



BOARD OF ZONING APPEALS FEBRUARY 18, 2016

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-15-35 Artistic Pools/Windward**
 - B. V-15-33 Velasquez/Blue Haven Pools**
 - C. V-16-07 Altman Patio**
- VII. ADJOURNMENT**

BOARD OF APPEALS REPORT

FROM: Kathi Cook, Community Development Director
Prepared by: Richard McLeod, Senior Planner

SUBJECT: V-15-35 Artistic Pools/Newport Bay

DATE: February 18, 2016

RECOMMENDATION:

Approve V-15-35 Artistic Pools/Newport Bay for a variance on the undisturbed buffer to reduce it from 50' to 25' only for the pool as shown on the plan of 9-19-2015.

- 1. Applicant shall provide a privacy hedge where landscaping is sparse to ensure that adjacent property owners are adequately buffered from the pool encroachment. Staff shall review plan for approval.**
- 2. The applicant shall plant trees and shrubs in the undisturbed buffer to provide a visual screen to the southern neighbors.**
- 3. Clearing shall be limited as submitted on the site plan.**

REPORT-IN-BRIEF

The subject property is located at 3515 Newport Bay Drive in the Windward neighborhood of Newport Bay. The applicant is requesting consideration of a variance to the rear undisturbed buffer of 50' to reduce it to 25' to build a pool and patio area.

DISCUSSION

The applicant, is requesting to build a pool, landscaping and patio area that will encroach into the 50' undisturbed buffer on a home owned by the Williams. The property is located in the Newport Bay subdivision of Windward and is 18,811 square feet in size. The proposed pool is 36' by 18' (544 square feet) and has a round spa. There is a proposed boulder waterfall on the north end of the pool.

The Unified Development Code requires that no disturbance within the undisturbed buffer area. The rear setback, which is normally in addition to the buffer, was included in the undisturbed buffer of 50' at the time the plat was approved in 1991. The applicant is requesting the 50' buffer be reduced to 25'.

The adjacent properties, Golf Club of Georgia and the neighbors on each side as well as several others have signed a letter approving the pool, landscaping and the patio. Owners most affected by the rear setback encroachment have been notified. The applicants have also included a letter from Windward Community Services Association, Inc. stating the deck can be approved once they receive approval from the City of Alpharetta.

Staff researched past pool permits and other encroachments issued for Newport Bay, Greatwood Manor and Fieldstone and found that the smallest setback allowed thus far is 8.5' as noted below:

Pool Permits or other encroachments issued in Newport Bay and adjacent Greatwood Manor and Fieldstone.

Date	Address	Setback
5-21-1998	620 Newport Shore	Side 13'
3-21-2002	8220 Newport Bay Passage	Rear 12'
11-20-1997	1220 Greatwood Manor	Rear 10'
4-27-2010	435 Fieldstone Landing	Rear 8.5'
8-22-2011	325 Fieldstone Walk	Rear 12'

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

The applicant is requesting the variance for an encroachment into the rear 50' undisturbed buffer to reduce it to 25' to build a pool. The undisturbed buffer covers 6 properties and was added to those properties to provide screening and privacy for the homes from the adjacent golf course. The golf course has also provided a letter in support of the application.

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

If denied the applicant would not be able to accommodate the requested pool on this property.

3. There are conditions that are peculiar to the property which adversely affect it's reasonable use or usability as currently zoned.

Not applicable.

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

The applicant has included letters of support from all of the 4 adjacent property owners including the golf course. In addition, the subject property is at approximately 50' higher elevation than the golf course.

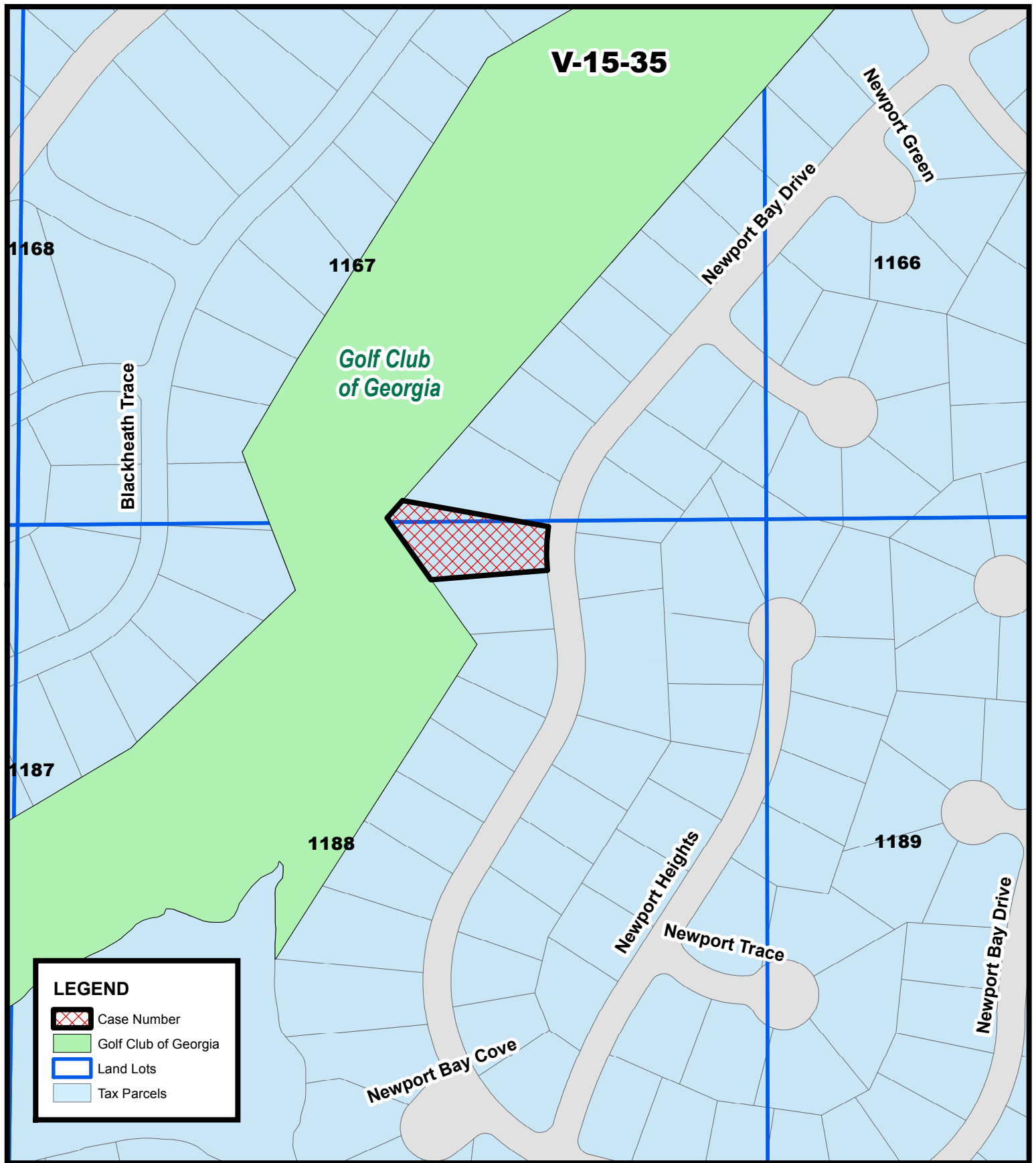
The applicant does plan to remove three trees for the proposed pool however, landscaping is planned to be installed. Screening should be provided to ensure adjacent property owners privacy.

CONCURRENCES

Staff has reviewed the applicant's request and has determined that approval with conditions should not cause a detriment to surrounding property owners, the natural features of the property or the well-being of the environment. The applicant does plan to remove three trees on the site but does plan to install additional landscaping.

CITIZEN PARTICIPATION PLAN

The applicant notified surrounding property owners of their request for the variances and intent for the property. The applicant submitted the request to the Windward Community Services Association and was approved by them subject to the City. The golf course and immediate neighbor also submitted a letter in support of the requested pool. The report states that no comments were received.



Location Map **Artistic Pools** **3515 Newport Bay Dr**

V-15-35
D/LL: 2/1/1167, 1188
BZA Date: 2/18/16

Location Map Provided by:
Community Development - GIS



Aerial Map **Artistic Pools** **3515 Newport Bay Dr**

V-15-35
D/LL: 2/1/1167, 1188
BZA Date: 2/18/16

Location Map Provided by:
Community Development - GIS

THE ORIGINAL SURVEY HAS BEEN ALTERED TO SHOW SWIMMING POOL, ASSOCIATED DECKING AND POOL EQUIPMENT. ALL OTHER STRUCTURES ARE EXISTING. NO DISTANCES, BOUNDARIES OR EASEMENTS HAVE BEEN CHANGED

SITE ACREAGE: 18780 SQ FT OR 0.431 AC
DISTURBED: 1330 SQ FT OR 0.289 AC

PARKING OF DUMPSTERS OR OTHER CONSTRUCTION VEHICLES/EQUIPMENT IS PROHIBITED IN RIGHT OF WAY

LOCATION OF ALL ZONING BUFFERS, ACCESS EASEMENTS, AND DRAINAGE EASEMENTS ARE SHOWN ON THE SITE PLAN.

NO WATERS OF THE STATE EXIST WITHIN 200 FT OF THE PARCEL

THIS SITE IS LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X) AS DEFINED

BY F.I.R.M. PANEL NUMBER: 13121C0079F FOR FULTON COUNTY GA

ARC APPROVAL WOULD BE REQUIRED FOR ANY PROPERTY LOCATED WITHIN 2000 FT OF THE CHATTAHOOCHEE RIVER

BARRIER NOTE:

DOORS WITH DIRECT ACCESS TO POOL SHALL BE EQUIPPED WITH AN ALARM THAT PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND/OR ITS SCREEN IF PRESENT, ARE OPENED IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE, SECTION 3109.4.1.8(1)

PROPOSED FENCE:
5' METAL ESTATE WITH SELF CLOSING AND LATCHING 36" EXIT GATE. PERMANENT FENCING AND GATED ENCLOSURES ARE REQUIRED FOR ANY POOLS IN THE CITY. FENCE DESIGN SHALL NOT PRODUCE A "LADDER" EFFECT THAT COULD AID IN UNAUTHORIZED CLIMBING.

POOL FENCES MUST INCLUDE AT LEAST ONE GATED EXIT WITH A MINIMUM WIDTH OF 36" WIDE. THIS EXIT MUST OPEN OUTWARD AND BE SELF CLOSING AND SELF LATCHING.

THE MINIMUM HEIGHT OF A POOL FENCE MUST BE FIVE FEET AND THE MAXIMUM HEIGHT OF A POOL FENCE CANNOT EXCEED EIGHT FEET. FENCES AND WALLS USED AS BARRIERS, MAY NOT BE FINISHED WITH BRIGHT OR PRIMARY COLORS. IF ONLY ONE SIDE OF THE FENCE IS TO BE FINISHED, THE FENCE SHALL BE CONSTRUCTED WITH THE FINISHED SIDE TOWARD THE NEIGHBORING PROPERTY.

FENCE MUST BE LOCATED 3' FROM THE RIGHT OF WAY AND GATES MUST BE 20' FROM RIGHT OF WAY MEASURED ALONG DRIVE.

PROPOSED STRUCTURE:
INGROUND SWIMMING POOL
LOCATION: REAR YARD

FREEFORM POOL 36' X 18' 544 SQ FT PLUS 7' SPA

BEAM WALLS NOT TO EXCEED 24"

BOULDER WATERFALL

POOL WILL HAVE AN ENCLOSED CARTRIDGE FILTER SYSTEM

MAIN DRAINS LOCATED IN DEEP END FOR FILTRATION ONLY. OVERFLOW TO DRAIN TOWARDS BACK SIDE OF PROPERTY

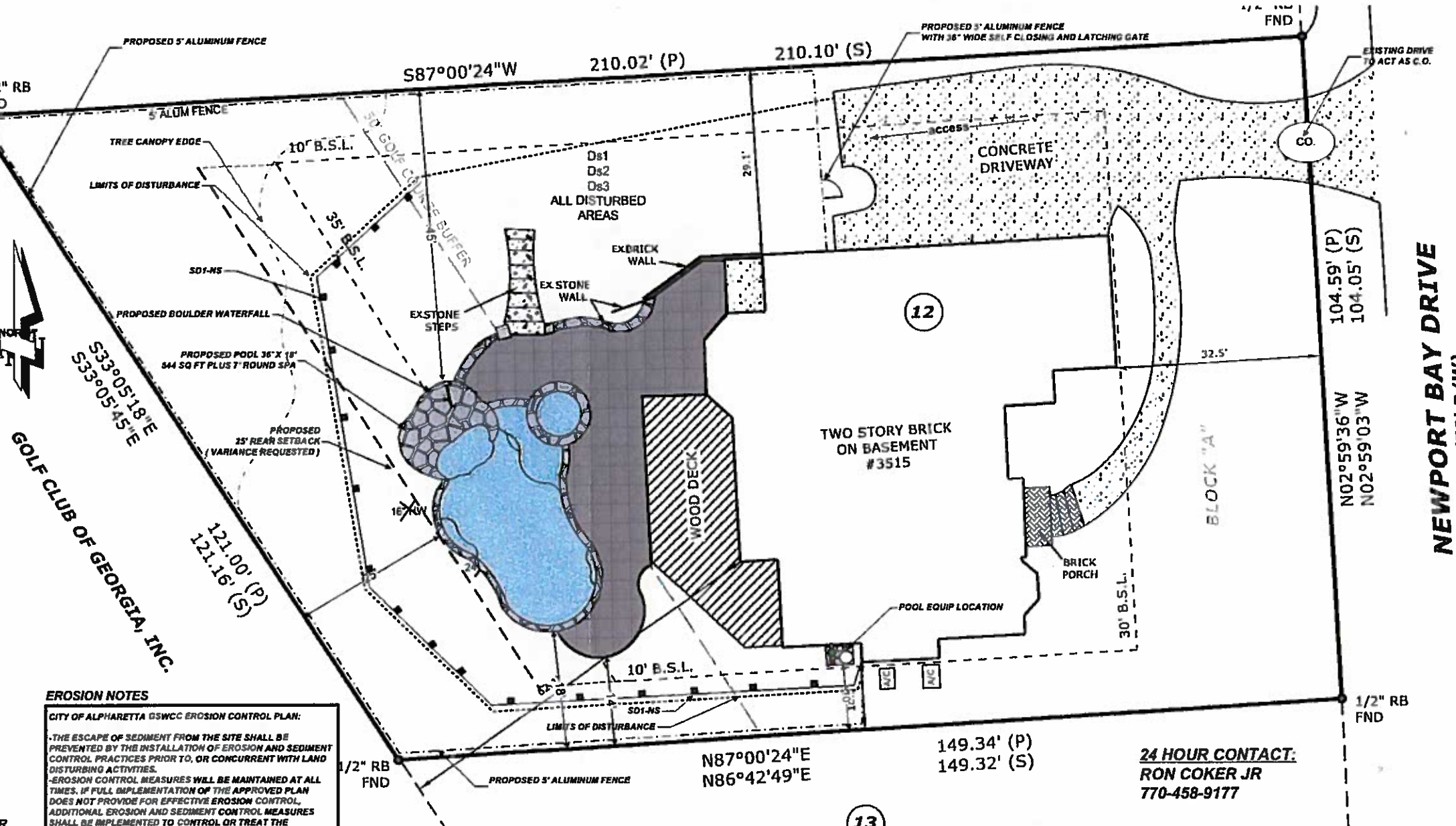
BACKFLOW PREVENTER ATTACHED AT HOSE BIB

THIS PROPERTY IS CONNECTED TO AND SERVED BY A PUBLICLY MAINTAINED SEWER SYSTEM.

ARBORIST NOTES:
A SPECIMEN TREE IS ANY HARDWOOD 24" DBH OR LARGER, ANY PINE TREE OR OTHER SOFTWOOD AND BEECH TREES 30" DBH OR LARGER, ANY UNDERSTORY TREE (DOGWOOD, REDBUD, OR SOURWOOD ETC. 8" DBH OR LARGER. REMOVAL OF OR ENCROACHMENT INTO THE CRZ OF A SPECIMEN TREE REQUIRES PRIOR APPROVAL. THE CRZ IS 1.3 FEET RADIUS FOR EACH INCH DBH AS MEASURED FROM THE TRUNK OF THE TREE. ENCROACHMENT INTO THE CRZ OR REMOVAL OF ANY SPECIMEN OR PROTECTED TREE WITHOUT PRIOR APPROVAL WILL RESULT IN IMMEDIATE STOP WORK ORDER AND ISSUANCE OF A CITATION.

THE CITY OF ALPHARETTA ENGINEERING DEPARTMENT WILL BE CONTACTED AT 678-297-6200 TO ARRANGE A PRE-CONSTRUCTION MEETING WITH A SITE INSPECTOR PRIOR TO COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES.

0 10 20
1" = 10'



EROSION NOTES

CITY OF ALPHARETTA 05WCC EROSION CONTROL PLAN:

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. NO DISTURBED AREAS TO BE EXPOSED MORE THAN 14 DAYS.

ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM SHALL BE REMOVED IMMEDIATELY BY SWEEPING. EXCESSIVE OFFSITE TRACKING MAY WARRANT THE INSTALLATION OF A CONSTRUCTION EXIT AT THE DISCRETION OF THE CITY OF ALPHARETTA INSPECTOR. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND.

EROSION CONTROL SEEDING SCHEDULE (D1, D2, D3):
CONTRACTOR SHALL PROTECT ALL DISTURBED AREAS BY TEMPORARILY RE-SEEDING UNTIL PERMANENT GROUND COVER IS ESTABLISHED. (MAXIMUM 3 WEEKS).

