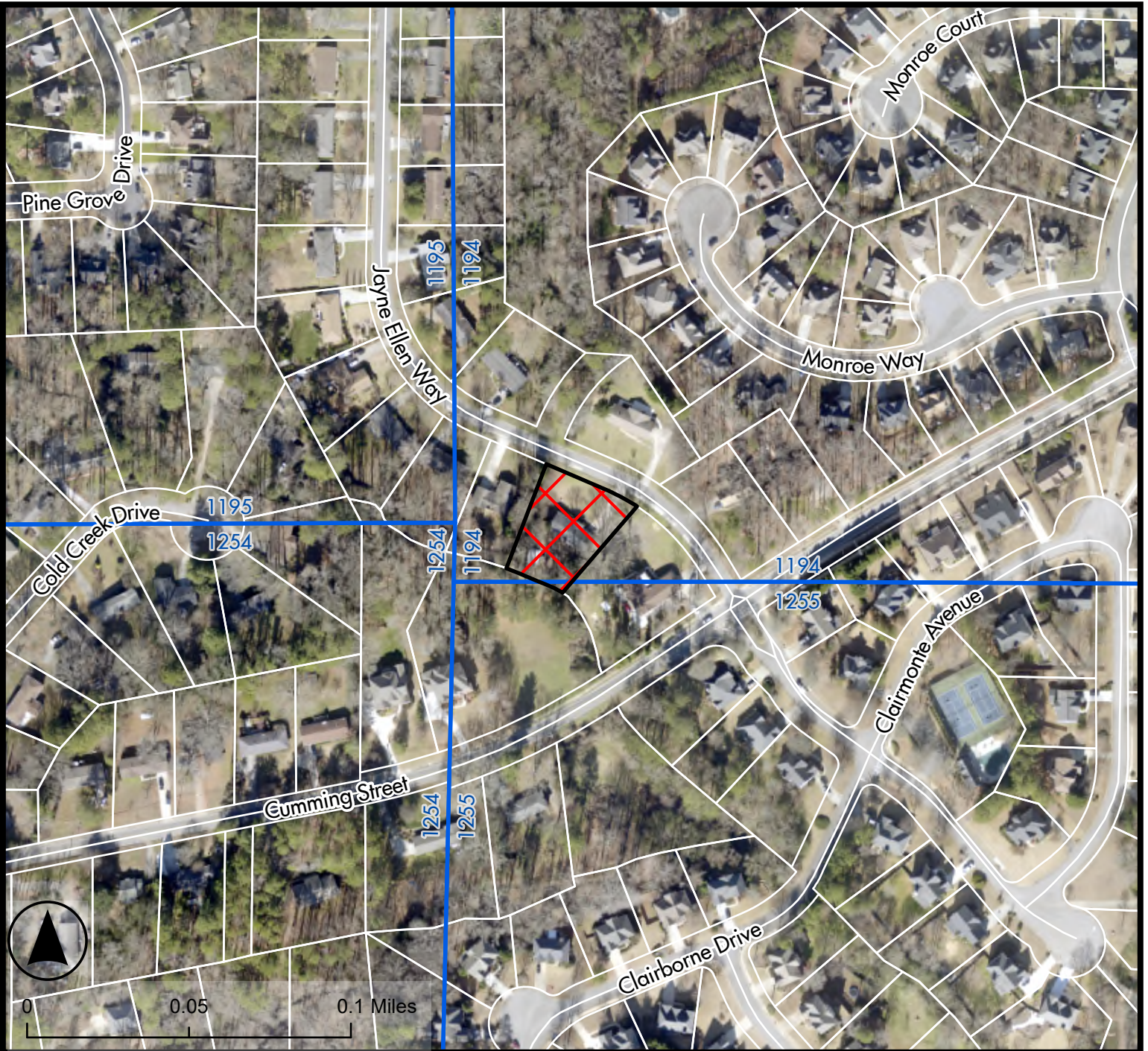
Location Map

Fredrick / 100 Jayne Ellen Way
100 Jayne Ellen Way





V-25-12

D/LL: 2/2/1194
BZA: 6/19/2025





0 0.05 0.1 Miles

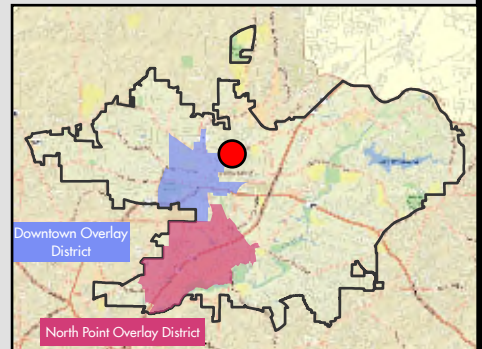
- Legend**
-  V-25-12
 -  Land Lots
 -  Tax Parcels
 -  Alpharetta City Limits

Aerial Map

Fredrick / 100 Jayne Ellen Way
100 Jayne Ellen Way

V-25-12

D/LL: 2/2/1194
BZA: 6/19/2025



CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: _____

Contact Name: _____ Telephone: _____

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- | | | | |
|-------------------------------------|-----------|--------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | Letter | <input type="checkbox"/> | Personal Visits |
| <input type="checkbox"/> | Telephone | <input type="checkbox"/> | Group Meeting |
| <input type="checkbox"/> | Email | <input type="checkbox"/> | Other <i>(Please Specify)</i> _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: _____ Date: _____

Print Form



April 24, 2025

Ihor & Viktoria Radionov
312 Cumming St.
Alpharetta, GA 30009

RE: V-25-12 Fredrick/100 Jayne Ellen Way

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a variance to reduce the front building setback from 50' to 35' to allow for the redevelopment of a residential lot with a new single-family detached home. The property is located at 100 Jayne Ellen Way and is legally described as being located in Land lots 1194 & 1255, 2nd District, 2nd Section, Fulton County, Georgia.

This item will be considered by the Board of Zoning Appeals on Thursday, June 19, 2025. The meeting will be held in the Council Chambers at City Hall, 2 Park Plaza.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 404-275-1604.

Sincerely,

Michael McLaughlin
President



April 24, 2025

Keisi Shevlin
110 Jayne Ellen Way
Alpharetta, GA 30009

RE: V-25-12 Fredrick/100 Jayne Ellen Way

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a variance to reduce the front building setback from 50' to 35' to allow for the redevelopment of a residential lot with a new single-family detached home. The property is located at 100 Jayne Ellen Way and is legally described as being located in Land lots 1194 & 1255, 2nd District, 2nd Section, Fulton County, Georgia.

This item will be considered by the Board of Zoning Appeals on Thursday, June 19, 2025. The meeting will be held in the Council Chambers at City Hall, 2 Park Plaza.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 404-275-1604.

Sincerely,

Michael McLaughlin
President



April 24, 2025

GCO Capital LLC
1425 Market Blvd Ste. 530 #242
Roswell, GA 30076

RE: V-25-12 Fredrick/100 Jayne Ellen Way

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a variance to reduce the front building setback from 50' to 35' to allow for the redevelopment of a residential lot with a new single-family detached home. The property is located at 100 Jayne Ellen Way and is legally described as being located in Land lots 1194 & 1255, 2nd District, 2nd Section, Fulton County, Georgia.

This item will be considered by the Board of Zoning Appeals on Thursday, June 19, 2025. The meeting will be held in the Council Chambers at City Hall, 2 Park Plaza.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 404-275-1604.

