



BOARD OF ZONING APPEALS SEPTEMBER 17, 2020

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

I. CALL TO ORDER

A. Election of Chair and Vice Chair for 2020

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

A. December 19, 2019

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

A. V-20-08 TRUM/145 SWEETBAY CIRCLE POOL VARIANCE

Consideration of a variance to reduce the residential swimming pool setback along the rear property line from 20' to 10' to allow for the construction of an 18' x 36' pool. The subject property is located at 145 Sweetbay Circle in the Enclave at Glen Abbey subdivision.

VII. ADJOURNMENT



BOARD OF ZONING APPEALS DECEMBER 19, 2019

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

*This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Board of Zoning Appeals, but not quoted or paraphrased. This document includes limited presentation by Board of Zoning Appeals and invited speakers in **summary** form. **This is not an official record** of the Alpharetta City Board of Zoning Appeals Meeting proceedings. Official Minutes are recorded and available for review.*

I. CALL TO ORDER

II. ROLL CALL

Board Members Present:

- Mike Webber (Chair)
- Marc Gelber (Vice-Chair)
- Dick Jones
- Kile Lewis
- Daniel McAlonan
- Jeremy Scott

Staff Members Present:

- Eric Graves, Senior Transportation
- Elle Taylor, Planning and Zoning Coordinator

III. APPROVAL OF MEETING MINUTES

A. November 21, 2019

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

A. E-20-01 YOUNG/189 ACADEMY STREET FENCE HEIGHT EXCEPTION

Michael Woodman, Senior Planner presented consideration of an exception to increase the height of a residential fence from six-feet (6') to nine-feet (9') in order to screen the subject property from the neighboring property at 199 Academy Street. The subject property is located at 189 Academy Street at the southeast corner of Academy Street and Loxford Lane.

Staff 's recommendation was to:

Approve E-20-01 Young/189 Academy Street Fence Height Exception, subject to the following conditions:

1. Fence location, height and materials shall be developed substantially similar to the submitted plans, as approved by Staff.
2. Landscaping, if necessary, shall be provided to screen the corner of the fence from Academy Street, as approved by Staff.

After presentation from the Applicant and discussion from the Board:

- ❖ Board Member Scott offered a motion to approve with Staff conditions
 - Board Member Jones seconded the motion
 - Motion was approved (6-0)

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-20-08 TRUM/145 SWEETBAY CIRCLE POOL VARIANCE

BOARD OF ZONING APPEALS: SEPTEMBER 17, 2020

II. RECOMMENDATION:

Approve V-20-08 Trum/145 Sweetbay Circle Pool Variance, subject to the following conditions:

1. Property shall be developed substantially similar to submitted plans prepared by Atlanta Custom Landscapes, dated 6/1/2020, except to comply with the condition below.
2. The rear swimming pool setback shall be 10', which applies to the pool and its auxiliary structures and equipment.
3. Recompense for the removal of the Oak tree shall be addressed by replanting in the rear yard along the east and south property lines and shall include some evergreen material to enhance screening, as approved by Staff.

III. REPORT IN BRIEF:

The applicant, Leon Trum, is requesting consideration of a variance to reduce the residential swimming pool setback along the rear property line from 20' to 10' to allow for the construction of an 18' x 36' pool. The subject property is located at 145 Sweetbay Circle in the Enclave at Glen Abbey subdivision.

DISCUSSION

The submitted request, if approved, would allow a swimming pool to be constructed in the rear yard of a single-family detached lot. A variance is requested to reduce the rear pool setback from 20' to 10'. The subject property is located at 145 Sweetbay Circle in the Enclave at Glen Abbey subdivision.

The 0.28-acre property is zoned CUP (Community Unit Plan) and is developed with a 2-story, 4,322 square foot single-family detached home. Surrounding properties are also zoned CUP and located in the Enclave at Glen Abbey Subdivision, except that the properties to the east are located in the Glen Abbey Subdivision. The property backs up to an undeveloped, wooded common area at the main entrance to Glen Abbey and a single-family detached home (940 Turlough Trail) in Glen Abbey. There is an existing fence black metal picket fence along the rear and side property lines.

