



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**



BOARD OF ZONING APPEALS MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: V-25-25 HARRISON/405 GATEHOUSE COURT

BOARD OF ZONING APPEALS: NOVEMBER 20, 2025

II. RECOMMENDATION:

Approve V-25-25 Harrison/405 Gatehouse Court, subject to the following conditions:

1. Covered and screen porch shall be permitted as depicted on the submitted site plan and building plans prepared by The Village Studio, LLC, dated 12/9/24, and with a 19' rear setback.

III. REPORT IN BRIEF:

The applicant, Brandon Harrison, is requesting consideration of a variance to reduce a rear setback from 35' to nineteen feet (19') to accommodate a covered porch and screen porch at the rear of a single-family detached home. The subject property is located at 405 Gatehouse Court in the Fairfax subdivision.

DISCUSSION

The submitted request, if approved, would allow for a covered porch and screen porch at the rear of a single-family detached home with a reduced rear setback of nineteen feet (19'). The platted rear setback in the Fairfax subdivision is 35'. The subject property is located at 405 Gatehouse Court in the Fairfax subdivision.

The 0.39-acre property is zoned R-15 (Dwelling, 'For-Sale', Residential) and developed with a two (2) story, 2,572 square foot single-family detached home with an attached wood deck at the rear. The R-15 zoning district required a 25' rear setback. Surrounding properties are zoned R-15 and are located in the Fairfax subdivision.

The Fairfax subdivision plat requires a 35' rear setback. The corner of the home and existing deck are legal non-conforming, encroaching into the platted rear setback by approximately fourteen feet (14') and thirteen feet (13'), respectively. The submitted building plans depict the existing deck to be removed and replaced with a 202 square foot covered porch and 250 square foot screen porch. The new porch encroaches an additional 2.5' into the rear setback and would have a nineteen-foot (19') rear setback. The applicant requests a variance to Unified Development Code (UDC) Subsection 1.3.1(B)(1) which states that "no structure shall hereafter be erected or altered to create a non-conformity." The variance is requested from the above UDC Subsection because the platted setback applies and not the zoning setback.

As shown in the table below, there are several examples of setback variances being approved in the Fairfax subdivision.

Variance Approvals in the Fairfax Subdivision

Address	Case Number	Description	Approval Date
831 Smokehouse Ct	V-24-15	Reduce rear setback for a deck and screen porch	5/16/24
905 Cobblestone Ct	V-21-10	Reduce rear setback for a covered porch	8/19/21
1515 Shade Tree Way	V-19-09	Reduce rear setback for a covered deck	6/20/19
1510 Shade Tree Way	V-12-09	Reduce side setback for an elevated deck	5/29/12
2230 Fairfax Drive	AV-09-05	Reduce front setback for a covered porch	8/28/09
735 Paddock Ct	AV-92-06	Reduce front setback for a new home	7/20/92
1405 Shade Tree Way	AV-91-06	Reduce front setback for a new home	10/2/91
1440 Shade Tree Way	AV-91-04	Reduce front setback for a new home	9/30/91
310 Julep Ct	AV-90-04	Reduce front setback for a garage	9/24/90

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. The property is located on a cul-de-sac and is a corner lot with two (2) street frontages.

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

Response: Application of the ordinance would create an unnecessary hardship. The corner of the home and existing deck already encroaches into the rear setback. The proposed covered porch and screen porch would only encroach an additional three feet (3') into the rear setback.

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 as the existing home and deck already encroach into the rear setback. The proposed covered porch and screen porch would only encroach an additional three feet (3') into the rear setback.

CONCURRENCES

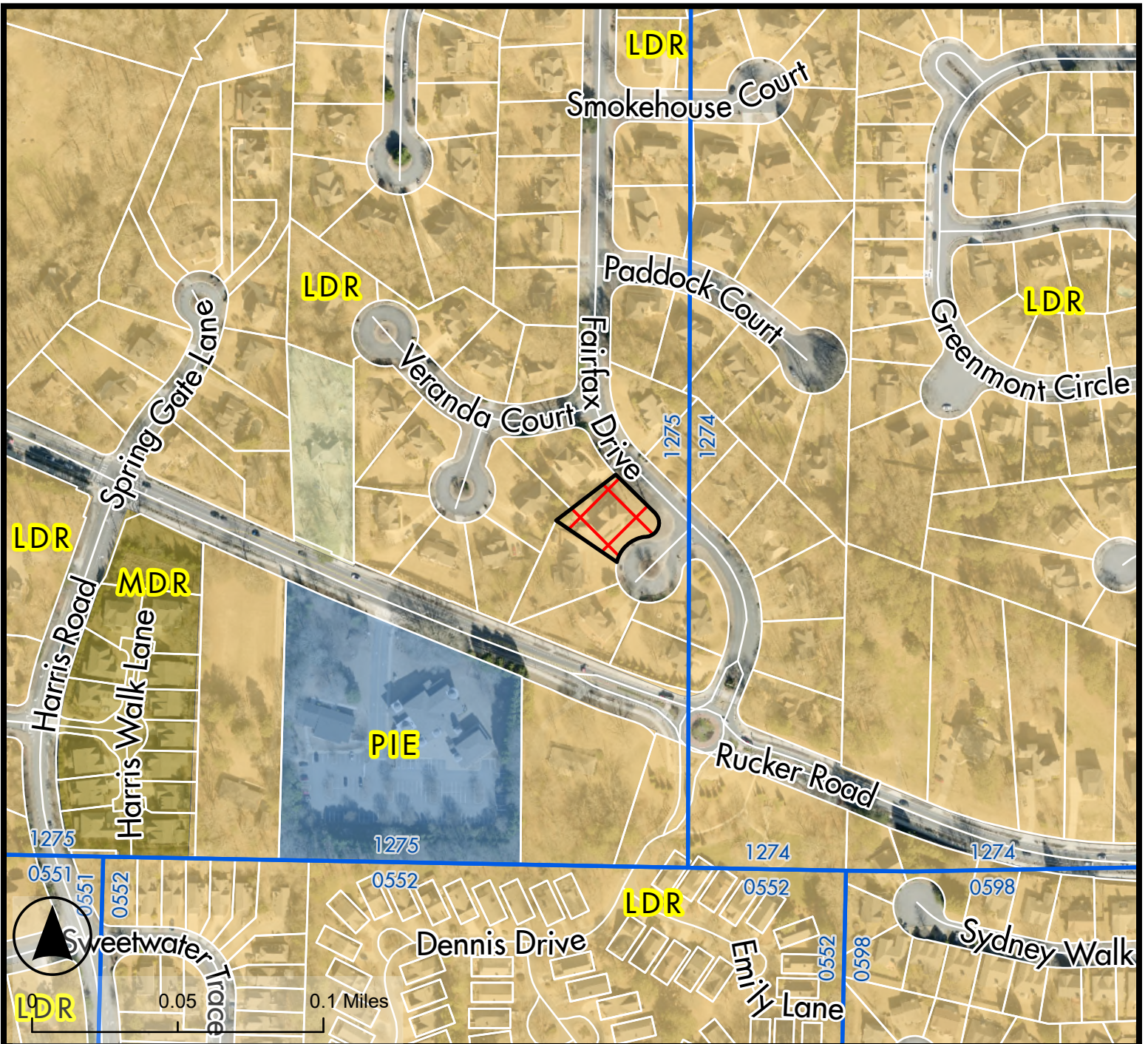
Staff has reviewed the applicant’s proposal against the review criteria for a variance. The property has exceptional and peculiar conditions pertaining to its unusual shape and location on a cul-de-sac and being a corner lot. In addition, the existing home and deck already encroach into the rear setback. The proposed covered porch and screen porch would only encroach an additional three feet (3’) into the rear setback. There are similar examples of setback variances being approved in the Fairfax subdivision and the applicant provided consent letters from adjacent properties and an approval letter from the HOA.

CITIZEN PARTICIPATION PLAN

The applicant notified adjacent property owners and the Fairfax HOA of the variance request and intent for the property. The applicant provided consent letters from adjacent property owners and an approval letter from the Fairfax HOA.

IV. ATTACHMENTS:

- Map Series
- Citizen Part B
- Application



Legend

V-25-25

Land Lots

Tax Parcels

Alpharetta City Limits

Future Land Use 2040

Low Density Residential

Medium Density Residential

Public, Institutional, Education

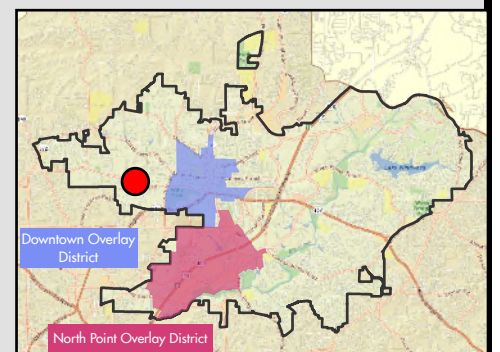
Residential Estate

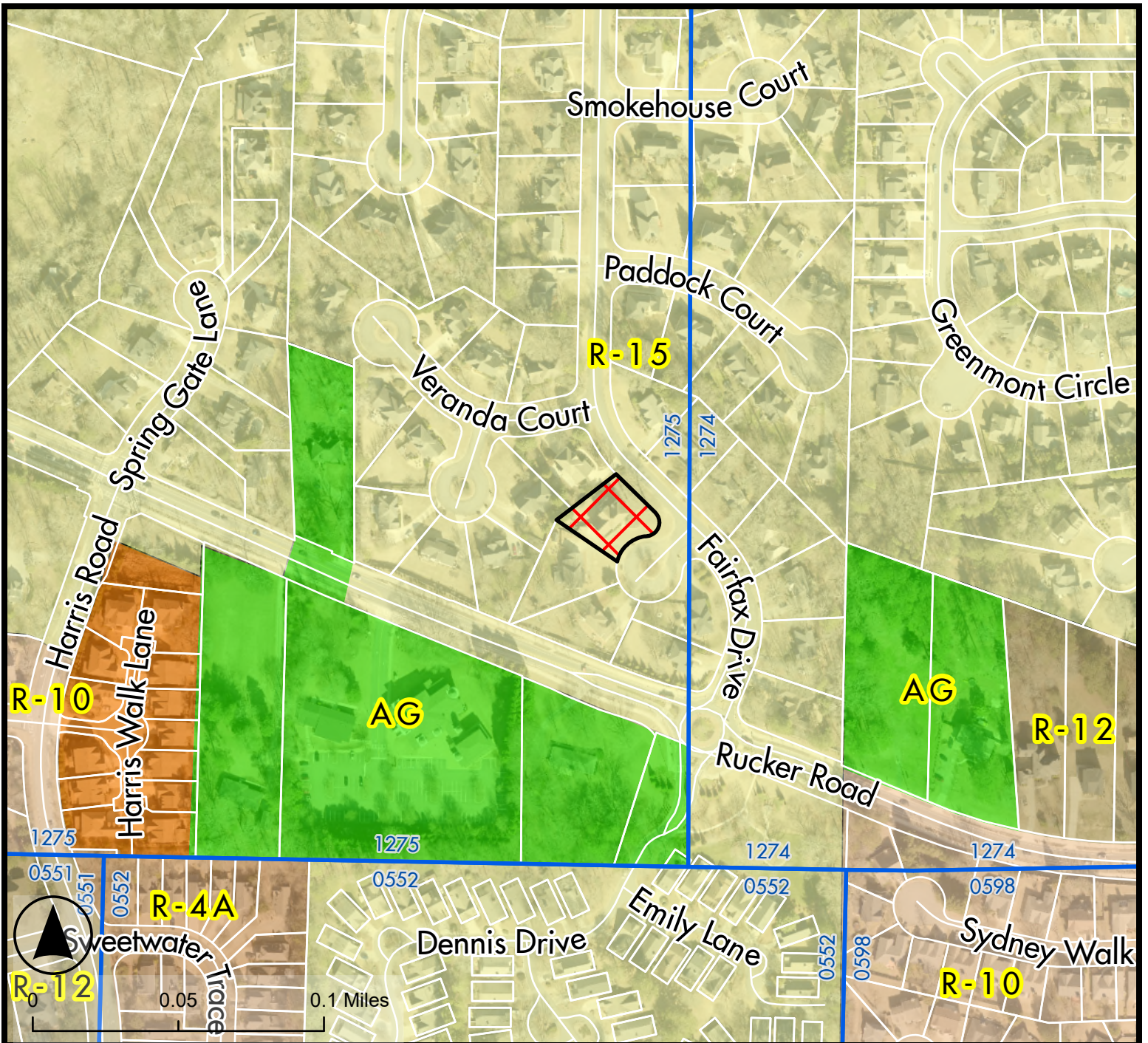
Future Land Use Map

Harrison / 405 Gatehouse Ct Setback Variance

V-25-25

D/LL: 2/2/1275
BZA: 11/20/2025





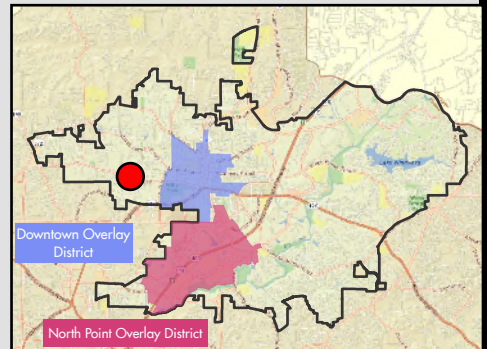
- Legend**
- V-25-25
 - Land Lots
 - Tax Parcels
 - Alpharetta City Limits
- Zoning District**
- AG Agriculture
 - R-10 Single Family Detached Residential
 - R-12 Single Family Detached Residential
 - R-15 Single Family Detached Residential
 - R-4A Single Family Detached Residential (Low Density)
 - R-8A Single Family Attached Residential (Medium Density)

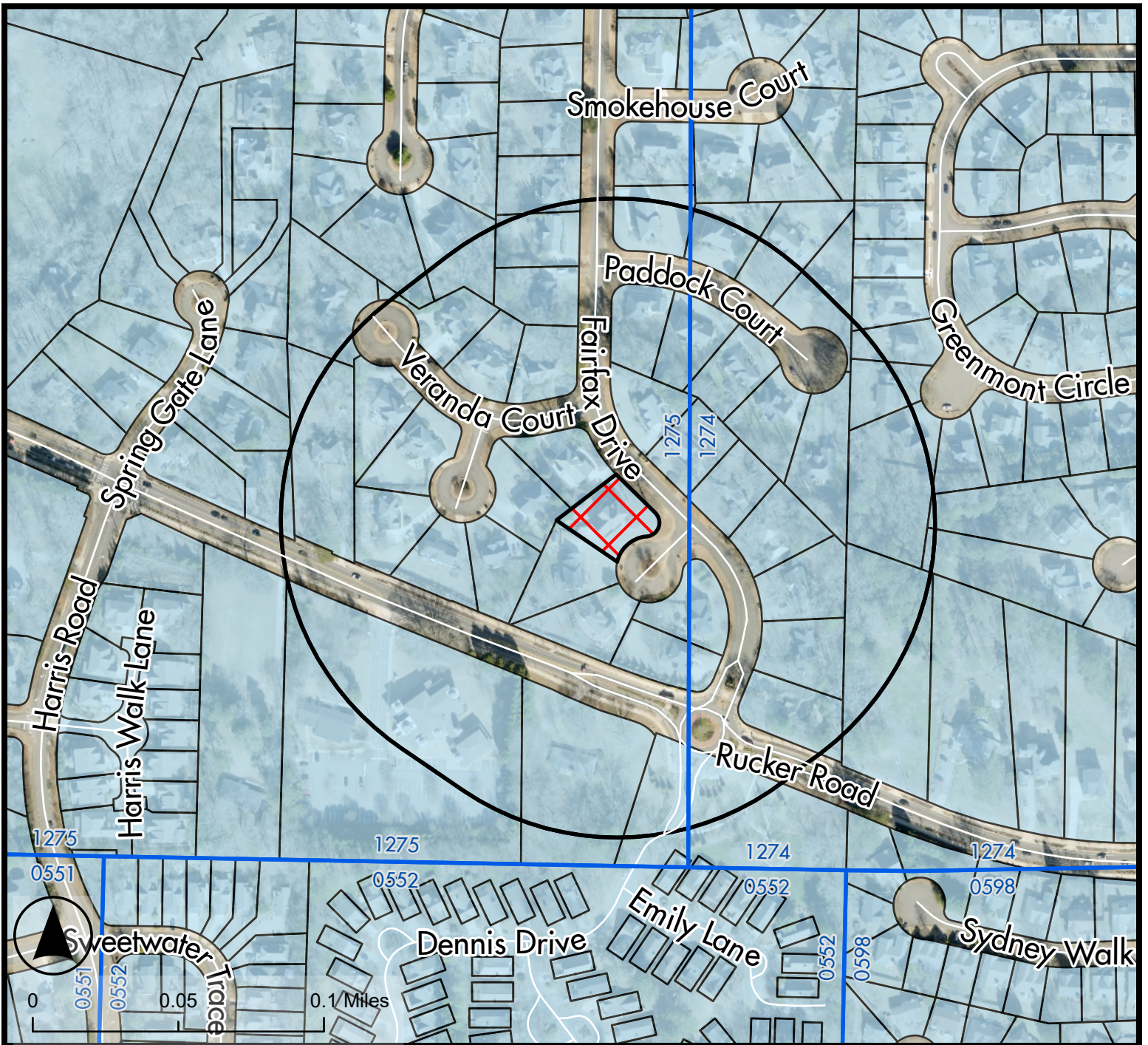
Zoning Map

Harrison / 405 Gatehouse Ct Setback Variance






V-25-25

D/LL: 2/2/1275
BZA: 11/20/2025





Legend

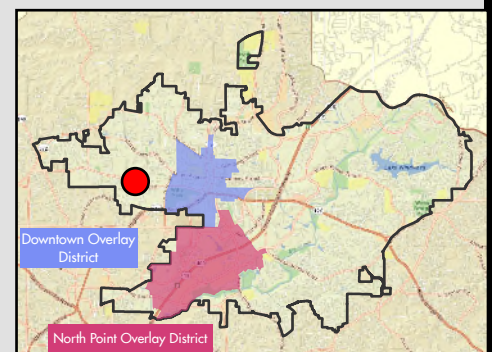
-  V-25-25
-  Land Lots
-  Tax Parcels
-  500 ft Buffer
-  Alpharetta City Limits

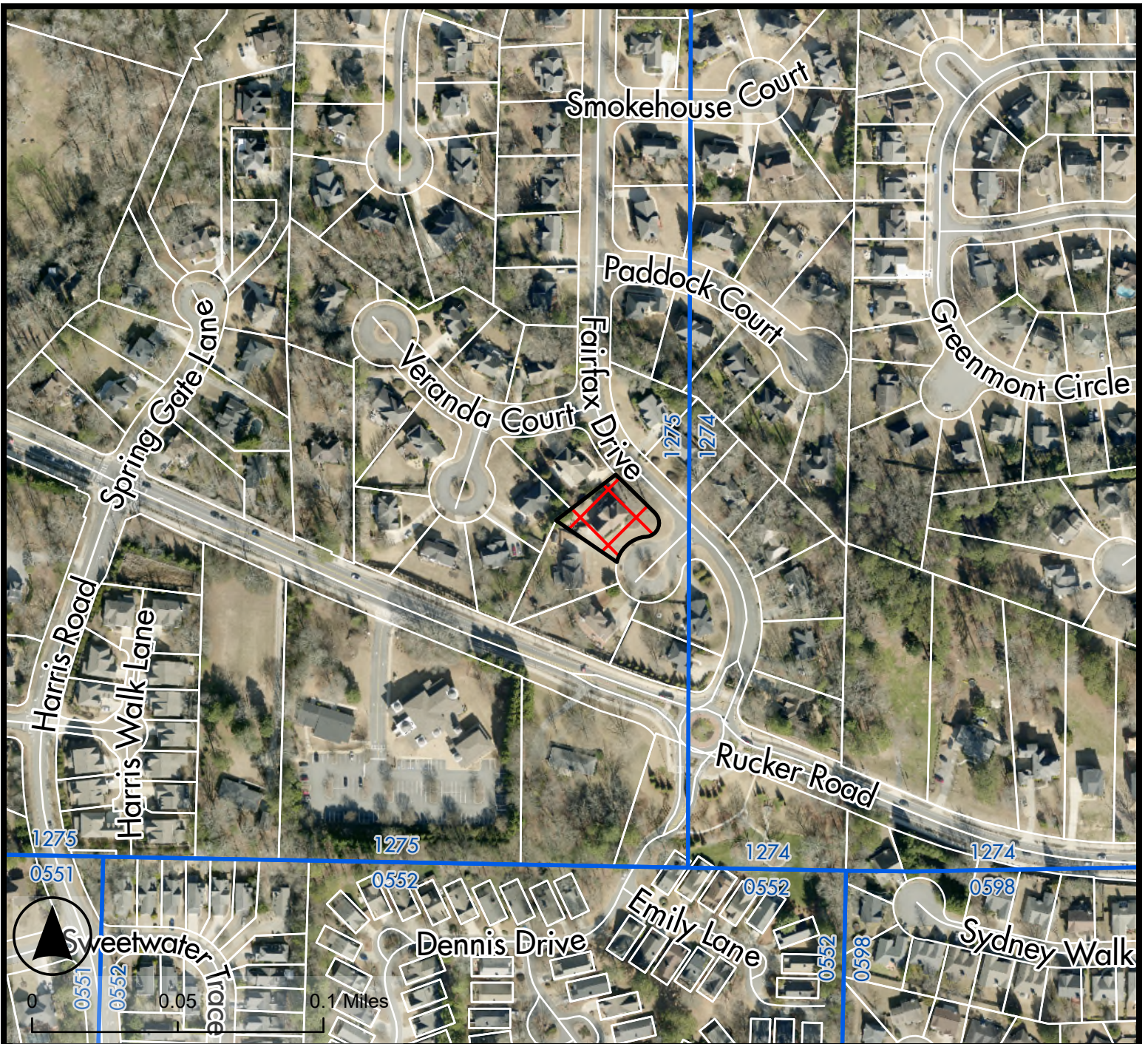
Location Map

Harrison / 405 Gatehouse Ct Setback Variance





V-25-25

D/LL: 2/2/1275
BZA: 11/20/2025





Legend

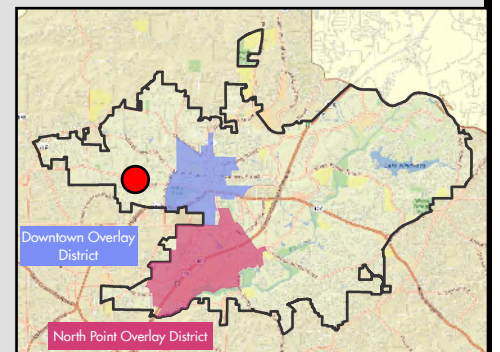
-  V-25-25
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

Aerial Map

Harrison / 405 Gatehouse Ct Setback Variance

V-25-25

D/LL: 2/2/1275
BZA: 11/20/2025



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-25-25 Harrison/405 Gatehouse Court

Contact Name: Brandon Harrison

Telephone: 404-644-6143

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.

In accordance with city guidelines, I have personally contacted all adjacent and affected property owners regarding this request. I am pleased to report that each neighbor has reviewed the proposed plans and expressed their full support for the project. Written approvals have been obtained from the following individuals:

- Dr. Mohammad Osman, 300 Julep Court] – Rear property line neighbor
- Jesse McBride, 2160 Fairfax Drive – Rear property line neighbor
- Brandon Churchill, 415 Gatehouse Court – East property line neighbor
- Joe McWilliams, HOA President

These neighbors and HOA have confirmed that they do not anticipate any negative impact on their properties or quality of life as a result of the screened porch construction. Their support reflects a shared understanding of the project's scope and its alignment with the neighborhood's aesthetic and residential values.

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 checked="" 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: 8/26/25

Print Form

Brandon Harrison
405 Gatehouse Court
Alpharetta, GA 30009
August 26, 2025

Brandon Churchill
415 Gatehouse Court
Alpharetta, GA 30009

Dear Mr. Churchill,

I hope this letter finds you well. I am writing to formally request your consent for a setback variance related to the screen porch addition to my house on my property located at 405 Gatehouse Court.

As part of the permitting process, I am required to obtain written consent from my neighbors to proceed with the variance application. The variance request is necessary because the project will encroach upon the required setback by ~ 6 feet. There will be a public hearing to the Board of Zoning Appeals on Thursday, November 20, 2025 at 5:30. The public hearing will take place in Council Chambers at Alpharetta City Hall, which is located at 2 Park Plaza, Alpharetta, Georgia 30009.

To ensure that my construction project does not negatively impact your property, I would like to assure you that all efforts will be made to minimize any inconvenience or disruption. The details of the variance are as follows:

- Current setback requirement: 25'
- Requested variance: 6' - Existing 3.3' variance grandfathered in from original house structure. See attached survey with proposed structure.

By signing this letter, you are giving your consent for me to proceed with the variance application. Please note that your signature does not grant any rights over the project, nor does it hold you responsible for any construction-related matters.

Thank you for your consideration. I look forward to hearing from you soon.

Sincerely,


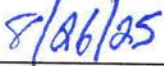
Brandon Harrison

Neighbor's Approval

I, the undersigned, hereby grant my approval for Brandon Harrison to proceed with the setback variance request for the property at 405 Gatehouse Court. I understand that this approval is for the variance application process only and does not imply any further consent or responsibility on my part.

Neighbor's Signature: _____

Date: _____

Brandon Harrison
405 Gatehouse Court
Alpharetta, GA 30009
August 26, 2025

Dr. Mohammad Osman
300 Julep Court
Alpharetta, GA 30009

Dear Dr. Osman,

I hope this letter finds you well. I am writing to formally request your consent for a setback variance related to the screen porch addition to my house on my property located at 405 Gatehouse Court.

