



BOARD OF ZONING APPEALS

AUGUST 20, 2026

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MEETING MINUTES**
 - A. **Approve Meeting Minutes of 6-18-26**
4. **ITEMS FROM BOARD MEMBERS**
5. **ITEMS FROM STAFF**
6. **PUBLIC HEARING**
 - A. **V-26-14 Medici/275 Dania Drive**

Consideration of a variance to allow for an addition to a single-family detached home on 1.02 acres. A variance is requested from Unified Development Code Subsection 2.2.1(D) to reduce the side yard setback from 25' to 12.5'. The property is located at 275 Dania Drive and is legally described as being located in Land Lot 1177, 2nd District, 2nd Section, Fulton County, Georgia.
7. **ADJOURNMENT**



BOARD OF ZONING APPEALS

UNOFFICIAL MINUTES

JUNE 18, 2026

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

1. CALL TO ORDER

Elle Taylor, Planning and Zoning Coordinator, called the meeting to order at 5:30 p.m.

A. Election of Chair and Vice-Chair for 2026

- ❖ Board Member Gelber nominated Michael Gordy as Chair.
 - Board Member Shippel seconded the nomination.
 - Motion carried (6-0-1) (Gordy)
- ❖ Chair Gordy nominated Marc Gelber as Vice-Chair.
 - Board Member Holcombe seconded the motion.
 - Motion carried (6-0-1) (Gelber)

2. ROLL CALL

A. Welcome new Board Members: Brent Beecham, Craig Johnson and Tammy Lucas.

3. APPROVAL OF MEETING MINUTES

A. Approve Meeting Minutes of 12-18-25

- ❖ Vice-Chair Gelber offered a motion to approve.
 - Board Member Holcombe seconded the motion.
 - Motion carried (7-0)

4. PUBLIC HEARING

A. Public Hearing Procedure

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

Michael Woodman, Planning and Development Services Manager, presented 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.

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 .0125-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 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*
- *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.*
- *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.

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.

Staff recommendation is to 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.

The Applicant gave a brief presentation.

There was no public comment.

- ❖ Board Member Shippel offered a motion to approve with Staff recommendation.
 - Board Member Lucas seconded the motion.
 - Motion carried (7-0)

c. PH-26-13 Good Stores LLC. Appeal

This request was withdrawn by the applicant and was not be considered.

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

Chair Gordy adjourned the meeting at 5:45 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-26-14 MEDICI/275 DANIA DRIVE

BOARD OF ZONING APPEALS: AUGUST 20, 2026

II. STAFF RECOMMENDATION:

Approve V-26-14 Medici/275 Dania Drive, subject to the following conditions:

1. The proposed addition shall be permitted substantially as depicted on the submitted site plan and with a 12.5' side setback, as approved by Staff.
2. As required by Code, specimen tree removal shall be properly recompensed.

III. REPORT IN BRIEF:

The applicant, Mark Medici, is requesting consideration of a variance to reduce the side setback from 25' to 12.5' (south property line) to allow for an addition to a single-family detached home on 1.02 acres. A variance is requested from Unified Development Code (UDC) Subsection 2.2.1(D) to reduce the side setback in the AG (Agriculture) zoning district. The subject property is located at 275 Dania Drive in the Dania Hills subdivision.

DISCUSSION

The submitted request, if approved, would allow for an addition to a single-family detached home with a reduced 12.5' side setback on a 1.02-acre property. A variance is requested from Unified Development Code (UDC) Subsection 2.2.1(D) to reduce the side setback in the AG (Agriculture) zoning district. The subject property is located at 275 Dania Drive in the Dania Hills subdivision.

The 1.02-acre property is zoned AG and developed with a one (1) story, 1,933 square foot single-family detached home. Surrounding properties are zoned AG in the Dania Hills subdivision, except that the property to the east is zoned R-15 (Dwelling, 'For-Sale', Residential) and is located in the Mayfield Place subdivision. The average home size in Dania Hills is approximately 2,562 square feet and approximately half of the properties have street-facing garages or carports. Homes in the Subdivision are primarily one (1) and two (2) story homes with most on basements.

A variance is requested to UDC Subsection 2.2.1(D) which requires a 25' side setback in the AG zoning district. The applicant states that the variance is necessary to allow for a single-story master bedroom addition on the rear of the home in the current location of the master bedroom and continuing along the existing plane of the side façade of the home. The existing structure has a legal, non-conforming side setback of approximately fifteen feet (15') and, as shown in the photograph below, the home footprint is not parallel to the south property line. Therefore, an addition in line with the existing south side plane of the home would increase the existing non-conforming side setback requiring a variance to further reduce it to twelve and a half feet (12.5').



The applicant proposes a 1,299 square foot addition, which would bring the total size of the home to 3,232 square feet. A 686 square foot covered porch is proposed behind the addition. According to the application, the addition has been designed to be architecturally consistent with the existing ranch home. The applicant's stated objective is to maintain the history and character of the home while keeping pace with the property values of comparable homes in the neighborhood. One (1) tree along the existing fenceline on the south property may be impacted by the addition.

As shown in the table below, there are examples of setback variances being approved in the Dania Hills subdivision. The most recent case involved the adjacent property to the north, 265 Dania Drive. That property was approved in 2024 allowing a reduced side setback of eight and a half feet (8.5'). Staff looked at existing side setbacks throughout the Dania Hills subdivision and found that approximately 71% of the lots have legal, non-conforming side setbacks less than 25'.

Approved Setback Variances – Dania Hills

Address	Case Number	Variance Request Description
265 Dania Drive	V-24-17	Side (south) setback reduction from 25' to 8.5'
265 Dania Drive	V-24-09	Side setback reduction from 25' to 12.5'
195 Dania Drive	AV230005	Install retaining wall on property line
260 & 270 Dania Drive	AV220028	Front setback reduction from 100' to 80'

As shown in the table below, new home construction activities have been permitted on other lots in the Dania Hills subdivision.

Building Permits – Dania Hills

Address	Type of Construction	Date	Pre-permit total area w/basement	Post-permit total area w/basement
265 Dania Drive	New build - detached	12/18/25	1,301 SF	5,365 SF
260 Dania Drive	New build - detached	6/19/23	Undeveloped	5,255 SF
270 Dania Drive	New build - detached	6/19/23	1,925 SF	5,130 SF
195 Dania Drive	New build - detached	9/15/21	1,962 SF	5,674 SF

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 pertaining to its size. The AG zoning district requires a minimum five (5) acre lot size; however, the lots in Dania Hills subdivision are one (1) acre, on average. In addition, over 70% of the lots in the subdivision have non-conforming side setbacks less than 25', including the existing structure which has a legal, non-conforming side setback on the south side of the property of approximately fifteen feet (15'). The applicant's request is to increase the existing fifteen feet (15') setback to twelve and a half feet (12.5') to allow for the addition.

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. Application of the ordinance would require a significant redesign of the interior of the home and would not resolve the existing non-conforming side setback of the home. The applicant's stated objective is to maintain the existing character of the ranch home, by maintaining the one (1) story height and utilizing the existing floor plan to the greatest extent possible. Based on the existing location of the master bedroom, the addition would naturally follow the existing plane of the south side wall of the home.

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 adversely affect its reasonable use as currently zoned. Over 70% of the lots in the subdivision have legal, non-conforming side setbacks less than 25', including the existing structure which has a non-conforming side setback on the south side of the property of approximately fifteen feet (15'). The AG zoning district requires a minimum lot size of five (5) acres; however, the lots in the Dania Hills subdivision were platted as one (1) acre lots, on average. The 25' side setback is more appropriate on five (5) acre lot, but significant limits the building envelope on a one (1) acre lot.

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 and the home having existing legal, non-conforming side setbacks. Lots in the Dania Hills subdivision are legal, non-conforming with respect to the minimum five (5) acre lot size and over 70% of the lots have existing side setbacks less than the minimum 25'. The existing structure has a non-conforming side setback on the south side of the property of approximately fifteen feet (15') and the applicant requests a side setback of twelve and a half feet (12.5') to allow for the

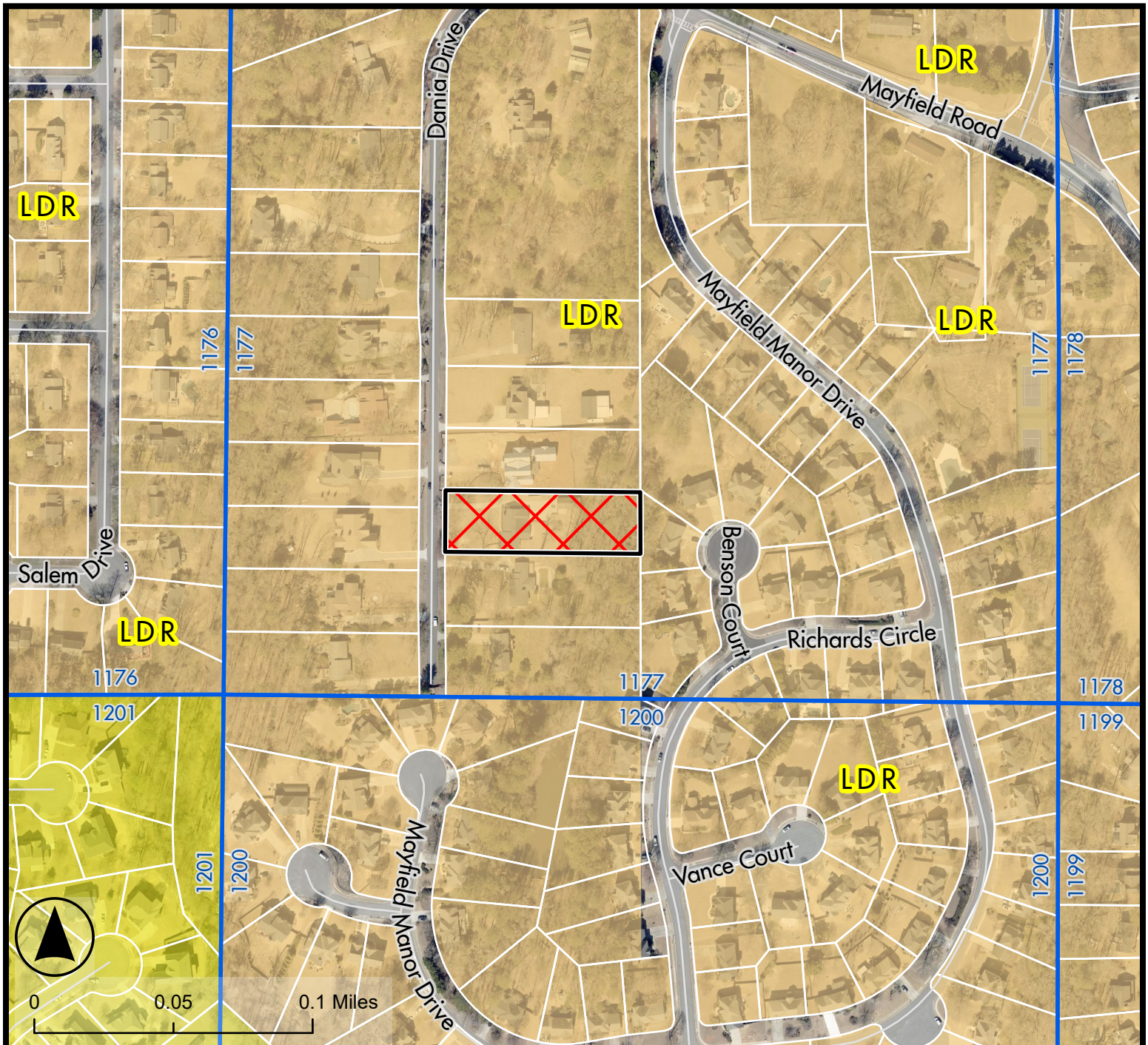
proposed addition. Application of the ordinance would require a significant redesign of the interior of the home and would not resolve the existing non-conforming side setback of the home.

CITIZEN PARTICIPATION PLAN

The applicant notified adjacent property owners of the variance and intent for the property. The report states that no objections were received. One (1) neighbor responded positively and no feedback from the other 2 neighbors. The Dania Hills subdivision does not have an active HOA.