The Unified Development Code (UDC) requires a 20' setback from the side or rear property lines or the same setback as the principal structure, whichever is less, for residential swimming pools and their auxiliary structures. Since the rear building setback is 40', the 20' setback applies. The site plan depicts an 18' x 36' (648 square foot) swimming pool approximately 10' from the rear property line. The applicant proposes to remove a 16" Oak tree located just inside the fence line at the rear property line. The landscape plan depicts a Forest Pansy Redbud and several

Green Giant Arborvitaes and Cedars along the rear and side property lines, which would help screen the property from adjacent properties.

VARIANCE REQUIREMENTS

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

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

Response: The property has an unusual shape and approximately 70% of the rear yard backs up to an undeveloped, wooded common area at the main entrance to Glen Abbey. The pool has been laid out to minimize impacts to adjacent residential lots and the applicant has provided letters of no objection from the property owners directly impacted by the variance.

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

Response: Application of the ordinance would necessitate an untraditional swimming pool design. Approximately 70% of the rear yard backs up to an undeveloped, wooded common area at the main entrance to Glen Abbey. The pool has been laid out to minimize impacts to adjacent residential lots and the applicant has provided letters of no objection from the property owners directly impacted by the variance.

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

Response: The property has an unusual shape and approximately 70% of the rear yard backs up to an undeveloped, wooded common area at the main entrance to Glen Abbey. The pool has been laid out to minimize impacts to adjacent residential lots and the applicant has provided letters of no objection from the property owners directly impacted by the variance.

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 proposal should not cause a substantial detriment to the public good, if conditions are placed on the property requiring additional screening.

CONCURRENCES

City Staff has reviewed the applicant's proposal and finds that the variance does not conflict with the established criteria. Approximately 70% of the rear yard backs up to an undeveloped, wooded common area at the main entrance to Glen Abbey. The pool has been laid out to minimize impacts to adjacent residential lots and the applicant has provided letters of no objection from the property owners directly impacted by the variance. In addition, the applicant's landscape plan proposes screening material along the rear and side property lines

in the vicinity of the pool. If approved, it is recommended that tree recompense be addressed with on-site replanting, including evergreen material.

CITIZEN PARTICIPATION PLAN

The applicant notified surrounding property owners and the Glen Abbey HOA of the variance request and intent for the property. Letters of no objection from Glen Abbey HOA, Glen Abbey Design Review Board and adjacent property owners were provided by the applicant.

