



BOARD OF ZONING APPEALS

JUNE 18, 2026

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

1. **CALL TO ORDER**

A. **Election of Chair and Vice-Chair for 2026**

2. **ROLL CALL**

A. **Welcome new Board Members: Craig Johnson and Tammy Lucas.**

3. **APPROVAL OF MEETING MINUTES**

A. **Approve Meeting Minutes of 12-18-25**

4. **PUBLIC HEARING**

A. **Public Hearing Procedure**

B. **V-26-09 Kusmisz/200 Sweetwater Trace**

Consideration of a variance to Unified Development Code Subsection 1.3.1(B)(1) to reduce the rear platted setback from 35' to 23' to allow for the construction of a covered screened porch. The property is located at 200 Sweetwater Trace and is legally described as being located in Land Lot 552, 1st District, 2nd Section, Fulton County, Georgia.

C. **PH-26-13 Good Stores LLC. Appeal**

This request has been withdrawn by the applicant and will not be considered at the June 18, 2026 Board of Zoning Appeals meeting.

Consideration of an appeal to administrative decision related to UDC Section 1.4.2. Defined terms, Definition of a Discount Store. The property is located at 7461 North Point Parkway and is legally described as being located in Land Lots 654, 655, 686, 687 1st District, 2nd Section, Fulton County, Georgia.

5. **ITEMS FROM BOARD MEMBERS**

6. **ITEMS FROM STAFF**

7. **ADJOURNMENT**



BOARD OF ZONING APPEALS

UNOFFICIAL MINUTES

DECEMBER 18, 2025

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

This action summary is provided as a convenience and service to the public, media, and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. This is not an official record of the Alpharetta Board of Zoning Appeals Meeting proceedings. Meetings are recorded and available for review at <https://www.youtube.com/user/alpharettagov>.

1. CALL TO ORDER

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

2. ROLL CALL

3. Board Members Present

- Michael Gordy
- Marc Gelber
- Anne Holcombe
- Cliff Cobb
- Scott Wharton

4. Staff Present:

- A. Michael Woodman, Planning and Development Services Manager
- B. Joel Carnow, GIS Specialist/Special Projects Planner
- C. Erin Cobb, Administrative Office Coordinator

5. APPROVAL OF MEETING MINUTES

A. Consideration of Meeting Minutes of November 20, 2025

- ❖ Vice – Chair Gelber offered a motion to approve meeting minutes from the November 20, 2025, Board of Zoning Appeals Meeting.
 - Board Member Holcombe seconded the motion.
 - The motion was approved unanimously (4-0-1)(Cobb)

B. Consideration of Meeting Minutes of October 16, 2025

- ❖ Vice – Chair Gelber offered a motion to approve meeting minutes from the October 16, 2025, Board of Zoning Appeals Meeting.
 - Board Member Holcombe seconded the motion.
 - The motion was approved unanimously (4-0-1)(Wharton)

6. ITEMS FROM BOARD MEMBERS

7. ITEMS FROM STAFF

8. PUBLIC HEARING

A. V-25-35 Ferguson/330 Angelica Way

Michael Woodman, Planning & Development Services Manager presented consideration of a variance request to reduce the rear setback to allow for a covered porch. A variance is requested to Unified Development Code (UDC) Subsection 1.3.1(B)(1) to reduce the rear platted setback from 40' to 28'. The property is located at 330 Angelica Way and is legally described as being located in Land Lot 39, 1st District, 1st Section, Fulton County, Georgia.

The 0.28-acre property is zoned CUP (Community Unit Plan) and developed with a two (2) story, 3,422 square foot single-family detached home with patio at the rear. Surrounding properties are zoned CUP and are located in the Enclave at Glen Abbey subdivision, except that the property to the east is located in Glen Abbey subdivision.

The property has a platted rear setback of 40', which applies to properties located along the perimeter of the subdivision. However, other properties located in the same subdivision only have an eighteen-foot (18') rear setback. The corner of the home is legal non-conforming, encroaching into the platted rear setback by approximately two feet (2') to three feet (3'). The existing at-grade patio, which is ten feet (10') deep, is not subject to setbacks. The applicant proposes to place the covered porch over the existing patio, of which vertical structures are subject to building setbacks. The footings for the covered porch extend an additional two feet (2') past the existing patio leaving a 28' rear setback. A variance is requested 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.

One (1) example of a rear setback variance was identified in the Enclave at Glen Abbey subdivision at 10930 Carrissa Trail. That property also backs up to the perimeter of the subdivision and has a platted rear setback of 40'.

VARIANCE REQUIREMENTS

- *The property has exceptional conditions due to its unusual shape. In addition, the property is located on a curve in the road and backs up to the perimeter of the subdivision, which requires a greater rear setback.*
- *Application of the ordinance would create an unnecessary hardship. The property has a platted rear setback of 40', which applies to all properties located along the perimeter of the subdivision. However, other properties located in the same subdivision only have an eighteen-foot (18') rear setback.*
- *The property has peculiar conditions related to its location on a curve in the road and along the perimeter of the subdivision which requires a greater rear setback. The proposed covered porch would extend an additional two feet (2') past the existing patio.*

Staff's recommendation was to approve V-25-35 Ferguson/330 Angelica Way, subject to the following conditions:

1. Covered porch shall be permitted as depicted on the submitted site plan and with a 28' rear setback.

❖ Vic-e-Chair Gelber, offered a motion to approve with Staff Conditions.

- Board Member Holcombe seconded the motion.
- The motion was approved (5-0)

9. **ADJOURNMENT**

Chairman Gordy adjourned the meeting at 5:48 p.m.



BOARD OF ZONING APPEALS MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: V-26-09 KUSMISZ/200 SWEETWATER TRACE

BOARD OF ZONING APPEALS: JUNE 18, 2026

II. STAFF RECOMMENDATION:

Approve V-26-09 Kusmisz/200 Sweetwater Trace, subject to the following conditions:

1. Covered porch shall be permitted substantially as depicted on the submitted site plan and with a 23' rear setback, as approved by Staff. There shall be no tree removal related to the construction of the covered porch.

III. REPORT IN BRIEF:

The applicants, Arch Winston on behalf of Joseph & Deanna Kusmisz, are requesting consideration of a variance to reduce a platted rear setback from 35' to 23' to accommodate the construction of a covered porch at the rear of a single-family detached home. The subject property is located at 200 Sweetwater Trace in the Sweetwater Club subdivision.

DISCUSSION

The submitted request, if approved, would allow for the construction of a covered porch at the rear of a single-family detached home with a reduced 23' rear setback. The property has a 35' platted rear setback. The subject property is located at 200 Sweetwater Trace in the Sweetwater Club subdivision.

The 0.28-acre property is zoned R-4A (Dwelling, 'For-Sale', Attached) and developed with a one (1) story, 2,053 square foot single-family detached home with patio at the rear. The subdivision was developed in unincorporated Fulton County and annexed into the City in 2005. Surrounding properties are zoned R-4A in the Sweetwater Club subdivision, except that the property to the east is zoned R-15 (Dwelling, 'For-Sale', Residential) and is located in the Northfield subdivision. Sweetwater Club lots backing up to the north and west (Harris Road) property lines have a 40' rear setback, lots backing up to the east property line have a 35' rear setback, lots backing up to the south property line have a 30' rear setback, and internal lots have a seven-foot (7') rear setback.

A variance is requested 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 this UDC Subsection because the platted setback applies and not the zoning setback. The applicant states that the variance is necessary to increase the usable outdoor area, which is currently limited. The property has a platted rear setback of 35' and the home was constructed with its rear wall at the 35' rear setback line. There is an existing at-grade patio, which is four feet (4') deep, and is not subject to setbacks. The applicant proposes a twelve-foot (12') deep by eighteen-foot (18') wide, or 216 square foot covered porch

over the existing at-grade patio. According to the application, no trees will be removed with the construction of the covered porch.

There is an example of a rear setback variance being granted in the Sweetwater Club subdivision at 290 Sweetwater Trace. In addition, several properties appear to have legal non-conforming encroachments into the rear setback, including at 100, 120, 205, 210, 220, and 280 Sweetwater Trace.

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 related to its size. The lot is 0.125 acres, or 5,456 square feet, which leaves limited space for residential accessory structures, such as a cover porch or deck.

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 platted rear setback would not allow for an accessory structure on the subject property, such as a deck or cover porch. However, some properties located in the same subdivision have lesser rear setbacks, including seven-foot (7') and 30' rear setbacks. In addition, there are several examples of non-conforming rear setback encroachments in the subdivision.

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 related to its size. The lot is 0.125 acres, or 5,456 square feet, which leaves limited space for residential accessory structures, such as a cover porch or deck. In addition, there are several examples of non-conforming rear setback encroachments in the subdivision.

CONCURRENCES

Staff have reviewed the applicant's proposal against the review criteria for a variance. The property has exceptional and peculiar conditions related to its size. The lot is 0.125 acres, or 5,456 square feet, which leaves limited space for residential accessory structures, such as a cover porch or deck. The platted rear setback would not allow for an accessory structure on the subject property. However, some properties located in the same subdivision have lesser rear setbacks allowing for residential accessory structures. In addition, there are several examples of non-conforming rear setback encroachments in the Sweetwater Club subdivision and there is one (1) example of a rear setback variance being granted.

CITIZEN PARTICIPATION PLAN








The applicant notified adjacent property owners and the Sweetwater Club HOA of the variance and intent for the property. The report states that no objections were received. In addition, the applicant provided an approval letter from the Sweetwater Club HOA, as well as letters of no objections from surrounding and nearby properties.

