



BOARD OF ZONING APPEALS AUGUST 19, 2021

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

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. ELECTION OF BOARD OF ZONING APPEALS VICE-CHAIR**
- V. APPROVAL OF MEETING MINUTES**
 - A. Approval of the Board of Zoning Appeals Meeting Minutes from July 15, 2021.**
- VI. ITEMS FROM BOARD MEMBERS**
- VII. ITEMS FROM STAFF**
- VIII. PUBLIC HEARING**
 - A. V-21-20 Martin / 905 Cobblestone Court Setback Variance**
Consideration of a variance request to reduce the rear setback for a covered deck from 35' to 20'. The home is located in the Fairfax subdivision, of which the final plat requires a 35' rear setback. The subject property is located at 905 Cobblestone Court in the Fairfax subdivision.
 - B. V-21-21 Baxley Setback Variance**
Consideration of a variance request to reduce a front setback for 7 single-family detached lots from 35' to 25'. The subject property is located at 12780 and 12790 Hopewell Road in the Baxley subdivision.
- IX. ADJOURNMENT**



BOARD OF ZONING APPEALS MEETING SUMMARY DRAFT

JULY 15, 2021

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

I. CALL TO ORDER

Chairman Gelber called the meeting to order at 5:31 p.m.

The Board, Staff, and meeting attendees recited the pledge of allegiance.

II. ROLL CALL

Board Members present:

- Marc Gelber, Chair
- Mike Perry
- Daniel McAlonan, Vice-Chair
- Mike Fowler
- Scott Wharton
- *Jeremy Scott, Absent*
- *Sara Harrison, Absent*
- *Michael Gordy, 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 Minutes from June 17, 2021.

- ❖ Vice Chair McAlonan offered a motion to approve the Board of Zoning Appeals Meeting Minutes from June 17, 2021.
 - Board Member Perry seconded the motion.
 - The motion was approved unanimously (5-0).

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

A. V-21-10 Voltner / 5200 Hunters Oaks Drive Fence Variance

Consideration of a variance for an 8-foot fence. The subject property is located at 5200 Hunters Oaks Drive at the

southwest corner of Hunters Oaks Drive and Wills Road and in the Hunters Oaks subdivision.

Senior Planner, Michael Woodman, presented consideration of a variance to increase the height of a residential privacy fence at the rear corner of the property from six-feet (6') to eight-feet (8'). Code Enforcement placed the property owner on notice that the fence did not comply with the City's fence regulations. The subject property is located at 5200 Hunters Oaks Drive at the southwest corner of Hunters Oaks Drive and Wills Road and in the Hunters Oaks subdivision.

The fence was constructed at the rear and side corner of the property in an effort to screen the property and dilute noise from Wills Road and the commercial property to the rear. The American Legion is located to the south and Meadowbrook Park Estates lots are located to the east. The applicant provided letters of support from 5210 Hunters Oaks Drive and 160 Wills Road.

Placement of the fence twelve-feet (12') behind the back of sidewalk is approximately 4'-5' higher than Wills Road making the increase in fence height indiscernible. Existing landscaping in the area between Wills Road and the fence helps to screen the fence from Wills Road.

Senior Planner Woodman stated that Staff is recommending approval, subject to one condition: an eight-foot (8') privacy fence shall be permitted as depicted on the submitted plan.

Board of Zoning Appeals discussion:

- Blocking headlights or noise from the intersection, does the higher elevation help mitigate that already?
 - Staff commented that it likely does help, and it is reasonable to think that the applicant would put up the privacy fence to create a more private area in the backyard.
- Does the fence carry over to Wills Road?
 - Staff commented that the section of fencing is along the property line on the side of Wills Road (about 55 feet) and the area facing the American Legion (about 85 feet).

Applicant presentation:

Joe Voltner presented the case for Voltner / 5200 Hunters Oaks Drive Fence Variance

- Agreed with everything Staff presented.
- Has 2 small children and there is traffic and noise in the area; wanted to prevent children from getting down into the ditch area since there is a change in elevation on the side of Wills Road.

Public Comment:

- Pamela Clark, 5325 Hunters Oaks Drive
 - Asking for clarification on the location of the fence and wanted to know if the

Applicant was wanting to make the fence higher?

- Applicant clarified that he is the first house on the left at the entrance of the subdivision. He also commented that the fence is already there and he did not intend to make the fence any higher than it is currently.
- Did not want the fence / trees to disturb the front of the subdivision.

❖ Board Member Perry offered a motion to approve, subject to Staff Condition.

- Board Member Fowler seconded the motion.
- The motion was approved unanimously (5-0).

VII. ADJOURNMENT

Chairman Gelber adjourned the meeting at 5:42 p.m.



BOARD OF ZONING APPEALS MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. **AGENDA ITEM TITLE:** V-21-20 MARTIN/905 COBBLESTONE COURT SETBACK VARIANCE

BOARD OF ZONING APPEALS: AUGUST 19, 2021

II. **RECOMMENDATION:**

Approve V-21-20 Martin/905 Cobblestone Court Setback Variance, subject to the following conditions:

1. Covered deck shall be permitted as depicted on the submitted plans and with a 20' rear setback.

III. **REPORT IN BRIEF:**

The applicant, Lisa Martin, is requesting consideration of a variance to reduce the rear setback for a covered deck from 35' to twenty-feet (20'). The home is located in the Fairfax subdivision, of which the final plat requires a 35' rear setback. The subject property is located at 905 Cobblestone Court in the Fairfax subdivision.

DISCUSSION

The submitted request, if approved, would allow for a 20' x 20' covered deck at the rear of a single-family home with a reduced rear setback of twenty-feet (20'). The home is located in the Fairfax subdivision, of which the final plat requires a 35' rear setback. The subject property is located at 905 Cobblestone Court in the Fairfax subdivision.

The 0.32-acre corner lot is zoned R-15 (Dwelling, 'For-Sale', Residential) and developed with a 2-story, 2,794 square foot single-family detached home. Surrounding properties are zoned R-15 and are also located in the Fairfax subdivision.

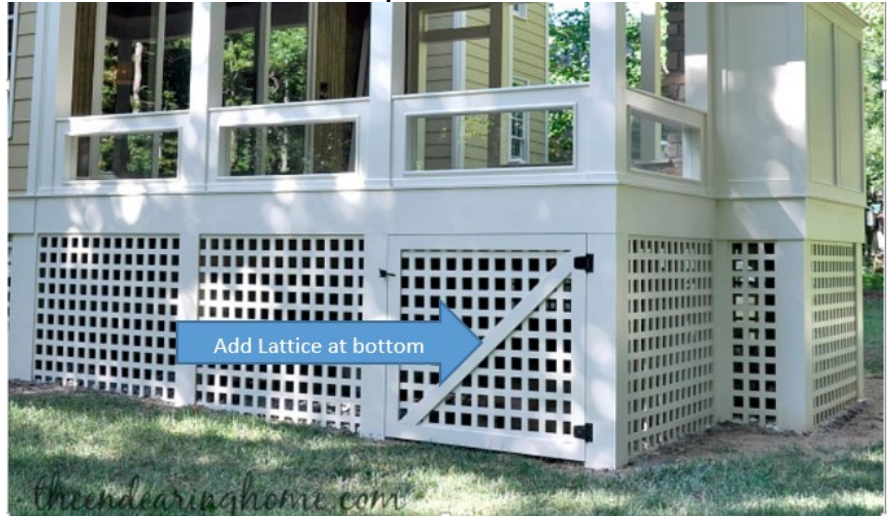
Unified Development Code (UDC) Section 1.2.1 Application and jurisdiction, states that the UDC does not otherwise affect existing easements, covenants, or other agreements between parties. A final subdivision plat represents an agreement and therefore, development regulations on a final subdivision plat supersede development regulations in the underlying zoning district. The subject property is zoned R-15, which has a 25' rear setback. However, the Fairfax final subdivision plat requires a 35' rear setback. Therefore, the setback on the plat applies.

The site plan depicts a 20' x 20' covered deck at the rear corner of the existing home. A twenty-foot (20') rear setback is proposed for the deck. The deck will be covered and elevated but will not have walls (see example below of a similar covered deck). The bottom portion of the deck will be clad with lattice, as depicted in the photograph below. The applicant has stated that a Pine tree in the rear yard may need to be removed to accommodate the deck. The applicant's rear yard is screened from Fairfax Drive with existing vegetation along the west property line, which includes several trees, shrubs and a picket fence.

Example of covered deck



Example of lattice



As shown in the table below, there are several examples of similar setback variance approvals.

Similar Approved Setback Variances

Address	Request	Approval Date (Board/Council)
145 Sweetbay Circle	Reduce rear setback from 20' to 10' for a pool.	BZA 9.17.20
342 Pebble Trail	Reduce front setback from 35' to 23' for addition.	BZA 11.21.19
140 North Bluff	Reduce side setback from 20' to 10' for a pool.	BZA 6.20.19
1515 Shade Tree Way	Reduce rear setback from 35' to 24' for covered deck.	BZA 6.20.19
8410 Harbour Point	Reduce rear setback from 10' to 5' for a screened porch.	BZA 4.18.19
1021 Colony Drive	Reduce rear and side setback for an accessory structure.	Council 7.10.17
165 Cumming Street	Reduce side setback from 10' to 2.5' for an attached garage.	Council 1.23.17
1510 Shade Tree Way	Reduce side setback from 10' to 2.5' for an elevated walkway.	Council 5.29.12

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

Response: The property is a corner lot with the home angled to the intersection of Cobblestone Court and Fairfax Drive. The position of the home and the presences of trees in the rear yard significantly limit the location for a porch.

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

Response: Application of the ordinance would limit the depth of the porch to five-feet (5').

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 is a corner lot with the home angled to the intersection of Cobblestone Court and Fairfax Drive. The position of the home and the presences of trees in the rear yard significantly limit the location for a porch.

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

Response: Relief should not cause substantial detriment to the public good. The property is a corner lot with a heavily wooded rear yard. The proposed location of the porch has the least impact to trees and the applicant's rear yard is screened from Fairfax Drive. In addition, the applicant provided letters of no objection from the adjacent properties and Fairfax HOA.

CONCURRENCES

Staff has reviewed the applicant's proposal and generally supports the rear setback variance. The property is a corner lot with a heavily wooded rear yard. The proposed location of the porch has the least impact to trees and the applicant's rear yard is screened from Fairfax Drive. In addition, the applicant provided letters of no objection from the adjacent properties and Fairfax HOA.

CITIZEN PARTICIPATION PLAN

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

IV. ATTACHMENTS:

- Site Plan



Aerial Map
Martin - Setback Variance
905 Cobblestone Court

V-21-20
D/LL: 2/2/1246, 1275
BZA: 8/19/21

Location Map Provided by:
Community Development - GIS

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: V-21-20 Martin/905 Cobblestone Court Setback Variance

Contact Name: Lisa Martin Telephone: 770-241-3038

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.

Mike & Alyssa Barnes - email
915 Cobblestone Court

David & Kim Mitchler - email, personal visit
800 Smoke House Court

Ozzie & Pam Lopez - letter in mailbox
810 Smoke House Court

Ben Easterling - email, personal conversation
1410 Shade Tree Way
Fairfax HOA President

The above individuals have been notified of the date & time of public hearing for the purpose of obtaining a 20' rear setback to accomodate a 20' X 20' covered porch. All individuals have provided approval for the variance request.

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 <i>(Please Specify)</i> _____ |

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: Lisa C. Martin Digitally signed by Lisa C. Martin
Date: 2021.07.05 18:24:06 -04'00'

Date: 7/05/2021

Print Form

Don & Lisa Martin
905 Cobblestone Court
Alpharetta, GA 30009

June 29, 2021

Ozzie & Pam Lopez,
810 Smokehouse Court
Alpharetta, GA 30009

Hello Neighbors,

Please take a moment to consider a zoning variance we are requesting to accommodate a 20' x 20' covered porch addition in our backyard. The current zoning allows for a 35' setback. We need a 20' setback from the rear property line to accommodate the porch. The footprint of our house is situated on the lot such that a portion of the porch requires the zoning variance.

I've attached pictures and a site plan that provides details.

We will present our case to the Board of Zoning Appeals on Thursday, August 19, 2021 at 5:30 pm. The public hearing will take place at Alpharetta City Hall, Council Chambers, located at 2 Park Plaza, Alpharetta, Georgia 30009.

A letter of support and/or no objection from you will be helpful. A draft is attached for your convenience or feel free to draft your own.

Please let me know if you need more information.

Thank you kindly for your time and consideration,

Don & Lisa Martin
lisacmartin8@gmail.com 770-241-3038
mdcolquitt@gmail.com 770-241-3037



Lisa Martin <lisacmartin8@gmail.com>

Public Hearing Notification

4 messages

Lisa Martin <lisacmartin8@gmail.com>

Tue, Jun 29, 2021 at 5:56 PM

To: Kim Mitchler <kmitchler@btccatholic.org>, David Mitchler <mitchler@att.net>

Hello David and Kim,

Re: Zoning Variance request for a 20' setback on rear property line to accommodate 20' x 20' covered porch.

This is to inform you of the time and place for a public hearing regarding our zoning variance request.

We will present our case to the Board of Zoning Appeals on Thursday, August 19, 2021 at 5:30 pm. The public hearing will take place at Alpharetta City Hall, Council Chambers, located at 2 Park Plaza, Alpharetta, Georgia 30009.

Kindly acknowledge receipt of this email. I will need to include it with my documentation.

I already have your letter of support.

