



BOARD OF ZONING APPEALS NOVEMBER 21, 2019

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MEETING MINUTES
 - A. July 25, 2019 Minutes
- IV. ITEMS FROM BOARD MEMBERS
- V. ITEMS FROM STAFF
- VI. PUBLIC HEARING
 - A. V-19-14 Kingrey/342 Pebble Trail Setback Variance
Consideration of a variance to reduce the front building setback from 35' to 23' to allow for a 2-story, 486 square foot addition to an existing home. The property is limited due to the presence of floodplain and a drainage easement. The subject property is located at 342 Pebble Trail in the Stone Gate Manor Subdivision.
- VII. ADJOURNMENT



BOARD OF ZONING APPEALS

JULY 25, 2019

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

I. CALL TO ORDER

II. ROLL CALL

Members Present

- Mike Webber, Chair
- Marc Gelber, Vice- Chair
- Daniel McAlonan
- Dick Jones
- Jeremy Scott
- Scott Wharton

Members Absent

- Trevor Casey

Staff Present

- James Drinkard, Assistant City Administrator
- Kathi Cook, Director of Community Development
- Michael Woodman, Senior Planner
- Scott Hastey, City Attorney
- Elle Taylor, Planning and Zoning Coordinator

III. APPROVAL OF MEETING MINUTES

A. Minutes from 6.20.19

- ❖ Vice-Chair Gelber offered a motion to approve the minutes from 6.20.19
 - Board Member Jones seconded the motion
 - Motion was approved (6-0)

IV. APPEAL TO ADMINISTRATIVE DECISION

A. Windward Lake Club Appeal to Administrative Decision

Kathi Cook presented response to Applicant's May 30, 2019 Letter.

After presentation from the Applicant and discussion from the Board:

- ❖ Board Member Jones offered a motion to side with the Lake Windward Club on this decision
 - There was no second for the motion
 - Motion failed
- ❖ Board Member McAlonan offered a motion to side with City on their reading of this matter
 - Vice-Chair Gelber seconded the motion
 - Motion was approved (5-1) (Jones)

There was discussion during the motion:

Board Member McAlonan stated that this was not a vote against the tennis courts but about the process.

Board Member Jones requested of Staff the steps that the Applicant would need to take for approval

Director Cook stated the Applicant can apply for a Master Plant Amendment. It is a 90-day process that would have to be considered by City Council. It is open to the Public for Public Comment.

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

VII. ADJOURNMENT



BOARD OF ZONING APPEALS MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: V-19-14 KINGREY/342 PEBBLE TRAIL SETBACK VARIANCE

BOARD OF ZONING APPEALS: NOVEMBER 21, 2019

II. RECOMMENDATION:

Approve V-19-14 Kingrey/342 Pebble Trail Setback Variance, subject to the following conditions:

1. Property shall be developed substantially similar to the submitted plans.
2. Evergreens shall be planted along the side property line, as needed to screen the addition from the neighboring property to the east, as approved by Staff.

III. REPORT IN BRIEF:

The applicants, Brandon and Crispin Kingrey, are requesting consideration of a variance to reduce the front building setback from 35' to 23' to allow for a 2-story, 486 square foot addition to an existing home. The property is limited due to the presence of floodplain and a drainage easement. The subject property is located at 342 Pebble Trail in the Stone Gate Manor Subdivision.

DISCUSSION

The submitted request, if approved, would allow for a 2-story, 486 square foot addition to an existing single-family home. A variance is requested to reduce the front building setback from 35' to 23'. The property is limited due to the presence of floodplain and a drainage easement. The subject property is located at 342 Pebble Trail in the Stone Gate Manor Subdivision.

The property is developed with a 2-story, single-family home and is zoned R-15 (Dwelling, 'For-Sale', Residential). Surrounding properties are also zoned R-15 and located in the Stone Gate Manor Subdivision, except for two (2) unplatted, residential lots at the rear of the subject property. Mayfield Walk Subdivision is adjacent to the west.

The 0.42-acre property is developed with a 2-story, 2,016 square foot single-family home constructed in 1993. The subject property is located on a cul-de-sac and has a 35' front setback. The western side of the property is floodplain, of which a portion of the existing home is located in the floodplain. A 10' drainage easement runs across the rear yard of the home and the structure is built up to the 10' side setback line along the eastern property line. Therefore, the applicant proposes the 486 square foot, 2-story addition on the front of the home, which would expand the existing building footprint by approximately 150 square feet. The exterior of the addition will be siding to match the existing home.