IV. ATTACHMENTS:

- Map Series
- Citizen Part B
- Application



Legend

-  V-26-14
-  Land Lots
-  Tax Parcels

Future Land Use 2040

-  Low Density Residential
-  Very Low Density Residential

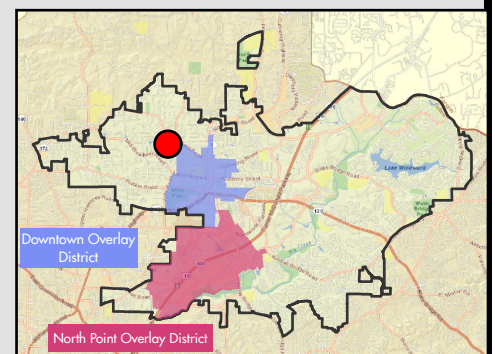
Future Land Use Map

Medici 275 Dania Dr
275 Dania Dr

V-26-14

D/LL: 2/2/1177

BZA: 8/20/2026





Legend

-  V-26-14
-  Land Lots
-  Tax Parcels

Zoning District

-  AG Agriculture
-  R-15 Single Family Detached Residential

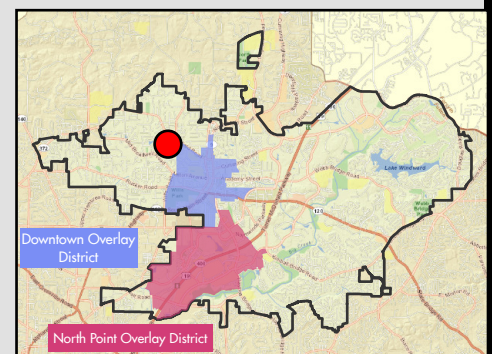
Zoning Map

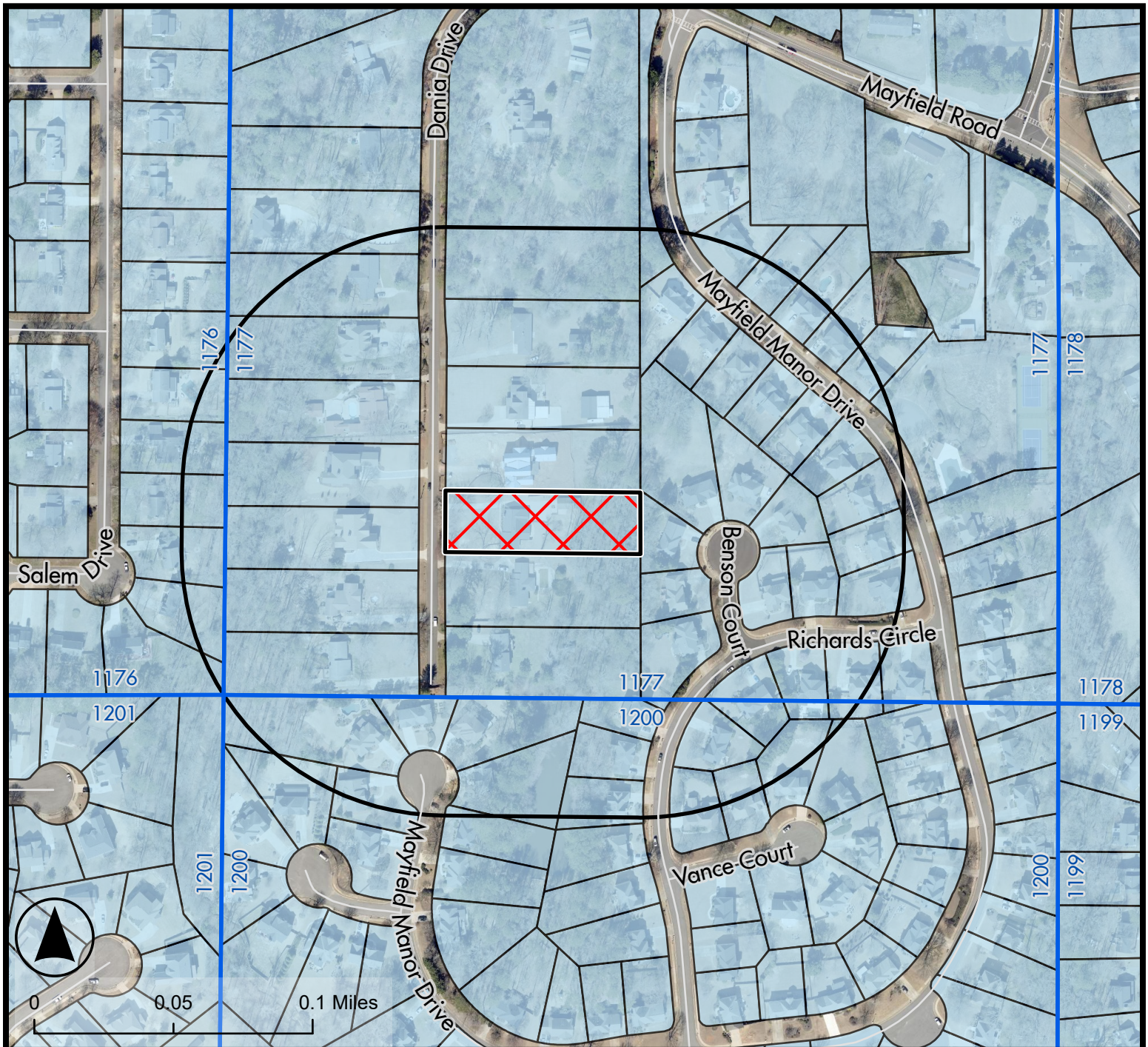
Medici 275 Dania Dr
275 Dania Dr

V-26-14

D/LL: 2/2/1177

BZA: 8/20/2026





Legend

-  V-26-14
-  Land Lots
-  Tax Parcels
-  500 ft Buffer

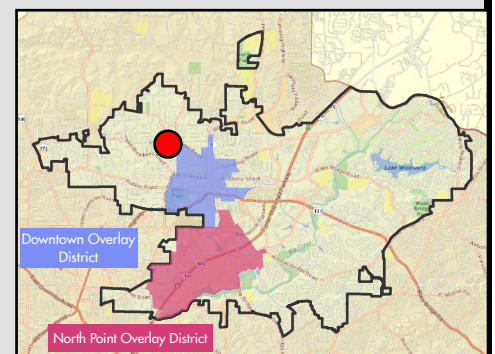
Location Map

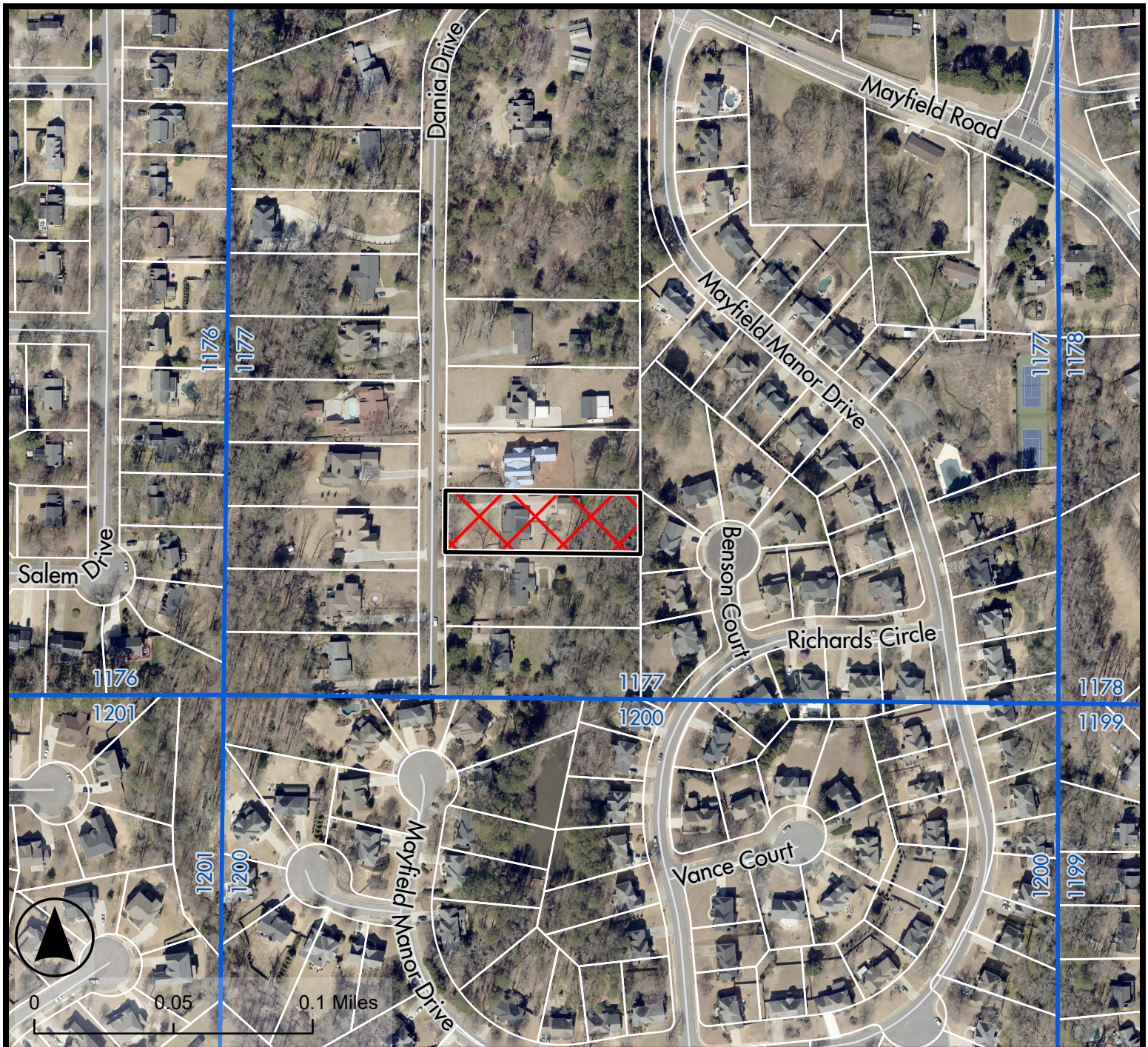
Medici 275 Dania Dr
275 Dania Dr

V-26-14

D/LL: 2/2/1177

BZA: 8/20/2026





Legend

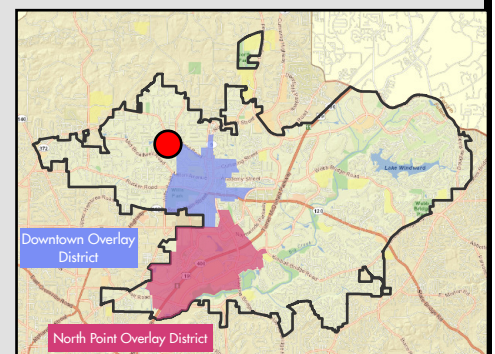
-  V-26-14
-  Land Lots
-  Tax Parcels

Aerial Map

Medici 275 Dania Dr
275 Dania Dr

V-26-14
D/LL: 2/2/1177

BZA: 8/20/2026



CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City's Community Development Department a minimum of twenty (20) business days prior to the first scheduled Public Hearing.

Public Hearing or Project Name: Medici Residential Remodel

Contact Name: Mark Medici

Telephone: 214-250-0188

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.

I have contacted my neighbors on Dania Drive and Benson Court. My neighbor, Daniel Chagas responded back with positive feedback. I did not receive any additional feedback from Aaron or Amy Alcala on Benson Court.

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.*

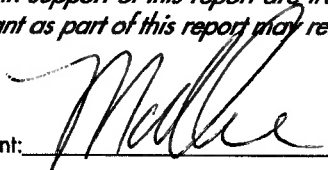
- | | |
|--|--|
| ☒ Letter | ☒ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☒ Email | ☒ Other (Please Specify) <u>Text message</u> |

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.

265 Dania Drive: Aaron Rugh Benson Court: Amy Alcala

285 Dania Drive: Daniel Chagas

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: 7/22/26

Print Form



Mark Medici <markmedici@gmail.com>

275 Danla Drive // Neighbors // Home Remodel

2 messages

Mark Medici

Fri, Jul 17, 2026 at 10:42 AM

To:

Hi Daniel and Aaron,

This is Mark Medici. My wife and I purchased the home at 275 Danla Drive. Aaron, you and I met briefly in our backyards, and Daniel, you and I had a text exchange.

Aimee and I are ready to begin our home remodel. The City of Alpharetta has also put up a sign in the yard. I want to let you know about an upcoming public hearing on August 20th at 5:30 PM regarding our proposed changes.

For both of you, we are leaving the majority of the home as is (attachment). We will be adding roughly 1,200 square feet to the back of the home. The north side original footprint of the house sits at the 15' property line setback; Daniel borders your home at 285 Danla. We are asking the CoA to extend our home backwards 20' on the same line as the existing foundation. Aaron, the majority of the construction will happen closer to Daniel's home. Eventually, we will replace the garage closest to your home but that will sit on the same foundation and doesn't require a variance change.

One other item. Beginning in late August/September, we will be removing all the existing fencing in the backyard with the intention of replacing/upgrading it. We will be putting in a pool, and the current fencing A) does not meet code for a pool and B) is not properly situated on the property line.

Aimee and I look forward to being your neighbor and if there is anything we can do for either one of you please don't hesitate to ask.

