



BOARD OF ZONING APPEALS NOVEMBER 16, 2017

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MEETING MINUTES
- IV. ITEMS FROM BOARD MEMBERS
- V. ITEMS FROM STAFF
- VI. PUBLIC HEARING
 - A. V-17-31 JSB Homes/Mid Broadwell Road

Consideration of a request for a variance to reduce the front and side building setbacks for three (3) single-family detached lots. The subject property is located at 1645, 1655 and 1665 Mid Broadwell Road, across from the intersection at Mid Broadwell Road and Peyton Farm Drive.

- VII. ADJOURNMENT



BOARD OF ZONING APPEALS MEETING SUMMARY

September 21, 2107

Department of Community Development

WWW.ALPHARETTA.GA.US

*This 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. Public comments are noted as heard by Board of Zoning Appeals, but not quoted or paraphrased. This document includes limited presentation by Board of Zoning Appeals and invited speakers in **summary** form. **This is not an official record** of the Alpharetta City Board of Zoning Appeals Meeting proceedings. Official Minutes are recorded and available for review.*

I. CALL TO ORDER

II. ROLL CALL

Board Members Present:

- o Mike Webber, Chairman
- o John Monson, Vice Chairman
- o Eamon Keegan
- o Marc Gelber
- o Kyle Lewis
- o Wes Williams

Board Members Absent:

- o Hans Appen

Staff Present:

- o Michael Woodman, Senior Planner
- o Elle Taylor, Planning and Zoning Coordinator

III. APPROVAL OF MEETING MINUTES

A. January 19, 2017

- ❖ Board Member Monson made a motion to approve the meeting minutes of January 19, 2017
 - The motion received a second from Board Member Keegan
 - The motion was approved by vote (6-0)

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

A. V-17-22 Mereddy/12570 Pindell Circle Variance

Micheal Woodman, Senior Planner, presented consideration of a variance to reduce the impervious setback in order to allow a pool on a single-family detached lot. The subject property is located at 12570 Pindell Circle in the Pindell Glen subdivision off Mid Broadwell Road.

After presentation from the Applicant, reading of the Conditions and discussion of purpose of retaining wall:

- ❖ Board Member Monson made a motion to approve with Staff's Conditions
 - The motion received a second from Board Member Gelber
 - The motion was approved by vote (6-0)

B. V-17-33 Edman/Tree Ordinance

Micheal Woodman, Senior Planner, presented consideration of a reduction of recompense requirements. The subject property is located at 273 Milton Avenue.

After presentation from the Applicant and discussion from the Board:

- ❖ Board Member Monson offered a motion to approve with the conditions as outlined by staff except for a revision to Condition #1, changing "as depicted on the submitted plan" to "as depicted on the proposed plan"
 - The motion received a second from Council Member Keegan
 - The motion was approved 6-0
1. Applicant shall plant 30 inches of recompense trees on-site in addition to required standard lot density (about 11 inches depending on tree type) as depicted on the proposed plan. On-site tree recompense shall be planted prior to Certificate of Occupancy.
 2. Up to 10" of offsite tree replanting shall be permitted if applicant chooses with final location approval by Staff.

VII. ADJOURNMENT

There was a problem with the recording software for this meeting. It was recorded on Iphone.



BOARD OF ZONING APPEALS MEETING

STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: V-17-31 JSB HOMES/MID BROADWELL ROAD

BOARD OF ZONING APPEALS: NOVEMBER 16, 2017

II. RECOMMENDATION:

Approve V-17-31 JSB Homes/Mid Broadwell Road subject to the following conditions:

1. The site shall be developed substantially similar to site plan prepared by ACR Engineering, Inc., revised 8/29/2017, except for modifications required to comply with the conditions below.
2. Home architecture and materials shall be substantially similar to submitted elevation, labeled Exhibit A, as approved by Staff. Side elevations shall have the same level of architectural detail and materials as the front.
3. Homes shall be oriented to Mid Broadwell Road.
4. Minimum building setbacks shall be:
 - a. Front – 50'
 - b. Side – 0' (min. 10' between primary structures)
 - c. Rear – 25'
5. A minimum 20' landscape strip shall be provided along Mid Broadwell Road.
6. Existing trees along Mid Broadwell Road shall be saved, where possible, and incorporated into the required landscape strip, as approved by Staff.
7. Minor subdivision plat shall be updated to reflect the approved setbacks and conditions of zoning. Existing home shall be demolished prior to issuance of the first building permit.

III. REPORT IN BRIEF:

The applicant, JSB Homes, is requesting consideration of a variance to reduce the front and side building setbacks for three (3) single-family detached lots. The lots are encumbered by stream buffers and floodplain. The subject property is located at 1645, 1655 and 1665 Mid Broadwell Road, across from the intersection at Mid Broadwell Road and Peyton Farm Drive.

DISCUSSION

The submitted request, if approved, would allow front and side building setback reductions for three (3) single-family detached lots. The property is 5.94 acres, of which 4.21 acres is encumbered with undisturbed stream buffers. The subject property is located at 1645, 1655 and 1665 Mid Broadwell Road, across from the intersection at Mid Broadwell Road and Peyton Farm Drive.

The subject property is zoned R-15 (Dwelling, 'For-Sale', Residential) and is developed with one (1) single-family detached home, which the developer will demolish. The remainder of the property is heavily wooded with an off-site intermittent stream running along the west side of the property and an on-site perennial stream running through the southern portion of the property. The applicant received administrative variance

approval (AV2013-011) in 2013 to reduce the impervious setback on Lot 3 from 50' to 40'. Approximately 80% of the property is encumbered by the stream buffers.

Surrounding properties are zoned R-15, with the exception of the property to the south which is zoned R-10M (Dwelling, 'For-Rent' or 'For-Sale' Residential). Fuller Farms subdivision is located to the west, The Estates at Peyton Farm and an unplatted single-family detached lot to the north and Steeplechase Apartments to the south. The streams provide a natural separation between the three (3) lots and the adjacent residential development to the west and south.