As part of the permitting process, I am required to obtain written consent from my neighbors to proceed with the variance application. The variance request is necessary because the project will encroach upon the required setback by ~ 6 feet. There will be a public hearing to the Board of Zoning Appeals on Thursday, November 20, 2025 at 5:30. The public hearing will take place in Council Chambers at Alpharetta City Hall, which is located at 2 Park Plaza, Alpharetta, Georgia 30009.

To ensure that my construction project does not negatively impact your property, I would like to assure you that all efforts will be made to minimize any inconvenience or disruption. The details of the variance are as follows:

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By signing this letter, you are giving your consent for me to proceed with the variance application. Please note that your signature does not grant any rights over the project, nor does it hold you responsible for any construction-related matters.

Thank you for your consideration. I look forward to hearing from you soon.

Sincerely,

Brandon Harrison

Neighbor's Approval

I, the undersigned, hereby grant my approval for Brandon Harrison to proceed with the setback variance request for the property at 405 Gatehouse Court. I understand that this approval is for the variance application process only and does not imply any further consent or responsibility on my part.

Neighbor's Signature:  _____

Date: 8/26/2025

Brandon Harrison
405 Gatehouse Court
Alpharetta, GA 30009
April 2, 2025

Mr. Jesse McBride
2160 Fairfax Drive
Alpharetta, GA 30009

Dear Mr. McBride,

I hope this letter finds you well. I am writing to formally request your consent for a setback variance related to the screen porch addition to my house on my property located at 405 Gatehouse Court.

As part of the permitting process, I am required to obtain written consent from my neighbors to proceed with the variance application. The variance request is necessary because the project will encroach upon the required setback by ~ 6 feet. There will be a public hearing to the Board of Zoning Appeals on Thursday, October 16, 2025 at 5:30. The public hearing will take place in Council Chambers at Alpharetta City Hall, which is located at 2 Park Plaza, Alpharetta, Georgia 30009.

To ensure that my construction project does not negatively impact your property, I would like to assure you that all efforts will be made to minimize any inconvenience or disruption. The details of the variance are as follows:

- Current setback requirement: 25'
- Requested variance: 6' - Existing 3.3' variance grandfathered in from original house structure. See attached survey with proposed structure.

By signing this letter, you are giving your consent for me to proceed with the variance application. Please note that your signature does not grant any rights over the project, nor does it hold you responsible for any construction-related matters.

Thank you for your consideration. I look forward to hearing from you soon.

Sincerely,

Brandon Harrison

Neighbor's Approval

I, the undersigned, hereby grant my approval for Brandon Harrison to proceed with the setback variance request for the property at 405 Gatehouse Court. I understand that this approval is for the variance application process only and does not imply any further consent or responsibility on my part.

Neighbor's Signature: Jesse McBride

Date: 8/26/25

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: V-25-25
PH #: PHA250031
 Property Taxes & Code Violations Verified
 Fee Paid Initial: pc

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: Brandon Harrison Telephone: 404-644-6143
Address: 405 Gatehouse Court Suite: _____
City: Alpharetta State: GA Zip: 30009 Fax: _____
Mobile Tel: 404-644-6143 Email: harrisonb10@yahoo.com

Subject Property Information:

Address: 405 Gatehouse Court Current Zoning: _____
District: _____ Section: _____ Land lot: _____ Parcel ID: _____
Proposed Zoning: _____ Current Use: _____

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 checked="" type="checkbox"/> Public Hearing | |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Other <i>(Specify):</i> _____ | |

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).*

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Brandon Harrison

Telephone: 404-644-6143

Address: 405 Gatehouse Court

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: 

Telephone: 404-644-6143

Address: 405 GATEHOUSE CT

Suite: _____

City ALPHARETTA

State: GA

Zip: 30009

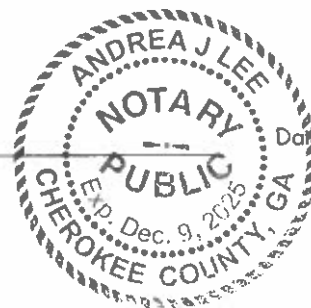
So Sworn and Attested:

Owner Signature: 

Date: 8/18/2025

Notary:

Notary Signature: 



Date: 08-18-2025

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: Brandon Harrison

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: n/a

Description of Contribution: _____

Value: \$0

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: _____

8/18/2025

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.

Yes, there are extraordinary and exceptional conditions pertaining to the subject property due to its unique and irregular shape. The property in question does not conform to the standard lot dimensions typically found within the zoning district. Unlike neighboring parcels that are rectangular or regularly shaped, this property features a highly irregular, non-rectilinear configuration with multiple angles and narrow segments. This unusual shape significantly restricts the buildable area and imposes practical difficulties in adhering to conventional setback, frontage, and lot coverage requirements. Additionally, the irregular geometry creates challenges in designing a functional layout that would accommodate structures or improvements comparable in size and use to those on conforming lots in the surrounding area. The constrained buildable envelope makes it difficult to site a building that both meets zoning standards and allows for reasonable use of the land. These conditions are not the result of actions by the current owner but are inherent to the parcel's original platting and subdivision. The property's unusual shape is an exceptional circumstance that does not apply to the majority of surrounding parcels, which benefit from more standard configurations and fewer site limitations. For these reasons, strict application of the zoning ordinance would result in an unnecessary hardship, and a variance is necessary to allow for the reasonable and practical use of the property while maintaining consistency with the surrounding neighborhood character.

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

No

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

Yes, there are specific conditions that are peculiar to the subject property due to its location on a cul-de-sac and the presence of two road frontages. These conditions are not typical of most lots within the zoning district and substantially impact the usable and buildable area of the property. These constraints are unique to this property and not self-created by the current owner. They are the result of the original subdivision design and the lot's specific orientation within the street layout. The combination of the cul-de-sac location and double frontage presents an unusual and limiting set of conditions that are not present on most other lots in the area. Because of these peculiar conditions, strict application of the zoning ordinance would prevent the reasonable use of the property in a manner consistent with neighboring lots, and a variance is necessary to permit fair and practical development of 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.

No

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: _____

Contact Name: **Brandon Harrison**

Telephone: **404-644-6143**

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.

Dr. Mohammad Osman 300 Julep Court

Jesse McBride 2160 Fairfax Drive

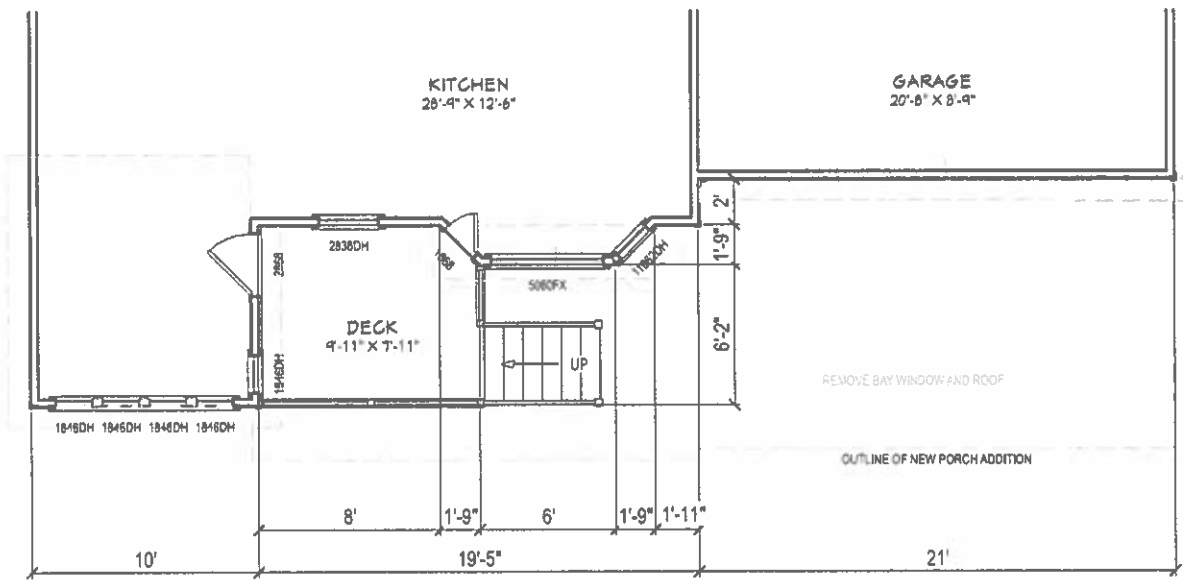
Brandon Churchill 415 Gatehouse Court

Fairfax HOA - Joe McWilliams - President

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 checked="" 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.



As-Built/Existing Plan

HOMESOWNERS: Brandon Harrison
 ADDRESS: 405 Gatehouse Court
 CITY/STATE/ZIP: Alhambra, CA 91809
 BUILDER:

The Village Studio, Inc
 7238 Sweetgrass Ct
 Cerritos CA 90641
 (714) 875-1100
 thevillagestudio.com

This plan is copyrighted by Village Studio, Inc. © 2017. Any copies or reuse of this plan without written permission by Village Studio, Inc. will be a direct infringement of copyright.



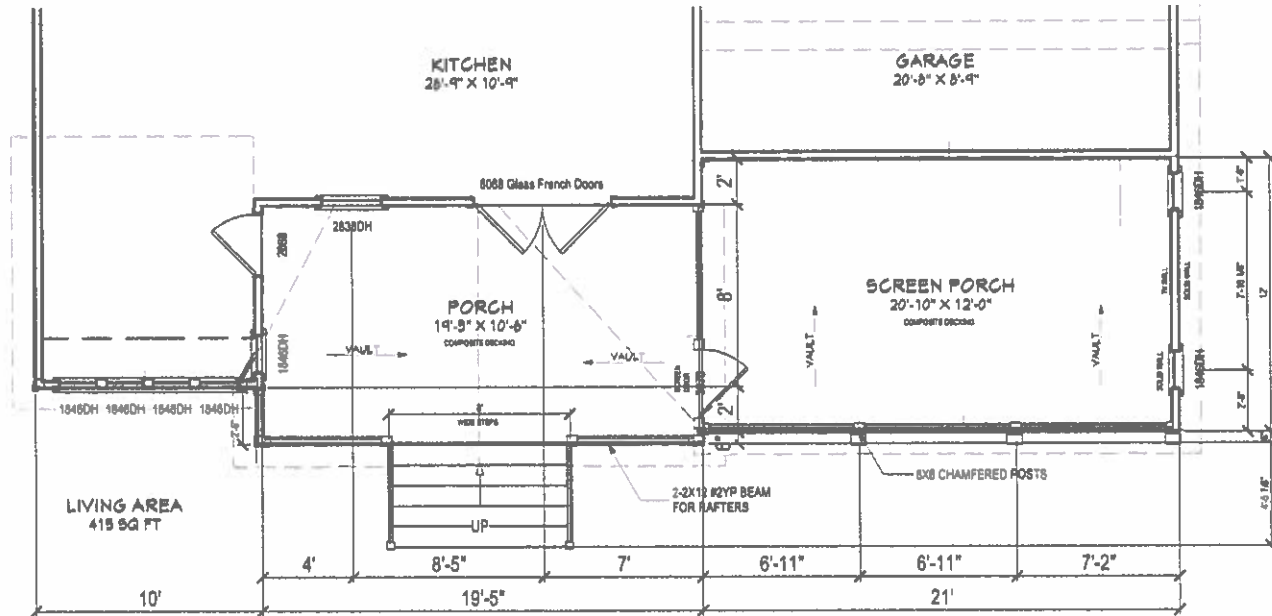
PLAN NAME: **Harrison Porch**
 SHEET NAME: **Existing Floor Plan**

DATE DRAWN:
12/9/24

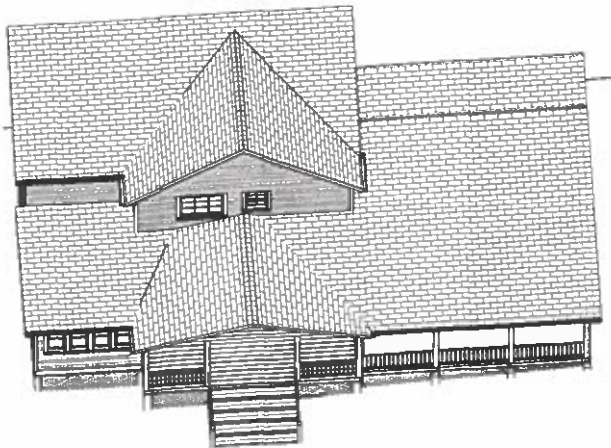
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SHEET:
A-2

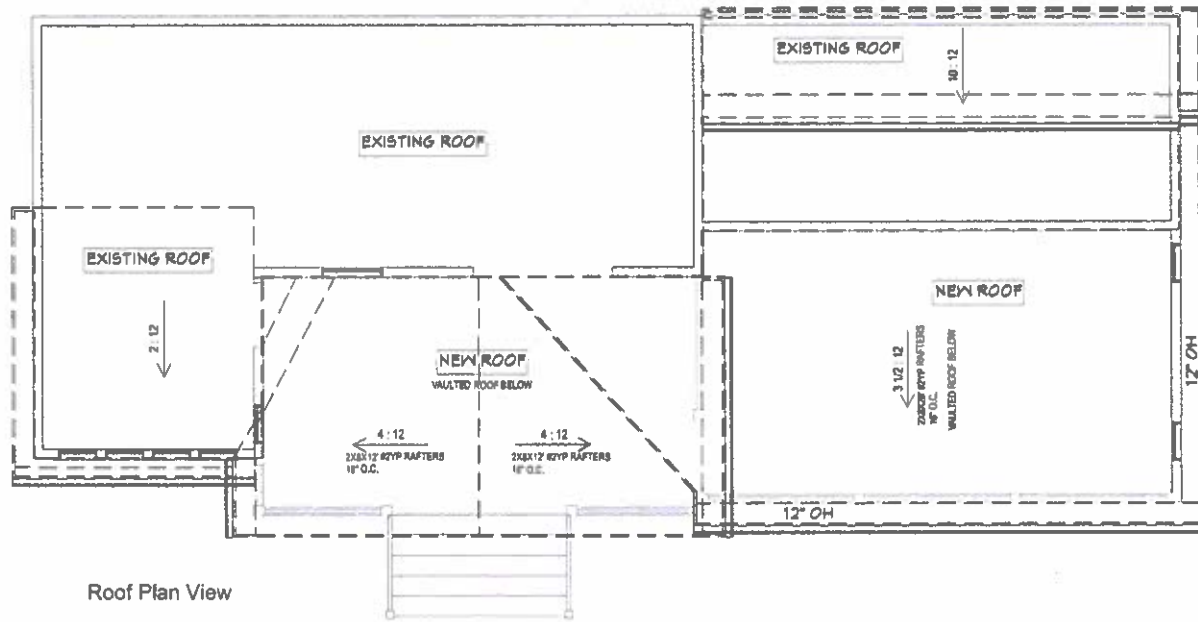
REMODELED PLANVIEW



Remodeled layout with Porch addition



3D ROOF OVERVIEW



Roof Plan View

HOMEOWNERS: Burdette Harrison
 LOT: 23
 ADDRESS: 3415 Lakeside Court
 CITY/STATE/ZIP: Alhambra, CA 91803
 BUILDER:
 BUILDER CONTACT:

The Village Studio, Inc.
 7130 Sweetgarden Ct
 Cumming GA 30041
 (770) 652-9961
 thevillagestudio.com

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PLAN NAME: Harrison Porch
 SHEET NAME: Remodel Floor/Roof Plan

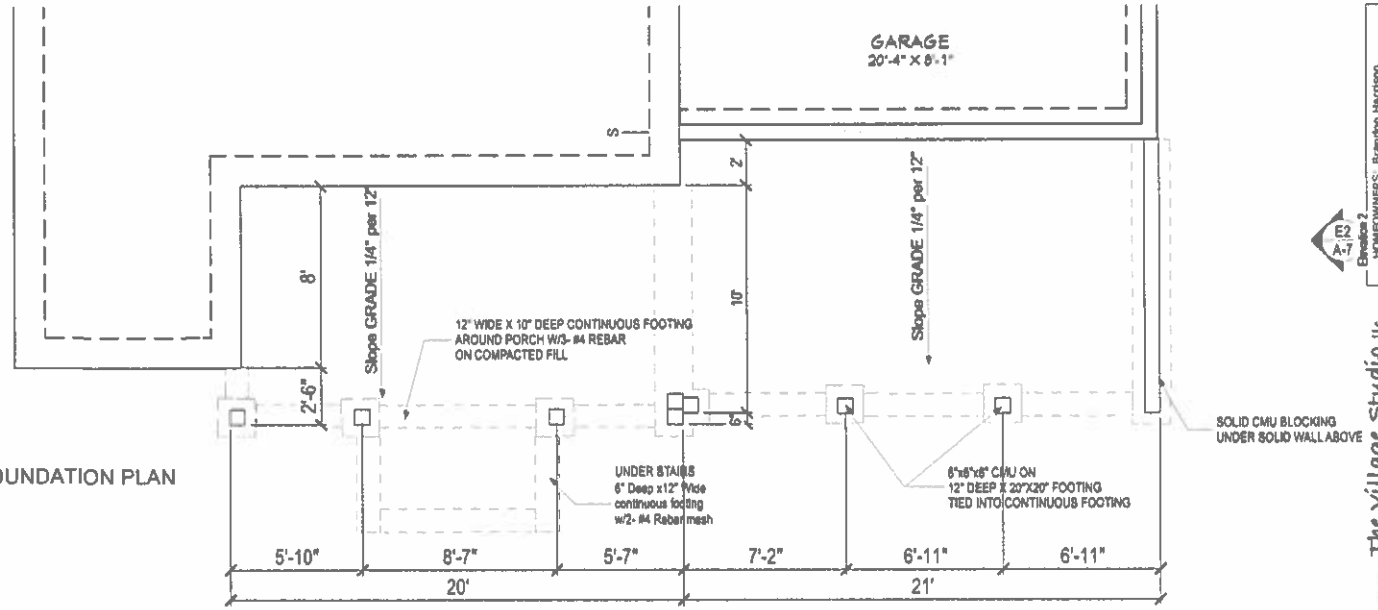
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SCALE: 3/16" = 12"

SHEET: A-3

REMODELED
PLAN/VIEW

REMODELED FOUNDATION PLAN

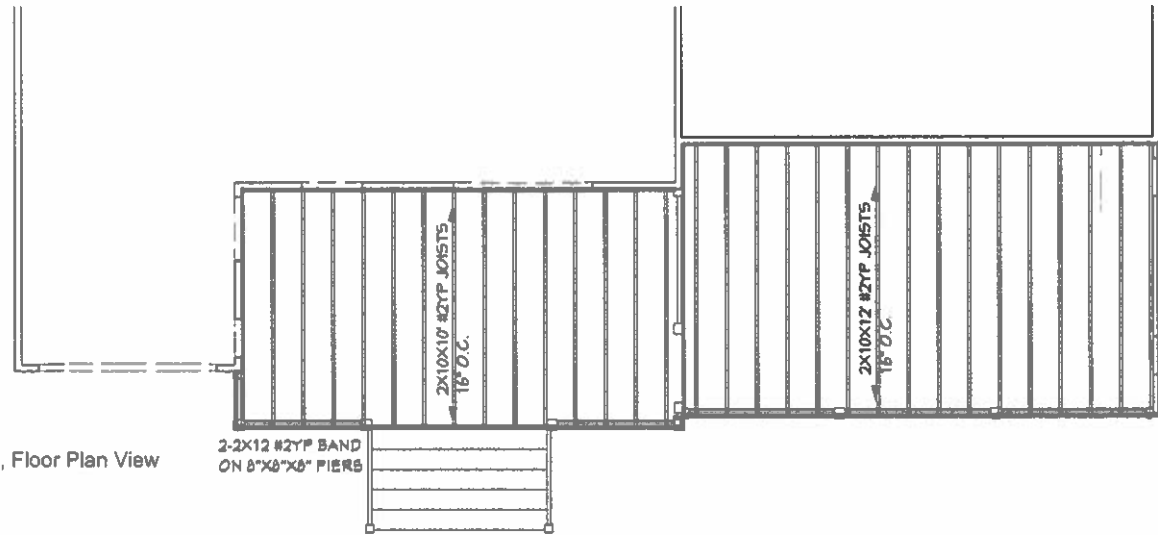


The Village Studio, LLC
 7230 Sweetgrass Ct.
 Cumming GA 30041
 (770) 652-0561
 thevillagestudio@outlook.com

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HOMEOWNERS: Brandon Harrison
 LOT: 274
 ADDRESS: 5105 Calhoun Court
 CITY/STATE/ZIP: Atlanta, GA 30305
BUILDER:
 BUILDER CONTACT:

Framing, Floor Plan View



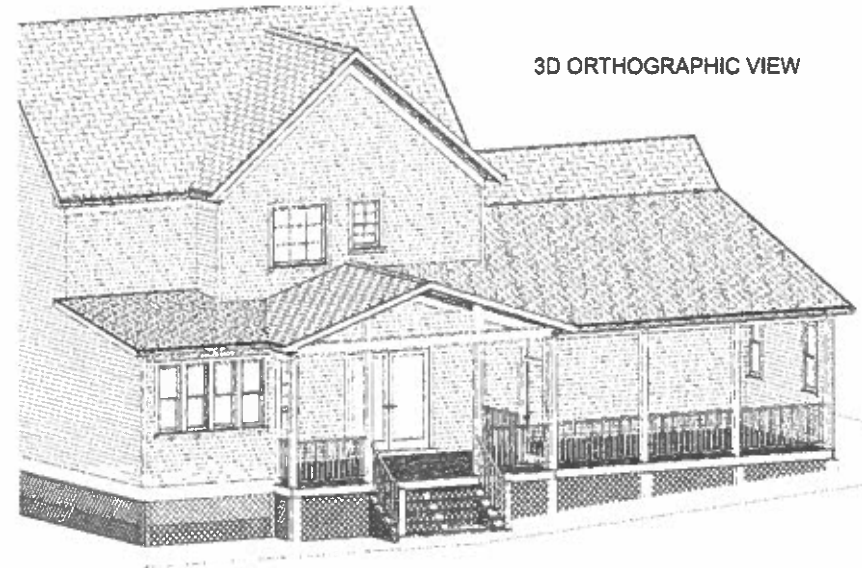
PLAN NAME: **Harrison Porch**
 SHEET NAME: **Foundation/Framing**

DATE DRAWN:
12/9/24

SCALE:
3/16" = 12"

SHEET:
A-4

**REMODELED
PLAN/VIEW**



3D ORTHOGRAPHIC VIEW



**NEW REMODELED
Rear Elevation**

HOMEOWNERS: Brandon Harrison
 LOT: 71
 ADDRESS: 403 Calhoun Court
 CITY/STATE/ZIP: Atlanta, GA 30305
 BUILDER:
 BUILDER CONTACT:

The Village Studio, LLC
 7330 Sawgrass Ct
 Cumming GA 30041
 (770) 622-1921
 thevillagestudio.com
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PLAN NAME: **Harrison Porch**
 SHEET NAME: **First Floor Plan**

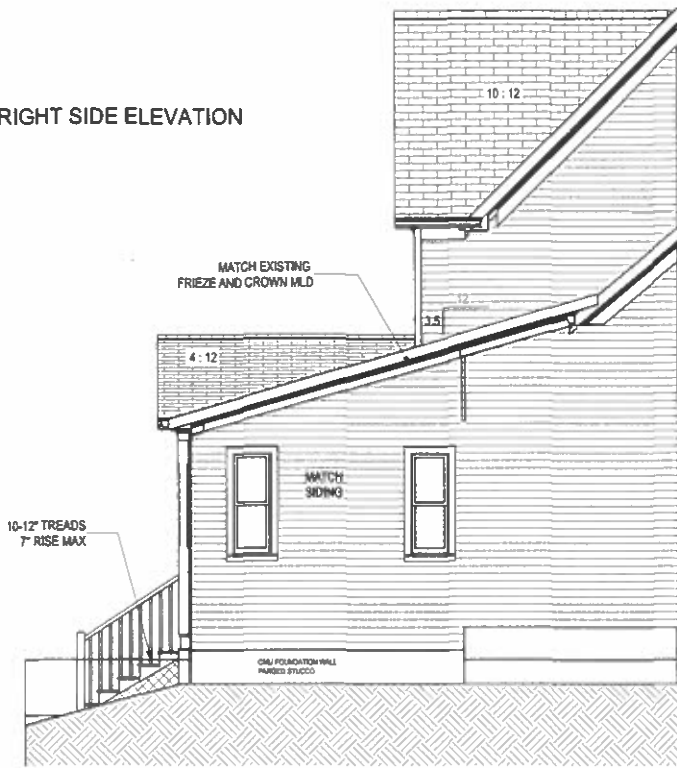
DATE DRAWN:
12/9/24

SCALE:
3/16" = 12"

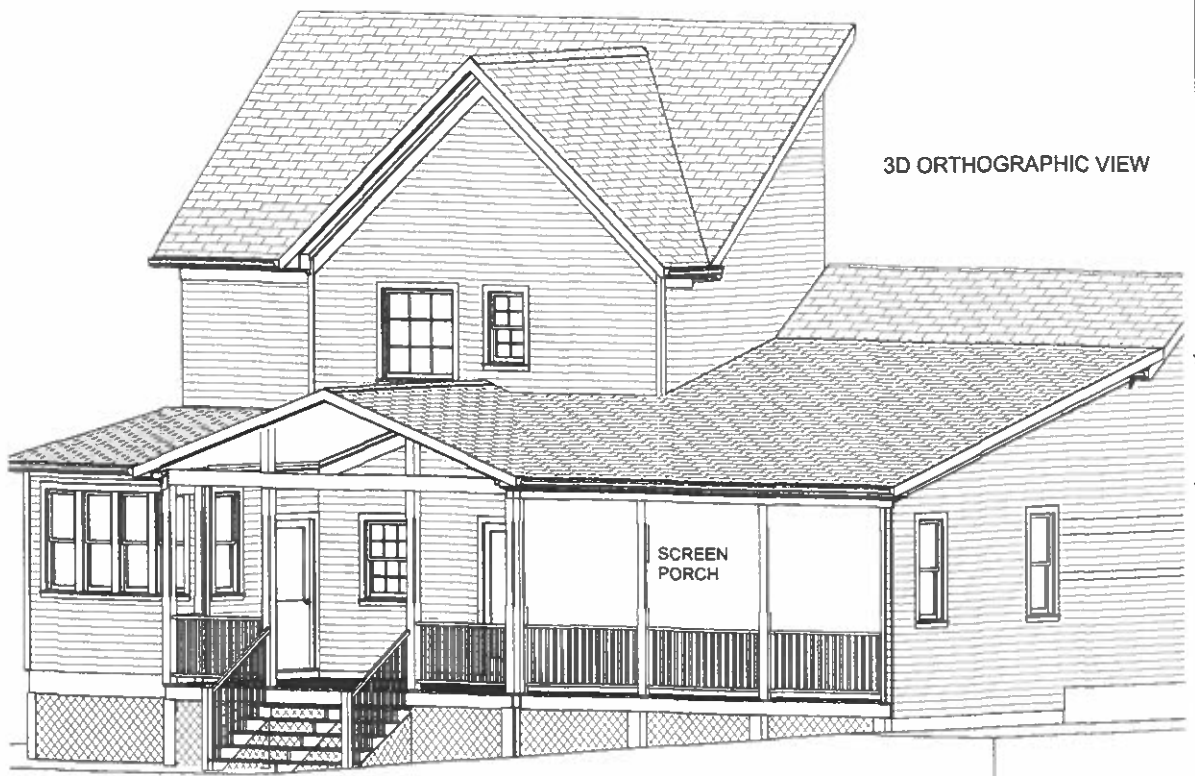
SHEET:
A-6

REMODELED
PLAN/VIEW

RIGHT SIDE ELEVATION



3D ORTHOGRAPHIC VIEW



HOMEOWNERS: Brandon Harrison
 LOT 79
 ADDRESS: 405 Calhoun Court
 CITY/STATE/ZIP: Abbeville, GA 30009
 BUILDER:
 BUILDER CONTACT:

The Village Studio, Inc.
 7238 S. Highway 10
 Cumming GA 30041
 (770) 657-9361
 thevillagelstudio@aol.com
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PLAN NAME: Harrison Porch
 SHEET NAME: Right Side Elevation

DATE DRAWN:
 12/9/24

SCALE:
 3/16" = 12"

SHEET:
A-7



Brandon Harrison Rear Porch Remodel

HOMEOWNERS: Brandon Harrison
 ADDRESS: 405 Gatehouse Court
 CITY/STATE/ZIP: Alpharetta, GA 30009
 BUILDER:
 BUILDER CONTACT:

The Village Studio, LLC
 7230 Sweetgrass Ct
 Cumming GA 30041
 (770) 409-9400
 thevillagestudio.com
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PLAN NAME: **Harrison Porch**
 SHEET NAME: **Cover Page**

DATE DRAWN:
 12/9/24

SCALE:

SHEET:
C-1

<u>Builder</u>	<u>Owner:</u> Brandon Harrison 405 Gatehouse Court Alpharetta, GA 30009
<u>Designer/ Architect</u> The Village Studio Al Causey 7230 Sweetgrass Ct Cumming, GA 30041 770-652-5961	<u>Landscape Architect</u>

Page Layout Table		
Label	Title	Comments
C-1	Cover Page	
C-2	Site Layout	
C-3	General Notes	
A-1	Existing Photos	
A-2	Existing Floor Plan	
A-3	Remodel Floor/Roof Plan	
A-4	Foundation/Framing	
A-6	First Floor Plan	
A-7	Right Side Elevation	
D-1	Sections	

Fairfax HOA - Project Request Form



Please print in black ink. All requests must be approved by the Board of Directors before any work begins.