Sincerely,

Michael McLaughlin
President

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

Property Taxes & Code Violations Verified

Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Nandini Dave

Telephone: 470-919-2112

Address: 834 Inman Vlg Parkway

Suite: 140

City: Atlanta

State: GA

Zip: 30307

Fax: _____

Mobile Tel: 404-474-2204

Email: nandini@xmetrical.com

Subject Property Information:

Address: 100 Jayne Ellen way, Alpharetta, Ga, 30009

Current Zoning: R-15

District: 2nd

Section: 2nd

Land Lot: 1194

Parcel ID: 22 513111940082

Proposed Zoning: R-15

Current Use: Detached Residential Dwellings and related uses

This Application For *(Check All That Apply):*

Conditional Use

Master Plan Amendment

Comprehensive Plan Amendment

Rezoning

Master Plan Review

Variance

Public Hearing

Exception

Other *(Specify):* _____

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

Single Family Detached Residential

Applicant's Request (Please itemize the proposal):

The applicant is requesting the following variances:

1. Variance to reduce the required front setback from 50 feet to 35 feet.

Applicant's Intent *(Please describe what the proposal would facilitate).*

The applicant is requesting a variance to reduce the required front setback from 50 feet to 35 feet for the proposed single-family detached residential dwelling. This variance is essential to accommodate the home's design, which extends approximately 15 feet beyond the allowable setback. The requested reduction would allow the home to be situated appropriately on the lot, ensuring sufficient space for the required square footage and proper room adjacencies. Additionally, this variance will help address the site's unique challenges, including stream buffers and undisturbed land areas, while ensuring the home fits harmoniously within the property and complies with all other zoning requirements.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Herbert Fredrick

Telephone: 404-542-4372

Address: 100 Jayne Ellen Way

Suite: _____

City Alpharetta

State: Ga

Zip: 30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Special Use |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Conditional Use |
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Master Plan |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Nandini Dave

Telephone: 470-919-2112

Address: 834 Inman Vlg Pkwy NE

Suite: 140

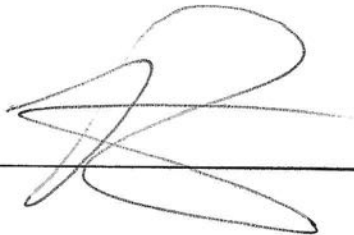
City Atlanta

State: GA

Zip: 30307

So Sworn and Attested:

Owner Signature: _____

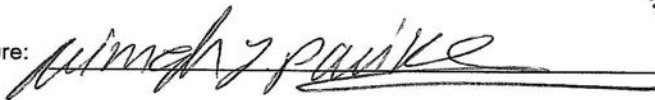


Date: _____

4/9/2025

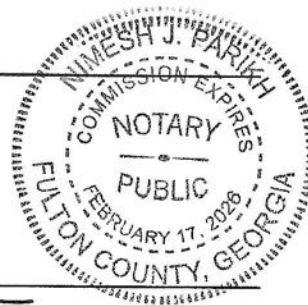
Notary:

Notary Signature: _____



Date: _____

04/09/2025



DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: **Nandini Dave**

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: Digitally signed by Nandini Dave 

Date: **04/07/2025**

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

The extraordinary and exceptional conditions pertaining to the subject property are due to its location in a floodplain as well as the setback/stream buffer requirements. The site is contiguous with two creeks along the west and northwest edges of the property. The stream buffer limits the development, construction and alteration in that area of the property for maintaining water quality and habitat.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

The strict application of the 50-foot front setback requirement as well as the stream buffer requirements of 81.6 ft from the rear corner of the property would severely limit the usable space on the lot, limiting the buildable area on the property. The request for a 35ft front setback variance is the minimum necessary to address the site's unique conditions while enabling a functional and aesthetically appropriate use of the property.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

The current lot presents challenges in meeting the standard setback requirements while designing a functional and valuable home. The challenges posed by the existing conditions are inherent to the property and were not created by any actions taken by the property owner. The unique requirements resulting from the site being in a floodplain as well as a sensitive stream buffer zone puts forth a need for the requested variance to effectively utilize the site.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

The proposed reduction in the front setback will not negatively impact the health, safety, or welfare of the public. Adequate spacing will be maintained to ensure visibility and accessibility, and the proposed design will complement the existing street scape without interfering with neighboring properties or public utilities. The variance aligns with the intent of the zoning ordinance and the comprehensive plan by promoting reasonable development that respects the character of the neighborhood. The proposed setback reduction will support efficient land use while maintaining harmony with surrounding properties. The stream buffer requirements will be respected on the rear of the property.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: 100 Jayne Ellen Way

Contact Name: Nandini Dave Telephone: 470-919-2112

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

Keisi Shevlin

110 Jayne Ellen Way

Ihor Radionov

312 Cumming St.

Ling Holdings LLC.

270 Cumming St.

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|--|--|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting |
| <input type="checkbox"/> Email | <input type="checkbox"/> Other <i>(Please Specify)</i> |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Letters describing the application information and proposed variance will be sent to the above contacts including contact information for the applicant (address, telephone, and email).