IV. ATTACHMENTS:

- Map Series
- Citizen Part B
- Application



Legend

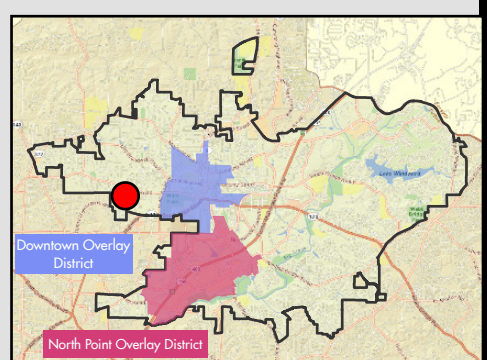
-  V-26-09
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits
- Future Land Use 2040
-  Low Density Residential
-  Medium Density Residential
-  Public, Institutional, Education

Future Land Use Map

Kusmisz / 200 Sweetwater Trace Porch Variance

V-26-09

D/LL: 1/1/294
BZA: 6/18/2026





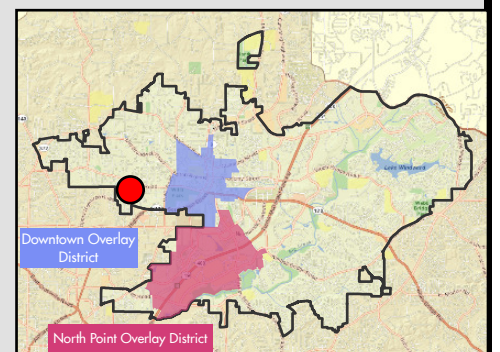
- Legend**
- V-26-09
 - Land Lots
 - Tax Parcels
 - Alpharetta City Limits
 - Zoning District**
 - AG Agriculture
 - CUP Community Unit Plan
 - R-10 Single Family Detached Residential
 - R-12 Single Family Detached Residential
 - R-15 Single Family Detached Residential
 - R-4A Single Family Detached Residential (Low Density)
 - R-8A Single Family Attached Residential (Medium Density)

Zoning Map

Kusmisz / 200 Sweetwater Trace Porch Variance






V-26-09

D/LL: 1/1/294
BZA: 6/18/2026





Legend

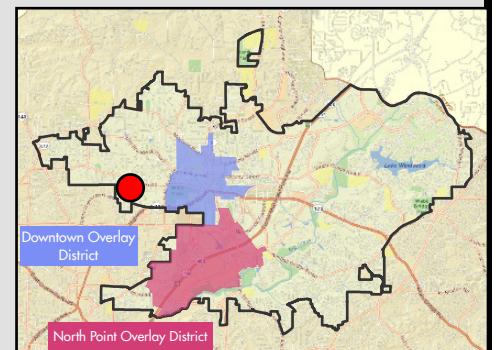
-  V-26-09
-  Land Lots
-  Tax Parcels
-  500 ft Buffer
-  Alpharetta City Limits

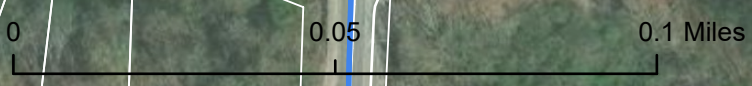
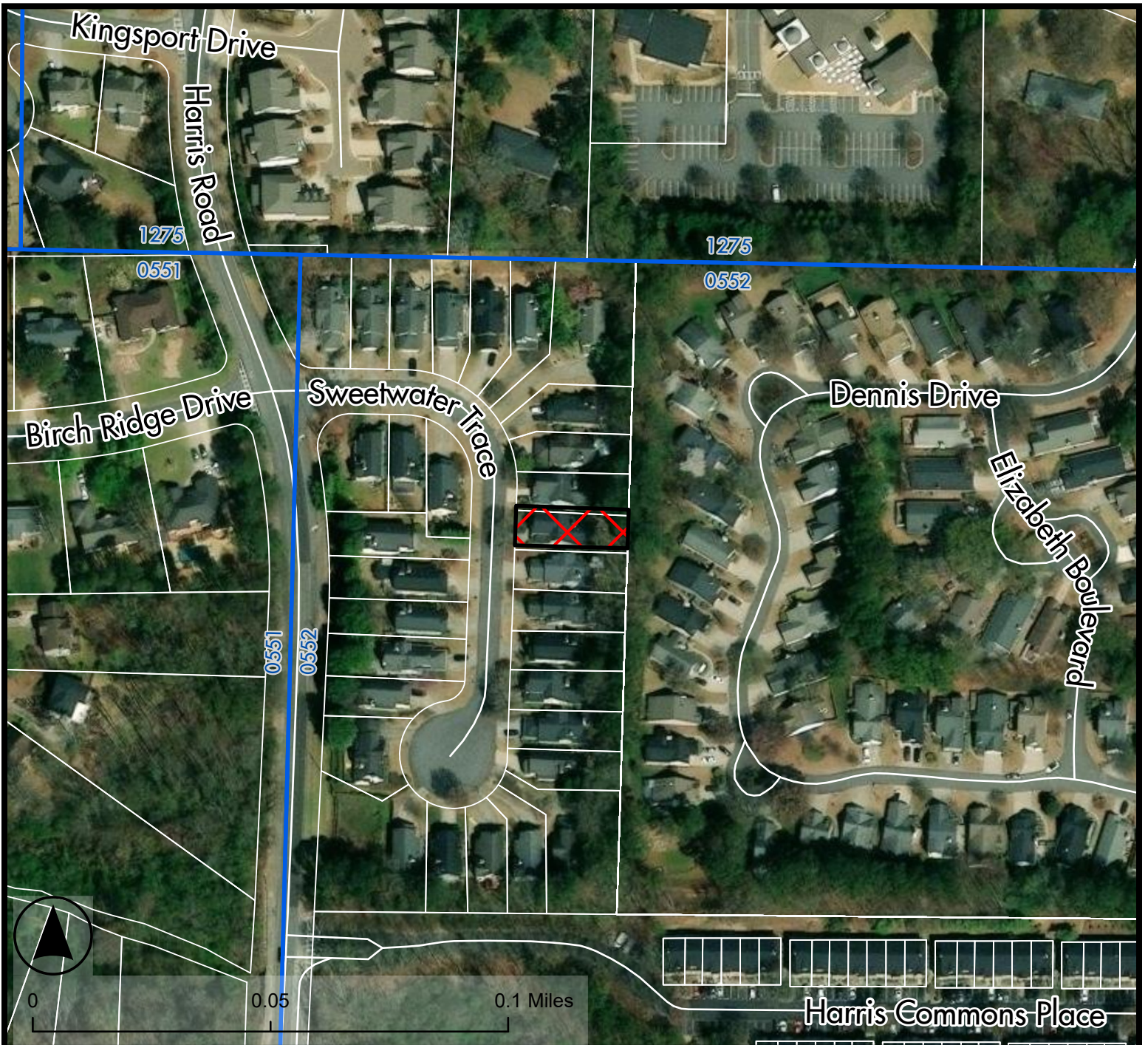
Location Map

Kusmisz / 200 Sweetwater Trace Porch Variance

V-26-09

D/LL: 1/1/294
BZA: 6/18/2026





Legend

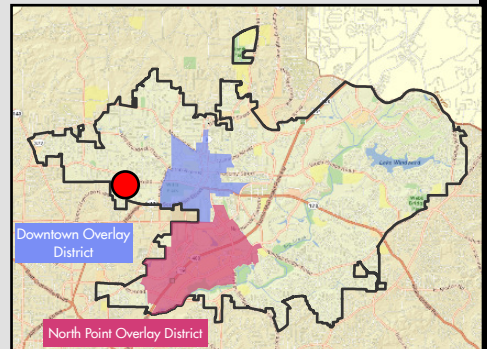
- V-26-09
- Land Lots
- Alpharetta City Limits

Aerial Map

Kusmisz / 200 Sweetwater Trace Porch Variance

V-26-09

D/LL: 1/1/294
BZA: 6/18/2026



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: Kusmisz Screened Porch

Contact Name: Arch Winston Telephone: 678-807-8752

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.

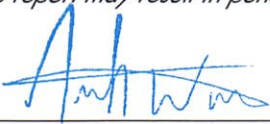
Attached:
1) certified letters to ~~recipients~~ recipients on mailing list
2) HOA approval
3) no objection letters from neighbors

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

- | | |
|--|---|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting |
| <input type="checkbox"/> Email | <input type="checkbox"/> Other (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: 4/27/2026

Print Form

LEBOVITZ RICHARD & KATHRYN
190 SWEETWATER TRCE
ROSWELL GA 30076-4609

KUSMISZ JOSEPH F & SMITH DEANNA M
200 SWEETWATER TRCE
ROSWELL GA 30076

FENIMORE JAYNE L
210 SWEETWATER TRCE
ROSWELL GA 30076-4613

NORTHFIELD HOMEOWNERS ASSN INC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

9589 0710 5270 4023 8230 32

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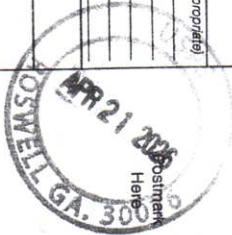
OFFICIAL USE

Certified Mail Fee

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

Postage

Total Postage and Fees



Sent To
 RACHAEL & KATHRYN Lebovitz
 Street and Apt. No., or PO Box No.
 190 Sweetwater Trace
 City, State, ZIP+4®
 Roswell, GA 30076

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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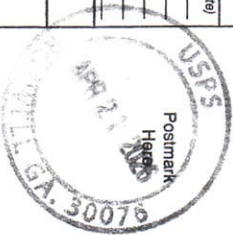
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 Street and Apt. No., or PO Box No.
 P.O. Box 2458
 City, State, ZIP+4®
 Roswell, GA 30023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees



Sent To
 JOSEPH E. KOSMISZ & Deanna M. Smith
 Street and Apt. No., or PO Box No.
 200 Sweetwater Trace
 City, State, ZIP+4®
 Roswell, GA 30076

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4023 8230 18

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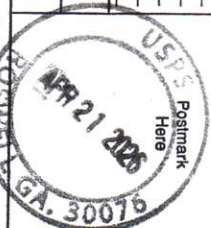
OFFICIAL USE

Certified Mail Fee

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

Postage

Total Postage and Fees



Sent To
 Jayne L. Fenimore
 Street and Apt. No., or PO Box No.
 210 Sweetwater Trace
 City, State, ZIP+4®
 Roswell, GA 30076

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

from removal to install



WINSTON'S

OUTDOOR CONTRACTORS

5435 MASHBURN DRIVE, CUMMING, GA 30041

678-807-8752

office@winstonsoutdoor.com

April 21, 2026

CERTIFIED MAIL

Richard & Kathryn Lebovitz
190 Sweetwater Trace
Roswell, GA 30076

RE: V-26-09 Kusmisz/200 Sweetwater Trace Porch Variance

Dear Sir/Madam:

This letter provides you with your notice that a Variance Hearing will be held on Thursday, June 18, 2026, at 5:30 pm. This hearing will be in front of the Board of Zoning Appeals as Joseph F. Kusmisz & Deanna M. Smith, 200 Sweetwater Trace, Roswell, GA 30076 is wanting to add a 12'x18' (216 sq ft) screened porch with gabled roof to the back of the existing home which is replacing an existing 11'x4' (44 sq ft) patio with a 23'x4' (92 sq ft) patio. The public hearing will take place in Council Chambers at Alpharetta city hall, which is located at 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions, you can reach me at the contact information above.

Thanks,

A handwritten signature in blue ink, appearing to read "Arch Winston".