Date: 1/17/2025
 Homeowner: BRANDIN HARRISON
 Address: 405 GARDENSB CT
 Cell Phone: 404-644-6143

Contractor: ARTISTIC CONSTRUCTION
 Address: ~~405 GARDENSB CT~~
 City, St., Zip: WOODSTOCK, GA
 Contractor Cell Phone: _____

Project Request Type:

- | | |
|---|---|
| <input type="checkbox"/> Exterior Painting | <input type="checkbox"/> Mailbox change/replacement |
| <input checked="" type="checkbox"/> Roof replaced | <input type="checkbox"/> Hardscape changes/additions |
| <input type="checkbox"/> Windows replaced | <input type="checkbox"/> Tree removal (over 6" diameter) |
| <input checked="" type="checkbox"/> Shutters replaced | <input checked="" type="checkbox"/> Deck addition/replacement |
| <input checked="" type="checkbox"/> Gutters replaced | <input type="checkbox"/> Fence addition/changes |
| <input type="checkbox"/> Driveway update/change | <input type="checkbox"/> Shed/Yard building addition |
| <input type="checkbox"/> Garage Door changes | <input type="checkbox"/> Other exterior improvement |

NOTE: Many of these items require a City of Alpharetta permit. It is your responsibility to apply for the permit and apply for ACC approval.

Project Description:

Please fully describe your project. Include planned changes as well as identify areas that are adjacent to the project area and will remain the same. Attach photos of the project area with the description to help illustrate the desired changes. On the next page, complete the product information by listing all materials, colors, where used, etc., if these are changing from existing.

ADDING COVERED PORCH + SCREEN PORCH TO REAR OF HOUSE.

Colors/products/finishes same as existing (please attach a photo of the existing).

Proposed Start Date: 3/1/2025
 Proposed Completion Date: 5/1/2025

Documentation required for changes made to existing

Please be as detailed as possible, the more information you provide the quicker the committee can come to a decision. ** If colors/products/finishes are to be the same as existing simply state that in the description and provide a photo of existing.

For decks, fences, sheds, and other structural additions or changes: Please attach any architectural drawings or other construction drawings that were provided to you by the contractor, if required for the project.

Materials: This includes any paint or stain, roofing materials, windows, shutters, decking, and any other building materials intended for use in the project. Please include a sample or photo for each, i.e. paint chip, manufacturer literature, etc.

Product Description	Manufacturer	Color	Where it is to be used
SHINGLES		BLACK ON GRAY	ROOF
PAINT		BROWN	DECK
PAINT		SAME AS EXISTING	SIDING

Tree Removal: Please provide a drawing or pictures of trees to be removed if locations cannot be clearly described. Include the full Alpharetta Tree Removal permit with your request.

Tree Type	Diameter	Location	Reason for removal

Approval

Please send your fully completed ACC form and supporting documentation to the Fairfax President at alpharettairfax@gmail.com.

Approved as proposed: Approved

Approved with stipulations: _____

Stipulations:

Denied: _____

Reason for denial:

Signature of Fairfax President / date:



1/31/2025

Brandon Harrison
405 Gatehouse Court
Alpharetta, GA 30009
April 2, 2025

Mr. Jesse McBride/*Julia Weigel*
2160 Fairfax Drive
Alpharetta, GA 30009

Dear Mr. McBride,
I hope this letter finds you well. I am writing to formally request your consent for a setback variance related to the screen porch addition to my house on my property located at 405 Gatehouse Court.

As part of the permitting process, I am required to obtain written consent from my neighbors to proceed with the variance application. The variance request is necessary because the project will encroach upon the required setback by ~ 6 feet.

To ensure that my construction project does not negatively impact your property, I would like to assure you that all efforts will be made to minimize any inconvenience or disruption. The details of the variance are as follows:

- Current setback requirement: 25'
- Requested variance: 6' - Existing 3.3' variance grandfathered in from original house structure. See attached survey with proposed structure.

By signing this letter, you are giving your consent for me to proceed with the variance application. Please note that your signature does not grant any rights over the project, nor does it hold you responsible for any construction-related matters.

Thank you for your consideration. I look forward to hearing from you soon.

Sincerely,



Brandon Harrison

Neighbor's Approval

I, the undersigned, hereby grant my approval for Brandon Harrison to proceed with the setback variance request for the property at 405 Gatehouse Court. I understand that this approval is for the variance application process only and does not imply any further consent or responsibility on my part.

Neighbor's Signature: *Jesse McBride Julia Weigel*

Date: *4/2/25*

Brandon Harrison
405 Gatehouse Court
Alpharetta, GA 30009
April 2, 2025

Dr. Mohammad Osman
300 Julep Court
Alpharetta, GA 30009

Dear Dr. Osman,
I hope this letter finds you well. I am writing to formally request your consent for a setback variance related to the screen porch addition to my house on my property located at 405 Gatehouse Court.

As part of the permitting process, I am required to obtain written consent from my neighbors to proceed with the variance application. The variance request is necessary because the project will encroach upon the required setback by ~ 6 feet.

To ensure that my construction project does not negatively impact your property, I would like to assure you that all efforts will be made to minimize any inconvenience or disruption. The details of the variance are as follows:

- Current setback requirement: 25'
- Requested variance: 6' - Existing 3.3' variance grandfathered in from original house structure. See attached survey with proposed structure.

By signing this letter, you are giving your consent for me to proceed with the variance application. Please note that your signature does not grant any rights over the project, nor does it hold you responsible for any construction-related matters.

Thank you for your consideration. I look forward to hearing from you soon.

Sincerely,


Brandon Harrison

Neighbor's Approval

I, the undersigned, hereby grant my approval for Brandon Harrison to proceed with the setback variance request for the property at 405 Gatehouse Court. I understand that this approval is for the variance application process only and does not imply any further consent or responsibility on my part.

Neighbor's Signature:  _____

Date: 04/02/25 _____



BOARD OF ZONING APPEALS MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: V-25-27 VARSHINE/1060 LAKE SHORE OVERLOOK

BOARD OF ZONING APPEALS: NOVEMBER 20, 2025

II. RECOMMENDATION:

Approve V-25-27 Varshine/1060 Lake Shore Overlook, subject to the following conditions:

1. Swimming pool shall be permitted substantially as depicted on the site plan prepared by Aqua Design, revised 9/11/25, and with a 10' rear setback.

III. REPORT IN BRIEF:

The applicant, Aqua Design Pools & Spas, LLC, is requesting consideration of a variance to reduce the rear setback from twenty feet (20') to ten feet (10') to accommodate a swimming pool. The subject property is located at 1060 Lake Shore Overlook in the Lake Shore subdivision in Windward.

DISCUSSION

The submitted request, if approved, would allow for a swimming pool at the rear of a single-family home with a reduced rear pool setback of ten feet (10'). The subject property is located at 1060 Lake Shore Overlook in the Lake Shore subdivision in Windward.

The 0.42-acre property is zoned CUP (Community Unit Plan) and is developed with a two (2) story, 4,260 square foot single-family detached home. Surrounding properties are zoned CUP. Lake Shore subdivision lots are located to the northeast, north and southwest, and Golf Club of Georgia is located to the southeast.

Unified Development Code (UDC) Subsections 2.3.3(B) and 2.3.3(C)(7) require that swimming pools have a twenty-foot (20') setback from the rear and side property lines, or the same setback as the principal structure, whichever is less. The platted rear setback in the Lake Shore subdivision is 25'; therefore, a twenty-foot (20') rear setback is required for the proposed swimming pool.

The applicant proposes to reduce the rear setback by 50% to ten feet (10') to accommodate a 608 square foot swimming pool at the rear of the existing home. Approximately 62% of the homes in the Lake Shore subdivision have swimming pools. A 22" Pine tree in the rear yard is depicted to be removed with the installation of the swimming pool.

There is an example of similar variance in the Lake Shore subdivision at 1140 Lake Shore Overlook, which was approved in 2000 to allow a side setback reduction for a swimming pool.

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 shape. There is an unusual bend in the rear property line which pushes the rear setback further into the rear yard.

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 placement of a pool in the rear yard 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 which affect its reasonable use. The platted front setback in the Lake Shore subdivision is twenty feet (20'); however, the home was constructed approximately 50' from the front property line.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a variance. The property has exceptional conditions due to its shape. There is an unusual bend in the rear property line which pushes the rear setback further into the rear yard. In addition, the home was constructed approximately 50' from the front property, although the subdivision has a twenty-foot (20') platted front setback. There is an example of a similar variance request in the Lake Shore subdivision and the applicant provided letters of support from adjacent properties.

CITIZEN PARTICIPATION PLAN

The applicant notified adjacent property owners, Lake Shore HOA, and WCSA of the variance request and intent for the property. According to the report, letters of support were obtained from adjacent property owners. In addition, the applicant submitted to the HOA on 9/25/25 and hopes to hear back prior to the scheduled Board of Zoning Appeals meeting.

IV. ATTACHMENTS:








- Map Series
- Citizen Part B
- Application



LAKE



Legend

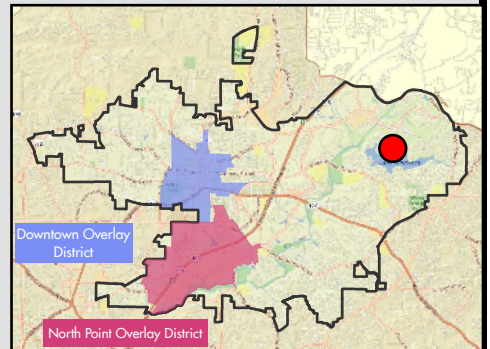
-  V-25-27
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits
- Future Land Use 2040**
-  Low Density Residential
-  Medium Density Residential
-  Parks, Recreation, Open Space
-  Very Low Density Residential

Future Land Use Map

1060 Lake Shore Overlook Pool Variance






V-25-27

D/LL: 2/1/1170
BZA: 11/20/2025





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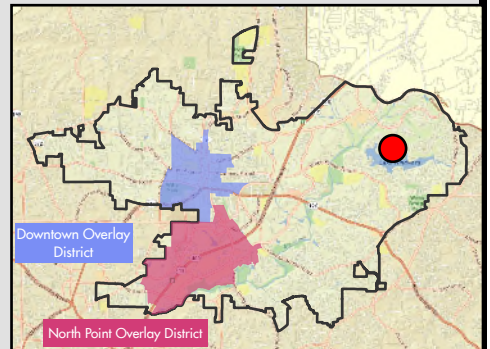
-  V-25-27
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits
- Zoning District
-  CUP Community Unit Plan

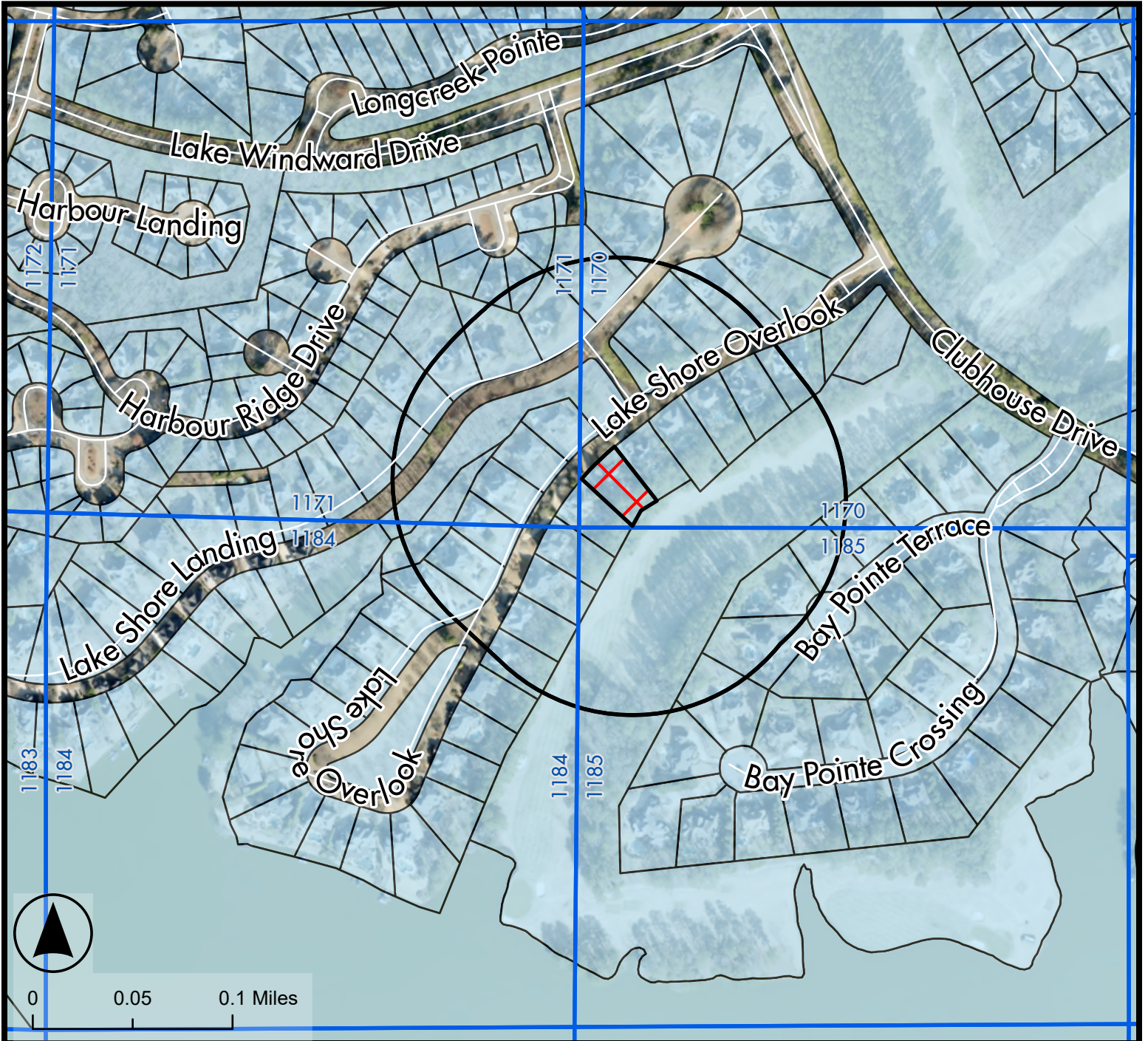
Zoning Map

1060 Lake Shore Overlook Pool Variance

V-25-27

D/LL: 2/1/1170
BZA: 11/20/2025





Legend

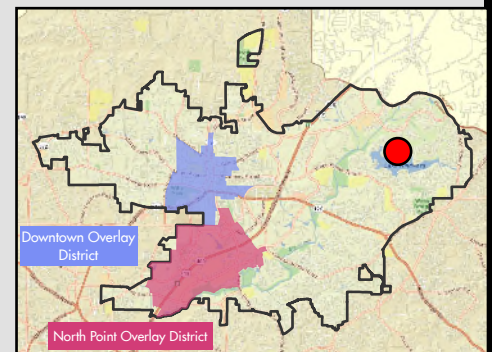
- V-25-27
- Land Lots
- Tax Parcels
- 500 ft Buffer
- Alpharetta City Limits

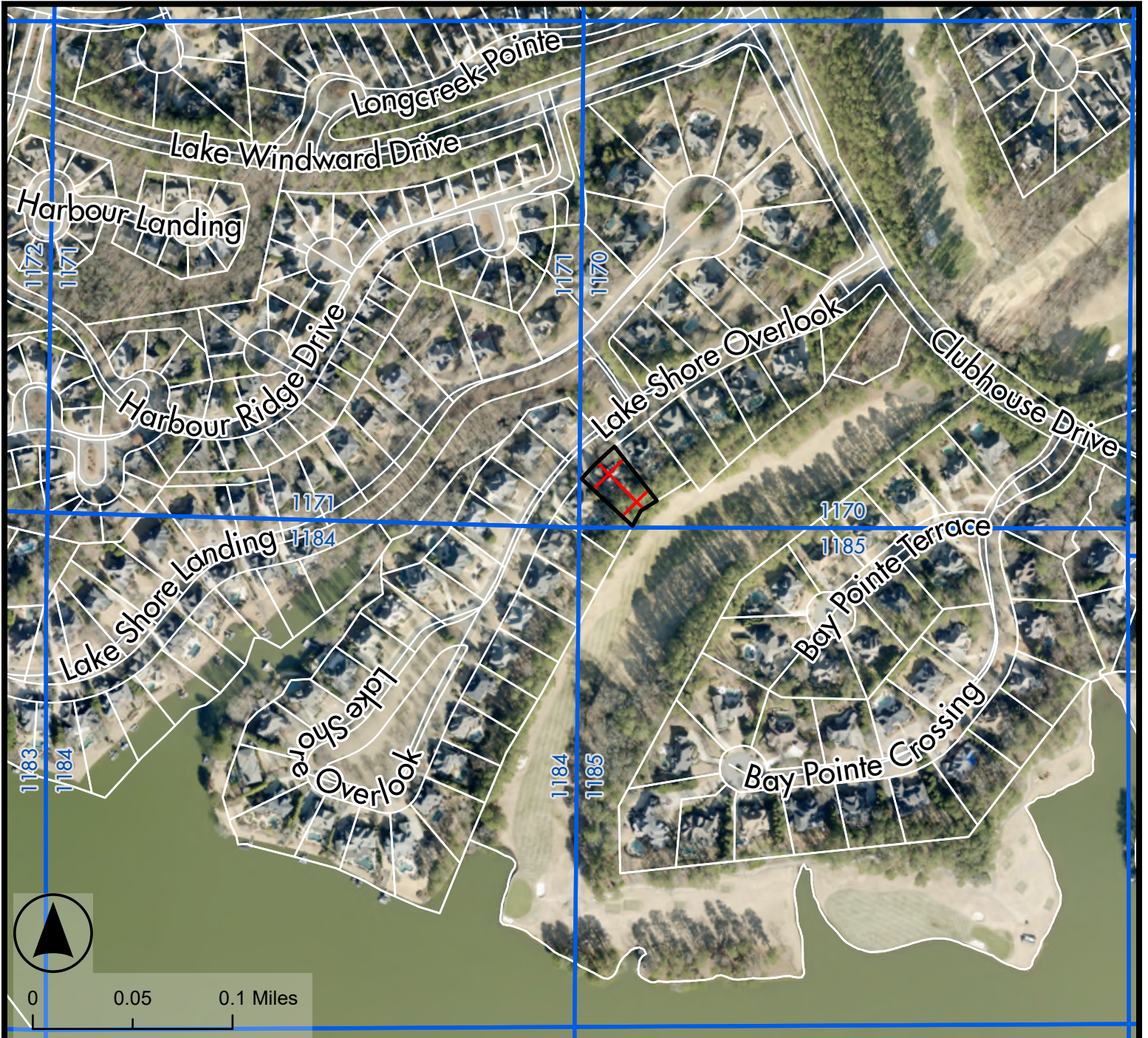
Location Map

1060 Lake Shore Overlook Pool Variance





V-25-27

D/LL: 2/1/1170
BZA: 11/20/2025





Legend

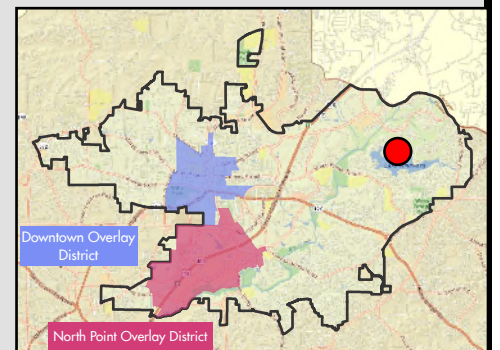
-  V-25-27
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

Aerial Map

1060 Lake Shore Overlook Pool Variance

V-25-27

D/LL: 2/1/1170
BZA: 11/20/2025



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: Varshine Family Pool Project

Contact Name: Faye Colbert-Aqua Design Pools & Spas LLC Telephone: 770-517-1117

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>Windward HOA & Golf Course</u>	<u>mailed</u>
<u>1050 Lake Shore Overlook</u>	<u>Hand delivered + Support letter signed</u>
<u>1070 Lake Shore Overlook</u>	<u>Hand delivered + Support letter signed</u>
<u>1060 Lake Shore overlook (client)</u>	<u>mailed</u>
<u> </u>	<u> </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 checked="" type="checkbox"/> Personal Visits |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting |
| <input type="checkbox"/> Email | <input type="checkbox"/> Other (Please Specify) |

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.

Please see the attached letter of intent and response letter- an addressed and stamped envelope will be provided. An email address and phone number is provided on the letter as well.

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: Varshine Family Pool

Contact Name: Faye Colbert-Aqua Design Pools & Spas, LLC Telephone: 770-517-1117

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.

We have received written approval / letters of support from both abutting neighbors. The HOA has been submitted to on 9/25/25. Will hopefully have approval by meeting day contingent upon Commissioner approval.

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

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: 9/25/25

Print Form

VARSHINE MICHAEL D &
VARSHINE LISA W
1060 LAKE SHORE OVERLOOK
ALPHARETTA GA 30005

NORTH ATLANTA GOLF PROPERTIES LLC
1 GOLF CLUB DR
ALPHARETTA GA 30005

ZAHNLE DONALD G &
MCATEE ZAHNLE DANA M
1070 LAKE SHORE OVERLOOK
ALPHARETTA GA 30005-6984
Hand Delivered + Signed.