The City's Floodplain Manager reviewed the applicant's request and has made a preliminary determination that the proposed addition does not represent a substantial improvement of the home. Therefore, the existing structure may remain in the floodplain. However, the proposed addition may need to be elevated to comply with the current flood elevation.

VARIANCE REQUIREMENTS

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a hardship variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The R-15 zoning district allows a maximum building coverage of 25%, or up to 4,570 square feet on the subject property. However, the developable area of the 0.42-acre property is limited to approximately 2,000 square feet, or 11% of the site, due to the presence of floodplain, a drainage easement and building setbacks. The applicant is requesting the minimum relief necessary by limiting the expansion of the existing building footprint by approximately 150 square feet.

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

Response: The R-15 zoning district allows a maximum building coverage of 25%, or up to 4,570 square feet on the subject property. However, the developable area of the 0.42-acre property is limited to approximately 2,000 square feet, or 11% of the site, due to the presence of floodplain, a drainage easement and building setbacks. The applicant is requesting the minimum relief necessary by limiting the expansion of the existing building footprint by approximately 150 square feet.

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

Response: The R-15 zoning district allows a maximum building coverage of 25%, or up to 4,570 square feet on the subject property. However, the developable area of the 0.42-acre property is limited to approximately 2,000 square feet, or 11% of the site, due to the presence of floodplain, a drainage easement and building setbacks. The applicant is requesting the minimum relief necessary by limiting the expansion of the existing building footprint by approximately 150 square feet.

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

Response: The applicant's requested variance would not cause a substantial detriment to the public good. The applicant is requesting the minimum relief necessary by limiting the expansion of the existing building footprint by approximately 150 square feet.

CONCURRENCES

Staff has reviewed the application and is generally in agreement with the requested variance to reduce the front setback to allow for a 486 square foot addition to an existing home. The R-15 zoning district allows a maximum building coverage of 25%. However, the developable area