Best,

Mark Medici
214-260-0188

275 Danla Drive Home Layout_Before and After.pdf
107K

Fri, Jul 17, 2026 at 3:27 PM

To:

No worries Mark,
You are good let me know the upcoming
Sent from my iPhone

> On Jul 17, 2026, at 10:42 AM, Mark Medici wrote:

>

>

[Quoted text hidden]

> <275 Danla Drive Home Layout_Before and After.pdf>

July 14, 2026

Mark Medici
760 Ansley Forest Rd.
Bulverde, TX 78163

RE: **V-26-14 Medici/275 Dania Drive**

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a variance request to allow for an addition to a single-family detached home on 1.02 acres. A variance is requested from Unified Development Code Subsection 2.2.1(D) to reduce the side yard setback from 25' to 12.5'. The property is located at 275 Dania Drive and is legally described as being located in Land Lot 1177, 2nd District, 2nd Section, Fulton County, Georgia..

This item will be considered by the **Board of Zoning Appeals on Thursday, August 20, 2026 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 markmedici1@gmail.com.

Sincerely,

Mark Medici

CUNNINGHAM CONSTANCE WOOD
275 DANIA DR
ALPHARETTA GA 30009

GRANDE ESTATE PROPERTIES LLC
131 ALLMOND LN
ALPHARETTA 30 30004

CHAGAS DANIEL M & OLIVEIRA ADELITA D
2645 NIBLICK WAY
DULUTH GA 30097

ALCALA AMY J
2020 BENSON CT
ALPHARETTA GA 30009

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: Mark Medici Telephone: 214-250-0188

Address: 760 Ansley Forest Rd. Suite: _____

City: Bulverde State: TX Zip: 78163 Fax: _____

Mobile Tel: 214-250-0188 Email: markmedici1@gmail.com

Subject Property Information:

Address: 275 Dania Drive Current Zoning: R-2

District: 2 Section: 2 Land Lot: 1177 Parcel ID: 22465311770134

Proposed Zoning: R-2 Current Use: SF Residential

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?

Single-family residential. The property is and will remain a single-family residence following the proposed renovation and addition. No change in use is requested.

Applicant's Request (Please itemize the proposal):

- 1) Variance request: To reduce the minimum south side setback applicable to the subject property to allow a single-story master bedroom addition to be constructed no closer than 15.08 feet from the south property line, where the current setback standard requires 25.00 feet. The requested relief is therefore approximately 9.92 feet (9 feet 11 inches), measured from the new south wall of the proposed master bedroom addition to the south property line.
- 2) The variance is requested only for the south side of the residence. All other existing and proposed construction associated with the renovation will be located within all other applicable setbacks (front, rear, north side).

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

The owners, Mark and Annalee Medici, are relocating back to Alpharetta for their retirement. They specifically sought out an existing ranch-style home with the intention of remaining in the home for the balance of their lives — this is their “forever” home. The owners chose to remodel rather than to tear down and rebuild, because they want to preserve as much of the original character of the property as possible while modernizing the residence to current 2026 standards for safety, energy efficiency, and convenience.

The proposal would facilitate the renovation and expansion of an existing single-family residence into a timeless single-story home suited to the owners’ long-term needs, including space for family gatherings and overnight visits from extended family. The expansion of the existing master bedroom suite is integral to that plan and requires the limited variance relief described in this application.

Mark Medici and Annalee Medici

760 Ansley Forest Road

Bulverde, TX 78163

214-250-0188

markmedici1@gmail.com

06/22/2026

City of Alpharetta

Department of Community Development

Board of Zoning Appeals

2 Park Plaza

Alpharetta, GA 30009

RE: Letter of Intent — Variance Application for 275 Dania Drive, Alpharetta, GA 30009

Dear Members of the Board of Zoning Appeals:

Property and Owner

On behalf of the property owners Mark and Annalee Medici, this Letter of Intent accompanies an application to the City of Alpharetta Board of Zoning Appeals for a variance from the side setback requirement at 275 Dania Drive, Alpharetta, Georgia 30009 (Land Lot 1177, 2nd District, 2nd Section, Lot 8 of Block B, Dania Hills Subdivision; Plat Book 58, Page 148; Deed Book 69162, Page 477).

The owners of record are Mark Medici and Annalee Medici.

Proposal

The owners propose to renovate and expand an existing single-story, single-family ranch residence. The existing home, originally constructed under a 15-foot side setback standard, has a heated floor area of approximately 1,933 square feet. The proposed addition will add approximately 1,299 square feet of heated floor area to bring the total to approximately 3,232 square feet, plus a covered rear porch (approximately 686 sf), a screen porch (approximately 165 sf), a front porch (approximately 99 sf), and an existing garage (464 sf).

The addition will remain single-story and is designed to be architecturally consistent with the existing ranch home. The principal program elements of the addition include an expanded master bedroom suite (including master bathroom and walk-in closets), an expanded family room, and the rear and screen porches. The expansion of the master bedroom suite is the element that requires the variance because the existing master bedroom is located along the south side of the residence; any reasonable expansion of that suite must therefore extend from its existing location.

Variance Requested

The owners request a single variance: relief from the current 25-foot side setback applicable to the south property line, to allow the south wall of the proposed master bedroom addition to be located 15.08 feet from the south property line. This is approximately 9.92 feet (9 feet 11 inches) of requested relief.

The proposed encroachment is narrow in scope: the variance applies only to the south side of the proposed addition. All other portions of the renovation will comply with all applicable setbacks.

Hardship and Reasons the Standard Cannot Be Met

The 275 Dania Drive lot is 120 feet wide and 370 feet deep — a narrow lot relative to typical residential standards. The existing home was constructed when the side setback standard was 15 feet, and its master bedroom is fixed along the south side of the existing footprint. The owners cannot reasonably expand the master suite to the north (the master bedroom is not located there), to the east (the family room and other living areas occupy that side), or in any other direction without fundamentally redesigning the existing residence — the very outcome the owners have purposely sought to avoid.

In addition, the owners deliberately chose to renovate rather than to tear down and rebuild. Mark and Annalee searched specifically for an existing home suited to remodeling, with the goal of preserving as much of the historical footprint of the residence as possible while remaining financially responsible. Many homes along Dania Drive have already been remodeled, expanded, or torn down and rebuilt entirely; the owners' objective is to maintain the history and character of this home while keeping pace with the property valuations of comparable homes in the neighborhood. Strict application of the 25-foot side setback would effectively force the owners to abandon the renovation approach they purposefully sought, creating a financial hardship as comparable valuations continue to rise.

Applied strictly, the current 25-foot side setback would prohibit virtually any expansion of the master suite within the existing residence's south side. The proposed setback of 15.08 feet is consistent with the original 15-foot standard under which the residence was permitted, and constitutes the minimum encroachment necessary to allow a functional master suite expansion.

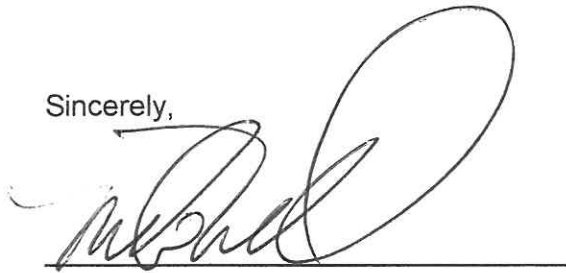
The variance, if granted, would not substantially deviate from the original permitted envelope of the home and would not impair the purpose and intent of the Unified Development Code.

Good Faith and Conclusion

The owners have engaged a registered architect (Kevin Rosser & Associates, Inc., Cumming, Georgia) and a registered land surveyor (Meridian Geomatics, Alpharetta, Georgia) for the design and survey work. The proposed renovation is intended as the owners' long-term primary residence following retirement. The owners specifically chose to renovate rather than demolish in order to preserve the residential character of the existing home and minimize site disturbance. They believe the requested variance is narrowly tailored, lot-specific, and consistent with the residential character of the surrounding neighborhood.

The Board of Zoning Appeals is scheduled to consider this application at its hearing on Thursday, September 10, 2026. Respectfully, the owners ask that the Board grant the requested variance, which is the minimum relief necessary to allow a reasonable expansion of the existing master bedroom suite within the original permitted envelope of the home. The owners and their representatives will attend the public hearing to address any questions the Board may have.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'Mark Medici', written over a horizontal line.

Mark Medici

A handwritten signature in black ink, appearing to read 'Annalee Medici', written over a horizontal line.

Annalee Medici

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Mark Medici and Annalee Medici Telephone: 214-250-0188
Address: 760 Ansley Forest Rd. Suite: _____
City: Bulverde, Tx State: TX Zip: 78163

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.

- | | |
|--|--|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☒ Variance/Exception | ☐ Master Plan |
| ☐ Comprehensive Land | ☐ Other |

Use Plan Amendment

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: N/A Owners/Applicant Telephone: 214-250-0188
Address: 760 Ansley Forest Rd. Suite: _____
City: Bulverde, Tx State: TX Zip: 78163

So Sworn and Attested:

Owner Signature: Mark H. Medici

Date: 6/22/26

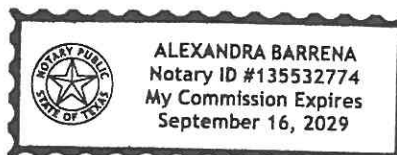
X Owner Signature: Annalee Medici

Date: 6/22/26

Notary:

Notary Signature: Alexandra Barrena

Date: 6/22/26



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: Mark Medici and Annalee Medici

Subject Public Hearing Case: TBD

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: N/A Value: _____

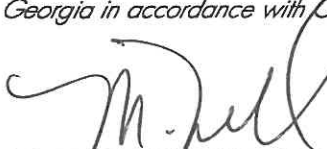
Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A 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: 6-22-26

REZONING & MASTER PLAN AMENDMENT REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

All residential properties. This will only effect the back of the home

How will this proposal affect the use and value of the surrounding properties?

it will increase the value of our properties and others around it.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

yes. the property is R-2. This is a residential remodel

What would be the increase to population and traffic if the proposal were approved?

Zero impact.

What would be the impact to schools and utilities if the proposal were approved?

none.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

N/A

Are there existing or changing conditions which affect the development of the property and support the proposed request?

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.

See letter of Intent

VARIANCE & EXCEPTION REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a variance or exception.
Respond to 1-3 for a variance and 1-4 for an exception.

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

* see attachment

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

* see attachment

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

* see attachment

4. 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.

"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. § 36-67A-1."

Signature: _____ Date: _____

Part F — Variance Review Criteria Responses

Corresponds to the Variance & Exception Review Criteria page of the City application (page 15). The application instructs variance applicants to respond to questions 1 through 3.

1. Extraordinary and exceptional conditions pertaining to the subject property because of size, shape, or topography.

The subject property is located within the Dania Hills Subdivision, a recorded residential subdivision recorded in Plat Book 58, Page 148 of the Fulton County records. The lot measures approximately 120 feet in width and 370 feet in depth, with a total area of 1.02 acres (44,461 square feet). Two extraordinary and exceptional conditions pertain to this property:

First, the lot is comparatively narrow at 120 feet of width. Application of the required side setbacks on both sides consumes a disproportionately large share of the lot's width relative to wider lots, materially constraining the buildable envelope along the east-west axis.

Second, the existing single-family residence was originally constructed under the side setback standard then in effect, which was 15 feet. The home was designed and built within that historical envelope. The current 25-foot side setback standard was adopted subsequently, leaving the existing structure as a legal non-conforming improvement. Any meaningful expansion of the residence — in particular, expansion of the master bedroom located along the south side of the home — must extend from the existing structure within the constraints of the original building footprint.

2. Application of Zoning Code standards would create an unnecessary hardship.

Yes. Strict application of the current 25-foot south side setback to the proposed single-story master bedroom addition would create an unnecessary hardship for the homeowners. The existing master bedroom is fixed in its current location within the home, having been laid out at the time of the original construction. Any reasonable expansion or modernization of the master suite must, as a matter of basic residential design, extend from the existing master bedroom location.

The proposed addition would sit 15.08 feet from the south property line. This dimension is essentially consistent with the original 15-foot side setback under which the residence was permitted and built, and represents the minimum encroachment necessary to accommodate a functional master suite. The encroachment is narrow in scope, single-story, and limited solely to the south-side addition; the balance of the renovation respects all other applicable setbacks.

In addition, the owners deliberately chose to renovate rather than to tear down and rebuild. Mark and Annalee searched specifically for an existing home suited to remodeling, with the goal

of preserving as much of the historical footprint of the residence as possible while remaining financially responsible. Many homes along Dania Drive have already been remodeled, expanded, or torn down and rebuilt entirely; the owners' objective is to maintain the history and character of this home while keeping pace with the property valuations of comparable homes in the surrounding neighborhood. Strict application of the 25-foot side setback would effectively create a financial hardship (growing valuations) and would defeat the very approach the owners purposefully sought.

Denial of the requested variance would prevent the homeowners from accomplishing a modest and reasonable expansion of an existing residence — essentially preserving and modernizing an established legal home — while serving no meaningful additional purpose of the setback regulation, since the proposed wall remains entirely outside the original permitted envelope of the existing structure.

3. Conditions peculiar to the subject property.

Yes. Two conditions are peculiar to 275 Dania Drive:

First, the existing residence at this address was constructed under the 15-foot side setback standard then in effect. The home's entire interior layout, including the location of the master bedroom along the south side of the residence, was established within that 15-foot envelope. The setback was subsequently increased to 25 feet, but the existing structure continued as a legal non-conforming improvement. Most homes in this subdivision were similarly constructed under the prior 15-foot standard.