KENDRICK JOANNE M DION &
KENDRICK ROBERT L
1050 LAKE SHORE OVERLOOK
ALPHARETTA GA 30005

*(Hand Delivered +
Signed*

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 Extra Services & Fees (check box, add fee as appropriate)
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 Return Receipt (electronic) \$
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 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To \$
 Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000

9589 0710 5270 1220 5310 05
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 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
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 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To \$
 Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

9589 0710 5270 1220 5310 12
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 at www.usps.com
OFFICIAL USE
 See Reverse for Instructions

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TRANSACTION DATE:
 THUR 25 SEP 2025
 EXPECTED DELIVERY DATE:
 N/A
 GA

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 0 lb 0.4 oz each piece
 11.50X6.13X0.25
 1 PIECE
 CERTIFIED MAIL

MAIL FROM:
 MAIL TO:
 UNITED STATES
 30006

TRACKING & REFERENCE
 SHIPMENT ID: MM4BGQUWDXFTD
 ORDER/ITEM #: CN
 REF#: - -
 CERT MAIL #: 9589071052701220531012

DESCRIPTION:
 - -

POSTAGE CHARGES	
FIRST CLASS MAIL	10.07
PIECES	X 1
TOTAL	\$10.07

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 THE UPS STORE #7322
 CUMMING, GA 30028-8630

COMPLETE ONLINE TRACKING: ENTER THIS ADDRESS IN YOUR WEB BROWSER TO TRACK:
[HTTP://THEUPSSTORE.COM](http://THEUPSSTORE.COM) (SELECT TRACKING, ENTER SHIPMENT ID #) SHIPMENT
 QUESTIONS? CONTACT SHIPPED THROUGH ABOVE.
 NEED PACKAGE HELP? (LOST/DAMAGED). PROVIDE DETAILS SO WE CAN HELP:
[HTTPS://ONLINE.UPBCAPITAL.COM/TCCP](https://ONLINE.UPBCAPITAL.COM/TCCP)

SHIPMENT ID: MM4BGQUWDXFTD



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Mail Receipt:

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TRANSACTION DATE:
 THUR 25 SEP 2025
 EXPECTED DELIVERY DATE:
 N/A
 GA

MAIL INFORMATION:
 USPS FIRST CLASS MAIL
 0 lb 0.4 oz total weight
 0 lb 0.4 oz each piece
 11.50X6.13X0.25
 1 PIECE
 CERTIFIED MAIL

MAIL FROM:
 MAIL TO:
 UNITED STATES
 30006

TRACKING & REFERENCE
 SHIPMENT ID: MM4BGQUWDXFTD
 ORDER/ITEM #: CN
 REF#: - -
 CERT MAIL #: 9589071052701220531005

DESCRIPTION:

MAILED THROUGH:
 THE UPS STORE #7322
 CUMMING, GA 30028-8630

POSTAGE CHARGES
 FIRST CLASS MAIL
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WWW.AQUADESIGNPOOLS.COM

September 5th 2025

Faye Colbert- Aqua Design Pools & Spas, LLC
On Behalf Of The Varshine Family at 1060 Lake Shore Overlook
6905 Alan Thomas Road
Cumming GA 30028

RE: V-25-27 Varshine/1060 Lake Shore Overlook

Dear Property Owner:

Please allow this letter to serve as public notice for 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.

This item will be considered by the **Board of Zoning Appeals on Thursday, November 20, 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 Sales@aquadesignpools.com or 770-517-1117.

Sincerely,

Faye Colbert
Aqua Design Pools & Spas, LLC
6905 Alan Thomas Road
Cumming GA 30028
770-517-1117



“Integrating Dreams with Reality”

To whom it may concern:

Regarding the requested Variance for Aqua Design Pools & Spas, LLC on behalf of Mr. and Mrs. Varshine, 1060 Lake Shore Overlook, Alpharetta GA


WE DONALD GARRISON ZAHNLE
(Print Name)

as their neighbors at 1070 LAKE SHORE OVERLOOK ALPHARETTA, GA 30005
(Print Address)

(confirm/deny) their request for a variance to reduce the rear setback from 20' to 10' for the installation of an in ground gunite pool with paver decking.

Our additional comments are as follows:

WE FULLY SUPPORT THIS REQUEST FOR VARIANCE.

Signed: 

Dated: 9-19-2025

Faye Colbert
Aqua Design Pools & Spas, LLC
6905 Alan Thomas Road
Cumming, GA 30028
770-517-1117



“Integrating Dreams with Reality”

6905 Alan Thomas Road
Cumming, GA 30028
770-517-1117

WWW.AQUADESIGNPOOLS.COM

September 5th 2025

Faye Colbert- Aqua Design Pools & Spas, LLC
On Behalf Of The Varshine Family at 1060 Lake Shore Overlook
6905 Alan Thomas Road
Cumming GA 30028

RE: V-25-27 Varshine/1060 Lake Shore Overlook

Dear Property Owner:

Please allow this letter to serve as public notice for 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.

This item will be considered by the **Board of Zoning Appeals on Thursday, November 20, 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 Sales@aquadesignpools.com or 770-517-1117.

Sincerely,

Faye Colbert
Aqua Design Pools & Spas, LLC
6905 Alan Thomas Road
Cumming GA 30028
770-517-1117



“Integrating Dreams with Reality”

To whom it may concern:

Regarding the requested Variance for Aqua Design Pools & Spas, LLC on behalf of Mr. and Mrs. Varshine, 1060 Lake Shore Overlook, Alpharetta GA

WE JOANNE AND ROBERT KENDRICK

(Print Name)

as their neighbors at 1050 LAKE SHORE OVERLOOK, ALPHARETTA, GA 30005

(Print Address)

(confirm) (deny) their request for a variance to reduce the rear setback from 20' to 10' for the installation of an in ground gunite pool with paver decking.

Our additional comments are as follows:

REQUEST CONFIRMED. NO ISSUES OR COMMENTS.

Signed:

Joanne Kendrick
Robert Kendrick

Dated:

Sept. 20, 2025

Faye Colbert
Aqua Design Pools & Spas, LLC
6905 Alan Thomas Road
Cumming, GA 30028
770-517-1117



"Integrating Dreams with Reality"

6905 Alan Thomas Road
Cumming, GA 30028
770-517-1117

November 04, 2025

Michael and Lisa Varshine
1060 Lake Shore Overlook
Alpharetta, GA 30005

RE: XN8461250: MC decision for Pool/Spas- Level 3, 1060 Lake Shore Overlook

Dear Homeowner,

The Modification Committee (“MC”) of the Windward Community Services Association, Inc (“Association”) has reviewed your above referenced Request for Change (“RFC”) and has conditionally approved the Application, as submitted. Please read this correspondence in full, as it includes important information regarding your application. The condition(s) for approval of this application are as follows:

Approved as submitted, pending approval by the City of Alpharetta for the variance with the conditions of approval:

All ivy must be removed from trees.

All dead limbs are to be removed, and only healthy limbs are to remain.

Your project must start within ninety (90) days from the date of approval and be completed within ninety (90) days after starting. The MC must approve any exceptions to projects in advance. If you are unable to start a project within the allotted time frame, please forward your request for an extension to this office prior to the deadline.

Please ensure you follow completely the plans approved by the MC. Should you need to deviate from these plans, you must submit a new RFC detailing the changes for written approval by the MC prior to proceeding.

Neither the Association nor its Board of Directors, officers, agents, or community association managers are responsible in any way for ensuring the design, appropriateness, structural integrity, soundness, quality or building code/governmental compliance of any modifications, additions or improvements approved under your application. You are responsible for performing any required investigation, design and or engineering for the project approved under your application and for obtaining any required governmental building permit, licenses and/or inspections for the project.

You must ensure that there is no interference with any easement existing in favor of the Association and/or other Windward Community Services Association, Inc lots, and ensuring that there is no redirection or increase of storm water flow, or any encroachment, onto Association common property or other Windward Community Services Association, Inc lots caused by or connected with the project. It is the responsibility of the property owner to ensure all modifications are on the property owner’s property. This approval does not constitute or grant you approval to enter the property of any neighbor; it is your responsibility to get such approval directly from such neighbor, if required for your project. If there is any question regarding property lines or easement areas, the MC strongly encourages you to have a professional survey performed.

Neither the Association nor its Board of Directors, officers, agents nor property managers shall be held liable in any way for any injury, damages or loss arising out of or related in any way to the Application, the approval or disapproval of the Application, the duration of the application review, and/or the modifications, additions or improvements made under the Application. Community standards may change over time and the Declaration permits the Board and/or MC to establish and change community standards and design guidelines. The MC's approval of your Application does not ensure or guarantee future approval of the same or similar modifications, additions or improvements on your lot or any other lot in the Association, and MC or Board approval is required to replace or substantially repair any items approved under this Application in the future to ensure that the approved item(s) comply with then-current community standards.

Also note that one professionally lettered contractor sign not to exceed two feet by two feet in size may be displayed during project, up to a maximum of three weeks without WCSA authorization.

We appreciate your efforts to follow the guidelines set forth in the Covenants and thank you for your help in maintaining the design integrity of Windward Community Services Association, Inc. Please retain a copy of this letter with your files.

Sincerely,

Modification Committee for Windward Community Services Association, Inc

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY	
Case #:	_____
PH #:	_____
<input type="checkbox"/> Property Taxes & Code Violations Verified	
<input type="checkbox"/> 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: Faye Colbert-Aqua Design Pools & Spas, LLC Telephone: 770-517-1117
 Address: 6905 Alan Thomas Road Suite: _____
 City: Cumming State: GA Zip: 30028 Fax: n/a
 Mobile Tel: 678-862-5926 Email: sales@aquadesignpools.com

Subject Property Information:

Address: 1060 Lake Shore Overlook Alpharetta 30005 Current Zoning: CUP
 District: 2nd Section: 1st Land Lot: 1170&1171 Parcel ID: 21-5620-1170-070-0
 Proposed Zoning: CUP Current Use: Residential

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 <i>(Specify):</i> _____ | |

APPLICANT REQUEST AND INTENT

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

The current and proposed use of the subject property will remain as a single family residential.

Applicant's Request (Please itemize the proposal):

The variance request is to reduce the rear setback from the required 20' to 10' for the installation of an in ground gunite pool and paver decking.

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

Our intention is to reduce the rear setback to install a 38' x 16' shotcrete swimming pool with paver decking. This will also include a wall to address a drainage concern in the back yard.

PROPERTY OWNER'S AUTHORIZATION

Property Address

Michael Vardanis

770-940-9761

Wood Dale State District

City/County

GA 30045

Signature

I hereby authorize the undersigned to represent me in all matters relating to the proposed project...

At the time of signing of the contract, I hereby authorize the undersigned to act on my behalf...

- Check boxes for various authorization options: [] [] [] [] [] [] [] []

Print Name of Person Authorizing

Michael Vardanis

770-940-9761

Wood Dale State District

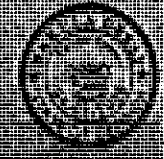
City/County

GA 30045

Signature

[Signature]

[Signature]



[Signature]

[Signature]

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: Faye Colbert

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: N/A 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: 8/28/25

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.

This particular property has a primary structure that is located in such a position that it does not allow for a swimming pool to be closer to the home. This property also has a rear property line that "V's" into the property toward the home, making the rear setback in the middle of the property. The topography of the property also poses an issue in not making it feasible to place the pool else where on the lot.

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

The zoning code does allow for a swimming pool to be 20' from the rear property line, however, that standard does not allow for a pool to be installed.

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

There are no conditions that are peculiar to the subject property.

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.

If relief were granted there would be no substantial detriment or any detriment to the public good or impair the purpose and intent of the zoning code. There are 3 trees to be removed due to impaction rates with the intention of replanting buffer trees to reduce visibility from the golf course and neighboring properties who also have swimming pools.

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: Varshine Family Pool Project

Contact Name: Faye Colbert-Aqua Design Pools & Spas LLC Telephone: 770-517-1117

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.

Windward HOA & Golf Course

1050 Lake Shore Overlook

1070 Lake Shore Overlook

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.

Please see the attached letter of intent and response letter- an addressed and stamped envelope will be provided. An email address and phone number is provided on the letter as well.

Faye Colbert
Aqua Design Pools & Spas, LLC
On Behalf of: Mr. and Mrs. Nass
6905 Alan Thomas Road
Cumming, GA 30028
770-517-1117
Sales@aquadesignpools.com

Date: August 28th ,2025

Subject: Letter of Intent for Variance Request for Rear Setback Reduction for a proposed swimming pool and deck.

Dear Neighbor,

I am writing to advise of a formally requested variance to reduce the rear setback from 20' feet to 10' for proposed swimming pool with paver decking, to be located at 1060 Lake Shore Overlook Alpharetta, GA 30005.

The proposed reductions would allow for the pool and spa installation with minimal decking.

I believe this request meets the criteria for granting a variance, as follows:

- 1. The variance will not be contrary to the public interest.**
The proposed setback reductions are consistent with the surrounding area and will not negatively affect neighboring properties. There will be no substantial detriment to public health, safety, or welfare.
- 2. The variance will not result in substantial detriment to adjacent properties.**
The proposed reductions are modest and will not significantly affect the privacy, light, or views of adjacent properties. There will be additional trees installed to reduce the view from neighbors and golf course.
- 3. The conditions of the property make the variance necessary.**
The existing setback was established when the home was built, however the home was built further back than most. Therefore not allowing room for a swimming pool. With out the reduction of the rear setback, the property's layout (topography) and existing structures make it impossible to comply with the standard setback requirements.
- 4. The variance is consistent with the spirit and intent of the zoning code.**
The request is in line with the goals of the Unified Development Code to allow for reasonable use of residential properties while ensuring compatibility with the surrounding area. The proposed adjustments are a minor and reasonable modification.

In conclusion, the requested variance is both necessary and reasonable. It will allow for the continued use of the back yard as a family gathering area and ensuring the pool is safely and responsibly integrated into the property. I respectfully ask for your consideration and approval of this variance request.

Please feel free to contact me at 770-517-1117 or Sales@aquadesignpools.com if further information is needed. Thank you for your time and attention to this matter.

Sincerely,
Faye Colbert
Aqua Design Pools & Spas, LLC
On Behalf of Homeowners Mike and Lisa Varshine



6905 Alan Thomas Road
Cumming, GA 30028
770-517-1117

WWW.AQUADESIGNPOOLS.COM

August 28, 2025

Faye Colbert- Aqua Design Pools & Spas, LLC
6905 Alan Thomas Road
Cumming, GA 30028

RE: V ____/1060 Lake Shore Overlook Alpharetta GA 30005

Dear Property Owner:

Please allow this letter to serve as public notice for 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 3565 Newport Bay Drive and is legally described as being located in Land Lot 1188, 2nd District, 1st Section, Fulton County, Georgia.

This item will be considered by the _____.
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 sales@aquadesignpools.com or 770-517-1117

Sincerely,

Faye Colbert
Aqua Design Pools & Spas, LLC
6905 Alan Thomas Road
Cumming GA 30028
770-517-1117
sales@aquadesignpools.com



“Integrating Dreams with Reality”

LEGAL DESCRIPTION EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1170 AND 1171 OF THE 2ND DISTRICT, 1ST SECTION, FULTON COUNTY, GEORGIA, BEING LOT 6, LAKE SHORE, PHASE III, POD(s) 49, AS PER PLAT RECORDED AT PLAT BOOK 206, PAGE 85-87, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Legal Description Exhibit A
2C404-XX (07/10)(d/i)

Page 1 of 1



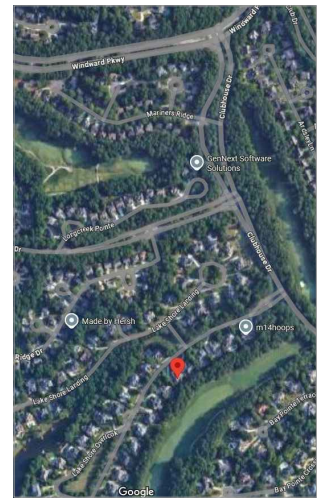
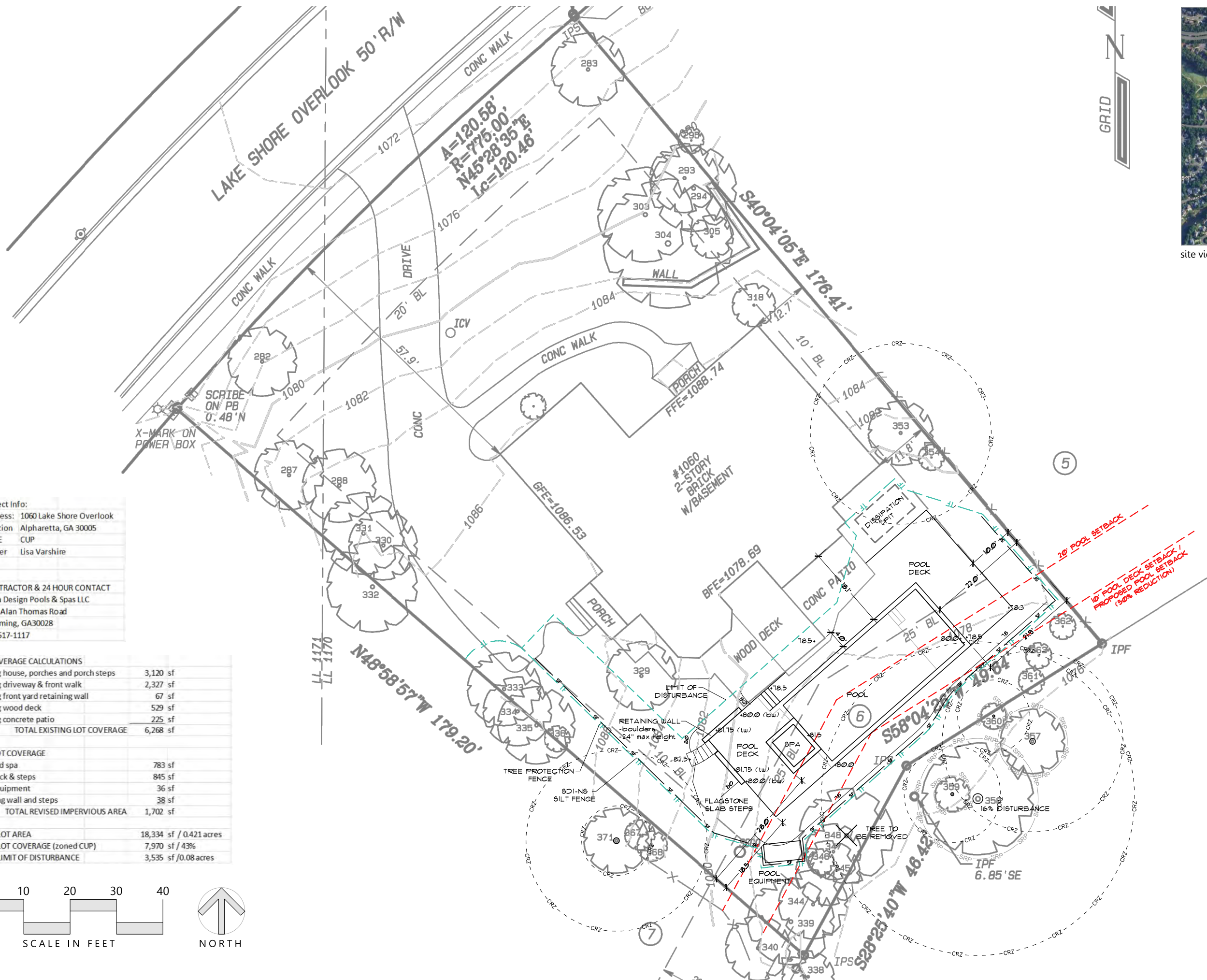
Deed Book 56050 Pg 690

Real Estate

View Bill

As of	8/28/2025
Bill Year	2024
Bill	2411567
Owner	VARSHINE MICHAEL D &
Parcel ID	21 -5620-1170-070-0

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2024	\$1,707.01	\$1,707.01	\$0.00	\$0.00	\$0.00
TOTAL		\$1,707.01	\$1,707.01	\$0.00	\$0.00	\$0.00

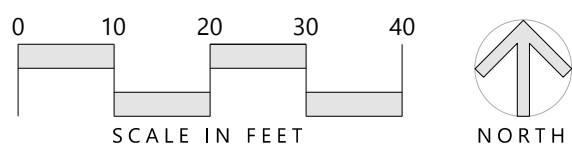


site vicinity map

Project Info:
 Address: 1060 Lake Shore Overlook
 Location: Alpharetta, GA 30005
 ZONE: CUP
 Owner: Lisa Varshire

CONTRACTOR & 24 HOUR CONTACT
 Aqua Design Pools & Spas LLC
 6905 Alan Thomas Road
 Cumming, GA 30028
 770-517-1117

LOT COVERAGE CALCULATIONS	
existing house, porches and porch steps	3,120 sf
existing driveway & front walk	2,327 sf
existing front yard retaining wall	67 sf
existing wood deck	529 sf
existing concrete patio	225 sf
TOTAL EXISTING LOT COVERAGE	6,268 sf
NEW LOT COVERAGE	
pool and spa	783 sf
pool deck & steps	845 sf
pool equipment	36 sf
retaining wall and steps	38 sf
TOTAL REVISED IMPERVIOUS AREA	1,702 sf
TOTAL LOT AREA	18,334 sf / 0.421 acres
TOTAL LOT COVERAGE (zoned CUP)	7,970 sf / 43%
TOTAL LIMIT OF DISTURBANCE	3,535 sf / 0.08 acres





BOARD OF ZONING APPEALS MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: V-25-29 MERUGA/380 JON SCOTT DRIVE

BOARD OF ZONING APPEALS: NOVEMBER 20, 2025

II. RECOMMENDATION:

Approve V-25-29 Meruga/380 Jon Scott Drive, subject to the following conditions:

1. Home shall be permitted substantially as depicted on the plans prepared by Survey Land Express, Inc., signed and printed on 10/31/25, and with a 30' front setback and 40' rear setback.
2. Home shall be substantially as depicted on the submitted elevation, subject to final approval by Staff.
3. Developer shall save trees as depicted on the Tree Evaluation Report, revised 10/15/25. Encroachment into the CRZ of saved trees shall not exceed 20% with final approval and tree care approved by Staff.

III. REPORT IN BRIEF:

The applicant, Jennifer Baptie, is requesting consideration of a variance to reduce the platted front setback from 50' to 30' to allow for the redevelopment of a single-family detached lot. The subject property is located at 380 Jon Scott Drive in the Alpha Park subdivision.

DISCUSSION

The submitted request, if approved, would allow for the redevelopment of a single-family detached lot with a reduced 30' front setback. The platted front setback in the Alpha Park subdivision is 50'. The subject property is located at 380 Jon Scott Drive in the Alpha Park subdivision.

The 0.42-acre property is zoned R-12 (Dwelling, 'For-Sale', Residential) and developed with a one (1) story, 945 square foot single-family detached home. Surrounding properties are zoned R-12 to the north, west and south, and DT-R (Downtown Residential) to the east. Properties to the north, west, and south are located in the Alpha Park subdivision, while the property to the east was recently approved for a new single-family detached subdivision.

The R-12 zoning district requires a 30' front setback on a local street. However, the Alpha Park subdivision plat requires a 50' front setback. The site plan depicts redevelopment of the existing home with a new two (2) story, 5,000 square foot home with a 30' front setback. The home has been situated on the lot in order to save a specimen tree (29" Water Oak) along the north property line, as well as several trees in the rear yard. The applicant requests a variance to Unified Development Code (UDC) Subsection 1.3.1(B)(1) which states that "no structure shall hereafter be erected or altered to create a non-conformity." The variance is requested from the above UDC Subsection because the platted setback applies and not the zoning setback.

As shown in the table below, there are examples of similar variances approvals in the Alpha Park subdivision, which has experienced redevelopment over the last several years.

Variance Approvals in the Alpha Park Subdivision

Address	Case Number	Description	Approval Date (Board/Council)
404 Jon Scott Drive	AV-84	Reduce side setback from 10' to 8' for a carport addition	11/5/84
484 Michael Drive	V-03-27	Reduce front setback from 50' to 45' for front porch	1/26/04
285 Karen Drive	AV-17-13	Reduce all setbacks by 20% for new home	4/3/17
404 Michael Drive	AV-18-01	Reduce front setback from 50' to 40' for a front porch	1/12/18
294 Karen Drive	AV-20-12	Reduce front setback from 50' to 40' and side setback from 30' to 24'	7/24/20
334 Michael Drive	AV-21-12	Reduce front setback from 50' to 40' for front porch	6/16/21
325 Karen Drive	AV-22-30	Reduce front setback from 50' to 40' for new home	12/1/22
460 Allyson Circle	AV-23-22	Reduce front setback from 50' to 40' for new home	10/10/23
450 Allyson Circle	AV-23-21	Reduce front setback from 50' to 40' for new home	10/10/23
440 Allyson Circle	AV-23-27	Reduce front setback from 50' to 40' for new home	11/29/23
174 Devore Road	AV-24-01	Reduce front setback from 40' to 32' and reduce side setback from 20' to 16' for new home	1/11/24
440 Jon Scott Drive	AV-25-32	Reduce front setback from 50' to 40' for new home	9/23/25

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 does not have exceptional conditions pertaining to its size, shape or topography. However, the variance request is related to saving trees on the property.

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

Response: Application of the ordinance would create an unnecessary hardship. The variance request is related to saving trees on the property. Furthermore, there are examples of similar variances being approved in the Alpha Park subdivision, which has experienced redevelopment over the last several years.

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 does not have peculiar conditions which adversely affect its reasonable use. However, the variance request is related to saving trees on the property. If approved, the rear setback should be increased from 30' to 40' in order to protect tree groupings in the rear yard.

