



BOARD OF ZONING APPEALS OFFICIAL 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.