SOIL PREPARATION:
ADD 2 TONS OF LIME PER ACRE FOR PERMANENT GRASS. HAY MULCH FOR TEMPORARY COVER AT 5000 LBS. PER ACRE.

TOP DRESSING: APPLY WHEN PLANTS ARE 2-4 INCHES TALL.

FERTILIZER: (AMMONIUM NITRATE 33%) 300 LBS PER ACRE.

SECOND YEAR FERTILIZER: (5-10-15) OR EQUIVARIANT 500 LBS. PER ACRE.

SEEDING RATES:
SUMMER 4/1-8/15 BERMUDA (HULLED) 10 LBS. PER ACRE
COOL 8/1-11/1 FESCUE (KY 31) 50 LBS PER ACRE
WINTER 1/1-4/15 ANNUAL RYE GRASS 50 LBS. PER ACRE

TREE PROTECTION PLAN:

CANOPY CALCULATIONS:
18780 sq ft - 7280 sq ft = 11500 sq ft
TOTAL AREA - EXEMPT AREA = REQUIRED PLANTING AREA
11500 sq ft - 30 = 3450 sq ft

REQUIRED PLANTING AREA x .30 = 30% REQUIRED PLANTING AREA
3450 sq ft / 500 = 6.9 OR 7 OVER STORY TREES
30% REQUIRED PLANTING AREA / 500 SQ FT (OVERSTORY TREE) = MIN 9 OVERSTORY TREES

EXEMPT AREA CALCULATION

EXISTING IMPERVIOUS: 5519 SQ FT
PROPOSED NEW IMPERVIOUS: 1761 SQ FT
DRAIN AND SEWER EASEMENT: 96 SQ FT
TOTAL EXEMPT AREA: 7280 SQ FT

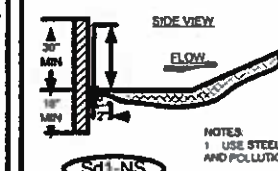
THE REAR OF THE LOT IS HEAVILY WOODED THERE ARE MORE THAN ENOUGH TREES FOR THE PURPOSE OF SATISFYING CITY OF ALPHARETTA TREE REQUIREMENTS. NO SPECIMEN TREES EXIST ON THE LOT

THERE ARE NO 18" TREES ON SITE

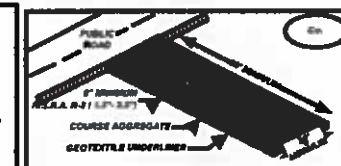
TREES TO BE REMOVED:
14" HW
18" HW
24" HW

IF RETAINING WALL IS PROPOSED OVER 4' IN REVEALED HEIGHT A STRUCTURAL DESIGN MUST BE INCLUDED THAT IS SIGNED SEALED AND DATED BY A GEORGIA P.E. (A SEPARATE PERMIT WILL BE REQUIRED)

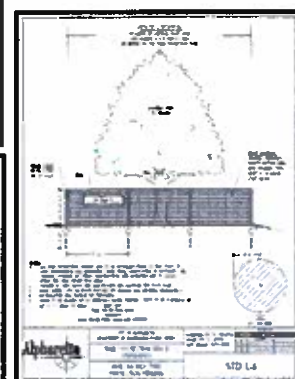
LEGEND:
TREE FENCE (TF)
SILT FENCE (SD1-NS)
LIMITS OF DISTURBANCE
PROPOSED FENCE



NOTES:
1. NO SILT FENCE WILL BE INSTALLED NOR ANY SITE WORK PRIOR TO APPROVAL FROM INSPECTOR.
2. TREE PROTECTION FENCE MUST BE INSTALLED ACCORDING TO APPROVED SITE PLAN AND CORNERS OF POOL MUST BE STAKED. WHEN THIS IS COMPLETED, CALL INSPECTOR AT 678-297-6200 TO SCHEDULE AN ONSITE INSPECTION PRIOR TO ANY FURTHER LAND DISTURBANCE.
3. SILT FENCE MUST BE MAINTAINED THROUGHOUT THE PROJECT AND MUD MUST NOT BE TRACKED ONTO ROADWAY.



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN.
2. HEIGHT IS TO BE SHOWN ON THE EROSION, SEDIMENTATION AND POLLUTION PLAN.



NEWPORT BAY DRIVE
(50' R/W)

CONTRACTOR:
ARTISTIC POOLS
3884 N. PEACHTREE RD
ATLANTA GA 30341
RON COKER JR
770-458-9177

LOCATED IN:
LAND LOT: 1188
DIST: 1ST SECT: 2ND
LOT: 12 BLOCK: A
WINWARD
CITY OF ALPHARETTA
FULTON COUNTY GA
GEORGIA

SITE PLAN FOR:
PAUL WILLIAMS
3515 NEWPORT BAY DR.
ALPHARETTA GA 30005
770-314-6719

OUTSIDE
LANDSCAPE GROUP, LLC
1145 N. FULTON INDUSTRIAL BLVD. PHONE: 770.341.1188
ALPHARETTA, GA 30004 FAX: 770.341.1513















CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: V-15-35

☒ Fee Paid

Initial: BP

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: Jeff Mittelman

Telephone: 770-458-9177

Address: 3884 North Peachtree Rd.

Suite: n/a

City: Atlanta

State: GA

Zip: 30341

Fax: 770-451-1899

Mobile Tel: 770-652-2609

Email: jeffm@artisticpools.com

Subject Property Information:

Address: 3515 Newport Bay Drive Alpharetta, GA 30005

Current Zoning: _____

District: 1st

Section: 2nd

Land Lot: 1188

Parcel ID: 21 570211 880123

Proposed Zoning: _____

Current Use: _____

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

The proposed changes would allow the homeowners to build a swimming pool and patio area.

Applicant's Request (Please itemize the proposal):

Artistic Pools on behalf of Paul and Sharon Williams request a variance to reduce the existing 50' undisturbed buffer to 25' to allow for construction of an active recreation swimming pool and patio.

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

Approval of the variance would allow Paul and Sharon Williams to build a swimming pool and patio. With the proposed variance there will still be a 25' buffer between the pool and rear property.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Paul and Sharon Williams

Telephone: 770-314-8184

Address: 3515 Newport Bay Dr.

Suite: N/A

City Alpharetta

State: GA

Zip: 30005

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: Jeff Mittelman

Telephone: 770-652-2609

Address: 3884 North Peachtree Rd.

Suite: N/A

City Atlanta

State: GA

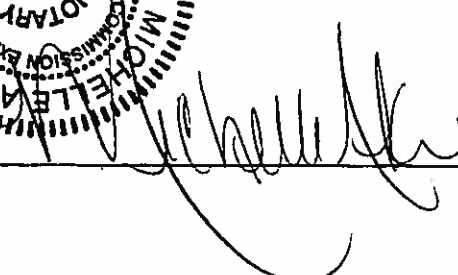
Zip: 30341

So Sworn and Attested:

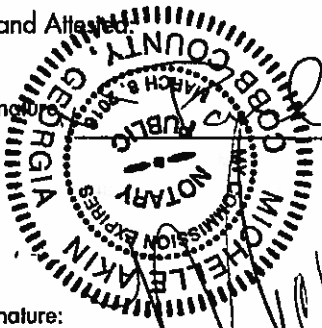
Owner Signature: 

Date: 12/12/15

Notary:

Notary Signature: 

Date: 12/12/15



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:

Jeff Mittelman

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 has been made.

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

Name of Official:

N/A

Position:

Description of Contribution:

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:

Paul E. Wallin

Date:

12/12/15

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Other surrounding properties have reduced buffers of 35 to 40' around the golf course.

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

This proposal will not affect the use and value of the surrounding properties.

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

No. The existing 50' buffer makes the usable area to build a swimming pool and patio too small.

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

There would be no increase to population and traffic if the proposal was approved.

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

There would be no impact to schools and utilities if the proposal was approved.

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?

In getting a 50% relief in the current conditions which is currently a 50 ft undisturbed buffer, that would give us the relief needed to build the project.

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.

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

The existing 50' undisturbed buffer prevents the proposed swimming to be built without an approved reduction of said buffer.

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

The hardship with the existing 50' undisturbed buffer is that it prevents the proposed swimming pool to be built without an approved reduction of said buffer.

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

A condition that is peculiar is that the distance from the golf course to the back of the Williams property is 150'. That area is heavily wooded and shields visibility of the golf course. To impose an additional 50' undisturbed buffer prevents the homeowner to reasonably develop their backyard.

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.

There would be no detriment to the public if the Williams had a swimming pool behind their home. The pool would not be visible from the golf course because of the distance from the course and the nearly 60' elevation change down to the golf course.

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: Paul & Sharon Williams

Contact Name: Jeff Mittelman Telephone: 770-652-2609

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.

Danita Johnson

Dan Duffy

Mary Minner

Sarah Roberts

Robert M. Gunn, Sr

Nicole Linville

Warren Neuburger

Becky Perkins

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.

We provided them with applicant's business cards.

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: Paul + Sharon Williams

Contact Name: Jeff Mittelman Telephone: 770-652-2609

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.

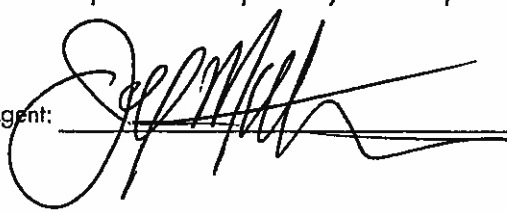
See attached.

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) _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: 

Date: 12/14/15

Print Form

LEGAL DESCRIPTION – LOT 12

All that tract of land located in Land Lot 1188 of the 1st District and 2nd Section of Fulton County, Georgia and City of Alpharetta, being all of lot 12, Block "A", Windward Properties, Inc., being Newport Bay, per final revised plat recorded at plat book 220, page 86, and being more particularly described as follows:

BEGINNING at a ½" rebar found on the westerly right-of-way line of Newport Bay Drive (50' R/W), said corner being the southeasterly corner of lot 11 of said Newport Bay; thence along the westerly right-of-way line of said Newport Bay Drive S02°59'03"E a distance of 104.05 feet to a ½" rebar found on the westerly right-of-way line of said Newport Bay Drive, said corner being the northeasterly corner of lot 13 of said Newport Bay; thence S86°42'49"W, along the northerly line of said lot 13, a distance of 149.32 feet to a ½" rebar found at the northwesterly corner of said lot 13, said corner being located on the easterly line of land now or formerly owned by the Golf Club of Georgia, Inc.; thence along the easterly line of said Golf Club of Georgia, Inc. land, N33°05'45"W a distance of 121.16 feet to a ½" rebar found on the easterly line of said Golf Club of Georgia, Inc. land, said corner being the southwesterly corner of said lot 11; thence N87°00'24"E, along the southerly line of said lot 11, a distance of 210.10 feet to the **POINT OF BEGINNING**.

Said tract of land being all of lot 12 of said Newport Bay and contains 18,780 square feet or 0.431 acres more or less.



September 23, 2015

Artistic Pools
3884 N Peachtree Road
Chamblee, GA 30341

To whom it may concern:

The Golf Club of Georgia has approved Mr. and Mrs. Paul Williams' Buffer Variance Request for the property located at 3515 Newport Bay Drive, Alpharetta, GA, 30005. The approval allows for the construction of a swimming pool and the installation of new landscaping and a fence within the 50' vegetative buffer. If you have any questions, please contact us at 770-664-8644.

Thank you,

A handwritten signature in black ink that reads "Rod S. Kooker". The signature is stylized with a large, sweeping "R" and a long horizontal line at the end.

Rod Kooker CCM, PGA
General Manager
The Golf Club of Georgia

December 2, 2015

Neighbor of: Paul & Sharon Williams
3515 Newport Bay Drive
Alpharetta, Ga 30005

This letter is to inform you about a variance request submitted by the above homeowner.

Type: Variance

Description of Variance Request: Reduce 50' undisturbed buffer to 25' to allow for addition of an active recreation swimming pool and patio.

Petitioner: Paul & Sharon Williams

Property Location: 3515 Newport Bay Drive Alpharetta, Ga 30005

Neighbor Approval: Danita P. Joh
Print Name: Danita Johnson
Address: 3470 Newport Bay Dr.
Date: 12/5/2015

December 2, 2015

Neighbor of: Paul & Sharon Williams
3515 Newport Bay Drive
Alpharetta, Ga 30005

This letter is to inform you about a variance request submitted by the above homeowner.

Type: Variance

Description of Variance Request: Reduce 50' undisturbed buffer to 25' to allow for addition of an active recreation swimming pool and patio.

Petitioner: Paul & Sharon Williams

Property Location: 3515 Newport Bay Drive Alpharetta, Ga 30005

Neighbor Approval: Mary Plinner
Print Name: Mary Plinner
Address: 3485 Newport Bay Drive
Date: 12/5/15

December 2, 2015

Neighbor of: Paul & Sharon Williams
3515 Newport Bay Drive
Alpharetta, Ga 30005

This letter is to inform you about a variance request submitted by the above homeowner.

Type: Variance

Description of Variance Request: Reduce 50' undisturbed buffer to 25' to allow for addition of an active recreation swimming pool and patio.

Petitioner: Paul & Sharon Williams

Property Location: 3515 Newport Bay Drive Alpharetta, Ga 30005

Neighbor Approval: 

Print Name: Jackie Marshall

Address: 3505 Newport Bay Dr.

Date: 2/4/16

December 2, 2015

Neighbor of: Paul & Sharon Williams
3515 Newport Bay Drive
Alpharetta, Ga 30005

This letter is to inform you about a variance request submitted by the above homeowner.

Type: Variance

Description of Variance Request: Reduce 50' undisturbed buffer to 25' to allow for addition of an active recreation swimming pool and patio.

Petitioner: Paul & Sharon Williams

Property Location: 3515 Newport Bay Drive Alpharetta, Ga 30005

Neighbor Approval: Sarah Robert

Print Name: Sarah Robert

Address: 3490 Newport Bay Dr.
Alpharetta GA 30005

Date: 12-5-15

December 2, 2015

Neighbor of: Paul & Sharon Williams
3515 Newport Bay Drive
Alpharetta, Ga 30005

This letter is to inform you about a variance request submitted by the above homeowner.

Type: Variance

Description of Variance Request: Reduce 50' undisturbed buffer to 25' to allow for addition of an active recreation swimming pool and patio.

Petitioner: Paul & Sharon Williams

Property Location: 3515 Newport Bay Drive Alpharetta, Ga 30005

Neighbor Approval: Robert M. Gunn

Print Name: ROBERT M. GUNN SR

Address: 3535 NEWPORT BAY DRIVE

Date: 12/5/2015

December 2, 2015

Neighbor of: Paul & Sharon Williams
3515 Newport Bay Drive
Alpharetta, Ga 30005

This letter is to inform you about a variance request submitted by the above homeowner.

Type: Variance

Description of Variance Request: Reduce 50' undisturbed buffer to 25' to allow for addition of an active recreation swimming pool and patio.

Petitioner: Paul & Sharon Williams

Property Location: 3515 Newport Bay Drive Alpharetta, Ga 30005

Neighbor Approval:

ne

Print Name:

Nicole Linville

Address:

3545 Newport Bay Dr.

Date:

12/5/2015

December 2, 2015

Neighbor of: Paul & Sharon Williams
3515 Newport Bay Drive
Alpharetta, Ga 30005

This letter is to inform you about a variance request submitted by the above homeowner.

Type: Variance

Description of Variance Request: Reduce 50' undisturbed buffer to 25' to allow for addition of an active recreation swimming pool and patio.

Petitioner: Paul & Sharon Williams

Property Location: 3515 Newport Bay Drive Alpharetta, Ga 30005

Neighbor Approval: Warren Neuburger

Print Name: WARREN NEUBURGER

Address: 3525 NEWPORT BAY DR

Date: December 7, 2015

December 2, 2015

Neighbor of: Paul & Sharon Williams
3515 Newport Bay Drive
Alpharetta, Ga 30005

This letter is to inform you about a variance request submitted by the above homeowner.

Type: Variance

Description of Variance Request: Reduce 50' undisturbed buffer to 25' to allow for addition of an active recreation swimming pool and patio.

Petitioner: Paul & Sharon Williams

Property Location: 3515 Newport Bay Drive Alpharetta, Ga 30005

Neighbor Approval: Becky Perkins
Print Name: Becky Perkins
Address: 3495 Newport Bay Dr
Date: 12/5/15

December 2, 2015

Neighbor of: Paul & Sharon Williams
3515 Newport Bay Drive
Alpharetta, Ga 30005

This letter is to inform you about a variance request submitted by the above homeowner.

Type: Variance

Description of Variance Request: Reduce 50' undisturbed buffer to 25' to allow for addition of an active recreation swimming pool and patio.

Petitioner: Paul & Sharon Williams

Property Location: 3515 Newport Bay Drive Alpharetta, Ga 30005

Neighbor Approval:

Da D. A

Print Name:

P. D. A

Address:

3505 Newport Bay Dr

Date:

12/9/15



Artistic Pools, Inc.

December 15, 2015

To Whom It May Concern:

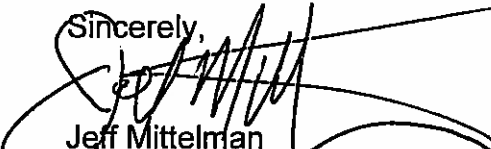
**RE: Constructing Swimming Pool and Deck for Paul & Sharon Williams at
3515 Newport Bay Drive Alpharetta Ga 30005**

Jeff Mittelman, representing the Homeowner Paul and Sharon Williams, requests a variance to reduce the existing 50' undisturbed buffer to 25' to allow for installation of a swimming pool and patio. Other properties around the golf course have reduced buffers and the distance between the golf course and the property is 200' of heavily wooded area. Also there is significant elevation change between said property and the golf course which furthers shields the property from being visible from the golf course. The intent of said buffer is to provide maintain privacy on the golf course and provide safety for the homes around it. The existing 200' distance and the extreme elevation change already provide this. Furthermore the homeowners have already been approved by the golf course to build in the buffer.