Unified Development Code (UDC) Subsection 2.2.5 (D) requires a 65' front setback on Mid Broadwell Road and a ten (10) foot side yard setback in the R-15 zoning district. The applicant was granted an administrative variance (AV2013-010) in 2013 to reduce the front setback from 65' to 52'. The current variance request is to reduce the front setback from 52' to 32.5' and to reduce the side setback from 10' to 5'. The applicant is requesting setback variances in order to increase the buildable area of the three (3) lots. The subject property is 5.94 acres, of which 4.21 acres are encumbered with stream buffer.

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 is constrained by the presence of stream buffers and floodplain. The prescribed setbacks and presence of streams and floodplain limit the developable area of the three (3) lots.

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

Response: Homes could be constructed in compliance with the UDC. However, homes would likely be out of character with surrounding development due to the limited buildable footprint.

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 is constrained by the presence of stream buffers and floodplain. The prescribed setbacks and presence of streams and floodplain limit the developable area of the three (3) lots.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance.

Response: The applicant's requested variance will not cause a substantial detriment to the public good, if conditions are placed on the property requiring protection of existing trees along Mid Broadwell Road and architectural requirements.

CONCURRENCES

Staff has reviewed the application and while the applicant has a hardship the proposed 32.5' front setback is much less than the front setback for existing homes along Mid Broadwell Road. Approximately 80% of the property is encumbered by stream buffers. Due to the significant encumbrances on the subject property associated with the stream buffer and floodplain, staff recommends a 50' front setback and a 0' side setback with 10' between primary structures. The streams provide a natural separation between the three (3) lots and the adjacent residential development to the west and south. Subdivisions in the area, including Fuller Farms (to the west) and Brierfield (to the northwest), have homes with rear setbacks that are similarly to the applicant's proposal. However, in those cases screening landscaping is present between Mid Broadwell Road and the rear of the home. If approved, conditions are recommended requiring protection of existing trees along Mid Broadwell Road and architectural regulations.

CITIZEN PARTICIPATION PLAN

The applicant notified adjacent property owners of the variance request and intent for the property. The citizen participation report states that no comments were received.

IV. ATTACHMENTS:

- Site Plan
- Rendering

1. OWNER/DEVELOPER:
JSB HOMES, INC.
2145 CLAY DRIVE
SANDY SPRINGS, GA 30350
PHONE: (770) 527-1962
CONTACT: JAVAD OSKOEI

2. ENGINEER:
ACR ENGINEERING, INC.
600 PINNACLE COURT
SUITE 685
NORCROSS, GEORGIA 30071
CONTACT: ABBAS HEIDARI
(678) 291-0000

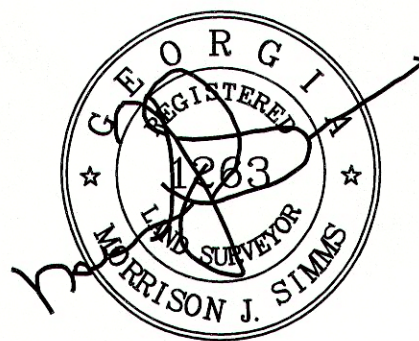
SITE INFORMATION:

TOTAL AREA OF SITE = 5.94 ACRES

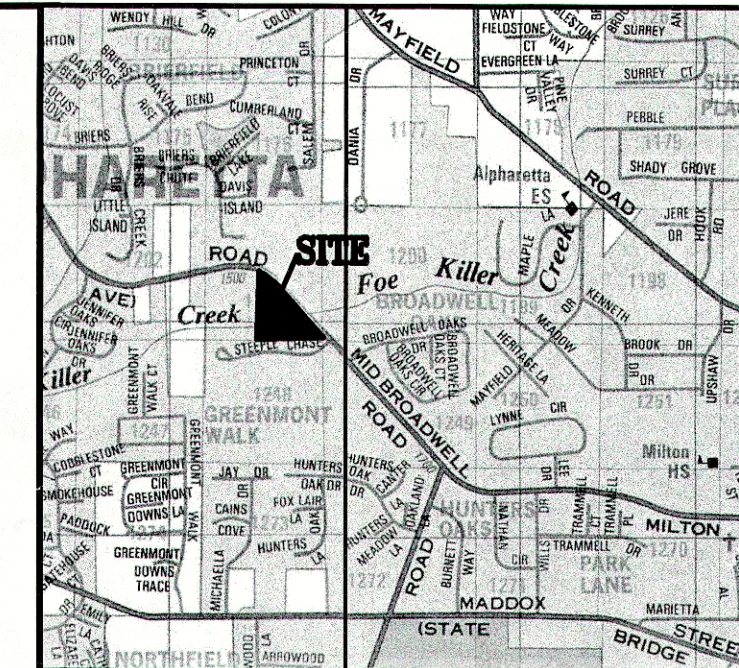
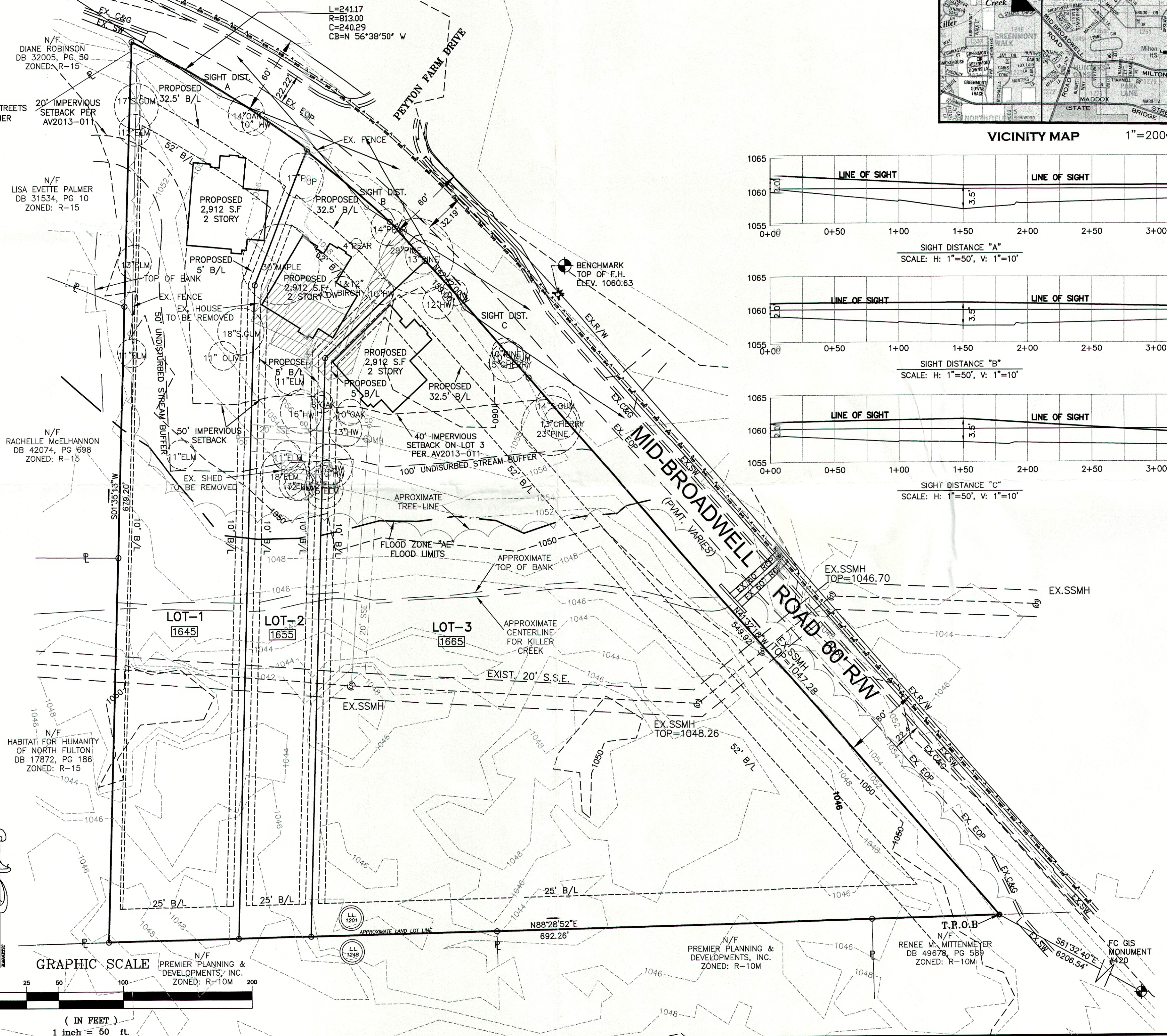
R-15 ZONING
LOT SIZE = 15,000 S.F.
FRONT SETBACK = 35' FROM LOCAL STREETS
*60' FROM ALL OTHER

SIDE SETBACK = 10'
REAR SETBACK = 25'
MAX. LOT COVERAGE = 25%
MAX. HEIGHT = 35'
MIN. FLOOR AREA = 1,500 S.F.

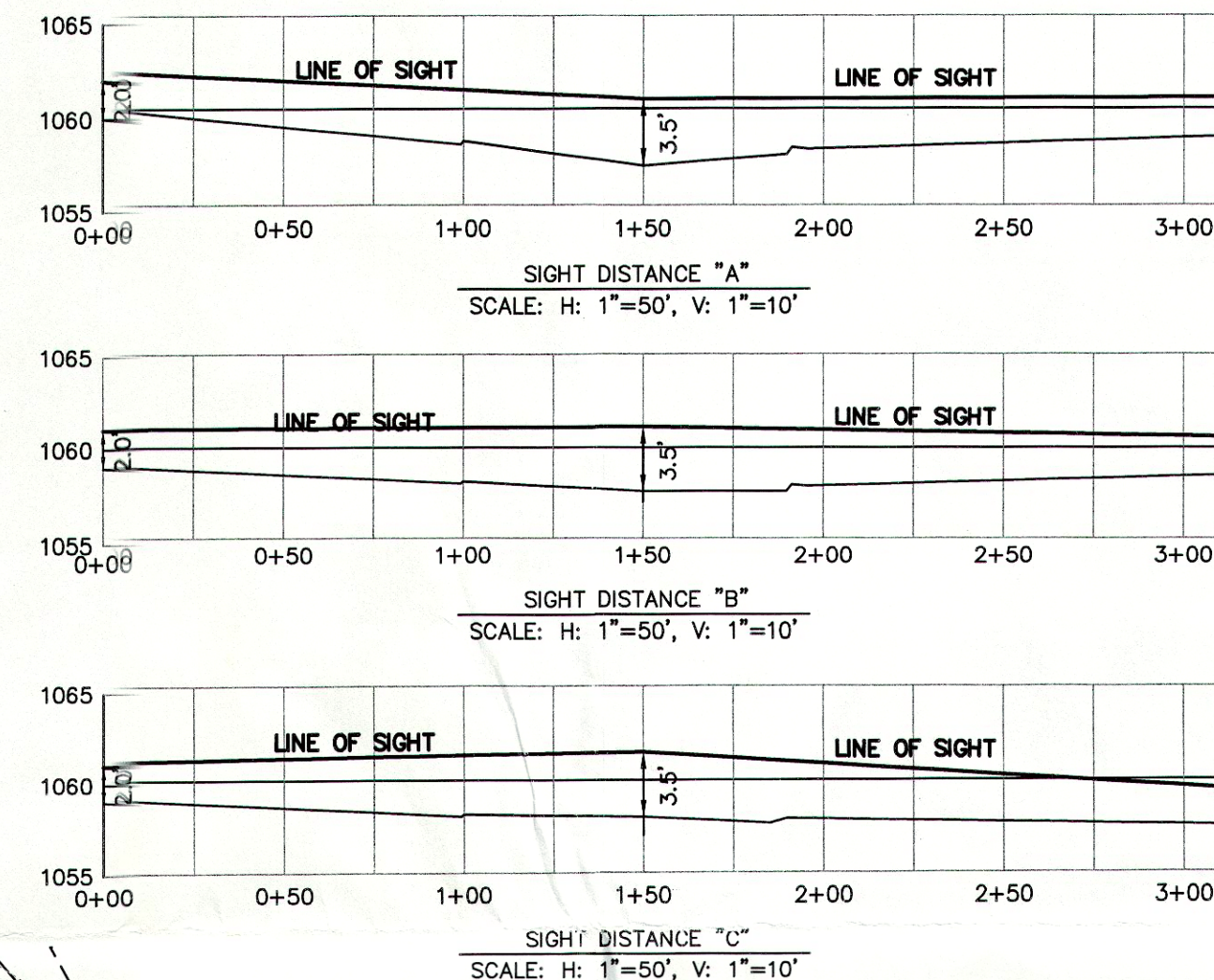
* SITE HAS A 52' FRONT SETBACK
AS PER AV2013-010