IV. ATTACHMENTS:

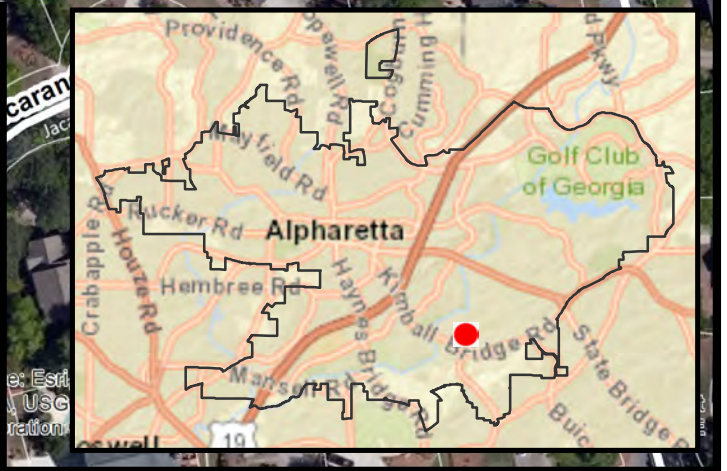
- Site/Landscape Plan



LEGEND

 Case Number

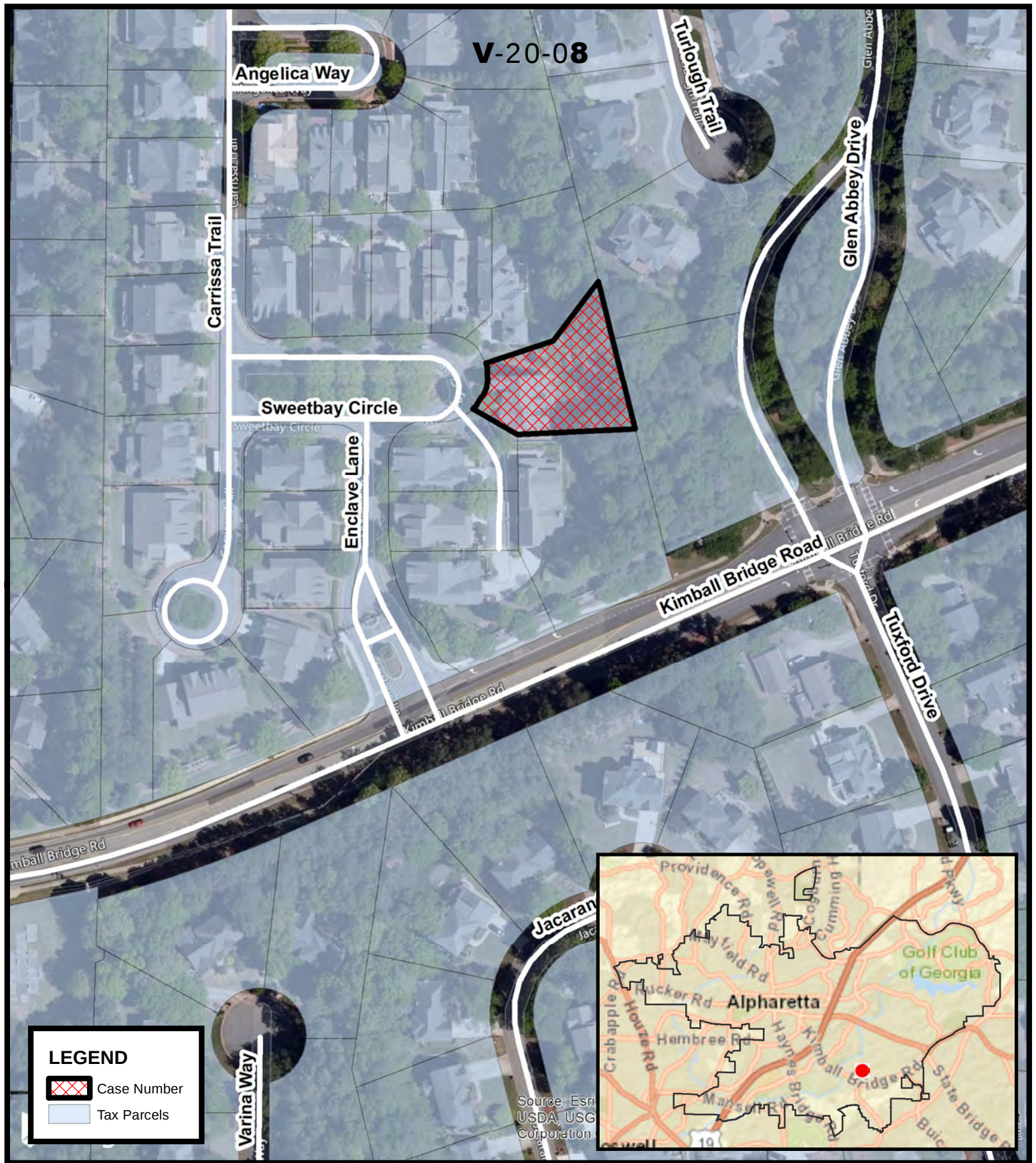
 Tax Parcels



Aerial Map
 Trum **Setback** Variance
 145 Sweetbay Circle

V-20-08
 D/LL: 1/1/39
BZA: 9/17/20

Location Map Provided by:
 Community Development - GIS



Location Map
 Trum **Setback** Variance
 145 Sweetbay Circle

V-20-08
 D/LL: 1/1/39
BZA: 9/17/20

Location Map Provided by:
 Community Development - GIS

V-20-08

7/1/20 TRUM POOL VARIANCE

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

- This page should be the first page in each of your completed application packets.
- It is preferred that all responses be typed. Illegible applications will not be accepted.
- 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.
- 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."
- Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
- If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Leon Trum Telephone: 404.374.6282