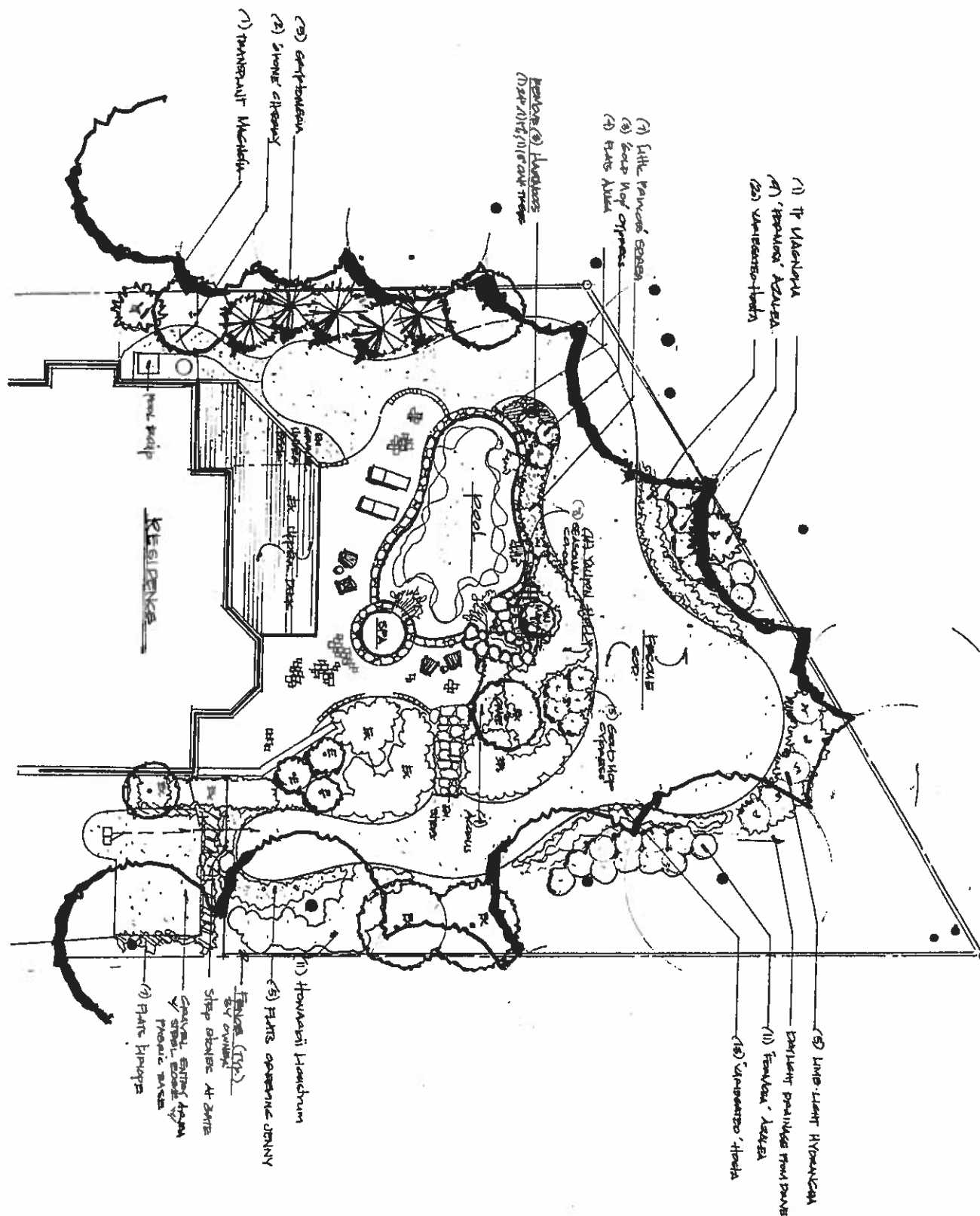
Under the current conditions of this property the homeowner is left without the ability to reasonably and satisfactorily develop their property.

Please consider this variance on the grounds that no detriment to the public good shall be introduced with this solution. The purpose and intent of the Zoning Ordinance of the City of Atlanta shall be maintained.

Sincerely,


Jeff Mittelman
Artistic Pools Inc.

SEP 19, 2011



OUTSIDE

LANDSCAPE GROUP, LLC
11435 N. FULTON INDUSTRIAL BLVD. PHOENIX: 770.754.1188
ALPHARETTA, GA 30004 FAX: 770.754.1513

SCALE: 1"=10'-0"

DATE: September 2015



NORTH

WILLIAMS RESIDENCE

3515 Newport Bay Drive
Alpharetta GA 30005

Conceptual Landscape Plan

ATTENTION: This plan is intended for the sole use of **OUTSIDE LANDSCAPE GROUP, LLC**. All measurements are to be verified on-site. Written measurements shall have preference over scaled measurements. These plans shall remain the property of **OUTSIDE LANDSCAPE GROUP, LLC**. Other use of these plans without written permission is forbidden.

**Williams Residence
Plant List**

<u>Plant Name</u>	<u>Size</u>	<u>Qty</u>
Cryptomeria	8'ht.	5
Okame Cherry	2.5"cal.	2
Weeping Jap Maple	Specimen	1
Gold mop cypress	#3	8
Little Princess Spirea	#3	7
Dwf Yaupon Holly	#3	14
Azalea Formosa	#3	20
Limelight Hydrangea	#3	5
Howardi Ligustrum	#3	11
Variegated Hosta	#1	33
Acorus	flats	4
Ajuga	flats	4
Creeping Jenny	flats	5
Big Blue Liriope	flats	7
Annuals (Pansies)	flats	3
Fescue sod	pallets	5





February 9, 2016

Mr. Richard McLeod, Board of Zoning Appeals

RE: 3515 Newport Bay Dr. - Williams

The Windward Community Services Association (WCSA) Modifications Review Committee and Board of Directors are aware of the request for variance being requested by Mr. Williams for his pool. The request for this project was originally denied because of the encroachment into the Undisturbed Buffer as platted, and would have been approved if there were no buffer issues.

Since there is approval from the Golf Club of Georgia, the main beneficiary of this buffer, and exceptional topographic features (project will be 40' above and 150' away from the fairway) and has proposed screening that will maintain the intent of the buffer and because the project encroach in the rear vs. the side, the Committee would approve this pending relief granted by the Board of Zoning Appeals.

For the WCSA

Chris Palmer

Board President

BOARD OF APPEALS REPORT

FROM: Kathi Cook, Community Development Director
Prepared by: Richard McLeod, Senior Planner

SUBJECT: V-15-33 Velasquez/Blue Haven Pools

BOARD OF APPEALS: February 18, 2016

RECOMMENDATION:

Approve V-15-33 Velasquez/Blue Haven Pools request for a reduction of the rear setback in order to construct a pool, with the following conditions:

- 1. Rear setback shall be a minimum of 10' from the rear property line for all structures, no encroachment into the drainage easements.**
- 2. Landscaping, pool and concrete decking shall be constructed substantially as shown on site plan dated 12-2-15.**
- 3. Applicant shall provide evergreen screening to prevent visibility from the adjacent Kentwood Lane, with final approval by Staff.**

REPORT-IN-BRIEF

The applicant is requesting approval of a rear setback variance in order to reduce the required setback from 20' to 10' for the construction of a pool. The subject site is located at 11710 Stratham Drive within the Kimball Bridge Walk subdivision.

DISCUSSION

The Unified Development Code requires that no structures are permitted within the setback area. Additionally, pool location and auxiliary structures shall maintain 20' setback from side and rear property lines or the same setback as the principal structure. The applicant, Peter Velasquez of Blue Haven Pools, is requesting a variance from the rear yard setback requirement of 20' in order to allow for a 10' setback for the pool and a patio.

The property is in the Kimball Bridge Walk neighborhood on the corner of Stratham Drive and Kentwood Lane both of which are private streets. The pool will not be visible from Westside Parkway or Kimball Bridge Road. The plan depicts an existing covered patio on the western portion of the site covering the entire back of the house.

The applicant submitted a plan which depicts a freeform 19' long and 7' wide pool to the rear of the structure with associated decking. A new fence made of black wrought iron style steel is proposed to be installed along the property line in the back.

The properties most affected by the proposed building setback encroachment are north and west of the property, and the applicant has included letters of support from the adjacent property owners. The pool and landscaping have already been approved by the HOA.

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

The applicant is requesting the variances due to the size of the property and the location of the rear setback on the property. The rear setback is 20' and the rear of the existing patio is 22' 7" from the rear property line leaving only 2' 7" to build without the variance.

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

If denied the applicant would not be permitted to build the pool as configured.

- (3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned.

Not applicable.

- (4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances,

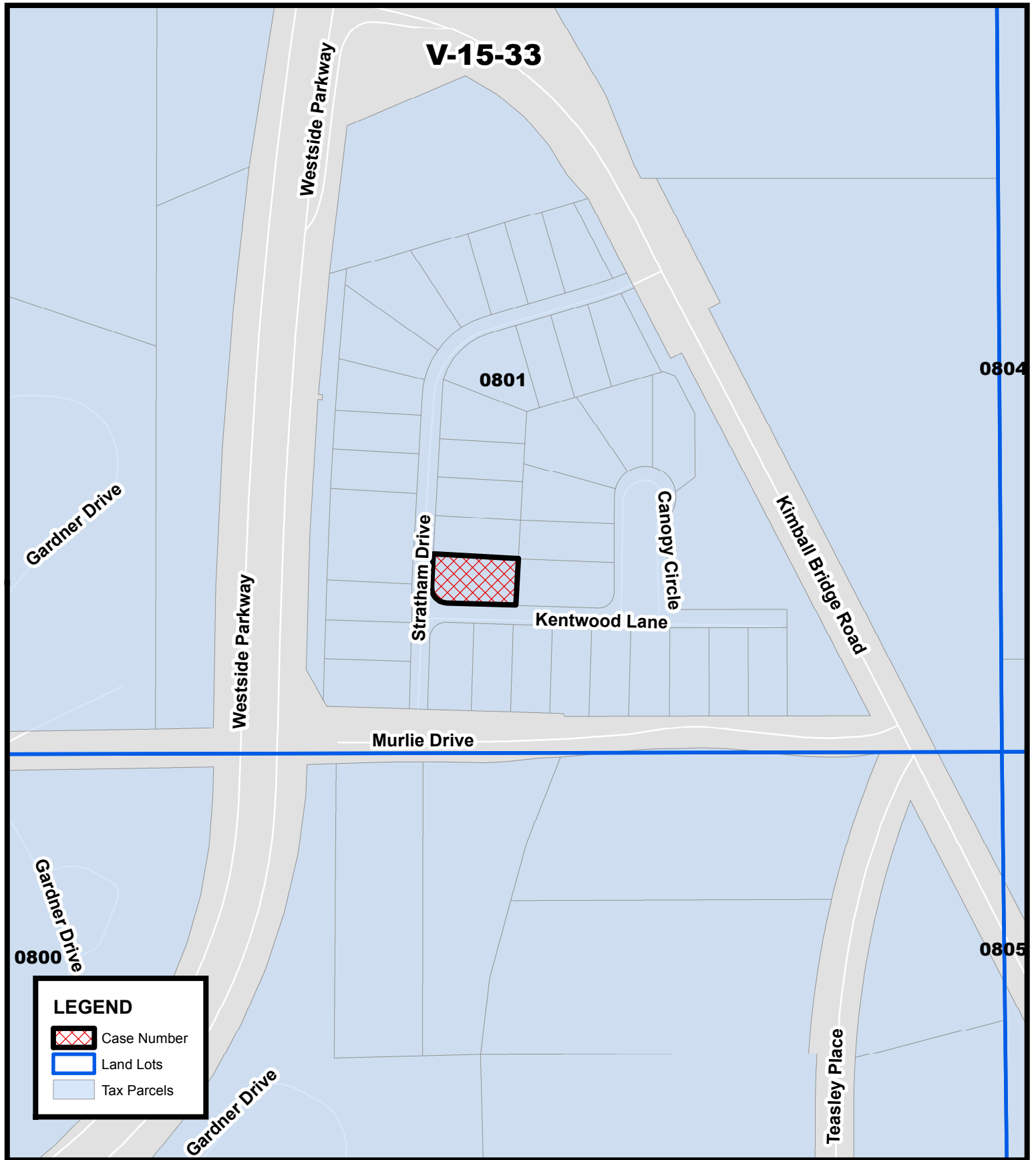
The applicant has included letters of support from adjacent property owners.

SUMMARY

Staff has reviewed the applicant's request and has determined that approval should not cause a detriment to surrounding property owners. However, evergreen landscaping should be planted on the north, east and south of the pool, and the view from Kentwood Lane should be visually broken up with landscaping.

CITIZEN PARTITION PLAN

The applicant notified surrounding property owners of the request for the variance and intent for the property and submitted the request to the Kimball Bridge HOA. All parties have responded in favor. The report states that no negative comments were received.



Location Map **Velasquez** **Blue Haven Pools**

V-15-33
D/LL: 1/2/801
BZA Date: 2/18/16

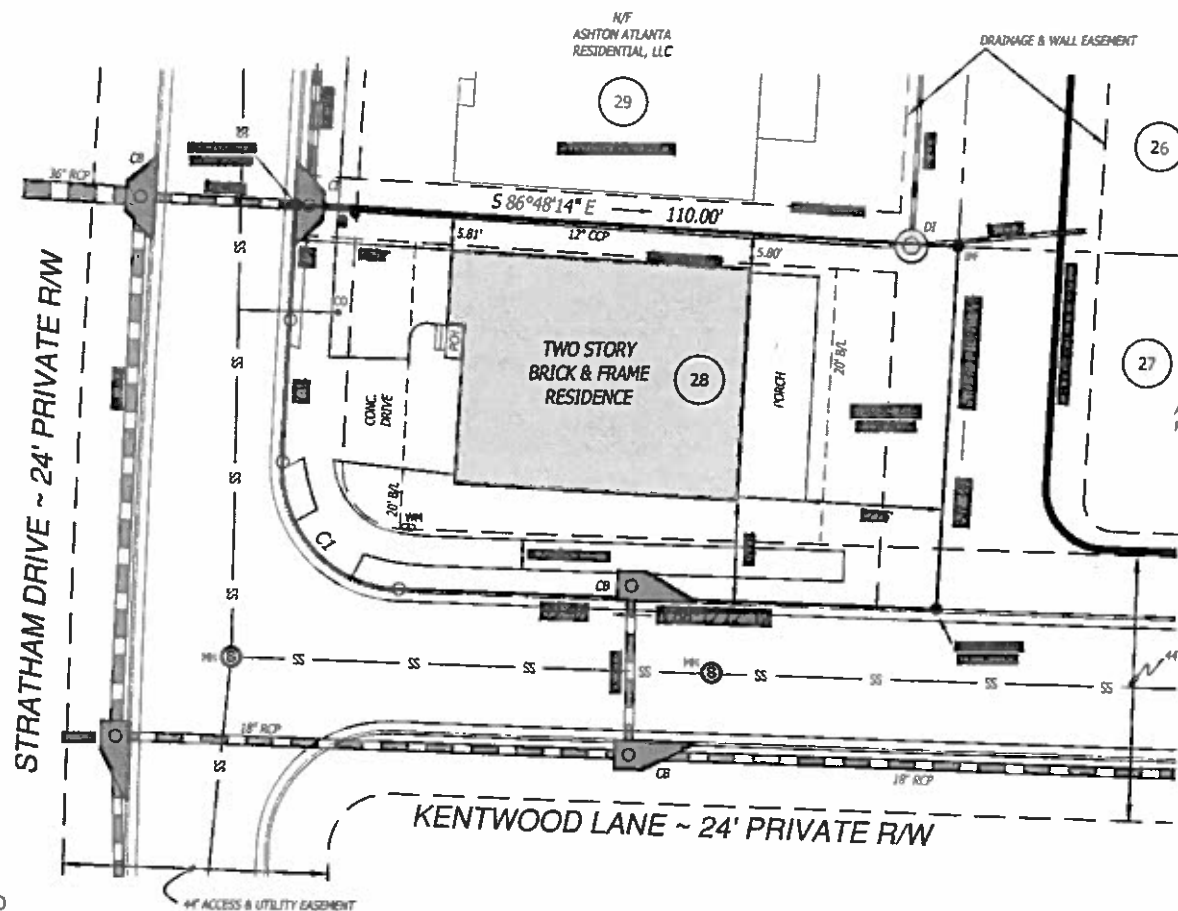
Location Map Provided by:
Community Development - GIS



Aerial Map **Velasquez** **Blue Haven Pools**

V-15-33
D/LL: 1/2/801
BZA Date: 2/18/16

Location Map Provided by:
Community Development - GIS



THIS SITE IS NOT LOCATED WITHIN FLOOD HAZARD AREA
DEFINED BY F.I.R.M., COMMUNITY PANEL NUMBER
13121C0058 F, FOR UNINCORPORATED FULTON COUNTY,
GEORGIA, DATED SEPTEMBER 18, 2013

MINIMUM BUILDING SETBACKS:
FRONT - 20 FEET
SIDE - 5 FEET
REAR - 20 FEET
SIDEWALK TO GARAGE - 18 FEET
BUILDING SEPARATION - 10 FEET

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN
66,169 FEET AND CONTAINS 0.154 ACRES.