Arch Winston
Owner
Winston's Outdoor Contractors

Cc: Northfield Homeowners Assn, Inc., P.O. Box 2458, Alpharetta, GA 30023
Jayne L. Fenimore, 210 Sweetwater Trace, Roswell, GA 30076
Joseph F. Kusmisz & Deanna M. Smith, 200 Sweetwater Trace, Roswell, GA 30076

from removal to install



WINSTON'S

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5435 MASHBURN DRIVE, CUMMING, GA 30041

678-807-8752

office@winstonsoutdoor.com

April 21, 2026

CERTIFIED MAIL

Northfield Homeowners Assn, Inc.
P.O. Box 2458
Alpharetta, GA 30023

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Thanks,

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Arch Winston
Owner
Winston's Outdoor Contractors

Cc: Richard & Kathryn Lebovitz, 190 Sweetwater Trace, Roswell, GA 30076
Jayne L. Fenimore, 210 Sweetwater Trace, Roswell, GA 30076
Joseph F. Kusmisz & Deanna M. Smith, 200 Sweetwater Trace, Roswell, GA 30076

from removal to install



WINSTON'S

OUTDOOR CONTRACTORS

5435 MASHBURN DRIVE, CUMMING, GA 30041

678-807-8752

office@winstonsoutdoor.com

April 21, 2026

CERTIFIED MAIL

Jayne L. Fenimore
210 Sweetwater Trace
Roswell, GA 30076

RE: V-26-09 Kusmisz/200 Sweetwater Trace Porch Variance

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Arch Winston
Owner
Winston's Outdoor Contractors

Cc: Northfield Homeowners Assn, Inc., P.O. Box 2458, Alpharetta, GA 30023
Richard & Kathryn Lebovitz, 190 Sweetwater Trace, Roswell, GA 30076
Joseph F. Kusmisz & Deanna M. Smith, 200 Sweetwater Trace, Roswell, GA 30076

from removal to install



WINSTON'S

OUTDOOR CONTRACTORS

5435 MASHBURN DRIVE, CUMMING, GA 30041

678-807-8752

office@winstonsoutdoor.com

April 21, 2026

CERTIFIED MAIL

Joseph F. Kusmisz & Deanna M. Smith
200 Sweetwater Trace
Roswell, GA 30076

RE: V-26-09 Kusmisz/200 Sweetwater Trace Porch Variance

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If you have any questions, you can reach me at the contact information above.

Thanks,

A handwritten signature in blue ink, appearing to read "Arch Winston". The signature is stylized and cursive.

Arch Winston
Owner
Winston's Outdoor Contractors

Cc: Northfield Homeowners Assn, Inc., P.O. Box 2458, Alpharetta, GA 30023
Richard & Kathryn Lebovitz, 190 Sweetwater Trace, Roswell, GA 30076
Jayne L. Fenimore, 210 Sweetwater Trace, Roswell, GA 30076

from removal to install



WINSTON'S

OUTDOOR CONTRACTORS

5435 MASHBURN DRIVE, CUMMING, GA 30041

678-807-8752

office@winstonsoutdoor.com

I, Richard Levovitz, will be happy to offer my support to my neighbors, Joseph & Deanna Kusmisz, at 200 Sweetwater Trace, on behalf of their variance request to add a 220 square foot screened porch to the back of their home. I am aware that they are requesting a variance to build partially in the 30 foot rear setback area of their property.

Additional comments (optional):

Signed: Richard Levovitz

Address: 190 Sweetwater Trace Roswell GA 30076

Date: 11/21/2023

from removal to install



WINSTON'S

OUTDOOR CONTRACTORS

5435 MASHBURN DRIVE, CUMMING, GA 30041

678-807-8752

office@winstonsoutdoor.com

I, Mary Asbury, will be happy to offer my support to my neighbors, Joseph & Deanna Kusmisz, at 200 Sweetwater Trace, on behalf of their variance request to add a 220 square foot screened porch to the back of their home. I am aware that they are requesting a variance to build partially in the 30 foot rear setback area of their property.

Additional comments (optional):

Signed: Mary R. Asbury

Address: 135 Sweetwater Trace

Date: 11/21/25

from removal to install



WINSTON'S

OUTDOOR CONTRACTORS

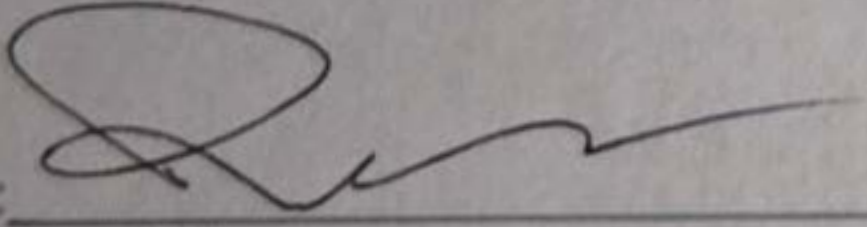
5435 MASHBURN DRIVE, CUMMING, GA 30041

678-807-8752

office@winstonsoutdoor.com

I, Ben Parks, will be happy to offer my support to my neighbors, Joseph & Deanna Kusmisz, at 200 Sweetwater Trace, on behalf of their variance request to add a 220 square foot screened porch to the back of their home. I am aware that they are requesting a variance to build partially in the 30 foot rear setback area of their property.

Additional comments (optional):

Signed: 

Address: 145 Sweetwater Trace

Date: 11/21/2025

from removal to install



WINSTON'S

OUTDOOR CONTRACTORS

5435 MASHBURN DRIVE, CUMMING, GA 30041

678-807-8757

office@winstonsooutdoor.com

I, Mary J Malone #125

will be happy to offer my support to my neighbors, Joseph & Deanna Kusmiaz, at 200 Sweetwater Trace, on behalf of their variance request to add a 220 square foot screened porch to the back of their home. I am aware that they are requesting a variance to build partially in the 30 foot rear setback area of their property.

Additional comments (optional):

I am so happy for Joe & Deanna and their growing family. We are a small Sub division and it is great to have smaller generations & kids in the neighborhood. The screened porch will allow them more space and that will allow them to continue to be good neighbors!!

Signed:

Address:

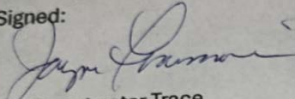
125 Sweetwater Trace

Date:

12/3/25

I am aware of Joseph and Deanna Kusmiz' plans to add a screened porch to the back of their home at 200 Sweetwater Trace, and I have no objections or concerns.

Signed:



210 Sweetwater Trace

12/8/2025



SWEETWATER CLUB HOMEOWNERS ASSOCIATION

Homeowner Change Request

Homeowner Name Joseph and Deanna Kusmierz House # 200
Request Date 11/21/2025

Type of Change

Select one of the following or choose Other.

- | | |
|--|--|
| <input checked="" type="checkbox"/> Exterior of Home | <input type="checkbox"/> Landscape in front/side yard |
| <input type="checkbox"/> Replace garage door | <input type="checkbox"/> Add/replace screening |
| <input type="checkbox"/> Replace windows | <input type="checkbox"/> Add fence/wall |
| <input type="checkbox"/> Replace front door | <input type="checkbox"/> Remove/replace tree(s) |
| <input type="checkbox"/> Repaint house/trim | <input type="checkbox"/> Remove/replace shrub(s) |
| <input type="checkbox"/> Repaint front door | <input type="checkbox"/> Remove/replace plant(s) in beds |
| <input type="checkbox"/> Replace roof | <input type="checkbox"/> Remove/replace sod |
| <input type="checkbox"/> Resurface driveway | <input type="checkbox"/> Remove/replace ground cover |
| <input checked="" type="checkbox"/> Other (describe below) | <input type="checkbox"/> Add/replace downspout/drainage line |
| | <input type="checkbox"/> Other (describe below) |

Description of Change

- Adding 12 x 18 ft screened in porch on back side of home.
- Will have gabled roof matching existing home. Made of wood.
- Will remove back bedroom windows and convert to french doors

Note: If you are changing the exterior color of any part of your home, please include a paint swatch.
Note: To assist in understanding your proposed changes, please provide a plan, specification, or diagram.
Note: Based on the current ACC Guidelines, the following are just some of the items that may not be approved for our neighborhood.

- Fountains
- Statues
- Benches
- Radio Antennae or Satellite Dish
- Basketball goals/backboards
- Freestanding Playhouses
- Tree houses
- Detached storage buildings

Send completed form to: swchoa.acc@gmail.com
Please keep in mind that the ACC have 30 days to review your request.

THIS SECTION TO BE COMPLETED BY ACC

Approval Status

This change request is:

Approved

Approved with modifications
(see Comments)

Not Approved
(see Comments)

Date

11/21/2025

ACC Comments

Addition is approved

from removal to install



WINSTON'S

OUTDOOR CONTRACTORS

5435 MASHBURN DRIVE, CUMMING, GA 30041

678-807-8752

office@winstonsoutdoor.com

April 21, 2026

CERTIFIED MAIL

Richard & Kathryn Lebovitz
190 Sweetwater Trace
Roswell, GA 30076

RE: V-26-09 Kusmisz/200 Sweetwater Trace Porch Variance

Dear Sir/Madam:

This letter provides you with your notice that a Variance Hearing will be held on Thursday, June 18, 2026, at 5:30 pm. This hearing will be in front of the Board of Zoning Appeals as Joseph F. Kusmisz & Deanna M. Smith, 200 Sweetwater Trace, Roswell, GA 30076 is wanting to add a 12'x18' (216 sq ft) screened porch with gabled roof to the back of the existing home which is replacing an existing 11'x4' (44 sq ft) patio with a 23'x4' (92 sq ft) patio. The public hearing will take place in Council Chambers at Alpharetta city hall, which is located at 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions, you can reach me at the contact information above.

Thanks,

A handwritten signature in blue ink, appearing to read 'Arch Winston'. The signature is stylized and fluid.