Address: 145 Sweetbay Circle Suite: _____

City: Alpharetta State: GA Zip: 30022 Fax: _____

Mobile Tel: 404.374.6282 Email: ljtrum3@comcast.net

Subject Property Information:

Address: 145 Sweetbay Circle Current Zoning: R

District: 1st Section: 1st Land Lot: 39 Parcel ID: 11-0040-0039-329-7

Proposed Zoning: N/A Current Use: R1 - Residential

Application For *(Check All That Apply)*:

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

7/1/20

TRUM POOL VARIANCE
APPLICANT REQUEST AND INTENT

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

There is no change in the proposed use of the property. This request for variance addresses our proposed installation of an in-ground pool in our backyard area. The subject property is our primary residence.

Applicant's Request (Please itemize the proposal):

We respectfully request that current City requirements calling for a 20 feet setback (of the pool from the back lotline) be reduced to 10 feet based upon this variance request.

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

Granting the requested variance will allow us to install a more desirable/viable in-ground pool; due to the shallow depth of our backyard today, the traditional 20 foot setback required from the back lotline prevents us from being able to install the desired pool.

7/1/20

TRUM POOL VARIANCE PROPERTY OWNER AUTHORIZATION

Property Owner Information:Contact Name: Leon TrumTelephone: 404.374.6282Address: 145 Sweetbay Circle

Suite: _____

City AlpharettaState: GAZip: 30022 - _____**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: Leon TrumTelephone: 404.374.6282Address: 145 Sweetbay Circle

Suite: _____

City AlpharettaState: GAZip: 30022 - _____**So Sworn and Attested:**

Owner Signature: _____

Date: 6/27/20**Notary:**

Notary Signature: _____

Date: _____

7/1/20

TRUM POOL 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: **Leon Trum**

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: _____ 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: _____

Leon Trum

Date: _____

6/27/20

7/1/20

TRUM POOL 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.

As we have a relatively shallow backyard (ie depth from home to back lotline), we would like to have the additional 10 feet of setback to be able to put in a rectangular pool with a traditional 18 foot width, and still allow for a reasonable amount of deck space. Without the setback variance, it is impossible to put in a viable pool.

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

Yes, as stated above we would either need to put in a much less desirable pool - ie akin to a plunge pool - or try to re-orient the pool at a very awkward angle that would have less than desirable aesthetics. We actually moved to this home from our previous home (which was located 200 yards away, and in the same neighborhood) just 6 months ago - with the sole reason being our ability to put in a full size backyard pool.

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

N/A

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 - and to the contrary - we have widespread support from neighbors and our community overall - especially as this is only the 2nd pool being built in our neighborhood of 37 homes. Adding the pool adds to home resale values.

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.

7/1/20

TRUM POOL VARIANCE

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: _____

Contact Name: **Leon Trum**

Telephone: **404.374.6282**

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.

Mr. & Mrs. James Anderson, 140 Sweetbay Circle

Mr. & Mrs. Mike Williams, 135 Sweetbay Circle

Enclave at Glen Abbey HOA, Enclave Lane

Glen Abbey HOA, 3600 Glen Abbey Dr.

Mr. & Mrs. Jeff Song, 940 Turlough Lane

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 have already personally met with the Anderson's, Williams' and Song's and shared the details of our plans and the specific variance request. We have also communicated via phone and email with both the Enclave at Glen Abbey HOA (including the Design Review Board) and Glen Abbey HOA. As part of our submission, we have confirmed letters of No Objections from the Anderson's, Song's and both HOA's. The Williams' currently have their home actively listed on the market and are distracted with significant showings and other activity - but have promised to follow up with us shortly.