A TRIMBLE 56 ROBOTIC TOTAL STATION WAS USED TO
OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED
IN THE PREPARATION OF THIS MAP.

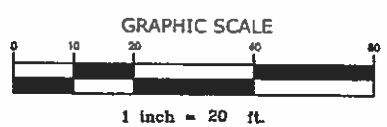
THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A
CLOSURE PRECISION OF ONE FOOT IN 32,667 FEET AND
AN ANGULAR ERROR OF 04" PER ANGLE POINT, AND WAS
ADJUSTED USING THE LEAST SQUARES METHOD.



11710 STRATHAM DRIVE
LOT 28
KIMBALL BRIDGE WALK SUBDIVISION
FINAL SUBDIVISION PLAT RECORDED
PLAT BOOK 373, PAGES 14-17

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR SET
- R/W RIGHT OF WAY
- BOC BACK OF CURB
- DE DRAINAGE EASEMENT
- SSE SANITARY SEW. ESMT.
- MH MANHOLE
- CB CATCH BASIN
- DI DROP INLET
- HW HEAD WALL
- S SANITARY SEW. LINE
- N/F NOW OR FORMERLY
- LP LIGHT POLE
- CB CABLE BOX
- WM WATER METER



LINE	BEARING	DISTANCE
L1	N 03°11'46" E	19.18'

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	31.74'	20.00'	28.51'	N 42°49'04" W
C2	23.67'	2488.00'	23.67'	N 02°55'25" E

SURVEY FOR:

Lisa Flood

DATE: 6/24/2015 LAND LOT(S) 801 CITY OF ALPHARETTA

1st DISTRICT; 2nd SECTION FULTON COUNTY, GEORGIA

JOB NO. 14016 DWG. FILE: FINAL34 SCALE: 1" = 20'



MARK VEAL, RLS
REGISTERED LAND SURVEYOR
1397 CLARECASTLE LN.
BUFORD, GEORGIA 30519
770-231-0065



NOTE:
TREES PLANTED ALONG ALL INTERIOR
SUBDIVISION ROADS ADJACENT TO THE
SIDEWALK ARE TO BE CONSIDERED
"STREET TREES" AND ARE TO BE THE
RESPONSIBILITY OF THE H.O.A.

NO 18" OR LARGER TREES EXIST ON
THE LOT SHOWN HEREON OTHER THAN
THE ONES THAT ARE SHOWN.
NO SPECIMEN TREES OVER 30" EXIST
WITHIN 30 FEET OF ANY LAND DISTURBANCE
OTHER THAN THE ONES THAT ARE SHOWN.

DIRECTION FLOW ARROW =
EXISTING CONTOUR =
PROPOSED CONTOUR =
TREE PROTECTION =
LIMITS OF DISTURBANCE =
SILT FENCE PROTECTION =

FOR ALL DISTURBED
AREAS SHOWN HEREON

REQUIRED SEDIMENT STORAGE

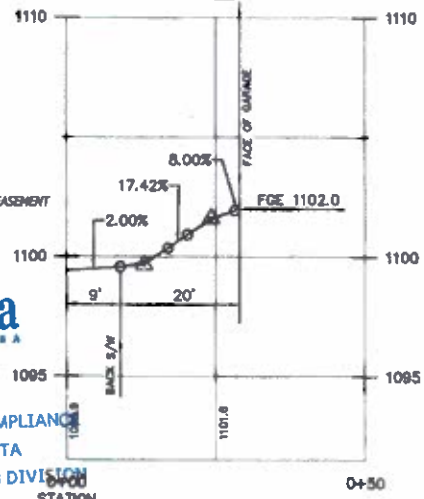
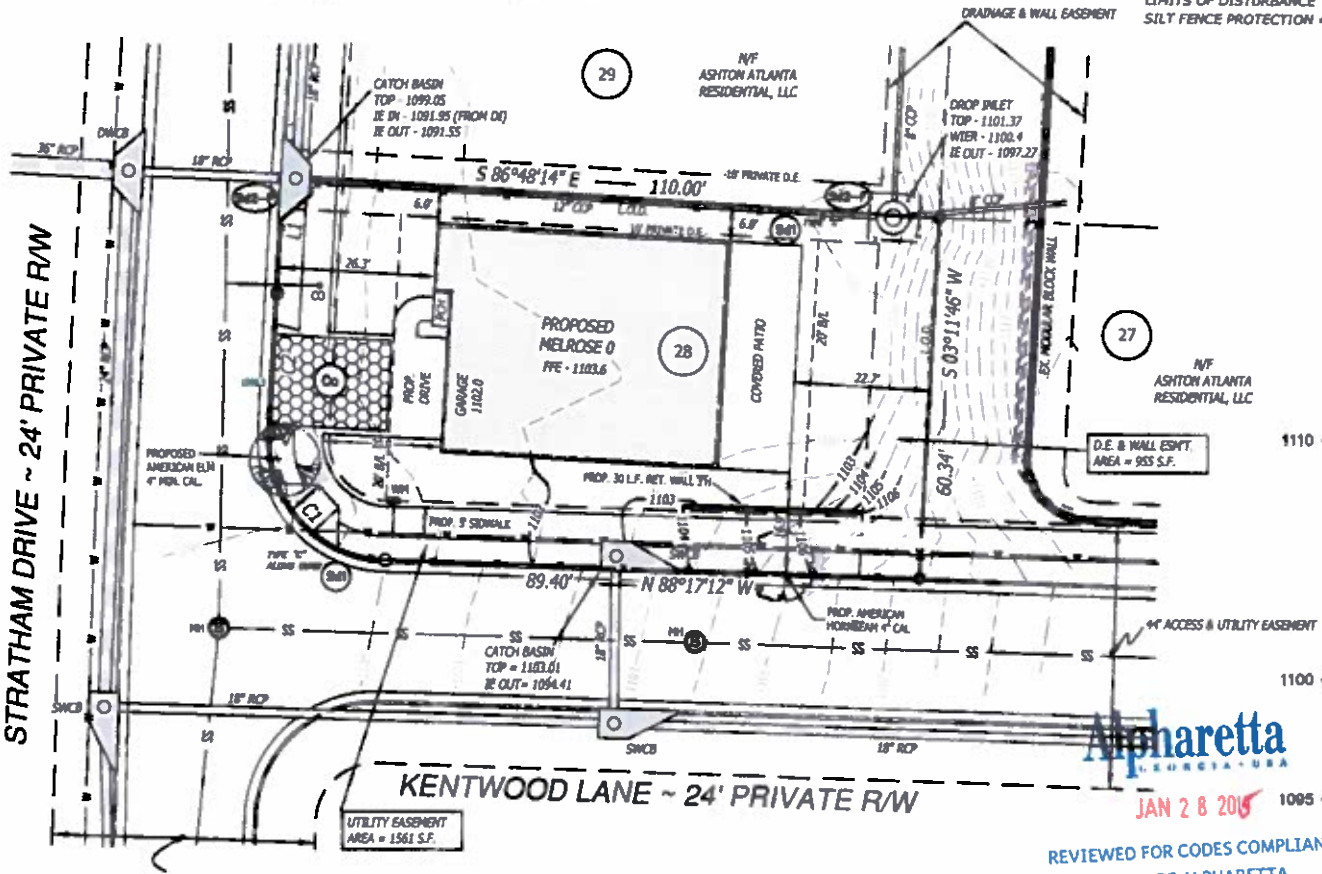
67 C.Y. PER ACRE DRAINED
67 C.Y. X 0.15 = 10.1 C.Y.

255 L.F. (SILT FENCE) SEDIMENT
STORAGE PROVIDED.

1. DRAINAGE AREA = 0.15 ACRES
2. STORAGE DEPTH = 1 FT.
3. GROUND SLOPE = 4.5%
4. STORAGE VOLUME = 1.5 C.Y./L.F.
X 255 L.F. = 382.5 C.Y. = 14.2 C.Y. (PROVIDED)



STRATHAM DRIVE ~ 24' PRIVATE R/W



DRIVEWAY PROFILE

HORZ. SCALE: 1"=20'
VERT. SCALE: 1"=5'

SHEET 2 of 3

Total Acres = 0.154
Total Area = 6700 Sq. Ft.
Total Acres Disturbed = ±0.15



LINE	BEARING	DISTANCE
L1	N 03°11'46" E	19.18'

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	31.74'	20.00'	26.51'	N 42°49'04" W
C2	23.67'	2488.00'	23.67'	N 02°55'25" E

REVIEWED FOR CODES COMPLIANCE
CITY OF ALPHARETTA
BUILDING CONSTRUCTION DIVISION

Alpharetta
GA. 30201-4544

JAN 28 2016

Approved
City Of Alpharetta

Civil Engineer

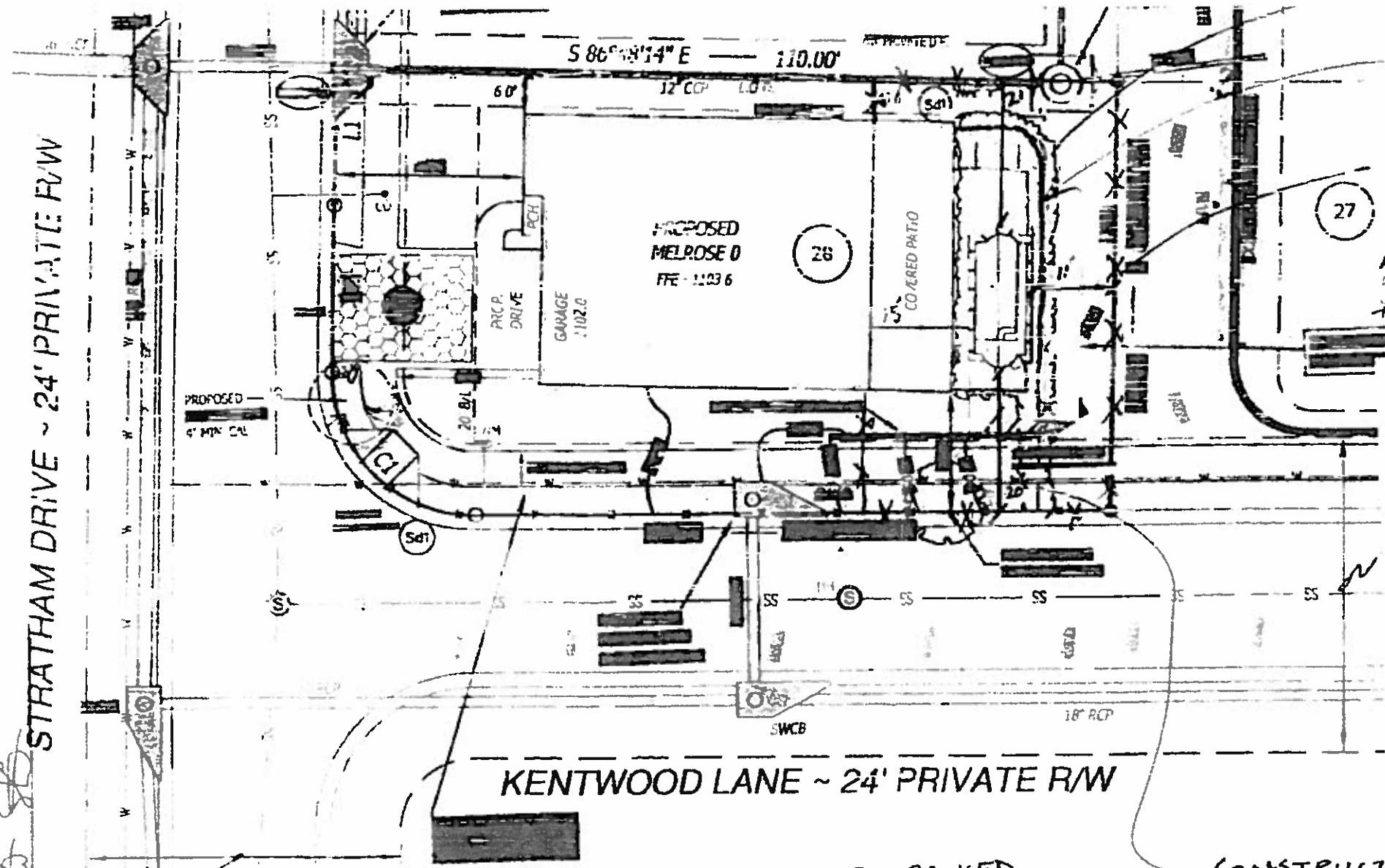
STRATHAM DRIVE ~ 24' PRIVATE R/W

Total Acres = 0.154
Total Area = 6700 Sq. Ft.
Total Acres Disturbed = ±0.15

Homeowner info - Patrick Flood
11710 Stratham Dr.
Alpharetta, Ga.
ph 404-202-9301
Sub - Kimball Br. Walk / Lot 28

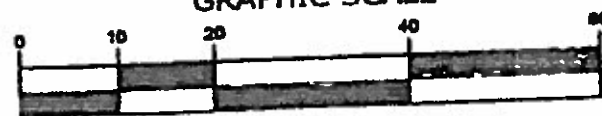
Contractor info - Blue Haven Pools
10805 Medlock Br. Rd.
Duluth, Ga. 30097
24 hr contact
Peter Velasquez
404-392-0578

Impervious, proposed
pool = 133 sq
pool patio = 118 sq
251 sq total proposed
Trees - no trees in proposed area



KENTWOOD LANE ~ 24' PRIVATE R/W

- No sediment shall be tracked
onto the road. Any sediment
in the road should be
swept and scooped, not plowed.
GRAPHIC SCALE



1 inch = 20 ft

LINE	BEARING	DISTANCE
L1	N 03°11'46" E	19.18'

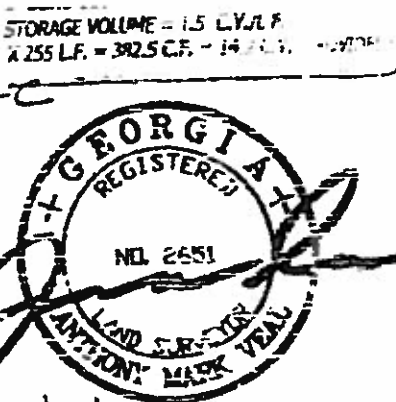
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	31.74'	20.00'	28.51'	N 42°49'04" W
C2	23.67'	2488.60'	23.67'	N 02°55'25" E

CONSTRUCT
ACCESS

DRIVEWAY PROFILE

HORZ. SCALE: 1"=20'
VERT. SCALE: 1"=5'