Arch Winston
Owner
Winston's Outdoor Contractors

Cc: Northfield Homeowners Assn, Inc., P.O. Box 2458, Alpharetta, GA 30023
Jayne L. Fenimore, 210 Sweetwater Trace, Roswell, GA 30076
Joseph F. Kusmisz & Deanna M. Smith, 200 Sweetwater Trace, Roswell, GA 30076

from removal to install



WINSTON'S

OUTDOOR CONTRACTORS

5435 MASHBURN DRIVE, CUMMING, GA 30041

678-807-8752

office@winstonsoutdoor.com

April 21, 2026

CERTIFIED MAIL

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P.O. Box 2458
Alpharetta, GA 30023

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Arch Winston
Owner
Winston's Outdoor Contractors

Cc: Richard & Kathryn Lebovitz, 190 Sweetwater Trace, Roswell, GA 30076
Jayne L. Fenimore, 210 Sweetwater Trace, Roswell, GA 30076
Joseph F. Kusmisz & Deanna M. Smith, 200 Sweetwater Trace, Roswell, GA 30076

from removal to install



WINSTON'S

OUTDOOR CONTRACTORS

5435 MASHBURN DRIVE, CUMMING, GA 30041

678-807-8752

office@winstonsooutdoor.com

April 21, 2026

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Roswell, GA 30076

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Owner
Winston's Outdoor Contractors

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Richard & Kathryn Lebovitz, 190 Sweetwater Trace, Roswell, GA 30076
Joseph F. Kusmisz & Deanna M. Smith, 200 Sweetwater Trace, Roswell, GA 30076

from removal to install



WINSTON'S

OUTDOOR CONTRACTORS

5435 MASHBURN DRIVE, CUMMING, GA 30041

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April 21, 2026

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Roswell, GA 30076

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A handwritten signature in blue ink, appearing to read "Arch Winston". The signature is stylized with a large initial "A" and a long horizontal stroke.

Arch Winston
Owner
Winston's Outdoor Contractors

Cc: Northfield Homeowners Assn, Inc., P.O. Box 2458, Alpharetta, GA 30023
Richard & Kathryn Lebovitz, 190 Sweetwater Trace, Roswell, GA 30076
Jayne L. Fenimore, 210 Sweetwater Trace, Roswell, GA 30076

LEBOVITZ RICHARD & KATHRYN
190 SWEETWATER TRCE
ROSWELL GA 30076-4609

KUSMISZ JOSEPH F & SMITH DEANNA M
200 SWEETWATER TRCE
ROSWELL GA 30076

FENIMORE JAYNE L
210 SWEETWATER TRCE
ROSWELL GA 30076-4613

NORTHFIELD HOMEOWNERS ASSN INC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

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: _____ Telephone: _____

Address: _____ Suite: _____

City _____ State: _____ Zip: _____ Fax: _____

Mobile Tel: _____ Email: _____

Subject Property Information:

Address: _____ Current Zoning: _____

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

Proposed Zoning: _____ Current Use: _____

This Application For (Check All That Apply):

Conditional Use Master Plan Amendment Comprehensive Plan Amendment

Rezoning Master Plan Review

Variance Public Hearing

Exception Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

Applicant's Request (Please itemize the proposal):

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

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Joseph Kusmisz & Deanna Smith Kusmisz

Telephone: 678-231-2029

Address: 200 Sweetwater Trace

Suite: _____

City Roswell

State GA

Zip 30076

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: Arch Winston

Telephone: 678-807-8752

Address: 5435 Mashburn Drive

Suite: _____

City Cumming

State: GA

Zip: 30041

So Sworn and Attested:

Owner Signature: _____

Date: 2/3/2026

Notary:

Notary Signature: _____

Date: 2/3/2026

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: Joe Kusmisz & Deanna Smith Kusmisz

Subject Public Hearing Case: Kusmisz Screened Porch - variance

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 has 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: n/a Value: n/a

Description of Contribution: n/a Value: n/a

Description of Contribution: n/a Value: n/a

Description of Contribution: n/a Value: n/a

Description of Contribution: n/a Value: n/a

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: 2/3/2026

Loan Number: 1012793680

Date: MARCH 10, 2021

Property Address: 200 SWEETWATER TRCE
ROSWELL, GEORGIA 30076

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 552 OF THE 1ST DISTRICT, 294 SECTION, OF FULSON COUNTY, GEORGIA, BEING LOT 11, OF SWEETWATER CLUB SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 164, PAGES 62-64, FULSON COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREBY AND MADE A PART HEREOF BY REFERENCE.

A.P.N. #: 12 223405520118

from removal to install



WINSTON'S

OUTDOOR CONTRACTORS

5435 MASHBURN DRIVE, CUMMING, GA 30041

678-807-8752

office@winstonsoutdoor.com

Project Explanation Statement

Homeowner Name: Joseph Kusmisz & Deanna Smith
Address: 200 Sweetwater Trace, Roswell, GA 30076

To whom it may concern:

The intent of this application is to obtain a variance and building permit to add more usable space to the limited area of the backyard of the single family private residence located at 200 Sweetwater Trace. We would like to replace the existing 44 sq ft patio with a 92 sq ft patio and add a 216 sq ft screened in porch with a gabled roof. As the rear setback is 35 ft, which is also the distance of the rear wall of the home from the rear property line, there is no way to avoid adding space without overlapping this rear setback. We would like to build 12 feet into this setback area with a screened porch that is 18 feet long (216 sq ft).

Attached please find the following for your review:

- Site plans of the property
- Photographs of the property

I respectfully ask for your consideration of this application and hope to discuss this matter further at your earliest convenience. Please feel free to contact us by phone or email if you have any questions or need additional information.

Thank you for your time and attention to this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Arch Winston". The signature is stylized and cursive.

Arch Winston

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

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

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

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

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: _____

Contact Name: _____ Telephone: _____

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

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

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

- | | |
|--|--|
| <input 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.



Real Estate

View Bill

As of

12/31/2025

Bill Year

2025

Bill

2504874

Owner

KUSMISZ JOSEPH F & SMITH DEANN

Parcel ID

12 -2234-0552-011-8

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2025	\$464.66	\$464.66	\$0.00	\$0.00	\$0.00
TOTAL		\$464.66	\$464.66	\$0.00	\$0.00	\$0.00



Filters

Code Enforcement

Filters Styling

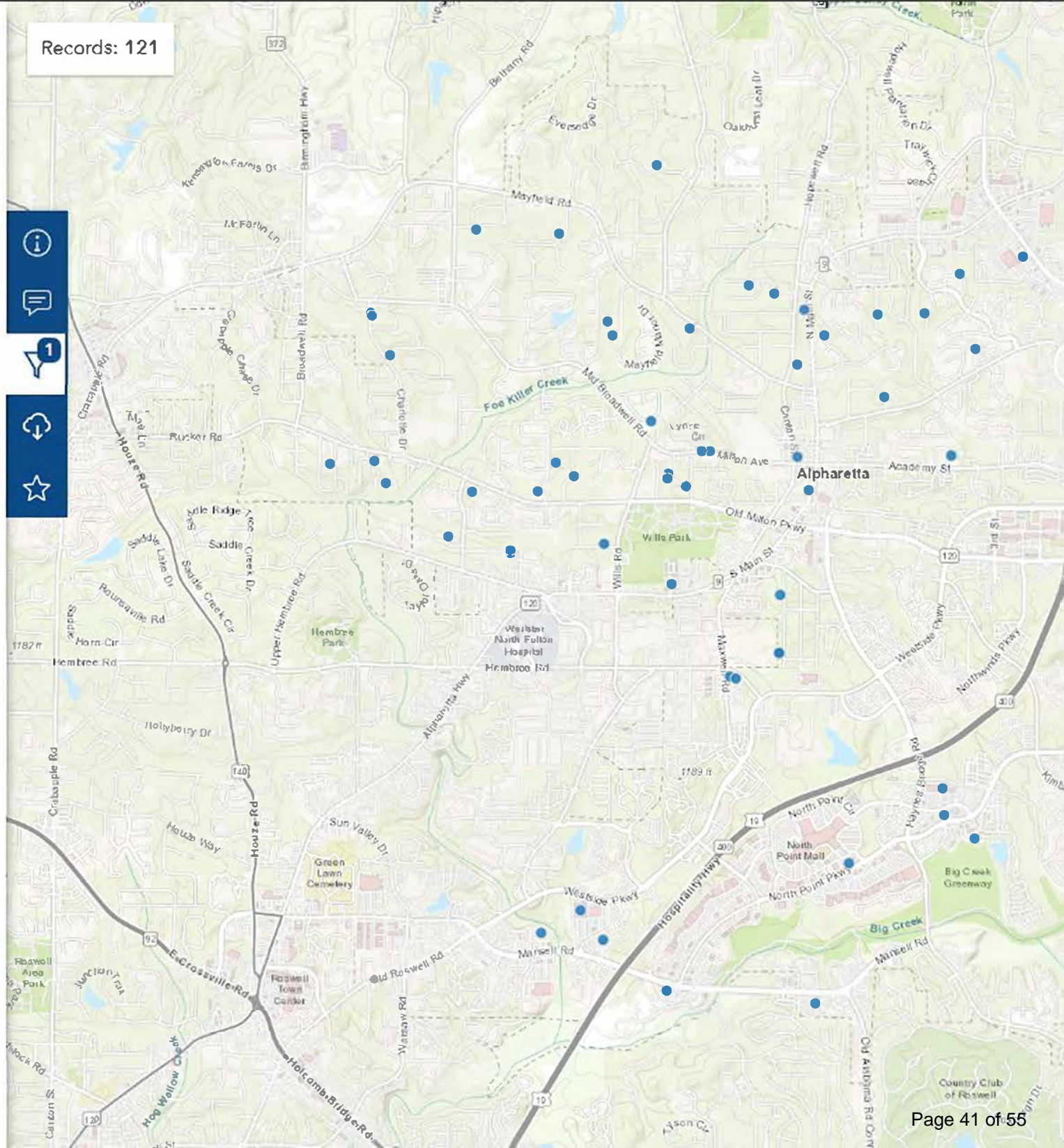
Filter as map moves

Location

200 Sweetwater Trd

Select attribute filters (13)

- Type Description Values: 4
- Number Values: 121
- Tag Values: 91
- Status Code Values: 1
- Assigned To Values: 4
- Initiated Date 9/15/2022 to 12/30/2025
- Z 0 to 0



DATE:

To: **City of Alpharetta
Inspection & Code Enforcement
2 Park Plaza
Alpharetta, GA 30009**

Re: Variance & Permit for Addition of Screened Porch

To Whom It May Concern:

We, **Joseph Kusmisz & Deanna Smith Kusmisz**, give authorization to Winston's Outdoor Contractors, LLC, to obtain the permit on our behalf.

Thanks,

Deanna Kusmisz
Property Owner - Signature

Deanna Kusmisz
Property Owner - Print Name

Subscribed and sworn to be before this 3 day of February 2026.