Many thanks,

Lisa Martin

Lisa Martin <lisacmartin8@gmail.com>

Tue, Jun 29, 2021 at 5:58 PM

To: Alyssa alyssag1 <alyssag1@bellsouth.net>

Hello Alyssa

Re: Zoning Variance request for a 20' setback on rear property line to accommodate 20' x 20' covered porch.

This is to inform you of the time and place for a public hearing regarding our zoning variance request.

We will present our case to the Board of Zoning Appeals on Thursday, August 19, 2021 at 5:30 pm. The public hearing will take place at Alpharetta City Hall, Council Chambers, located at 2 Park Plaza, Alpharetta, Georgia 30009.

Kindly acknowledge receipt of this email. I will need to include it with my documentation.

I already have your letter of support.

Many thanks,

--

Lisa Martin

Alyssa alyssag1 <alyssag1@bellsouth.net>

Tue, Jun 29, 2021 at 7:54 PM

To: Lisa Martin <lisacmartin8@gmail.com>

Thanks for the info, Lisa.

Regards, Alyssa

Sent from my iPad

On Jun 29, 2021, at 5:58 PM, Lisa Martin <lisacmartin8@gmail.com> wrote:

Hello Alyssa

Re: Zoning Variance request for a 20' setback on rear property line to accommodate 20' x 20' covered porch.

This is to inform you of the time and place for a public hearing regarding our zoning variance request.

We will present our case to the Board of Zoning Appeals on Thursday, August 19, 2021 at 5:30 pm. The public hearing will take place at Alpharetta City Hall, Council Chambers, located at 2 Park Plaza, Alpharetta, Georgia 30009.

Kindly acknowledge receipt of this email. I will need to include it with my documentation.

I already have your letter of support.

Many thanks,

--

Lisa Martin

Kim Mitchler <kmitchler@btcatholic.org>
To: Lisa Martin <lisacmartin8@gmail.com>
Cc: David Mitchler <mitchler@att.net>

Tue, Jun 29, 2021 at 9:21 PM

Thank you for the notification. You have our letter of approval. Look forward to seeing the project completed.

Kim Mitchler
Sent from my iPhone

On Jun 29, 2021, at 5:56 PM, Lisa Martin <lisacmartin8@gmail.com> wrote:

Hello David and Kim,

Re: Zoning Variance request for a 20' setback on rear property line to accommodate 20' x 20' covered porch.

This is to inform you of the time and place for a public hearing regarding our zoning variance request.

We will present our case to the Board of Zoning Appeals on Thursday, August 19, 2021 at 5:30 pm. The public hearing will take place at Alpharetta City Hall, Council Chambers, located at 2 Park Plaza, Alpharetta, Georgia 30009.

Kindly acknowledge receipt of this email. I will need to include it with my documentation.

I already have your letter of support.

Many thanks,

Lisa Martin

Ozzie & Pam Lopez
810 Smokehouse Court
Alpharetta, GA 30009

July 1, 2021

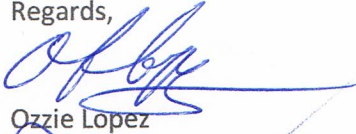
Don & Lisa Martin
905 Cobblestone Court
Alpharetta, GA 30009

Don & Lisa,

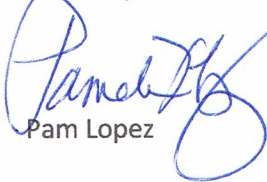
Please accept this letter as our support for your zoning variance application.

We understand that you are requesting a 20' rear setback to accommodate a 20' by 20' porch on the southwest corner of your house. We do not object to this porch addition with a 20' rear setback.

Regards,

A handwritten signature in blue ink, appearing to read "Ozzie Lopez", with a long horizontal flourish extending to the right.

Ozzie Lopez

A handwritten signature in blue ink, appearing to read "Pam Lopez", with a large circular flourish at the bottom.

Pam Lopez



Lisa Martin <lisacmartin8@gmail.com>

Variance Application 905 Cobblestone Court

Fairfax HOA <alpharettafairfax@gmail.com>
To: Lisa Martin <lisacmartin8@gmail.com>

Mon, Jul 5, 2021 at 9:14 AM

Hi Lisa, On June 20th we have approved from the HOA

On Tue, Jun 29, 2021 at 5:49 PM Lisa Martin <lisacmartin8@gmail.com> wrote:
Hello Fairfax HOA Board Members,

I need to provide more information regarding the Public Hearing.

We will present our case to the Board of Zoning Appeals on Thursday, August 19, 2021 at 5:30 pm. The public hearing will take place at Alpharetta City Hall, Council Chambers, located at 2 Park Plaza, Alpharetta, Georgia 30009.

It will be helpful if you acknowledge receipt of the Public Hearing time and place.

Thank you,
Don & Lisa Martin
Don 770-241-3037
Lisa 770-241-3038

On Sun, Jun 20, 2021 at 11:52 AM Fairfax HOA <alpharettafairfax@gmail.com> wrote:
Hi Lisa,

As President representing the Fairfax HOA, we have approved your new deck upon compliance with the City of Alpharetta.

Please let me know if you need anything else.

All the best,

Fairfax HOA Board

On Mon, May 24, 2021 at 3:53 PM Lisa Martin <lisacmartin8@gmail.com> wrote:
Hello HOA Board aka Brandon,

The city is requiring a public hearing on a zoning variance application for our porch.

Please reference your approval email to me dated March 16, 2021.

I CC'd you in an email to the Barnes household next door--waiting to hear back from them.

The Mitchlers have already given us a letter in support of the variance application.

I've attached the same documents provided to the Mitchlers and Barnes'.

A formal letter from the HOA providing support for the variance will be helpful.

Questions?

Many thanks,

--

Lisa Martin

--

Lisa Martin

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: PHA21 0031

— ☒ Fee Paid Initial: DH

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: Lisa Martin

Telephone: 770-241-3038

Address: 905 Cobblestone Court

Suite: _____

City Alpharetta

State: GA

Zip: 30009

Fax: _____

Mobile Tel: 770-241-3038

Email: lisacmartin8@gmail.com

Subject Property Information:

Address: 905 Cobblestone Court

Current Zoning: R-15

District: 2

Section: 2

Land Lot: 1246/1275

Parcel ID: 22-4341-1246-025-3

Proposed Zoning: R-15

Current Use: Single Family Detached 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 *(Specify):* _____

APPLICANT REQUEST AND INTENT

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

Residential addition of a 20' x 20' porch in backyard

Applicant's Request (Please itemize the proposal):

Required rear setback is 35' Request is to reduce rear setback to 20' in order to accommodate 20' by 20' porch addition.

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

Provision of a 20' by 20' porch in backyard

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Lisa C. Martin

Telephone: 770-241-3038

Address: 905 Cobblestone Court

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: Lisa C. Martin

Telephone: 770-241-3038

Address: 905 Cobblestone Court

Suite: _____

City Alpharetta

State: GA

Zip: 30009 3486

So Sworn and Attested:

Owner Signature: Lisa C. Martin

Date: 5-26-2021

Notary:

Notary Signature: Andria F. Smith

Date: 5-26-2021



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: Lisa C. Martin

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: _____

Lisa C. Martin

Date: _____

3-26-21

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.

20' rear setback would only allow for a 5' depth porch from southwest corner of the house.

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

5' depth allowed by a 20' rear setback would not accommodate a functional size porch. Porch addition will improve the property value.

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

Angled placement of the house on a corner lot makes a 20' rear setback difficult to accommodate a porch addition on the southwest corner.

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 to the public good or impairment of R-15 zoning will occur. Neighbors on affected property lines support approval of the variance request. Fairfax HOA also supports the variance request.

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: _____

Contact Name: _____ Telephone: _____

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.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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 <i>(Please Specify)</i> |

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.

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: BR2021-161, 905 Cobblestone Court

Contact Name: Lisa C. Martin Telephone: 770-241-3038

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 & Kim Mitchler, 800 Smokehouse Court

Mike & Alyssa Barnes, 915 Cobblestone Court

Ozzie & Pam Lopez, 810 Smokehouse Court

Fairfax HOA c/o Brandon Churchill, President, alpharettafairfax@gmail.com

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 <i>(Please Specify)</i> |

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.

Those listed may respond to lisacmartin8@gmail.com or 770-241-3038 to pose questions or arrange personal visit.

PLAT NO. 00+0272842

COBBLESTONE COURT
60' (29' pavement)
R/W

A=27.39' C=25.30' R=20.00'
N 38° 17' 07" E

A=4.47' C=4.47' R=230.00'
N 00° 10' 00" E

FAIRFAX DRIVE 60' R/W

POB

approx. land lot line

N 77° 31' 00" E

83.43'

20' E

two story brick frame NO. 905

LL 1246

LL 1247

LL 1274

(26)

N 00° 10' 00" E

100.30'

218'

20' E

129.06'

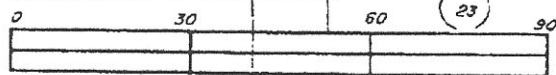
N 89° 50' 00" W

1/2" re-bar fd

1/2" re-bar fd

GRAPHIC SCALE

1/2" re-bar fd



BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION

THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF THE FLOOD HAZARD AREA.

SURVEY FOR:

JULIAN D. EDGE III

LAND LOT

1246 & 1275

2ND

DISTRICT

2ND

SECTION

FULTON

COUNTY

FAIRFAX

LOT

25

BLOCK

--

UNIT

--

SEC

--

PLAT BOOK

161

PAGE

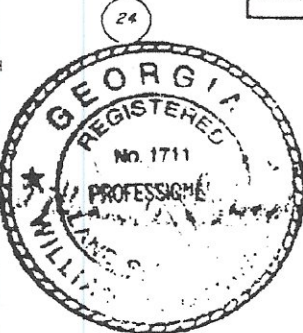
139

SCALE: 1"=

30'

DATE

MARCH 8, 2000



Pearson & Associates, Inc.
LAND SURVEYING • ENGINEERING • SITE PLANNING
DEVELOPMENT • CONSTRUCTION LAYOUT
530A FOREST PARKWAY
FOREST PARK, GEORGIA 30024
404/375-7744
404/375-7745 FAX
S. M. H. Pearson & Associates, Inc.

WILLIAM W. DeLOACH
REGISTERED LAND SURVEYOR

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 22" PER ANGULAR POINT AND WAS ADJUSTED USING LEAST SQUARES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET

EQUIPMENT UTILIZED ANGULAR AND LINEAR TOPCON GTS 2-B

LOCATION AND DESCRIPTION OF EASEMENTS AND UTILITIES TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLAT WHERE APPLICABLE

DO NOT USE HOUSE TO PROPERTY LINE DISTANCE OR FENCES FOR PROPERTY LINE LOCATION

ALL MATTERS OF TITLE EXCEPTED

I have reviewed a copy of this survey and this satisfactory. I will agree to defend, indemnify and hold harmless Jackson and Hardwick, and/or assigns, from any and all loss, damage or expense arising from this survey.



YELLOW = 20' SETBACK
LINE
PINK = 35' SETBACK LINE
WHITE = PROPOSED
PORCH







BOARD OF ZONING APPEALS MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: V-21-21 BAXLEY SETBACK VARIANCE

BOARD OF ZONING APPEALS: AUGUST 19, 2021

II. RECOMMENDATION:

Approve V-21-21 Baxley Setback Variance, subject to the following conditions:

1. Front setback shall be 25', as depicted on the site plan prepared by B.C. Engineering, Inc, revised 7/14/21.
2. Gabion basket retaining walls shall be planted with ivy or similar landscaping, as approved by Staff.

III. REPORT IN BRIEF:

The applicant, Scott Reece, is requesting consideration of a variance to reduce the front setback for six (6) single-family detached lots from 35' to 25'. The subject property is located at 12780 and 12790 Hopewell Road in the Baxley subdivision.

DISCUSSION

The submitted request, if approved, would allow for a front setback reduction from 35' to 25' for six (6) single-family detached lots in a new subdivision. The subject property is located at 12780 and 12790 Hopewell Road in the Baxley subdivision.

The property is zoned R-15 (Dwelling, 'For-Sale', Residential) and is approved for a seven (7) lot subdivision. However, the developer has removed one (1) lot and intends to build a six (6) lot subdivision. Surrounding properties are zoned R-15 to the south, C-2 (General Commercial) to the east, and City of Milton to the north and west. Andover at North Town subdivision is located to the south and Cottonwood Estates senior living is located to the east.

A public hearing and variance were approved on the subject property on December 10, 2018 to allow a gated community and to allow a hammerhead turn around in lieu of a cul-de-sac. In addition, an administrative variance was approved in 2018 to reduce the front setback from 35' to 28', reduce side setbacks from 10' to 8', reduce an impervious setback from 75' to 60' and to reduce the rear setback on Lots 1-6 from 25' to 20'.

Unified Development Code (UDC) Subsection 2.2.5(D) R-15 dwelling, 'for-sale', residential, District Regulations, requires a 35' front building setback. The site plan depicts six (6) single-family detached lots with a 25' front setback. Lots 1-5 have an average lot depth of 125', which is moderately shallow as compared to the adjacent R-15 lots. The lots to the south have an average depth of 235' and lots to the west have an average depth of 210'. A large retaining wall is depicted at the rear of Lots 1-5 and is called out to be 12'-14' in height. The applicant

intends to use gabion baskets for the retaining walls. If approved, the gabion basket retaining wall should be planted.

As shown in the table below, there are several examples of similar setback variance approvals for new subdivisions or multiple lots.