**CITY OF ALPHARETTA RESIDENTIAL INDIVIDUAL LOT -
SITE PLAN CHECKLIST NOTES:**

1. SITE ADDRESS: 100 JAYNE ELLEN WAY, ALPHARETTA, GA 30009, LAND LOT 1194 AND 1255.
2. A SITE BOUNDARY SURVEY WITH NORTH ARROW HAS BEEN INCLUDED WITH THIS SET OF PLANS: SEE SURVEY PAGE.
3. ALL STREET NAMES, WIDTHS AND LOCATION OF RIGHT-OF-WAY, ARE SHOWN: SEE SHEET C-1
4. TOTAL LOT AREA IS: 0.556 ACRES, 24,197 SQ. FT
5. THE LIMITS OF DISTURBANCE FOR THIS PROJECT ARE SHOWN ON SHEETS C-1 AND C-2. ALL TREE SAVE AND SILT FENCING ARE LOCATED WITHIN THE LIMITS OF DISTURBANCE.
6. EXISTING, PROPOSED SIDE WALK, CURB AND GUTTER; ALL DRIVEWAY, BUILDING FOOTPRINT, AND STRUCTURES: SEE SHEET C-1
7. THE IMPERVIOUS AREA IN SQUARE FEET (TOTAL AREA OF BUILDING STRUCTURES & DRIVEWAY) SEE TABLE OF RIGHT SIDE OF SHEET C-1
8. ZONING BUFFERS SHOW AND LABEL SQUARE FOOTAGE: SEE SHEET C-1
9. STREAM BUFFERS: SEE SHEET C-1
10. DRAINAGE AND UTILITY EASEMENTS - SHOW AND LABEL SQUARE FOOTAGES. SHOW LOCATIONS OF ALL PIPES AND STRUCTURES (SEWER MANHOLES, STORM STRUCTURES POWER BOXES, ETC.) PROVIDE TOPS AND INVERTS ELEVATIONS OF STRUCTURES: SEE SHEET C-1
11. EXISTING AND PROPOSED TOPOGRAPHY AS NECESSARY WITH APPROPRIATE FLOW ARROWS TO ILLUSTRATE DRAINAGE PATTERNS: SEE SHEET C-1.
12. EXISTING AND PROPOSED SANITARY SEWER CLEAN OUT AND EXISTING WATER LOCATIONS: SEE SHEET C-1.
13. FLOODPLAIN - SHOW AND LABEL ELEVATION: KNOWN BUFFERS 1043.88 ELEVATION PER CITY GIS/ LATEST SURVEY
14. FOR SIDEWALK OR DRIVEWAY INSTALLATION INCLUDE THE FOLLOWING NOTE: "SIDEWALK CROSS SLOPE SHOULD NOT EXCEED 2% INCLUDING DRIVEWAY CROSSING." THERE IS NO EXISTING OR PROPOSED SIDEWALK IN THE LOCATION OF THE EXISTING DRIVEWAY.
15. BASE OF ALL SLOPES STEEPER THAN 3:1 TERMINATE AT A SAFE DISTANCE FROM ALL PROPERTY LINES AS TO NOT ADVERSELY AFFECT ADJACENT PROPERTIES: SEE SHEET C-1
16. PROVIDE ALL NECESSARY DETAILS FOR RETAINING WALLS CONCRETE EASEMENTS ETC. IN RETAINING WALL IS PROPOSED OVER 4' IN REVEALED HEIGHT, INCLUDE THE STRUCTURAL DESIGN SIGNED, DATED, AND SEALED BY A GEORGIA P.E.THERE ARE NO RETAINING WALLS PROPOSED FOR THIS PROJECT: SEE SHEET C-2.
17. EROSION AND SEDIMENTATION CONTROL PLAN SHOWING EROSION CONTROL MEASURES AND THEIR LOCATIONS: SEE SHEET C-2
18. TREE SURVEY IDENTIFYING ALL TREES 6" AND OVER WITHIN THE LIMITS OF DISTURBANCE AND ALL SPECIMEN TREES WITHIN 30 FEET OF THE LIMITS OF DISTURBANCE: SEE SHEET C-4
19. IF SPECIMEN TREES ARE REMOVED OR IMPACTED AND ARBORIST ASSESSMENT MUST BE PROVIDED AND ADDITIONAL 4" CALIPER TREES REQUIRED: SEE SHEET C-4
20. TREE PROTECTION PLAN- ALL TREES SAVED MUST BE PROTECTED WITH ORANGE TREE SAVE FENCE LOCATED 1.3' PER DIAMETER INCH. PLEASE LABEL TREE SAVE FENCE AS 4' TALL ORANGE LAMINATED FENCE WITH POST 5' OC" INSTALLED AT LIMITS OF DISTURBANCE: TREE PLAN INCLUDING PROTECTED TREES AND TREE SAVE FENCE IS SHOWN ON SHEET C-4. TREE SAVE DETAIL IS SHOWN ON SHEET C-4
21. PROVIDE TABLE OF TREES TO REMAIN ON THE PROPERTY AND TOTAL INCHES OR CANOPY AREA IN SQUARE FEET BASED UPON AREA IN TREE LIST. ALL PROPERTIES MUST HAVE MINIMUM DENSITY OF 130" PER ACRE OR 30%CANOPY COVERAGE PER LOT: SEE SHEET C-4
22. IF DENSITY NOT MET THROUGH EXISTING TREES, PROVIDE NUMBER, TYPE AND LOCATION OF TREES TO BE PLANTED IN ORDER TO MEET DENSITY REQUIREMENT: SEE SHEET C-4
23. SOME SUBDIVISIONS HAVE ADDITIONAL STREET TREE REQUIREMENTS BASED ON OVERALL DEVELOPMENT PLANS. IF APPLICABLE FOR REVIEW- SITE SPECIFIC: NOT APPLICABLE

SITE NOTES:

1. THE SITE CONTAINS: 0.556 ACRES / 24,197 SF
DISTURBED AREA: 0.29 ACRES / 12,653 SF
2. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY ON POINT SURVEYING AND MAPPING, DATED 08/10/2023.
3. THIS SITE IS LOCATED WITHIN A ZONE X AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0058F DATED SEPTEMBER 18, 2013 FOR UNINCORPORATED AND INCORPORATED AREAS, IN FULTON COUNTY, GEORGIA.
4. SIDEWALK CROSS SLOPE SHOULD NOT EXCEED 2%, INCLUDING DRIVEWAY CROSSING.
5. RETAINING WALLS 4 FEET OR TALLER REQUIRE A STRUCTURAL DESIGN SIGNED, DATED, AND SEALED BY A GEORGIA P.E. A SEPARATE CITY BUILDING PERMIT IS REQUIRED.

DISTANCE TO STREAM BUFFER
DISTANCE FROM EXISTING HOUSE TO STREAM BUFFER = 41.6 FT
DISTANCE FROM PROPOSED HOUSE TO STREAM BUFFER = 41.6 FT

EXISTING SEWER TAP TO BE FOUND IN THE FIELD,
PRESERVED, AND USED IN NEW CONSTRUCTION

BURIAL OF CONSTRUCTION DEBRIS IS NOT PERMITTED

POST-CONSTRUCTION LOT COVERAGE:

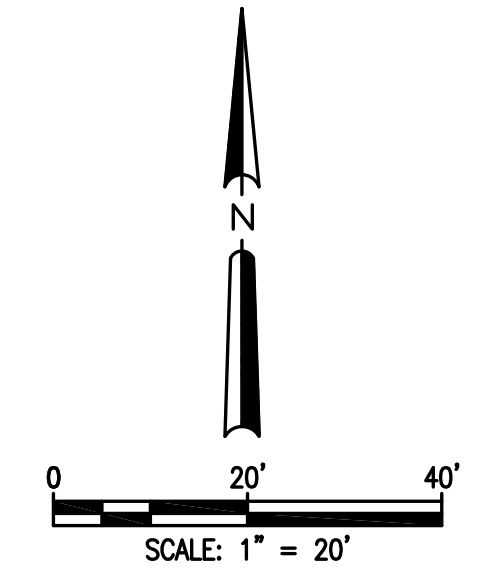
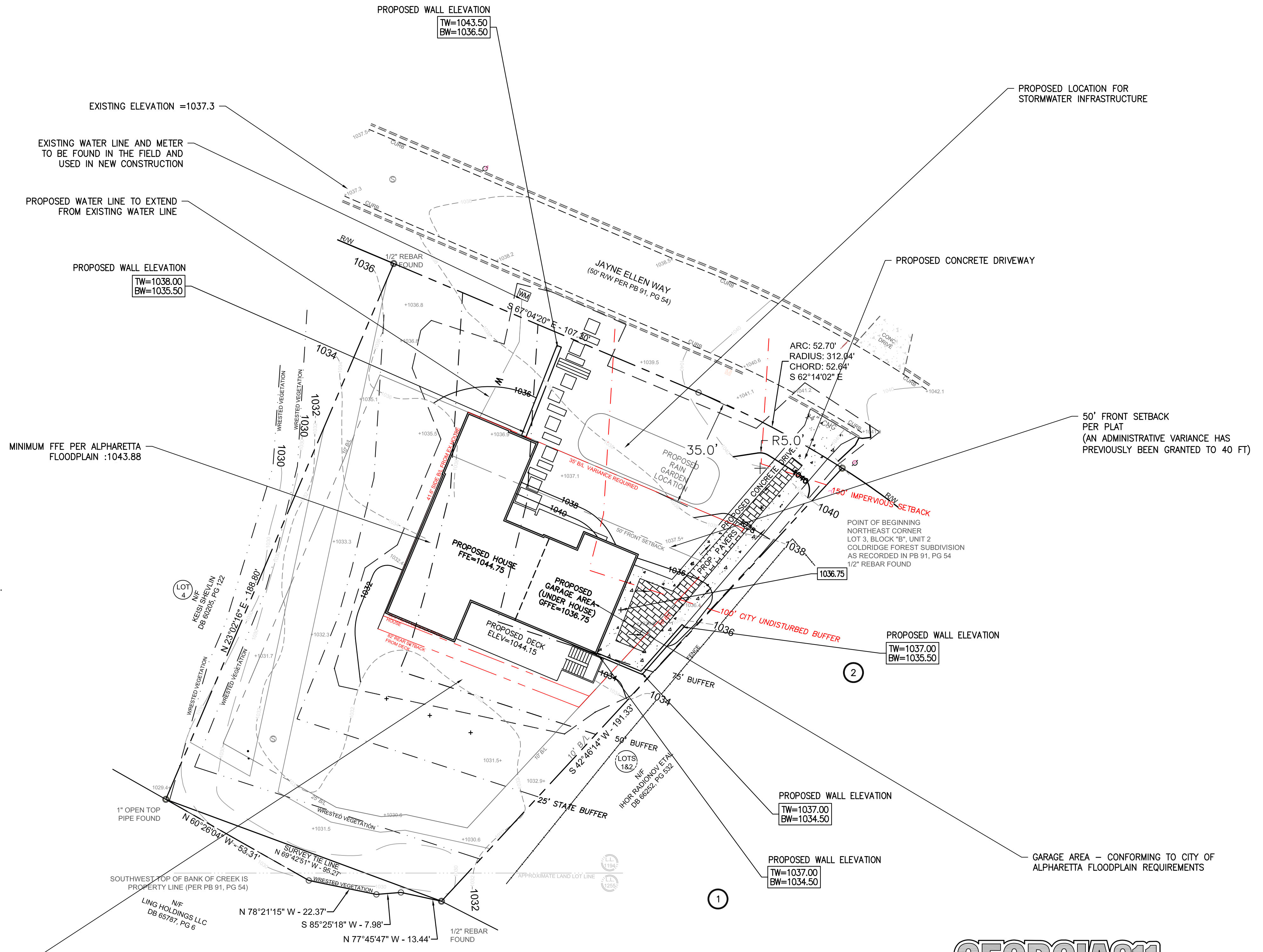
Proposed New Impervious Area	SF
Proposed House	3111
Proposed Front Entry	180
Proposed Front Stepping Stones	224
Proposed Rear Deck + Stairs	554
Proposed Concrete Driveway	855
Proposed Walls	81
Total Post-Construction Impervious Area	5005
Lot Coverage %	19.87%

ZONING CONFORMANCE:

SITE ZONING: R-15
MINIMUM LOT SIZE: 15,000 SF
MINIMUM LOT WIDTH: 100 FT
MINIMUM SETBACKS:
FRONT YARD-FROM ALL STREET FRONTS:
FROM RIGHT-OF-WAY OF LOCAL STREET: 35 FT
(SOFT PER FINAL PLAT)
FROM RIGHT-OF-WAY OF ALL OTHER STREETS: 65 FT
SIDE YARD: 10 FT
REAR YARD: 25 FT
MAX GROUND COVERAGE BY PRINCIPAL BUILDINGS: 25%
BUILDING HEIGHT MAXIMUM: 35 FT
FLOOR AREA MINIMUM: 1,500 SF

SETBACKS AS ESTABLISHED BY CITY OF ALPHARETTA:

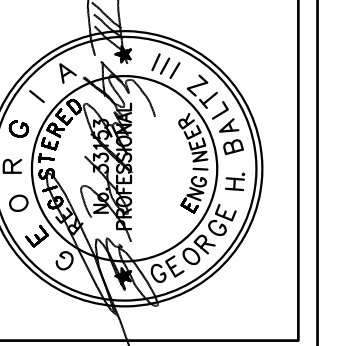
FRONT SETBACK = 35 FEET (VARIANCE REQUESTED FROM 50 FEET)
LEFT SETBACK = 10 FEET
RIGHT SETBACK = 41.6 FEET (DISTANCE FROM EXISTING HOUSE TO PROPERTY LINE)
REAR HOUSE SETBACK = 81.6 FEET (DISTANCE FROM EXISTING HOUSE TO REAR PROPERTY CORNER)
REAR DECK SETBACK = 74.8 FEET (DISTANCE FROM EXISTING DECK TO REAR PROPERTY CORNER)



Prepared By:
**CRESCENT VIEW
ENGINEERING, LLC:**
211 Fraser Street
Marietta, GA 30060
678-528-8410
www.crescentvieweng.com

PREPARED FOR:
HERBERT FREDRICK
1685 WATERCREST CIRCH E
LAWRENCEVILLE, GA 30043
404-542-4372
HERBERT.FREDRICK@GMAIL.COM

DATE	SCALE	DRAWN	CHECKED	REVISIONS
08-05-24	AS SHOWN	EF	GHB	SITE PLAN REVISION
03-03-2026				SITE PLAN REVISION
03-17-2026				SITE PLAN REVISION
04-03-2026				SITE PLAN REVISION



CONSTRUCTION PLANS FOR:
100 JAYNE ELLEN WAY
LAND LOT 1194 AND 1255, 2ND DISTRICT
CITY OF ALPHARETTA,
FULTON COUNTY, GEORGIA

CVE PI # 23-467

SHEET NO.
C-1



BOARD OF ZONING APPEALS MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: E-25-06 JANSSEN/1580 RUCKER ROAD

BOARD OF ZONING APPEALS: JUNE 19, 2025

II. RECOMMENDATION:

Approve E-25-06 Janssen/1580 Rucker Road, subject to the following conditions:

1. Circular driveway shall be permitted as depicted on the survey prepared by Crescent View Engineering, LLC, revised 4/18/25.

III. REPORT IN BRIEF:

The applicant, Nandini Dave, is requesting consideration of an exception to allow a circular driveway with two (2) driveway curb cuts less than 300' from each other on a 1.31-acre single-family lot. An exception is requested to Unified Development Code (UDC) Subsection 2.5.6(B) Public Street Access, Driveways and Curb Cuts to allow two (2) curb cuts on the same lot less than 300' from each other. The subject property is located at 1580 Rucker Road on the north side of Rucker Road and east of Michaela Drive.

DISCUSSION

The submitted request, if approved, would allow a circular driveway with a reduced separation distance between two (2) driveway curb cuts on a 1.31-acre single-family lot. An exception is requested to Unified Development Code (UDC) Subsection 2.5.6(B) Public Street Access, Driveways and Curb Cuts to allow two (2) curb cuts on the same lot less than 300' from each other. The subject property is located at 1580 Rucker Road on the north side of Rucker Road and east of Michaela Drive.

The property is zoned R-15 (Dwelling, 'For-Sale', Residential) and is currently being redeveloped with a new single-family detached home. Surrounding properties are zoned R-15. Unplatted, residential lots are located to the west and east, Hunters Oaks is located to the north and Arrowood is located to the south.