- LEGEND**
- IPF - IRON PIN FOUND (+)
 - IPS - IRON PIN SET (O)
 - CMF - CONCRETE MONUMENT FOUND (□)
 - CMS - CONCRETE MONUMENT SET (□)
 - R/W - RIGHT OF WAY
 - STA - STATION NUMBER
 - LL - LAND LOT LINE
 - C/L - CENTERLINE
 - P/L - PROPERTY LINE
 - BM - BENCHMARK
 - PT - POINT OF TANGENCY
 - PC - POINT OF CURVATURE
 - IE - INVERT ELEVATION
 - EL - ELEVATION (ELEV.)
 - B/L - BUILDING LINE
 - R - RADIUS
 - SGE - SUBGRADE ELEVATION
 - FL - FLOW
 - OC - PROPERTY CORNER
 - F - FENCE
 - TL - TELEPHONE LINE
 - TV - TELEVISION LINE
 - PL - POWER LINE
 - SS - SANITARY SEWER LINE
 - SSE - SANITARY SEWER EASEMENT
 - MH - MANHOLE
 - GL - GAS LINE
 - WL - WATER LINE
 - PLUGGED STUB
 - GV - GATE VALVE
 - F.H. - EXIST. FIRE HYDRANT
 - F.H. - PROP. FIRE HYDRANT
 - W.M. - WATER METER
 - ST - STORM SEWER LINE
 - YI - YARD INLET
 - DI - DRAIN INLET
 - CB - CATCH BASIN
 - HW - HEAD WALL
 - JB - JUNCTION BOX
 - DE - DRAINAGE EASEMENT
 - FM - SEWER FORCE MAIN
 - DS - DOWNSPOUT
 - CO - CLEAN OUT
 - CMP - CORRUGATED METAL PIPE
 - RCP - REINFORCED CONCRETE PIPE
 - VCP - VITRIFIED CLAY PIPE
 - DI - DUCTILE IRON PIPE
 - PVC - POLYVINYL CHLORIDE PIPE
 - C & G - CURB AND GUTTER
 - F.I.M. - FEDERAL INSURANCE RATE MAP
 - T.P.O.B. - TRUE POINT OF BEGINNING
 - P.O.B. - POINT OF BEGINNING
 - QAD - QUAD DISTRICT
 - TL - TREE LINE
 - REB - REBAR
 - BR - BRANCH
 - EX - EXISTING CONTOURS (DASHED)
 - 912 - PROPOSED CONTOURS (S)
 - TC - TOP OF CURB ELEVATION
 - A - TRAVELER'S POINT
 - LP - LIGHT POLE (X)
 - PL - PLANTED TREE
 - MT - MARKED TREE



VICINITY MAP 1"=2000'



ACR ENGINEERING, INC.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE COURT
SUITE 685
NORCROSS, GA 30071
TEL: (678) 291-0000
FAX: (678) 291-6887

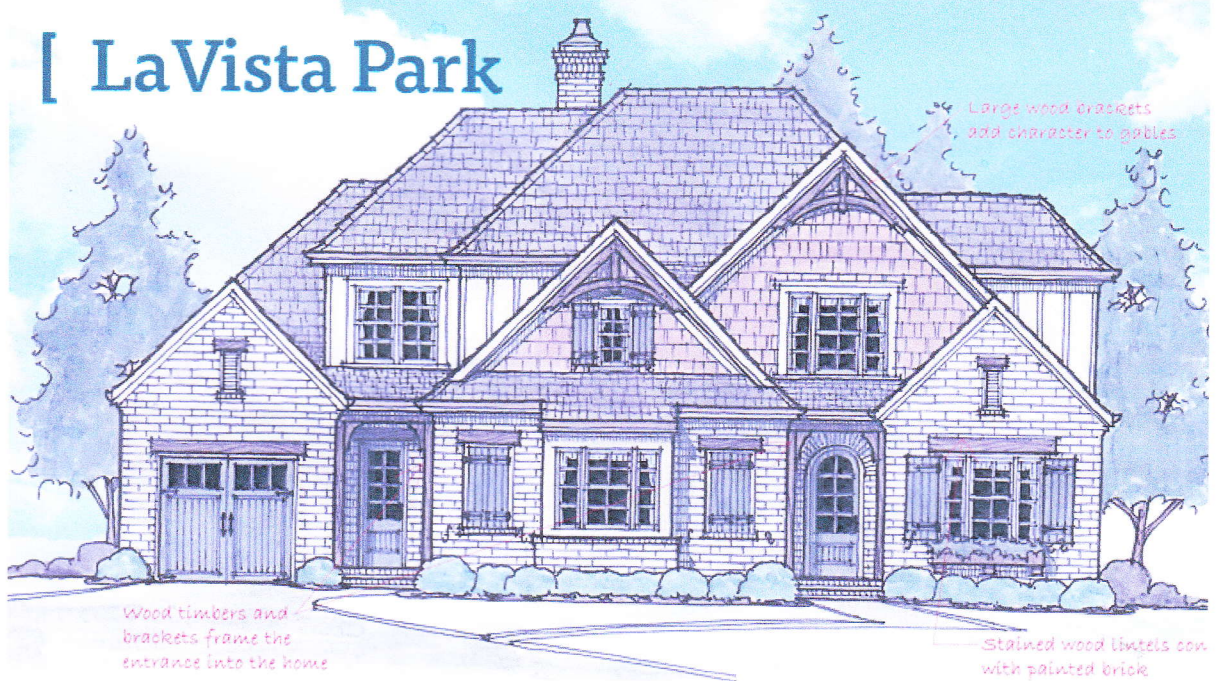
VARIANCE SITE PLAN
FOR
MID-BROADWELL ROAD TRACT
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