Similar Approved Setback Variances

Address	Request	Approval Date (Board/Council)
Mid Broadwell Parc	Reduce R-15 front setback from 35' to 20', side setback from 10' to 8' and rear setback from 25' to 20' for a new subdivision	Council 11.13.17
JSB Homes – 1645, 1655 & 1665 Mid Broadwell Rd	Reduce R-15 front setback from 50' to 40' and side setback from 10' to 0' (10' b/w structures) for 3 lots	BZA 11.16.17
Fox Road Subdivision	Reduce R-12 front setback from 30' to 15', side setback from 10' to 5' and rear setback from 30' to 25' for a new subdivision	Council 2.22.16
Spruell Circle	Reduce R-8D front setback from 35' to 20' for a new subdivision	Council 3.30.15
Twelve on Canton	Reduce R-10 front setback from 30' to 25' and side setback from 10' to 5' for a new subdivision	Council 1.26.15

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: There are exceptional conditions pertaining to the subject property with regard to its unusual shape and topography. Lots 1-5 have an average lot depth of 125', which is shallow as compared to adjacent R-15 lots. The lots to the south have an average depth of 235' to the south and lots to the west have an average depth of 210'.

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

Response: Application of the ordinance would require a smaller home footprint and would result in shallow front and rear yards.

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

Response: There are exceptional conditions pertaining to the subject property with regard to its unusual shape and topography. Lots 1-5 have an average lot depth of 125', which is shallow

as compared to adjacent R-15 lots. The lots to the south have an average depth of 235' to the south and lots to the west have an average depth of 210'.

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

Response: Relief should not cause substantial detriment to the public good. There are exceptional conditions pertaining to the subject property with regard to its unusual shape and topography. If approved, it is recommended that the gabion basket retaining walls be planted.

CONCURRENCES

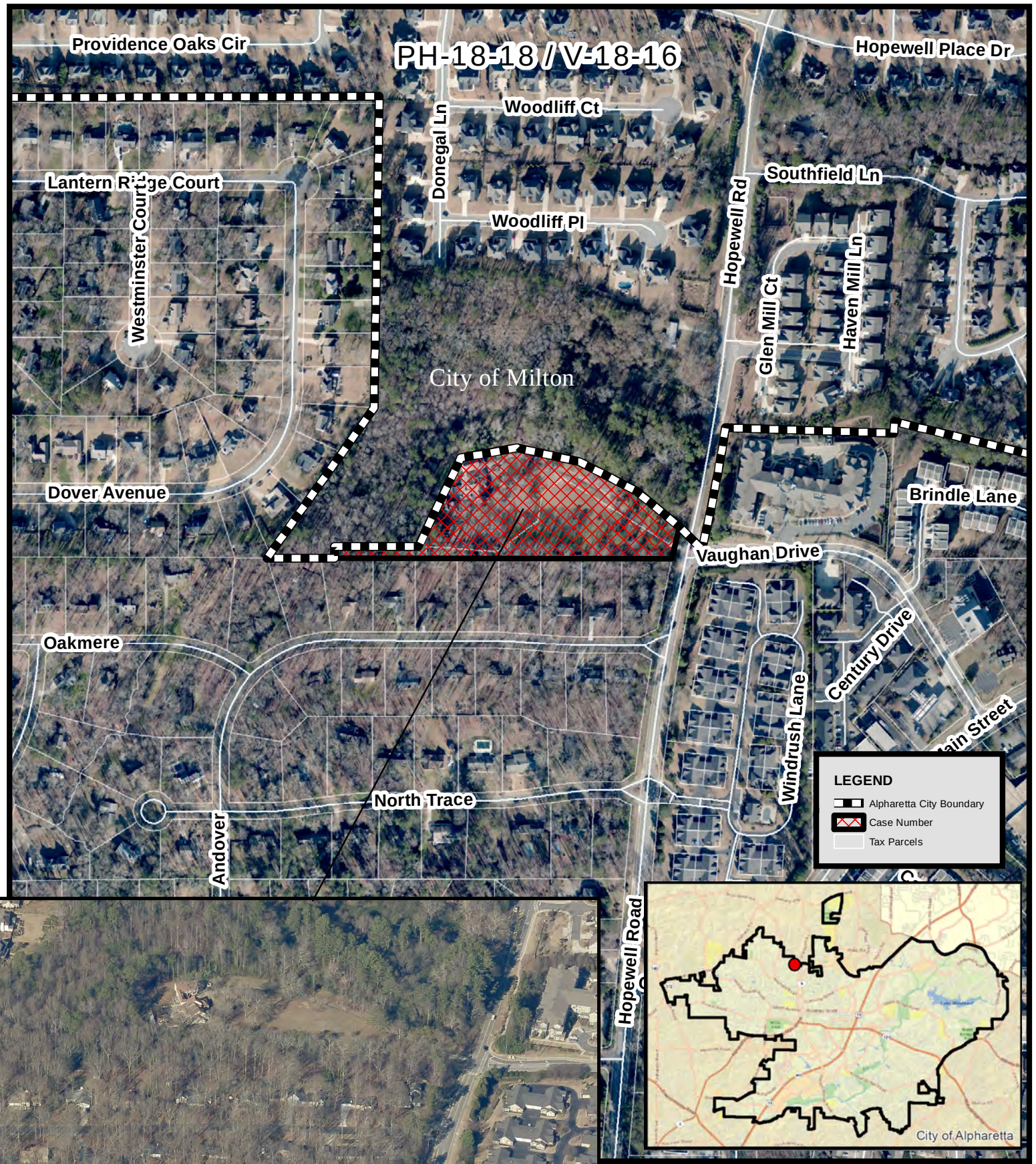
Staff has reviewed the proposal and finds that the variance request is not in conflict with the established review criteria. There are exceptional conditions pertaining to the subject property with regard to its unusual shape and topography. Lots 1-5 have an average lot depth of 125', which is shallow as compared to adjacent R-15 lots. The lots to the south have an average depth of 235' to the south and lots to the west have an average depth of 210'. If approved, it is recommended that the gabion basket retaining walls be planted.

CITIZEN PARTICIPATION PLAN

The applicant notified adjacent property owners of the variance request and intent for the property. According to the report, the applicant met with the adjacent property owner to the north and west, who stated he was in favor of the variance request.

IV. ATTACHMENTS:

- Site Plan



Aerial Map
Baxley Subdivision/Gated Community
12780 Hopewell Road

PH-18-18/V-18-16
D/LL: 2/2/1107,1108
CC Date: 12/10/18

Location Map Provided by:
Community Development - GIS

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: BAXLEY SUBDIVISION

Contact Name: SCOTT D. REEZE Telephone: 770-475-6817

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.

WE MET WITH THE OWNER (TOMMY FUGUA) OF THE PROPERTY ADJOINING THE SUBJECT PROPERTY ON THE NORTH & WEST. HIS COMMENT WAS "I THINK IT WILL IMPROVE THE PROJECT AND I AM IN FAVOR OF THE VARIANCE."

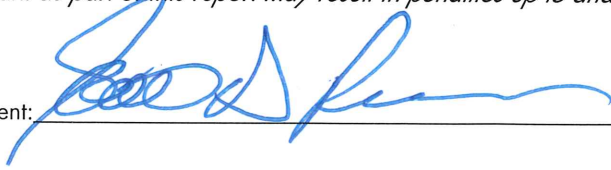
Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- | | |
|---|---|
| ☒ 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.

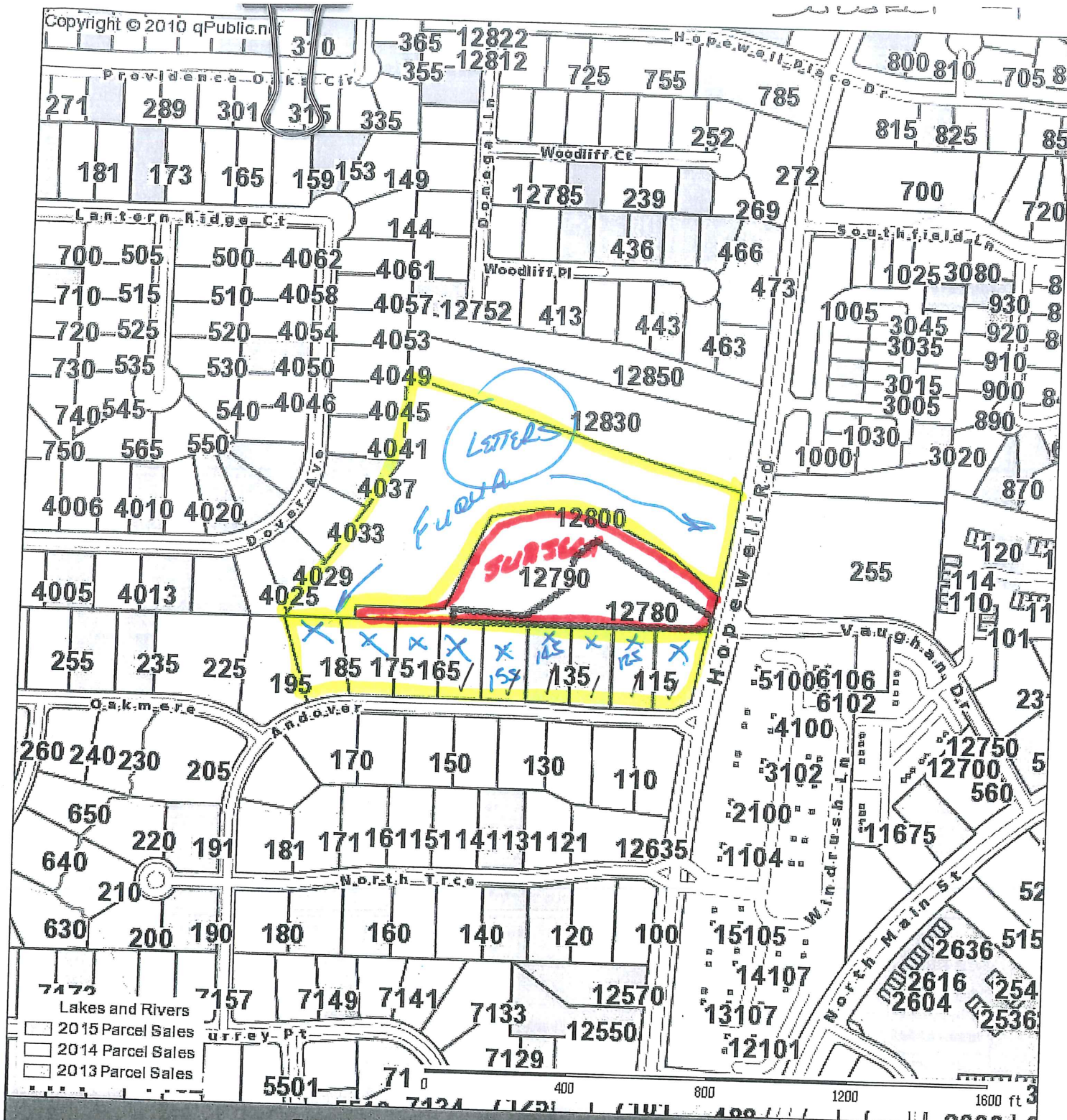
SEE ATTACHED LIST.

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: 07/30/2021

Print Form



Fulton County Assessor

Parcel: 22 480011080460 Acres: 1.9

Name: LU HSUEH C
 Site: 12780 HOPEWELL RD
 Sale:
 Mail: 12790 HOPEWELL RD
 ALPHARETTA, GA 30004

Land Value: 74600
 Building Value: 0
 Misc Value:
 Total Value: 74600



Fulton County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

Date printed: 02/16/18 : 16:17:15

FUQUA AND ASSOCIATES INC.
985 CANONERO DRIVE
ALPHARETTA, GA 30004

ANGELIA FOSTER
105 ANDOVER DRIVE
ALPHARETTA, GA 30009

SUNWEEST TRUST AS
CUSTODIAN FOR NAIQI LI
1319 VILLAGE TERRACE CT
ATLANTA, GA 30338

CAMILLE STONESTREET
125 ANDOVER DRIVE
ALPHARETTA, GA 30009

TROY ALLEN
135 ANDOVER DRIVE
ALPHARETTA, GA 30009

CLIFTON & CONNIE BENTLEY
145 ANDOVER DRIVE
ALPHARETTA, GA 30009

PAUL LYNCH & GHOUGASSIAN
LYNCH SAMARA
155 ANDOVER DRIVE
ALPHARETTA, GA 30009

DALLAS & ANGELENE HUMPHRIES
165 ANDOVER DRIVE
ALPHARETTA, GA 30009

MARGARET DELANO
175 ANDOVER DRIVE
ALPHARETTA, GA 30009

PETER WINKEL & KAREN KRATZER
185 ANDOVER DRIVE
ALPHARETTA, GA 30009

BRUMBELOW-REESE & ASSOCIATES, INC.

Land Surveyors, Land Planners, Development Consultants

13685 Highway 9 N
Milton, Georgia 30004
Phone 770-475-6817
Fax 770-569-4948
Email: brassinc@comcast.net

July 14, 2021

Hopewell Road, Vaughan Road Neighborhood

Re: Baxley S/D Setback Variance, Case # V-21-21

Dear Property Owner :

Please allow this letter to serve as public notice for a variance request at 12780 & 12790 Hopewell Road, Alpharetta, GA 30004 to reduce the front building setback line. This Variance if approved will allow the future residences to be placed closer to the subdivision street and maximize the rear yards. The proposed subdivision will gated with limited access. We have attached the letter of intent and the site plan for further information. The request will be heard by the Board of Zoning Appeals on Thursday, August 19, 2021 at 5:30 PM . The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009. If you have any questions regarding this request, please feel free to contact me at your convenience. I can be reached at the above contact information.

Sincerely,

BRUMBELOW-REESE & ASSOCIATES, INC.



Scott D. Reece

BRUMBELOW-REESE & ASSOCIATES, INC.