An exception is requested to UDC Subsection 2.5.6(B) Public Street Access, Driveways and Curb Cuts to allow two (2) curb cuts on the same lot less than 300' from each other. According to the applicant, the primary reason for the exception is related to safety and accessibility. The exception will allow for more efficient ingress and egress to and from the property. The property, which was formerly developed as two (2) single-family lots, was combined into a single parcel in 2022. Before the lot combination, each lot had a curb cut driveway off Rucker Road. Redevelopment of the property triggered compliance with City zoning codes which only permit one (1) driveway on the subject property.

SITE PLAN

The submitted survey depicts a circular driveway with two (2) curb cuts on Rucker Road approximately 150' apart. Both curb cuts are existing due to the property previously being developed as two (2) single-family lots. The westernmost driveway was approved with the land disturbance permit for the redevelopment of the property.

EXCEPTION REVIEW CRITERIA

The Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a hardship variance. The ordinance specifically states... "a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: There are not exceptional conditions pertaining to the subject property due to its size, shape or topography that relate to or support the requested exception. However, the property was previously developed as two (2) lots with each lot having a curb cut on Rucker Road. Redevelopment of the property triggered compliance with City zoning codes which only permit one (1) driveway on the subject property.

2. The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: The application of the Ordinance would only allow one (1) curb cut for the subject property.

3. There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: There are conditions that are peculiar to the property. The property was previously developed as two (2) lots with each lot having a curb cut on Rucker Road. Redevelopment of the property triggered compliance with City zoning codes which only permit one (1) driveway on the subject property.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance.

Response: The applicant's proposal would not cause a substantial detriment to the public good. The property was previously developed as two (2) lots with each lot having a curb cut on Rucker Road. Redevelopment of the property triggered compliance with City zoning codes which only permit one (1) driveway on the subject property.

CONCURRENCES

Staff has reviewed the applicant's request against the review criteria for an exception. The request to allow a circular driveway with two (2) curb cuts less than 300' away from each other would not be a detriment to the public. The property was previously developed as two (2) lots with each lot having a curb cut on

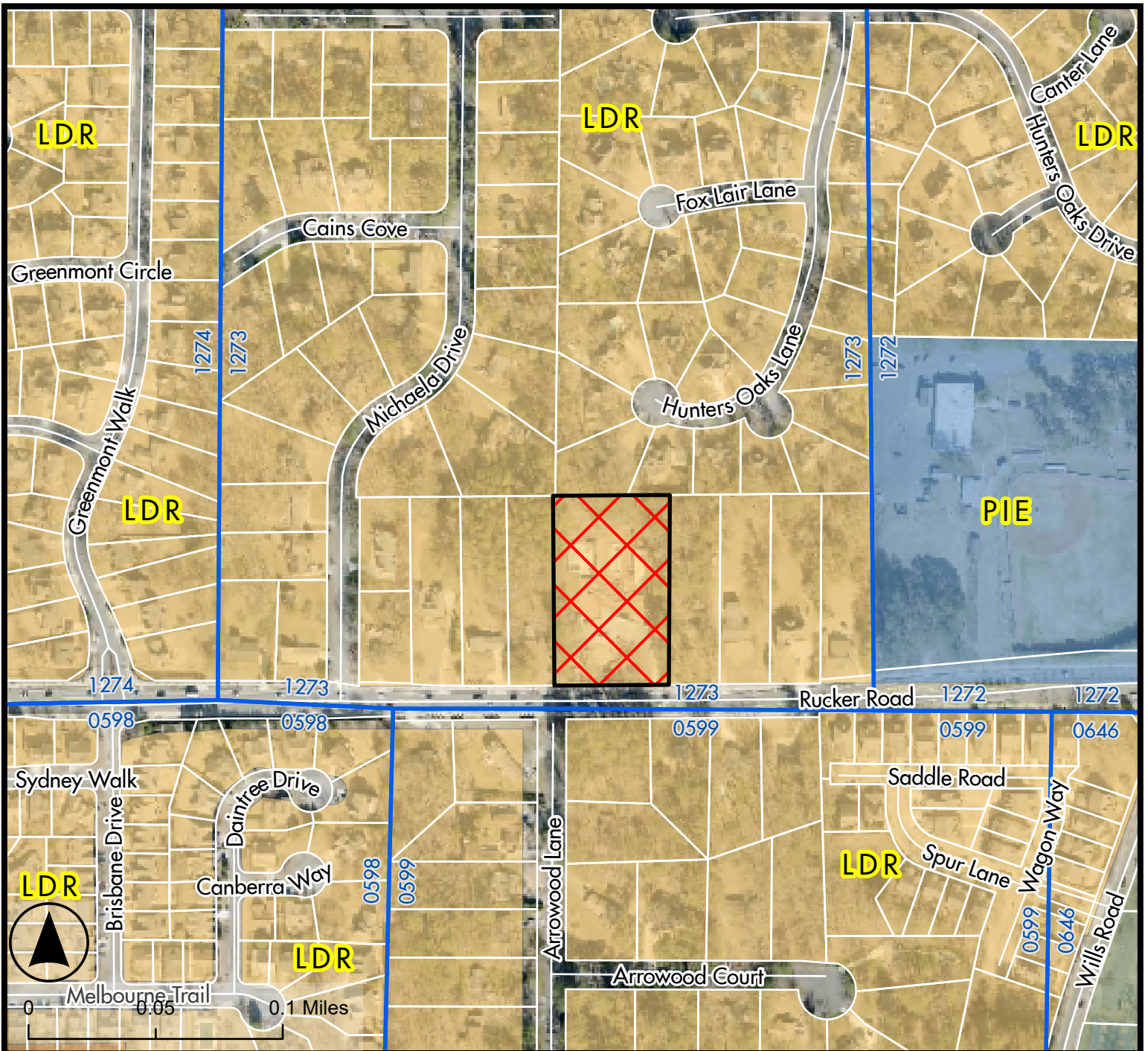
Rucker Road. Redevelopment of the property triggered compliance with City zoning codes which only permit one (1) driveway on the subject property.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that adjacent property owners were contacted regarding the applicant's intent. The report states that the applicant has not received any feedback.

IV. ATTACHMENTS:

- Map Series
- Citizen Part B
- Application



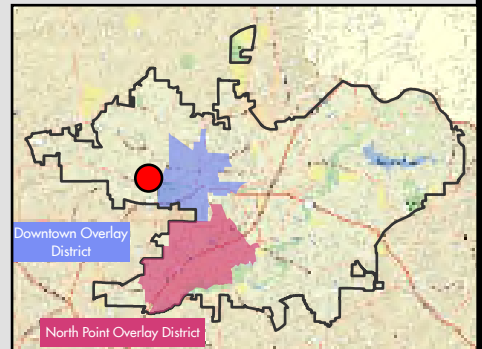
- Legend**
- E-25-06
 - Land Lots
 - Tax Parcels
 - Alpharetta City Limits
- Future Land Use 2040**
- High Density Residential
 - Low Density Residential
 - Parks, Recreation, Open Space
 - Public, Institutional, Education