No.	Revision/Issue	By	Date
1	CITY SUBMITTAL	CR	8/29/17

BEING 5.943 ACRES	LAND LOT(S): 1201
DISTRICT: 2ND	
SECTION: 2ND	
COUNTY: FULTON	STATE: GEORGIA
DESIGNED: CR	DRAWN: CR

DRAWING: 13027E	Sheet
SNAPSHOT: 1	1
DATE: AUGUST 25, 2013	of
SCALE: 1"=50'	1
H: N/A	

[LaVista Park



September 26,2017

Subject: Variance Letter of Intent

Re: V-17-31 JSB Homes INC./Mid-Broadwell

To Whom it May Concern,

I am writing this letter of intent to request a variance for 1645,1655 and 1665 Mid-Broadwell Road in the city of Alpharetta,Georgia.The variance that we are seeking is the reduction of side yard setbacks and front yard setbacks at these addresses. Our specific requests are:

1- To reduce the side yard setback on 1645 Mid-Broadwell Rd. from 10' to 5' on Eastern side of this lot.

2-To reduce the side setback on 1655 Mid-Broadwell Rd from 10' to 5' on the Western side of this lot.

3- To reduce the front yard setbacks on 1645,1655 and 1665 Mid-Broadwell Rd from 52' to 32.5' .

Approximately 58% of the area of these lots are encumbered by flood plain,stream buffers and imprevious set backs. These reductions would allow us to construct better homes on these lots matching with those on the surrounding properties.

Board of zoning appeals on Thursday November 16,2017 at 5:30 PM.

The public hearing will take place at the Alpharetta City Hall Council Chambers located at 2 Park Plaza Alpharetta,GA.

If you have any question,please contact :

Phone: 770-527- 1962

Email: jsbhomes@yahoo.com

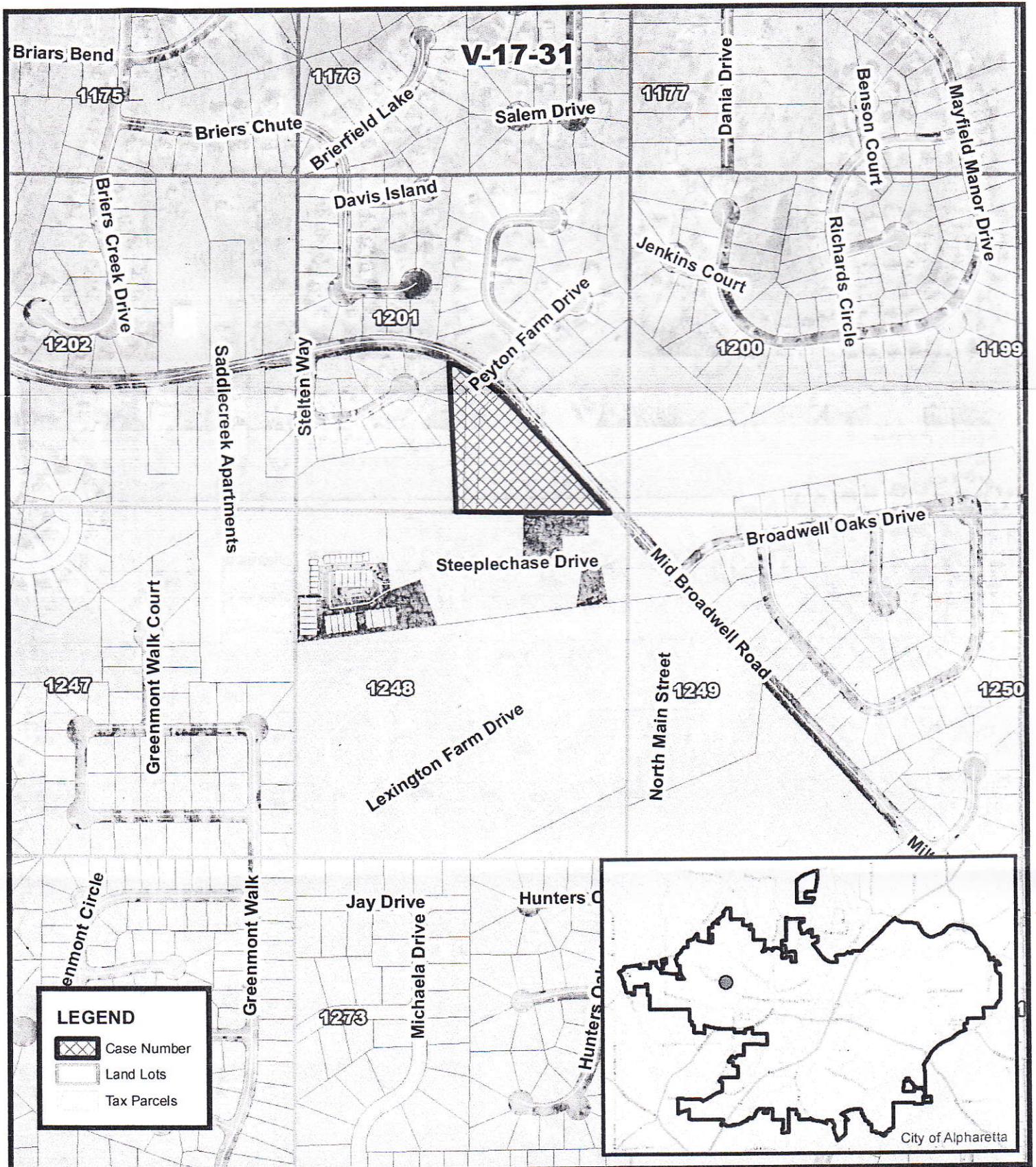
Mailing Address: P.O. Box 669

Alpharetta,GA. 30009

Sincerely,



Javad Oskoei-President of JSB Homes,INC.