Land Surveyors, Land Planners, Development Consultants

13685 Highway 9 N

Milton, Georgia 30004

Phone 770-475-6817

Fax 770-569-4948

Email: brassinc@comcast.net

June 28, 2021

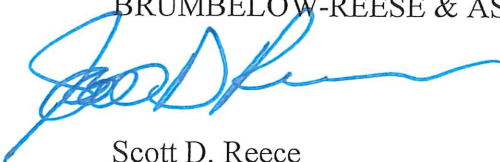
Brian Borden, Zoning Administrator
2 Park Plaza
Alpharetta, GA 30009

Re: Baxley S/D Front Yard Reduction Variance

Dear Mr. Borden:

We are representing Bethany Properties Group LLC (David Chatham) in their application for a variance to reduce the front yard building setback to 25 feet. The property is zoned R-15 which requires a 35 foot front yard setback. The property is currently being developed into a 6 lot residential subdivision. The property is unusually shaped and the development of a standard subdivision is difficult to meet building envelopes. There is a stream located on the adjacent property to the north. The buffers and setbacks associated with this stream also limit the buildable area on this property. There is a significant elevation change from south to north on the property. The future homes have all been presold and the buyers all want yards that are easily accessible from the main floor with no basements, and the option to place a pool in the rear yard. The preparation of the building pad with the elevation difference has required slopes and retaining walls that have limited the useable area. The Subdivision is private with a gated controlled entrance. Placing the residences closer to the private street and maximizing the separation from surrounding properties does not offend the spirit of the ordinance or cause hardship to the surrounding area. It is our opinion that granting this variance will allow the construction of these homes in the best location and provide an asset to the City of Alpharetta as whole.

Sincerely,
BRUMBELOW-REESE & ASSOCIATES, INC.



Scott D. Reece

BAXLEY ROAD VERTICAL AND HORIZONTAL CURVE DATA

Station	Bearing	Radius Length	Arc Length	Degree of Curve	Tangent
0+00.000	N 78°15'12" W				
0+36.762		250.000'	106.645'	22°55'06"	54.146'
1+00.000					
1+43.407		208.500'	46.294'	27°28'48"	23.243'
1+89.701	N 89°58'22" W				
2+00.000		150.000'	86.461'	38°11'50"	44.469'
2+30.285					
3+16.746	N 56°56'49" W				
4+00.000		250.000'	68.250'	22°55'06"	34.338'
4+19.070					
4+87.320	N 72°35'19" W				
5+00.000		112.000'	141.194'	51°09'25"	81.717'
5+41.252					
6+00.000	S 35°10'52" W				
6+82.446					
7+00.000					
7+91.695					

TRAFFIC ENGINEERING NOTES

ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE (678) 297-6200

ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.

ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMOPLASTIC.

ALL H/C RAMPS FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.

IF SIGNS, STRIPING, AND MODIFICATION TO TRAFFIC CONTROL ARE REQUIRED AS PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

SIDEWALKS AND ISLANDS MUST BE DESIGNED TO ACCEPT H/C RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (ALPHARETTA STANDARD 902)

CITY OF
ALPHARETTA
LDP# D180027

LEGAL DESCRIPTION

All that tract or parcel of land lying and being located in Land Lots 1107 and 1108, District 2, Section 2, Fulton County, Georgia, within the City of Alpharetta, and being more particularly described as follows:

Beginning at a mag nail set at the intersection of the south line of Land Lot 1108 with the west right of way line of Hopewell Road (an 80' R/W);

THENCE North 89 degrees 57 minutes 44 seconds West for a distance of 1043.47 feet along the south line of Land Lots 1108 and 1107 to an iron pin found (1" C/T);

THENCE continuing North 89 degrees 57 minutes 44 seconds West for a distance of 16.08 feet along the south line of Land Lot 1107 to a point;

THENCE leaving said south line of Land Lot 1107, North 17 degrees 13 minutes 14 seconds East for a distance of 34.94 feet to an iron pin found (1/2" R/B in stream bed);

THENCE North 89 degrees 34 minutes 16 seconds East for a distance of 225.17 feet to an iron pin found (3/8" R/B);

THENCE North 35 degrees 12 minutes 51 seconds East for a distance of 291.74 feet to an iron pin found (1/2" R/B);

THENCE North 73 degrees 15 minutes 54 seconds East for a distance of 169.88 feet to an iron pin found (1/2" R/B);

THENCE South 72 degrees 34 minutes 59 seconds East for a distance of 189.84 feet to an iron pin found (1/2" R/B);

THENCE South 56 degrees 55 minutes 04 seconds East for a distance of 179.82 feet to an iron pin found (5/8" R/B);

THENCE South 69 degrees 07 minutes 11 seconds East for a distance of 196.62 feet to an iron pin found (1/2" R/B) on the west right of way line of Hopewell Road (an 80' R/W);

THENCE South 12 degrees 32 minutes 14 seconds West for a distance of 100.36 feet along the west right of way line of Hopewell Road (an 80' R/W) to a mag nail set and the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 4.402 acres and is more fully shown on a Survey for Chatham: Hopewell Road S/D, by Brumblow-Reese and Associates, Inc., dated May 4, 2018, bearing their job number 2018-039, and being identified as drawing CHATHAM-HR.

GENERAL NOTES

- ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH THE CITY OF ALPHARETTA CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- ALL CONSTRUCTION STARTING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
- MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
- ALL LAYOUT DIMENSIONS SHOWN TO EDGE OF PAVEMENT OR TO FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ALL CURB RADI NOT DIMENSIONED SHALL HAVE A 3' RADIUS.
- ALL SIGNAGE AND STRIPING TO MEET M.U.T.C.D. AND THE CITY OF ALPHARETTA STANDARDS AND SPECIFICATIONS.
- THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER ABOVE GROUND EXAMINATION OF THIS SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
- IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHT-OF-WAY AND CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UNPERMITTED RIGHT-OF-WAY ENCROACHMENTS.
- TOILET FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
- CHEMICALS AND/OR RAW MATERIALS ARE NOT PROPOSED TO BE STORED AT THIS SITE.
- ALL FILL AREAS AND DITCH WORK ON THIS SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- THIS SITE DOES NOT CONTAIN WETLANDS.
- THIS SITE DOES NOT HAVE STANDING WATERS REQUIRING UNDISTURBED BUFFERS.
- NOTIFY THE CITY OF ALPHARETTA INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (678) 297-6200.
- AS-BUILT REQUIRED FOR CO'S ON COMMERCIAL PROJECTS PRIOR TO FINAL BUILDING INSPECTION.

CONTRACTOR NOTES:

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED.
- IT IS UNDERSTOOD BY THE ENGINEER THAT THE CONTRACTOR SHALL HAVE SUFFICIENT EXPERTISE TO CONSTRUCT THIS PROJECT BASED ON WHAT HAS BECOME AN ACCEPTABLE LEVEL OF DETAIL FOR CONSTRUCTION DRAWINGS. PRIOR TO ENTERING INTO A CONTRACT WITH THE OWNER, THE CONTRACTOR SHALL BE OBLIGATED TO NOTIFY THE ENGINEER OF ANY ITEMS IN THESE PLANS OR SPECIFICATIONS THAT MAY NOT CONTAIN ENOUGH DETAIL TO COMPLETE THE PROJECT. BY ENTERING INTO A BINDING CONTRACT WITH THE OWNER TO CONSTRUCT THE PROJECT THE CONTRACTOR INDICATES THAT THESE PLANS CONTAIN AN ACCEPTABLE LEVEL OF DETAIL.

IF THE CITY FUNDS INTERSECTION IMPROVEMENTS AT HOPEWELL ROAD AND VAUGHAN DRIVE IN THE FUTURE, DEVELOPER SHALL DEDICATE REQUIRED RIGHT-OF-WAY AT NO COSTS TO THE CITY.

COMMUNITY DEVELOPMENT NOTES

- AN 18-MONTH PERFORMANCE AND MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION.
- PARKING LOT LIGHTS WILL BE LOCATED OUTSIDE OF LANDSCAPE ISLANDS. SITE LIGHTING MUST BE APPROVED BY THE ZONING DEPARTMENT PRIOR TO ISSUANCE OF ELECTRICAL PERMIT.
- THE OWNER IS RESPONSIBLE FOR ANNUAL REPORTING OF THE WASTE GENERATION FOR THIS PROJECT ON AN ONGOING BASIS. THE WASTE GENERATION ANALYSIS MUST DEMONSTRATE A 25% OVERALL WASTE REDUCTION DUE TO RECYCLING.
- OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.
- ALL ROOFTOP APPURTENANCES, SATELLITE DISHES AND/ OR OTHER COMMUNICATION DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHTS OF WAY.
- ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.
- CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ENGINEERING, ARBORIST, TRAFFIC & FIRE. ALLOW A MINIMUM OF A 3-DAY NOTICE FOR A SITE INSPECTION APPOINTMENT.
- ON-SITE BURIAL IS NOT ALLOWED.
- AN ENGINEER'S CERTIFICATION WILL BE REQUIRED FOR ALL RETAINING WALLS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ALL RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT MUST OBTAIN A BUILDING PERMIT.
- IRRIGATION NOTES:
 - IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT OF WAY. (SYSTEMS WILL BE ALLOWED INSIDE MEDIANS IF AN INDICIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES.)
 - IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED.
 - IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

PLANING NOTES
AN APPROVED COMBINATION PLAT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A CO.

THE ROAD WIDTH MUST BE 24 FT AND THE GATE ENTRANCE/EXIT AT LEAST 14 FT.

GATE ACCESS MUST BE PROVIDED BY: SIREN, KEY PAD, AND KNOX KEY AND MEET 2012 IVC 503.6

REFERENCES

BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY FOR CHATHAM: HOPEWELL ROAD S/D, PREPARED BY BRUMBLOW-REESE AND ASSOC., INC. DATED MAY 4, 2018.

NOTE

NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED EXISTING SEPTIC SYSTEM TO BE REMOVED.

SURVEY NOTE:

T.B.M.
TOP OF FH ACROSS HOPEWELL RD. ELEV. = 1128.12
NGVD (1929)

DESCRIPTION OF EXISTING LAND USE

EXISTING SINGLE FAMILY RESIDENCE

DESCRIPTION OF PROPOSED LAND USE

THE PROPOSED PROJECT FOR A 7 LOT SINGLE FAMILY SUBDIVISION WITH THE ASSOCIATED SIDEWALKS, GRADING, STORM POND & UTILITY CONSTRUCTION.

TOTAL SITE: 4.402 ACRES
AREA DISTURBED: 3.94 ACRES
OFFSITE DISTURBED: 0.11 ACRES
EXISTING IMPERVIOUS: 0.46 ACRES
FINAL IMPERVIOUS: 1.64 ACRES
FINAL IMPERVIOUS AREA: 37%

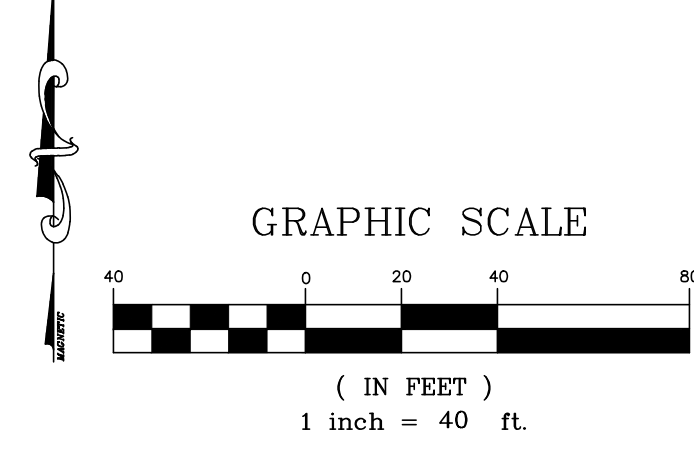
SITE DEVELOPMENT DATA:
CURRENT ZONING: R15
SITE ACREAGE: 4.402 ACRES
NUMBER OF UNITS: 7 UNITS
PROPOSED DENSITY: 1.59 UNITS/ACRE

MAX. BUILDING HEIGHT: 35 FT
MIN. LOT SIZE: 15,000 SF
MIN. LOT WIDTH: 100 FT
FRONT YARD SETBACK: 35 FT
SIDE YARD SETBACK: 10 FT
REAR YARD SETBACK: 25 FT
MAX. BUILDING COVERAGE: 25% (1.10 ACRES)
PROP. BUILDING COVERAGE: 20% (0.88 ACRES)
MIN. FLOOR AREA / UNIT: 1,500 SF

VARIANCE REQUEST:
TO REDUCE 35' FRONT BUILDING SETBACK TO 25'

PARKING SUMMARY:
2 PARKING SPACES FOR EACH DWELLING UNIT.
7 UNITS * 2 SPACES FOR EACH UNIT = 14 SPACES.

EACH DWELLING UNIT MUST HAVE 2 PARKING SPACES ON A LOT.
NO AMENITIES ARE PROPOSED.



ALL HANDICAP RAMPS TO COMPLY WITH GA DOT STANDARD A3 - TYPE B (SPECIAL DETAIL, CONCRETE SIDEWALK DETAILS, CURB CUT WHEELCHAIR RAMPS) AND WITH SECTION 120-3-20-.18 OF THE GEORGIA ACCESSIBILITY CODE

REFER TO THE ARCHITECTURAL PLANS FOR DETAILS OF ANY STAIRWAYS, SIDEWALKS, RAMPS, UTILITY CONNECTIONS, ETC. WITHIN 5' OF BUILDING FOOTPRINT.

