



Board of Zoning Appeals Meeting
UNOFFICIAL MINUTES

October 16, 2025

Department of Community Development

ALPHARETTA CITY HALL | 2 PARK PLAZA | 5:30 PM

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I. CALL TO ORDER

- ❖ Chairman Gordy called the meeting to order at 5:30 p.m.

- A. Recognition of Donna Shaw Murphy for service to the City of Alpharetta.
- B. Recognition of Kirk Driskell for service to the City of Alpharetta.

II. ROLL CALL

A. Board Members Present

- Michael Gordy
- Marc Gelber
- Lisa Shippel
- Anne Holcombe
- Dereje Teshale
- Cliff Cobb

B. Staff Present:

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

III. PLEDGE TO THE FLAG

IV. PUBLIC HEARING

A. PUBLIC HEARING PROCEDURE

- Elle Taylor, Planning & Zoning Coordinator, read the public hearing procedures.

B. V-25-26 Connolly/3223 Brierfield Road

The applicant, Andrew Moore, is requesting consideration of a variance to reduce a rear setback from 30' to fifteen feet (15') to accommodate a deck conversion to a screened porch and deck extension. The subject

property is located at 3235 Brierfield Road in the Brierfield subdivision.

- The submitted request, if approved, would allow for a deck conversion to a screened porch and deck extension at the rear of a single-family detached home with a reduced rear setback of approximately fifteen feet (15'). The Brierfield subdivision plat requires a 30' rear setback. The subject property is located at 3235 Brierfield Road in the Brierfield subdivision.
- The 0.33-acre property is zoned R-15 (Dwelling, 'For-Sale', Residential) and developed with a two story, 2,587 square foot single-family detached home with an elevated deck at the rear of the home. The deck was constructed in 2001 with the construction of the home. Surrounding properties are zoned R-15. Properties to the north, west, and south are located in the Brierfield subdivision and the properties to the east are located in the Alpharetta Estates subdivision.
- The Brierfield subdivision plat requires a 30' rear setback. The existing deck is legal non-conforming and encroaches into the 30' rear setback by approximately thirteen feet (13'). The submitted site plan depicts the existing 16' x 20.5' deck to be enclosed for a screen porch and a 16' x 14' grilling deck added on the north side of the screen porch. The new deck is depicted with a 15'-7 3/4" rear setback. Therefore, 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.

Table of similar variances in the Brierfield Subdivision.

Variance Criteria:

- *The property has peculiar conditions related to its shape given its location on a cul-de-sac. The unusual shape of the lot resulted in a shallow building envelope. Additionally, the existing deck is legal non-conforming encroaching into the rear setback by approximately thirteen feet (13'). The proposed covered porch and deck extension will only encroach by an additional two feet (2') into the rear setback.*
- **Public Comment:**
 - No Public Comment
 - ❖ Vice- Chair Gelber offered a motion to approve V-25-25 Harrison/405 Gatehouse Court, subject to the following conditions:
 1. Screened porch and deck extension shall be permitted as depicted on the site plan labeled Exhibit A with a 15' rear setback.
 - Board Member Holcombe seconded the motion.
 - The motion was approved unanimously (6-0)
 - ❖ With there being no further items to consider or discuss, Chairman Gordy adjourned the meeting at 6:49 p.m.