**Location Map
JSB Homes**

1645, 1655 & 1665 Mid Broadwell Rd

**V-17-34
D/LL: 2/2/201
BZA Date: 11/16/17**



**Location Map Provided by:
Community Development - GIS**



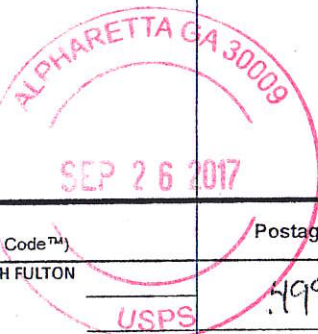
Certificate of Mailing — Firm (Domestic)

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office
	Postmaster, per (name of receiving employee)	



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U.S. POSTAGE
PAID
ALPHARETTA, GA
30009
SEP 26, 17
AMOUNT
\$5.07
R2303S104535-44

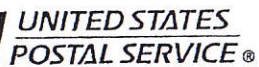


USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1	HABITAT FOR HUMANITY OF NORTH FULTON Or Current Property Owner 814 MIMOSA BLVD ROSWELL GA 30075	49¢	39¢		
2	MC ELHANNON RACHELLE Or Current Property Owner 1565 STELTEN WAY ALPHARETTA GA 30004				
3	PALMER LISA EVETTE Or Current Property Owner 1550 STELTEN WAY ALPHARETTA GA 30004				
4	PREMIER PLANNING & DEVELOPMENTS INC Or Current Property Owner 735 MOUNTCLAIRE DR CUMMING GA 30041				
5	ROBINSON DIANE Or Current Property Owner 1540 STELTEN WAY ALPHARETTA GA 30004				
6	Current Resident 3013 Steeplechase Drive Alpharetta GA 30004				



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office	Affix Stamp Here <i>Postmark with Date of Receipt.</i>			
	Postmaster, per (name of receiving employee)					
USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
7	Current Resident 3011 Steeplechase Drive Alpharetta GA 30004		494	394		
8	Current Resident 3015 Steeplechase Drive Alpharetta GA 30004					
9	Current Resident 3043 Steeplechase Drive Alpharetta GA 30004					
10	Current Resident 3045 Steeplechase Drive Alpharetta GA 30004					
11	Current Resident 3041 Steeplechase Drive Alpharetta GA 30004					
12	Current Resident 3017 Steeplechase Drive Alpharetta GA 30004					



Certificate of Mailing — Firm (Domestic)

[illegible]

8/30/17

CLAY DR/JSB HOMES

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

AMEX 4000

FOR OFFICE USE ONLY

Case #: PHA 170051

☒ Fee Paid

Initial: JS

#1005

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."
5. Applications will be accepted only 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: JSB HOMES INC. JAVAD OSKOEI PRESIDENT

Telephone: 770-527-1962

Address: 2145 CLAY DRIVE

Suite:

City SANDY SPRINGS

State: GA

Zip: 30350

Fax: 678-339-2735

Mobile Tel: 770-527-1962

Email: JSBHOMES@YAHOO.COM

Subject Property Information:

Address: 1645,1655,1665 MID-BROADWELL ROAD

Current Zoning: R-15

District: 2

Section: 2

Land Lot: 1201

Parcel ID: 22-44901201568,22-44901201576,22-44901201584

Proposed Zoning: R-15

Current Use: SINGLE FAMILY RESIDENCE

This Application For (Check All That Apply):☐ Conditional Use☐ Master Plan Amendment☐ Rezoning☐ Master Plan Review☒ Variance☐ Public Hearing☐ Comprehensive Plan Amendment☐ Other (Specify):

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

APPROVAL OF THIS PROPOSAL WILL ALLOW US TO CONSTRUCT HOMES MORE IN KEEPING WITH THOSE ON THE SURROUNDING PROPERTIES

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

WE BELIEVE THAT APPROVAL OF THE PROPOSAL WOULD HAVE A POSITIVE IMPACT ON THE VALUE OF THE SURROUNDING PROPERTIES.

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

HOMES COULD BE CONSTRUCTED ON THE PROPERTY WITHIN THE EXISTING SETBACKS; HOWEVER APPROVAL OF THIS PROPOSAL WOULD ALLOW CONSTRUCTION OF HOMES MORE SUITABLE FOR THE CITY OF ALPHARETTA.

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

APPROVAL OF THIS PROPOSAL WILL HAVE NO IMPACT POPULATION OR TRAFFIC

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

APPROVAL OF THIS PROPOSAL WOULD HAVE NO IMPACT ON SCHOOLS OR UTILITIES.

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

THE SINGLE FAMILY HOMES INTENDED UNDER THIS PROPOSAL WILL BE CONSISTENT WITH THE ALPHARETTA COMPREHENSIVE PLAN, PARTICULARLY THE FUTURE LAND USE MAP.

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

YES, APPROXIMATELY 58% OF THE PROPERTY IS ENCUMBERED BY FLOOD PLAIN, STREAM BUFFERS, AND IMPERVIOUS SETBACKS.

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.