Second, the lot's 120-foot width is narrow relative to its 370-foot depth. A 25-foot side setback consumes more than 40% of the lot's width when applied to both sides; the same setback applied to a wider lot would represent a much smaller proportion of buildable width. This disproportionate impact on a comparatively narrow lot is a condition not generally applicable to other properties.

Together, these peculiar conditions support narrowly tailored variance relief that is lot-specific, addresses the unique constraints of an existing residence built under a prior standard, and would not set a precedent applicable to dissimilarly situated properties.

Part G — Citizen Participation Form (Part A)

Corresponds to Citizen Participation Form – Part A (page 17 of the City application).

Public Hearing / Project Name	Medici Residence – South Side Setback Variance
Contact Name	Mark Medici
Telephone	214-250-0188

Adjacent Touching Property Owners

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: Medici Residence - SouthSide Setback Variance

Contact Name: Mark Medici Telephone: 214-250-0188

The following people will be notified of this application and provided information describing the subject proposal. All properties within 500' or adjoining properties and the HOA MUST be notified. Notification requirements to be established by the City. Attach mailing list, as needed.

265 Dania Drive Grand Estates Properties LLC 1/9/26
* I will make contact w/ new owner

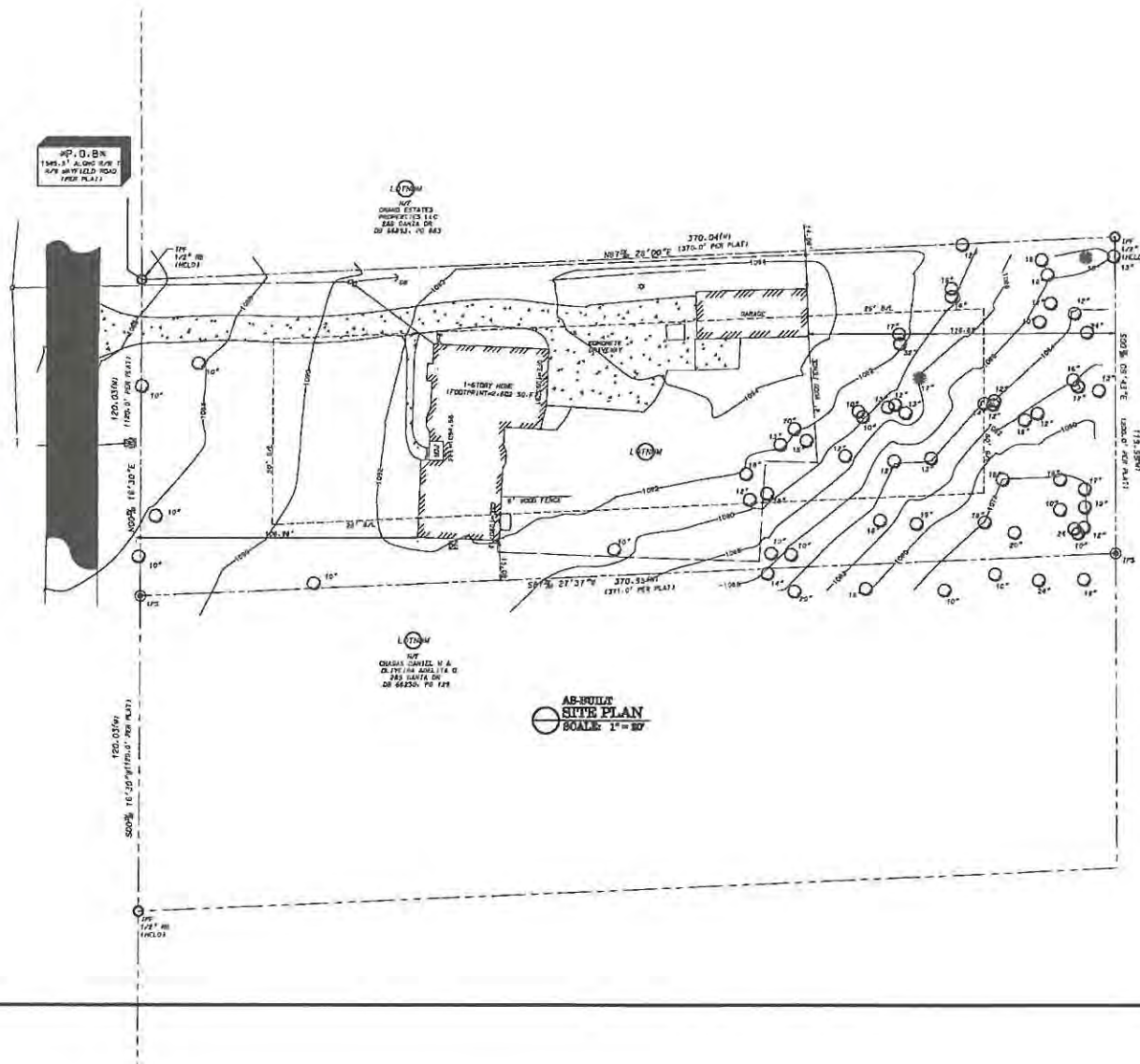
285 Dania Drive Chagas, Daniel // owner *already made
contact

2020 Benson Ct. Amy J. Alcalá

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.*

- | | |
|--|---|
| ☒ Letter | ☒ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☒ Email | ☐ 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.



KRA

Project:
Mark & Annaloe
Medical Renovation
275 Dania Dr,
Alpharetta, GA 30009

Building:
A. OCCUPANCY CLASSIFICATION: A3
B. TYPE OF CONSTRUCTION: VI
C. BUILDING FLOOR AREA: 3,232 S.F.
D. ZONING: R2

PROJECT DESCRIPTION:
NEW RESIDENCE

CODES:
ALL BUILDING CONSTRUCTION DESCRIBED IN
THESE PLANS SHALL BE CONSTRUCTED IN
COMPLIANCE WITH THE LATEST CITY OF
ALPHARETTA CONSTRUCTION CODES WHICH
INCLUDES APPROVED AND AMENDMENTS
TO THE FOLLOWING CODES:

ICC - INTERNATIONAL RESIDENTIAL CODE-
2018 EDITION, 15.0 AMENDMENTS

Job Number:
26105

KRA
KEVIN ROEBER
B ASSOCIATES INC.
ARCHITECTURAL DESIGN
141 1773 26th Ave. SW
8000 Pk. Drive Drive • Atlanta, Georgia • 30300

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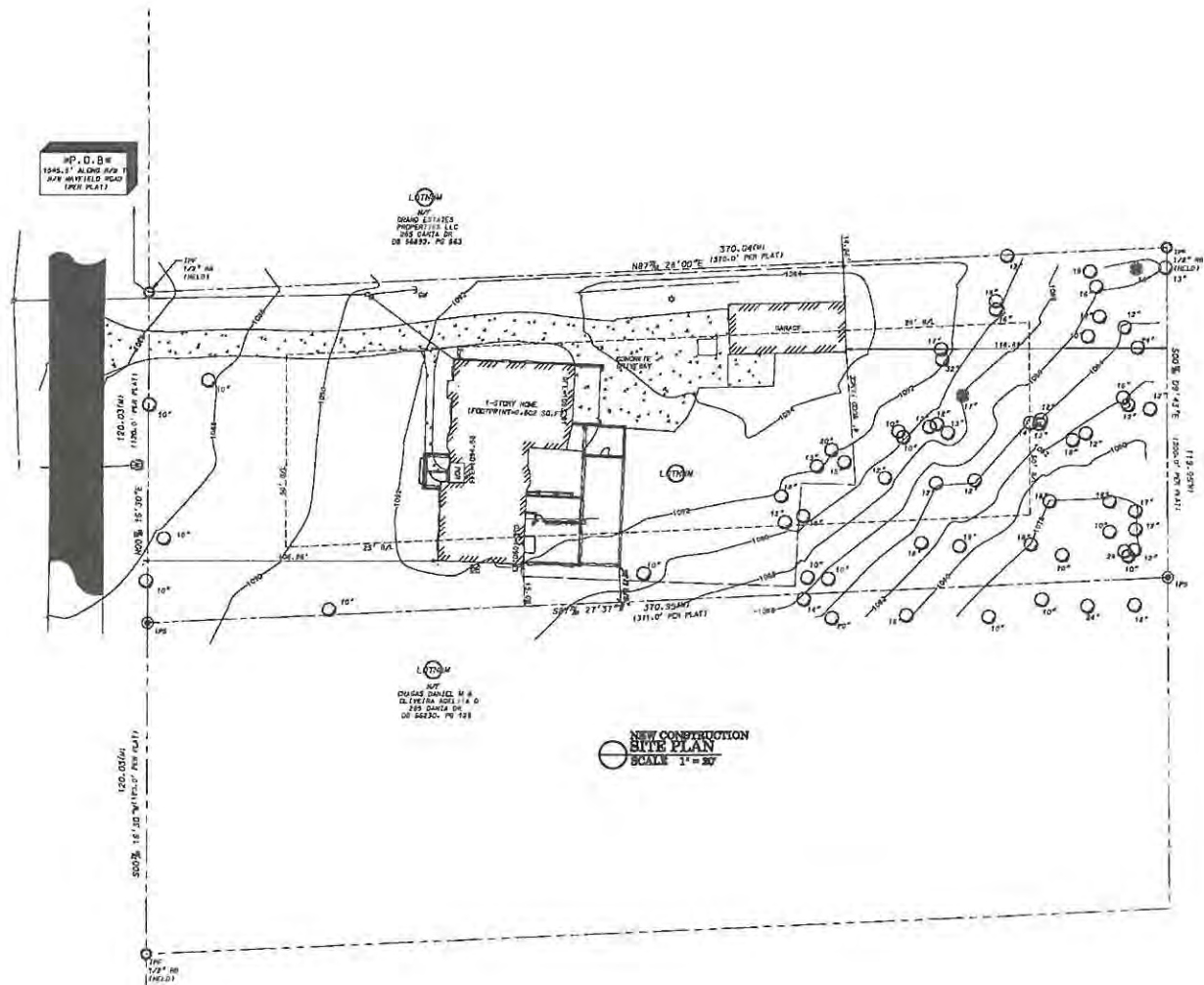
Date:
May 18, 2026

Revised:

Area:
3,232 s.f.

Drawn / Checked:
KRA

Sheet No.:
of 14



KRA

Project:
Mark & Annalee
Medical Renovation
275 Dania Dr,
Alpharetta, GA 30009

REMARKS
A. OCCUPANCY CLASSIFICATION: AG
B. TYPE OF CONSTRUCTION: MB
C. BUILDING FLOOR AREA: 2,232 S.F.
D. ZONING: R2

PROJECT DESCRIPTION:
NEW RESIDENCE

NOTES:
ALL BUILDING CONSTRUCTION DISCLOSED IN
THESE PLANS SHALL BE CONSTRUCTED IN
COMPLIANCE WITH THE LATEST CITY OF
ALPHARETTA CONSTRUCTION CODES, WHICH
INCLUDES APPENDICES AND AMENDMENTS
TO THE FOLLOWING CODES:

1. INTERNATIONAL RESIDENTIAL CODE -
2015 EDITION, 10 CALAMENDMENTS

Job Number:
26105

KRA
KEVIN ROSSER
& ASSOCIATES, INC.
Civil/Architectural/Design
www.kraonline.com
P.O. Box 202000 Alpharetta, GA 30020
800 Rte. 420, Suite 200 • Cumming, Georgia • 30009

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Date:
May 18, 2026

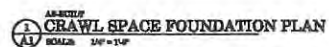
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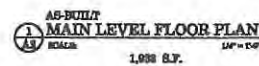
Area:
3,232 s.f.