7/1/20

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: _____

Contact Name: _____

Telephone: _____

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 all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: _____

Date: _____

7/1/20

TRUM POOL VARIANCE

* LEGEND *

POB	POINT OF BEGINNING	IPF	IRON PIN FOUND
LLL	LAND LOT LINE	IPS	IRON PIN SET
WH	WALL HOLE	OTF	OPEN TOP PIPE FOUND
SSL	SANITARY SEWER LINE	CTP	CRAMP TOP PIPE FOUND
CS	CATCH BASIN	RB	REINFORCING BAR
JB	JUNCTION BOX	RRF	REINFORCING BAR FOUND
DI	DRAINAGE INLET	RBS	REINFORCING BAR SET
YI	YARD INLET	MAG	MAGNETIC READING
HW	HEAD WALL	AF	ANGLE IRON FOUND
PP	POWER POLE	CP	CALCULATED POINT
LP	LIGHT POLE	-X-X- FENCE	
PW	POWER LINE	CLF	CHAIN LINK FENCE
GW	GUY WIRE	WDF	WOOD FENCE
SSE	SANITARY SEWER ESMT.	WRF	WIRE FENCE
DE	DRAINAGE EASEMENT	IF	IRON FENCE
UE	UTILITY EASEMENT	FC	FENCE CORNER
AE	ACCESS EASEMENT	WW	WET WEATHER
TR	TOP OF BANK	BL	BUILDING LINE
BT	BOTTOM OF BANK	R/W	RIGHT-OF-WAY
OMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
RCF	REINFORCED CONC. PIPE	CL	CENTER LINE
APP	AS PER PLAT	CPT	CARPENT
APD	AS PER DEED	SP	SCREEN PORCH
APR	AS PER RECORD	P	PORCH
APF	AS PER FIELD	PH	FIRE HYDRANT
BC	BACK OF CURB	CBX	CABLE BOX
EP	EDGE OF PAVEMENT	BR	BRICK
EB	ELECTRIC POWER BOX	FR	FRAME
EM	ELECTRIC METER	WD	WOOD
GM	GAS METER	SN	SH
GV	GAS VALVE	P	P
WM	WATER METER	D	DEED
WV	WATER VALVE	R	RECORD
OH	OVERHANG	F	FIELD
OU	OWNERSHIP UNCLEAR	N	N'BORES
	INDICATE STAIRS	L	LANDING

SURVEY NOTES:

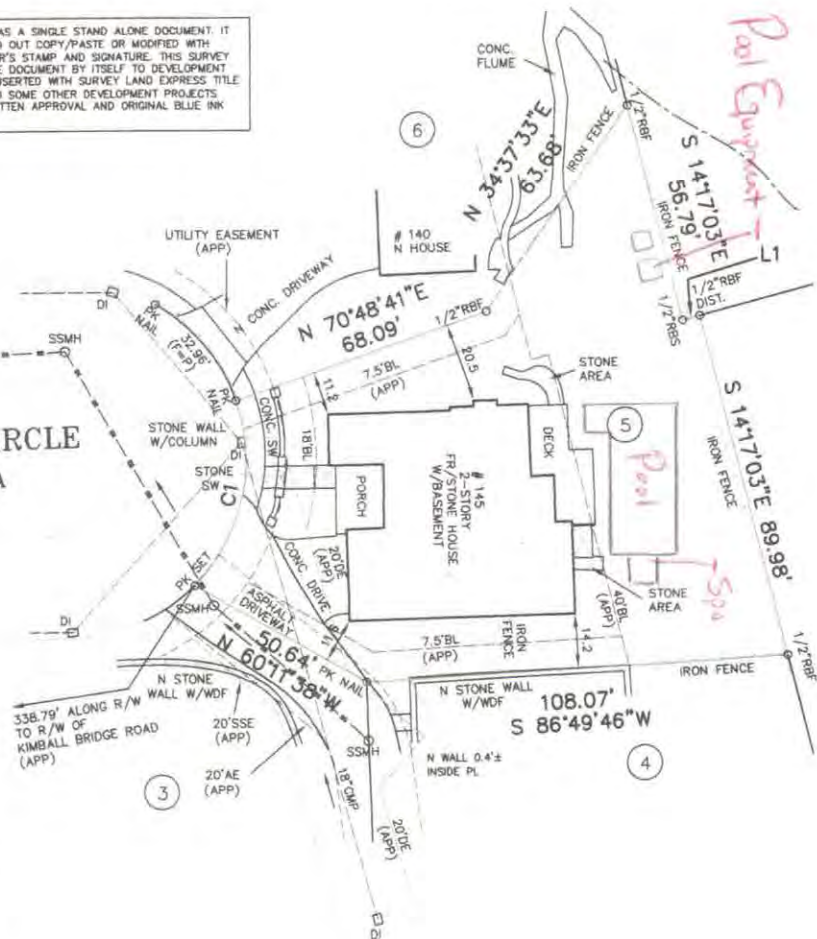
1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL 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 RECORDED. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE 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 HEREON. 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.