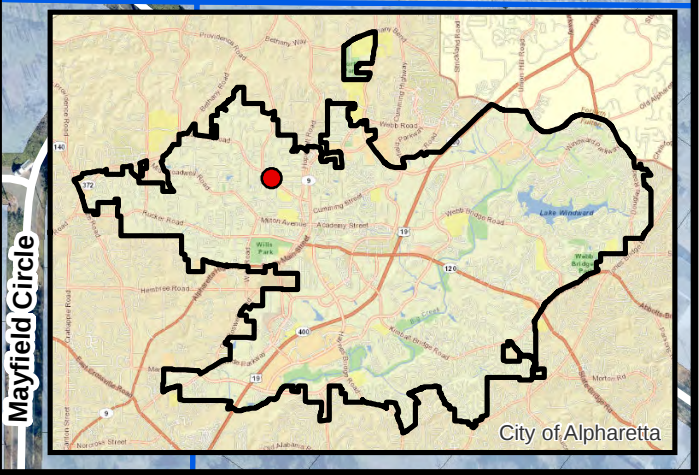
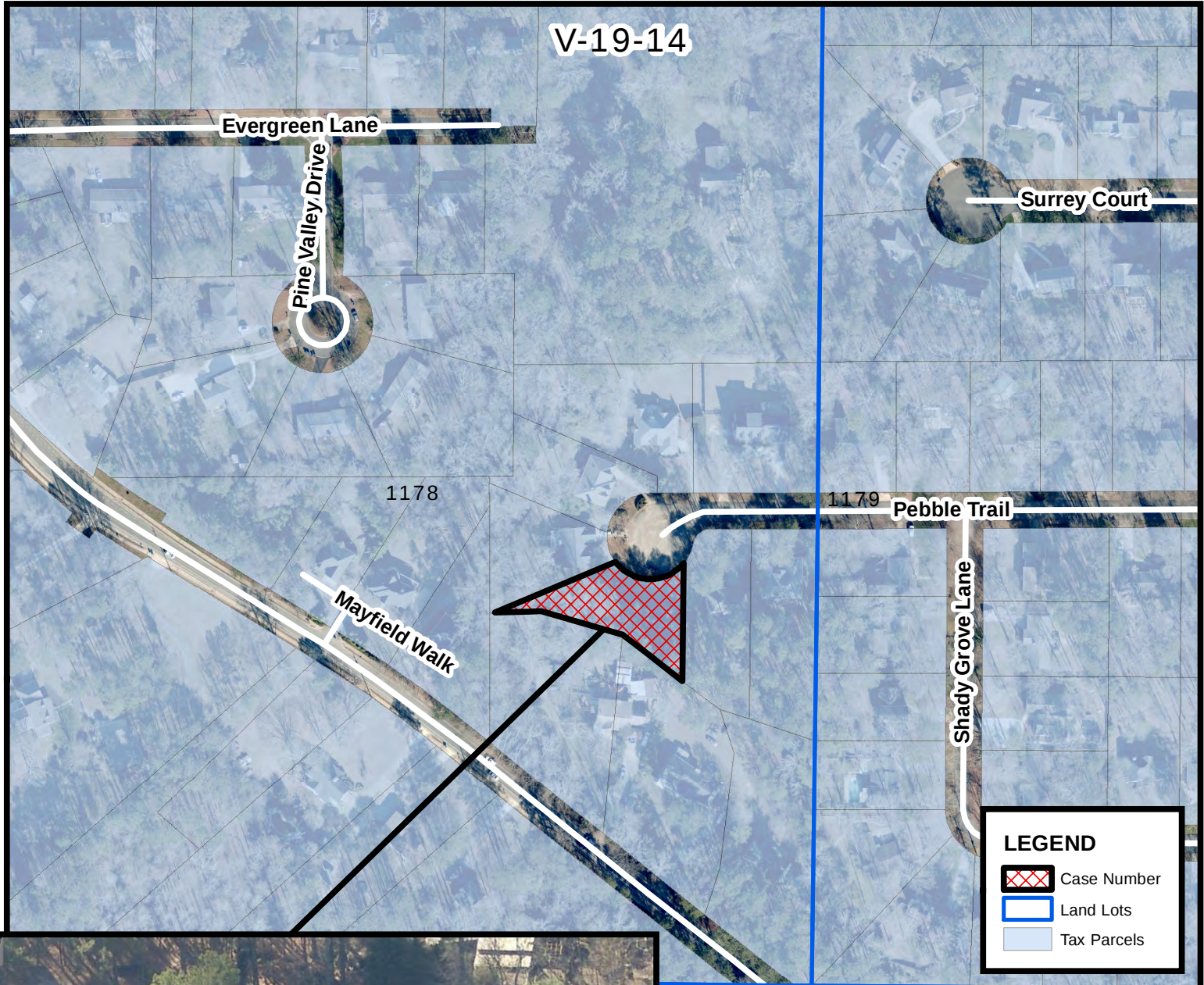
of the subject property is limited to 11% of the site, due to the presence of floodplain, a drainage easement and building setbacks.

CITIZEN PARTICIPATION PLAN

The applicant notified surrounding property owners of the variance request and intent for the property. The applicant provided letters of no objection from the adjacent property owners.

IV. ATTACHMENTS:

- Survey/Site Plan



Location Map
Kingrey Setback Variance
342 Pebble Trail

V-19-14
D/LL: 2/2/1178
BZA: 11/21/19

Location Map Provided by:
Community Development - GIS











V-19-14
Kingrey Setback Variance
9/27/18
CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

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: CRISPIN KINGREY Telephone: 225-247-2681

Address: 342 Pebble Trail Suite: _____

City: Alpharetta State: GA Zip: 30009 Fax: _____

Mobile Tel: 225-247-2681 Email: CRISPIN.KINGREY@GMAIL.COM

Subject Property Information:

Address: 342 Pebble Trail Current Zoning: _____

District: _____ Section: _____ Land Lot: _____ Parcel ID: 22 465411790140

Proposed Zoning: _____ Current Use: Single family residential

This Application For (Check All That Apply):

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

9/27/19

Kingrey Setback Variance
APPLICANT REQUEST AND INTENT

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

Single family residential

Applicant's Request (Please itemize the proposal):

move setback line to allow addition to home. Current setback line is 35'. would need to move setback line to 23'.