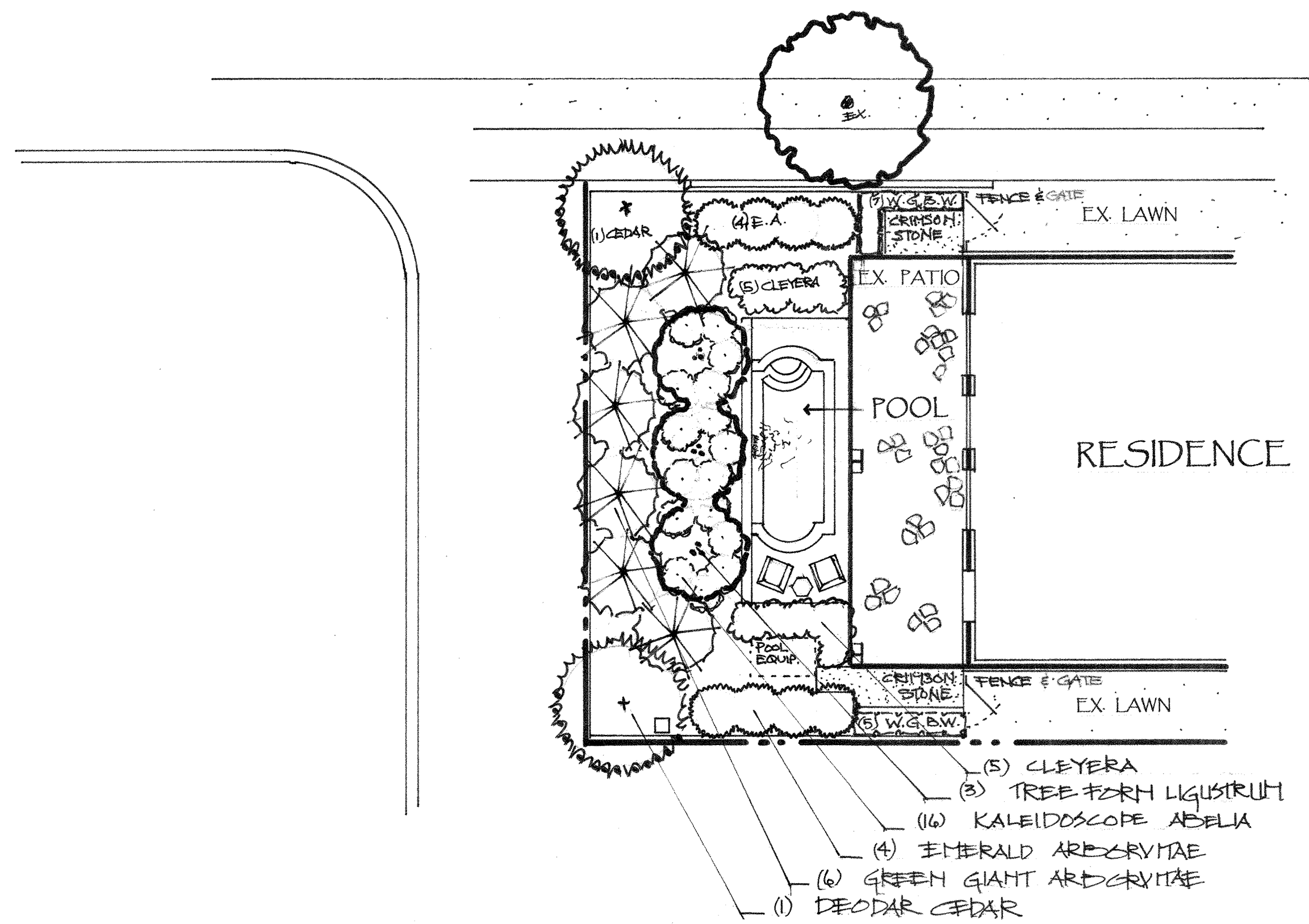
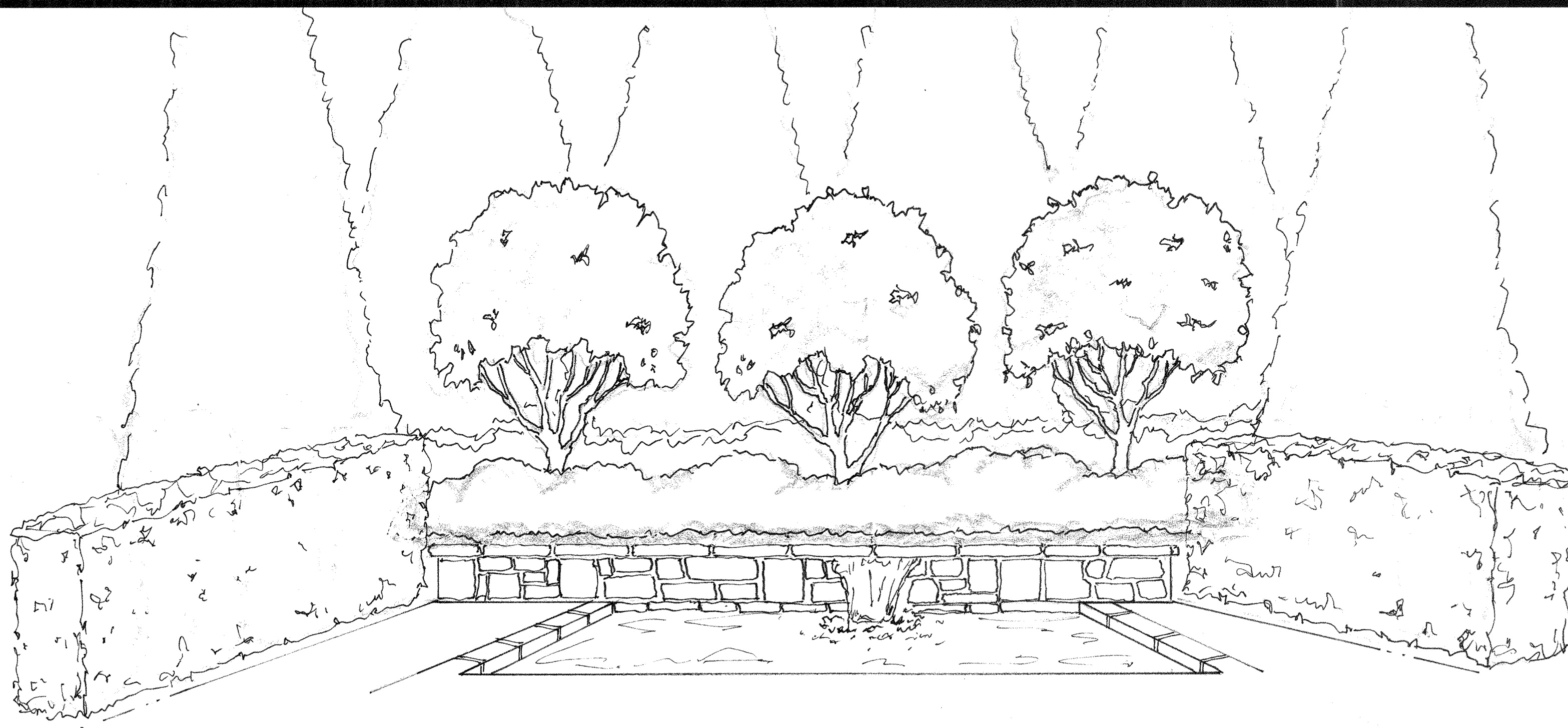
SHEET 2 of 3



Proposed fence.
5' high, Black
wrought iron style
Self closing
Self latching gate
+ doors opening to pool area have
audible alarms

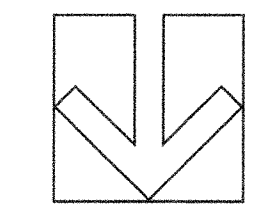
1110

1"=20'



ATTENTION: This plan is intended for the sole use of OUTSIDE LANDSCAPE GROUP, LLC. All measurements are to be verified on-site. Written measurements shall have preference over scaled measurements. These plans shall remain the property of OUTSIDE LANDSCAPE GROUP, LLC. Other use of these plans without written permission is forbidden.

RESIDENCE
11710 Stratham Drive
Alpharetta, GA 30009
Conceptual Landscape Plan



NORTH

SCALE: 1" = 10' 0"

DATE: AUG, 2015

OUTSIDE

LANDSCAPE GROUP, LLC

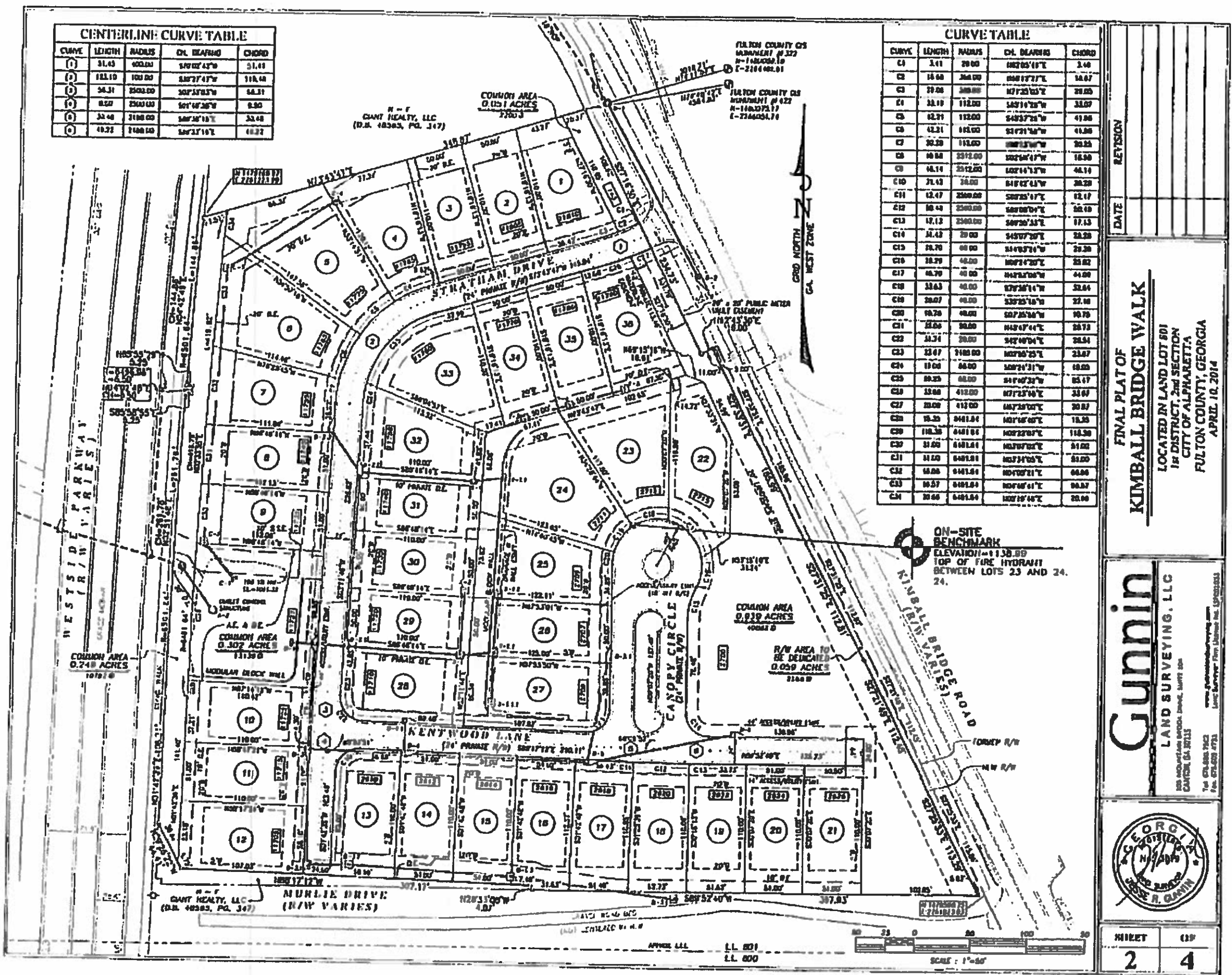
11435 N. FULTON INDUSTRIAL BLVD. ALPHARETTA, GA 30004

PHONE: 770.754.1188

FAX: 770.754.1513

CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C1	31.43	100.00	S87°17'47"W	31.43
C2	123.10	100.00	S87°17'47"W	118.44
C3	34.31	2500.00	S87°17'47"W	34.31
C4	8.20	2500.00	S87°17'47"W	8.20
C5	33.46	2100.00	S87°17'47"W	33.46
C6	19.23	2100.00	S87°17'47"W	19.23

CURVE TABLE				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C1	3.41	20.00	N82°05'11"E	3.46
C2	18.68	20.00	N82°05'11"E	18.67
C3	29.08	20.00	N87°25'03"E	29.00
C4	22.19	112.00	S49°16'28"W	33.07
C5	12.31	112.00	S49°16'28"W	41.06
C6	12.31	112.00	S49°16'28"W	41.06
C7	20.20	112.00	N87°25'03"E	20.25
C8	10.84	2512.00	S82°14'17"W	10.90
C9	14.11	2512.00	S82°14'17"W	14.14
C10	21.43	20.00	S49°16'28"W	20.29
C11	12.47	2500.00	S87°17'47"E	12.17
C12	10.44	2500.00	S87°17'47"E	10.10
C13	17.13	2500.00	S87°17'47"E	17.13
C14	14.43	20.00	S49°16'28"E	20.20
C15	19.70	40.00	S49°16'28"E	20.20
C16	18.79	40.00	N87°17'20"E	20.82
C17	16.70	40.00	N87°17'20"E	41.00
C18	33.63	40.00	N87°17'20"E	32.04
C19	20.07	40.00	S39°25'10"W	27.40
C20	10.70	40.00	S39°25'10"W	10.70
C21	12.04	50.00	N49°17'44"E	20.73
C22	11.31	20.00	S49°16'28"E	20.54
C23	12.47	2100.00	N87°16'25"E	22.67
C24	19.08	40.00	N87°16'25"E	18.00
C25	10.25	40.00	S19°40'30"W	10.47
C26	13.68	412.00	N87°16'25"E	33.07
C27	20.00	412.00	N87°16'25"E	20.87
C28	10.30	5401.34	N87°16'25"E	10.30
C29	110.30	5401.34	N87°16'25"E	110.30
C30	31.00	5401.34	N87°16'25"E	31.00
C31	11.10	5401.34	N87°16'25"E	31.00
C32	10.00	5401.34	N87°16'25"E	10.00
C33	10.37	5401.34	N87°16'25"E	10.37
C34	10.46	5401.34	N87°16'25"E	10.46
C35	10.37	5401.34	N87°16'25"E	10.37
C36	10.46	5401.34	N87°16'25"E	10.46



DATE	REVISION

FINAL PLAT OF
KIMBALL BRIDGE WALK

LOCATED IN LAND LOT 501
IN DISTRICT 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
APRIL 10, 2014

Gunnin
LAND SURVEYING, LLC

100 ANDERSON STREET, SUITE 200
CANTON, GA 30115
Tel: 678-888-7923
Fax: 678-888-4753
www.gunninlandsurveying.com
Licensure: Professional Land Surveyor, State of Georgia, License No. 159022033

GEORGIA
LAND SURVEYING
STATE OF GEORGIA
JAMES R. GUNNIN

SHEET	OF
2	4









CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: 11710 Stratham Dr. Alpharetta, Ga

Contact Name: Peter Velasquez - (Pool contractor contact of Blue Haven Pools) Telephone: 404-392-0578

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.

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) _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: _____ Date: _____

Print Form

POOL AND LANDSCAPE APPROVAL

TO WHOM IT MAY CONCERN;

I AM AWARE THAT MY NEIGHBOR HAS APPLIED FOR A VARIANCE WITH THE CITY OF ALPHARETTA. I AM ALSO AWARE, THAT THE KIMBRALL BRIDGE WALK HOMEOWNERS ASSOCIATION HAS APPROVED THE PLANS FOR THE POOL AND LANDSCAPING.

I HAVE REVIEWED THE PLANS, AND AM COMFORTABLE OFFERING MY SIGNATURE OF SUPPORT ON BEHALF OF MY NEIGHBOR WITH AN INTEREST TO HELP MY NEIGHBOR OBTAIN THE NECESSARY APPROVAL.

NAME/SIGNATURE

ALANNA MORGAN

A handwritten signature in black ink, appearing to be 'Alanna Morgan', with a long horizontal line extending to the right.

ADRESS

11725 Stratham Dr.

POOL AND LANDSCAPE APPROVAL

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NAME/SIGNATURE

Chryanne Rose

ADRESS

*2610 Kentwood lane
Alpharetta, GA 30009*

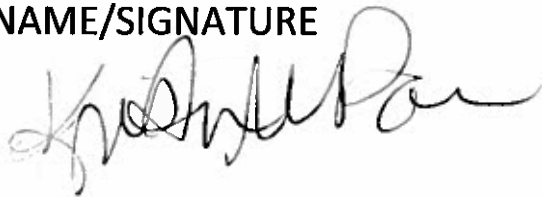
POOL AND LANDSCAPE APPROVAL

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NAME/SIGNATURE

A handwritten signature in black ink, appearing to read "John M. [unclear]".

ADRESS

2614 Kentwood
Lane

POOL AND LANDSCAPE APPROVAL

TO WHOM IT MAY CONCERN;

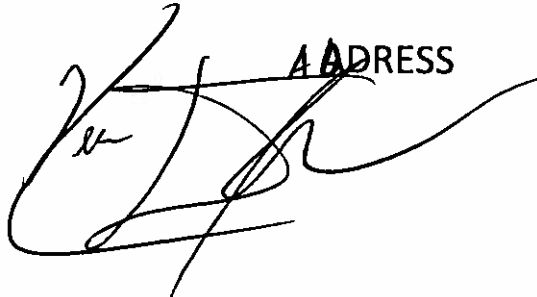
I AM AWARE THAT MY NEIGHBOR HAS APPLIED FOR A VARIANCE WITH THE CITY OF ALPHARETTA. I AM ALSO AWARE, THAT THE KIMBRALL BRIDGE WALK HOMEOWNERS ASSOCIATION HAS APPROVED THE PLANS FOR THE POOL AND LANDSCAPING.

I HAVE REVIEWED THE PLANS, AND AM COMFORTABLE OFFERING MY SIGNATURE OF SUPPORT ON BEHALF OF MY NEIGHBOR WITH AN INTEREST TO HELP MY NEIGHBOR OBTAIN THE NECESSARY APPROVAL.

NAME/SIGNATURE

Kevin D Johnson

ADDRESS

A large, stylized handwritten signature in black ink, which appears to be "Kevin D Johnson", written over the "ADDRESS" label.

POOL AND LANDSCAPE APPROVAL

TO WHOM IT MAY CONCERN;

I AM AWARE THAT MY NEIGHBOR HAS APPLIED FOR A VARIANCE WITH THE CITY OF ALPHARETTA. I AM ALSO AWARE, THAT THE KIMBRALL BRIDGE WALK HOMEOWNERS ASSOCIATION HAS APPROVED THE PLANS FOR THE POOL AND LANDSCAPING.

I HAVE REVIEWED THE PLANS, AND AM COMFORTABLE OFFERING MY SIGNATURE OF SUPPORT ON BEHALF OF MY NEIGHBOR WITH AN INTEREST TO HELP MY NEIGHBOR OBTAIN THE NECESSARY APPROVAL.

NAME/SIGNATURE

VIJAYAN VENKATARAMANAN


ADRESS

11720 STRATHAM DR,
ALPHARETTA, GA 30009

POOL AND LANDSCAPE APPROVAL

TO WHOM IT MAY CONCERN;

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I HAVE REVIEWED THE PLANS, AND AM COMFORTABLE OFFERING MY SIGNATURE OF SUPPORT ON BEHALF OF MY NEIGHBOR WITH AN INTEREST TO HELP MY NEIGHBOR OBTAIN THE NECESSARY APPROVAL.

NAME/SIGNATURE

John Williams
John Williams

ADDRESS

11715 Stratham
11715 Stratham

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: V-15-33

☐ 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."
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: Peter Velasquez / Blue Haven Pools

Telephone: 404-392-0578

Address: 10805 Medlock Bridge Rd

Suite: ---

City: Duluth

State: Ga

Zip: 30097

Fax: ---

Mobile T.: ---

Email: pvelasquez@bluehaven.com

Subject Property Information:

Address: 11710 Stratham Dr.

Current Zoning: CUP ☐

District: 1st

Section: 2nd

Land Tr.: 801

Parcel ID: _____

Proposed Zoning: ☐

Current Use: Single Family house

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

This residential property would like to allow a reduction in the rear property line setback to allow for the installation of a small (19'x7') inground pool. The pool has been approved by the Home Owners Assoc.

Applicant's Request (Please itemize the proposal):

The rear setback is currently 20'. If that setback can be reduced to 10' then the inground pool will be able to be installed.