Curve	Radius	Length	Chord	Chord Bear.
C1	45.50'	50.95'	48.33'	N 12°53'24" E

Course	Bearing	Distance
L1	N 75°14'21" E	4.51'

THIS PLAT ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT 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.

SWEETBAY CIRCLE
COMMON AREA



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

PROPERTY IS ZONED CUP

PROPERTY ADDRESS:
145 SWEETBAY CIRCLE
ALPHARETTA, GA 30022

PLAT PREPARED FOR:

KAREN TRUM

LOT 5 BLOCK A
SUBDIVISION ENCLAVE AT GLEN ABBEY UNIT 1
LAND LOT 39 1ST DISTRICT 1ST SECTION
FULTON COUNTY, GEORGIA

FIELD WORK DATE APR 20, 2020 PRINTED/SIGNED APR 28, 2020

PLAT BOOK 263 PAGE 1-5 ALL MATTERS PERTAINING
DEED BOOK 60789 PAGE 243 TO TITLE ARE EXCEPTED

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 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.

JP
COORD # 20200734
DWG # 20200734

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES



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.

0 30
SCALE 1" = 30'

24 LENOX POINT
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-282-5747
INFO@SURVEYLANDEXPRESS.COM

PAPER FORMAT 11"x17"

Notes:

Contractor to Verify Quantity of all Hardscape
& Boulders Necessary to Retain Grade based on Coordinating
Drawing w/ Existing Field Conditions.

Drawings are Conceptual. Contractor to Provide Necessary Structure and Drainage to all Proposed Hardscape Additions.

Contractor to Verify all Spot Grades and Retaining Wall Heights.

Contractor to Verify all Plant Quantities.

Contractor to Adjust Plant Locations as Necessary to Coordinate w/ Existing Tree Locations.

Contractor to Pipe All Downspouts Below Grade.

