



BOARD OF ZONING APPEALS OFFICIAL MINUTES DECEMBER 18, 2025

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

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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.

❖ Vice-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.