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

The rear setback of 20', ~~being~~ being reduced to a 10' setback, will allow for the installation of the inground pool.

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

Although the back yard is of an adequate size for this small (19'x7') pool, the 20' rear setback does take up the majority of the back yard. The proposed pool width, only 7' now, would be only 4' wide, rendering the pool undesirable.

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

Yes, the rear building setback of 20' takes up the majority of this back yard, which is already small to begin with.

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

Nothing particular about this property other than the lot is small & , in particular, the "depth" of a usable backyard, because of the 20' rear setback.

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.

No detriment. The proposed pool is directly behind the house & is "tucked" close to the rear of the house — not toward the back of the lot. Landscaping to hide the pool, both visually & audibly has already been taken into account & has been approved by the HOA.

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.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Jarick Flood

Telephone: 404-202-5301

Address: 11710 STRATHAM DRIVE

Suite: _____

City: ALPHARETTA

State: GA

Zip: 30009

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: Peter Velasquez / Blue Haven Pools

Telephone: 404-392-0578

Address: 10805 Medlock Br. Rd.

Suite: -

City: Duluth

State: GA

Zip: 30097

So Sworn and Attested:

Owner Signature: [Signature]

Date: 12-15-15

Notary: Shazia Punjwani

SHAZIA PUNJWANI
NOTARY PUBLIC

Notary Signature: [Signature]

GWINNETT COUNTY, GEORGIA

Exp. 09/11/2016

Date: 12/15/15

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:

Pattuck Flood

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:

N/A

Position:

N/A

Description of Contribution:

N/A

Value:

N/A

Description of Contribution:

N/A

Value:

N/A

Description of Contribution:

N/A

Value:

N/A

Description of Contribution:

N/A

Value:

N/A

Description of Contribution:

N/A

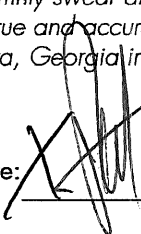
Value:

N/A

Campaign Contribution Information:

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

Signature:



Date:

12-15-15

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: 11710 Stratham Dr Alpharetta, Ga

Contact Name: Peter Velasquez (Pool contractor contact of Blue Haven Pools) Telephone: 404-392-0578

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. (only 2 properties are applicable)

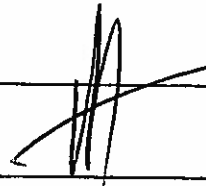
① Side neighbor
→

1/2 JAYAN. VENKATARAMAN@GMAIL
com

612-940-5837

② Rear neighbor (builder)

I spoke with him. He
is fine with the Pool.



1-18-16

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.

LEGAL DESCRIPTION - LOT 28 KIMBALL BRIDGE WALK SUBDIVISION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 801 OF THE 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY GEORGIA AND BEING KNOWN AS LOT 28 OF THE KIMBALL BRIDGE WALK SUBDIVISION RECORDED IN PLAT BOOK 373, PAGES 14-16 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE POINT FORMED BY THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF STRATHAM DRIVE (24' PRIVATE R/W) AND THE NORTHERLY RIGHT OF WAY LINE OF KENTWOOD LANE (24' PRIVATE R/W); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE OF STRATHAM DRIVE (24' PRIVATE R/W) AND ALONG THE ARC OF A CURVE HAVING A RADIUS OF 2488.00 FEET A DISTANCE OF 20.33 FEET (SAID ARC BEING SUBTENDED BY A BEARING OF NORTH 02 DEGREES 25 MINUTES 01 SECONDS EAST WITH A CHORD LENGTH OF 20.33 FEET) TO THE TRUE POINT OF BEGINNING.

THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE OF STRATHAM DRIVE (24' PRIVATE R/W) AND ALONG THE ARC OF A CURVE HAVING A RADIUS OF 2488.00 FEET A DISTANCE OF 23.67 FEET (SAID ARC BEING SUBTENDED BY A BEARING OF NORTH 02 DEGREES 55 MINUTES 25 SECONDS EAST HAVING A CHORD LENGTH OF 23.67 FEET) TO A POINT; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE OF STRATHAM DRIVE (24' PRIVATE R/W) NORTH 03 DEGREES 11 MINUTES 46 SECONDS WEST A DISTANCE OF 19.18 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID LOT 28; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF STRATHAM DRIVE (24' PRIVATE R/W) AND RUNNING ALONG THE NORTHERLY LINE OF SAID LOT 28 NORTH 86 DEGREES 48 MINUTES 14 SECONDS EAST A DISTANCE OF 110.00 FEET TO A POINT, SAID POINT BEING THE NORTH-EASTERLY PROPERTY CORNER OF SAID LOT 28; THENCE SOUTH ALONG THE EASTERLY PROPERTY LINE OF LOT 28 SOUTH 03 DEGREES 11 MINUTES 46 SECONDS WEST A DISTANCE OF 60.34 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF KENTWOOD LANE (24' PRIVATE R/W); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF KENTWOOD LANE (24' PRIVATE R/W) SOUTH 88 DEGREES 17 MINUTES 12 SECONDS EAST A DISTANCE OF 89.40 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 20.00 FEET AND A DISTANCE OF 31.74 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 42 DEGREES 49 MINUTES 04 SECONDS EAST HAVING A CHORD LENGTH OF 28.51 FEET) TO THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 6,700 SQUARE FEET (0.154 ACRE).

A COPY OF THESE PLANS ARE TO BE KEPT ON SITE FOR THE DURATION OF THE PROJECT

GENERAL NOTES:

PROJECT NAME: LOT 28, KIMBALL BRIDGE WALK
SITE ADDRESS: 11710 STRATHVIM DRIVE
ALPHARETTA, GA 30004

PROPERTY OWNER/DEVELOPER:
ASHTON WOODS HOMES (PRIMARY PERMITEE)
3820 MANSELL ROAD, SUITE 300
ALPHARETTA, GA 30022
770-642-6123

24 HOUR CONTACT FOR EROSION CONTROL, CONSTRUCTION
OR PROBLEMS:
RICHARD FRENCH: 3820 MANSELL ROAD, SUITE 300
ALPHARETTA, GA 30022 - 404-268-3590

EXEMPT AREA CALCULATION:

2627 S.F.	N/A	N/A
IMPERVIOUS AREA	ZONING BUFFER AREA	STREAM BUFFER AREA
2516 S.F.	5143 S.F.	
EASEMENT AREA	EXEMPT AREA	

TREE REPLACEMENT CALCULATION:

6700 S.F.	5143 S.F.	1557 S.F.
TOTAL AREA	EXEMPT AREA	REQUIRED PLANTING AREA
1557 S.F.		467 S.F.
REQUIRED PLANTING AREA	X 0.30	30% REQUIRED PLANTING AREA

467 S.F.		0.9 (1)
30% REQUIRED PLANTING AREA	+ 567 S.F. OVERSTORY TREE	= MIN. # OF OVERSTORY TREES

TREE REPLACEMENT:

ONE (1) OVERSTORY TREE(S) REQUIRED.
TWO (2) UNDERSTORY TREES MAY BE SUBSTITUTED FOR ONE (1) OVERSTORY TREE,
HOWEVER AT LEAST ONE HALF (1/2) OF THE TREES MUST BE OVERSTORY TREES.

OVERSTORY TREES (MATURE HEIGHT OVER 40') MINIMUM 2" DIAMETER = 500 S.F. COVERAGE
UNDERSTORY TREES (MATURE HEIGHT UNDER 40') MINIMUM 1 1/2" DIAMETER = 250 S.F. COVERAGE
RECOMMEND TREES DO NOT COUNT AS OVERSTORY TREES TOWARD TREE DENSITY REQUIREMENT.

LEGEND

- GP - GRIP TOP PIPE
- GP - 1/4" DIA. PIPE FOUND
- GP - 1/2" DIA. PIPE FOUND
- GP - 3/4" DIA. PIPE FOUND
- GP - 1" DIA. PIPE FOUND
- GP - 1 1/2" DIA. PIPE FOUND
- GP - 2" DIA. PIPE FOUND
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- GP - 8" DIA. PIPE FOUND
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- GP - 20" DIA. PIPE FOUND
- GP - 24" DIA. PIPE FOUND
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- GP - 42" DIA. PIPE FOUND
- GP - 48" DIA. PIPE FOUND
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- GP - 336" DIA. PIPE FOUND
- GP - 360" DIA. PIPE FOUND
- GP - 384" DIA. PIPE FOUND
- GP - 408" DIA. PIPE FOUND
- GP - 432" DIA. PIPE FOUND
- GP - 456" DIA. PIPE FOUND
- GP - 480" DIA. PIPE FOUND
- GP - 504" DIA. PIPE FOUND
- GP - 528" DIA. PIPE FOUND
- GP - 552" DIA. PIPE FOUND
- GP - 576" DIA. PIPE FOUND
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- GP - 624" DIA. PIPE FOUND
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- GP - 840" DIA. PIPE FOUND
- GP - 864" DIA. PIPE FOUND
- GP - 888" DIA. PIPE FOUND
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- GP - 936" DIA. PIPE FOUND
- GP - 960" DIA. PIPE FOUND
- GP - 984" DIA. PIPE FOUND
- GP - 1008" DIA. PIPE FOUND
- GP - 1032" DIA. PIPE FOUND
- GP - 1056" DIA. PIPE FOUND
- GP - 1080" DIA. PIPE FOUND
- GP - 1104" DIA. PIPE FOUND
- GP - 1128" DIA. PIPE FOUND
- GP - 1152" DIA. PIPE FOUND
- GP - 1176" DIA. PIPE FOUND
- GP - 1200" DIA. PIPE FOUND
- GP - 1224" DIA. PIPE FOUND
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- GP - 1320" DIA. PIPE FOUND
- GP - 1344" DIA. PIPE FOUND
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- GP - 1800" DIA. PIPE FOUND
- GP - 1824" DIA. PIPE FOUND
- GP - 1848" DIA. PIPE FOUND
- GP - 1872" DIA. PIPE FOUND
- GP - 1896" DIA. PIPE FOUND
- GP - 1920" DIA. PIPE FOUND
- GP - 1944" DIA. PIPE FOUND
- GP - 1968" DIA. PIPE FOUND
- GP - 1992" DIA. PIPE FOUND
- GP - 2016" DIA. PIPE FOUND
- GP - 2040" DIA. PIPE FOUND
- GP - 2064" DIA. PIPE FOUND
- GP - 2088" DIA. PIPE FOUND
- GP - 2112" DIA. PIPE FOUND
- GP - 2136" DIA. PIPE FOUND
- GP - 2160" DIA. PIPE FOUND
- GP - 2184" DIA. PIPE FOUND
- GP - 2208" DIA. PIPE FOUND
- GP - 2232" DIA. PIPE FOUND
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- GP - 2904" DIA. PIPE FOUND
- GP - 2928" DIA. PIPE FOUND
- GP - 2952" DIA. PIPE FOUND
- GP - 2976" DIA. PIPE FOUND
- GP - 3000" DIA. PIPE FOUND
- GP - 3024" DIA. PIPE FOUND
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- GP - 3120" DIA. PIPE FOUND
- GP - 3144" DIA. PIPE FOUND
- GP - 3168" DIA. PIPE FOUND
- GP - 3192" DIA. PIPE FOUND
- GP - 3216" DIA. PIPE FOUND
- GP - 3240" DIA. PIPE FOUND
- GP - 3264" DIA. PIPE FOUND
- GP - 3288" DIA. PIPE FOUND
- GP - 3312" DIA. PIPE FOUND
- GP - 3336" DIA. PIPE FOUND
- GP - 3360" DIA. PIPE FOUND
- GP - 3384" DIA. PIPE FOUND
- GP - 3408" DIA. PIPE FOUND
- GP - 3432" DIA. PIPE FOUND
- GP - 3456" DIA. PIPE FOUND
- GP - 3480" DIA. PIPE FOUND
- GP - 3504" DIA. PIPE FOUND
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At least one person from each work crew,
company or entity on a project or site
must have completed the education and
training certification (EATC) requirement
and be certified through the GSWCC while
all soil disturbing activity (LDA) is occurring.

GSWC Level II Certification # 37900

Mark Veal
Plan Designer

SITE PLAN FOR:
ASHTON WOODS HOMES
LOT 28 KIMBALL BRIDGE WALK
LAND LOT(S) 801
1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

NOTES:

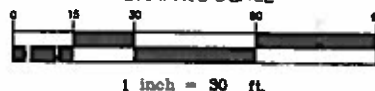
PLANTINGS REQUIRED PER THE OVERALL DEVELOPMENT LANDSCAPE PLAN
MUST BE IN PLACE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

WHEN THE LOTS ADJACENT TO THE SUBJECT LOT ARE SOLD,
THE LIMITS OF DISTURBANCE UNDER THIS PERMIT SHALL BE
REDEFINED AS THE COMMON PROPERTY LINE OF THE TWO LOTS.
TREE SAVE FENCE WILL BE INSTALLED AT THE REVISED LIMITS
OF DISTURBANCE. EROSION CONTROL BMP'S WILL BE RELOCATED
INSIDE THE LIMITS OF DISTURBANCE AS APPROPRIATE TO PROTECT
DOWNSTREAM AREAS.

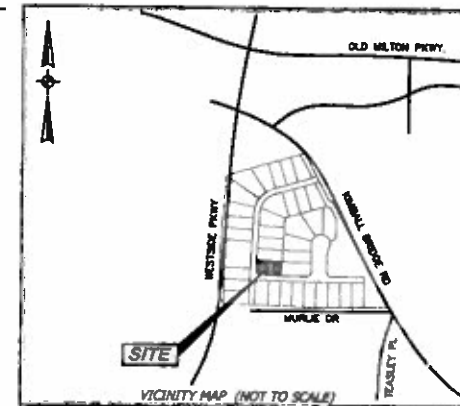
RETAINING WALLS:

IF RETAINING WALL IS PROPOSED OVER 4 FEET IN REVEALED HEIGHT,
INCLUDE THE STRUCTURAL DESIGN SIGNED, DATED AND SEALED BY A
GEORGIA P.E. (NOTE THAT A SEPARATE BUILDING PERMIT WILL BE
REQUIRED.)

GRAPHIC SCALE



REVISIONS:



THIS SITE IS NOT LOCATED WITHIN FLOOD HAZARD AREA
DEFINED BY F.I.R.M., COMMUNITY PANEL NUMBER
13121C0058 F, FOR UNINCORPORATED FULTON COUNTY,
GEORGIA, DATED SEPTEMBER 18, 2013

REFERENCES:

1) FINAL PLAN FOR KIMBALL BRIDGE WALK
RECORDED IN PLAT BOOK 373, PAGES 14-17

2) OVERALL SITE PLANTING PLAN FOR KIMBALL BRIDGE WALK
PREPARED BY SEARS, SMITH AND ASSOCIATES, LAST REVISED
5/28/14.



DATE: 1/08/2015

SHEET 1 of 3



PREPARED BY:
MARK VEAL, RLS
REGISTERED LAND SURVEYOR
1397 CLARECASTLE LN.
BUFORD, GEORGIA 30519
770-231-0065

Blue Haven Pools and Spas
Since 1954
10805 Medlock Bridge Road
Duluth, Georgia 30097

Pertaining to: Patrick and Lisa Flood
11710 Stratham Drive
Alpharetta, Georgia
Phone 404-202-9301

December 15, 2015

email patrick.flood@supremelending.com

To whom it may concern,

This letter is to ask your approval for the installation of a small (19' x 7') in ground pool in our back yard. Due to zoning criteria we cannot fit one as the pool must be at least 20' from the rear property line. The site plan, which the Alpharetta building Department has otherwise approved, has failed to meet the zoning requirement of 20' minimum so a variance is being sought to reduce the rear minimum setback requirement to 10'. Part of the variance criteria is to request feedback to any adjacent neighbors. Your response, hopefully favorable, is appreciated.

Thank you,

Peter Velasquez
Agent for Patrick Flood, homeowner
404-392-0578

BOARD OF APPEALS REPORT

FROM: Kathi Cook, Community Development Director
Prepared by: Richard McLeod, Senior Planner

SUBJECT: V-16-07 Altman Patio

BOARD OF APPEALS: February 18, 2016

RECOMMENDATION:

Approve V-16-07 Altman Patio request for a variance from the rear setback to construct a screen porch and patio over the setback, with the following conditions:

- 1. Rear setback shall be a minimum of 15' from the rear property line for this structure only.**
- 2. Screen porch and patio shall be constructed substantially as shown on site plan by Decksouth.**
- 3. There shall be no encroachment into the 20' drainage easement.**

REPORT-IN-BRIEF

The applicant is requesting approval of a rear setback variance in order to reduce the required setback from 30' to 15' for the construction of a screen porch and patio over the setback. The subject site is located at 255 Singletree Trace within the North Farm subdivision.

DISCUSSION

The Unified Development Code requires that no structures are permitted within the setback area. The applicant, Mike Reasons of Decksouth, is requesting a variance to reduce the rear yard setback requirement of 30' to 15' in order to construct a screen porch and patio. The requested variance will allow the applicant to encroach up to 15' in order to construct the screen porch and patio.

The property is in the North Farm neighborhood in the cul-de-sac of Singletree Trace. The neighborhood was platted in 1989 when it was under the jurisdiction of Fulton County. The plat shows the 30' rear setback with the house encroaching into the setback. The patio completely encroaches into the setback. The patio had recently had a pergola built over it. Due to there not being a variance allowing for the patio

encroachment into the setback, once the homeowners took the pergola down they needed a variance to build any type of structure.

The applicant submitted a plan which depicts installation of a screened porch covering the existing patio and an additional patio to be poured in place for the grill to sit on.