Breann Taylor Hill
Notary Public Signature

Seal



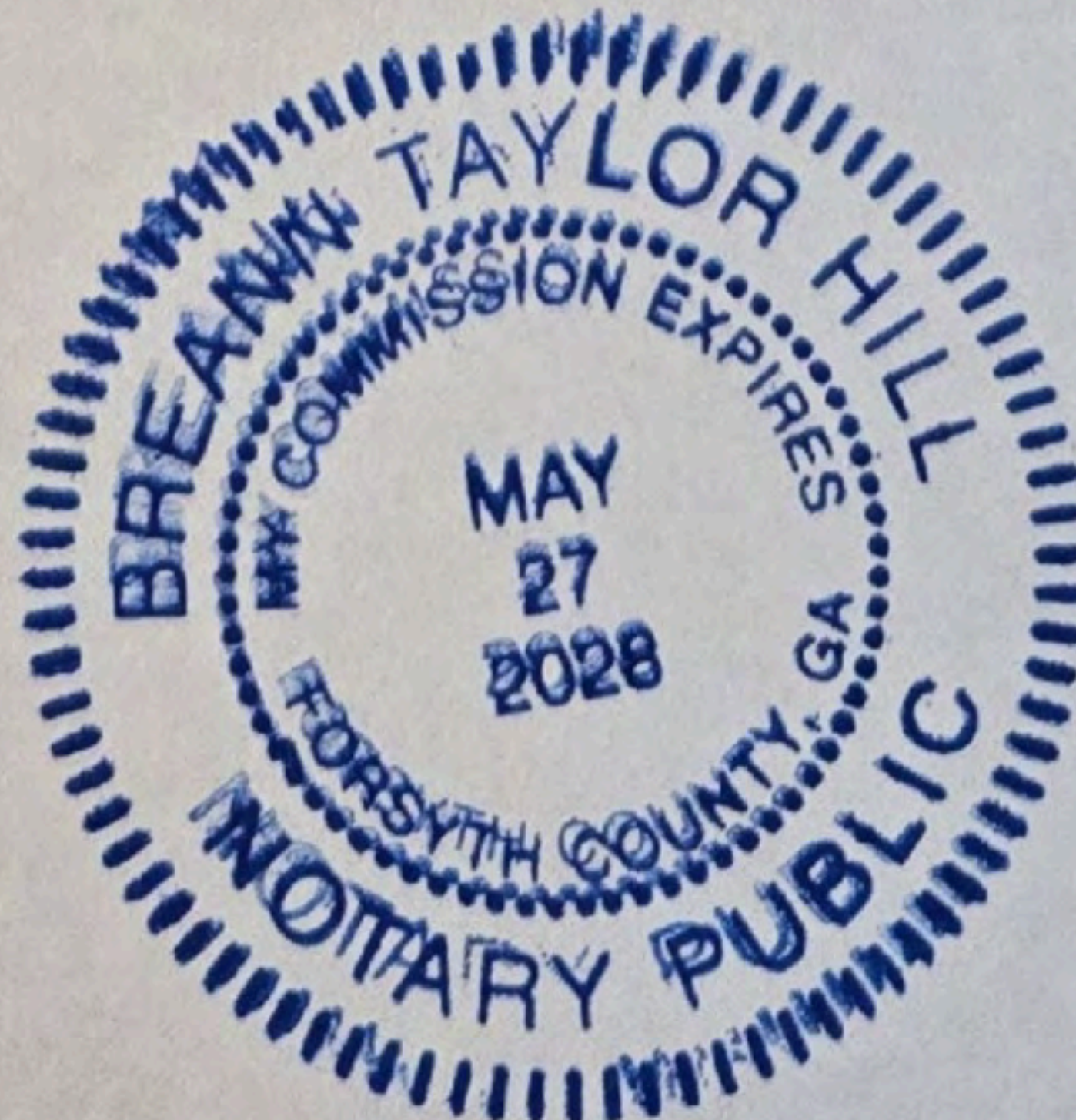
Joseph Kusmisz
Property Owner - Signature

Joseph Kusmisz
Property Owner - Print Name

Subscribed and sworn to be before this 3 day of February 2026.

Breann Taylor Hill
Notary Public Signature

Seal



FORSYTH COUNTY BUSINESS LICENSE

Issue Date:
January 1, 2026

Expiration Date:
December 31, 2026

Business Name:
Winston's Outdoor Contractors, LLC

License #: L201900805

Business Location:
**2375 BRIARWOOD TRL
CUMMING, GA 30041**

NAICS Code #: 236118, 561730

Business Owner:
William Winston

Business Description:
**Landscaping Services,
Residential Remodelers**



A handwritten signature in black ink that reads 'Janel Hill'.

LICENSE OFFICIAL

GEORGIA
DRIVER'S LICENSE

DRIVER'S LICENSE

DL



USA
GA

Governor: *B.P.*

Commissioner: *Kyle Anderson*



William Arch Winston

4a DL NO. **053591783** 3 DOB **11/25/1981**

9 CLASS **C** 4b EXP **11/25/2033**

2 **WILLIAM ARCH**

1 **WINSTON**

8 **2375 BRIARWOOD TRL
CUMMING, GA 30041-8066
FORSYTH**

12 REST **A**

9a END **NONE**

4a ISS **01/10/2026**

15 SEX **M** 16 EYES **BLU**

16 HGT **6'-00"** 17 WGT **208 lb**

5 DD **624256434770020000**

♥ **ORGAN DONOR**

from removal to install



WINSTON'S

OUTDOOR CONTRACTORS

5435 MASHBURN DRIVE, CUMMING, GA 30041

678-807-8752

office@winstonsoutdoor.com

I, Richard Levovitz, will be happy to offer my support to my neighbors, Joseph & Deanna Kusmisz, at 200 Sweetwater Trace, on behalf of their variance request to add a 220 square foot screened porch to the back of their home. I am aware that they are requesting a variance to build partially in the 30 foot rear setback area of their property.

Additional comments (optional):

Signed: Richard Levovitz

Address: 190 Sweetwater Trace Roswell GA 30076

Date: 11/21/2023

from removal to install



WINSTON'S

OUTDOOR CONTRACTORS

5435 MASHBURN DRIVE, CUMMING, GA 30041

678-807-8752

office@winstonsoutdoor.com

I, Mary Asbury, will be happy to offer my support to my neighbors, Joseph & Deanna Kusmisz, at 200 Sweetwater Trace, on behalf of their variance request to add a 220 square foot screened porch to the back of their home. I am aware that they are requesting a variance to build partially in the 30 foot rear setback area of their property.

Additional comments (optional):

Signed: Mary R. Asbury

Address: 135 Sweetwater Trace

Date: 11/21/25

from removal to install



WINSTON'S

OUTDOOR CONTRACTORS

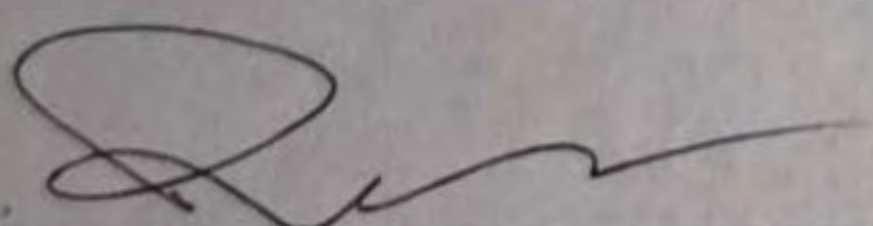
5435 MASHBURN DRIVE, CUMMING, GA 30041

678-807-8752

office@winstonsoutdoor.com

I, Ben Parks, will be happy to offer my support to my neighbors, Joseph & Deanna Kusmisz, at 200 Sweetwater Trace, on behalf of their variance request to add a 220 square foot screened porch to the back of their home. I am aware that they are requesting a variance to build partially in the 30 foot rear setback area of their property.

Additional comments (optional):

Signed: 

Address: 145 Sweetwater Trace

Date: 11/21/2025

from removal to install



WINSTON'S

OUTDOOR CONTRACTORS

5435 MASHBURN DRIVE, CUMMING, GA 30041

678-807-8757

office@winstonsooutdoor.com

I, Mary J Malone #125

will be happy to offer my support to my neighbors, Joseph & Deanna Kusmiaz, at 200 Sweetwater Trace, on behalf of their variance request to add a 220 square foot screened porch to the back of their home. I am aware that they are requesting a variance to build partially in the 30 foot rear setback area of their property.

Additional comments (optional):

I am so happy for Joe & Deanna and their growing family. We are a small Sub division and it is great to have smaller generations & kids in the neighborhood. The screened porch will allow them more space and that will allow them to continue to be good neighbors!!

Signed:

Address:

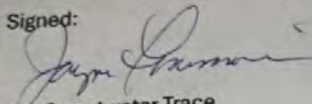
125 Sweetwater Trace

Date:

12/3/25

I am aware of Joseph and Deanna Kusmiz' plans to add a screened porch to the back of their home at 200 Sweetwater Trace, and I have no objections or concerns.

Signed:



210 Sweetwater Trace

12/8/2025



SWEETWATER CLUB HOMEOWNERS ASSOCIATION Homeowner Change Request

Homeowner Name Joseph and Deanna Kusmierz House # 200
Request Date 11/21/2025

Type of Change

Select one of the following or choose Other.

- | | |
|--|--|
| <input checked="" type="checkbox"/> Exterior of Home | <input type="checkbox"/> Landscape in front/side yard |
| <input type="checkbox"/> Replace garage door | <input type="checkbox"/> Add/replace screening |
| <input type="checkbox"/> Replace windows | <input type="checkbox"/> Add fence/wall |
| <input type="checkbox"/> Replace front door | <input type="checkbox"/> Remove/replace tree(s) |
| <input type="checkbox"/> Repaint house/trim | <input type="checkbox"/> Remove/replace shrub(s) |
| <input type="checkbox"/> Repaint front door | <input type="checkbox"/> Remove/replace plant(s) in beds |
| <input type="checkbox"/> Replace roof | <input type="checkbox"/> Remove/replace sod |
| <input type="checkbox"/> Resurface driveway | <input type="checkbox"/> Remove/replace ground cover |
| <input checked="" type="checkbox"/> Other (describe below) | <input type="checkbox"/> Add/replace downspout/drainage line |
| | <input type="checkbox"/> Other (describe below) |

Description of Change

- Adding 12 x 18 ft screened in porch on back side of home.
- Will have gabled roof matching existing home. Made of wood.
- Will remove back bedroom windows and convert to french doors

Note If you are changing the exterior color of any part of your home, please include a paint swatch.
Note: To assist in understanding your proposed changes, please provide a plan, specification, or diagram.
Note: Based on the current ACC Guidelines, the following are just some of the items that may not be approved for our neighborhood.

