



BOARD OF ZONING APPEALS MEETING SUMMARY JANUARY 21, 2021

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

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I. CALL TO ORDER

A. Election of Officers for 2021

- ❖ Board Member McAlonan nominated Marc Gelber as Chair
 - Board Member Scott seconded the motion
 - Marc Gelber accepted the nomination
 - The nomination was approved (7-0)
- ❖ Board Member Jeremy Scott nominated Daniel McAlonan as Vice Chair
 - Daniel McAlonan accepted the nomination
 - Commissioner Wharton seconded the motion
 - The nomination was approved (7-0)

II. ROLL CALL

Board Members:

- Marc Gelber (Chair)
- Daniel McAlonan (Vice-Chair)
- Michael Gordy
- Sara Harrison
- Mike Perry
- Jeremy Scott

- Scott Wharton (Voting Alternate)

Staff Members Present:

- Michael Woodman, Senior Planner
- Elle Taylor, Planning and Zoning Coordinator
- Steven Jones, Assistant City Attorney
- Ben Kern, Planner & GIS Specialist
- Kiersten VanHorn, Assistant City Clerk

III. APPROVAL OF MEETING MINUTES

A. October 15, 2020 Meeting Minutes

- ❖ Board Member Scott offered a motion to approve
- Vice Chair McAlonan seconded the motion
- Motion was approved (7-0)

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

A. V-21-02 Young Fence Variance/ Ruth's Farm Way

Michael Woodman, Senior Planner, presented consideration of a variance to increase the height of a residential privacy fence along the rear property line from six-feet (6') to eight-feet (8') and to allow the fence to remain within the landscape strip along Mayfield Road. The subject property is located at 12737 Ruth's Farm Way in the Ruth's Farm subdivision.

The submitted request, if approved, would allow an eight-foot (8') privacy fence to remain within a required landscape strip on a residential property. The fence was constructed at the rear corner of the property in an effort to screen vehicle headlights and noise from the adjacent intersection at Mayfield Road and Freemanville Road. The applicant's hardship is related to the property being bound on two (2) sides by roads, backing up to the intersection at Mayfield Road and Freemanville Road. In addition, approximately 20' – 25' of the western portion of the landscape strip along Mayfield Road is missing the required landscape material. The developers of Ruth's Farm did not complete the landscape strip adjacent to the rear corner of the applicant's property. A landscape as-built provided by the developers of Ruth's Farm clearly shows a dead and poor-quality tree within the 20'-25' gap in the landscape strip. The City is currently working with The Providence Group to resolve landscape deficiencies within the subdivision, including planting the landscape strip adjacent to the applicant's property.

The applicant received an exception letter from the Ruth's Farm HOA, which includes the following guidelines:

1. You file a variance with the City of Alpharetta on or before December 15th, 2020.
2. The City approves the fence to stay where it is currently constructed.

3. The City approves additional evergreen trees to be planted on the Mayfield Road side of your fence.
4. Submit a copy of the approvals from City to Ruth's Farm HOA for our records.
5. You plant quantity six (6) Emerald Green Arborvitae Trees (minimum height when planted 4-5 feet) between the fence and Mayfield Road.
6. The fence is stained a dark color; ideally the same color as the HOA split rail fencing.
7. You submit stain color prior to staining the fence for approval from the Ruth's Farm HOA.

Staff's recommendation was to approve V-21-02 Young/12737 Ruth's Farm Way Fence Variance, subject to the following conditions:

1. An eight-foot (8') privacy fence shall be permitted as depicted on the submitted plans and photos.
2. Property owner shall comply with the Ruth's Farm HOA guidelines as established in the submitted letter, labeled Exhibit A, except that The Providence Group shall plant the evergreen trees along Mayfield Road with final approval by Staff.

Applicant presented and agreed to Staff Conditions.

After discussion

- ❖ Board Member Perry offered a motion to approve with Staff conditions.
- Vice Chair McAlonan seconded the motion
- Motion was approved (7-0)

VII. ADJOURNMENT

Chairman Gelber adjourned the meeting at 5:43 p.m.