The properties most affected by building setback encroachment are north, south and west of the property, and the applicant has included letters of support from the adjacent property owners. The screened porch has already been approved by the HOA.

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

The applicant is requesting the variance to replace the pergola with a screened porch. The house was built crossing the rear 30' setback and the patio with the pergola was completely within the setback. The existing encroachment has existed without issue since the former owners had the patio and pergola built.

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

If denied the applicant would not be permitted to build the screened porch as configured.

- (3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned.

Not applicable.

- (4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances,

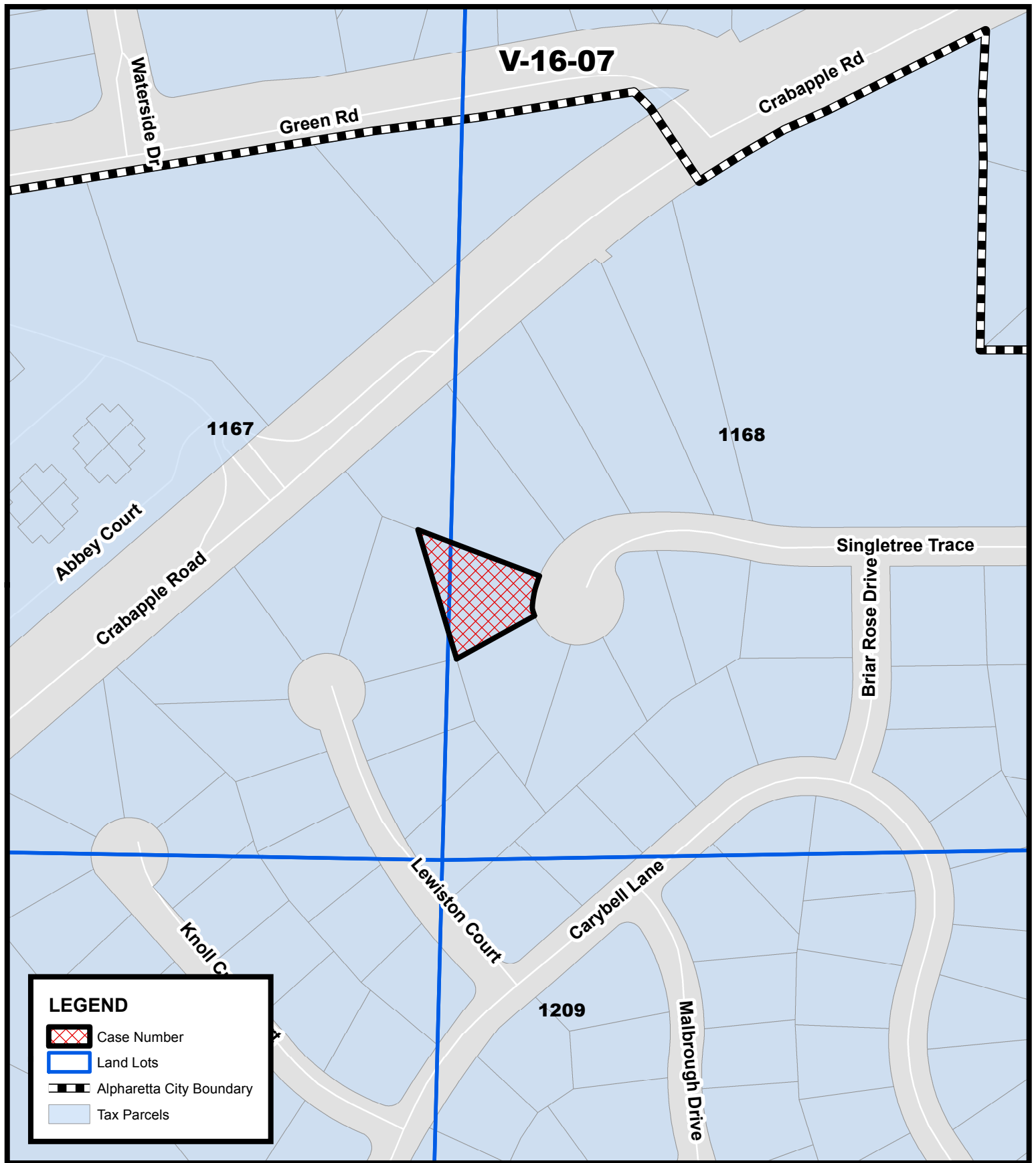
The existing encroachment has existed without issue since the former owners had the patio and pergola built and should remain. The applicant has included letters of support from adjacent property owners.

SUMMARY

Staff has reviewed the applicant's request and has determined that approval should not cause a detriment to surrounding property owners.

CITIZEN PARTICIPATION PLAN

The applicant notified surrounding property owners of the request for the variance and intent for the property and submitted the request to the North Farm HOA. All parties have responded in favor. The report states that no negative comments were received.



LEGEND

- Case Number
- Land Lots
- Alpharetta City Boundary
- Tax Parcels

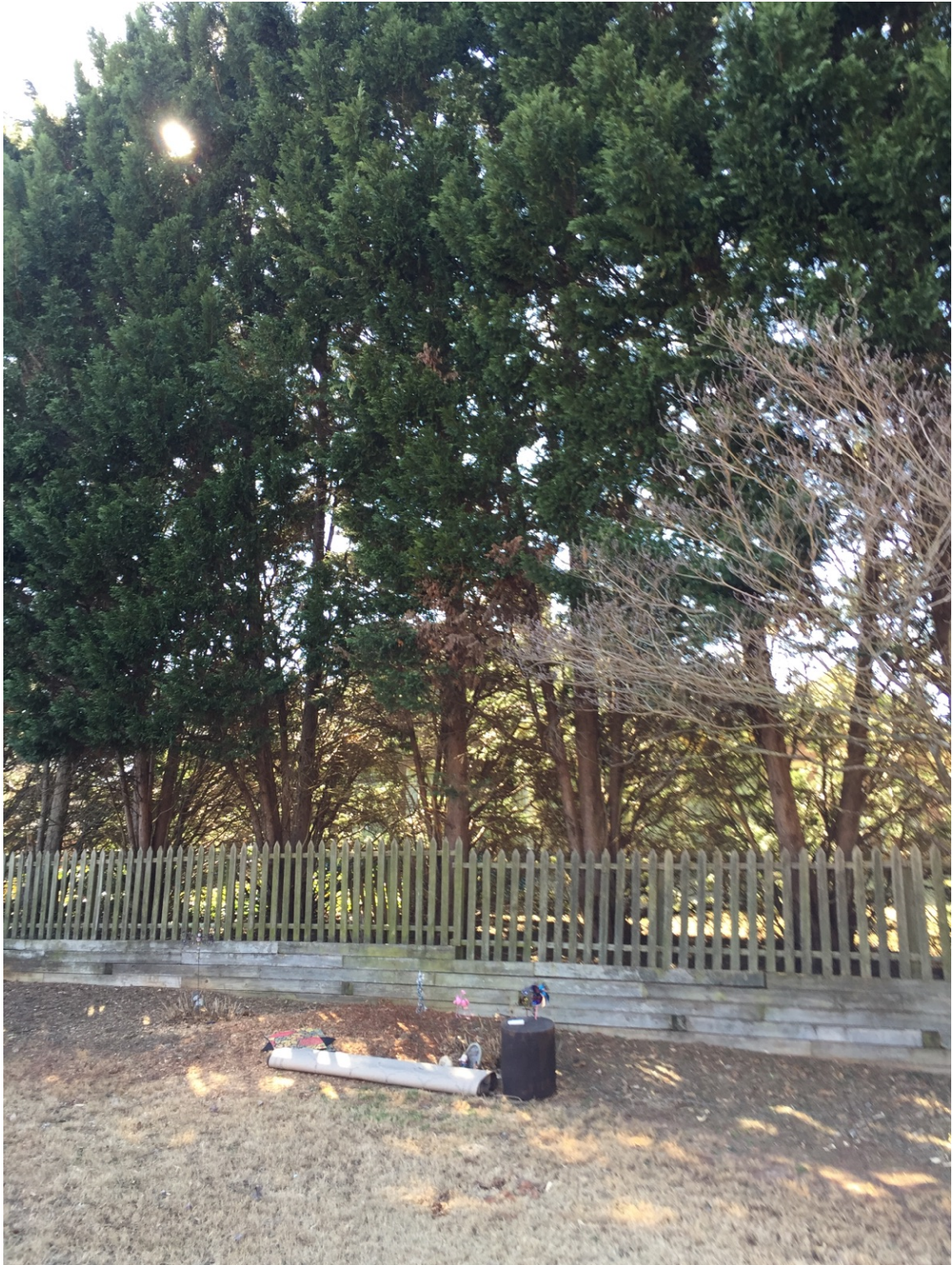


Location Map
Attman Patio
255 Singletree Trace

V-16-07
D/LL: 2/2/1167, 1168
BZA Date: 2/18/16

Location Map Provided by:
Community Development - GIS









2/1
PHA160007
CITY OF ALPHARETTA
PUBLIC HEARING APPLICATION

V-16-07
Attman Patio
FOR OFFICE USE ONLY
Case #: _____
☐ 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."
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: Mike Reasons Telephone: 770-452-3325
Address: 350 Brady Place Suite: _____
City: Alpharetta State: GA Zip: 30009 Fax: 770-818-5817
Mobile Tel: 404-536-7118 Email: mike@decksouth.com

Subject Property Information:

Address: 255 Singletree Trace, Alpharetta, GA 30004 Current Zoning: R3
District: 2nd Section: 2nd Land Lot: 1167+1168 Parcel ID: 22-3861-1168-149-7
Proposed Zoning: R3 Current Use: Residential

This Application For (Check All That Apply):

- | | |
|---|---|
| ☐ Conditional Use | ☐ Master Plan Amendment |
| ☐ Rezoning | ☐ Master Plan Review |
| ☒ Variance | ☐ Public Hearing |
| ☐ Comprehensive Plan Amendment | ☐ Other (Specify): _____ |

APPLICANT REQUEST AND INTENT

V-16-07
Attman Patio

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

Residential Home

Applicant's Request (Please itemize the proposal):

Reduce the rear yard setback from 30' to 15'.

PHA160007

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

Installation of a roof over the existing patio.

Current house is also over the existing 30' Setback.
The reduction to 15' will ensure the existing house
is inside the setbacks.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Windy Attman Telephone: 704-249-9866
Address: 255 Singletree Trace Suite: _____
City: Alpharetta State: GA Zip: 30004

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:

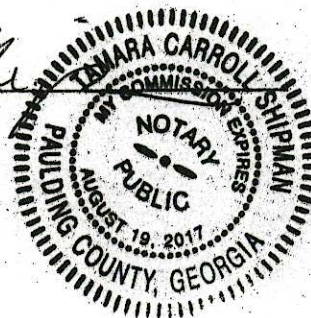
Name of Authorized Applicant: Mike Reasons Telephone: 404-626-8303
Address: 350 Brady Place Suite: _____
City: Alpharetta, GA State: GA Zip: 30009

So Sworn and Attested:

Owner Signature: Windy Attman Date: 1/28/16

Notary:

Notary Signature: Tamara Carroll Shipman Date: 1-28-16



DISCLOSURE FORM

V-16-07
Attman Patio

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: James L. Lea

Subject Public Hearing Case: 255 Singletree Trace variance

Campaign Contribution Information:

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

Date: 2/1/16

PHA160007

2/1

EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 1167 and 1168 of the 2nd District, 2nd Section, Fulton County, Georgia, being Lot 126, Block B, North Farm, Unit Four, as per plat recorded in Plat Book 163, page 73, Fulton County, Georgia records, which plat is incorporated herein and made a part hereof by reference.

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

V-16-07
Attman Patio

How will this proposal be compatible with surrounding properties?

This will match the architecture on the existing house and neighborhood.

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

No affect.

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

The existing house is over the 30' setback, so the rear setback is a hinderance to development.

PHA160007

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

None

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?

Not applicable

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

The existing house is over the 30' setback.

2/1

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.

BOARD OF ZONING APPEALS REVIEW CRITERIA

V-16-07
Attman Patio

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

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

Due to the shape of the lot, the existing house is over the 30' setback. This shape proves a hardship to locate the house square to the rear setback.

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

Yes, the existing setback at 30' has the house over the setback. The shape of the lot makes it not possible to locate the house or porch in another location. This hardship has caused the homeowner not to be able to make improvements to their home.

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

The lot being in a cul de sac makes the positioning such that the rear setback encroaches farther in the lot than others in the neighborhood. A 50% reduction of this would provide the homeowner an equal opportunity to the others in the neighborhood.

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.

No

PHA160007

2/1

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.

SIGN VARIANCE REVIEW CRITERIA N/A

V-16-07
Attman Patio

Are there exceptional conditions pertaining to the property where the sign is to be located as a result of the property size, shape, or topography which are not applicable to other lands or structures in the area? If "yes," please explain.

☐ Yes

☐ No

Would the applicant be deprived of rights that are commonly enjoyed by others similarly situated? If "yes," please explain.

☐ Yes

☐ No

Would granting the variance confer on the applicant any significant privileges which are denied to others similarly situated? If "yes," please explain.

☐ Yes

☐ No

PHA160007

Are the exceptional circumstances the result of actions of the applicant or the applicant's representatives? If "yes," please explain.

☐ Yes

☒ No

Is the requested variance the minimum necessary to allow the applicant to enjoy rights commonly enjoyed by others similarly situated? If "no," please explain.

☐ Yes

☐ No

Would granting of the variance violate more than one standard of the Unified Development Code? If "yes," please explain.

☐ Yes

☒ No

2/1

Would granting the variance result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic? On a separate sheet or sheets, please defend your response.

☐ Yes

☒ No

CITIZEN PARTICIPATION FORM - PART A

V-16-07
Attman Patio

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: 255 Singletree Trace variance

Contact Name: Mike Reasons Telephone: 404-536-7118

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.

North Farm HOA

Andrew + Faith Ludwick

Chris + Cheryl Bass

PHA160007

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.

**DECKSOUTH®**

350 Brady Place
Alpharetta, GA 30009
770-452-3325 o
678-384-9511 f

To Whom It May Concern:

Re: Letter of intent for 255 Singletree Trace, Alpharetta, GA 30004

On behalf of Windy Altman, the owner at 255 Singletree Trace, we are requesting that the rear setback be reduced from 30' to 15' to allow for a screen porch to built over the existing concrete patio. The patio is 10' deep from the house but is 16' from the property line. Due to the shape of the lot the rear setback takes a large part of the property and makes it a hardship for the homeowner to do anything to improve their home.

The existing 30' setback not only includes the existing patio but the house structure as well. Most of the rear of the house is over the 30' setback. Reducing the setback from 30' to 15' will allow the homeowner to have the same use of the property as others in the neighborhood. This allowance will not have any undue affect on the direct neighbors on the property and the owners at 255 Singletree Trace have the full support of the neighbors as shown in the attached letters.

Please see the construction plans, existing survey and proposal survey with the changes to the set back to see more details on the intended use of the variance.

Thank you,

Michael Reasons
Decksouth
770-452-3325



CITIZEN PARTICIPATION FORM - PART B

V-16-07
Attman Patio

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: 255 Singtree Trace variance

Contact Name: Mike Reasons Telephone: 404-536-7118

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.

All neighbors and the HOA are in favor of
reducing the rear setback - see attached.

PHA160007

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) _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

2/1

Signature of Authorized Agent: 

Date: 2/1/16

Print Form

V-16-07
Attman Patio



WINDY ALTMAN
255 SINGLETREE TRACE
ALPHARETTA, GA 30004

January 14, 2016

RE: 255 SINGLETREE TRACE GA, 30004 ARC Request: 78554

Dear WINDY ALTMAN,

On behalf of the Board of Directors and the Review Committee of North Farm Homeowners Association, we are pleased to inform you that your request for modification regarding your Tree Removal has been approved.

Date	Time	User	Comment
01/04/2016	2:40PM	Warren Bush:	Screened in porch

Thank you for requesting approval prior to the start of your project. Your efforts are greatly appreciated in maintaining and enhancing your community.

Sincerely,

Jane Beasley
Community Manager
jbeasley@heritageproperty.com
cc: North Farm Homeowners Association Board of Directors

PHA160007

2/1



CORPORATE OFFICE: 500 Sugar Mill Road • Building B, Suite 200 • Atlanta, GA 30350 • Tel: 770-451-8171 • Fax Number: 770-451-3919
SOUTHMETRO: 805 East Lanier Avenue • Suite C • Fayetteville • GA 30214 • Tel: 770-719-1616 • Fax Number: 770-719-1636
www.heritageproperty.com

January 25, 2016

To Whom It May Concern,

I live at 235 North Farm Drive in the North Farm Subdivision. My neighbor Windy Altman at 255 Singletree Trace has applied and been denied a permit to screen in the back porch on her home. I am in support of Windy Altman's process to better her home and do not have any issue in regards to her screening in the porch. It will not impact any neighbors negatively and has been approved by the HOA board.

Thank you for the consideration,

Chris and Cheryl Bass

770-853-6431

From: **Windy Altman** 88ft7mtimxjd_dzulcaul0i2d1wn0wuey3pkk_t_9n0_ix_cc10325a8@leads.buildertrend.net
Subject: Fwd: letter
Date: January 26, 2016 at 2:45 PM
To: mike@decksouth.com



Sent from my iPhone

Begin forwarded message:

From: faith ludwick <faithpnp@yahoo.com>
Date: January 26, 2016 at 2:41:57 PM EST
To: Windy Altman <windyaltman@yahoo.com>
Subject: letter
Reply-To: faith ludwick <faithpnp@yahoo.com>

To whom it may concern:

My husband and I are neighbors of Osiel Cespedes and Windy Altman and we live next door to them at 265 Singletree Trace. They have an existing patio with a pergola that they would like to enclose. To accomplish this they will be using the same space, not adding on. We have lived in our home for eight years and can only see the structure slightly from our back patio.