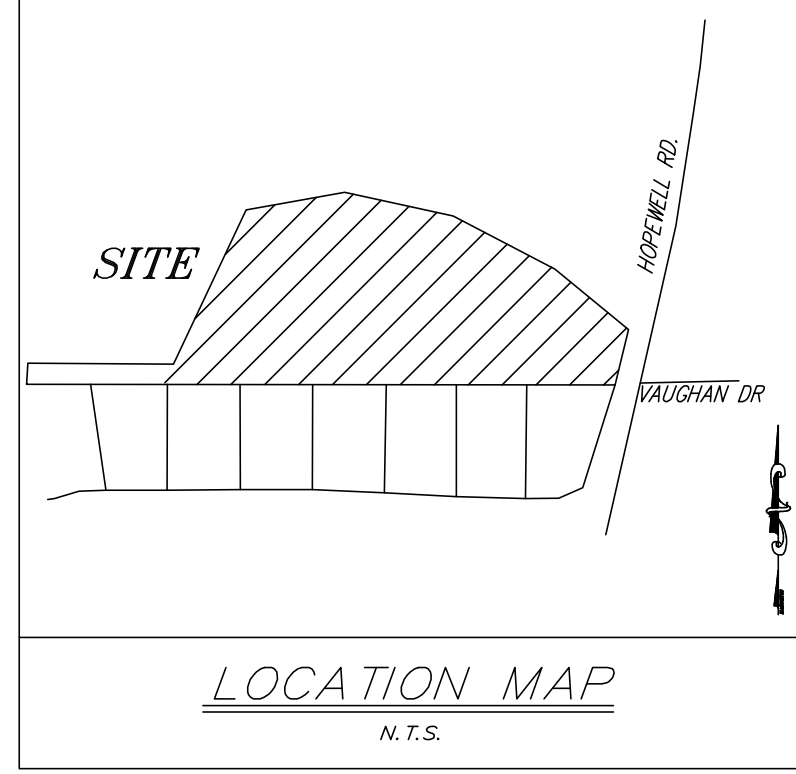
"ALL IMPROVEMENTS TO CONFORM WITH THE CITY OF ALPHARETTA CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION."

NOTIFY THE CITY OF ALPHARETTA INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (770) 781-2165

NO WETLANDS PRESENT ON THE SITE

PER CONDITION 6
UPON COMPLETION OF THE CITY OF ALPHARETTA ROUNDABOUT DESIGN, THE DEVELOPER TO DEDICATE THE REQUIRED RIGHT-OF-WAY TO ACCOMMODATE THE ROUNDABOUT

WATER SOURCE: FULTON COUNTY WATER
404-612-6830
SEWER SOURCE: FULTON COUNTY SEWER
404-612-6830
POWER SOURCE: GEORGIA POWER
888-660-5890



PARCEL 22480011080460 OWNER

12780 HOPEWELL RD
ALPHARETTA, GA 30004
678-294-2905
PARCEL 22480011080478

OWNER

LU HSUEH
12790 HOPEWELL RD
ALPHARETTA, GA 30004
678-294-2905

DEVELOPER

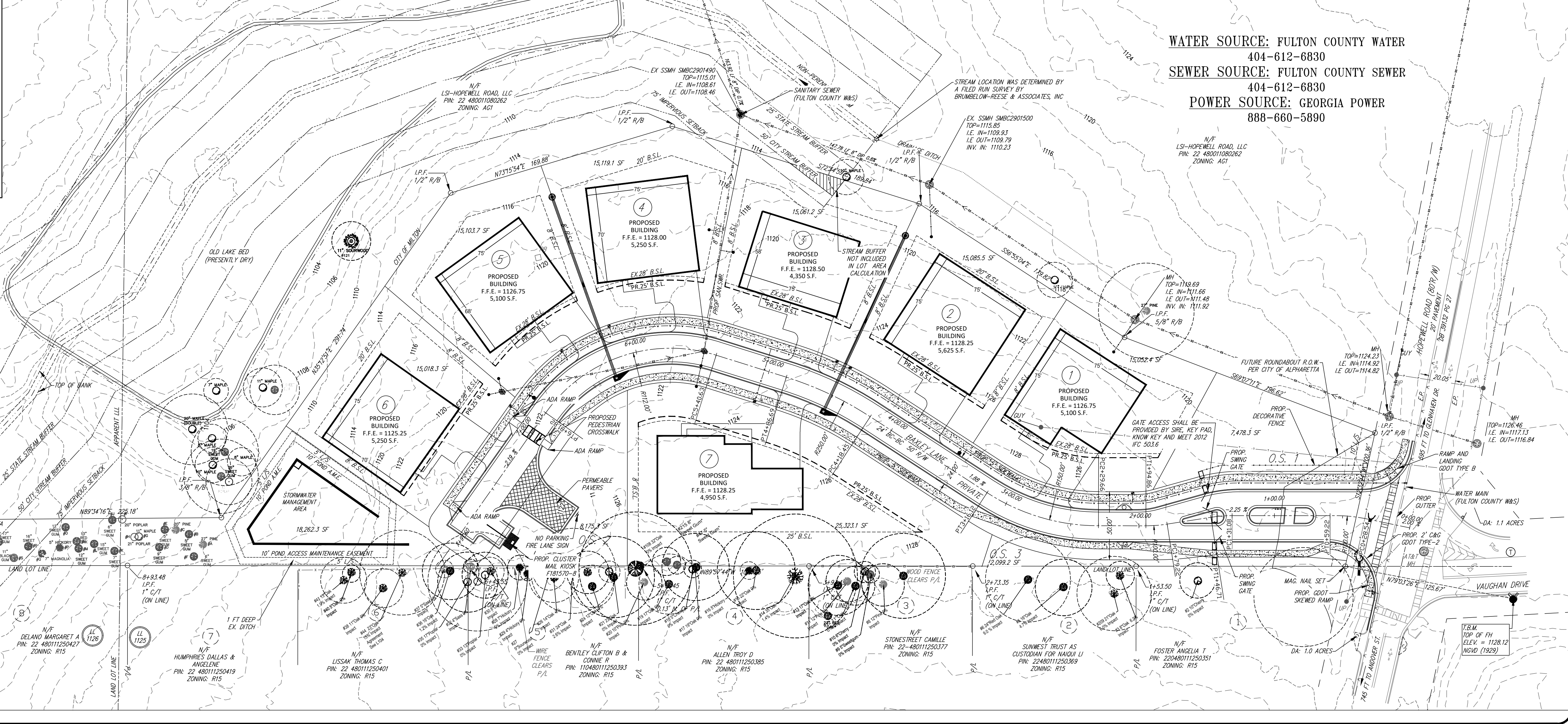
BETHANY PROPERTIES GROUP LLC
5780 WINDWARD PARKWAY SUITE 330
ALPHARETTA, GA 30005
24-HOUR CONTACT
DAVID CHATHAM
678-624-2905

SUBDIVISION NAME

BAXLEY

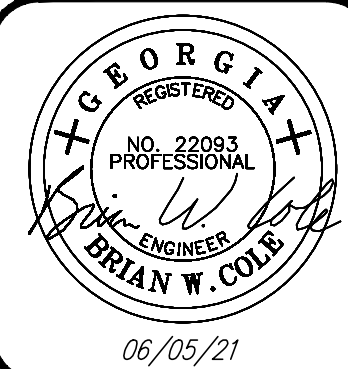
FULTON COUNTY PROJECT (18-055WR)

CITY OF ALPHARETTA LDP# D180027



B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bcengineering-ga.com

VARIANCE EXHIBIT
BAXLEY S/D
LAND LOT # 1107 & 1108 2ND DISTRICT
TAX PARCEL NO. # 22 480011080460
ALPHARETTA, GEORGIA
PREPARED FOR
CHATHAM HOLDINGS



DRAWN BY:	LB	REVISION	DATE	DESCRIPTION
CHECKED BY:	BC			
DATE:	06/15/21			
SCALE:	1" = 40'			
LAND LOT:	—			
DISTRICT:	—			
SECTION:	—			

SHEET NO. 1 OF 2
JOB NO. 2018-023.1

FUQUA & ASSOCIATES INC.
985 Canonero Drive
Milton, GA 30004
Phone 770-575-7225

August 17, 2021

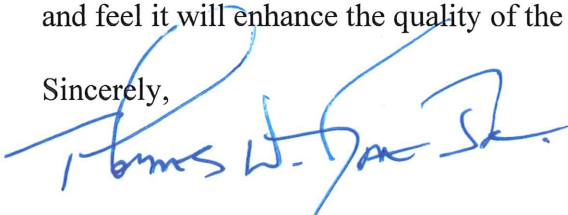
City of Alpharetta
Community & Economic Development
2 Park Plaza
Alpharetta, GA 30009

Re: Variance to reduce front building setback line at Baxley S/D

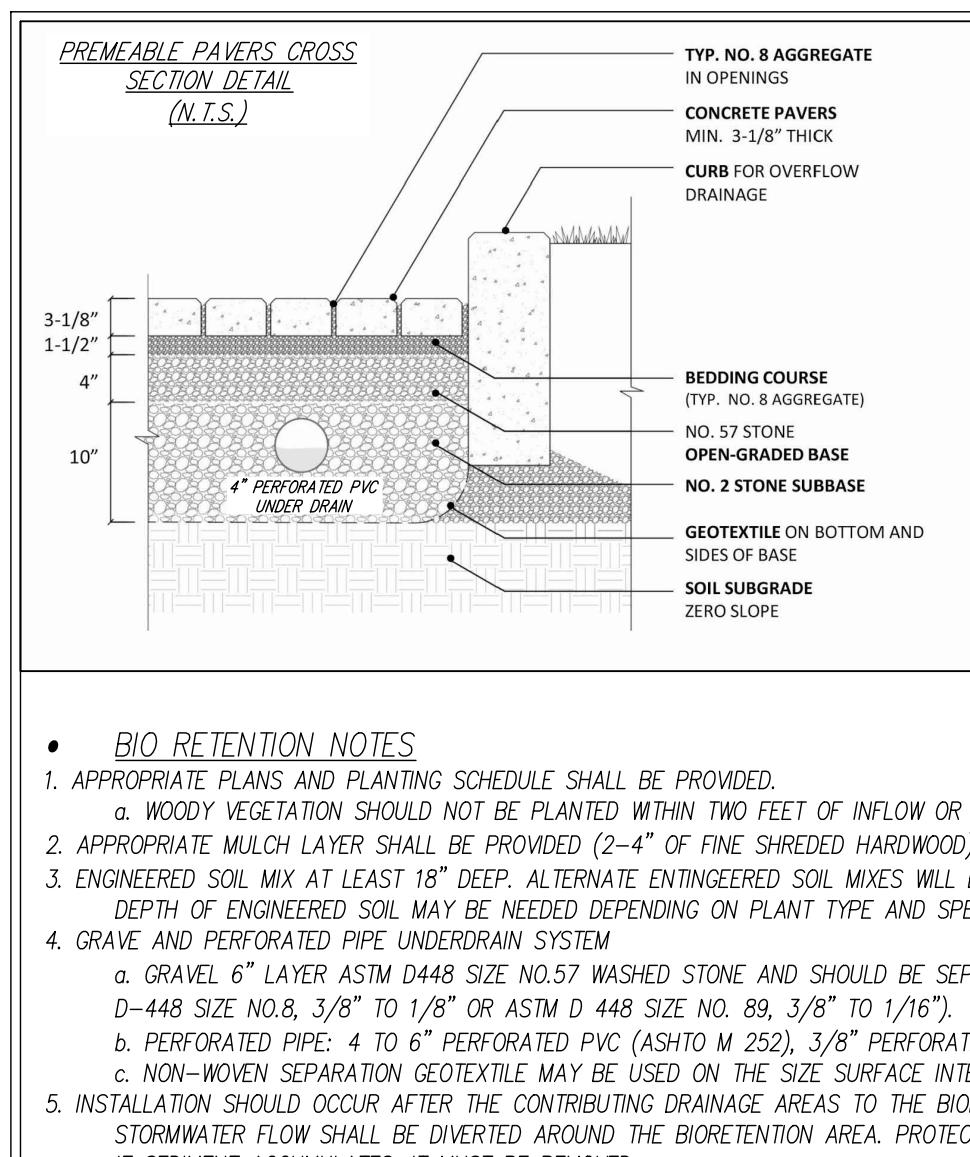
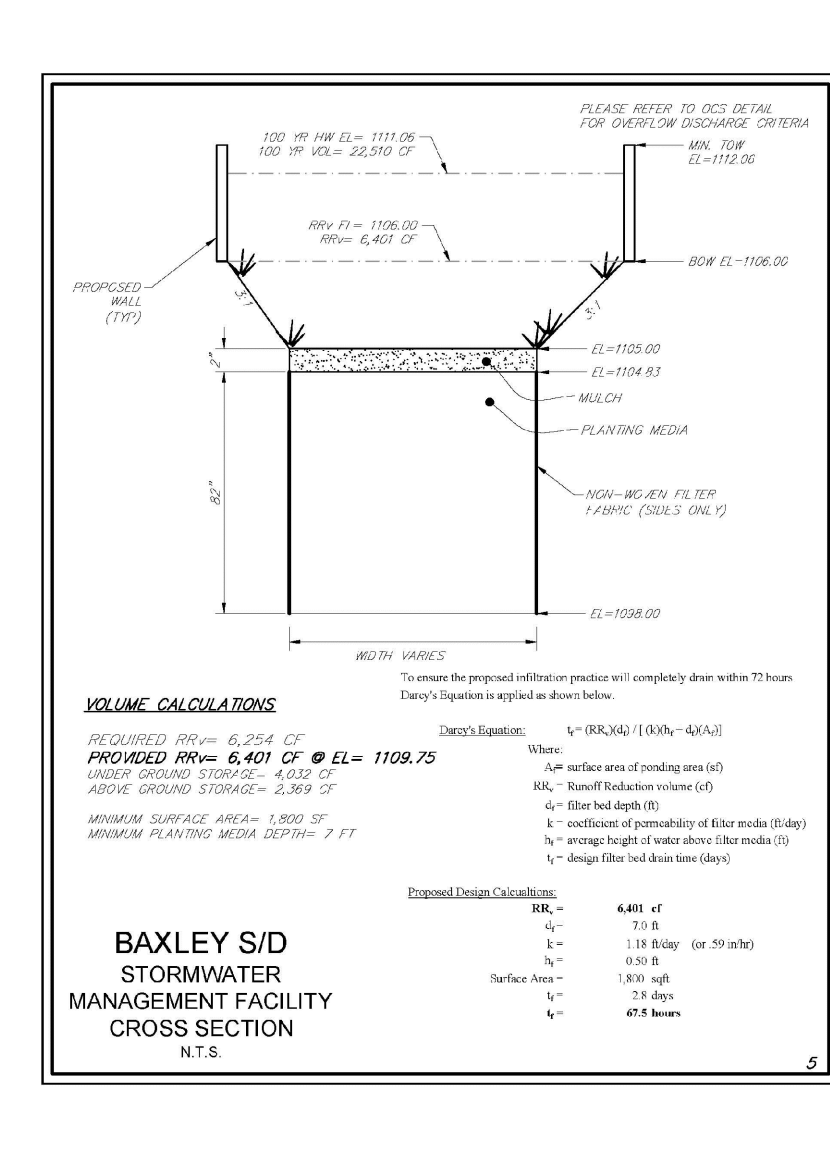
To Whom It May Concern:

I own the property at 12800 Hopewell Road, which is to the north and west of the proposed Baxley Subdivision at 12790 Hopewell Road. I have met with the owner and reviewed the plans for the proposed variance. I am in favor of the proposed variance to reduce the front building setback line and feel it will enhance the quality of the development.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thomas W. Fuqua, Jr.", with a stylized flourish at the end.

Thomas W. Fuqua, Jr.
President

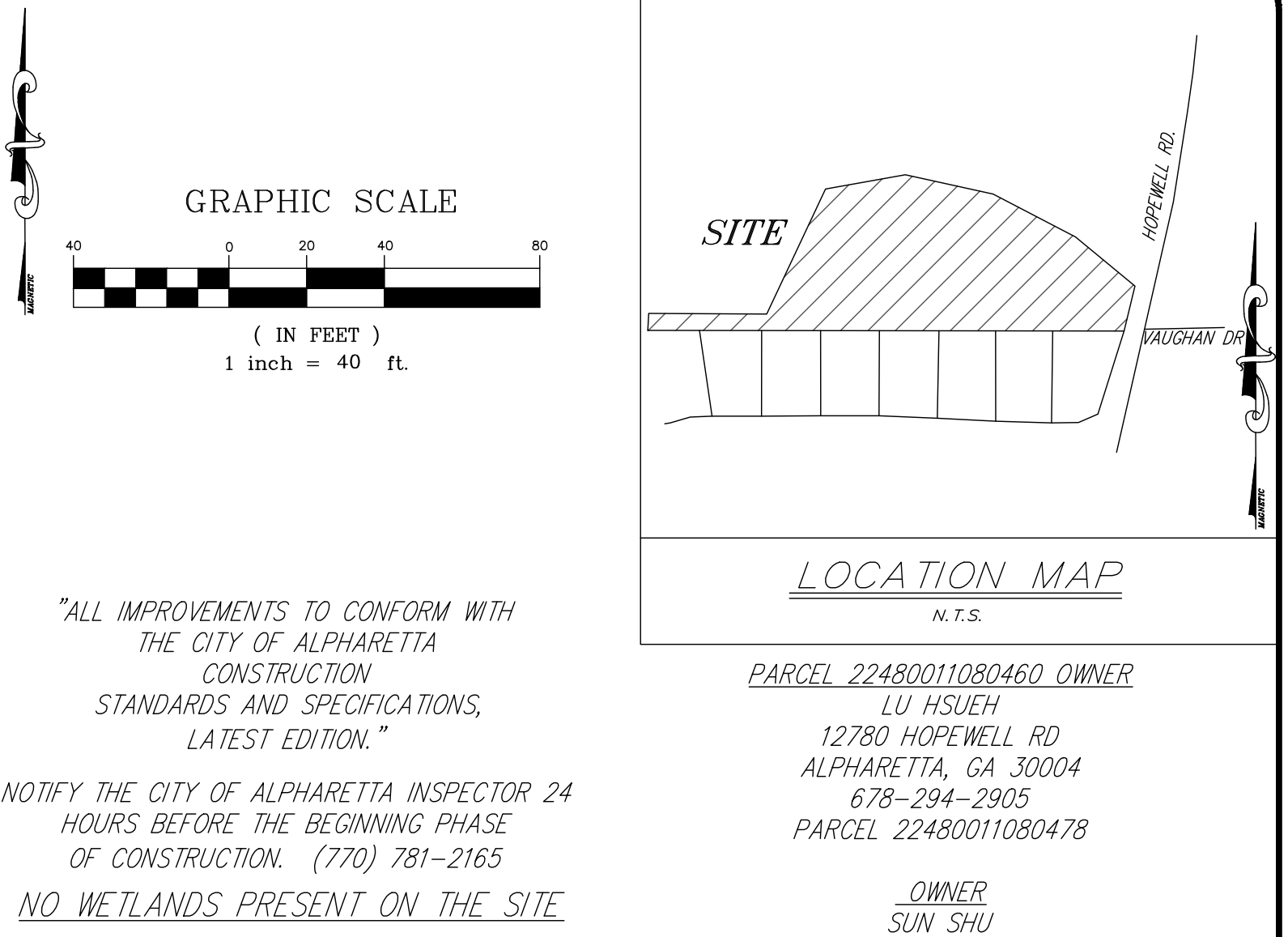


STORM DRAINAGE NOTE:
ALL 20' DRAINAGE EASEMENTS SHOWN ARE FOR THE INSPECTION AND MAINTENANCE OF DRAINAGE SYSTEM, STORMWATER MANAGEMENT FACILITIES, AND BMP'S.

RETAINING WALL NOTE:
A SEPARATE BUILDING PERMIT WILL BE REQUIRED. ALL WALLS OVER 4' REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5.I.

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY THE CITY OF ALPHARETTA OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY LAND AREA DISTURBANCE.

CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE



EXISTING OFFSITE DETENTION POND.

PRELIMINARY CUT AND FILL VOLUMES:

NOT TO BE USED FOR BIDDING PURPOSES

CUT: - 7,794 CY

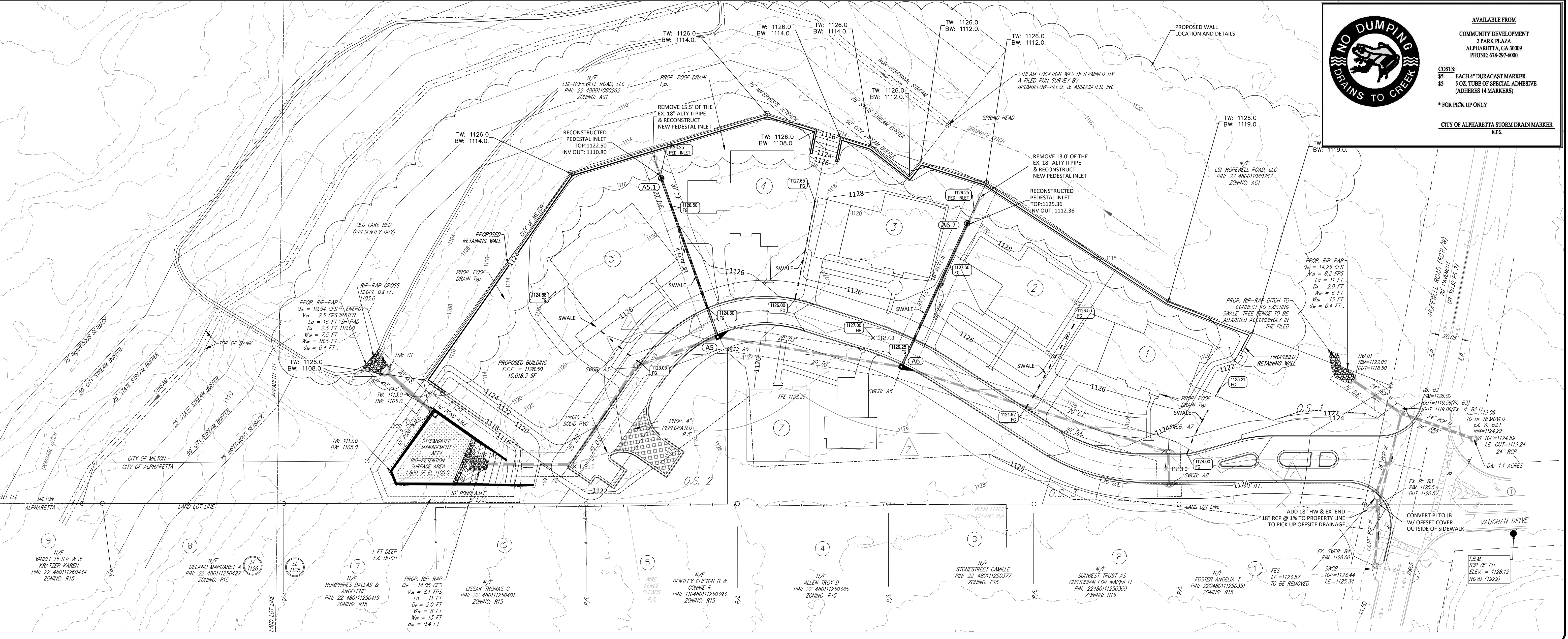
FILL: - 6,006 CY

TRE
TREE
INSP
CON
ALLO
APPR

121901101/LWELL TR
ALPHARETTA, GA 30004
678-294-2905

DEVELOPER
BETHANY PROPERTIES GROUP LLC
5780 WINDWARD PARKWAY SUITE 330
ALPHARETTA, GA 30005
24-HOUR CONTACT
DAVID CHATHAM
678-624-2905

SUBDIVISION NAME
BAXLEY
FULTON COUNTY PROJECT (18-055WR)



SHEET NO.

4

OF

18

JOB NO.

2018-023.1

DRAWN BY:	AB	REVISION	DATE	DESCRIPTION
CHECKED BY:	BWC	0	07/23/18	INITIAL SUBMITTAL
DATE:	7/2/18	1	10/01/18	PER COMMENTS
SCALE:	1" = 40'	2	11/04/18	PER COMMENTS
LAND LOT:	-	3	12/13/18	PER COMMENTS
DISTRICT:	-	4	02/01/19	REVISED PER CLIENT
SECTION:	-	5	08/26/19	LOCATED EXISTING DITCH
				REVISED SIDEWALK ON SOUTH SIDE

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

PHA210033 / V-21-21

Case #: _____

☐ Fee Paid

Initial: **PC**

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: Scott Reece (Brumbelow-Reese and Associates, Inc.)

Telephone: 770-475-6817

Address: 13685 Highway 9 N

Suite: _____

City: Milton

State: GA

Zip: 30004

Fax: 770-569-4948

Mobile Tel: 678-313-7604

Email: brassinc@comcast.net

Subject Property Information:

Address: 12780 & 12790 Hopewell Road, Alpharetta, GA 30004

Current Zoning: R-15

District: 2

Section: 2

Land Lot: 1107,1108

Parcel ID: 22 480011080460, 22 480011080478

Proposed Zoning: R-15

Current Use: 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 (Specify): _____

APPLICANT REQUEST AND INTENT

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

A 6 lot residential subdivision.

Applicant's Request (Please itemize the proposal):

1.) To reduce the front building setback line from 35 feet to 25 feet.

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

The reduction of the front building setback would allow for accessible yards on all sides of the residences. The presales of the houses all require walkout on main floor to rear yard and pool option.

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 property is unusually shaped (narrow front, wider at the rear) and makes a conventional subdivision with standard setbacks difficult to develop. The stream on the adjoining property with the appropriate buffers limits the use of the property. There is significant elevation difference from south to north that limits the use of the property.

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

The front building line setback forces the placement of the proposed residences into slope of the rear property line. The rear yard slope limits the use of the rear yard.

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

- 1) The unusual shape of the property.
- 2) Stream buffers and setbacks.
- 3) Proposed round-about right of way take.
- 4) Elevation change from south to north requiring retaining wall along the north property line.

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.

Allowing the proposed residences to be placed closer to the street will allow maximum separation from adjoining properties. The private and gated street/subdivision would limit any public detriment from placing the houses closer to the street.

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: David Chatham

Telephone: 678-624-2905

Address: 5780 Windward Parkway

Suite: 330

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: Scott Reece

Telephone: 678-313-7604

Address: 13685 Highway 9 N

Suite:

City: Milton

State: GA

Zip: 30004

So Sworn and Attested:

Owner Signature: 

Date: 6/30/2021

Notary:

Notary Signature: 

Date: 6/30/2021



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: Baxley Subdivision

Contact Name: Scott Reece

Telephone: 770-475-6817

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.

See attached list

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.

The applicant will hold a public information meeting to answer any concerns. Individuals will receive a letter on intent and Site Plan via U.S. Mail. Individuals can email or call the applicant with concerns.