CONCURRENCES

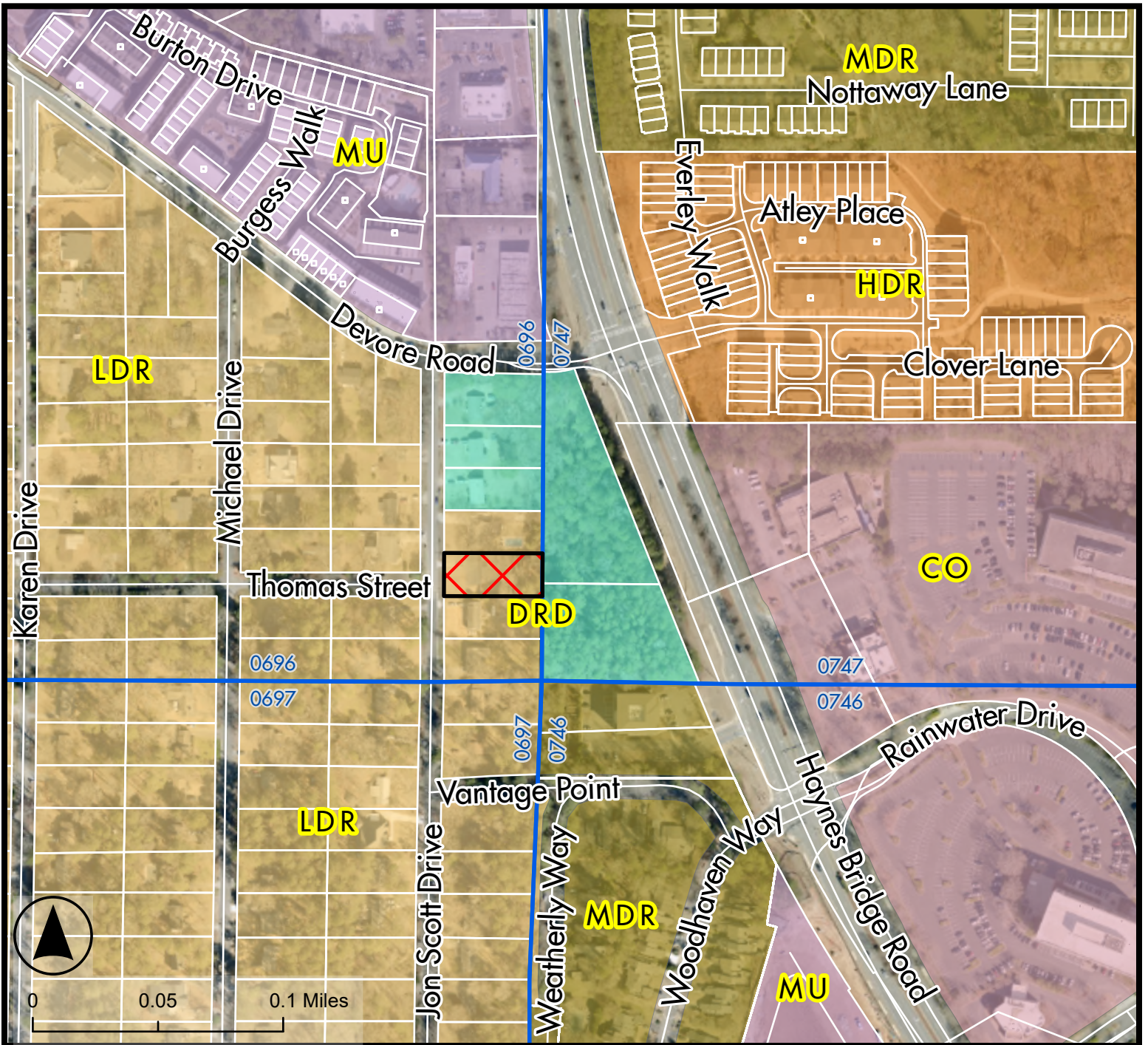
Staff has reviewed the applicant's proposal against the review criteria for a variance. Application of the ordinance would create an unnecessary hardship. The front setback reduction is related to saving trees on the property. There are examples of similar variances being approved in the Alpha Park subdivision, which has experienced redevelopment over the last several years. The applicant contacted adjacent property owners and received no objections. If approved, the rear setback should be increased to 40' in order to protect tree groupings in the rear yard.

CITIZEN PARTICIPATION PLAN

The applicant notified adjacent property owners of the variance request and intent for the property. The Alpha Park subdivision does not have an HOA. The citizen participation report indicates that the applicant did not receive any public comments.

IV. ATTACHMENTS:

- Map Series
- Updated Site Plan
- Tree Evaluation Report
- Home Elevation
- Citizen Part B
- Application



Legend

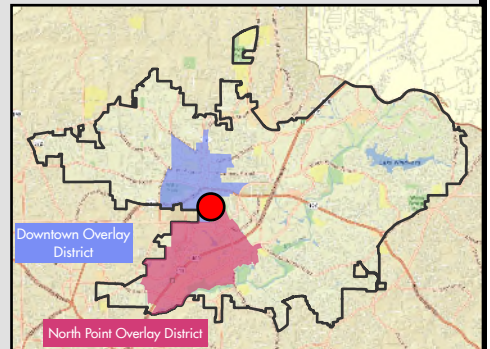
- V-25-29
- Land Lots
- Tax Parcels
- Alpharetta City Limits
- Future Land Use 2040**
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use

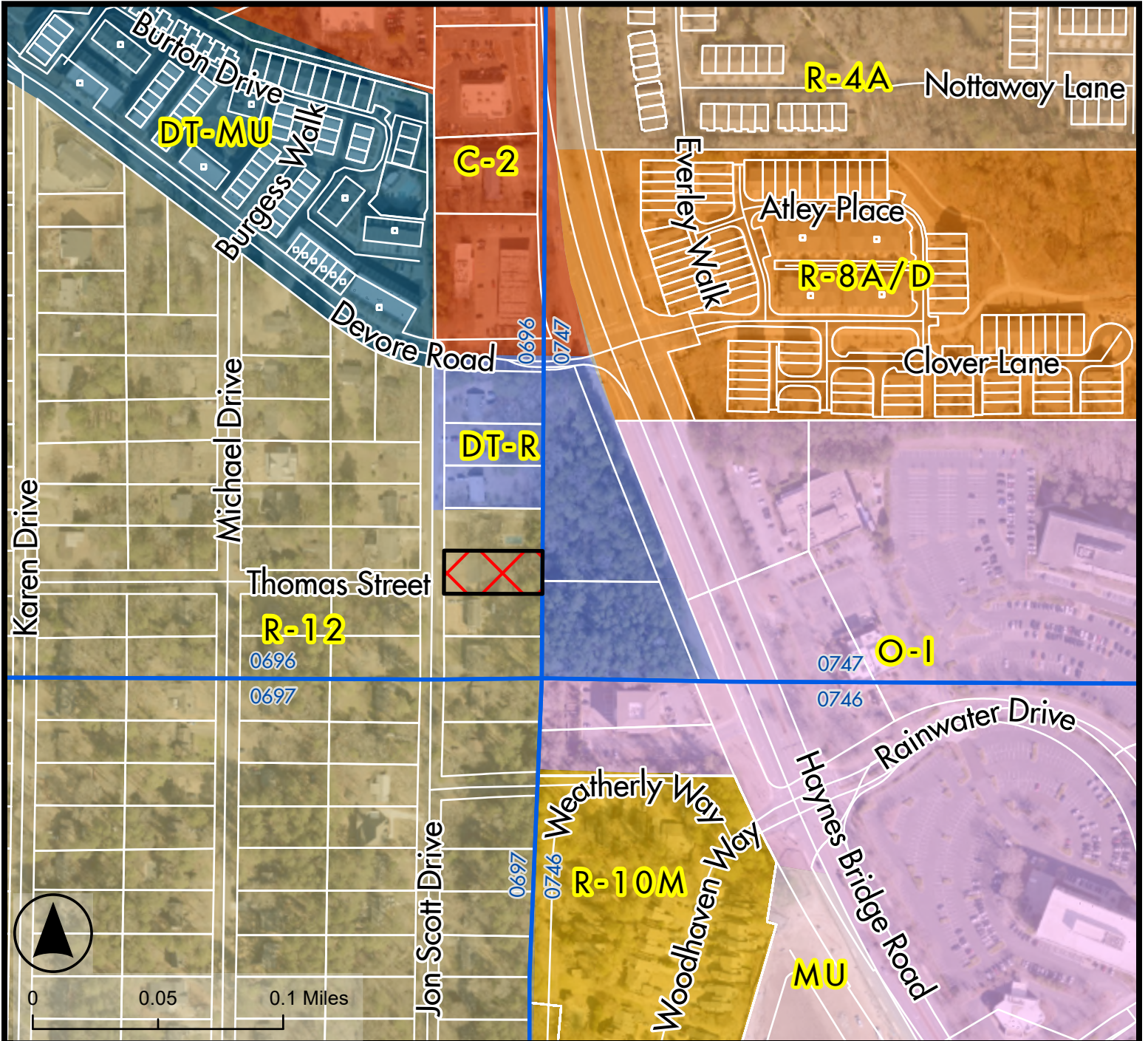
Future Land Use Map

380 Jon Scott Setback Variance

V-25-29

D/LL: 1/2/0696
BZA: 11/20/2025





0 0.05 0.1 Miles

Legend

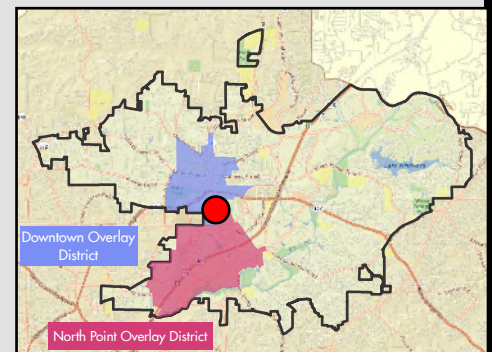
- V-25-29
- Land Lots
- Tax Parcels
- Alpharetta City Limits
- Zoning District**
- General Commercial
- DT-MU Downtown Mixed Use
- DT-R Downtown Residential
- MU Mixed Use
- O-I Office Institutional
- R-10M Multi Family Residential (HDR)
- R-12 Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-8A/D Single Family Attached/Detached Residential

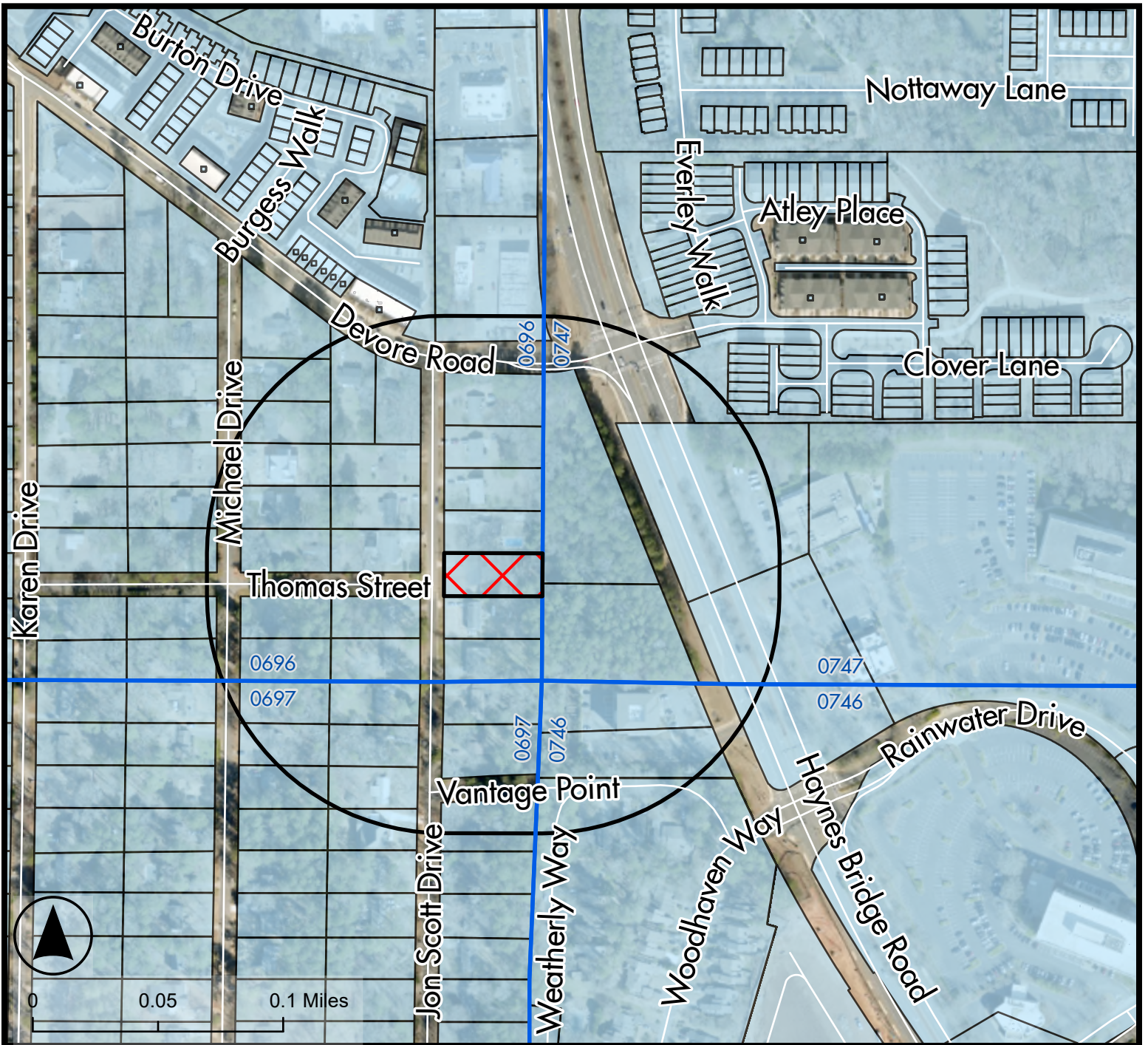
Zoning Map

380 Jon Scott Setback Variance

V-25-29

D/LL: 1/2/0696
BZA: 11/20/2025





Legend

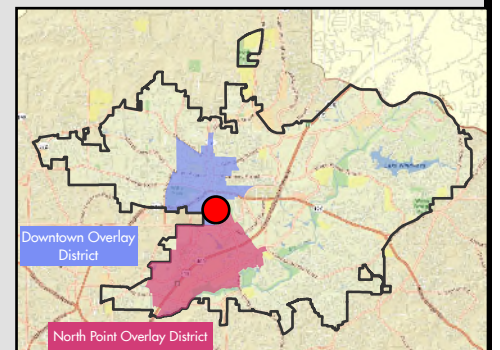
- V-25-29
- Land Lots
- Tax Parcels
- 500 ft Buffer
- Alpharetta City Limits

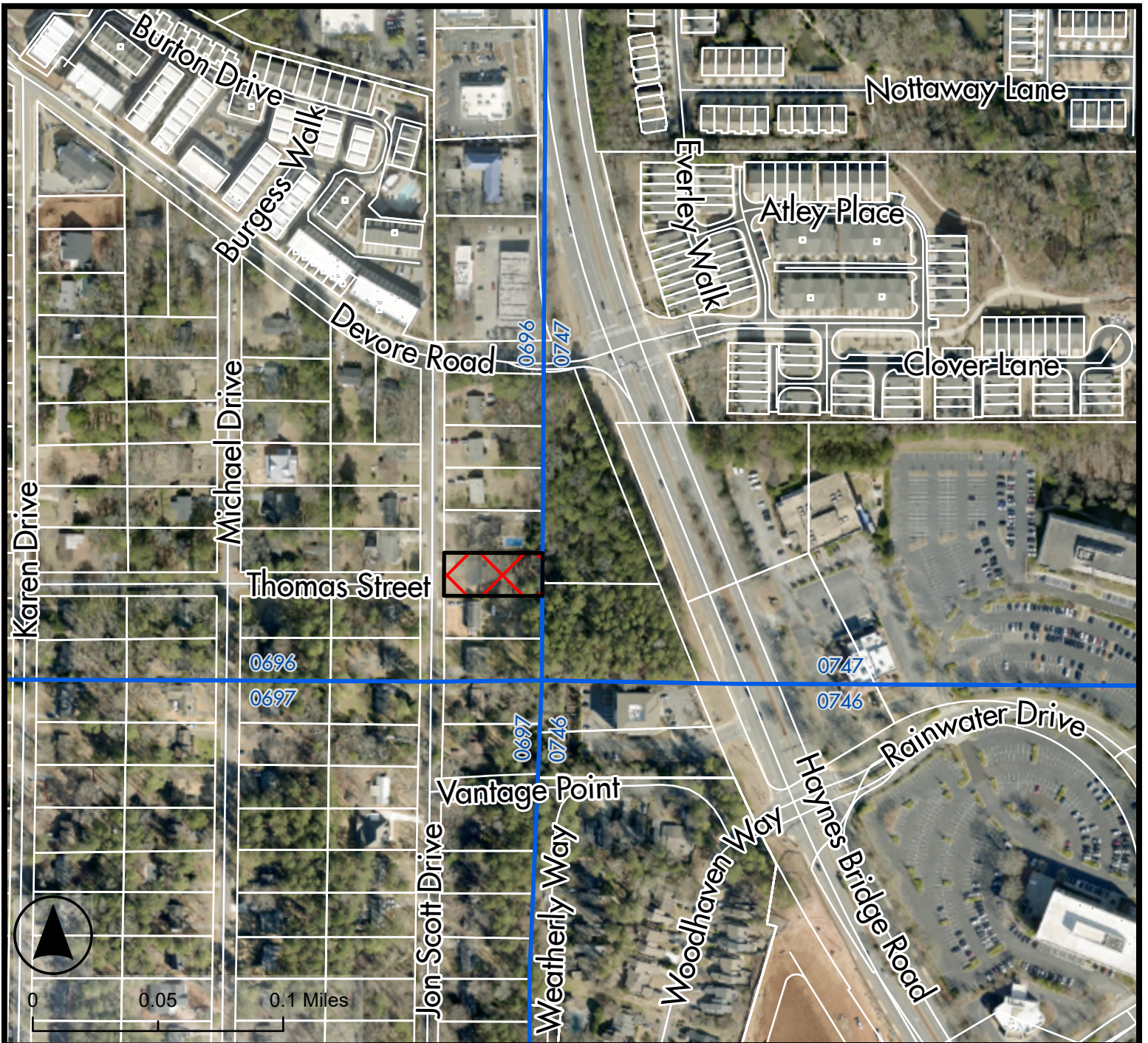
Location Map

380 Jon Scott Setback Variance

V-25-29

D/LL: 1/2/0696
BZA: 11/20/2025





0 0.05 0.1 Miles

Legend

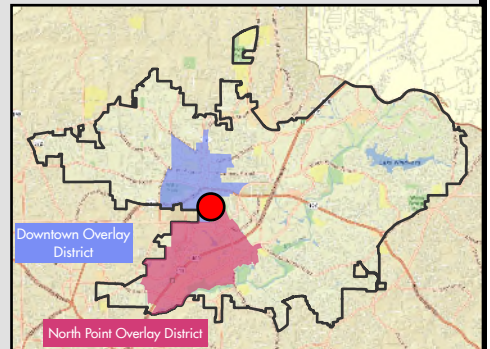
- V-25-29
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Aerial Map

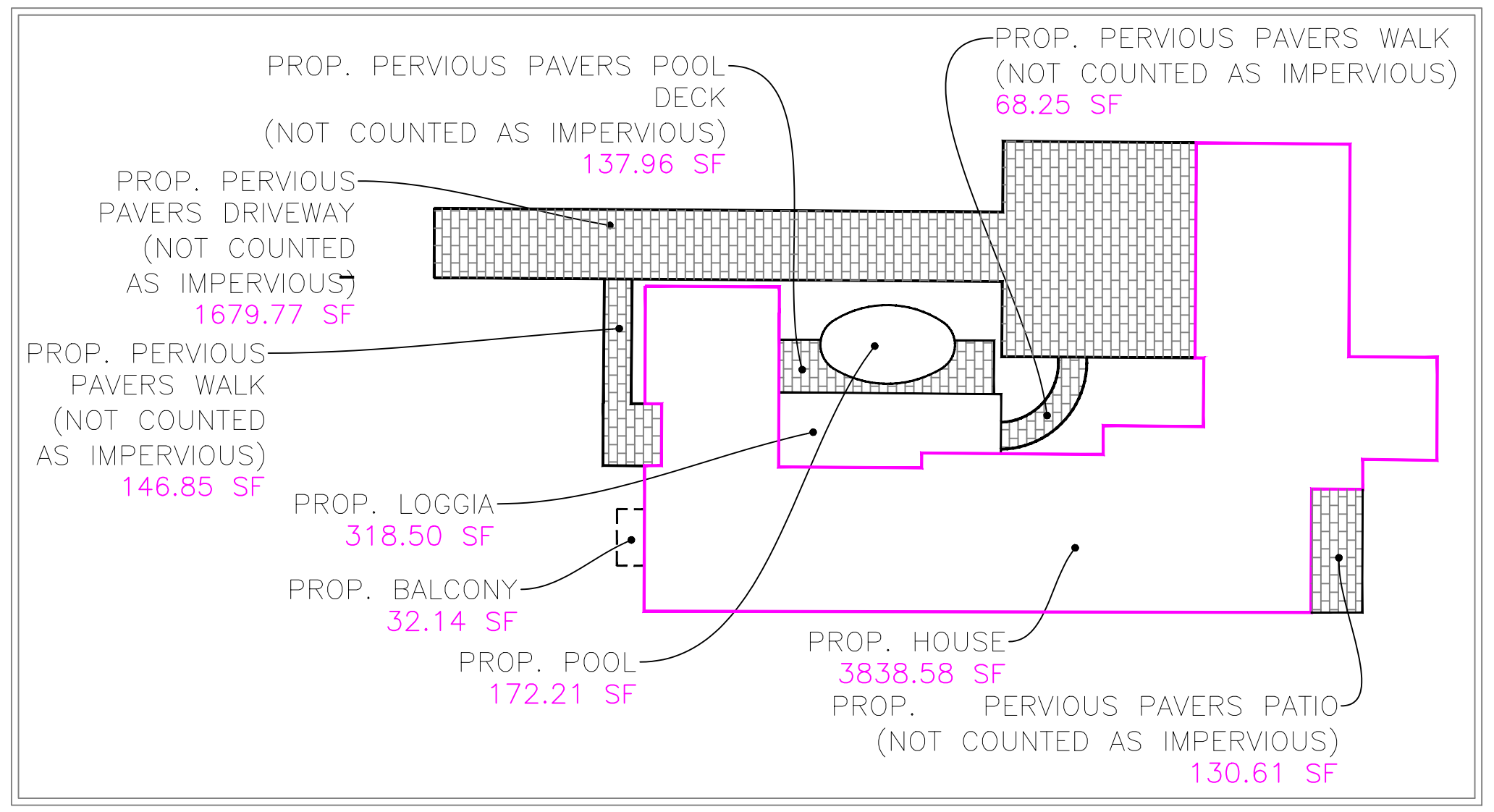
380 Jon Scott Setback Variance

V-25-29

D/LL: 1/2/0696
BZA: 11/20/2025



LOT COVERAGE AREA DETAILS



PROPOSED IMPERVIOUS

PROP. HOUSE:	3,838.58 SF
PROP. LOGGIA:	318.50 SF
PROP. POOL:	172.21 SF
PROP. BALCONY:	32.14 SF
TOTAL:	4,361.43 SF

NO IMPACTS TO CRZS UNLESS EXPLICITLY STATED

SILT FENCE HAND DUG IN CRZ

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

ZONING NOTE:
 BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-12 CITY OF ALPHARETTA
 BUILDING SETBACK
 FRONT: 50.0' AS PER PLAT
 SIDE: 10.0'
 REAR: 30.0'
 MAX. BUILDING COVERAGE 25%
 MAX. BUILDING HEIGHT 35'
 MAX. IMPERVIOUS AREA 50%
 LANDSCAPE BUFFERS:
 FRONT: 10'
 REAR: 5'

SURVEY NOTES:

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
- SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.
- PRESENCE OF STATE WATERS AND BUFFERS REQUIREMENT ARE SUBJECT TO COUNTY OF CITY DETERMINATION BY ENVIRONMENTAL.