- Fountains
- Statues
- Benches
- Radio Antennae or Satellite Dish
- Basketball goals/backboards
- Freestanding Playhouses
- Tree houses
- Detached storage buildings

Send completed form to: swchoa.acc@gmail.com
Please keep in mind that the ACC have 30 days to review your request.

THIS SECTION TO BE COMPLETED BY ACC

Approval Status

This change request is:

Approved

Approved with modifications
(see Comments)

Not Approved
(see Comments)

Date 11/21/2025

ACC Comments

Addition is approved

- NOTES
 1) BEARINGS ARE CALCULATED FROM ANGLES TURNED, DISTANCES ARE HORIZONTAL.
 2) THIS SUBDIVISION CONTAINS NO COVENANTS.
 3) DENSITY = 31 BLDG. LOTS
 5.26 LOTS PER ACRE
 TOWNHOUSE/RESIDENTIAL S/D ZONING

THIS PLAT WAS PREVIOUSLY RECORDED AS SWEETWATER TRACE S/D IN PLAT BOOK 157, PAGE 98-100, JUNE 10, 1988.

THIS PLAT HAS BEEN RECORDED IN PLAT BOOK 164, PAGE 62, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA. THIS 22 DAY OF SEPT 1989 TIME.

M.C. Cunningham
 CLERK OF THE SUPERIOR COURT

9-22-89
 2:31 PM

OWNERS ACKNOWLEDGEMENT
 (STATE OF GEORGIA)
 (COUNTY OF FULTON)

The owner of record of the land shown on this plat and whose name is subscribed thereto, in person or through a duly authorized agent, hereby acknowledges that this plat was made from an actual survey, dedicates to Fulton County the complete ownership and use of all water and sewer improvements constructed or to be constructed in accordance with this plat, and dedicates to the use of the public forever the following:

Public Streets	1.04	Acres
Public Drains	0	Acres
Public Easements	0.37	Acres
Public Parks - Open Spaces	0	Acres

Robert W. Kelly, Jr.

6/12/89

Sweetwater Trace, Ltd. (Owner/Subdivider) Date

THE BASE FLOOD ELEVATION SHOWN HEREON ARE BASED ON THE FLOOD ELEVATION STUDY BY SOUTHLAND SERVICES, INC.

FINAL PLAT APPROVAL

The Director of the Department of Public Works of Fulton County, Georgia, certifies that this plat complies with the Fulton County Zoning Resolution, Conditions of Zoning, and the 1982 Fulton County Subdivision Regulations as amended.

Director, Dept. of Public Works

Date

Wood No #1

9/22/89

FINAL ENGINEERING CERTIFICATE

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist or are marked as "Future", and their location, size, type and material are correctly shown; and that all engineering requirements of the Fulton County Subdivision Regulations and the requirements of the Zoning Resolution have been fully complied with.

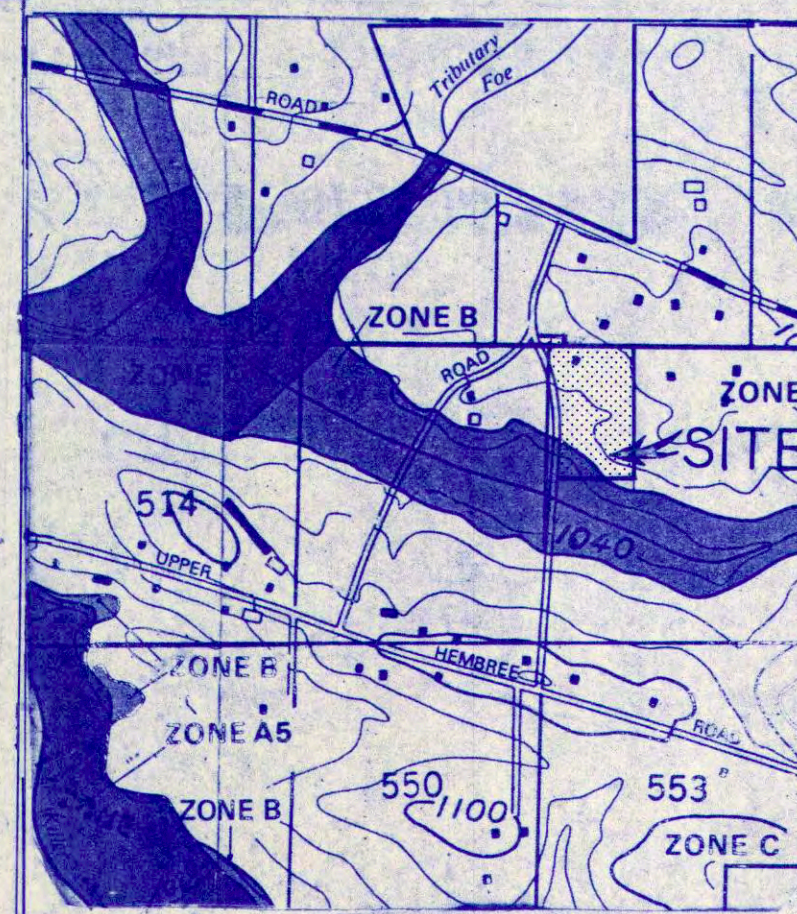
By: James S. Wilson Registered Land Surveyor No- 2194

Date: 6/1/88

This is to certify that the volume and the structure of the detention pond as shown on the final plat for Sweetwater Trace Subdivision, Land Lots 551 & 552, 1st District, 2nd Section and Land Lot 1275, 2nd District, 2nd Section of Fulton County, Georgia, is in compliance with the approved hydrology study and construction plan.

By: Stephen S. Kelly Registered Engineer No. 15,941

Date: June 1, 1988



THIS FLOOD MAP IS FROM FULTON COUNTY F.I.R.M. COMMUNITY PANEL NO. 135160 0020 B, REVISED AUGUST 17, 1981

SEE PROJECT HYDROLOGY STUDY ON FILE AT FULTON COUNTY PUBLIC WORKS DEPT. FOR FLOOD PLAIN ANALYSIS.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 93,582 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED FOR MEASUREMENTS: TOPCON GTS-3

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 171,444 FEET.

NO NGS MONUMENT EXISTS WITHIN 500 FEET OF PROPERTY

SITE ZONING: TR (TOWNHOUSE RESIDENTIAL), PETITION NO. Z-85-75-FC
 FRONT SETBACK 20' MINIMUM
 REAR SETBACK 30' MINIMUM
 SIDE INTERIOR 7' MINIMUM
 SIDE CORNER 7' MINIMUM
 MINIMUM HEATED FLOOR AREA 1100 SQ. FT.
 PARKING SPACE(S) DWELLING UNIT 2 SPACES
 MINIMUM REQUIRED LOT AREA 2000 SQ. FEET.

FULTON COUNTY HEALTH DEPARTMENT

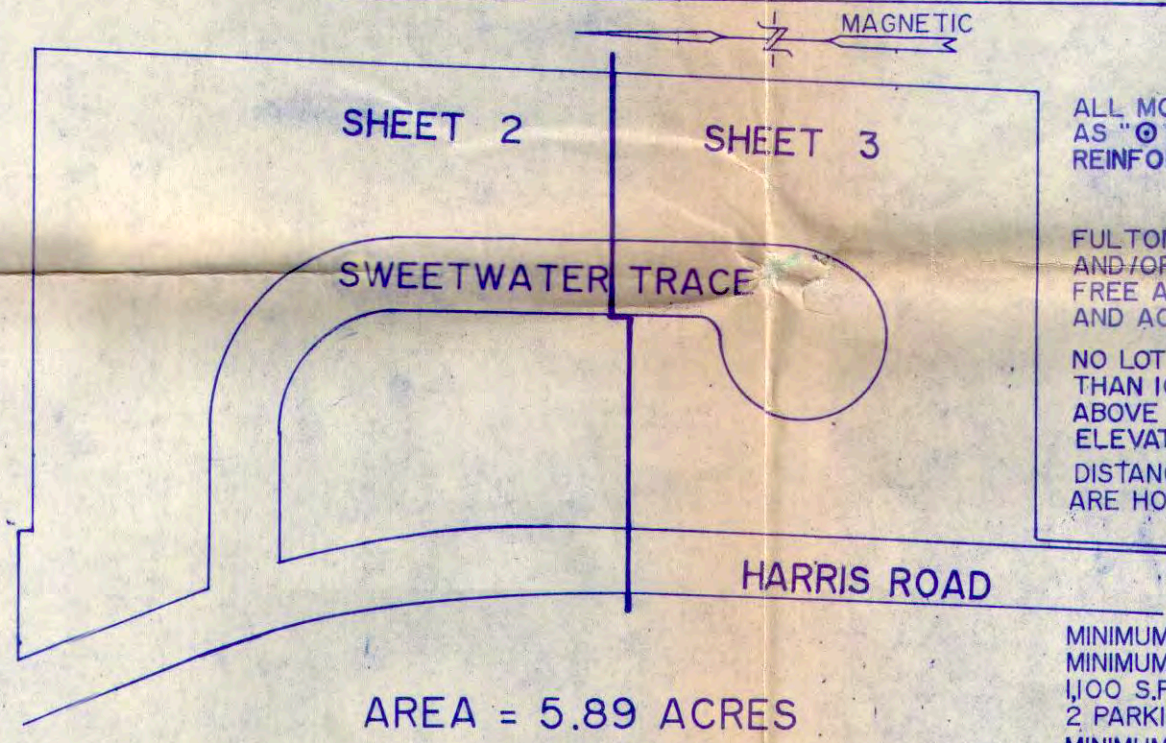
This subdivision, as shown, is approved upon the condition that sewage disposal and water supply facilities are in compliance with Articles C & D, Sewage Disposal and Drinking Water Supply of Fulton County Health Dept. regulations and in accordance with the requirements below:

WATER SUPPLY	SEWAGE DISPOSAL
<input checked="" type="checkbox"/> Public Water Supply	<input checked="" type="checkbox"/> Public Sanitary
<input type="checkbox"/> Individual Water Supplies	<input type="checkbox"/> Individual onsite Sewage
Service Requirements-S/D Type	Service Requirements-S/D Type
<input checked="" type="checkbox"/> Type "A"	<input checked="" type="checkbox"/> Type "A" <input type="checkbox"/> Type "C"
<input type="checkbox"/> Type "B"	<input type="checkbox"/> Type "B" <input type="checkbox"/> Type "D"

6/3/88 Date
 James M. Small
 Fulton County Health Department

DRAINAGE

The owner of record, on behalf of himself (itself) and all successors in interest, specifically releases Fulton County from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water or from natural creeks, river or drainage features. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by these Regulations and the Director of the Department of Planning and Community Development. Said Director may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like necessary to remedy a condition, which in the judgement of said Director is potentially injurious to life, property or the public road or utility system. Such emergency maintenance, conducted for the common good, shall not be construed as constituting a continuing maintenance obligation on the part of Fulton County nor an abrogation of Fulton County's right to seek reimbursement for expenses from the owner/s of the property/ies of the lands that generated the conditions.