Drawn / Checked:
KRA

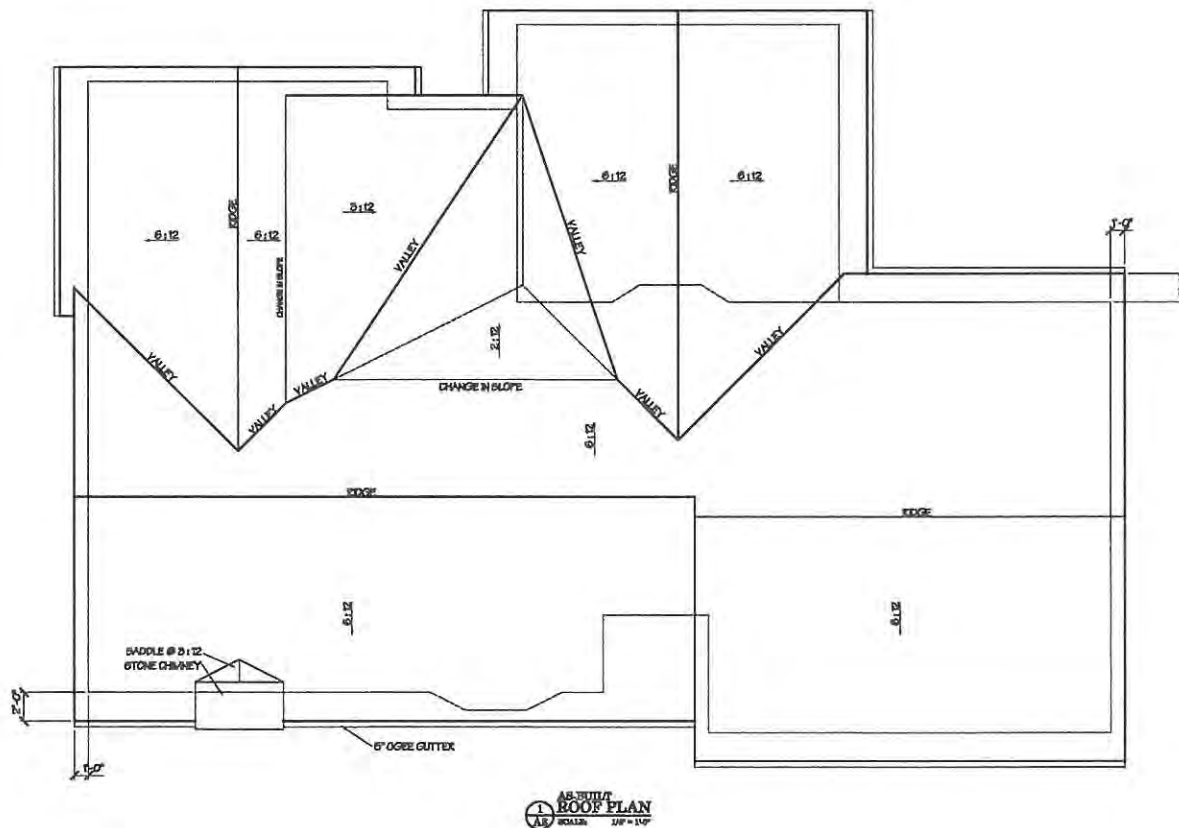
Sheet No.:
of 14

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Sheet No.:
A2 of 14



ARCHITECT
ROOF PLAN
 SCALE: 1/8" = 1'-0"

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KRA

Project:
 Mart & Annalee
 Medical Renovation
 275 Dania Dr,
 Alpharetta, GA 30009

REMARKS:
 A. OCCUPANCY CLASSIFICATION: A0
 B. TYPE OF CONSTRUCTION: 10
 C. BUILDING FLOOR AREA: 3,232 S.F.
 D. ZONING: R2

PROJECT DESCRIPTION:
 NEW RESIDENCE
 CODES:
 ALL BUILDING CONSTRUCTION DESCRIBED IN
 THESE PLANS SHALL BE CONSTRUCTED IN
 COMPLIANCE WITH THE LATEST CITY OF
 ALPHARETTA CONSTRUCTION CODES WHICH
 INCLUDES APPROVED AND AMENDMENTS
 TO THE FOLLOWING CODES:

FD - INTERNATIONAL RESIDENTIAL CODE-
 2018 EDITION, WITH AMENDMENTS
 Job Number:
 26105

KRA
KEVIN ROESSER
& ASSOCIATES, INC.
 ARCHITECTS
 1775 20th Avenue, Suite 100
 Alpharetta, Georgia 30009
 404.485.1000

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Date:
 May 18, 2026

Revised:

Area:
 3,232 s.f.

Drawn / Checked:
 KRA

Sheet No.:
 A3 of 14



KRA

Project:
Mark & Annalee
Medici Renovation
275 Dania Dr,
Alpharetta, GA 30009

BUILDING
A. OCCUPANCY CLASSIFICATION: AG
B. TYPE OF CONSTRUCTION: MB
C. BUILDING FLOOR AREA: 3,232 S.F.
D. ZONING: R2

PROJECT DESCRIPTION:
New Residence

CODES
ALL BUILDING CONSTRUCTION DESCRIBED IN
THESE PLANS SHALL BE CONSTRUCTED IN
COMPLIANCE WITH THE LATEST CITY OF
ALPHARETTA CONSTRUCTION CODES WHICH
INCLUDES APPROPRIATE AND AMENDMENTS
TO THE FOLLOWING CODES:

ICC - INTERNATIONAL RESIDENTIAL CODE -
2018 EDITION, AS CALIBRATED

Job Number:
26105

KRA
KEVIN ROSSER
& ASSOCIATES, INC.
CLAYTON, ARIZONA
24 0793 20-0001 10/20/2020
1000 Red Cedar Drive • Clayton, Arizona • 85925

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May 18, 2026

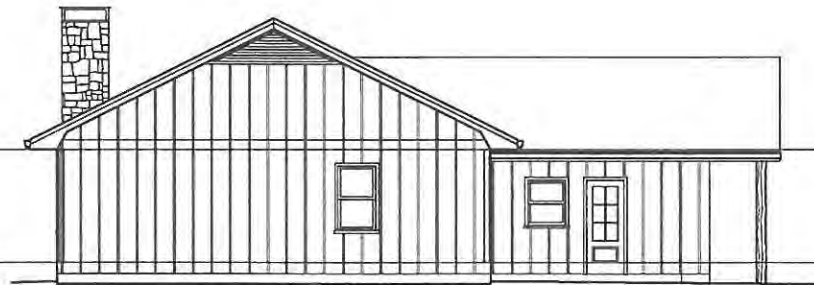
Revised:

Area:
3,232 s.f.

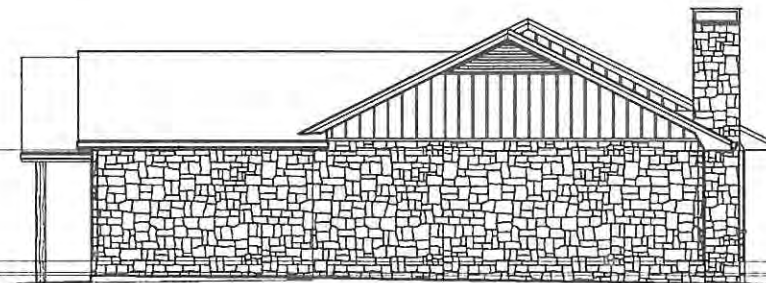
Drawn / Checked:
KRA

Sheet No.:
A of 14

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2
A5
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1
A5
LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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KRA

Project:
Mark & Annalee
Medici Renovation
275 Dania Dr,
Alpharetta, GA 30009

Building:
A. OCCUPANCY CLASSIFICATION: AG
B. TYPE OF CONSTRUCTION: V6
C. BUILDING FLOOR AREA: 3,232 S.F.
D. ZONING: R2

PROJECT DESCRIPTION:
NEW RESIDENCE

NOTES:
ALL BUILDING CONSTRUCTION DESCRIBED IN
THESE PLANS SHALL BE CONSTRUCTED IN
COMPLIANCE WITH THE LATEST CITY OF
ALPHARETTA CONSTRUCTION CODES WHICH
INCLUDES APPROVED AND AMENDMENTS
TO THE FOLLOWING CODES:

1. INTERNATIONAL RESIDENTIAL CODE -
2018 EDITION, WITH AMENDMENTS

Job Number:
26105

KRA
KEVIN ROESSER
& ASSOCIATES, INC.
ARCHITECTURAL DESIGN
10000 ALPHARETTA AVENUE, SUITE 100
ALPHARETTA, GA 30009
PH: 770.267.4000 FAX: 770.267.4001
WWW.KRA-ARCHITECTS.COM

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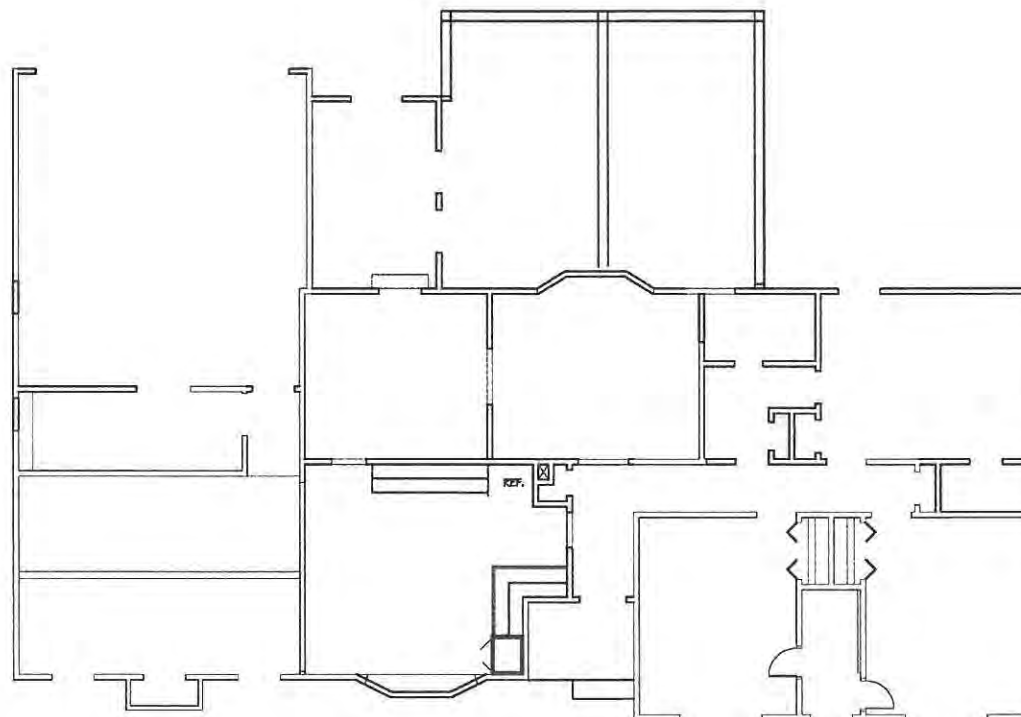
Date:
May 18, 2026

Revised:

Area:
3,232 s.f.

Drawn / Checked:
KRA

Sheet No.:
A5 of 14



12540
MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

KRA

Project:
Mark & Annalee
Medici Renovation
275 Dania Dr,
Alpharetta, GA 30009

BUILDING:
A. OCCUPANCY CLASSIFICATION: AG
B. TYPE OF CONSTRUCTION: MB
C. BUILDING FLOOR AREA: 3,232 S.F.
D. ZONING: R2

PROJECT DESCRIPTION:
NEW RESIDENCE

CODES:
ALL BUILDING CONSTRUCTION DESCRIBED IN
THESE PLANS SHALL BE CONSTRUCTED IN
COMPLIANCE WITH THE LATEST CITY OF
ALPHARETTA CONSTRUCTION CODES, WHICH
INCLUDES APPROVED AND AMENDMENTS
TO THE FOLLOWING CODES:

1. INTERNATIONAL RESIDENTIAL CODE -
2018 EDITION, AS AMENDED

Job Number:
28105

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KEVIN ROSSER
& ASSOCIATES INC.
CLARKSTON, ALABAMA
P.O. BOX 207004
800 PO BOX DRIVE • CLARKSTON, AL 36024

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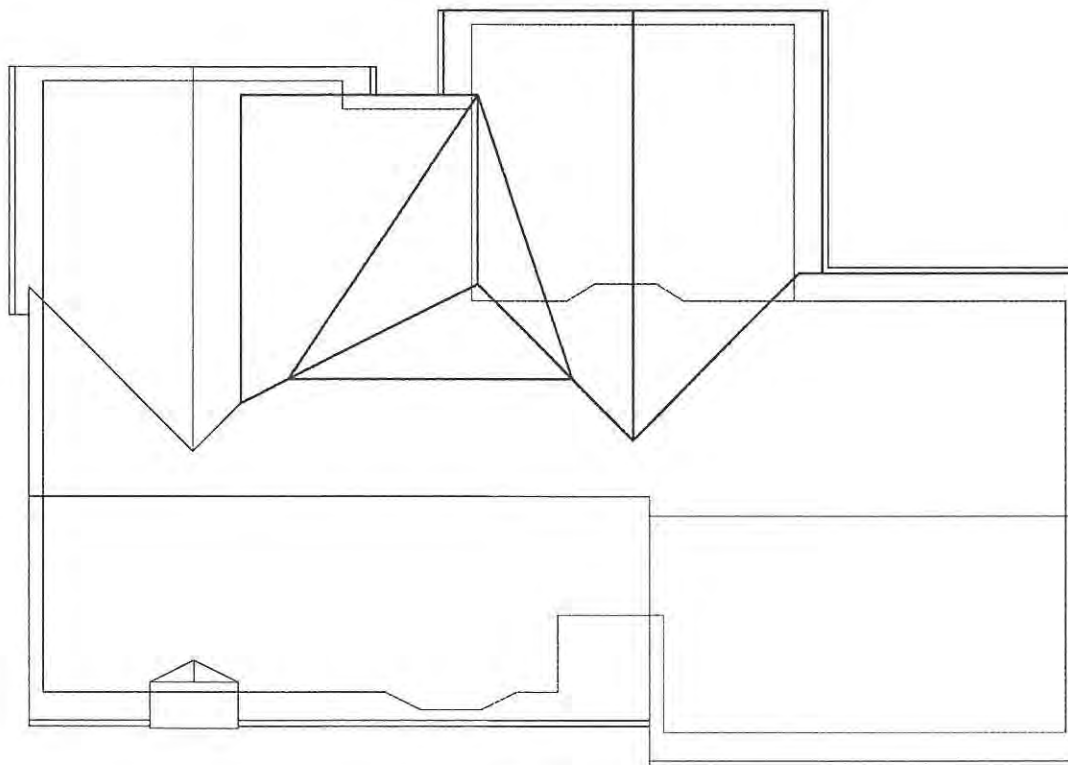
Date:
May 18, 2026

Revised:

Area:
3,232 s.f.