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL
 1312100058F EFFECTIVE DATE: 9/18/2013 ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

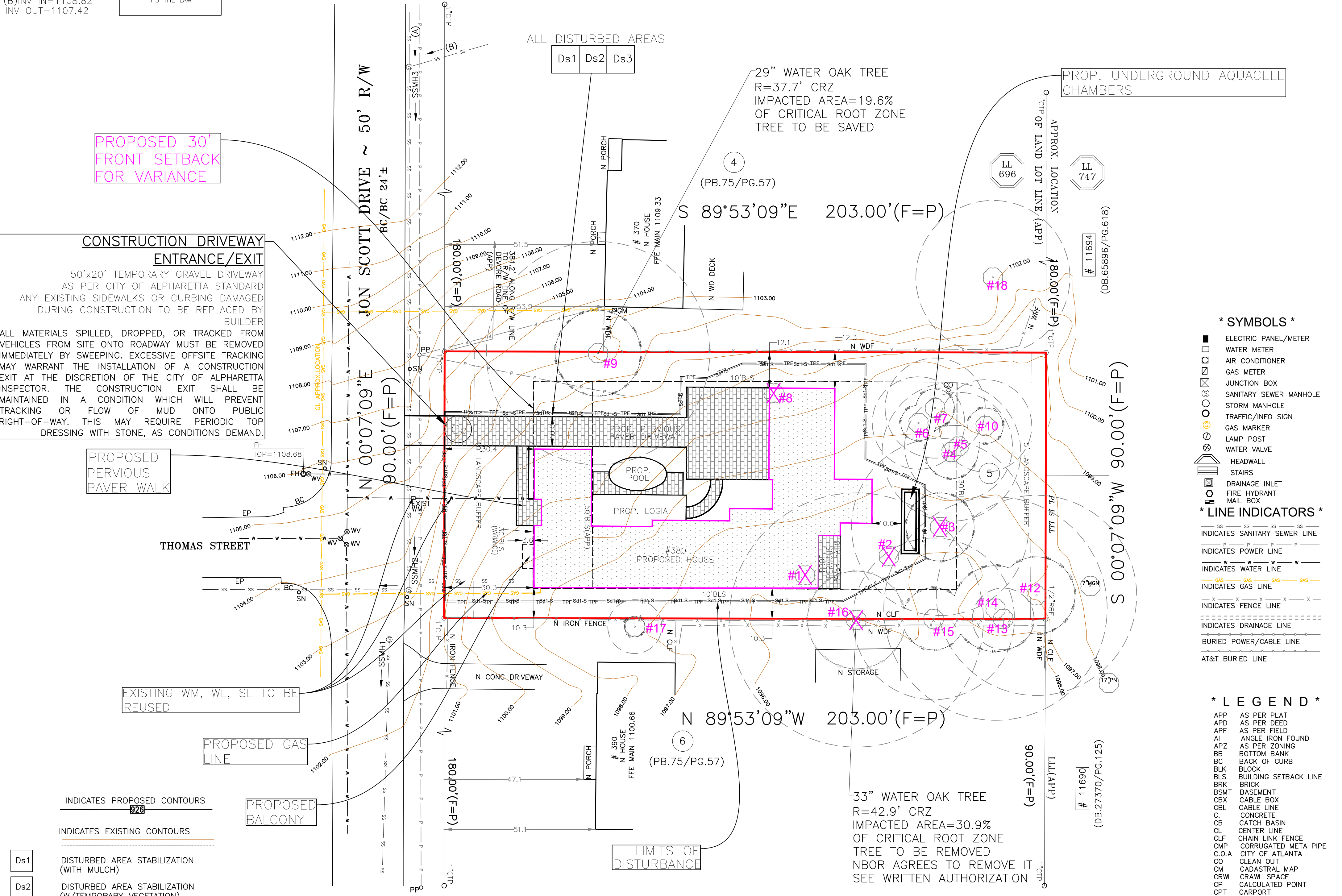
FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC. THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

SSMH1
 TOP=1102.57
 BEGINNING
 INV OUT=1092.77

SSMH2
 TOP=1103.56
 INV IN=1095.56
 INV OUT=1095.56

SSMH3
 TOP=1116.32
 (A) INV IN=1107.52
 (B) INV IN=1108.82
 INV OUT=1107.42



TOTAL LAND AREA
 18269.98 SF / 0.419 AC

ALLOWABLE IMPERVIOUS AREA
 9134.99 SF / 0.210 AC / 50%

ALLOWABLE BUILDING COVERAGE
 4567.50 SF / 0.105 AC / 25%

PROPOSED LOT COVERAGE AREA
 4361.43 SF / 0.100 AC / 23.87%

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITE PLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

LOT 5 BLOCK D VARIANCE PLAN PREPARED FOR SHEET 1 OF 1
 ALPHA PARK SUBDIVISION UNIT 1
 LAND LOT 696 1ST DISTRICT 2ND SECTION
 FULTON COUNTY, GEORGIA DB.67778/PG.242 PB.75/PG.57
 FIELD WORK DATE JAN 24, 2025 PRINTED/SIGNED OCTOBER 31, 2025
 ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 24" x 36"

PROPERTY ADDRESS:
 380 JON SCOTT DRIVE
 ALPHARETTA, GA 30009

24 LENOX POINT
 ATLANTA, GA 30324
 FAX 404-601-0941
 TEL 404-252-9747
 INFO@SURVEYLANDPRESS.COM

SURVEY LAND EXPRESS, INC
 LAND SURVEYING SERVICES

SCALE 1" = 20'

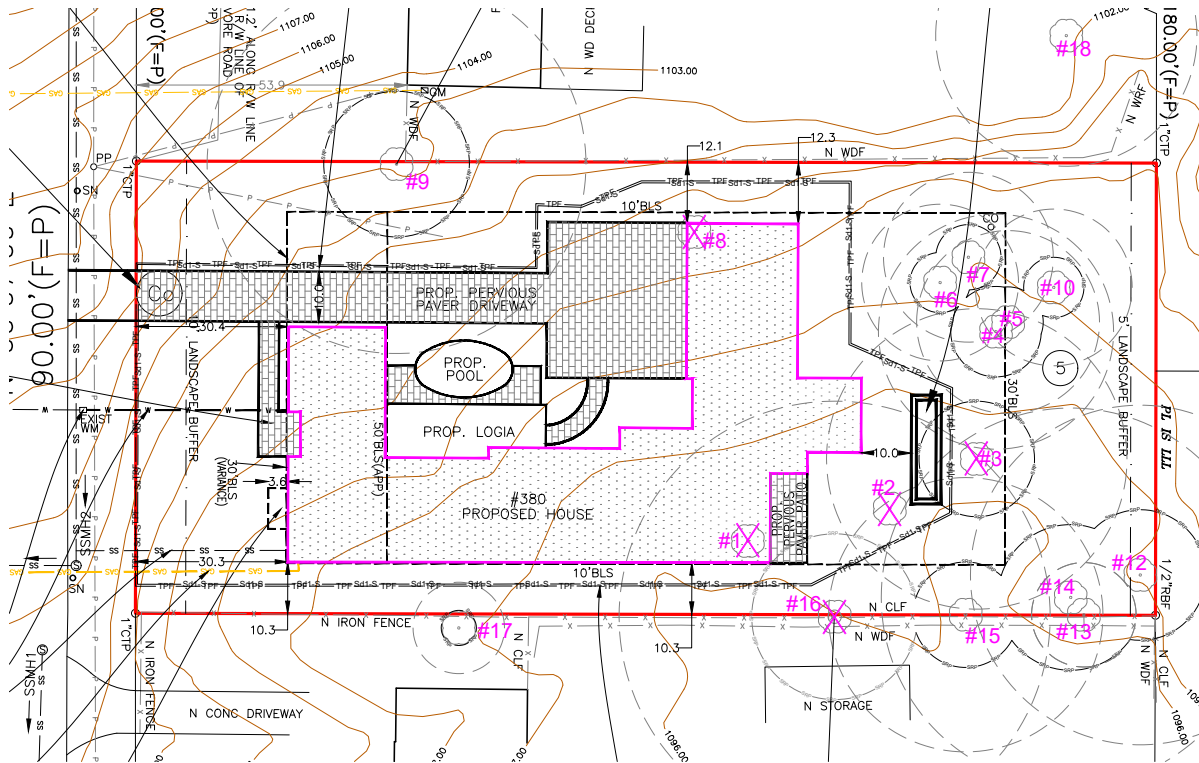
Tree Evaluation Report

380 Jon Scott Drive, Alpharetta

Revised October 15, 2025

Overview:

HRH Trees, LLC was asked to identify specimen trees and verify the other trees on 380 Jon Scott Drive in Alpharetta. The site visit took place on February 25, 2025. A site plan was provided. Specimen trees on site were tagged with metal numbered tags, and conditions were noted. The site was revisited on October 15, 2025.



Observations:

All observations were visual and made from the ground (Level 2 Assessment). No invasive tests or aerial inspections were performed. No underground inspections were undertaken. The diameters were measured at breast height, 4½ feet above the ground (DBH) or at the narrowed location below the split of multi-trunked trees with a diameter tape.

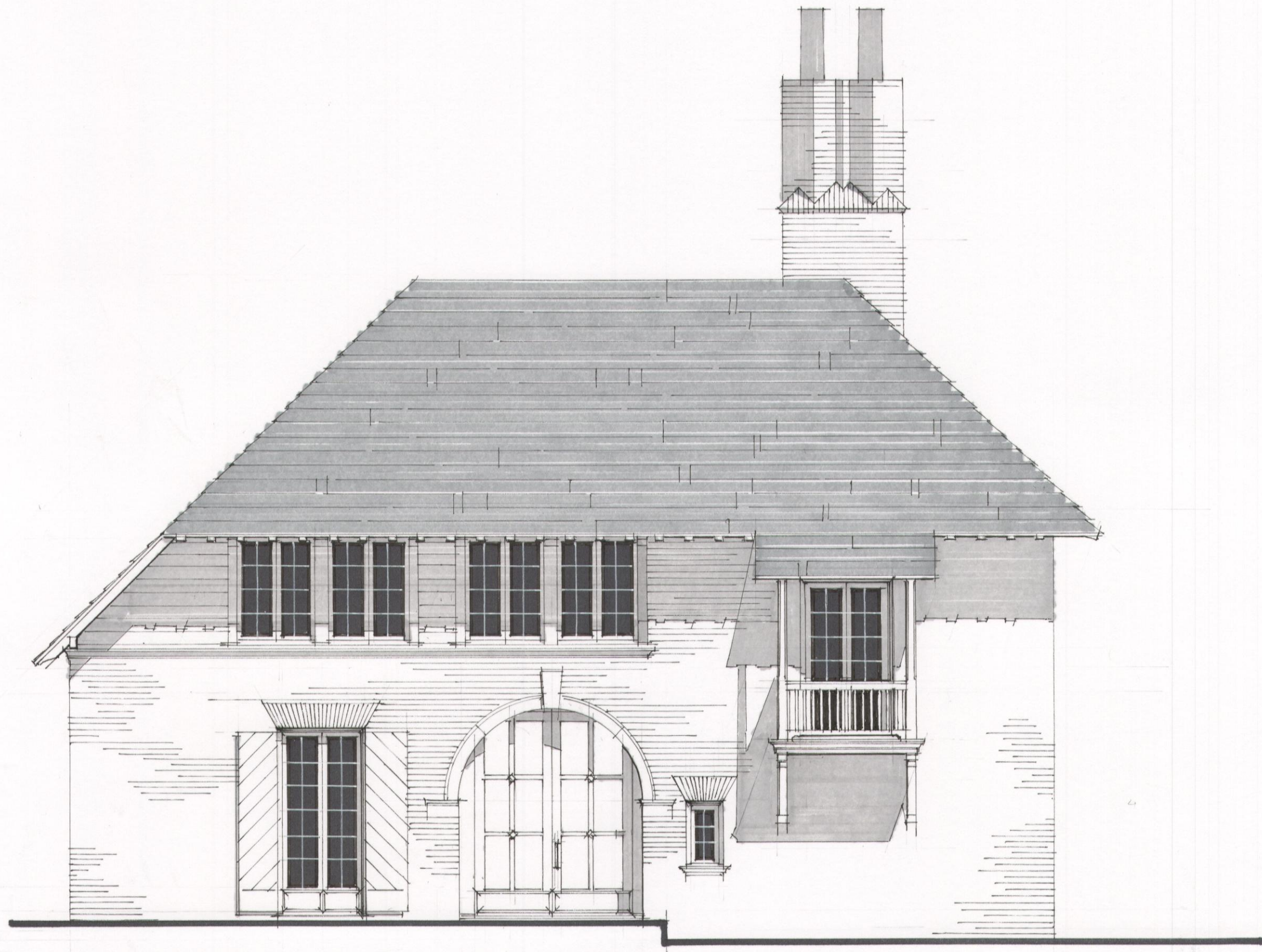
Alpharetta Specimen Tree Size Criteria

- Pine Trees: 30-inch diameter or larger for trees in the *Pinus* (Pine) genus.
- Coniferous Trees: 20" diameter or larger for trees in the *cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees,
- Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar),
- 20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), or other ecologically similar trees,
- 20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40',
- 24-inch diameter or larger for trees in all other genera
- Understory Trees: 8-inch (8") diameter or larger.
10-inch (10") diameter or larger for *Oxydendron arboretum* (Sourwood).

Tree Table:

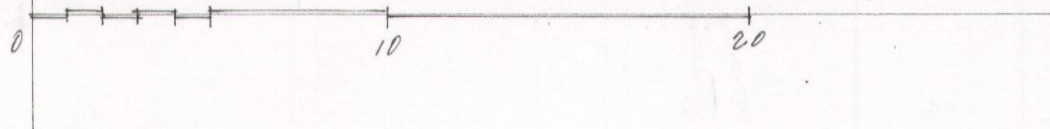
Tree #	Tag #	Species	DBH	Condition/Notes	Specimen Condition	Boundary Tree	Status CRZ Impact %
1	716	Dogwood	10"	Fair to Good	Yes	No	Destroyed/Remove
2		Sweetgum	24"	Good	No	No	Destroyed/Remove
3		Water oak	23"	Good	No	No	Saved %
4		Water oak	18"	Good	No	No	Saved %
5		Water oak	14"	Good	No	No	Saved %
6		Water oak	12"BS	Good	No	No	Saved %
7		Black Locust	13"	POOR	No	No	Remove
8	715	Water oak	38"	Good	Yes	No	Destroyed/Remove
9	714	Water oak	29"	Good	Yes	Shared	Saved %
10		Black Cherry	12"	Fair	No	No	Saved
11	not tagged	Water oak	28"	Fair to Good	Yes	Yes	NO LONGER EXISTS
12		Loblolly Pine	26"	Good/Ivy	No	No	Saved
13		Persimmon	8"	DEAD	No	Shared	Remove
14		Loblolly Pine	29"	Good/Ivy	No	No	Saved
15		Water oak	21"	Good	No	Shared	Saved
16	187	Water oak	33"	Good	Yes	Shared	Destroyed/Remove
17		Banana Shrub	7" BS	Fair	No	Yes	Saved (not a tree)
18		Maple	20"	Fair	No	Yes	Saved

BS = Below split diameter measurements of multi-trunked trees.



380 JON SCOTT DR.

LEW OLIVER INC.



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: 380 Jon Scott Front Setback Variance

Contact Name: MOHAN MERUGA Telephone: 317-445-6394

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.

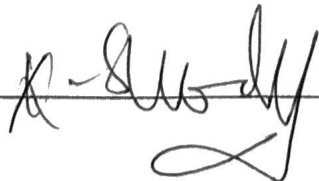
Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- | | |
|------------------------------------|--|
| <input 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: _____

11/04/25

Print Form

September 16, 2025

Iris Gorduk
370 Jon Scott Dr
Alpharetta GA 30009

RE: V-25-29 Meruga/380 Jon Scott Drive

Dear Ms. Gorduk,

Please allow this letter to serve as public notice for 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.

This item will be considered by the **Board of Zoning Appeals on Thursday, November 20, 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 nramslc@gmail.com.

Sincerely,



Mohan Meruga

September 16, 2025

Larry & Erika Gunter
390 Jon Scott Dr
Alpharetta GA 30009

RE: V-25-29 Meruga/380 Jon Scott Drive

Dear Mr. and Mrs. Gunter,

Please allow this letter to serve as public notice for 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.

This item will be considered by the **Board of Zoning Appeals on Thursday, November 20, 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 nramslc@gmail.com.

Sincerely,



Mohan Meruga

September 16, 2025

ALCOVY TEAM LLC
6220 IMES WAY
DULUTH GA 30097

RE: V-25-29 Meruga/380 Jon Scott Drive

Dear Property Owner:

Please allow this letter to serve as public notice for 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.

This item will be considered by the **Board of Zoning Appeals on Thursday, November 20, 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 nramslc@gmail.com.

Sincerely,



Mohan Meruga

September 16, 2025

PARAMOUNT MEDICAL PROPERTIES LLC
1950 EVERGRACE DR
ALPHARETTA GA 30009

RE: V-25-29 Meruga/380 Jon Scott Drive

Dear Property Owner:

Please allow this letter to serve as public notice for 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.

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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 at nramslc@gmail.com.

Sincerely,



Mohan Meruga

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: Mohan Meruga Telephone: 317-445-6394

Address: 2120 Dunbarton Crst Suite: _____

City: Cumming State: GA Zip: 30041 Fax: _____

Mobile Tel: _____ Email: nramslc@gmail.com

Subject Property Information:

Address: 380 Jon Scott Current Zoning: R-12

District: 10 Section: 2nd Land Lot: 696 Parcel ID: 12 258206960600

Proposed Zoning: _____ Current Use: Single Family Home

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 <i>(Specify):</i> _____ | |

APPLICANT REQUEST AND INTENT

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

New single family home

Applicant's Request (Please itemize the proposal):

The applicant is requesting the front building setback be changed from 50' to 30'.

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

Variance is requested to save several specimen trees on property including a 38" water oak and a 32" water oak.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Mohan Meruga Telephone: 317-445-6394
Address: 2120 Dunbarton Crst Suite: _____
City Cumming State: GA Zip: 30041

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: Jennifer Baptie Telephone: 678-764-4388
Address: 11660 Alpharetta Hwy Bldg 100 Ste 145 Suite: _____
City Roswell State: GA Zip: 30076

So Sworn and Attested:

Owner Signature: [Signature] Date: 08/28/2025

Notary:

Notary Signature: [Signature] Date: 8/28/25



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: Mohan Meruga

Subject Public Hearing Case: Variance for front setback

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: NA 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: 08/28/2025

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 rear of the lot is heavily treed with many specimen trees.

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

The existing building setback line in the front would require the removal of several specimen trees. The variance requested would allow the specimen trees to remain.

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

The rear of the lot is heavily treed with many specimen trees.

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.

It will not cause substantial detriment to the public good. The design and size of the house is consistence with recent new construction throughout the neighborhood, this along with saving the specimen trees will have a positive impact on the existing streetscape of the neighborhood.

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: 380 Jon Scott Front Setback Variance

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.

Iris Gorduk- 370 Jon Scott

Larry & Erika Gunter-390 Jon Scott

Alcovy Team LLC-6220 Imes Way

Paramount Medical Properties LLC-1950 Evergrace Dr

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.

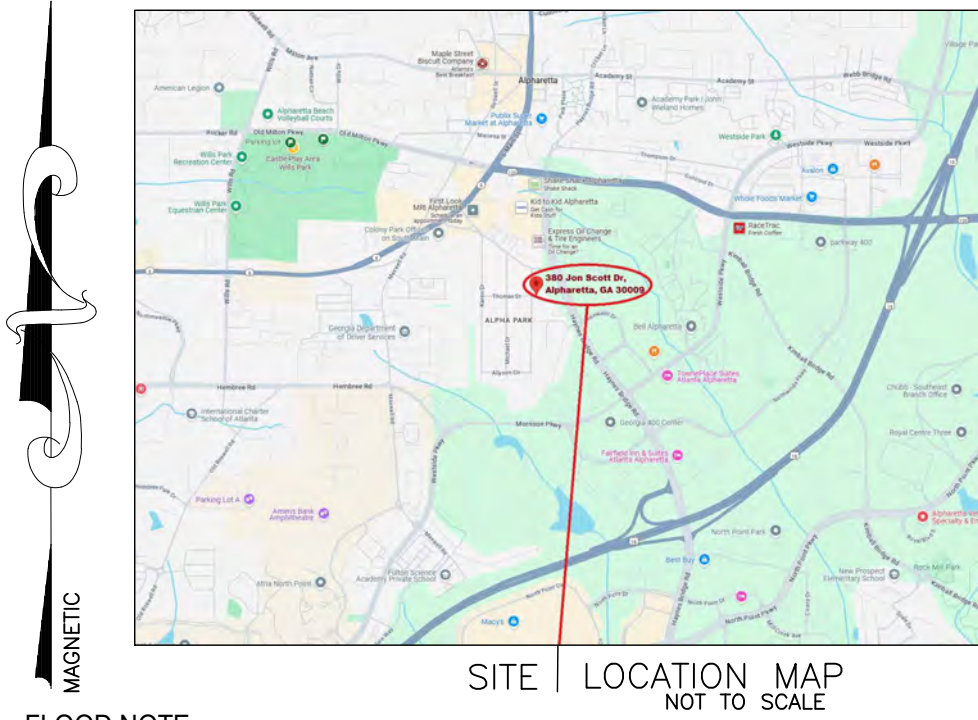
Contact information will be provided in the letter

Real Estate

View Bill

As of	8/28/2025
Bill Year	2024
Bill	2406205
Owner	380JONSCOTT LLC
Parcel ID	12 -2582-0696-060-0

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2024	\$1,065.82	\$1,065.82	\$0.00	\$0.00	\$0.00
Penalties		\$53.29	\$53.29	\$0.00	\$0.00	\$0.00
Interest			\$94.82			\$0.00
TOTAL		\$1,119.11	\$1,119.11	\$0.00	\$0.00	\$0.00

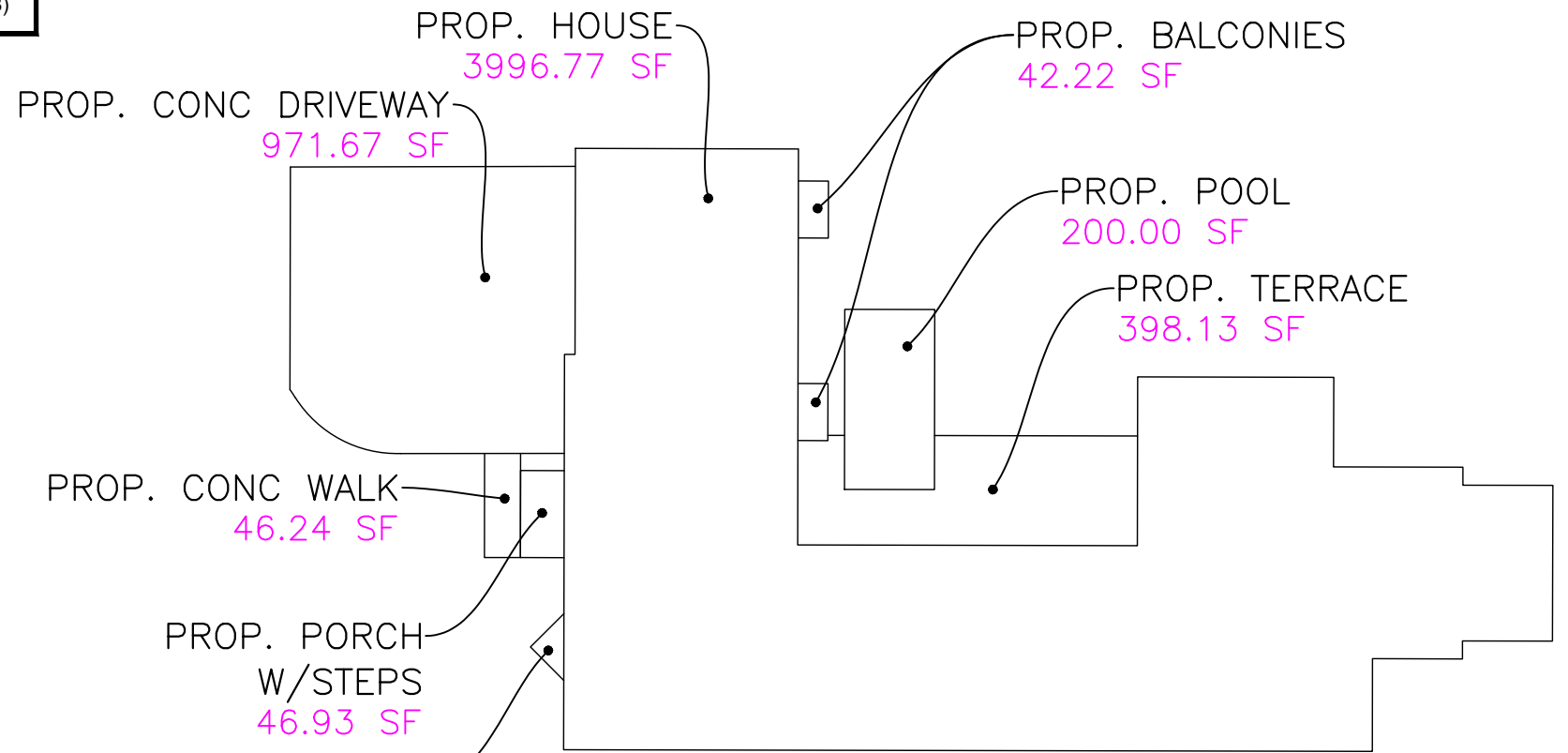


ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-12 CITY OF ALPHARETTA BUILDING SETBACK
FRONT: 50.0' AS PER PLAT
SIDE: 10.0'
REAR: 30.0'
MAX. BUILDING COVERAGE 25%
MAX. BUILDING HEIGHT 35'
MAX. IMPERVIOUS AREA 50%
LANDSCAPE BUFFERS:
FRONT: 10'
REAR: 5'

LOT COVERAGE AREA DETAILS



PROPOSED IMPERVIOUS

PROP. HOUSE:	3996.77 SF
PROP. PORCH W/STEPS:	46.93 SF
PROP. CONC WALK:	46.24 SF
PROP. CONC DRIVEWAY:	971.67 SF
PROP. DAY WINDOW:	13.75 SF
PROP. BALCONIES:	42.22 SF
PROP. POOL:	200.00 SF
PROP. TERRACE:	398.13 SF
TOTAL:	5715.71 SF

FLOOD NOTE:
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL MAP ID 13121C0058F. EFFECTIVE DATE: 9/18/2013 ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