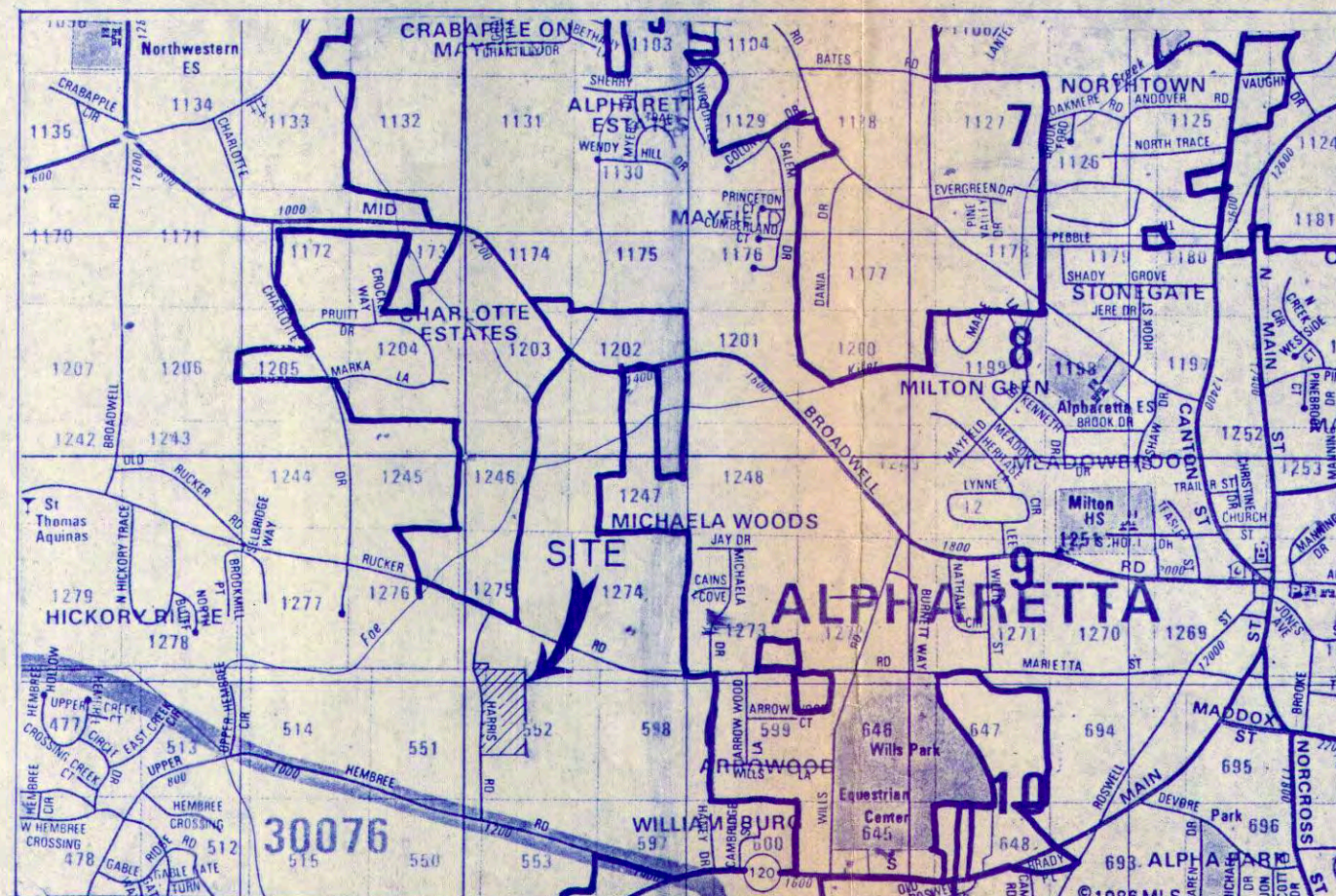
ALL MONUMENTS SHOWN AS "O" ARE 1/2" OR 5/8" REINFORCING RODS SET.

FULTON COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.

NO LOT SHALL HAVE LESS THAN 1000 SQUARE FEET ABOVE THE BASE FLOOD ELEVATION.
 DISTANCES SHOWN ON PLAT ARE HORIZONTAL.

MINIMUM LOT AREA=2000 S.F.
 MINIMUM HEATED FLOOR AREA=1100 S.F.
 2 PARKING SPACES PER UNIT
 MINIMUM FRONTAGE = 20 FEET.
 MINIMUM LOT WIDTH= 20 FEET.

CURVE	RADIUS	CHORD	ARC
A	20.00'	N 55 03'14" W - 22.74'	24.19'
B	125.00'	S 83 38'04" E - 26.40'	26.45'
C	125.00'	S 69 33'47" E - 34.83'	34.94'
D	125.00'	S 56 30'25" E - 21.99'	22.02'
E	125.00'	S 46 49'37" E - 20.19'	20.21'
F	125.00'	S 36 41'37" E - 23.96'	24.00'
G	125.00'	S 25 58'12" E - 22.76'	22.79'
H	125.00'	S 12 40'11" E - 35.13'	35.25'
I	125.00'	S 01 20'17" E - 14.20'	14.21'
J	60.00'	S 08 19'18" W - 13.39'	13.92'
K	60.00'	S 24 16'34" W - 19.91'	20.00'
L	60.00'	N 43 22'30" E - 19.91'	20.00'
M	60.00'	N 62 28'27" E - 19.91'	20.00'
N	60.00'	S 85 21'42" E - 46.14'	47.36'
O	60.00'	S 49 36'38" E - 27.27'	27.51'
P	60.00'	S 02 34'05" W - 75.59'	81.77'
Q	60.00'	S 63 10'23" W - 44.10'	45.16'
R	20.00'	S 43 19'33" W - 26.46'	28.91'
S	75.00'	S 34 49'53" E - 89.75'	96.21'
T	75.00'	S 80 38'17" E - 23.62'	23.72'
U	20.00'	N 38 37'29" E - 31.40'	36.11'
V	721.56'	S 09 46'05" E - 84.70'	84.75'
W	721.56'	S 04 15'17" E - 54.11'	54.12'
X	721.56'	S 00 21'27" E - 44.04'	44.05'
Y	721.56'	S 21 07'07" E - 17.79'	17.79'
Z	721.56'	N 01 30'21" E - 2.96'	2.96'



VICINITY MAP - NO SCALE

THIS PLAT HAS BEEN RECORDED IN PLAT BOOK 157, PAGE 98, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA. THIS 10 DAY OF JUNE 1988 TIME: 4:12

Stephan S. Kelly
 CLERK OF THE SUPERIOR COURT

OWNER/DEVELOPER
 SWEETWATER TRACE LTD.

P.O. BOX 39
 DECATUR, GA. 30031-0039
 (404) 378-0186

Recorded 4th Copy

REVISED: 6/16/88 ANSWER FULTON COUNTY COMMENTS

6/12/89 CHANGE S/D NAME 8 LOTS 4 & 5.

8/28/89 CHANGED DEVELOPERS ADDRESS & ANSWERED COUNTY COMMENTS.

W/C CONSULTANTS, INC.