THOMAS & LISA ROMANCHECK
413 WOODLIFF PLACE
ALPHARETTA, GA 30004

RANADHEER PALWAI & ANURADHA KESIDI
423 WOODLIFF PLACE
ALPHARETTA, GA 30004

NELSON & GIBI INGLE
433 WOODLIFF PLACE
ALPHARETTA, GA 30004

TIMOTHY & SIGRID GEHRIG
443 WOODLIFF PLACE
ALPHARETTA, GA 30004

MARC VENEZIANO & ANITA SHVARTS
453 WOODLIFF PLACE
ALPHARETTA, GA 30004

RALPH CLEVELAND
463 WOODLIFF PLACE
ALPHARETTA, GA 30004

VICKERY CREST HOMEOWNERS ASSOC.
1230 JOHNSONS FERRY ROAD
MARIETTA, GA 30068

FUQUA & ASSOCIATES INC
985 CANONERO DRIVE
ALPHARETTA, GA 30004

LSI HOPEWELL ROAD LLC
700 BARBERRY DRIVE
ALPHARETTA, GA 30004

GLENHAVEN COMMUNITY ASSOC. INC.
6455 SHILOH ROAD
ALPHARETTA, GA 30005

HOPEWELL ROAD PROPERTIES LLC
1452 WATERFORD GREEN CT
MARIETTA, GA 30068

ALPHARETTA RETIREMENT RESIDENCE
9310 NE VANCOUVER MALL DR
VANCOUVER, WA 98662

HUNTER PAYTON HOLDINGS LLC
14260 FREEMANVILLE ROAD
ALPHARETTA, GA 30004

KATHERINE PATTON
12635 HOPEWELL ROAD
ALPHARETTA, GA 30009

JANE WIERENGO
121 NORTH TRACE
ALPHARETTA, GA 30009

WEAVER ASSETS
P.O. BOX 883
WOODSTOCK, GA 30188

CHRISTINA LACOMBE
210 MEADOW DRIVE
ALPHARETTA, GA 30009

JEAN WILLIAMS REVOCABLE
FAMILY TRUST
151 NORTH TRACE
ALPHARETTA, GA 30009

KEITH & KRISTIN LEVERT
161 NORTH TRACE
ALPHARETTA, GA 30009

ELAINE McCLURKAN
171 NORTH TRACE
ALPHARETTA, GA 30009

REMER PROCTOR
180 ANDOVER DRIVE
ALPHARETTA, GA 30009

PAUL CARNSO
170 ANDOVER DRIVE
ALPHARETTA, GA 30009

ROBERT JOHNSON
160 ANDOVER DRIVE
ALPHARETTA, GA 30009

JERRY & ANNE SEXTON
150 ANDOVER DRIVE
ALPHARETTA, GA 30009

ONE NINE EIGHTY EIGHT
IRREV. TRUST KENNY PATRICK
140 ANDOVER DRIVE
ALPHARETTA, GA 30009

WILLIAM & MARION RARY
130 ANDOVER DRIVE
ALPHARETTA, GA 30009

RONALD MAKAMSON
120 ANDOVER DRIVE
ALPHARETTA, GA 30009

ANTHONY TRAPINO
110 ANDOVER DRIVE
ALPHARETTA, GA 30009

JOHNNA MADDOX
100 ANDOVER DRIVE
ALPHARETTA, GA 30009

ANGELIA FOSTER
105 ANDOVER DRIVE
ALPHARETTA, GA 30009

SUNWEEST TRUST AS
CUSTODIAN FOR NAIQI LI
1319 VILLAGE TERRACE CT
ATLANTA, GA 30338

CAMILLE STONESTREET
125 ANDOVER DRIVE
ALPHARETTA, GA 30009

TROY ALLEN
135 ANDOVER DRIVE
ALPHARETTA, GA 30009

CLIFTON & CONNIE BENTLEY
145 ANDOVER DRIVE
ALPHARETTA, GA 30009

THOMAS LISSAK
155 ANDOVER DRIVE
ALPHARETTA, GA 30009

DALLAS & ANGELENE HUMPHRIES
165 ANDOVER DRIVE
ALPHARETTA, GA 30009

MARGARET DELANO
175 ANDOVER DRIVE
ALPHARETTA, GA 30009

PETER WINKEL & KAREN KRATZER
185 ANDOVER DRIVE
ALPHARETTA, GA 30009

F C & DEBRA DAUGHERTY
195 ANDOVER DRIVE
ALPHARETTA, GA 30009

LARRY & MARGE ATTIG
225 OAKMERE DRIVE
ALPHARETTA, GA 30009

CATHERINE SAVAGE
205 ANDOVER DRIVE
ALPHARETTA, GA 30009

KRISTEN & ANDREW BELL
4017 DOVER AVENUE
ALPHARETTA, GA 30009

KIMBERLY URQUHART
4021 DOVER AVENUE
ALPHARETTA, GA 30009

BALAKRISNAN & TRACEY GANESH
4025 DOVER AVENUE
ALPHARETTA, GA 30009

LUCINDA & JOHN DEGENHARD
4029 DOVER AVENUE
ALPHARETTA, GA 30009

DONALD HANSEN
4033 DOVER AVENUE
ALPHARETTA, GA 30009

CLIFTON & KATHERINE MORGAN
4037 DOVER AVENUE
ALPHARETTA, GA 30009

MATTHEW & MELONY BOZER
4041 DOVER AVENUE
ALPHARETTA, GA 30009

ALLAN & JACQUELINE TUCCI
4045 DOVER AVENUE
ALPHARETTA, GA 30009

DAVID & AUDREY POWER
4049 DOVER AVENUE
ALPHARETTA, GA 30009

TAUNYA PATTON
4020 DOVER AVENUE
ALPHARETTA, GA 30009

ERIN & MICHAEL GORDY
4024 DOVER AVENUE
ALPHARETTA, GA 30009

RYAN & LAUREN FLEMING
4028 DOVER AVENUE
ALPHARETTA, GA 30009

CHAD MYERS
4032 DOVER AVENUE
ALPHARETTA, GA 30009

KARLA HABBERFIELD
4042 DOVER AVENUE
ALPHARETTA, GA 30009

ORCHARDS OF HOPEWELL CLUBHOUSE
16111 WINDRUSH LANE
ALPHARETTA, GA 30009

SHOCK THEORY
12755 CENTURY DRIVE
UNIT A
ALPHARETTA, GA 30009

SYLLABLES LEARNING CENTER
12755 CENTURY DRIVE
UNIT C
ALPHARETTA, GA 30009

GCAC OF GEORGIA
201 VAUGHAN DRIVE
ALPHARETTA, GA 30009

DISCLOSURE FORM

X

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: SCOTT D. REECE

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: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A 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: Scott D. Reece

Date: 06/29/2021

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: David Chatham

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: _____ Position: _____

Description of Contribution: _____ Value: 0

Description of Contribution: _____ Value: 0

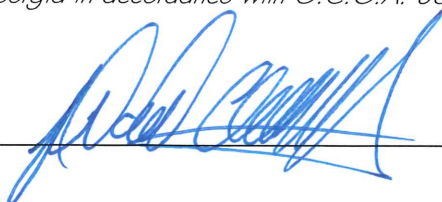
Description of Contribution: _____ Value: 0

Description of Contribution: _____ Value: 0

Description of Contribution: _____ Value: 0

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: 6/30/2021

SITE PLAN CHECK LIST

This document is provided as a resource for the applicant to assist in the preparation of site plans to be submitted in support of applications for public hearing. The items listed below reflect the minimum information that must be included on all site plans submitted as part of the public hearing process.

Site plans submitted as part of a public hearing application must be drawn to scale, and the scale must be displayed in the lower left corner of the plan page. The maximum page size for original full-size plan documents is 30" x 42". Plan copies submitted as part of the completed application packets may be a maximum of 11" x 17", must be folded to a size of 8.5" x 11", and must be attached to each submittal packet set.

Applications that include site plan documents that do not meet these requirements will not be accepted.

☒	Element Description
☒	Key and/or legend and site location map with North arrow
☒	Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
☒	Acreage of the subject property.
☒	Location of land lot lines and identification of land lots.
☒	Existing, proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.
☒	Proposed streets on the subject site.
☒	Current zoning of the subject site and adjoining properties.
N/A	☐ Existing buildings (with square footages, heights, and stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property.
☒	Location of proposed buildings with square footages, heights, and stories.
☒	Layout and minimum lot size of proposed single-family residential lots.
☒	Topography of subject site.
☒	Required and proposed setbacks.
N/A	☐ 100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
☒	Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
☒	Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site.
☒	Required and proposed parking spaces, loading, and unloading facilities.
☒	Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey.
☒	Proposed stormwater management facilities.
☒	Entrance distance profile assuming the driver's eye at a height of 3.5 feet.
☒	Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).
☒	Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).

(12)

TAX PARCELS:

22 -4800-1108-046-0

22 -4800-1108-047-8

Deed Book 59776 Pg 532
Filed and Recorded Mar-05-2019 08:57am
2019-0129485
Real Estate Transfer Tax \$0.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

**THIS DEED IS BEING RE-RECORDED TO
COMPLETE THE CROSS-REFERENCE AND
TAX PARCEL INFORMATION. (12)**

PREPARED BY AND RETURN TO:
McMICHAEL & GRAY, PC
2055 N. BROWN RD SUITE 250
LAWRENCEVILLE GA 30043-4920
FILE #: CONST-180101 (DCA)

Cross-Reference:
Warranty Deed from Grantor herein to Grantee
herein recorded in Deed Book 59776,
Page 527, Fulton County, Georgia Records

STATE OF GEORGIA

COUNTY OF FULTON

Deed Book 60578 Pg 18
Filed and Recorded Sep-19-2019 04:24pm
2019-0330089
Real Estate Transfer Tax \$0.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

**QUITCLAIM DEED
in Aid of Title**

THIS INDENTURE (this "Deed") is made February 1, 2019 by **Hsueh C. Lu**, an individual resident of the State of Georgia, as "Grantor", to **Bethany Properties Group, LLC**, a Georgia limited liability company, as "Grantee" ("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

WITNESSETH:

GRANTOR, for and in consideration of the sum of One and 00/100 Dollars (\$1.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release and forever quit-claim to Grantee all the right, title interest, claim or demand which the Grantor has or may have had in and to the following described real property, to wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Fulton County, Georgia, as more particularly described on Exhibit A, incorporated by this reference and made a part of this description.

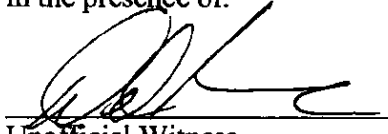
TO HAVE AND TO HOLD the described premises unto Grantee, so that neither Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

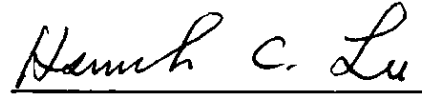
THE PURPOSE of this Quitclaim Deed is to clarify title in and to Grantee of the real property conveyed by virtue of the Warranty Deeds from Grantor to Grantee of even date hereof and recorded simultaneously herewith.

IN WITNESS WHEREOF, Grantor has executed and delivered this Deed as of the date first above written.

Signed and delivered
in the presence of:

GRANTOR:


Unofficial Witness

 (SEAL)
Hsueh C. Lu


Notary Public

My Commission Expires:

(NOTARY SEAL)

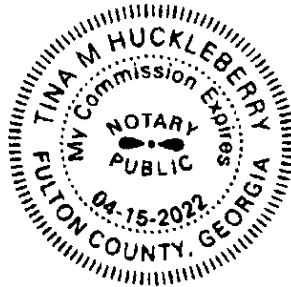


EXHIBIT A

Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 1107 and 1108 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia, consisting of 4.402 acres, as shown on Survey for Chatham: Hopewell S/D by Brumbelow Reese and Assoc., Inc., Rodney H. Reese, GRLS #2072, dated May 4, 2018, and being more particularly described as follows:

BEGINNING at a mag. nail set at the point of intersection of the northwesterly right of way line of Hopewell Road (80 foot R/W) with the south Land Lot line of Land Lot 1108; thence along the south Land Lot lines of Land Lots 1108 and 1107, North 89 degrees 57 minutes 44 seconds West a distance of 1060.15 feet to a point on the south line of Land Lot 1107 at the edge of a stream bed; thence leaving the Land Lot line North 17 degrees 13 minutes 14 seconds East a distance of 34.94 feet to an iron pin found in the stream bed; thence North 89 degrees 34 minutes 16 seconds East a distance of 225.17 feet to an iron pin found; thence North 35 degrees 12 minutes 51 seconds East a distance of 291.74 feet to an iron pin found; thence North 73 degrees 15 minutes 54 seconds East a distance of 169.88 feet to an iron pin found; thence South 72 degrees 34 minutes 59 seconds East a distance of 189.84 feet to an iron pin found; thence South 56 degrees 55 minutes 04 seconds East a distance of 179.82 feet to an iron pin found; thence South 69 degrees 07 minutes 11 seconds East a distance of 196.62 feet to an iron pin found on the northwesterly right of way line of Hopewell Road; thence along the northwesterly right of way line of Hopewell Road South 12 degrees 32 minutes 14 seconds West a distance of 100.36 feet to a mag. nail set at the POINT OF BEGINNING.

BRUMBELOW-REESE & ASSOCIATES, INC.