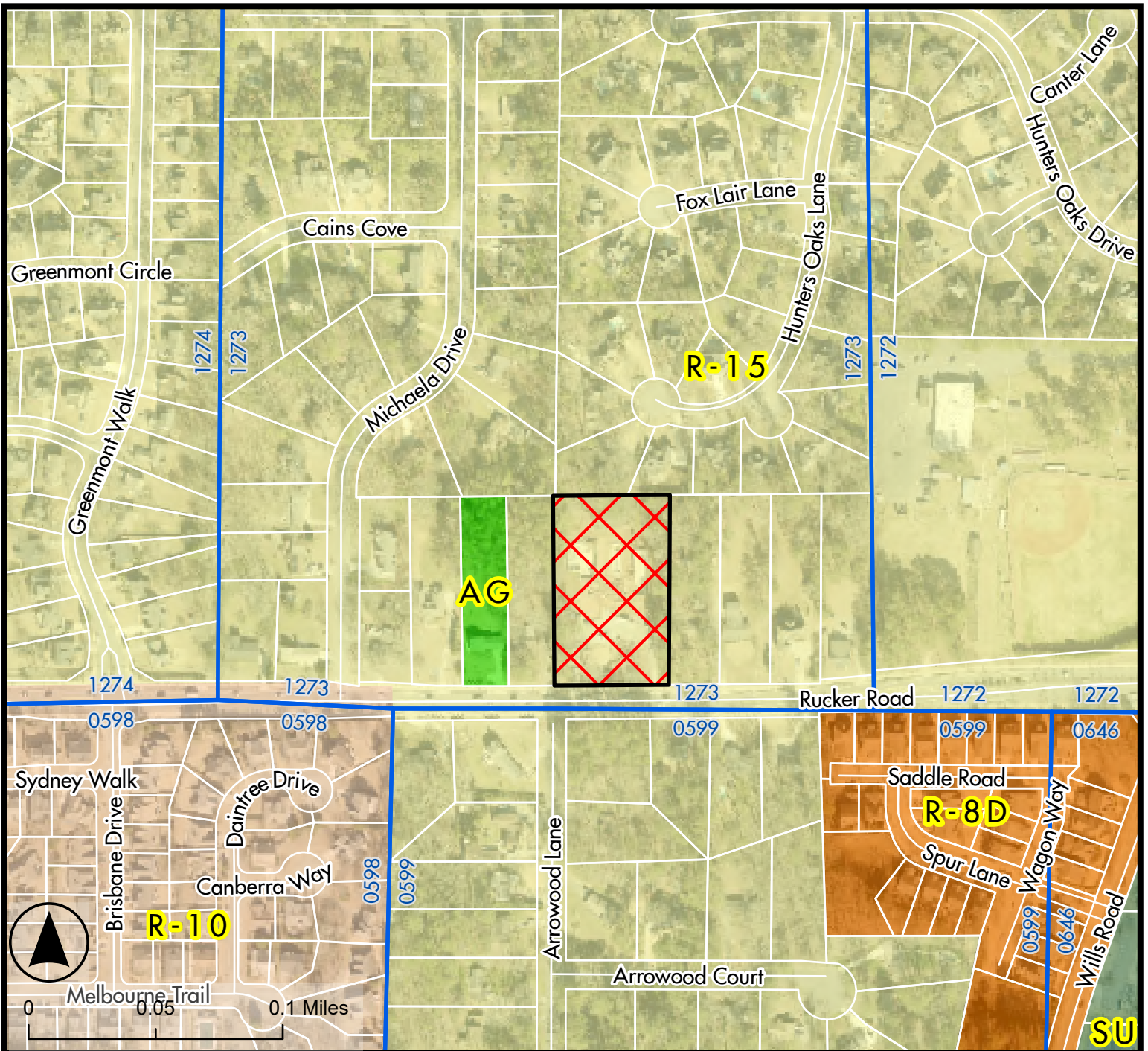
Future Land Use Map

Janssen 1580 Rucker Road
1580 Rucker Road

E-25-06

D/LL: 2/2/1273
BZA: 6/19/2025





Legend

- E-25-06
- Land Lots
- Tax Parcels
- Alpharetta City Limits

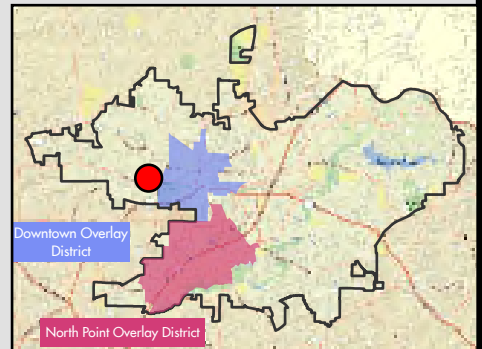
Zoning District

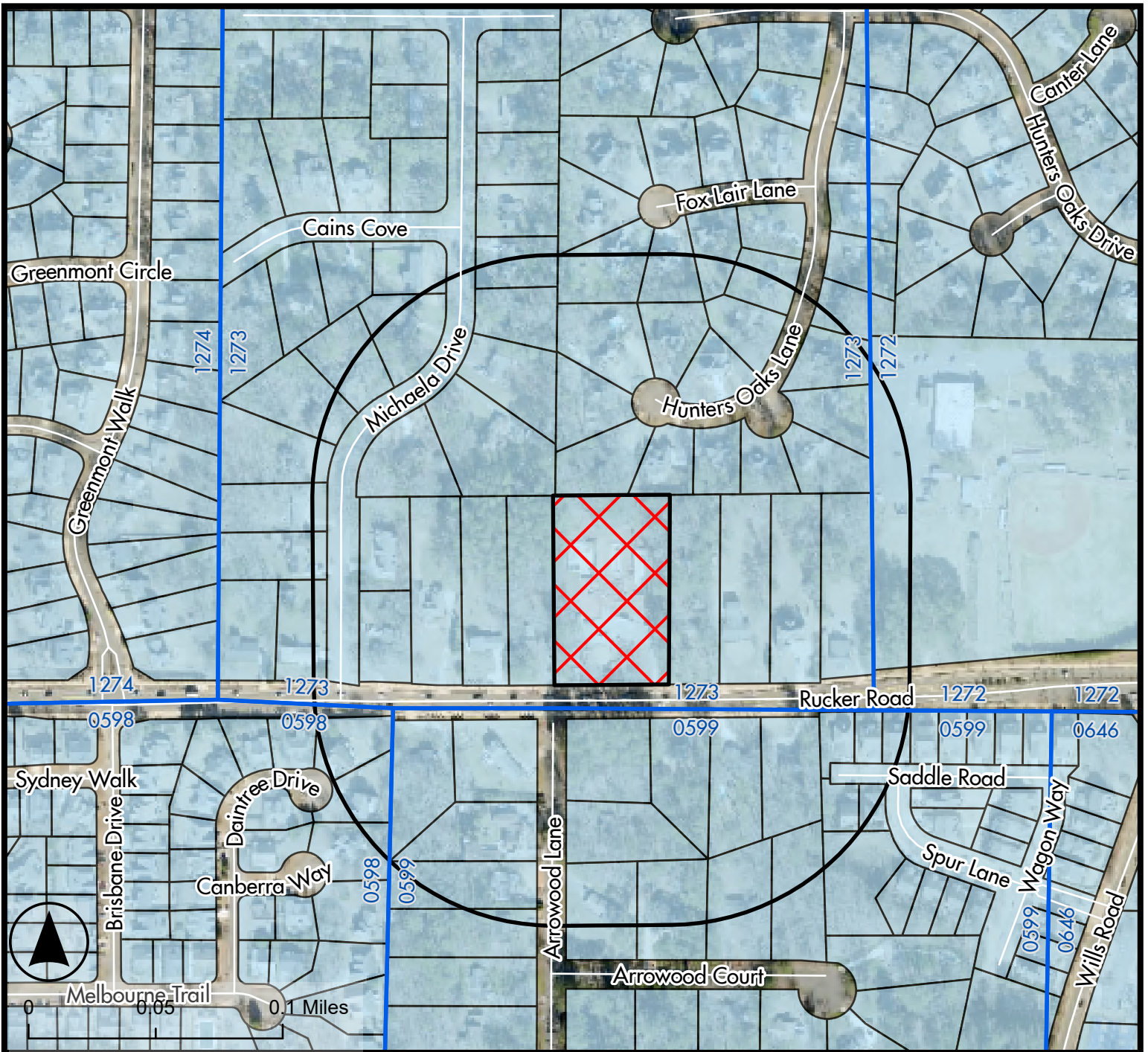
- AG Agriculture
- R-10 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-8D Single Family Detached Residential
- SU Special Use