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

allow for addition living space for family

9/27/19

Kingrey Setback Variance
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: _____

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: _____

/

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: _____

C. Kingrey

Date: _____

9/25/19

9/27/19

Kingrey Setback Variance

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. We are Unable to add on to right side of the house due to part of the property being in FEMA flood plain. We are unable to add on to the back of the property due to underground drainage pipe the services the neighborhood. The left side of the house does not have enough property. The only option is adding on to the front.

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

N/A

- Are there conditions that are peculiar to the subject property? Please describe them in detail.
- Property has FEMA floodplain through right side
 - back of property has drainage pipe for neighborhood through it.
 - Left side does not have enough land.

- 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 ~~other~~ detriment would be caused by this addition.

No impact would be done to the public good in any way.

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.

9/27/19

Kingrey Sethack Variance
PROPERTY OWNER AUTHORIZATION**Property Owner Information:**Contact Name: CRISPIN KINGREYTelephone: 225-247-2681Address: 342 Pebble Trail

Suite: _____

City: AlpharettaState: GAZip: 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: CRISPIN KINGREYTelephone: 225-247-2681Address: 342 Pebble Trl

Suite: _____

City: AlpharettaState: GAZip: 30009**So Sworn and Attested:**Owner Signature: Crispin KingreyDate: 9/26/19

Notary:

Notary Signature: [Signature]Date: 9/26/19

9/27/19

CITIZEN PARTICIPATION FORM - PART A

Kingrey Setback Variance

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:

342 Pebble Trl Setback Variance

Contact Name:

Crispin Kingrey

Telephone:

225-247-2681

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.

David & Elizabeth Jurczak

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.

9/27/19

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: 0342 Pebble Trail Setback Variance

Contact Name: Crispin Kingrey Telephone: 225-247-2681

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 letters

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

9/27/19

V-19-14
Kingrey Setback Variance

I Elizabeth Turczak, have reviewed the setback variance with the homeowner at 342 Pebble Trail Alpharetta, Ga 30009. I do not have any concerns or issues with the setback line being modified from 35ft to 23ft.

Elizabeth Kingrey
Signature

9/25/19
Date

332 PEBBLE TRAIL Alpharetta, Ga. 30009

Address

I Charles B. Savage, have reviewed the setback variance with the homeowner at 342 Pebble Trail Alpharetta, Ga 30009. I do not have any concerns or issues with the setback line being modified from 35ft to 23ft.