APPLICANT REQUEST AND INTENT

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

SINGLE FAMILY RESIDENTIAL

Applicant's Request (Please itemize the proposal):

1. TO REDUCE THE SIDEYARD SETBACK ON 1645 MID-BROADWELL ROAD FROM 10' TO 5' ON THE EAST SIDE.
2. TO REDUCE THE SIDEYARD SETBACK ON 1655 MID-BROADWELL ROAD FROM 10' TO 5' ON BOTH SIDES OF THE PROPERTY.
3. TO REDUCE THE SIDEYARD SETBACK ON 1665 MID-BROADWELL ROAD FROM 10' TO 5' ON THE WEST SIDE OF THE PROPERTY.
4. TO REDUCE THE FRONTYARD SETBACK ON 1645, 1655, AND 1665 MID BROADWELL ROAD FROM 52' TO 32.5'

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

APPROXIMATELY 58% OF THE AREA OF THESE LOTS IS ENCUMBERED BY FLOODPLAIN, STREAM BUFFERS, AND IMPERVIOUS SETBACKS. THEREFORE, WE ARE ASKING FOR REDUCTIONS FROM 10' TO 5' AND 8' IN THE SIDE YARD SETBACKS, AND REDUCTIONS FROM 52' TO 32.5' IN THE FRONT YARD SETBACKS. THESE REDUCTIONS WOULD ALLOW US TO CONSTRUCT HOMES ON THESE LOTS MORE IN KEEPING WITH THOSE ON THE SURROUNDING PROPERTIES.

8/30/17

V-17-31
CLAY DR/JSB HOMES

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: JAVAD OKOEI

Subject Public Hearing Case:

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: JAVAD OKOEI

Position: PRESIDENT

Description of Contribution: N/A

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature:



Date:

8/29/17

8/30/17

V-17-31
CLAY DR/JSB HOMES

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: JSB HOMES INC. (JAVAD OSKOEI)

Telephone: 770-527-1962

Address: 2145 CLAY DRIVE

Suite:

City SANDY SPRINGS

State: GA

Zip: 30350

-

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

☐ Master Plan

☐ Land Use Application

☐ Other _____

Identify Authorized Applicant:

Name of Authorized Applicant: JAVAD OSKOEI

Telephone: 770-527-1962

Address: 2145 CLAY DRIVE

Suite:

City SANDY SPRINGS

State: GA

Zip: 30350

-

So Sworn and Attested:

Owner Signature:

J. J. Oskoei

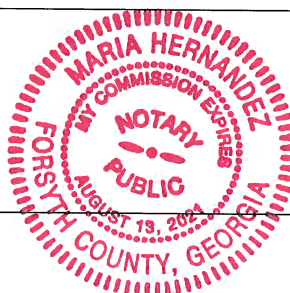
Date:

8/30/2017

Notary:

Notary Signature:

Maria Hernandez



Date:

8/30/17

8/30/17

V-17-31
CLAY DR/JSB HOMES

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: 1645, 1655, AND 1665 MID-BROADWELL ROAD

Contact Name: JAVAD OSKOEI

Telephone: 770-527-1962

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.

SEE ATTACHED LIST

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.

INDIVIDUALS WILL BE ABLE TO VOICE THEIR CONCERNS AT A PUBLIC MEETING.

8/30/17

V-17-31
CLAY DR/JSB HOMES

Property Address 12360 PEYTON FARM WAY
Owner KALPATHI VINOD & KRISHNAN
RAMYA
Mailing Address 12360 PEYTON FARM WAY
ALPHARETTA GA 30004

Property Address 12350 PEYTON FARM WAY
Owner WILLIS MATTHEW & WILLIS
RACHEL
Mailing Address 12350 PEYTON FARM WAY
ALPHARETTA GA 30004

Property Address 12340 PEYTON FARM WAY
Owner OWUSU AWUAH JACQUELINE
HANNAH & OCRAN WILLIAM
Mailing Address 12340 PEYTON FARM WAY
ALPHARETTA GA 30004

Property Address 12355 PEYTON FARM WAY
Owner SACHDEVA SACHIN & ABRAHAM
MARY
Mailing Address 12355 PEYTON FARM WAY
ALPHARETTA GA 30004

Property Address 12345 PEYTON FARM WAY
Owner PATRICK MICHAEL C & PATRICK
JILL L
Mailing Address 12345 PEYTON FARM WAY
ALPHARETTA GA 30004

Property Address 12335 PEYTON FARM WAY
Owner BAIN KATHERINE M
Mailing Address 12335 PEYTON FARM WAY
ALPHARETTA GA 30009

Property Address 1670 PEYTON FARM DR
Owner WILLIAMS TONY & WILLIAMS
TAJUANA
Mailing Address 1670 PEYTON FARM DR
ALPHARETTA GA 30004

Property Address 1695 PEYTON FARM DR
Owner EHN DAVID & EHN SANDRA
Mailing Address 1695 PEYTON FARM DR
ALPHARETTA GA 30004

8/30/17

V-17-31
CLAY DR/JSB HOMES

Property Address 1685 PEYTON FARM DR
Owner CHANDRASEKARAN SIVARAM &
GOVINDARAJAN SUDHA
Mailing Address 1685 PEYTON FARM DR
ALPHARETTA GA 30004

Property Address 1675 PEYTON FARM DR
Owner OLSON SAMUEL S
Mailing Address 1675 PEYTON FARM DR
ALPHARETTA GA 30004

Property Address 1665 PEYTON FARM DR
Owner GLOVER DAVID WILLIAM &
GLOVER SARA BETH
Mailing Address 1665 PEYTON FARM DR
ALPHARETTA GA 30004

Property Address 1655 PEYTON FARM DR
Owner RICE JAMES MICHAEL & RICE
VONDA K
Mailing Address 1655 PEYTON FARM DR
ALPHARETTA GA 30004

Property Address 1650 MID BROADWELL RD
Owner GUZMAN ESTEBAN & SOLEDAD
Mailing Address 1650 MID BROADWELL RD
ALPHARETTA GA 30004

Property Address 1620 BROADWELL OAKS DR
Owner MITCHELL STEPHEN & BARBARA
Mailing Address 1620 BROADWELL OAKS DR
ALPHARETTA GA 30004

