



BOARD OF ZONING APPEALS MEETING SUMMARY

JUNE 17, 2021

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

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I. CALL TO ORDER

Chairman McAlonan called the meeting to order at 5:30 p.m.

II. ROLL CALL

Board of Zoning Appeals Members present:

- Daniel McAlonan, serving as Chairman for this meeting
- Mike Perry
- Jeremy Scott
- Sara Harrison
- Michael Gordy
- Mike Fowler
- Scott Wharton
- *Marc Gelber, Absent*

Staff present:

- Michael Woodman, Senior Planner
- Lauren Shapiro, Planning + Zoning Coordinator

III. APPROVAL OF MEETING MINUTES

A. Approval of Board of Zoning Appeals Meeting Summary from March 18, 2021.

- ❖ Board Member Scott offered a motion to approve the Board of Zoning Appeals Meeting Summary from March 18, 2021.
 - Board Member Perry seconded the motion.
 - The motion was approved unanimously (6-0).

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

A. Swearing in of new Board of Zoning Appeals Member, Mike Fowler.

Assistant City Attorney, Steven Jones presented the Oath of Office and swore in the new Board of Zoning Appeals Board Member, Mike Fowler.

At this time, Board Member Fowler joined the dais so that he could be an active participant during the meeting.

VI. PUBLIC HEARING

A. V-21-11 Carrio / 121 Arrowood Lane Setback Variance

Senior Planner, Michael Woodman presented consideration of variance to reduce the side setback from 10' to 5' for structures customarily accessory to a residence. A detached garage (workshop) under construction and an existing in-law suite are located within five (5') of the side property line. Code Enforcement issued a Stop Work Order for the construction of the detached garage and placed the property owners on notice that the construction required a building permit and that the accessory structures did not meet the required side yard setback. The subject property is located at 121 Arrowood Lane in the Arrowood subdivision.

The 0.81-acre property is zoned R-15 (Dwelling, 'For-Sale', Residential) and developed with a 1-story, 1,680 square foot single-family detached home. Surrounding properties are zoned R-15 and located in the Arrowood subdivision, except that the property to the west is zoned R-10 and located in the Hedington Square subdivision.

There are examples of similar variances being approved. The Board of Zoning Appeals (BZA) granted a variance in 2001 on Harbor Cove Court for a sunroom built without a building permit and not meeting building setbacks. The variance was granted from 25' to 16'. In 2015, BZA granted a variance at 255 Clipper Bay Drive for a home that was built approximately four-feet (4') into the required ten-foot (10') side setback. The adjacent property owner objected to that variance request.

The applicant provided letters of no objection from the adjacent properties to the north and south. Staff has reviewed the applicant's proposal and generally supports the side setback variance with the condition that an evergreen screen be provided along the side property line.

Senior Planner Woodman read Staff's recommended conditions.

Board of Zoning Appeals discussion:

- Runoff or concern of runoff to neighbors
 - Staff shared that Staff has not had discussion with the neighbors, but no one has reached out to Staff about runoff concerns. Also, the City's Stormwater Engineer will look at runoff during the permitting process for the structures.

Applicant presentation:

Paul and Veronika Carrio presented the case for Carrio / 121 Arrowood Lane Setback Variance.

- Working with Michael Woodman has been wonderful.
- The Applicant shared that he has learned a lot through the process.
- Spoke with neighbors, specifically Jeff, and they did not have any major concerns or issues.
- Applicant agrees with Staff conditions.

There were no public comments for this item.

- ❖ Board Member Gordy offered a motion to approve with conditions as presented today.
 - Board Member Harrison seconded the motion.
 - The motion was approved unanimously (7-0).

VII. ADJOURNMENT

Chairman McAlonan called for a vote to adjourn the meeting.

- ❖ Board Member Perry offered a motion to adjourn the meeting.
 - Board Member Gordy seconded the motion.
 - The motion was approved unanimously (7-0).