Zoning Map






Janssen 1580 Rucker Road
1580 Rucker Road

E-25-06
D/LL: 2/2/1273
BZA: 6/19/2025





Legend

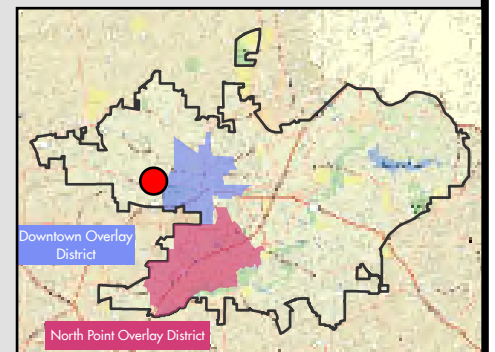
-  E-25-06
-  Land Lots
-  Tax Parcels
-  500 ft Buffer
-  Alpharetta City Limits

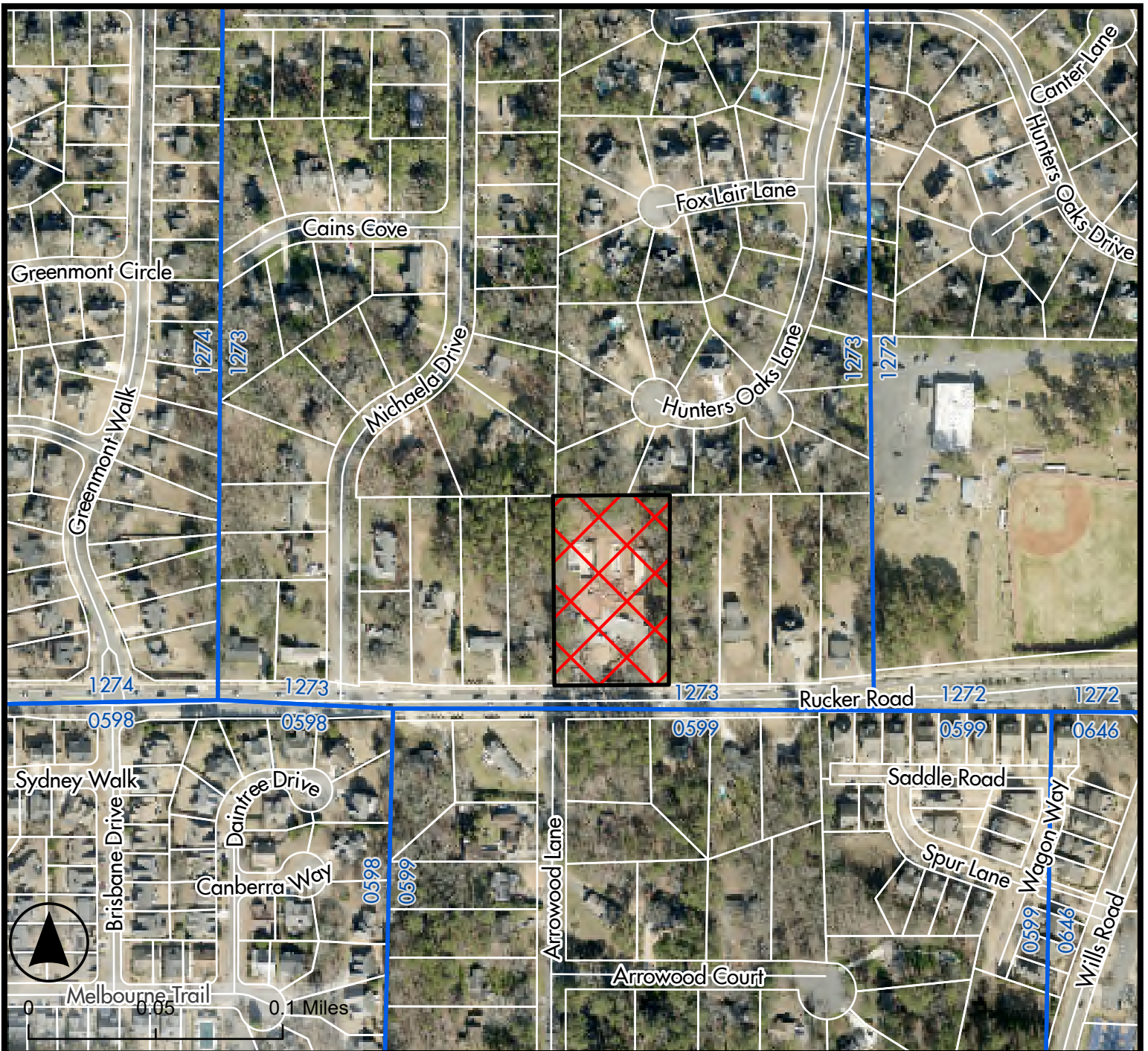
Location Map

Janssen 1580 Rucker Road
 1580 Rucker Road





E-25-06

D/LL: 2/2/1273
 BZA: 6/19/2025





Legend

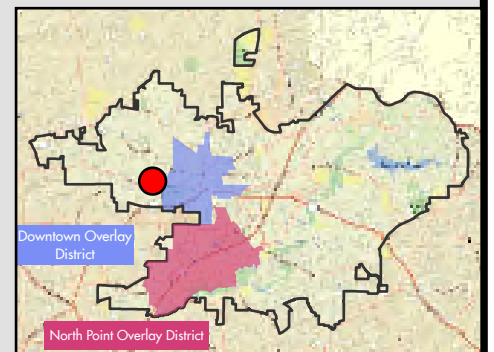
-  E-25-06
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

Aerial Map

Janssen 1580 Rucker Road
 1580 Rucker Road

E-25-06

D/LL: 2/2/1273
 BZA: 6/19/2025



CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: _____

Contact Name: _____ Telephone: _____

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- | | | | |
|-------------------------------------|-----------|--------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | Letter | <input type="checkbox"/> | Personal Visits |
| <input type="checkbox"/> | Telephone | <input type="checkbox"/> | Group Meeting |
| <input type="checkbox"/> | Email | <input type="checkbox"/> | Other <i>(Please Specify)</i> _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: _____ Date: _____



May 1, 2025

Angela and Peter Mikos
4910 Hunter Oaks Ln
Alpharetta, GA 30009

RE: E-25-06 Janssen/1580 Rucker Road

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of an exception to allow a circular driveway with two (2) curb driveway cuts less than 300' from each other on a 1.31-acre single-family lot. An exception is requested to Unified Development Code (UDC) Subsection 2.5.6(B) Public Street Access, Driveways and Curb Cuts to allow two (2) curb cuts on the same lot less than 300' from each other. The property is located at 1580 Rucker Road and is legally described as being located in Land Lot 1273, 2nd District, 2nd Section, Fulton County, Georgia.