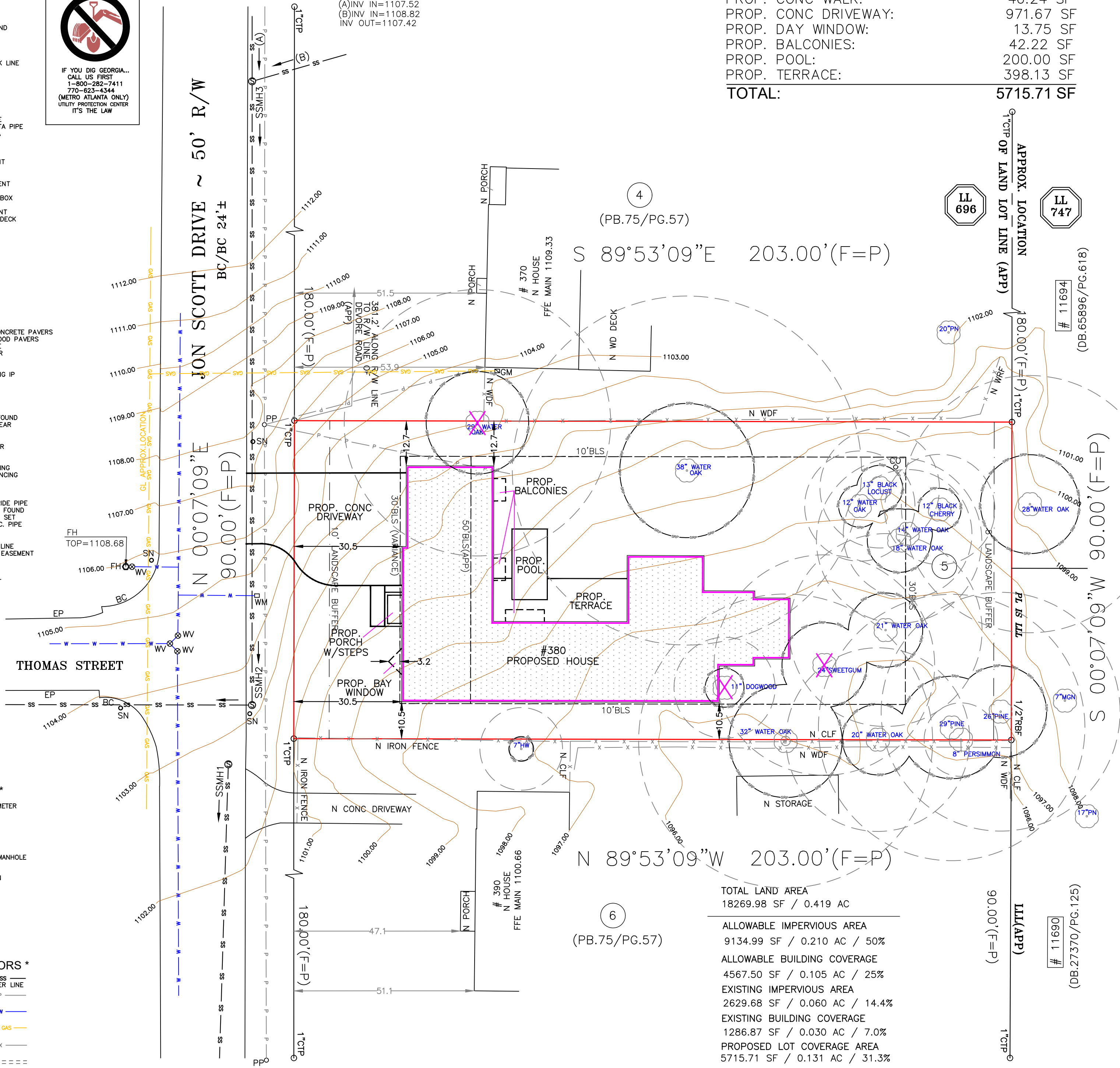
*** LEGEND ***

- APP AS PER PLAT
- APD AS PER DEED
- APF AS PER FIELD
- A ANGLE IRON FOUND
- APZ AS PER ZONING
- BB BOTTOM BANK
- BC BACK OF CURB
- BLK BLOCK
- BLS BUILDING SETBACK LINE
- BRK BRICK
- BSMT BASEMENT
- BSX CABLE BOX
- CBL CABLE LINE
- C CONCRETE
- CB CATCH BASIN
- CL CENTER LINE
- CLF CHAIN LINK FENCE
- CMP CORRUGATED METAL PIPE
- C.O.A CITY OF ATLANTA
- CO CLEAN OUT
- CM CADASTRAL MAP
- CRWL CRAWL SPACE
- CP CALCULATED POINT
- CPT CARRIOT
- (D) DEED
- DE DRAINAGE EASEMENT
- DI DRAINAGE INLET
- EP ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- EMDK ELEVATED WOOD DECK
- FIELD
- FC FENCE CORNER
- FH FIRE HYDRANT
- FR FRAME
- FP FENCE POST
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GUY WIRE
- HDW HEAD WALL
- HW HARDWOOD TREE
- IP IRON PIN
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- ICP INTERLOCKING CONCRETE PAVERS
- IFP INTERLOCKING WOOD PAVERS
- IV IRRIGATION VALVE
- IVM IRRIGATION METER
- JB JUNCTION BOX
- LLL LAND LOT LINE
- MAG MAGNETIC READING IP
- MGN MAGNOLIA TREE
- MH MAN HOLE
- MTF METAL FENCE
- N N'BORS
- OH OVERHANG
- OTP OPEN TOP PIPE FOUND
- OU OWNERSHIP UNCLEAR
- P PORCH
- (P) PLAT
- PC PROPERTY CORNER
- PL PROPERTY LINE
- PN PINE TREE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- PP POWER POLE
- PW POWER LINE
- R RECORD
- PVC POLYVINYL CHLORIDE PIPE
- RFB REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- RCP REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SIGN
- SNL SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- SW SIDEWALK
- TOP OF BANK
- UE UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
- WDFK WOOD DECK
- WL WATER LINE
- WM WATER METER
- WRF WIRE FENCE
- WV WATER VALVE
- WW WET WEATHER
- W/ WITH/



JON SCOTT DRIVE ~ 50' R/W
BC/BC 24'±

N 00°07'09"E
90.00'(F=P)



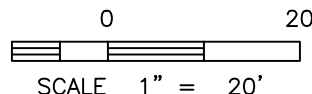
TOTAL LAND AREA	18269.98 SF / 0.419 AC
ALLOWABLE IMPERVIOUS AREA	9134.99 SF / 0.210 AC / 50%
ALLOWABLE BUILDING COVERAGE	4567.50 SF / 0.105 AC / 25%
EXISTING IMPERVIOUS AREA	2629.68 SF / 0.060 AC / 14.4%
EXISTING BUILDING COVERAGE	1286.87 SF / 0.030 AC / 7.0%
PROPOSED LOT COVERAGE AREA	5715.71 SF / 0.131 AC / 31.3%

*** SYMBOLS ***

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- WATER VALVE
- HEADWALL
- STAIRS
- DRAINAGE INLET
- FIRE HYDRANT
- MAIL BOX

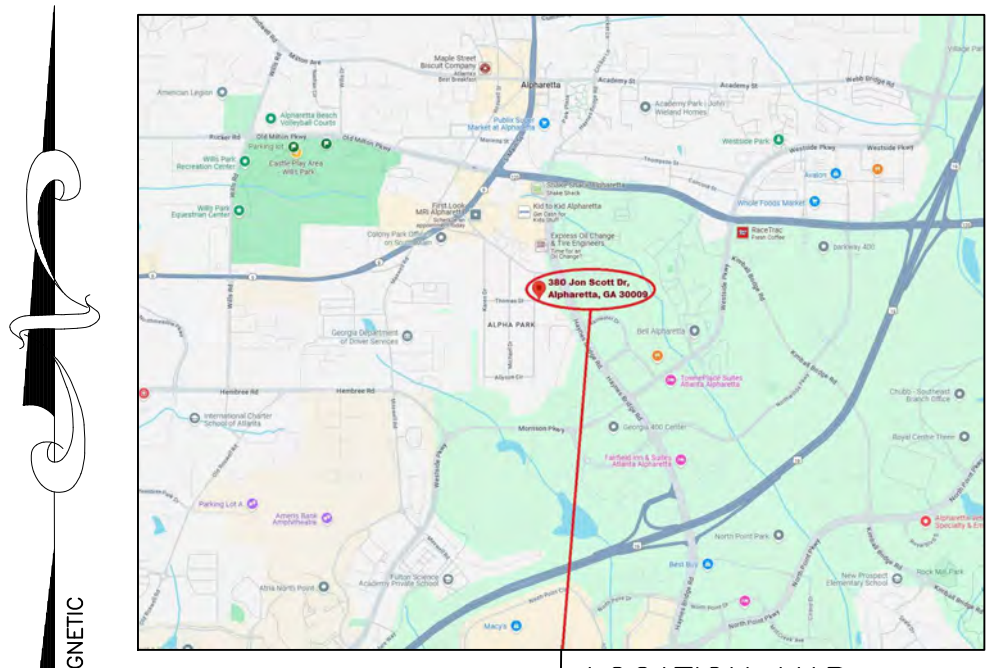
*** LINE INDICATORS ***

- SS — SS — SS — INDICATES SANITARY SEWER LINE
- P — P — P — INDICATES POWER LINE
- W — W — W — INDICATES WATER LINE
- G — G — G — INDICATES GAS LINE
- X — X — X — INDICATES FENCE LINE
- D — D — D — INDICATES DRAINAGE LINE
- B — B — B — BURIED POWER/CABLE LINE
- AT&T — AT&T — BURIED LINE



THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED, OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITE PLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

LOT 5	BLOCK D	SITE PLAN PREPARED FOR:	SHEET 1 OF 1
ALPHA PARK SUBDIVISION	UNIT 1	MOHAN MERUGA	
LAND LOT 696	1ST DISTRICT	PROPERTY ADDRESS: 380 JON SCOTT DRIVE ALPHARETTA, GA 30009	
FULTON COUNTY, GEORGIA	DB.67778/PG.242	PAPER SIZE: 18" x 24"	
FIELD WORK DATE JAN 24, 2025	PRINTED/SIGNED AUGUST 26, 2025		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		<p>PRELIMINARY</p> <p>24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM</p>	
<p>AU COORD #20230743 DWG #20250032 SP</p>		<p>SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES</p>	



SITE LOCATION MAP
NOT TO SCALE

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-12 CITY OF ALPHARETTA BUILDING SETBACK
FRONT: 30.0'
SIDE: 10.0'
REAR: 30.0'
MAX. BUILDING COVERAGE 25%
MAX. IMPERVIOUS AREA 50%

SSMH1
TOP=1102.57
BEGINNING
INV OUT=1092.77

SSMH2
TOP=1103.56
INV IN=1095.56
INV OUT=1095.36

SSMH3
TOP=1116.32
(A) INV IN=1107.52
(B) INV IN=1108.82
INV OUT=1107.42



SURVEY NOTES:

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
- SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.
- PRESENCE OF STATE WATERS AND BUFFERS REQUIREMENT ARE SUBJECT TO COUNTY OF CITY DETERMINATION BY ENVIRONMENTAL.

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

FLOOD NOTE:
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL MAP ID 1312100058F. EFFECTIVE DATE: 9/18/2013. ZONE: X

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*** LEGEND ***

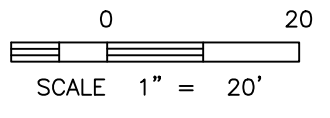
- APP AS PER PLAT
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- APF AS PER FIELD
- AI ANGLE IRON FOUND
- APZ AS PER ZONING
- BB BOTTOM BANK
- BC BACK OF CURB
- BLK BLOCK
- BLS BUILDING SETBACK LINE
- BRK BRICK
- BSMT BASEMENT
- CBX CABLE BOX
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- C.C. CONCRETE
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- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- EWOK ELEVATED WOOD DECK
- FIELD
- FC FENCE CORNER
- FH FIRE HYDRANT
- FR FRAME
- FP FENCE POST
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GUY WIRE
- HDW HEAD WALL
- HW HARDWOOD TREE
- IP IRON PIN
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- ROD IRON ROD FOUND
- ICP INTERLOCKING CONCRETE PAVERS
- IFP INTERLOCKING WOOD PAVERS
- IV IRRIGATION VALVE
- IWM IRRIGATION METER
- JB JUNCTION BOX
- LL LAND LOT LN
- MAG MAGNETIC READING IP
- MGN MAGNOLIA TREE
- MH MAN HOLE
- MF METAL FENCE
- N N'BORS
- OH OVERHANG
- OTP OPEN TOP PIPE FOUND
- OU OWNERSHIP UNCLEAR
- P PORCH
- (P) PLAT
- PC PROPERTY CORNER
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- PN PINE TREE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- PP POWER POLE
- PL POWER LINE
- R RECORD
- PVC POLYVINYL CHLORIDE PIPE
- RFB REINFORCING BAR FOUND
- RFS REINFORCING BAR SET
- RCP REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SIGN
- SSL SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- SW SIDEWALK
- TB TOP OF BANK
- UE UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
- WOK WOOD DECK
- WL WATER LINE
- WM WATER METER
- WRF WIRE FENCE
- WV WATER VALVE
- WW WET WEATHER
- W/ WITH/

*** SYMBOLS ***

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
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- SANITARY SEWER MANHOLE
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- GAS — GAS — INDICATES GAS LINE
- X — X — X — INDICATES FENCE LINE
- --- --- --- INDICATES DRAINAGE LINE
- --- --- --- BURIED POWER/CABLE LINE
- --- --- AT&T BURIED LINE



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TOTAL LAND AREA
18269.98 SF / 0.419 AC

ALLOWABLE IMPERVIOUS AREA
9134.99 SF / 0.210 AC / 50%

ALLOWABLE BUILDING COVERAGE
4567.50 SF / 0.105 AC / 25%

EXISTING IMPERVIOUS AREA
2629.68 SF / 0.060 AC / 14.4%

EXISTING BUILDING COVERAGE
1286.87 SF / 0.030 AC / 7.0%

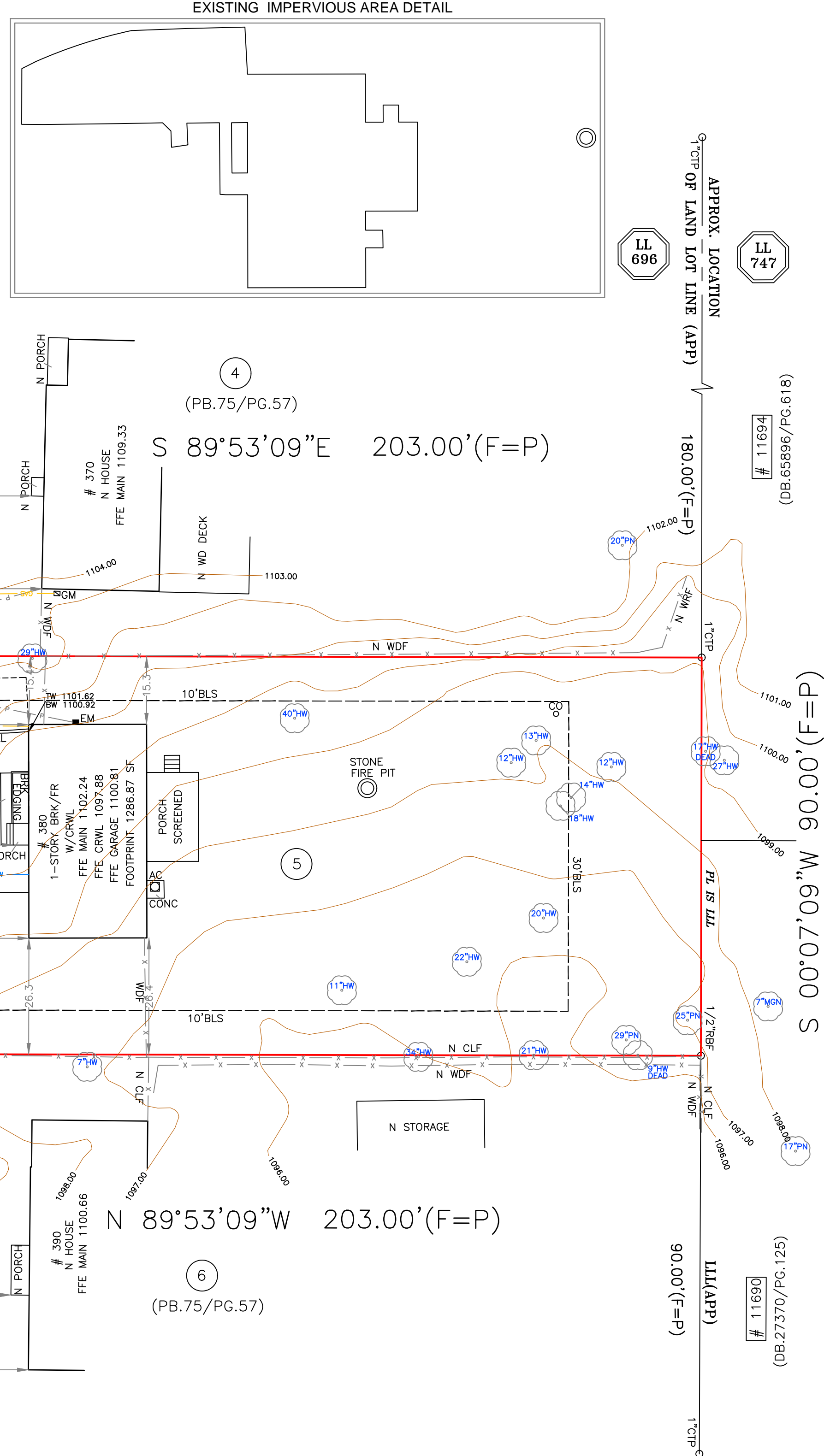
LOT 5	BLOCK D	EXISTING CONDITIONS SURVEY PREPARED FOR:
ALPHA PARK SUBDIVISION	UNIT 1	MOHAN MERUGA
LAND LOT 696	1ST DISTRICT	2ND SECTION
FULTON COUNTY, GEORGIA	DB.67778/PG.242	PB.75/PG.57
FIELD WORK DATE JAN 24, 2025	PRINTED/SIGNED JAN 28, 2025	PROPERTY ADDRESS: 380 JON SCOTT DRIVE ALPHARETTA, GA 30009
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 18" x 24"
<small>THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.</small>		
LK COORD #20230743 DWG #20250032	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES	24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM

EXISTING CONDITIONS SURVEY PREPARED FOR: **MOHAN MERUGA** SHEET 1 OF 1

PROPERTY ADDRESS:
380 JON SCOTT DRIVE
ALPHARETTA, GA 30009

GEORGIA REGISTERED LAND SURVEYOR
No. 8197
JOSEPH A. STEPIKOVIC

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.





BOARD OF ZONING APPEALS MEETING STAFF REPORT

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

I. **AGENDA ITEM TITLE:** PH-25-20 PERSON/12075 NORTH HICKORY TRACE – APPEAL TO ADMINISTRATIVE DETERMINATION
BOARD OF ZONING APPEALS: NOVEMBER 20, 2025

II. **REPORT IN BRIEF:**

The appellant, Daniel Person, is requesting consideration of an appeal to an administrative determination related to a request for variance to Unified Development Code (UDC) Subsection 2.5.4(B), which prohibits the regular parking or storage of any business vehicle, any vehicle used in connection with a home occupation, or any vehicle with a carrying capacity of more than one-and-one-half (1½) tons in any residential district. The Community Development Director determined that the above-referenced UDC regulation is ineligible for a variance. The subject property is located at 12075 North Hickory Trace in the Hickory Ridge subdivision.

DISCUSSION

The appeal to administrative determination is related to a request for variance to Unified Development Code (UDC) Subsection 2.5.4(B), which prohibits the regular parking or storage of any business vehicle, any vehicle used in connection with a home occupation, or any vehicle with a carrying capacity of more than one-and-one-half (1½) tons in any residential district. A notice of appeal has been filed with the City appealing the Community Development Director's administrative determination that the above UDC regulation is ineligible for a variance. The subject property is located at 12075 North Hickory Trace in the Hickory Ridge subdivision.

The City's Code Enforcement Division issued a Courtesy Notice to the subject property owner on April 29, 2024. The notice cited a violation of UDC Subsection 2.5.4(B) related to the regular parking of a dual axle trailer with one-and-one-half (1½) tons carrying capacity on a residential property. The property owner was given three (3) days to correct the violation, of which the violation was resolved upon reinspection on May 7, 2024. The property owner then inquired about a variance to the above-referenced UDC regulation under the provision of UDC Subsection 2.5.4(C)(3), which allows the Community Development Director to grant a variance to allow an alternative parking practice (see below).

UDC Subsection 2.5.4 Locational criteria for parking.

- B. Location of Required Parking in Residential Districts. Required parking spaces in residential districts shall be subject to applicable area regulations pertaining to setbacks (front, side and rear yard), lot coverage, and accessory and principal structures.

Required parking spaces in 'For-Sale' residential districts shall be contained within a carport, garage or completely enclosed building, in addition:

Each 'For Sale' dwelling unit shall have a minimum 18' long and 10' wide paved driveway, as measured from the garage to the back of sidewalk, or back of curb where a sidewalk is not provided.

Ordinary passenger vehicles and non-commercial pickup trucks may be parked on a paved driveway providing ingress and egress to the lot or on a paved parking space provided that the maximum width of the total paved area cannot exceed 40 (forty) feet.

One (1) business vehicle not prohibited by the provisions of this Ordinance from parking within a residential district and one or more recreational vehicles or boats, or boat trailers may be parked or stored in an area not visible from a street.

The regular parking or storage of any business vehicle, any vehicle used in connection with a home occupation, or any vehicle with a carrying capacity of more than one-and-one-half (1½) tons is prohibited in any residential district. Pickup or panel trucks, used to provide daily transportation to and from work, are allowed in all residential districts.

C. Parking and Storage of Certain Vehicles.

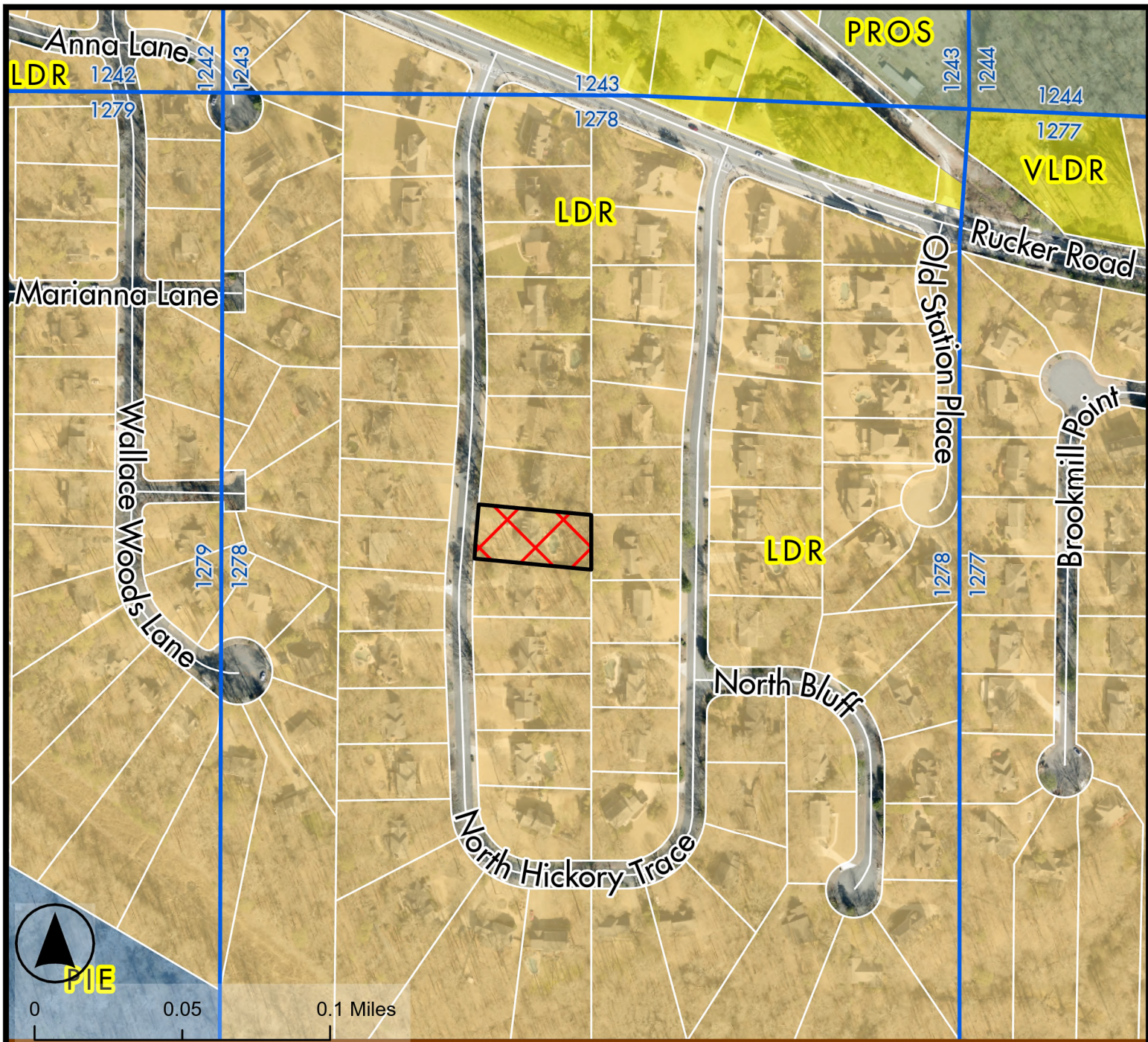
1. Any person who, as of the effective date of this Article (6/94), has established a long-standing practice of parking or storing boats or recreational vehicles which is not in compliance with the provisions of C(1), above, may continue such practice as a lawful nonconforming use, subject only to the provisions of any applicable district regulations.
2. Any person may apply to the Director of Community Development for a variance to the provisions of C(1), above pertaining to the parking and storage of boats or recreational vehicles. Variances shall be granted only in the case of extreme hardship or unusual circumstance, as contrasted with merely granting an advantage or a convenience. The factors to be taken into consideration by the Director may include the following:
 - a. The ease with which the applicant can comply with the provisions of this ordinance;
 - b. Whether there are extraordinary and exceptional conditions pertaining to the particular lot because of its size, shape, topography or location of the improvements on the lot;
 - c. The economic hardship that would be imposed upon the applicant if the variance were denied; and
 - d. Whether relief, if granted, would cause substantial detriment to the public good or impair the purpose and intent of this ordinance.
3. Where appropriate, the Director may attach reasonable conditions to the grant of a variance. The Director may also approve an alternative parking practice which, although not in strict compliance with the literal provisions of this Article, is deemed by the Director to be in compliance with the spirit of the Ordinance. All variances are personal to the applicant and shall terminate upon the sale of the lot.

The Community Development Director determined that the UDC regulation was ineligible for a variance due to the limited scope of variances (which is limited to the parking of boats and recreational vehicles) outlined in UDC Subsection 2.5.4(C)(2). Additionally, the requested parking is not eligible for a variance under UDC Subsection 4.5.4(C), which states, "In no case shall a hardship variance be granted from the conditions of approval imposed on a property through a zoning change granted by the City Council, nor may any use of land or buildings or structures be granted that is not permitted by the zoning district that is applicable to the property." Therefore, a variance cannot be granted to allow for the use of residentially zoned land for the regular parking of a vehicle with a carrying capacity of more than one-and-one-half (1½) tons.

The appellant contends that UDC Subsection 2.5.4(B) was intended to regulate commercial vehicles in residential zoning districts. The notice of appeal states that the subject vehicle is for personal, non-commercial use related to weekend racing events. The appellant states that the non-compliant vehicle (trailer) will be parked in the side yard of the subject property and will have limited visibility from the street. The appellant requests that a variance be permitted under UDC Subsection 2.5.4(C)(2-3).