Thank-you,
Andrew and Faith Ludwick

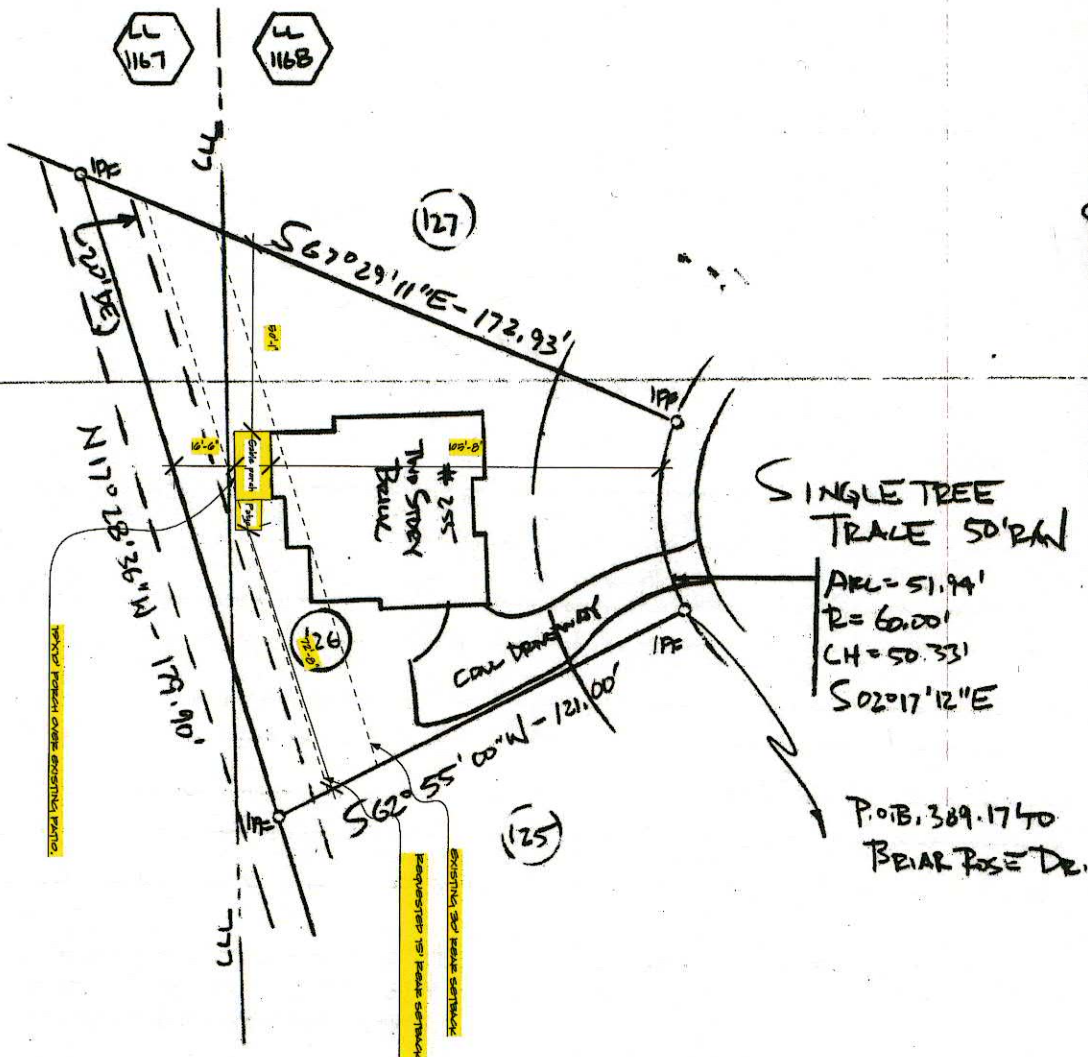
HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED PARCEL (B) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

MAP ID: 1357600020D ZWSE C EFFECTIVE DATE: 1-2-92

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

LEGEND

MP CORRUGATED METAL PIPE
 DE DRAINAGE EASEMENT
 SE SANITARY SEWER EASEMENT
 BL BUILDING SETBACK LINE
 IP IRON PIN FOUND
 IS IRON PIN SET
 CB CATCH BASIN
 JB JUNCTION BOX
 HW HEAD WALL
 OB POINT OF BEGINNING
 MH MAN HOLE
 RW RIGHT-OF-WAY
 PP POWER POLE
 OT OPEN TOP
 CT CRIMP TOP
 RB REBAR



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 0.4 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

GRAPHIC SCALE

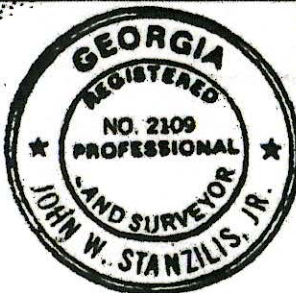


(IN FEET)

1 inch = 50 ft.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

John W. Stanzilis, Jr.



OWNER/PURCHASER

FRIEDA OTTO BROWN & T. GREGORY BROWN

DATE May 17, 1996

SCALE 1" = 50'

LAND LOT 1167/1168 2ND DISTRICT 2ND SECTION FULTON COUNTY, GEORGIA

LOT 126 BLOCK B UNIT FOUR AREA OF LOT 0.33 ACRES

SUBDIVISION NORTH FARM

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

SOLAR LAND SURVEYING COMPANY

P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
(770) 434-8277

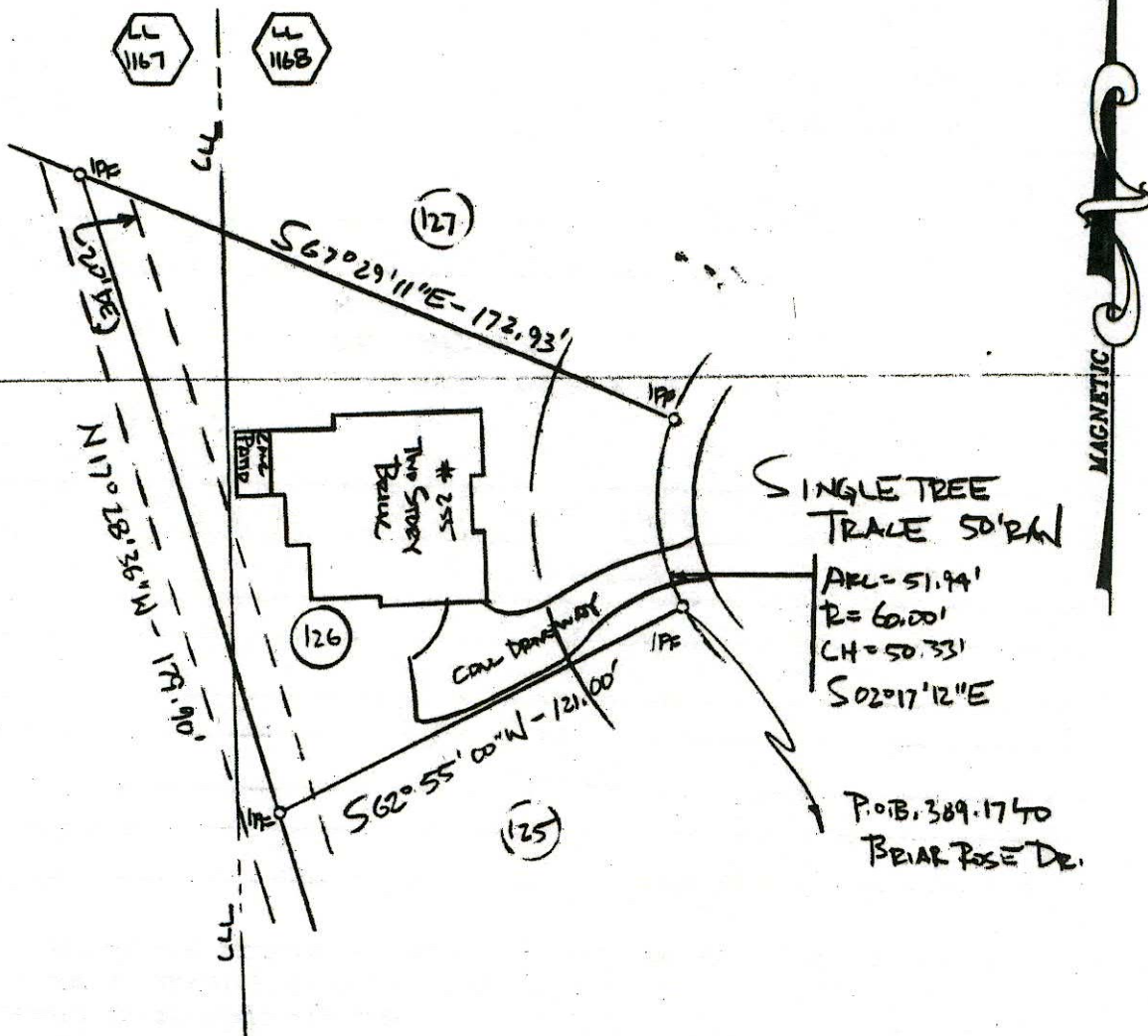
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LEGEND

MP CORRUGATED METAL PIPE
 DE DRAINAGE EASEMENT
 SE SANITARY SEWER EASEMENT
 BL BUILDING SETBACK LINE
 IF IRON PIN FOUND
 IS IRON PIN SET
 BS CATCH BASIN
 JB JUNCTION BOX
 HW HEAD WALL
 OB POINT OF BEGINNING
 MH MAN HOLE
 R/W RIGHT-OF-WAY
 PP POWER POLE
 OT OPEN TOP
 CT CRIMP TOP
 RB REBAR



Existing

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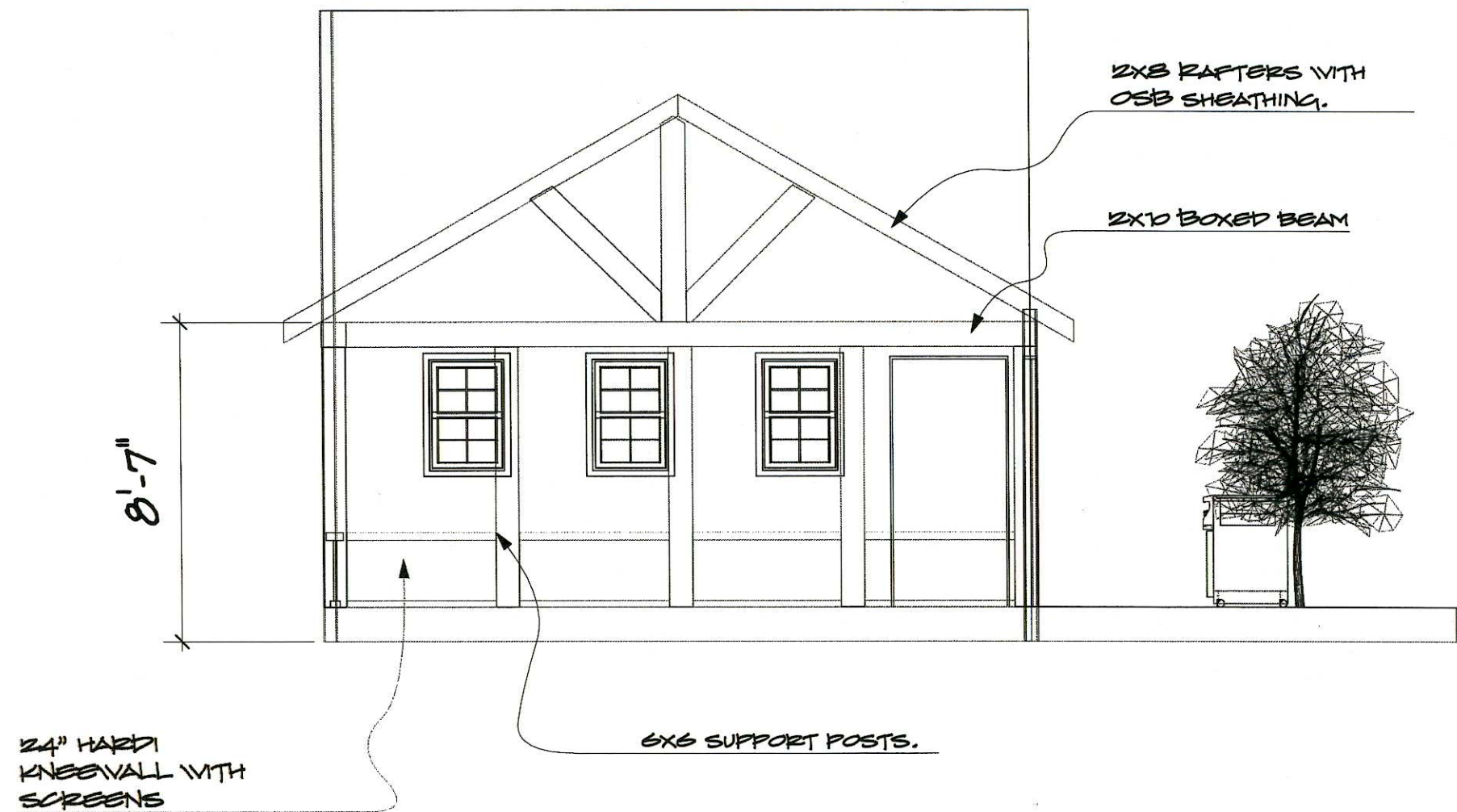
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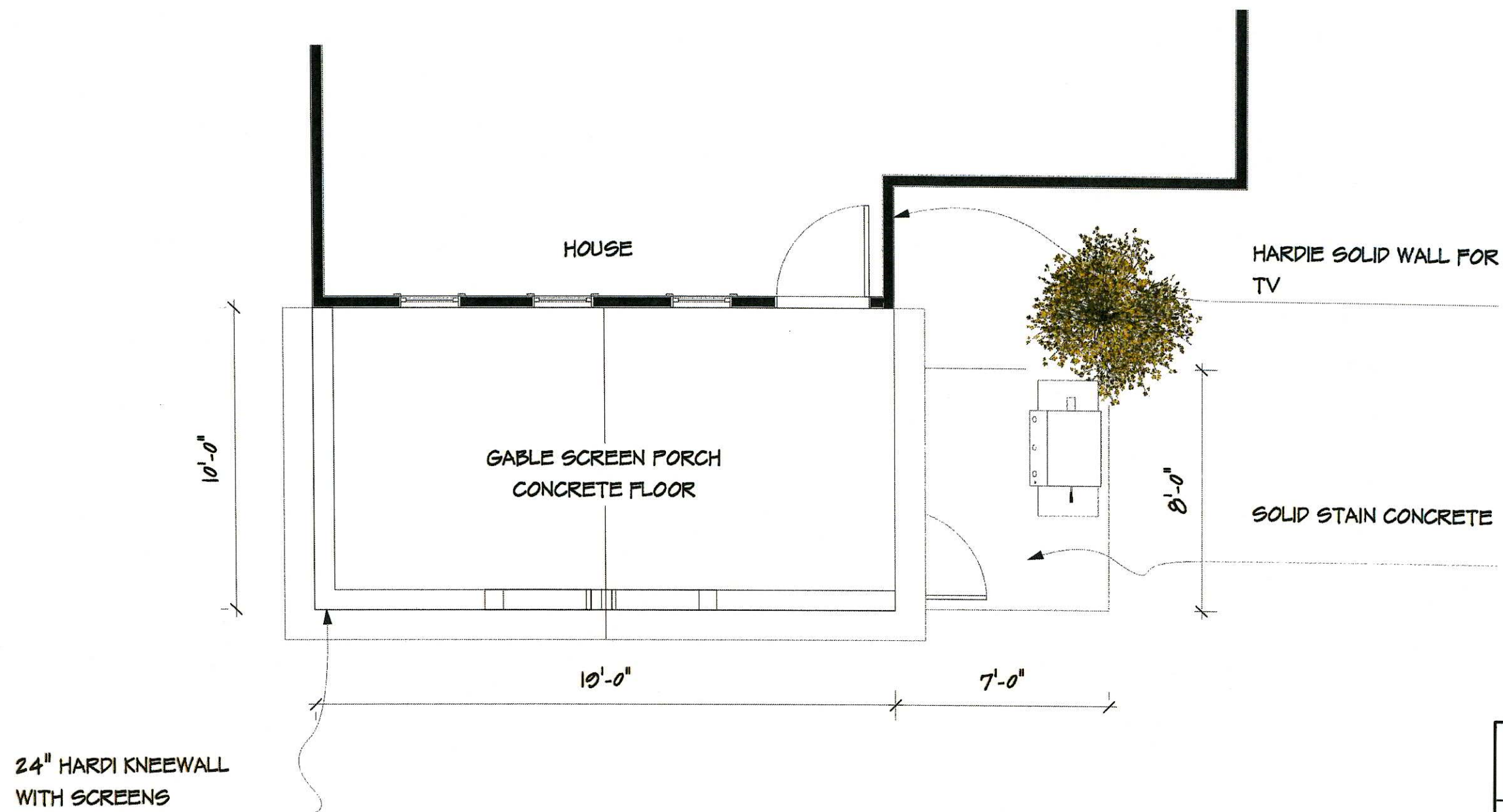
Decksouth
350 Brady Place
Alpharetta, GA 30009
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Windy Altman
255 Singletree Trace
Alpharetta, GA 30004

Designer John Lea

Sheet Title Front view plan

Scale 1/4"=1'



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Windy Altman
255 Singletree Trace
Alpharetta, GA 30004

Designer	John Lea	Sheet Title	Top view plan
Scale	1/4" = 1'		