



BOARD OF ZONING APPEALS

NOVEMBER 20, 2025

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MEETING MINUTES**
4. **PUBLIC HEARING**
 - A. **Public Hearing Procedure**
 - B. **V-25-25 Harrison/405 Gatehouse Court**

Consideration of a variance to Unified Development Code Subsection 1.3.1(B)(1) to reduce the rear platted setback from 35' to 19' to allow for a screened porch. The property is located at 405 Gatehouse Court and is legally described as being located in Land Lot 1275, 2nd District, 2nd Section, Fulton County, Georgia.
 - C. **V-25-27 Varshine/1060 Lake Shore Overlook**

Consideration of a variance to Unified Development Code Subsections 2.3.3(B) and 2.3.3(C)(7) to reduce the rear swimming pool setback from 20' to 10'. The property is located at 1060 Lake Shore Overlook and is legally described as being located in Land Lots 1170 & 1171, 2nd District, 1st Section, Fulton County, Georgia.
 - D. **V-25-29 Meruga/380 Jon Scott Drive**

Consideration of a variance to Unified Development Code Subsection 1.3.1(B)(1) to reduce the front platted setback from 50' to 30' for a new single-family detached home. The property is located at 380 Jon Scott Drive and is legally described as being located in Land Lot 696, 1st District, 2nd Section, Fulton County, Georgia.
 - E. **PH-25-20 Appeal to Administrative Decision – 12075 North Hickory Trace**

Consideration of an appeal to an administrative decision related to Unified Development Code (UDC) Subsection 2.5.4(B), Location of Required Parking in Residential Districts which prohibits the regular parking or storage of any business vehicles, any vehicle used in conjunction with a home occupation, or any vehicle with a carrying capacity of more than 1 ½ tons in any residential district. The property is located at 12075 North Hickory Trace and is legally described as being located in Land Lot 1278, 2nd District, 2nd Section, Fulton County, Georgia.
5. **ITEMS FROM BOARD MEMBERS**
6. **ITEMS FROM STAFF**
7. **ADJOURNMENT**