Charles B. Savage

10/24/19

Signature

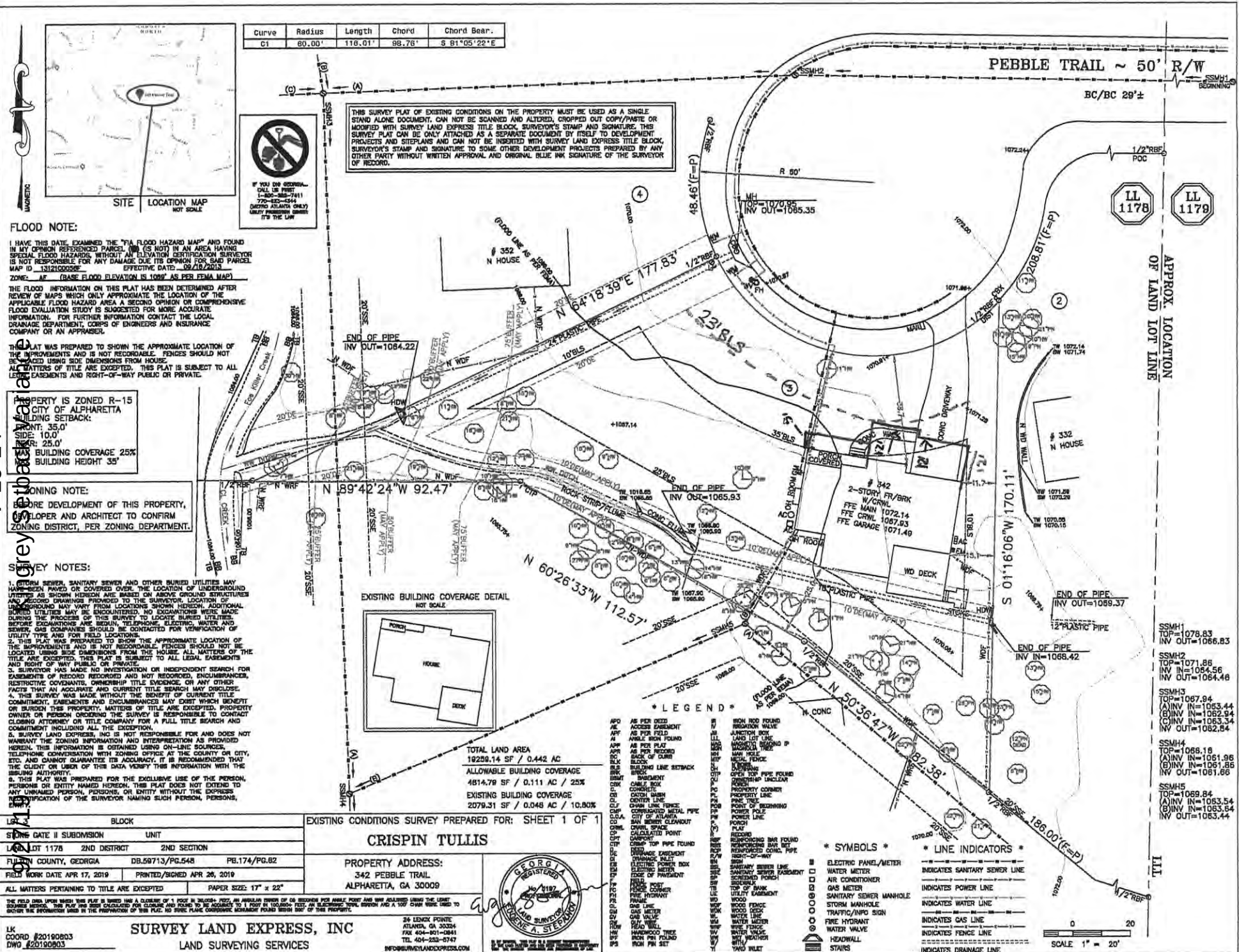
Date

30009

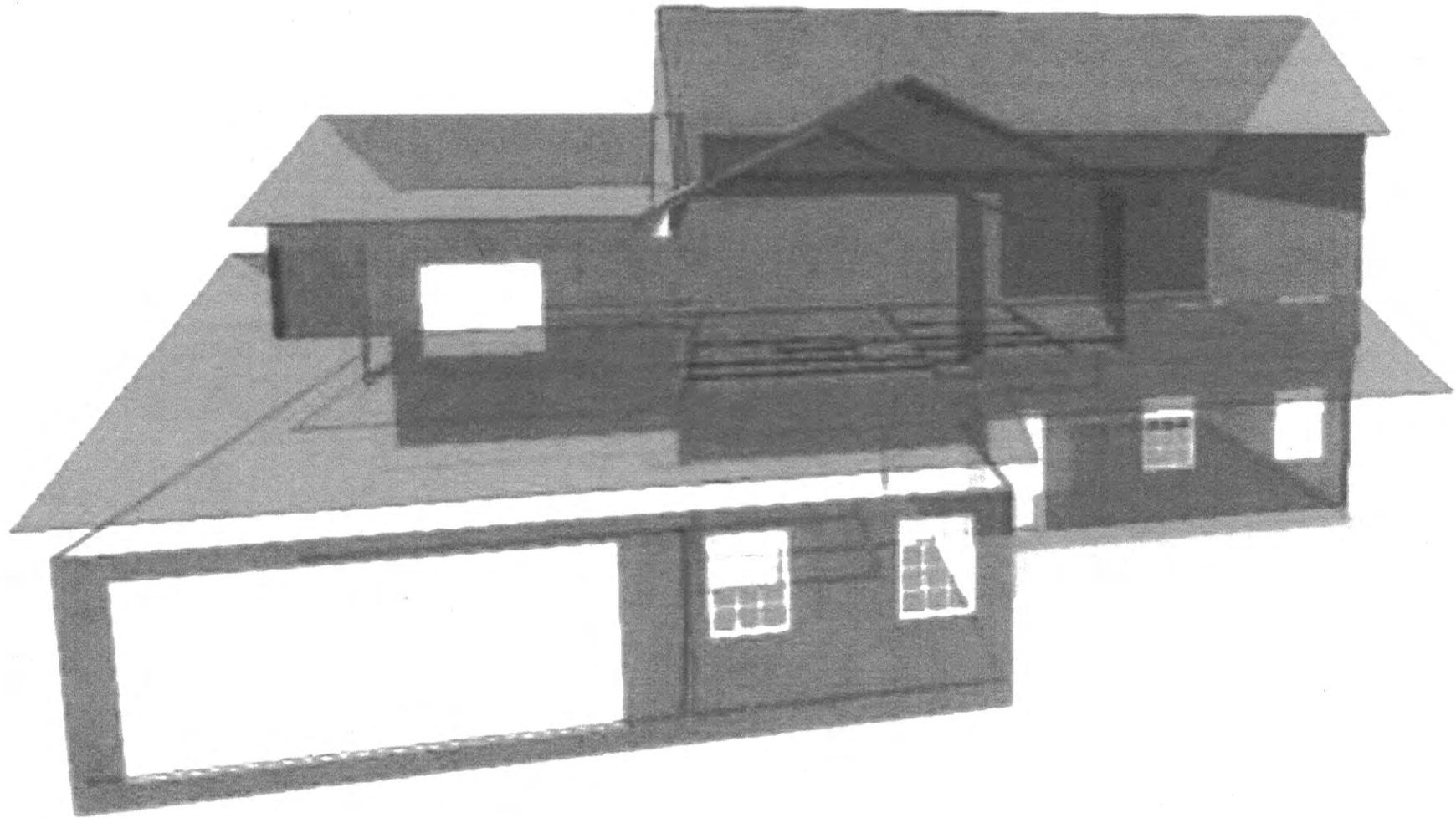
352 Pebble Trail Alpharetta, GA

Address

III

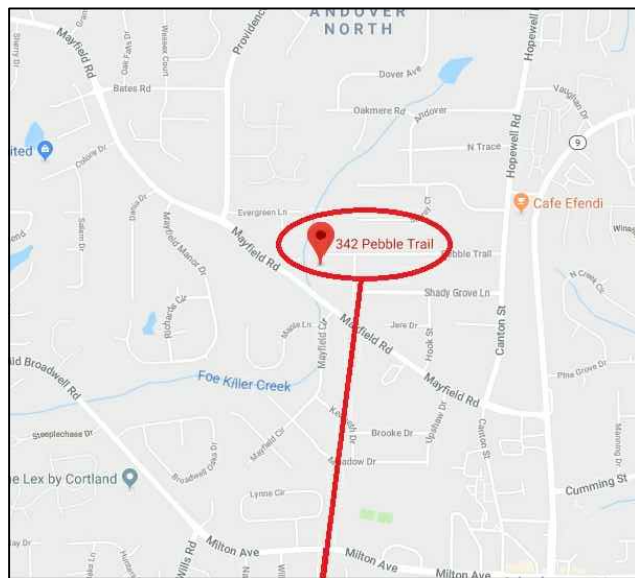
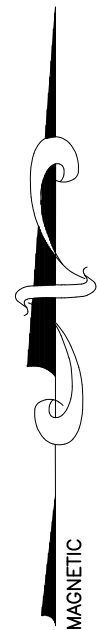


V-19-14
Kingrey Setback Variance



19/27/19

Addition will have siding to match current home & all will be painted to match.



SITE LOCATION MAP
NOT SCALE

Curve	Radius	Length	Chord	Chord Bear.
C1	60.00'	116.01'	98.76'	S 81°05'22"E



IF YOU DIG GEORGIA...
CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL
MAP ID 13121C0058F EFFECTIVE DATE: 09/18/2013

ZONE: AE (BASE FLOOD ELEVATION IS 1069' AS PER FEMA MAP)

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOWN THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

PROPERTY IS ZONED R-15
CITY OF ALPHARETTA
BUILDING SETBACK:
FRONT: 35.0'
SIDE: 10.0'
REAR: 25.0'
MAX BUILDING COVERAGE 25%
MAX BUILDING HEIGHT 35'