III. ATTACHMENTS:

- Map Series
- Courtesy Notice
- Notice of Appeal
- Photographs



Legend

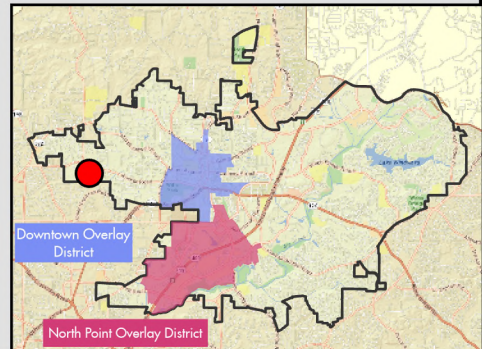
- PH-25-20
- Land Lots
- Tax Parcels
- Alpharetta City Limits
- Future Land Use 2040**
- Low Density Residential
- Parks, Recreation, Open Space
- Public, Institutional, Education
- Very Low Density Residential

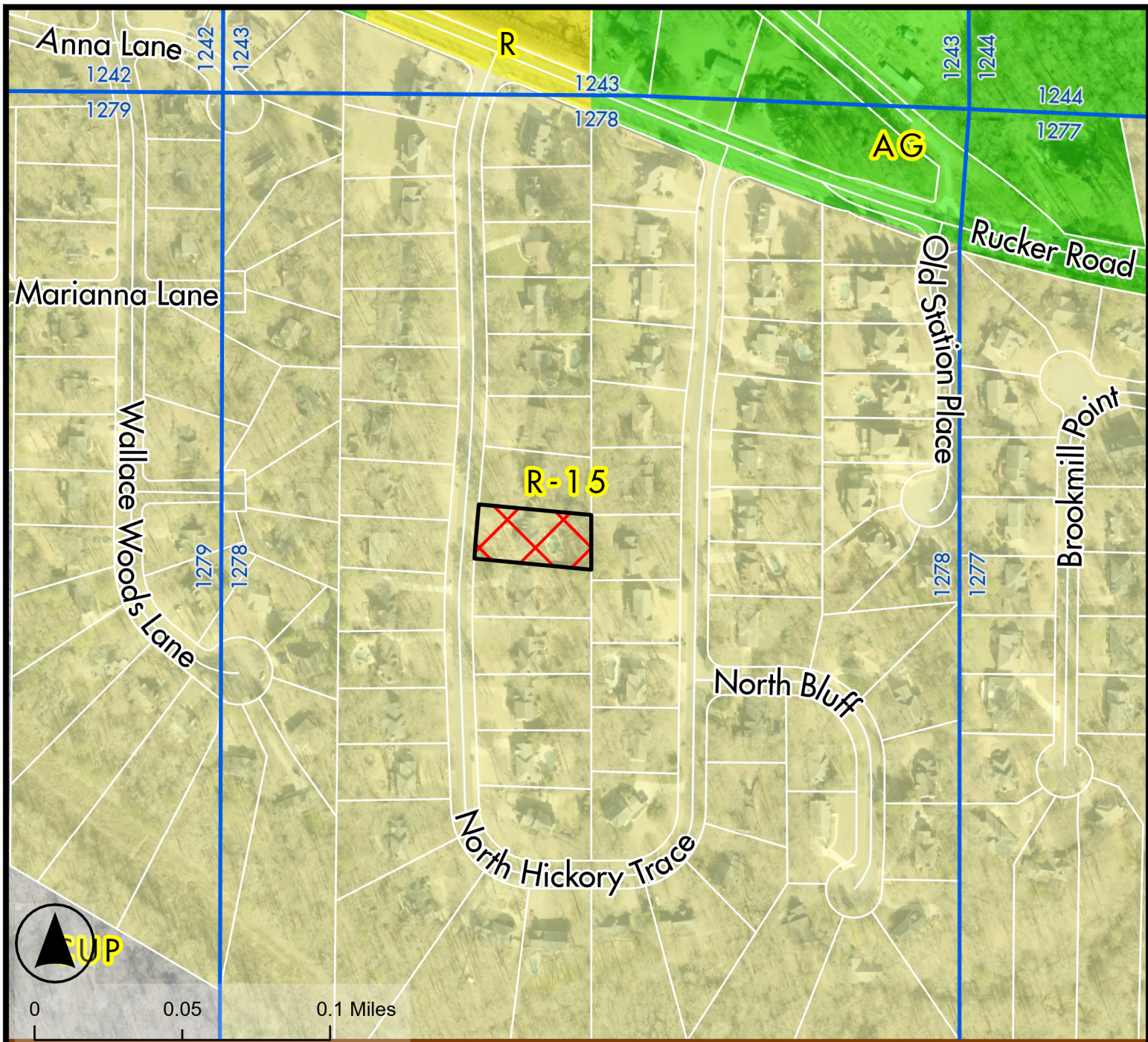
Future Land Use Map

Person Appeal to Administrative Decision
12075 North Hickory Trace

PH-25-20

D/LL: 2/2/1278
BZA: 11/20/2025





0 0.05 0.1 Miles

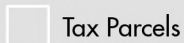
Legend



PH-25-20



Land Lots



Tax Parcels

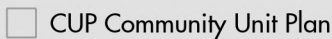


Alpharetta City Limits

Zoning District



AG Agriculture



CUP Community Unit Plan



R Single Family Detached Residential



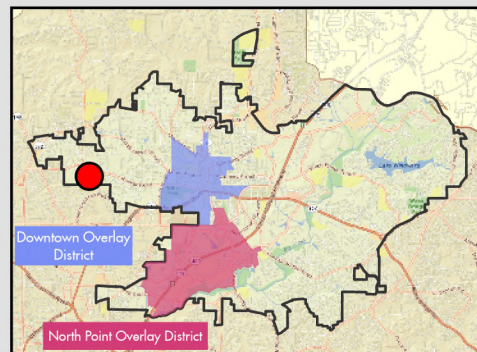
R-15 Single Family Detached Residential

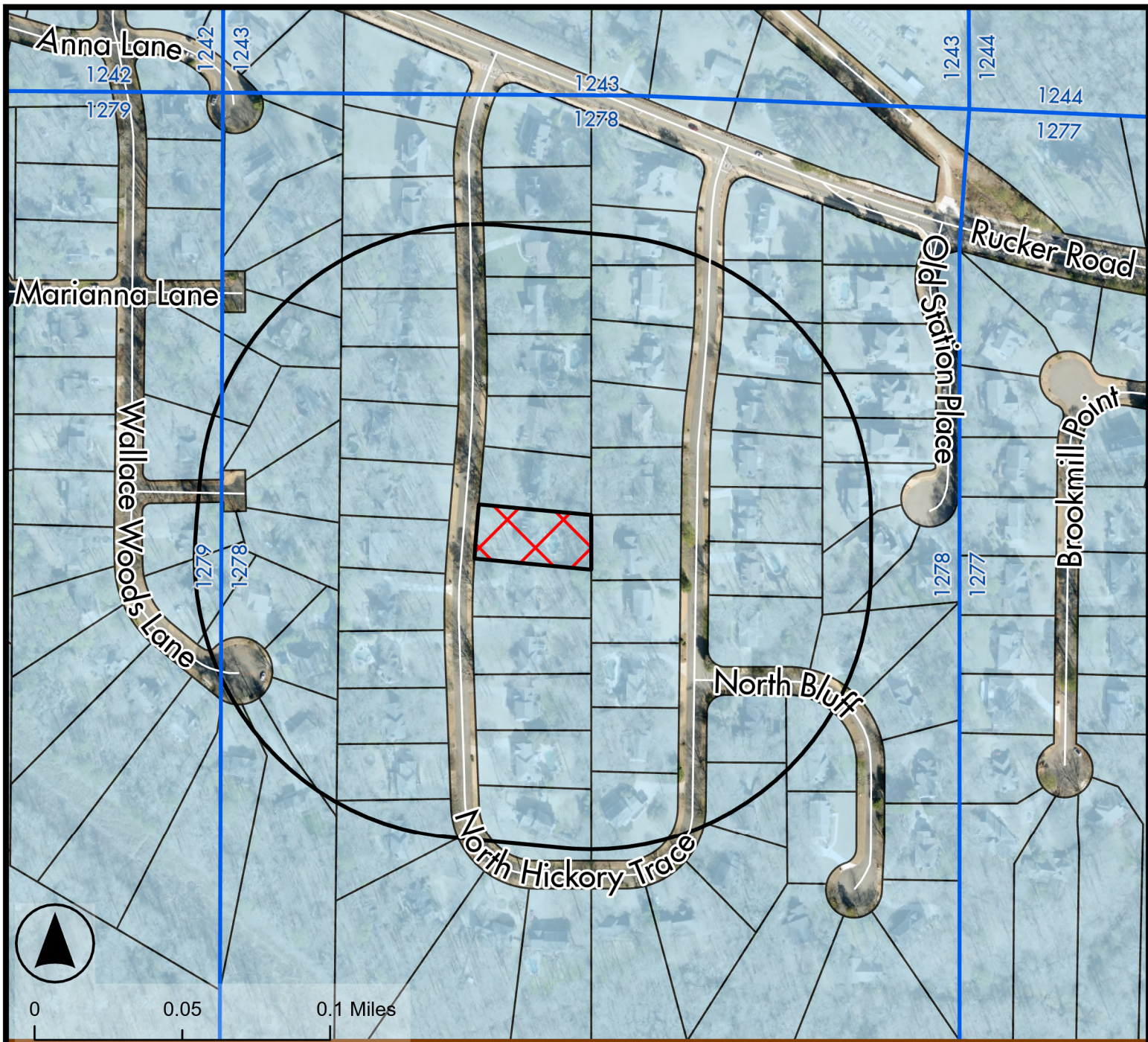
Zoning Map

PH-25-20






Person Appeal to Administrative Decision
12075 North Hickory Trace

D/LL: 2/2/1278
BZA: 11/20/2025





Legend

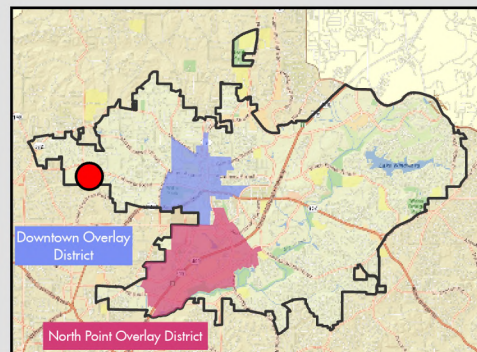
-  PH-25-20
-  Land Lots
-  Tax Parcels
-  500 ft Buffer
-  Alpharetta City Limits

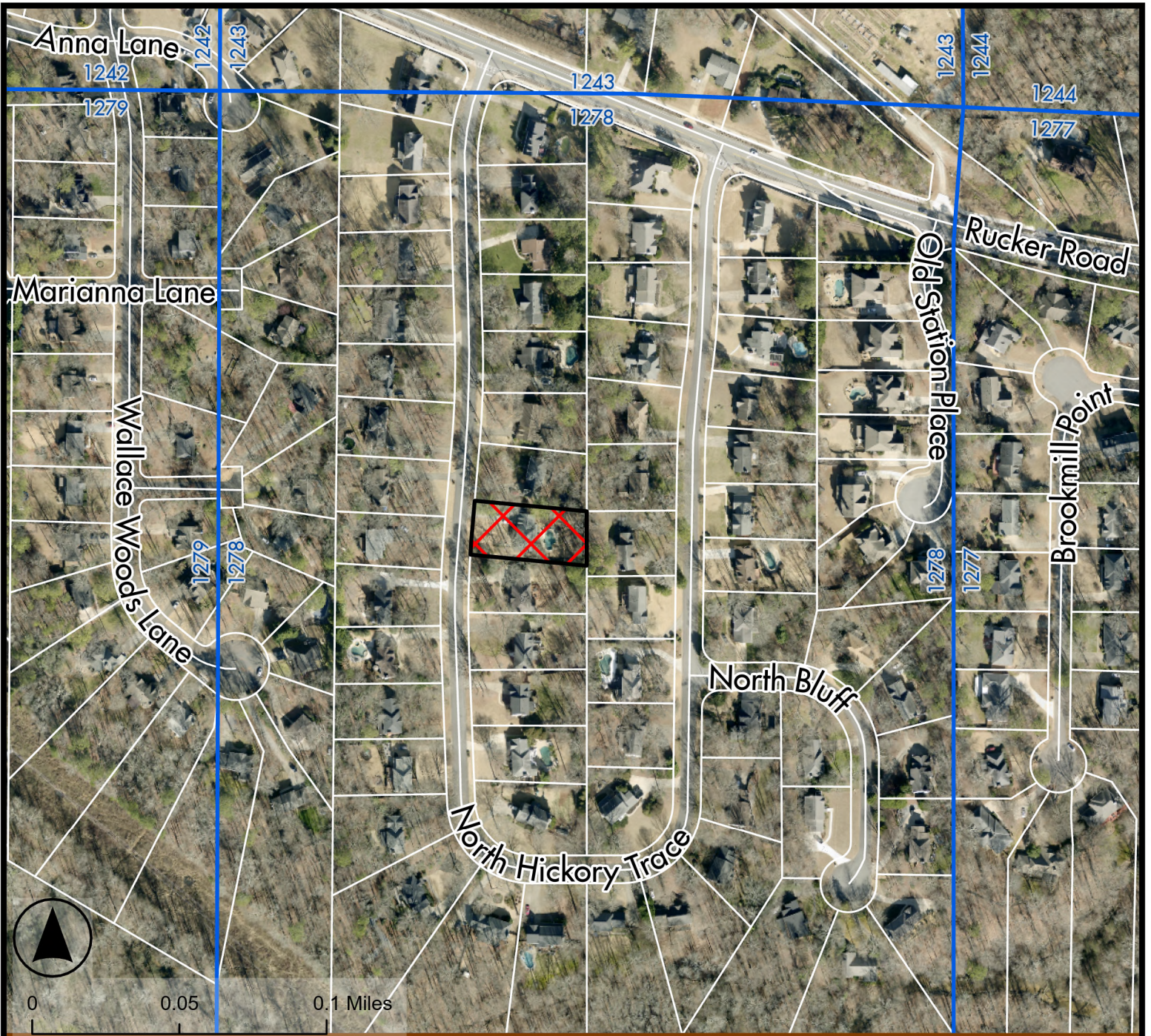
Location Map

PH-25-20


Person Appeal to Administrative Decision
12075 North Hickory Trace

D/LL: 2/2/1278
BZA: 11/20/2025





Legend

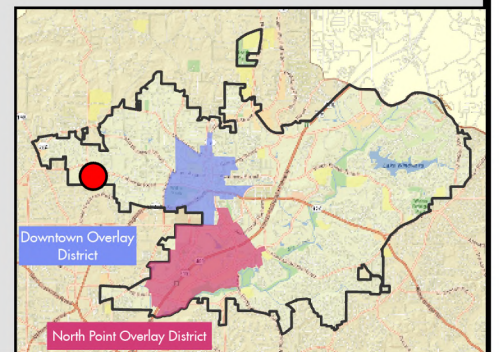
-  PH-25-20
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

Aerial Map

Person Appeal to Administrative Decision
 12075 North Hickory Trace

PH-25-20

D/LL: 2/2/1278
 BZA: 11/20/2025



DIRECTION
88 deg(T)

34.07548°N
084.33796°W

ACCURACY 5 m
DATUM WGS84



COURTESY NOTICE
Code Enforcement Division

A City Code Enforcement Officer was at your property on 12075 North Hickory Trace

In regards to one or more of the following violations: 0429-24

- HIGH GRASS/WEEDS
- VEHICLE PARKED ON UNPAVED SURFACE
- UNTAGGED/INOPERABLE VEHICLES(S)
- RUBBISH/GARBAGE/JUNK/DEBRIS
- BOAT/RV VISIBLE FROM STREET
- SIGN VIOLATION

OTHER: Dual Axle Trailer with a 1.5 Ton Carrying Capacity

Ways to correct Violation(s): Remove from property - not allowed in a residential district within city limits

UDC-2.5.4B4

Within 3 Day(s)

For questions regarding this notice, please call our office at the number listed below.

Hours: Monday - Friday: 8am - 4pm

Officer W. Johnson Badge# 613

Phone 678-297-6174

12075 North
Hickory Trace

2024-04-29
15:30:49-04:00

Variance Request – UDC Article II, “Parking and Storage of Certain Vehicles,” §C(1)–(3)

I respectfully request a variance (or approval of an alternative parking practice) under **UDC §C(2)–(3)** to allow parking of my **personal, non-commercial double-axle utility trailer** on the **side of my home** at the above property.

Reasoning:

This trailer, while above the semi-arbitrary carrying capacity limit of 1.5 tons, is NOT used for commercial purposes which is the main factor for the ordinance. I agree that having a commercial vehicle in use almost every day coming in and out of a neighborhood creates certain risks. Not to mention that if said vehicle was covered in ladders, company logos or is in disrepair from constant use would degrade the quality of the neighborhood and/or city standards.

I use this trailer 3-5 times per year for weekend racing events. It may be moved a handful of other times in order to prepare it for those weekends. Otherwise, it would stay dormant in the designated parking beside my house. (See diagram)

I currently have a smaller “compliant” trailer parked in this space which I will be selling in order to make room for my “non-compliant” trailer. From the street with the limited view, both trailers are basically indistinguishable from each other except for their color. (See photos)

Current placement & screening:

The trailer is not used for any business and remains fully registered and roadworthy. It sits entirely on my lot in the side yard behind the front building line, off the right-of-way, and is almost completely screened by existing fencing/landscaping and the lower side-yard grade relative to the street. From the street, a small portion of the trailer is partially visible at a narrow angle. Also, my truck is parked at this same area which further reduces the visibility.

Pursuant to §C(2), I address the variance factors below:

(a) Ease of compliance.

Full compliance would require moving the trailer into enclosed storage or keeping it off-site. My garage cannot accommodate the trailer’s length/height. Extending a privacy fence forward is constrained by front-yard fencing standards and sight-distance requirements.

(b) Extraordinary/exceptional conditions (size/shape/topography/improvements).

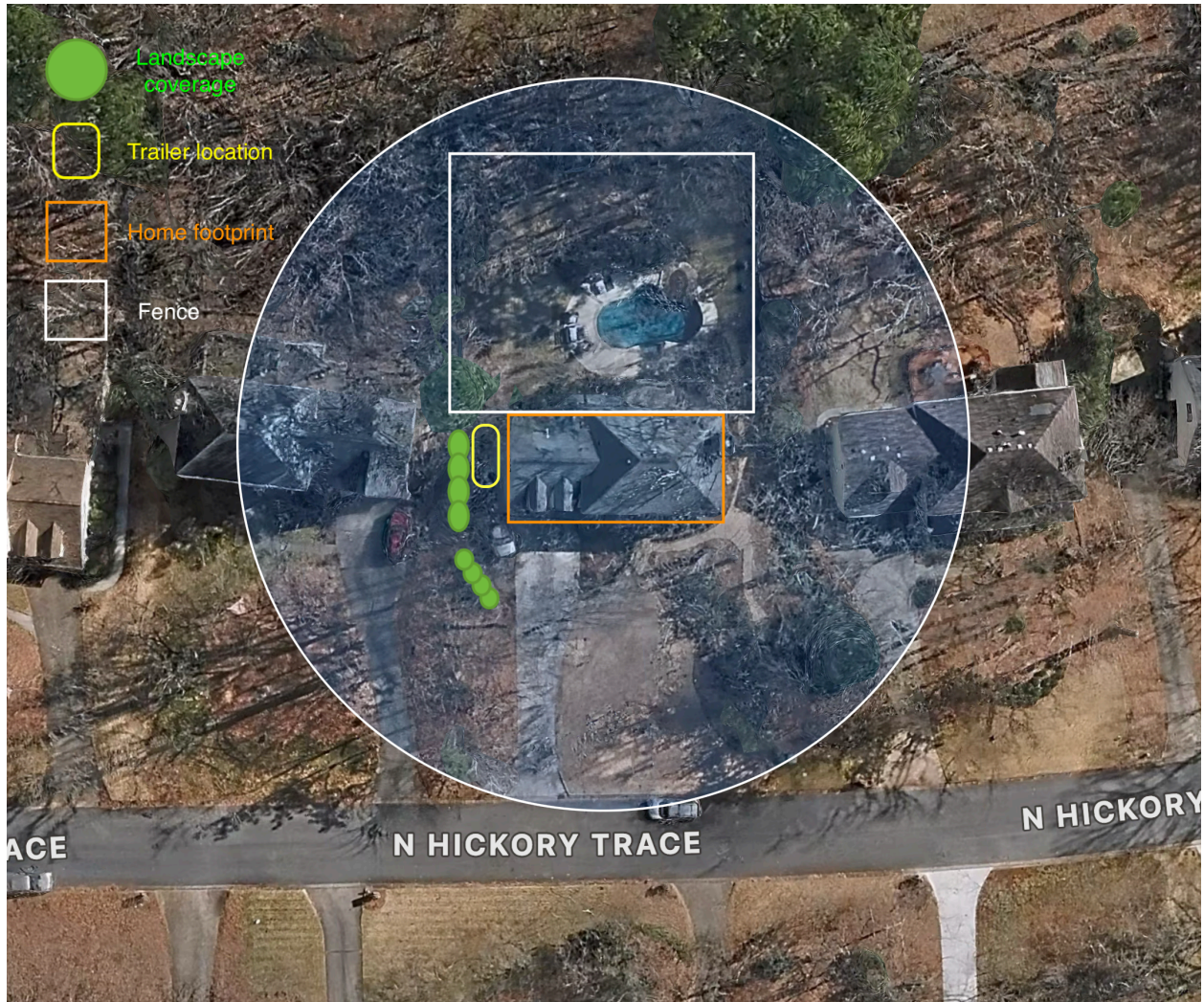
The **lot’s topography** drops along the side yard, which helps screen most of the trailer naturally but also **limits feasible fence tie-ins** near the front building line without affecting drainage and existing improvements. The **house’s placement** and driveway location further constrain alternate on-site locations that would be both compliant and functional.

(c) Economic hardship.

Due to the current economic climate, the off-site storage I've been using near my home has become increasingly unaffordable. At **\$254 per month**, it totals approximately **\$3,052 per year**, which is a **substantial financial strain** for a personal trailer used to store my small vintage race car. These ongoing costs have already accumulated over the past year and have become a **severe burden**.

(d) Public good / intent of the ordinance.

Granting relief **will not be detrimental** to the public or the neighborhood. The trailer is **non-commercial, kept clean and operable, and not stored on the street or right-of-way**. The current limited visibility of the trailer aligns with the **spirit and intent** of the ordinance to avoid visual clutter and protect neighborhood character. In addition, the vehicle used to pull the trailer is generally parked in front of it making it nearly invisible from street view. (See letters of support from neighbors)



Yellow marking is the trailer location



Street view with trailer 1



Street view with trailer 2



Dear City Of Alpharetta representatives:

Per Mr. Person's request, I take this opportunity to express my position in the matter of parking his trailer on his property at 12075 N. Hickory Trace, Alpharetta, GA.

My wife and I own and reside at 12080 North Hickory Trace which is almost in front of Mr. Person's driveway.

The Persons are of good character and judgement. Mr. Person was at some point the president of our neighborhood community club for a few years. During his term, he did an outstanding job. Someone that cares for his neighborhood to the point of been a good leader would not be seeking a variance to be detrimental to the area where he resides.

In my opinion, Mr. Person's house is blessed with having an area besides his house that is well protected and covered by vegetation, making his trailer not visible from our place.

I have no objection to his variance request. I also served on the community club for this neighborhood for several years as the Vice-President.

Please do not hesitate to contact me if you have any further questions.

Sincerely,

Alexander Gonzalez
12080 N. Hickory Trace
aagm@bellsouth.net

To whom it may concern at the City of Alpharetta regarding Daniel Person's trailer:

My name is Frankie D Franks, Jr., and I live at 12085 North Hickory Trace in Alpharetta, next door to Daniel Person. Regarding code enforcement and aesthetics in our neighborhood, Daniel's enclosed trailer is in no way a nuisance to me. In fact, I've never given it a second thought because it's pretty well hidden behind tall shrubbery and is tucked neatly between the side of his house and the vegetation. If it was to be noticeable to anyone in this neighborhood or driving by, it would be me because I'm the closest person to it. It doesn't bother me at all. Most importantly, Daniel is a fantastic neighbor, and with regard to issues of beautification and upkeep of good general aesthetics in this neighborhood, the Person family has done more than most residents in Hickory Ridge during the 7 years I've lived in this neighborhood. They keep a well-manicured lawn, keep their trees trimmed, and have done a series of exterior improvements to their home which provide value to the overall look and feel of the community. They are great neighbors! Also, if it's important to mention, I can assure you this racing trailer is used on occasion for recreational hobby use and is certainly not used for any commercial or business reason. If you need any additional info, I am glad to speak with you any time.

Best regards,
Frankie Don Franks, Jr
770-550-5859

To whom it may concern,

As a neighbor of Daniel and Jennifer Person for 11 years, I can confidently claim their trailer(s) are of no concern to me and everyone else I've talked with. No complaints that I'm aware of. They're wonderful people and neighbors. Their property is one of the best in the neighborhood. I was our Hickory Ridge Neighborhood president for 7 years and currently am our treasurer of 2 years. I've attended the Mayor's Advisory Council, which helps me get to know the people and their desires of the nearby crabapple neighborhoods. I feel that our neighborhood aligns and shows well when compared to other neighborhoods. The trailer(s) at Person's 12075 property should be allowed to return and/or remain.

Any variance for his trailer(s) should easily fit within the spirit of the ordinance(s) he referenced.

Thank you for your time and consideration.

Regards,
Chris Banta
Treasurer
Hickory Ridge Neighborhood
770-337-5640
12025 N Hickory Trace