Drawn / Checked:
KRA

Sheet No.:
AB of 14



1
AT
ROOF PLAN
SCALE: 1/8" = 1'-0"

KRA

Project:
Mark & Annalee
Medic Renovation

275 Dania Dr,
Alpharetta, GA 30009

BUILDING:
A. OCCUPANCY CLASSIFICATION: A19
B. TYPE OF CONSTRUCTION: V10
C. BUILDING FLOOR AREA: 1,332 S.F.
D. ZONING: R2

PROJECT DESCRIPTION:
NEW RESIDENCE

CODES:
ALL BUILDING CONSTRUCTION DISCLOSED IN
THESE PLANS SHALL BE CONSTRUCTED IN
COMPLIANCE WITH THE LATEST CITY OF
ALPHARETTA CONSTRUCTION CODES WHICH
INCLUDES APPROVED AND AMENDMENTS
TO THE FOLLOWING CODES:

IRC - INTERNATIONAL RESIDENTIAL CODE -
2018 EDITION, 16 AMENDMENTS

Job Number:
26105

KRA
KEVIN ROSSER
B ASSOCIATES, INC.
CUSTOMER ASSOCIATES, INC.
ALPHARETTA, GA 30009
SA: 770-207-0004 JROSSER@KRA.COM
8000 Fox Creek Drive • Chamblee, Georgia • 30010

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May 18, 2026

Revised:

Area:
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Drawn / Checked:
KRA

Sheet No.:
A7 of 14

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5
 REAR ELEVATION
 1/8" = 1'-0"

NOTE:
 REMOVE ALL WINDOWS, SIDING & VENER



1
 FRONT ELEVATION
 1/8" = 1'-0"

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Project:
 Mark & Annalee
 Medical Renovation
 275 Dania Dr,
 Alpharetta, GA 30009

BUILDING
 A. OCCUPANCY CLASSIFICATION: A3
 B. TYPE OF CONSTRUCTION: MB
 C. SUBMIT FLOOR AREA: 3,232 S.F.
 D. ZONING: R2

PROJECT DESCRIPTION:
NEW RESIDENCE

CODES:
 ALL BUILDING CONSTRUCTION DESCRIBED IN
 THESE PLANS SHALL BE CONSTRUCTED IN
 COMPLIANCE WITH THE LATEST CITY OF
 ALPHARETTA CONSTRUCTION CODES WHICH
 INCLUDES APPENDICES AND AMENDMENTS
 TO THE FOLLOWING CODES:

IRC - INTERNATIONAL RESIDENTIAL CODE -
 2018 EDITION, IN ALPHARETTA

Job Number:
 26105

KRA
 KEVIN ROSSER
 & ASSOCIATES, INC.
 CLASHED - ARCHITECTURAL DESIGN
 1770 20th Ave. N. #200
 0510 20th Ave. N. #200, ALPHARETTA, GA 30009

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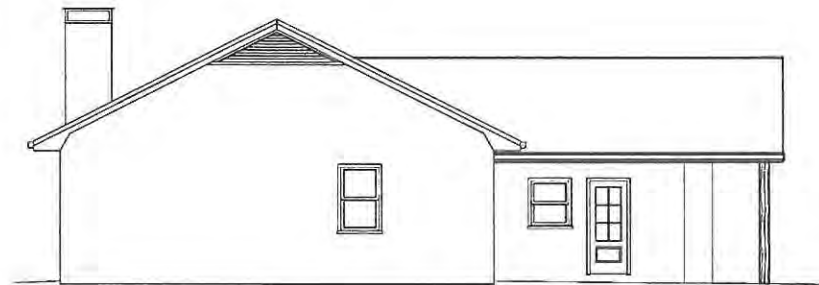
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 May 18, 2026

Revised:

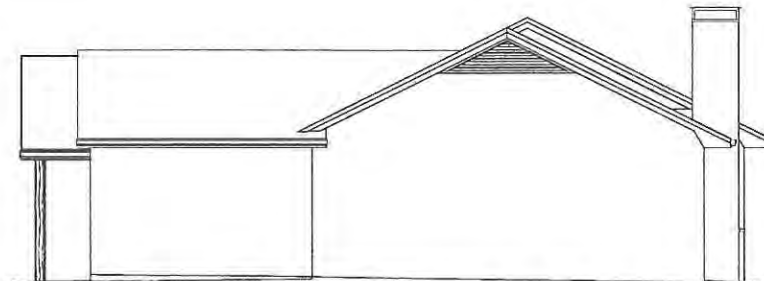
Area:
 3,232 s.f.

Drawn / Checked:
 KRA

Sheet No.:
 A8 of 14



2
A9
DEMO
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



1
A9
DEMO
LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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KRA

Project:
Mart & Annaloe
Medic Renovation
275 Dania Dr,
Alpharetta, GA 30009

REMARKS:
A. OCCUPANCY CLASSIFICATION: A1
B. TYPE OF CONSTRUCTION: MS
C. BUILDING FLOOR AREA: 3,232 S.F.
D. ZONING: R2

PROJECT DESCRIPTION:
NEW RESIDENCE

CODES:
ALL BUILDING CONSTRUCTION DISCLOSED IN
THREE PLANS SHALL BE CONSTRUCTED IN
COMPLIANCE WITH THE LATEST CITY OF
ALPHARETTA CONSTRUCTION CODES WHICH
INCLUDES APPROVED AMENDMENTS
TO THE FOLLOWING CODES:

10 - INTERNATIONAL RESIDENTIAL CODE -
2018 EDITION, WITH AMENDMENTS

Job Number:
26105

KRA
KEVIN ROESSER
& ASSOCIATES, INC.
CUSTOMER: ALPHARETTA, GEORGIA
RA 0703 261054 10/05/2024
260 Fox Chase Drive • Cumming, Georgia • 30040

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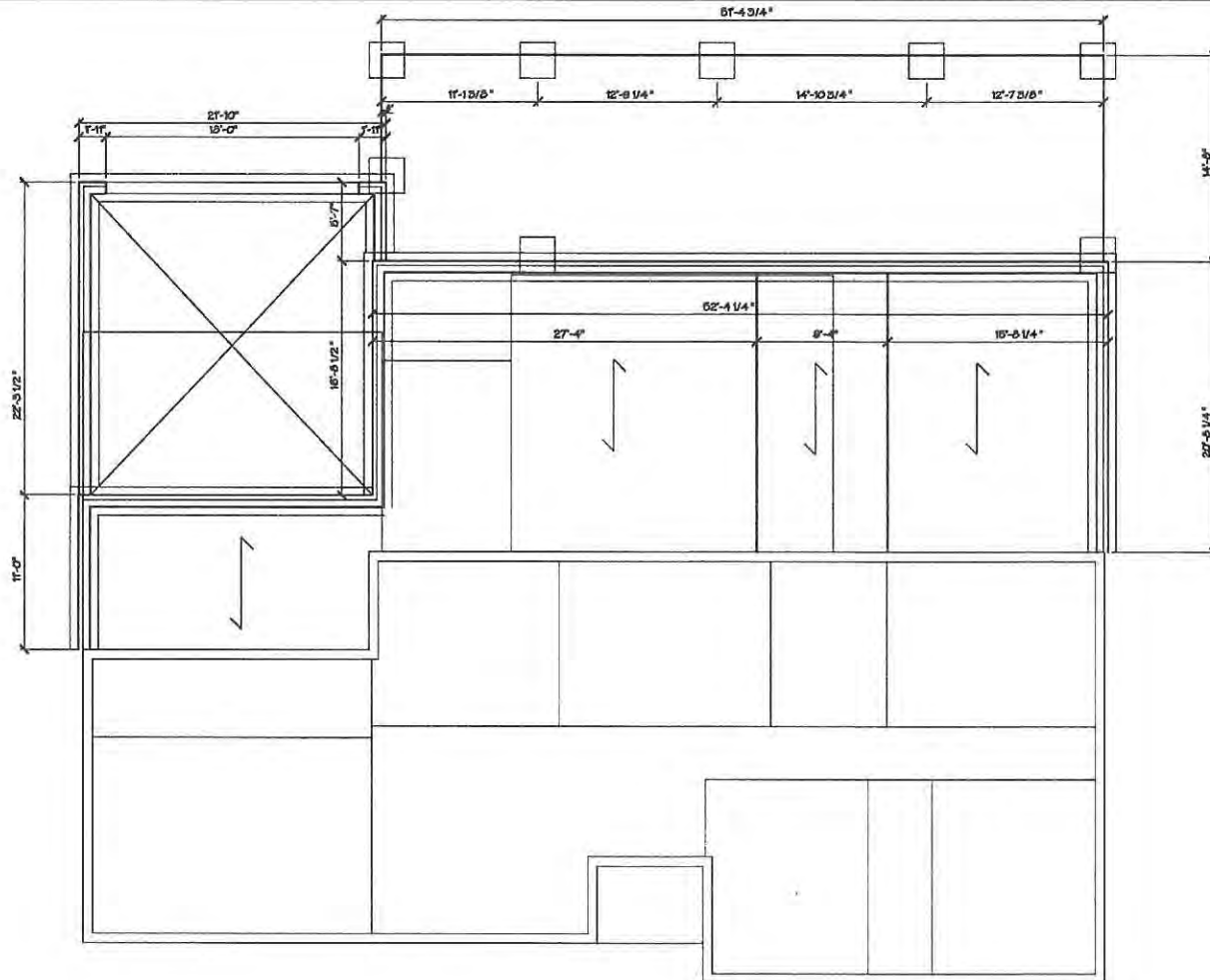
Date:
May 18, 2026

Revised:

Area:
3,232 s.f.

Drawn / Checked:
KRA

Sheet No.:
A9 of 14



NEW CONSTRUCTION
CRAWL SPACE FOUNDATION PLAN
SCALE 1/4" = 1'-0"

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KRA

Project:
Mark & Annalee
Medici Renovation

275 Dania Dr,
Alpharetta, GA 30009

REMARKS:
A. OCCUPANCY CLASSIFICATION: A0
B. TYPE OF CONSTRUCTION: M0
C. BUILDING FLOOR AREA: 3,232 S.F.
D. ZONING: R2

PROJECT DESCRIPTION:
NEW RESIDENCE

NOTES:
ALL BUILDING CONSTRUCTION DESCRIBED IN
THESE PLANS SHALL BE CONSTRUCTED IN
COMPLIANCE WITH THE LATEST CITY OF
ALPHARETTA CONSTRUCTION CODES WHICH
INCLUDES APPROVED AND AMENDMENTS
TO THE FOLLOWING CODES:

ICC - INTERNATIONAL RESIDENTIAL CODE -
2018 EDITION, W/ GA AMENDMENTS

Job Number:
28105

KRA
KEVIN ROESSER
& ASSOCIATES, INC.
CLAYTON, ALPHARETTA, GA
P.L. 0770 20-0001 ARCHITECTURAL
2075 Dania Drive • Alpharetta, Georgia • 30009