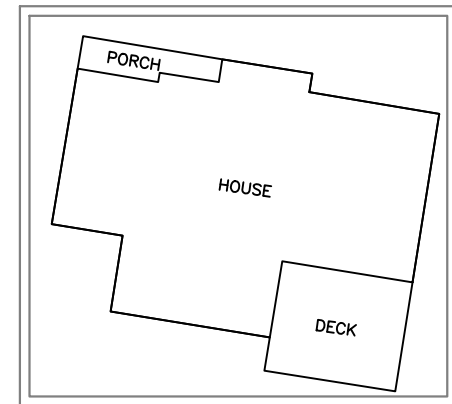
ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES. TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. 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 THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

EXISTING BUILDING COVERAGE DETAIL
NOT SCALE



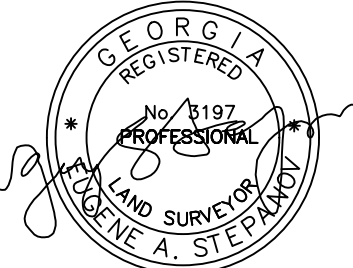
TOTAL LAND AREA
19259.14 SF / 0.442 AC
ALLOWABLE BUILDING COVERAGE
4814.79 SF / 0.111 AC / 25%
EXISTING BUILDING COVERAGE
2079.31 SF / 0.048 AC / 10.80%

LOT 3	BLOCK
STONE GATE II SUBDIVISION	UNIT
LAND LOT 1178	2ND DISTRICT 2ND SECTION
FULTON COUNTY, GEORGIA	DB.59713/PG.548 PB.174/PG.62
FIELD WORK DATE APR 17, 2019	PRINTED/SIGNED APR 26, 2019
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 17" x 22"	

EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1

CRISPIN TULLIS

PROPERTY ADDRESS:
342 PEBBLE TRAIL
ALPHARETTA, GA 30009



24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

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.

LK
COORD #20190803
DWG #20190803

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

* SYMBOLS *

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- FIRE HYDRANT
- WATER VALVE
- HEADWALL
- STAIRS

* LINE INDICATORS *

- INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE

0 20
SCALE 1" = 20'

PEBBLE TRAIL ~ 50' R/W

BC/BC 29'±

LL 1178

LL 1179

APPROX. LOCATION
OF LAND LOT LINE

LL

SSMH1
TOP=1078.83
INV. OUT=1066.83

SSMH2
TOP=1071.86
INV. IN=1064.56
INV. OUT=1064.46

SSMH3
TOP=1067.94
(A) INV. IN=1063.44
(B) INV. IN=1062.94
(C) INV. IN=1063.34
INV. OUT=1062.84

SSMH4
TOP=1066.16
(A) INV. IN=1061.96
(B) INV. IN=1061.86
INV. OUT=1061.66

SSMH5
TOP=1069.84
(A) INV. IN=1063.54
(B) INV. IN=1063.64
INV. OUT=1063.44



Location		Job/Estimate #	Estimate Date
342 Pebble Trail	Brandon and Crispin Kingrey		9/16/19
Alpharetta, GA	Addition over Garage Quote, Bedroom and Bathroom		
	English Builders, Inc		
	15765 Thompson Road Milton, GA 30004 770.480.4041		
Item	Description	Line Total	
	Permits and site plan	\$3,950.00	
	Engineer	\$500.00	
	Demo roof and ceiling of garage	\$6,500.00	
	Trash removal	\$2,475.00	
	Concrete and foundation	\$6,400.00	
	Framing	\$12,400.00	
	Roof	\$4,850.00	
	Cornice and siding	\$7,300.00	
	Insulation	\$3,240.00	
	Plumbing	\$4,865.00	
	Electrical	\$5,430.00	
	HVAC	\$1,740.00	
	Sheetrock	\$10,400.00	
	Trim and doors	\$3,950.00	
	Tile	\$3,700.00	
	Plumbing fixtures	\$750.00	
	Light fixtures	\$500.00	
	Paint	\$4,450.00	
	Shower door	\$1,800.00	
	Door hardware	\$460.00	
	Bath cabinets and tops	\$1,465.00	
	Punch out	\$500.00	
	Final clean	\$500.00	
	Carpet	\$1,275.00	
		Subtotal	\$89,400.00
		Total Cost	\$89,400.00
	We appreciate this opportunity to quote your project.		

Important: Follow the instructions on pages 1–9.