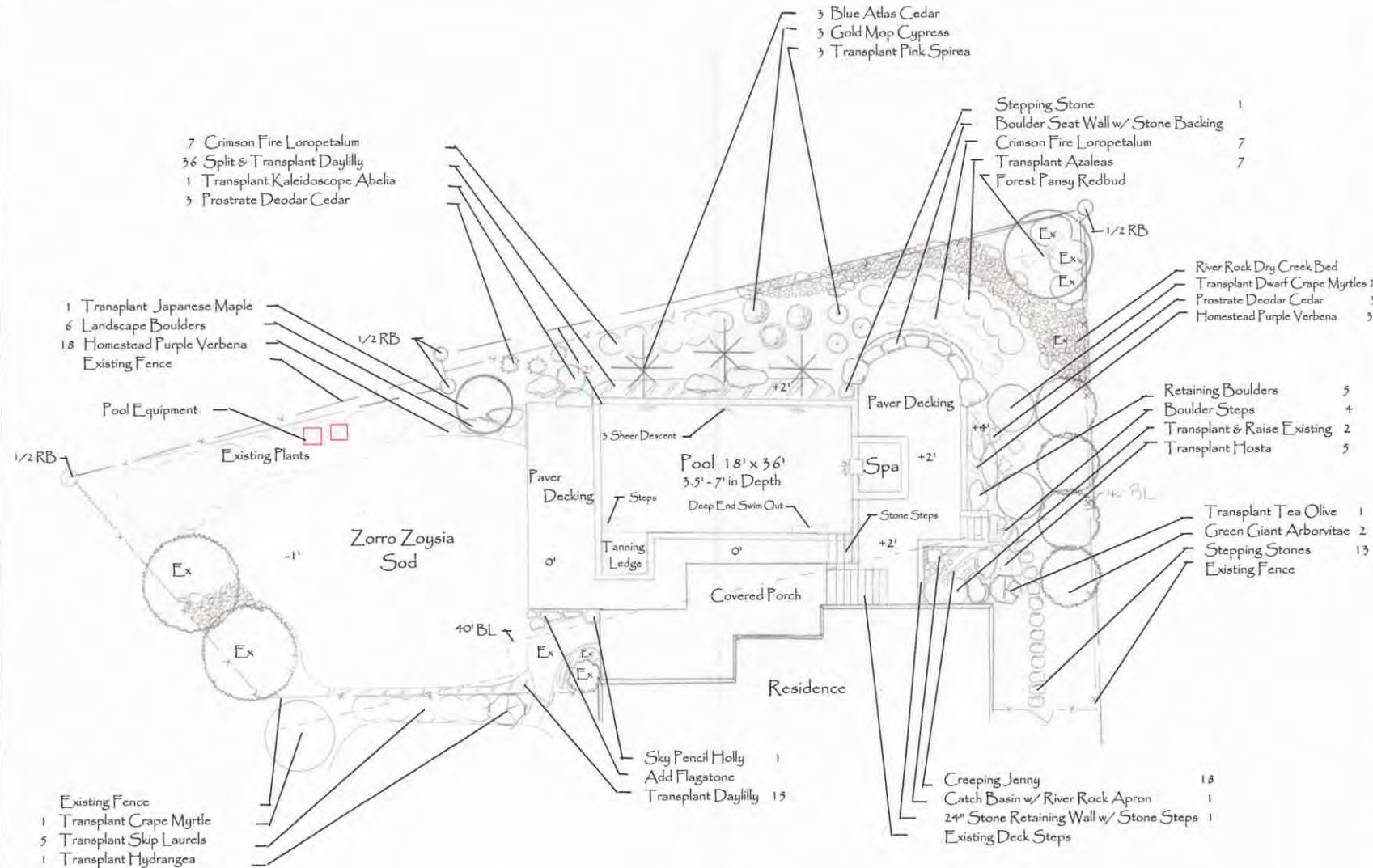
Contractor to Provide Irrigation to all Proposed Sod and Plants.

T_p = Transplant Material

E_x = Existing Plant Material

Mulch all Planting Beds w/3" of Dark Brown Hardwood Mulch or Pinestraw.

Contractor to Raise all Planting Beds



Plan By Anthony Faust

Atlanta Custom Landscapes

18'x36' Pool w/Spa

Contact # 678 725-2659

Karen and Lee Trum
145 Sweetbay Circle
Alpharetta Ga 30022

DATE 6/1/2020

--	--

RELATIONS

REVISIONS	
SCALE	0 5

1" = 10 FE

DR.	CH.
P.M.	

BOOK _____

--

JOB _____
FILE CODE: _____

SHEET NO.

7/1/20

V-20-08
TRUM POOL VARIANCE

3600 Grey Abbey Drive
Alpharetta, GA 30022

June 24, 2020

City of Alpharetta
Dept. of Community Development
2 Park Plaza
Alpharetta, GA 30009

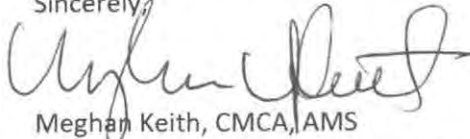
To Whom It May Concern:

As the Community Manager and on behalf of the Glen Abbey HOA, I understand that Karen & Leon Trum (145 Sweetbay Circle) are pursuing a setback variance for their planned in-ground swimming pool. Our HOA's understanding is that they are asking for the prevailing 20' setback required for their back lot to be reduced to 10'.

Based upon this variance request, our HOA has no objection to the City's anticipated approval of the request. We also understand that the Glen Abbey homeowners who are adjacent to the Trum's back lot line (and are located at 940 Turlough Lane) have also provided their support for this variance request.

Please advise should you have any questions. I may be reached at 770.442.9121.