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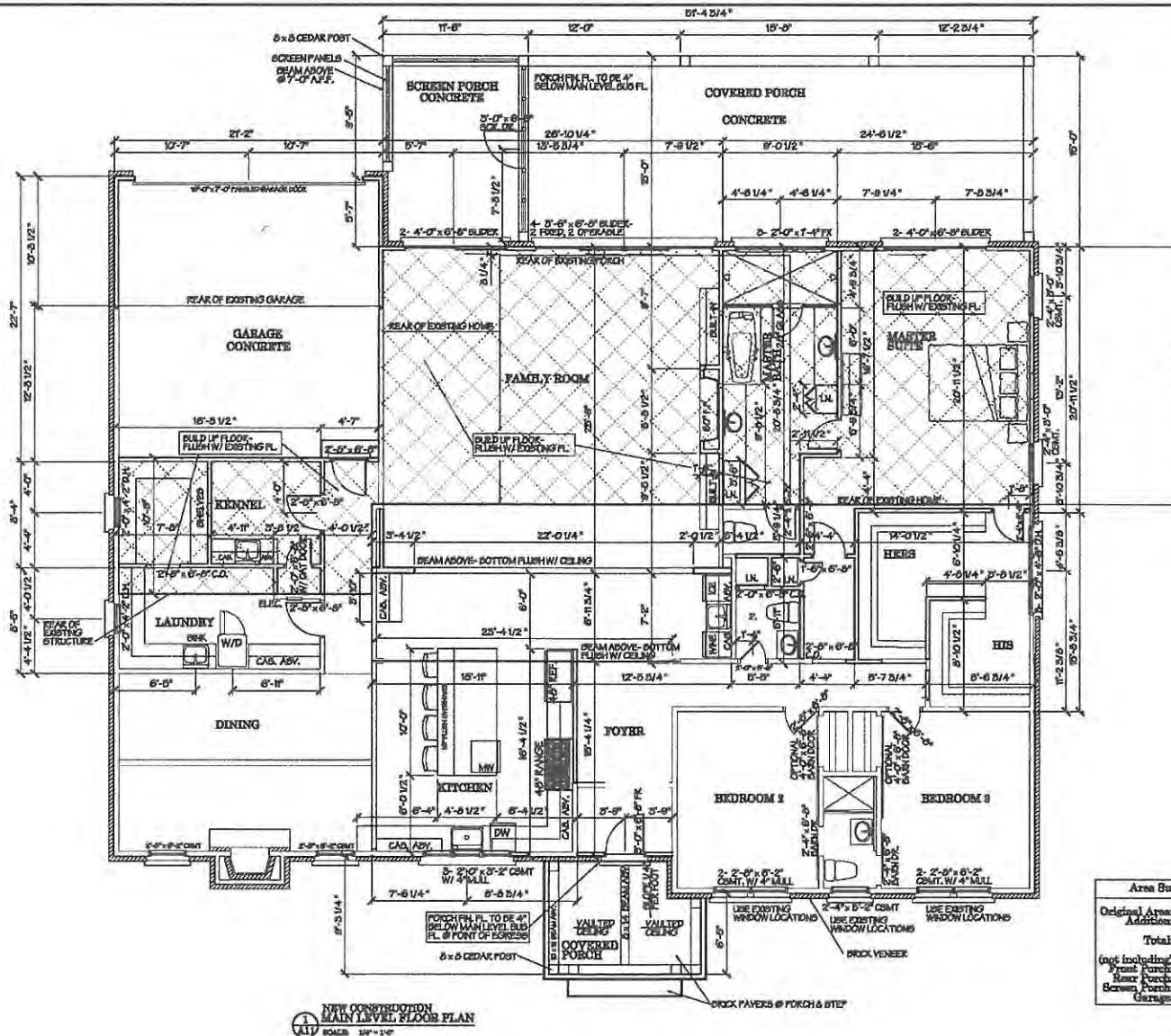
Date:
May 18, 2026

Revised:

Area:
3,232 s.f.

Drawn / Checked:
KRA

Sheet No.:
A10 of 14



Area Summary:	
Original Area:	1,893 s.f.
Additions:	1,269 s.f.
Total:	3,162 s.f.
(not including)	
Front Porch:	69 s.f.
Rear Porch:	68 s.f.
Screen Porch:	100 s.f.
Garage:	464 s.f.

KRA

Project:
Mark & Annalee
Medic Renovation

275 Danis Dr.
Alpharetta, GA 30009

Sublot:
A. OCCUPANCY CLASSIFICATION: AG
TYPE OF CONSTRUCTION: 1B
BUILDING FLOOR AREA: 3,232 s.f.
ZONING: R2

PROJECT DESCRIPTION:
NEW RESIDENCE

NOTES:
ALL BUILDING CONSTRUCTION DESCRIBED IN
THIS PLAN SHALL BE CONSTRUCTED IN
CONFORMANCE WITH THE LATEST CITY OF
ALPHARETTA CONSTRUCTION CODES WHICH
INCLUDES HYPOCHS AND AMENDMENTS
TO THE FOLLOWING CODES:
FC - INTERNATIONAL RESIDENTIAL CODE -
2015 EDITION, W/ AMENDMENTS

Job Number:
26105

KRA
KEVIN ROESER
B ASSOCIATES INC.
14177 27th Ave. S.W. • Chamblee, Georgia • 30006
www.kraassociates.com
404.271.2222

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Date:
May 18, 2026

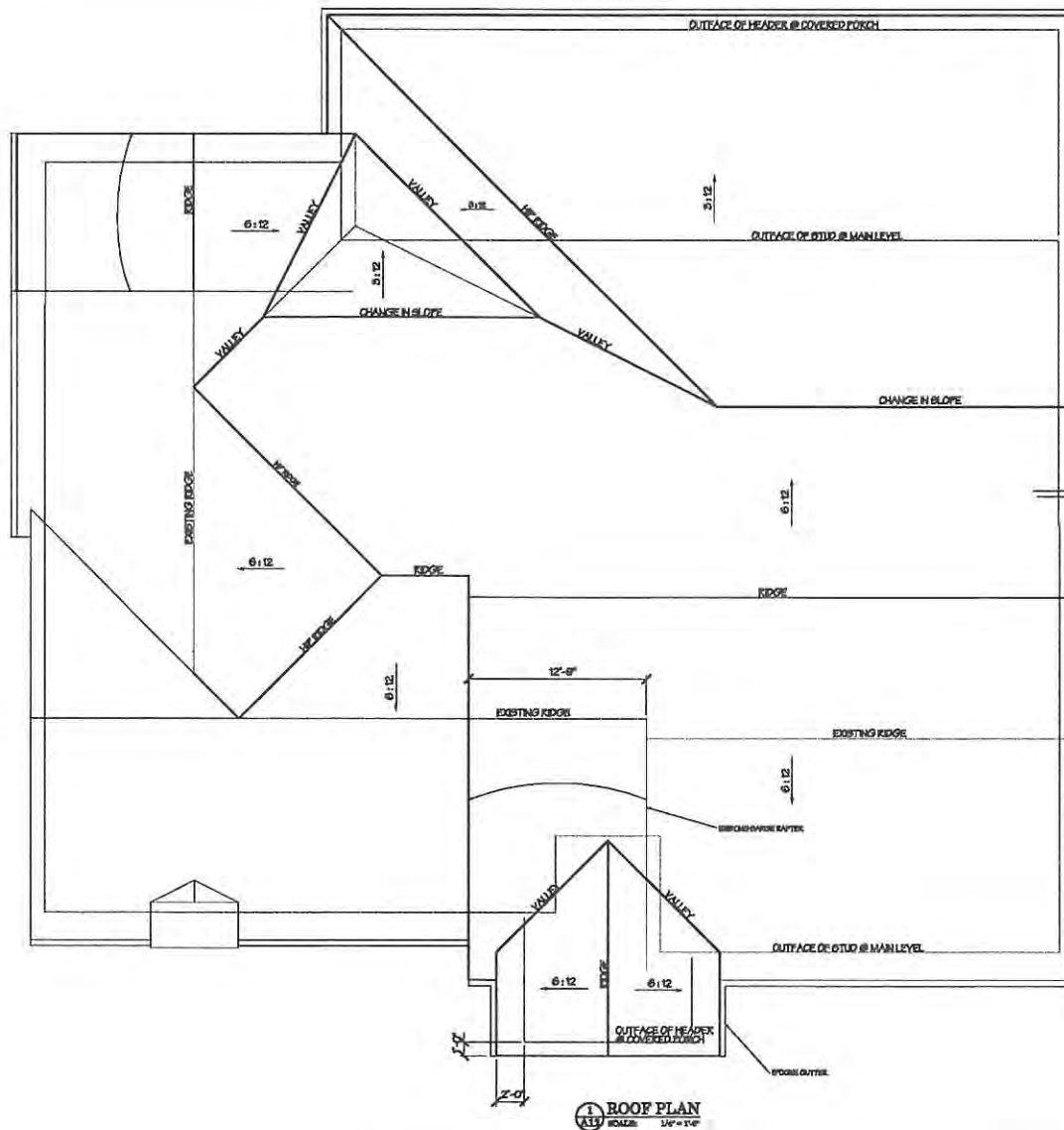
Revised:

Area:
3,232 s.f.

Drawn / Checked:
KRA

Sheet No.:
A11 of 14

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KRA

Project:
Mark & Annalee
Medel Renovation

275 Dania Dr,
Alpharetta, GA 30009

BUILDING:
A. OCCUPANCY CLASSIFICATION: AO
B. TYPE OF CONSTRUCTION: MB
C. BUILDING FLOOR AREA: 3,232 S.F.
D. ZONING: R-2

PROJECT DESCRIPTION:
NEW RESIDENCE

NOTES:
ALL BUILDING CONSTRUCTION DESCRIBED IN
THESE PLANS SHALL BE CONSTRUCTED IN
COMPLIANCE WITH THE LATEST CITY OF
ALPHARETTA CONSTRUCTION CODES WHICH
INCLUDES APPROVED AND AMENDMENTS
TO THE FOLLOWING CODES:

1. INTERNATIONAL RESIDENTIAL CODE -
2018 EDITION, WITH AMENDMENTS

Job Number:
26105

KRA
KEVIN ROEBER
ASSOCIATES, INC.
CLASSICAL ARCHITECTURAL DESIGN
11111 N. HUNTERS LANE
SUITE 200
DALLAS, TEXAS 75244
972.382.1000

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Date:
May 18, 2026

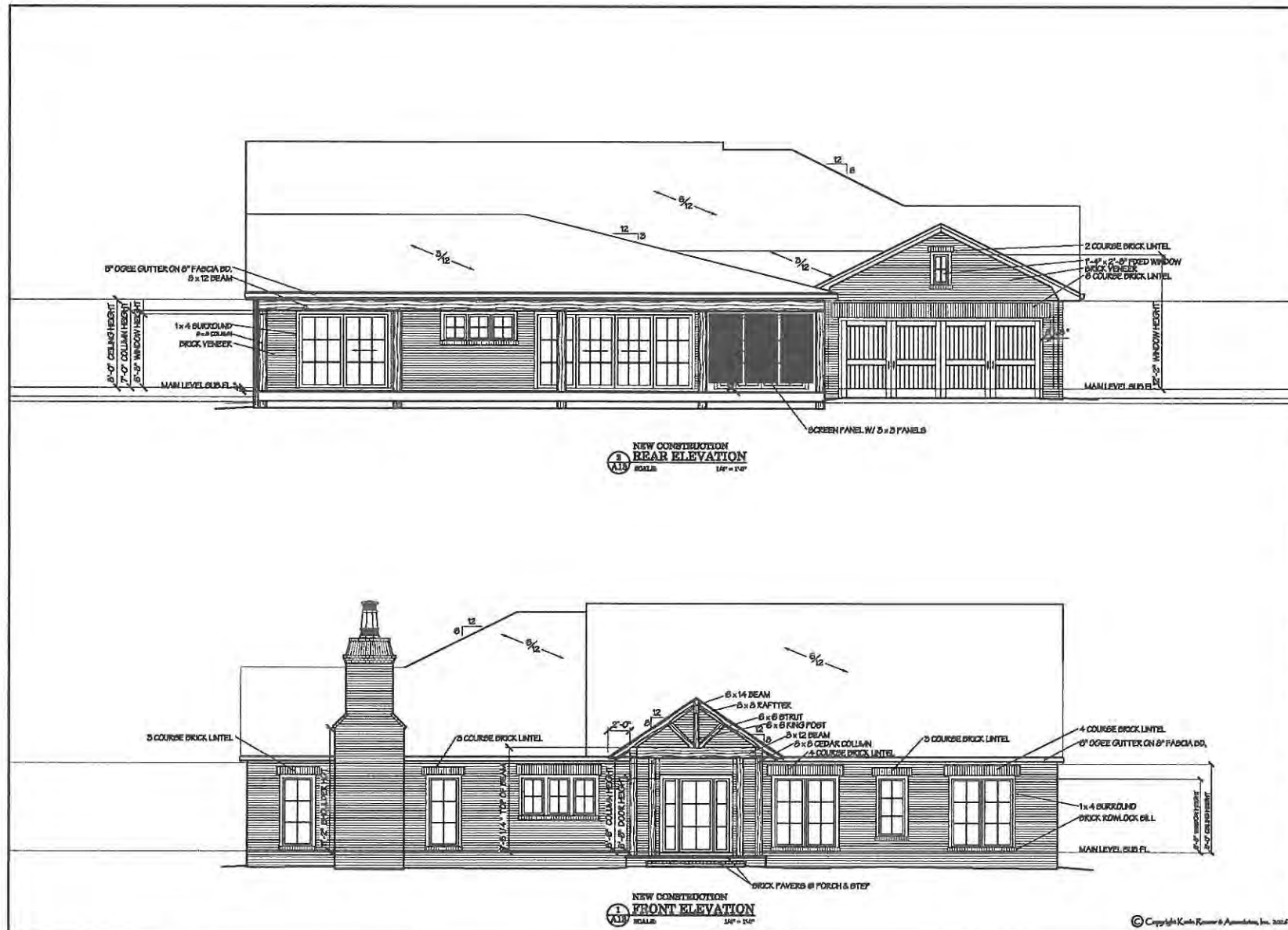
Revised:

Area:
3,232 s.f.