SECTION A – PROPERTY INFORMATION						FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Tullis Crispin Reily & Tullis Cason B						Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 342 PEBBLE TRAIL						Company NAIC Number:	
City ALPHARETTA		State Georgia		ZIP Code 30009			
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Parcel Number 22 465411780140							
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL							
A5. Latitude/Longitude: Lat. 34 05'08".80N Long. 84 18'15".26W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983							
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.							
A7. Building Diagram Number 8							
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s) 1,100 sq ft b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 4 c) Total net area of flood openings in A8.b 396 sq in d) Engineered flood openings? ☐ Yes ☒ No							
A9. For a building with an attached garage: a) Square footage of attached garage 530 sq ft b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0 c) Total net area of flood openings in A9.b sq in d) Engineered flood openings? ☐ Yes ☐ No							
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION							
B1. NFIP Community Name & Community Number FULTON COUNTY				B2. County Name FULTON		B3. State Georgia	
B4. Map/Panel Number 131210C0058	B5. Suffix F	B6. FIRM Index Date 	B7. FIRM Panel Effective/ Revised Date 09/18/2013	B8. Flood Zone(s) AE & X	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 1069.0		
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____							
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____							
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA							

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 342 PEBBLE TRAIL			Policy Number:
City ALPHARETTA	State Georgia	ZIP Code 30009	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: bmrtcm-ref0838 Vertical Datum: elev961.549

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>1067. 9</u>	☒ feet ☐ meters
b) Top of the next higher floor	<u>1071. 5</u>	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u> </u>	☒ feet ☐ meters
d) Attached garage (top of slab)	<u>1071. 40</u>	☒ feet ☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>1067. 9</u>	☒ feet ☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>1067. 4</u>	☒ feet ☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>1071. 0</u>	☒ feet ☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u> </u>	☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☒ No ☐ Check here if attachments.

Certifier's Name
CHARLES W. LOVELESS

License Number
3030

Title
PRLS

Company Name
SURVEY SYSTEMS & ASSOC., INC.

Address
2156 W Park Ct, Ste D

City
STONE MOUNTAIN

State
Georgia

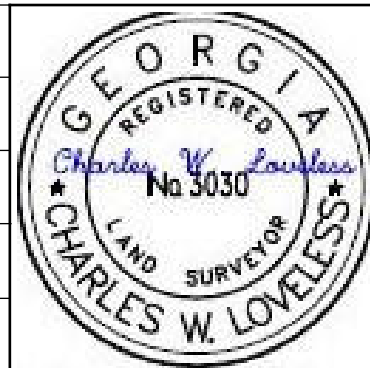
ZIP Code
30087

Signature
CHARLES W. LOVELESS, PRLS

Digitally signed by CHARLES W. LOVELESS, PRLS
Date: 2017.01.23 10:15:42 -05'00'

Date
01/22/2019

Telephone
(770) 558-7895



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

C2. e) AC/HEAT PUMP ON

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

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Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 342 PEBBLE TRAIL			Policy Number:
City ALPHARETTA	State Georgia	ZIP Code 30009	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name
for: SURVEY SYSTEMS & ASSOC., INC., by: CHARLES W. LOVELESS, PRLS

Address 657 LAKE DRIVE	City SNELLVILLE	State Georgia	ZIP Code 30039
Signature CHARLES W. LOVELESS, PRLS Digitally signed by CHARLES W. LOVELESS, PRLS Date: 2017.01.23 10:28:35 -05'00'	Date 01/22/2019	Telephone (770) 558-7895	

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 342 PEBBLE TRAIL			Policy Number:
City ALPHARETTA	State Georgia	ZIP Code 30009	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
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G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
-----------------------	-------

Community Name	Telephone (770) 558-7895
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Signature CHARLES W. LOVELESS, PRLS Digitally signed by CHARLES W. LOVELESS, PRLS Date: 2017.01.23 10:31:43 -05'00'	Date 01/22/2019
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Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

Policy Number:

342 PEBBLE TRAIL

City

State

ZIP Code

Company NAIC Number

ALPHARETTA

Georgia

30009

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption FRONT 01/14/2019



Photo Two

Photo Two Caption REAR 01/14/2019

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 342 PEBBLE TRAIL			Policy Number:
City ALPHARETTA	State Georgia	ZIP Code 30009	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo One

Photo One Caption side (equip) 01/14/2019

Photo Two

Photo Two

Photo Two Caption