This item will be considered by the **Board of Zoning Appeals on Thursday, June 19, 2025, at 5:30 p.m.** The meeting will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 404-275-1604.

Sincerely,

Michael McLaughlin
President



May 1, 2025

James & Bernadette Hayes
171 Michaela Dr
Alpharetta, GA 30009

RE: E-25-06 Janssen/1580 Rucker Road

Dear Property Owner:

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Sincerely,

Michael McLaughlin
President



May 1, 2025

Patrick and Robin West
4920 Hunter Road Ln
Alpharetta, GA 30009

RE: E-25-06 Janssen/1580 Rucker Road

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Sincerely,

Michael McLaughlin
President



May 1, 2025

Paula Janssen
1600 Rucker Rd.
Alpharetta, GA 30009

RE: E-25-06 Janssen/1580 Rucker Road

Dear Property Owner:

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Sincerely,

Michael McLaughlin
President



May 1, 2025

Robert Mize
1560 Rucker Rd.
Alpharetta, GA 30009

RE: E-25-06 Janssen/1580 Rucker Road

Dear Property Owner:

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Sincerely,

Michael McLaughlin
President

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY	
Case #:	<u>E-25-06</u>
PH #:	<u>PHA250019</u>
<input type="checkbox"/> Property Taxes & Code Violations Verified	
<input checked="" type="checkbox"/> Fee Paid	Initial: <u>Be</u>

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Nandini Dave Telephone: 470-919-2112

Address: 834 Inman Vlg Pkway Suite: 140

City: Atlanta State: Ga Zip: 30307 Fax: _____

Mobile Tel: 404-474-2204 Email: nandini@xmetrical.com

Subject Property Information:

Address: 1580 Rucker Road, Alpharetta, Georgia, 30009 Current Zoning: R-15

District: 2 Section: 2 Land Lot: 1273 Parcel ID: 22 450012730439

Proposed Zoning: R-15 Current Use: Detached Residential Dwelling

This Application For (Check All That Apply):

- | | | |
|--|---|---|
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Master Plan Amendment | <input type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Master Plan Review | |
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Public Hearing | |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Other (Specify): _____ | |

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

Single Family Detached Residential

Applicant's Request (Please itemize the proposal):

The applicant is requesting the following variances:

1. Variance to reduce the curb cut driveway separation from 300 feet to 150 feet and increase allowable curb cuts per 300 feet of street frontage from one (1) to two (2).

Applicant's Intent *(Please describe what the proposal would facilitate).*

The applicant is requesting a variance to reduce the curb cut driveway separation from 300 feet to 150 feet and increase allowable curb cuts per 300 feet of street frontage from one (1) to two (2), in order to maintain the location of the existing curb cuts while allowing for a connecting driveway between them on the site. Strict enforcement of the separation standard would require the elimination of one of the driveways from the design, thereby creating an unnecessary hardship by limiting vehicular access and circulation on the property. Maintaining both curb cuts is essential for safety and functionality, especially given the lot's layout, size and the positioning of the home and garage.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Paula Janssen Telephone: 404-990-0325
Address: 1580 Rucker Road Suite: _____
City: Alpharetta State: Ga Zip: 30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Special Use |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Conditional Use |
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Master Plan |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Nandini Dave Telephone: 470-919-2112
Address: 834 Inman Vlg Pkwy Suite: 140
City: Atlanta State: Ga Zip: 30307

So Sworn and Attested:

Owner Signature:  Date: 4/25/25

Notary:  Date: 4/25/25



PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Paula Janssen Telephone: 404-990-0325
Address: 1580 Rucker Road Suite: _____
City: Alpharetta State: Ga Zip: 30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.



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- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Special Use |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Conditional Use |
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Master Plan |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Nandini Dave Telephone: 470-919-2112
Address: 834 Inman Vlg Pkwy Suite: 140
City: Atlanta State: Ga Zip: 30307

So Sworn and Attested:

Owner Signature:  Date: 4/25/25
Notary: _____
Notary Signature:  Date: 4/25/25



DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: **Nandini Dave**

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: _____

Position: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: Digitally signed by Nandini Dave 

Date: **04/22/2025**

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

The subject property has extraordinary and exceptional conditions due to its unique history and shape. It was originally two separate lots, each with its own established curb cut. Although the lots have since been combined, both driveways remain in use and are essential for access. While the combined lot is wider than a typical single lot, it is still not wide enough to meet the current Zoning Code requirement of 300 feet between curb cuts.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Enforcing the current curb cut separation standards would result in the removal of one of the driveways from the design, creating an unnecessary hardship. This would limit functional access to the property, particularly affecting vehicle circulation and parking. It will also impact the overall configuration of the design of the front of the property. The hardship is unnecessary given that both curb cuts have existed for many years without issue on Rucker Road.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

Yes, the property has several peculiar conditions that distinguish it from typical lots. The most notable is its origin as two separate lots #1580 and #1590, each with its own curb cut. These curb cuts, now only 150 feet apart, were retained when the lots were merged, and the current driveway system was designed accordingly. The lot's overall width and shape are uncommon and do not lend themselves to meeting the 300-foot separation requirement without significant redesign or reconfiguration.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

Granting the variance would not cause any detriment to the public good, nor would it undermine the purpose or intent of the Zoning Code. Rather, it allows the property to maintain a functional and well-integrated driveway system without compromising safety, traffic flow, or negatively impacting neighboring properties.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: 1580 Rucker Road

Contact Name: Nandini Dave Telephone: 470-919-2112

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

<u>Robert Mize</u>	<u>1560 Rucker Road</u>
<u>Paula Janssen</u>	<u>1600 Rucker Road</u>
<u>Patrick and Robin West</u>	<u>4920 Hunter Oaks Ln</u>
<u>Angela and Peter Mikos</u>	<u>4910 Hunter Oaks Ln</u>
<u>James and Bernadette Hayes</u>	<u>171 Michaela Dr</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|--|--|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting |
| <input type="checkbox"/> Email | <input type="checkbox"/> Other <i>(Please Specify)</i> |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Letters describing the application information and proposed variance will be sent to the above contacts including contact information for the applicant (address, telephone and email).

1580 RUCKER ROAD – VARIANCE LETTER OF INTENT

Janssen Residence is a new construction detached residential dwelling at 1580 Rucker Road. Requested variance is outlined followed by justification.

VARIATION REQUESTS

We hope this letter finds you well. We are writing on behalf of the property owner of 1580 Rucker Road, Alpharetta, Georgia, 30009. To properly develop this project, we are seeking variations to the existing zoning in the following areas:

- Driveway curb cut separation

JUSTIFICATION:

The applicant is requesting a variance to reduce the curb cut driveway separation from 300 feet to 150 feet and increase allowable curb cuts per 300 feet of street frontage from one (1) to two (2), to maintain the location of the existing curb cuts while allowing for a connecting driveway between them on the site. Strict enforcement of the separation standard would require the elimination of one of the driveways from the design, thereby creating an unnecessary hardship by limiting vehicular access and circulation on the property. Maintaining both curb cuts is essential for safety and functionality, especially given the lot's layout, size and the positioning of the home and garage.

Sincerely,

Nandini Dave | XMETRICAL
nandini@xmetrical.com | 470.919.2112