Property Address 1615 BROADWELL OAKS DR
Owner HURLEY MICHAEL J
Mailing Address 1615 BROADWELL OAKS DR
ALPHARETTA GA 30004

Property Address 1605 BROADWELL OAKS DR
Owner PHAM JOHN THU LE
Mailing Address 1605 BROADWELL OAKS DR
ALPHARETTA GA 30004

Property Address 1000 LEXINGTON FARM DR
Owner MILTON APARTMENT PARTNERS
LLC
Mailing Address 3424 PEACHTREE RD NE SUITE
300 ATLANTA GA 30326

8/30/17

V-17-31
CLAY DR/JSB HOMES

Property Address 3010 STEEPLECHASE DR
Owner MITTENMEYER RENEE M
Mailing Address 3010 STEEPLECHASE
ALPHARETTA GA 30004

Property Address 0 STEEPLE CHASE DR
Owner PREMIER PLANNING &
DEVELOPMENTS INC
Mailing Address 735 MOUNTCLAIRE DR
CUMMING GA 30041

Property Address 4017 STEEPLE CHASE DR
Owner NESSIA JAMES V JR & JUDITH A
Mailing Address 4017 STEEPLE CHASE DR
ALPHARETTA GA 30004

Property Address 4015 STEEPLE CHASE DR
Owner BYNUM BARBARA L & DE ARMAN
BARBARA L
Mailing Address 4015 STEEPLE CHASE DR
ALPHARETTA GA 30004

Property Address 3077 STEEPLE CHASE DR
Owner HAVERLAND JAMES J.&
HAVERLAND JUDITH M.
Mailing Address 3077 STEEPLECHASE DR
ALPHARETTA GA 30004

Property Address 3079 STEEPLE CHASE DR
Owner ANDREWS LAUREN
Mailing Address 3079 STEEPLECHASE DR UNIT
608 ALPHARETTA GA 30004

Property Address 0 MID BROADWELL RD
Owner HABITAT FOR HUMANITY OF
NORTH FULTON
Mailing Address 814 MIMOSA BLVD ROSWELL GA
30075

Property Address 1535 STELTEN WAY
Owner ADJEI GRACE
Mailing Address 1535 STELTEN WAY
ALPHARETTA GA 30004-5328

8/30/17

V-17-31
CLAY DR/JSB HOMES

Property Address 1545 STELTEN WAY
Owner CINTRON ALEXSANDER &
SANDRA
Mailing Address 1545 STELTEN WAY
ALPHARETTA GA 30004

Property Address 1555 STELTEN WAY
Owner DAUNT GINA
Mailing Address 1555 STELTEN WAY
ALPHARETTA GA 30004

Property Address 1565 STELTEN WAY
Owner MC ELHANNON RACHELLE
Mailing Address 1565 STELTEN WAY
ALPHARETTA GA 30004

Property Address 1550 STELTEN WAY
Owner PALMER LISA EVETTE
Mailing Address 1550 STELTEN WAY
ALPHARETTA GA 30004

Property Address 1540 STELTEN WAY
Owner ROBINSON DIANE
Mailing Address 1540 STELTEN WAY
ALPHARETTA GA 30004

Property Address 1530 STELTEN WAY
Owner GRECO CAMERON PATRICK
Mailing Address 1530 STELTEN WAY
ALPHARETTA GA 30004

Property Address 1520 STELTEN WAY
Owner RANK CHRISTINE
Mailing Address 1520 STELTEN WAY
ALPHARETTA GA 30004

Property Address 1510 STELTEN WAY
Owner HOLLAND ROBIN D
Mailing Address 1510 STELTEN WAY
ALPHARETTA GA 30004

Property Address 1645 BRIERS CHUTE
Owner AGAN AYTUL
Mailing Address 1645 BRIERS CHUTE
ALPHARETTA GA 30004

8/30/17

V-17-31
CLAY DR/JSB HOMES

Property Address	1665 BRIERS CHUTE
Owner	BREADEN RICHARD
Mailing Address	1665 BRIERS CHUTE ALPHARETTA GA 30004

Property Address	1680 BRIERS CHUTE
Owner	ANSARI AMIR MORAD
Mailing Address	218 SAVANNA ESTATES CT CANTON GA 30115

Property Address	0 BRIERS CHUTE
Owner	BRIERFIELD HOMEOWNERS ASSOCIATION INC
Mailing Address	1465 NORTHSIDE DR STE 128 ATLANTA GA 30318

Property Address	0 PEYTON FARM WAY
Owner	PEYTON FARM HOMEOWNERS ASSOCIATION INC
Mailing Address	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200 ROSWELL GA 30076

8/30/17

V-17-31
CLAY DR/JSB HOMES

TRACT DESCRIPTION

1645,1655, AND 1665 MID-BROADWELL ROAD

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1201 OF THE 2ND DISTRICT, FULTON COUNTY, GEORGIA AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

TO LOCATE THE TRUE POINT OF BEGINNING, BEGIN AT FULTON COUNTY GIS MONUMENT #420; THENCE SOUTH 61 DEGREES 32 MINUTES 40 SECONDS EAST A DISTANCE OF 6,206.54 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED; THENCE NORTH 41 DEGREES 32 MINUTES 18 SECONDS WEST A DISTANCE OF 549.92 FEET; THENCE NORTH 42 DEGREES 42 MINUTES 00 SECONDS A DISTANCE OF 159.00 FEET; THENCE RUNNING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 813 FEET SUBTENDED BY A CHORD BEARING NORTH 56 DEGREES 38 MINUTES 50 SECONDS WEST A CHORD DISTANCE 240.29 FEET ALONG SAID ARC AN ARC DISTANCE OF 241.17 FEET; THENCE SOUTH 01 DEGREES 35 MINUTES 13 SECONDS WEST A DISTANCE OF 679.20 FEET; THENCE NORTH 88 DEGREES 28 MINUTES 52 SECONDS EAST A DISTANCE OF 692.26 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 258,889 SQUARE FEET, BEING 5.94 ACRES, INCLUDING ALL EASEMENTS.