CIVIL ENGINEERS AND SURVEYORS
 P.O. BOX 927
 ROSWELL, GEORGIA 30077
 (404) 664-7202

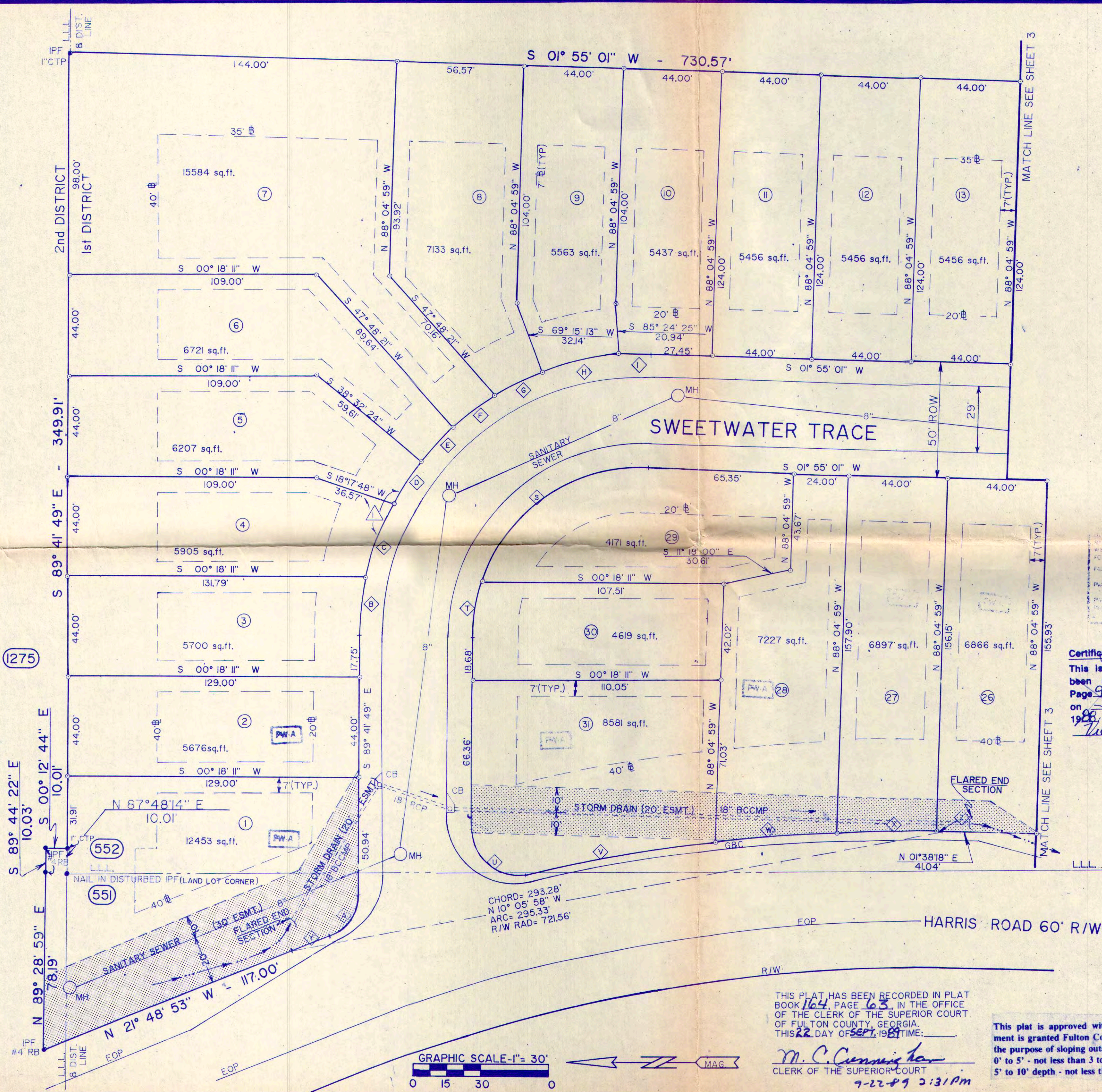
FINAL PLAT OF:
 SWEETWATER CLUB
 SUBDIVISION

LAND LOTS 551, 552, 1st DISTRICT, 2nd SECTION
 LAND LOTS 1275, 2nd DISTRICT, 2nd SECTION
 FULTON COUNTY, GEORGIA

Drawn By J.C.R.
 Checked By J.S.W.
 Date 1/18/88
 Job Number 87069

Drawing Number 1

of 3



REVISED:
6/6/88 ANSWER FULTON COUNTY COMMENTS
6/12/89 CHANGE S/D NAME & LOTS 4,8 5.
8/28/89 CHANGED DEVELOPERS ADDRESS & ANSWERED COUNTY COMMENTS.

W/C CONSULTANTS, INC.
CIVIL ENGINEERS AND SURVEYORS
P.O. BOX 927
ROSWELL, GEORGIA 30077
(404) 664-7202

Certification As To Recording
This is to certify that this plat has been recorded in Plat Book 57, Page 99 of Fulton County Records, on JUNE 10 1988.
Victoria J. Salter
Clerk, Superior Court
Fulton County, Georgia
@ 4:14

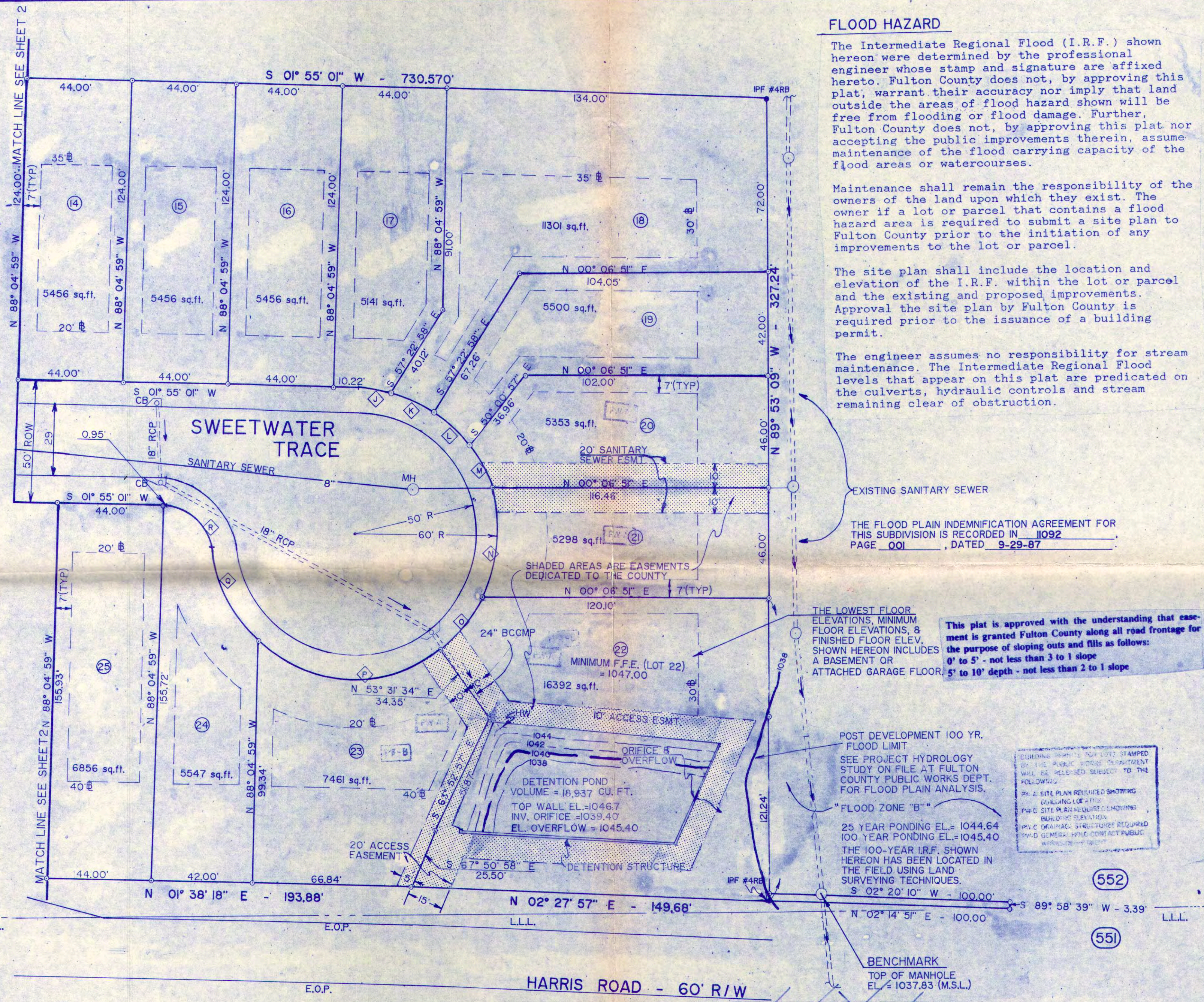
FINAL PLAT OF:
SWEETWATER CLUB SUBDIVISION
LAND LOTS 551, 552, 1st DISTRICT, 2nd SECTION
LAND LOT 1275, 2nd DISTRICT, 2nd SECTION
FULTON COUNTY, GEORGIA

Drawn By J.C.R.
Checked By J.S.W.
Date 1/18/88
Job Number 87069
Drawing Number **2**

THIS PLAT HAS BEEN RECORDED IN PLAT BOOK 164, PAGE 63, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA, THIS 22 DAY OF SEPT, 1989 TIME: _____
M. C. Cunningham
CLERK OF THE SUPERIOR COURT
9-22-89 2:31 PM

This plat is approved with the understanding that easement is granted Fulton County along all road frontage for the purpose of sloping out and fills as follows:
0' to 5' - not less than 3 to 1 slope
5' to 10' depth - not less than 2 to 1 slope

of **3**



FLOOD HAZARD

The Intermediate Regional Flood (I.R.F.) shown hereon were determined by the professional engineer whose stamp and signature are affixed hereto. Fulton County does not, by approving this plat, warrant their accuracy nor imply that land outside the areas of flood hazard shown will be free from flooding or flood damage. Further, Fulton County does not, by approving this plat nor accepting the public improvements therein, assume maintenance of the flood carrying capacity of the flood areas or watercourses.

Maintenance shall remain the responsibility of the owners of the land upon which they exist. The owner if a lot or parcel that contains a flood hazard area is required to submit a site plan to Fulton County prior to the initiation of any improvements to the lot or parcel.

The site plan shall include the location and elevation of the I.R.F. within the lot or parcel and the existing and proposed improvements. Approval the site plan by Fulton County is required prior to the issuance of a building permit.

The engineer assumes no responsibility for stream maintenance. The Intermediate Regional Flood levels that appear on this plat are predicated on the culverts, hydraulic controls and stream remaining clear of obstruction.

THE FLOOD PLAIN INDEMNIFICATION AGREEMENT FOR THIS SUBDIVISION IS RECORDED IN 11092 PAGE 001, DATED 9-29-87

This plat is approved with the understanding that easement is granted Fulton County along all road frontage for the purpose of sloping outs and fills as follows:
 0' to 5' - not less than 3 to 1 slope
 5' to 10' depth - not less than 2 to 1 slope

THE LOWEST FLOOR ELEVATIONS, MINIMUM FLOOR ELEVATIONS, & FINISHED FLOOR ELEV. SHOWN HEREON INCLUDES A BASEMENT OR ATTACHED GARAGE FLOOR.

POST DEVELOPMENT 100 YR. FLOOD LIMIT
 SEE PROJECT HYDROLOGY STUDY ON FILE AT FULTON COUNTY PUBLIC WORKS DEPT. FOR FLOOD PLAIN ANALYSIS.

"FLOOD ZONE "B"
 25 YEAR PONDING EL. = 1044.64
 100 YEAR PONDING EL. = 1045.40
 THE 100-YEAR I.R.F. SHOWN HEREON HAS BEEN LOCATED IN THE FIELD USING LAND SURVEYING TECHNIQUES.

ENGINEER'S STAMP: W/C CONSULTANTS, INC. CIVIL ENGINEERS AND SURVEYORS. P.O. BOX 927 ROSWELL, GEORGIA 30077 (404) 664-7202

REVISED: 6/6/88 ANSWER FULTON COUNTY COMMENTS
 6/12/89 CHANGE S/D NAME & LOTS 4 & 5.
 8/28/89 CHANGED DEVELOPERS ADDRESS & ANSWERED COUNTY COMMENTS.

W/C CONSULTANTS, INC.
 CIVIL ENGINEERS AND SURVEYORS
 P.O. BOX 927
 ROSWELL, GEORGIA 30077
 (404) 664-7202

FINAL PLAT OF:
SWEETWATER CLUB SUBDIVISION
 LAND LOTS 551, 552, 1st DISTRICT, 2nd SECTION
 LAND LOT 1275, 2nd DISTRICT, 2nd SECTION
 FULTON COUNTY, GEORGIA

Drawn By J.C.R.
 Checked By J.S.W.
 Date 1/18/88
 Job Number 87069

Drawing Number **3**
 of **3**

Certification As to Recording
 This is to certify that this plat has been recorded in Plat Book 164, Page 100 of Fulton County Records, on JUNE 10 1988
Dorinda L. Smith
 Clerk, Superior Court
 Fulton County, Georgia
 @ 4:14

THIS PLAT HAS BEEN RECORDED IN PLAT BOOK 164, PAGE 64, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA. THIS 22 DAY OF SEPT 1987.

M.C. Cunningham
 CLERK OF THE SUPERIOR COURT
 9-22-87 2:31 PM