Drawn / Checked:
KRA

Sheet No.:
A12 of 14

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KRA

Project:
Mark & Annaloe
Medici Renovation

275 Dania Dr,
Alpharetta, GA 30009

BUILDING
A. OCCUPANCY CLASSIFICATION: AG
B. TYPE OF CONSTRUCTION: 1B
C. BUILDING FLOOR AREA: 3,232 S.F.
D. ZONING: R2

PROJECT DESCRIPTION:
NEW RESIDENCE

CODES:
ALL BUILDING CONSTRUCTION DISCLOSED IN
THESE PLANS SHALL BE COMPLETED IN
COMPLIANCE WITH THE LATEST CITY OF
ALPHARETTA CONSTRUCTION CODES WHICH
INCLUDES APPROVED AND AMENDMENTS
TO THE FOLLOWING CODES:
1. INTERNATIONAL RESIDENTIAL CODE -
2018 EDITION, 16 CALAMANDRETTA'S

Job Number:
26105

KRA
KEVIN ROSSER
B. ASSOCIATES INC.
CLARENCE, ALABAMA
CLARENCE, ALABAMA
P.O. BOX 200-0000
8000 P.O. BOX DRIVE • CLARENCE, ALABAMA • 36030

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Date:
May 18, 2026

Revised:

Area:
3,232 s.f.

Drawn / Checked:
KRA

Sheet No.:
A13 of 14

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KRA

Project:
Mark & Annalee
Medici Renovation

273 Dania Dr,
Alpharetta, GA 30009

BUILDING:
A. OCCUPANCY CLASSIFICATION: AS
B. TYPE OF CONSTRUCTION: VI
C. BUILDING FLOOR AREA: 3,232 S.F.
D. ZONING: R2

PROJECT DESCRIPTION:
NEW RESIDENCE

CODES:
ALL BUILDING CONSTRUCTION DESCRIBED IN
THIS PLAN SHALL BE CONSTRUCTED IN
COMPLIANCE WITH THE LATEST CITY OF
ALPHARETTA CONSTRUCTION CODES WHICH
INCLUDES AMENDMENTS AND ADDENDUMS
TO THE FOLLOWING CODES:

IRC - INTERNATIONAL RESIDENTIAL CODE -
2018 EDITION, THE CALIFORNIA
BUILDING CODE

Job Number:
26105

KRA
KEVIN ROSSER
B. ASSOCIATES INC.
CLASSICAL ARCHITECTURAL DESIGN
P.O. BOX 27-0044
10000 PINE CREST DRIVE • CUMMING, GEORGIA 30009

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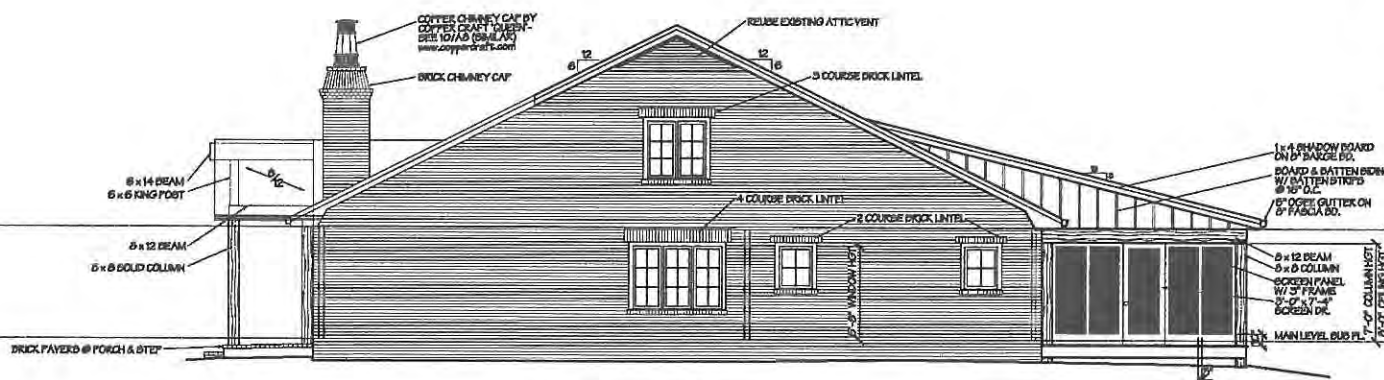
Date:
May 18, 2026

Revised:

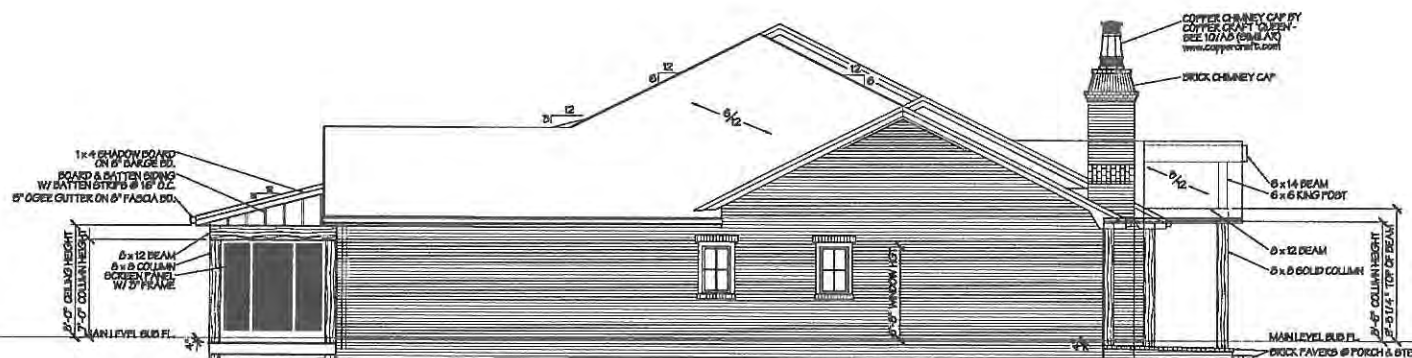
Area:
3,232 s.f.

Drawn / Checked:
KRA

Sheet No.:
A14 of 14



NEW CONSTRUCTION
RIGHT ELEVATION
SCALE: 1/8\"/>



NEW CONSTRUCTION
LEFT ELEVATION
SCALE: 1/8\"/>

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[Home](#)
[Property Taxes](#)
[Solid Waste](#)
[Motor Vehicles](#)
[Press Release](#)
[Property Taxes](#) / [Summary](#) / 22 465311770134


Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

Tax Bill

141 Pryor Street
Atlanta, Georgia 30303
[404.613.6100](tel:404.613.6100)

Property Owner	Parcel Identification	Description	User ID
MEDICI MARK H & MEDICI ANNALEE J Tax District: 10 - ALPHARETTA	22 465311770134	Real Estate	IWR

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
275 DANIA DRIVE	2465280	460,000	184,000

City Exemption:

County Exemption: Fulton Homestead Reg & State

City Sales Tax Credit: \$0.00

County Sales Tax Credit: \$17.37

Tax Year	Cycle	Principal Amount	Interest	Penalties/Fees	Paid	Total	Due Date
2025	County	2,491.66	70.38	0.00	2,562.04	0.00	11/15/2025
2024	County	2,412.44	0.00	0.00	2,412.44	0.00	11/15/2024
2023	County	2,212.60	0.00	0.00	2,212.60	0.00	11/15/2023
2022	County	1,150.68	0.00	0.00	1,150.68	0.00	11/15/2022
2021	County	1,138.00	0.00	0.00	1,138.00	0.00	11/15/2021
2020	County	2,615.81	0.00	0.00	2,615.81	0.00	11/15/2020
2019	County	2,567.69	0.00	0.00	2,567.69	0.00	10/15/2019

Grand Total Due: \$0.00

Mailing Address

MEDICI MARK H & MEDICI ANNALEE J
760 ANSLEY FOREST RD
BULVERDE TX 78163

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at [404.613.6100](tel:404.613.6100) for the official balance due on their parcel(s).

[Sign up For E-Billing](#)



FULTON COUNTY BOARD OF ASSESSORS
235 Peachtree St. NE, Suite 1400
Atlanta, GA 30303
(404) 612-6440

MEDICI MARK H & MEDICI ANNALEE J
760 ANSLEY FOREST RD
BULVERDE TX 78163

2026 Notice of Assessment

Date Notice Mailed: 06/16/2026

Appeal Deadline: 07/31/2026

Appeals, homestead applications, or other specialized assessment applications must be filed within 45 days from the Date Notice Mailed

*****You are required by law to notify the Fulton County Board of Assessors if you become ineligible for any homestead exemption listed in this notice and subject to penalties for failing to do so.*****

Rights to Appeal and Apply for Homestead Exemption

You have the right to appeal the property values provided in this notice. You may also apply for homestead exemptions if your property was owned and occupied as your family's primary residence and homestead as of January 1 of 2026. If you wish to appeal your 2026 property value or apply for homestead exemptions, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal or apply for homestead exemption by this date, your right to do so for this year will be lost.

For further information on filing appeals, applying for homestead exemptions, or reporting your ineligibility for a homestead exemption, visit or contact

For Appeals: Fulton County Board of Assessors, 235 Peachtree St. NE, Suite 1200, Atlanta, GA 30303, 404-612-6440,
<https://fultonassessor.org/property-appeals/>

For Homestead Exemptions: Fulton County Board of Assessors, 235 Peachtree St. NE, Suite 1100, Atlanta, GA, 30303, 404-612-6440,
<https://fultonassessor.org/exemptions/>

Board of Equalization: Appealing value, uniformity, exemptions, or taxability.

Nonbinding Arbitration: Appealing value only. Requires a certified appraisal.

Hearing Officer: Appealing value or uniformity. For a parcel of non-homestead real property with a fair market value of more than \$500,000; one or more accounts of wireless personal property with an aggregate fair market value of more than \$500,000; or one or more accounts of personal property other than wireless property with an aggregate fair market value of more than \$200,000.

Superior Court: Requires a written agreement with the county board of tax assessors.

To file an appeal with the Fulton County Board of Assessors or for more information regarding reasons for any assessment change or the appeals process, contact Jemal Washington at 404-612-6440. All documents and records used to determine the 2026 Value are available upon request from the Fulton County Board of Assessors and must be provided within 10 business days of such request.

Account Number	Property Identification Number	Total Acreage	Tax District
2465280	22 -4653-1177-013-4	1.02	ALPHARETTA
Property Description	R1 - Residential Improvement NBHD - 3000		
Physical Property Address	275 DANIA DR		
	2025 Value	2026 Value	2026 Other Value *
100% Fair Market Value	460,000	539,700	

Please note: Tax rates for counties, school districts, and cities will be established by each local government later this year. If a local government intends to increase revenue on existing properties, they must advertise and hold three public meetings to do so.

* 2026 Other Value reflects the fair market value of any preferential assessment for properties or any portion of properties meeting certain requirements.

Taxable Assessed Value Changes Since 2025

Value adjusted to reflect current market or uniformity

2026 Exemptions, Credits, and Preferential Assessments **

Estimated Tax Savings

** The estimated tax savings under the 2026 Exemptions, Credits, and Preferential Assessments is determined by totaling the dollar value of any exemptions, credits, or preferential assessments applied to your property for 2026 using the 2025 millage rates for taxing authorities and types. All 2026 exemptions, credits, or preferential assessments listed include all taxing authorities, and such estimate may not reflect the total savings provided on the 2026 tax bill.

You may file an appeal online by visiting the Fulton County Board of Assessors' Online Services portal <https://fultonassessor.org/online-services/>

*****THIS IS NOT A BILL - DO NOT SEND PAYMENT*****

Code Enforcement

☑ Authoritative



AlphaGIS Administrator
The City of Alpharetta

Summary

City of Alpharetta Code Enforcement Cases that are in progress. Data is updated nightly.

[View Full Details](#)

[Download](#)

Details



Dataset
Location Layer



July 1, 2025 at 3:43:22 PM CDT
Info updated



Daily
Data updated: July 1, 2025 at 3:43:22 PM CDT



June 21, 2018 at 9:52:29 AM CDT
Published Date



Records: 149
[View data table](#)



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Code Enforcement | The City of Alpharetta

open-alpharetta.opendata.arcgis.com/datasets/alpharetta/code-enforcement/exp

Bookmarks The Seattle Times S... Express News MYSA E-Paper SAEN Adobe A

ALPHARETTA

Filters Code Enforcement

Records: 149

Filters Styling

Filter as map moves

Location

275 Dania Drive

No results

Select attribute filters (13)

☐ Number	Values: 149	IT
☐ Tag	Values: 96	IT
☐ Status Code	Values: 1	IT
☐ Assigned To	Values: 3	IT
☐ Initiated Date	9/15/2022 to 6/19/2026	IT
☐ Z	0 to 0	IT

Map showing residential area with streets: Wendy Hill Dr, Brian Uno, Bliss Creek Dr.