Sincerely,



Meghan Keith, CMCA, AMS
Community Management Associates



V-20-08

7/1/20

TRUM POOL VARIANCE

Bill Wade <[REDACTED]>

6/24/2020 4:16 PM

Fwd: DRB Request - In-ground Swimming Pool (Trum's - 145 Sweetbay Circle)

To: Lee Trum <[REDACTED]> • Karen Trum <[REDACTED]> Copy

Sharon Grahm <[REDACTED]> • Mike Prewett <[REDACTED]>

Jim Anderson <[REDACTED]> • Jeff Lee <[REDACTED]>

In addition to the approval for the pool as per the documents submitted with the request, the DRB also affirms our support for the request to the city of Alpharetta for a 10' setback.

Let us know if we can help in any way,

Bill

--

----- Forwarded message -----

From: **Bill Wade** <[REDACTED]>

Date: Mon, Jun 22, 2020 at 2:16 PM

Subject: Re: DRB Request - In-ground Swimming Pool (Trum's - 145 Sweetbay Circle)

To: Leon Trum <[REDACTED]>

Cc: Trum, Karen <[REDACTED]>, Mike Prewett <[REDACTED]>, Sharon Grahm <[REDACTED]>

[REDACTED], Jeff Lee <[REDACTED]>, Jim Anderson <[REDACTED]>

We've reviewed and approved the attached drawings assuming that the variance is approved.

Appreciate all you do to improve the neighborhood.

Bill

--

On Thu, Jun 18, 2020 at 7:48 AM Leon Trum <[REDACTED]> wrote:

Bill - sharing as promised, and given the significance of this project, I am copying the HOA Board for their awareness.

In summary, we are proposing to install an in-ground pool in the backyard of our home. The pool and landscaping will be installed through Atlanta Custom Landscapes (Owner is Anthony Faust), whom we have used extensively in the past. The pool will be rectangular in design, with dimensions of 18' x 36'. There will also be a tanning ledge and spa as part of the setup. Extensive landscaping will also be installed, and we are working with the City of Alpharetta on both a request to remove a single oak and to re-install landscaping per the attached plan.

V-20-08

7/1/20

TRUM POOL VARIANCE

As you just saw, we are also requesting a variance for the minimum setback of the pool against the current 20' requirement. Our variance filing date deadline is July 1, and the anticipated hearing will not occur until mid September - so in all likelihood, we will not start construction until the October timeframe. Expected duration of the project is 45 days.

I am attaching a PDF of our plan, and I have larger drawings available upon request. Please don't hesitate to contact me should you or the DRB have any questions or concerns. Thanks so much in advance!

Best Regards
Lee

7/1/20

V-20-08
TRUM POOL VARIANCE

940 Turlough Trail
Alpharetta, GA 30022

June 22, 2020

City of Alpharetta
Dept. of Community Development
2 Park Plaza
Alpharetta, GA 30009

To Whom It May Concern:

I understand that Karen & Leon Trum (145 Sweetbay Circle) are pursuing a setback variance for their planned in-ground swimming pool. My understanding is that they are asking for the prevailing 20' setback required for their back lot to be reduced to 10'.

Based upon this variance request, we have no objection to the City's anticipated approval of the request.

Sincerely,



Jeff & Linda Song

7/1/20

V-20-08
TRUM POOL VARIANCE

140 Sweetbay Circle
Alpharetta, GA 30022

June 22, 2020

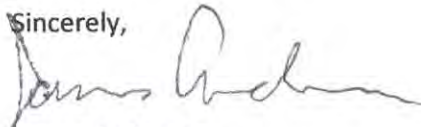
City of Alpharetta
Dept. of Community Development
2 Park Plaza
Alpharetta, GA 30009

To Whom It May Concern:

I understand that our neighbors, Karen & Leon Trum (145 Sweetbay Circle) are pursuing a setback variance for their planned in-ground swimming pool. My understanding is that they are asking for the prevailing 20' setback required for their back lot to be reduced to 10'.

Based upon this variance request, we have no objection to the City's anticipated approval of the request.

Sincerely,

A handwritten signature in dark ink, appearing to read "James Anderson", written over a horizontal line.

James Anderson