Land Surveyors, Land Planners, Development Consultants

13685 Highway 9 N

Milton, Georgia 30004

Phone 770-475-6817

Fax 770-569-4948

Email: brassinc@comcast.net

June 28, 2021

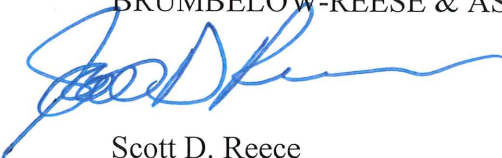
Brian Borden, Zoning Administrator
2 Park Plaza
Alpharetta, GA 30009

Re: Baxley S/D Front Yard Reduction Variance

Dear Mr. Borden:

We are representing Bethany Properties Group LLC (David Chatham) in their application for a variance to reduce the front yard building setback to 25 feet. The property is zoned R-15 which requires a 35 foot front yard setback. The property is currently being developed into a 6 lot residential subdivision. The property is unusually shaped and the development of a standard subdivision is difficult to meet building envelopes. There is a stream located on the adjacent property to the north. The buffers and setbacks associated with this stream also limit the buildable area on this property. There is a significant elevation change from south to north on the property. The future homes have all been presold and the buyers all want yards that are easily accessible from the main floor with no basements, and the option to place a pool in the rear yard. The preparation of the building pad with the elevation difference has required slopes and retaining walls that have limited the useable area. The Subdivision is private with a gated controlled entrance. Placing the residences closer to the private street and maximizing the separation from surrounding properties does not offend the spirit of the ordinance or cause hardship to the surrounding area. It is our opinion that granting this variance will allow the construction of these homes in the best location and provide an asset to the City of Alpharetta as whole.

Sincerely,
BRUMBELOW-REESE & ASSOCIATES, INC.



Scott D. Reece

BAXLEY ROAD VERTICAL AND HORIZONTAL CURVE DATA

Station	Bearing	Radius Length	Arc Length	Degree of Curve	Tangent
0+00.000	N 78°15'12" W				
0+36.762		250.000'	106.645'	22°55'06"	54.146'
1+00.000					
1+43.407		208.500'	46.294'	27°28'48"	23.243'
1+89.701	N 89°58'22" W				
2+00.000		150.000'	86.461'	38°11'50"	44.469'
2+30.285					
3+16.746	N 56°56'49" W				
4+00.000		250.000'	68.250'	22°55'06"	34.338'
4+19.070					
4+87.320	N 72°35'19" W				
5+00.000		112.000'	141.194'	51°09'25"	81.717'
5+41.252					
6+00.000	S 35°10'52" W				
6+82.446					
7+00.000					
7+91.695					

LEGAL DESCRIPTION

All that tract or parcel of land lying and being located in Land Lots 1107 and 1108, District 2, Section 2, Fulton County, Georgia, within the City of Alpharetta, and being more particularly described as follows:

Beginning at a mag nail set at the intersection of the south line of Land Lot 1108 with the west right of way line of Hopewell Road (an 80' R/W);

THENCE North 89 degrees 57 minutes 44 seconds West for a distance of 1043.47 feet along the south line of Land Lots 1108 and 1107 to an iron pin found (1" C/T);

THENCE continuing North 89 degrees 57 minutes 44 seconds West for a distance of 16.08 feet along the south line of Land Lot 1107 to a point;

THENCE leaving said south line of Land Lot 1107, North 17 degrees 13 minutes 14 seconds East for a distance of 34.94 feet to an iron pin found (1/2" R/B in stream bed);

THENCE North 89 degrees 34 minutes 16 seconds East for a distance of 225.17 feet to an iron pin found (3/8" R/B);

THENCE North 35 degrees 12 minutes 51 seconds East for a distance of 291.74 feet to an iron pin found (1/2" R/B);

THENCE North 73 degrees 15 minutes 54 seconds East for a distance of 169.88 feet to an iron pin found (1/2" R/B);

THENCE South 72 degrees 34 minutes 59 seconds East for a distance of 189.84 feet to an iron pin found (1/2" R/B);

THENCE South 56 degrees 55 minutes 04 seconds East for a distance of 179.82 feet to an iron pin found (5/8" R/B);

THENCE South 69 degrees 07 minutes 11 seconds East for a distance of 196.62 feet to an iron pin found (1/2" R/B) on the west right of way line of Hopewell Road (an 80' R/W);

THENCE South 12 degrees 32 minutes 14 seconds West for a distance of 100.36 feet along the west right of way line of Hopewell Road (an 80' R/W) to a mag nail set and the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 4,402 acres and is more fully shown on a Survey for Chatham: Hopewell Road S/D, by Brumblow-Reese and Associates, Inc., dated May 4, 2018, bearing their job number 2018-039, and being identified as drawing CHATHAM-HR.

TRAFFIC ENGINEERING NOTES

ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE (678) 297-6200

ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.

ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMOPLASTIC.

ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.

IF SIGNS, STRIPING, AND MODIFICATION TO TRAFFIC CONTROL ARE REQUIRED AS PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

SIDEWALKS AND ISLANDS MUST BE DESIGNED TO ACCEPT H/C RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (ALPHARETTA STANDARD 902)

CITY OF ALPHARETTA LDP# D180027

DAILY WASTE GENERATION

RESIDENTIAL 7 LOTS
7 LOTS @ 4 PERSON / LOT = 28 PERSON
TOTAL GENERATED WASTE
28 PERSON @ 4 LBS/PERSON / DAY = 140 LB / DAY
GENERATED WASTE PER RESIDENCE
140 LB/DAY / 7 = 20 LB/DAY
PROPOSED WEEKLY PICK-UP SERVICE

REQUIRED RECYCLEABLE CONTAINER SIZE:
20 LB * 25% = 5 LBS / DAY * 7 DAYS = 35 LB / WEEK
35 LB / WEEK * 1 C.Y. / 150 LB = 0.23 C.Y. / WEEK
PROPOSED RECYCLEABLE CONTAINER SIZE:
ROLLING CARD 95 GAL. = 0.47 C.Y.

GENERAL NOTES

- ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH THE CITY OF ALPHARETTA CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- ALL CONSTRUCTION STARTING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
- MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
- ALL LAYOUT DIMENSIONS SHOWN TO EDGE OF PAVEMENT OR TO FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ALL CURB RADI NOT DIMENSIONED SHALL HAVE A 3' RADIUS.
- ALL SIGNAGE AND STRIPING TO MEET M.U.T.C.D. AND THE CITY OF ALPHARETTA STANDARDS AND SPECIFICATIONS.
- THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER ABOVE GROUND EXAMINATION OF THIS SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
- IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHT-OF-WAY AND CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UNPERMITTED RIGHT-OF-WAY ENCROACHMENTS.
- TOILET FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
- CHEMICALS AND/OR RAW MATERIALS ARE NOT PROPOSED TO BE STORED AT THIS SITE.
- ALL FILL AREAS AND DITCH WORK ON THIS SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- THIS SITE DOES NOT CONTAIN WETLANDS.
- THIS SITE DOES NOT HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
- NOTIFY THE CITY OF ALPHARETTA INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (678) 297-6200.
- AS-BUILT REQUIRED FOR CO'S ON COMMERCIAL PROJECTS PRIOR TO FINAL BUILDING INSPECTION.

CONTRACTOR NOTES:

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED.
- IT IS UNDERSTOOD BY THE ENGINEER THAT THE CONTRACTOR SHALL HAVE SUFFICIENT EXPERTISE TO CONSTRUCT THIS PROJECT BASED ON WHAT HAS BECOME AN ACCEPTABLE LEVEL OF DETAIL FOR CONSTRUCTION DRAWINGS. PRIOR TO ENTERING INTO A CONTRACT WITH THE OWNER, THE CONTRACTOR SHALL BE OBLIGATED TO NOTIFY THE ENGINEER OF ANY ITEMS IN THESE PLANS OR SPECIFICATIONS THAT MAY NOT CONTAIN ENOUGH DETAIL TO COMPLETE THE PROJECT. BY ENTERING INTO A BINDING CONTRACT WITH THE OWNER TO CONSTRUCT THE PROJECT THE CONTRACTOR INDICATES THAT THESE PLANS CONTAIN AN ACCEPTABLE LEVEL OF DETAIL.

IF THE CITY FUNDS INTERSECTION IMPROVEMENTS AT HOPEWELL ROAD AND VAUGHAN DRIVE IN THE FUTURE, DEVELOPER SHALL DEDICATE REQUIRED RIGHT-OF-WAY AT NO COSTS TO THE CITY.

COMMUNITY DEVELOPMENT NOTES

- AN 18-MONTH PERFORMANCE AND MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION.
- PARKING LOT LIGHTS WILL BE LOCATED OUTSIDE OF LANDSCAPE ISLANDS. SITE LIGHTING MUST BE APPROVED BY THE ZONING DEPARTMENT PRIOR TO ISSUANCE OF ELECTRICAL PERMIT.
- THE OWNER IS RESPONSIBLE FOR ANNUAL REPORTING OF THE WASTE GENERATION FOR THIS PROJECT ON AN ONGOING BASIS. THE WASTE GENERATION ANALYSIS MUST DEMONSTRATE A 25% OVERALL WASTE REDUCTION DUE TO RECYCLING.
- OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.
- ALL ROOFTOP APPURTENANCES, SATELLITE DISHES AND/ OR OTHER COMMUNICATION DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHTS OF WAY.
- ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.
- CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ENGINEERING, ARBORIST, TRAFFIC & FIRE. ALLOW A MINIMUM OF A 3-DAY NOTICE FOR A SITE INSPECTION APPOINTMENT.
- ON-SITE BURIAL IS NOT ALLOWED.
- AN ENGINEER'S CERTIFICATION WILL BE REQUIRED FOR ALL RETAINING WALLS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ALL RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT MUST OBTAIN A BUILDING PERMIT.
- IRRIGATION NOTES:
A. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT OF WAY. (SYSTEMS WILL BE ALLOWED INSIDE MEDIANS IF AN INDICIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES.)
B. IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED.
C. IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

PLANING NOTES

AN APPROVED COMBINATION PLAT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A CO.

THE ROAD WIDTH MUST BE 24 FT AND THE GATE ENTRANCE/EXIT AT LEAST 14 FT.

GATE ACCESS MUST BE PROVIDED BY: SIREN, KEY PAD, AND KNOX KEY AND MEET 2012 IVC 503.6

REFERENCES

BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY FOR CHATHAM: HOPEWELL ROAD S/D, PREPARED BY BRUMBLOW-REESE AND ASSOC., INC. DATED MAY 4, 2018.

NOTE

NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED EXISTING SEPTIC SYSTEM TO BE REMOVED.

SURVEY NOTE:

T.B.M.
TOP OF FH ACROSS HOPEWELL RD. ELEV. = 1128.12
NGVD (1929)

DESCRIPTION OF EXISTING LAND USE

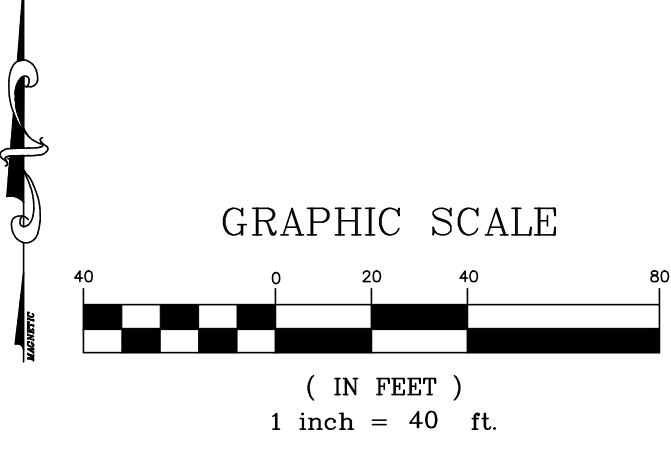
EXISTING SINGLE FAMILY RESIDENCE

DESCRIPTION OF PROPOSED LAND USE

THE PROPOSED PROJECT FOR A 7 LOT SINGLE FAMILY SUBDIVISION WITH THE ASSOCIATED SIDEWALKS, GRADING, STORM POND & UTILITY CONSTRUCTION.

TOTAL SITE: 4.402 ACRES
AREA DISTURBED: 3.94 ACRES
OFFSITE DISTURBED: 0.11 ACRES
EXISTING IMPERVIOUS: 0.46 ACRES
FINAL IMPERVIOUS: 1.64 ACRES
FINAL IMPERVIOUS AREA: 37%

SITE DEVELOPMENT DATA:	
CURRENT ZONING:	R15
SITE ACREAGE:	4.402 ACRES
NUMBER OF UNITS:	7 UNITS
PROPOSED DENSITY:	1.59 UNITS/ACRE
MAX. BUILDING HEIGHT:	35 FT
MIN. LOT SIZE:	15,000 SF
MIN. LOT WIDTH:	100 FT
FRONT YARD SETBACK:	35 FT
SIDE YARD SETBACK:	10 FT
REAR YARD SETBACK:	25 FT
MAX. BUILDING COVERAGE:	25% (1.10 ACRES)
PROP. BUILDING COVERAGE:	20% (0.88 ACRES)
MIN. FLOOR AREA / UNIT	1,500 SF
VARIANCE REQUEST:	TO REDUCE 35' FRONT BUILDING SETBACK TO 25'
PARKING SUMMARY:	
2 PARKING SPACES FOR EACH DWELLING UNIT.	
7 UNITS * 2 SPACES FOR EACH UNIT = 14 SPACES.	
EACH DWELLING UNIT MUST HAVE 2 PARKING SPACES ON A LOT.	
NO AMENITIES ARE PROPOSED.	



ALL HANDICAP RAMPS TO COMPLY WITH GA DOT STANDARD A3 - TYPE B (SPECIAL DETAIL, CONCRETE SIDEWALK DETAILS, CURB CUT WHEELCHAIR RAMPS) AND WITH SECTION 120-3-20-.18 OF THE GEORGIA ACCESSIBILITY CODE

REFER TO THE ARCHITECTURAL PLANS FOR DETAILS OF ANY STAIRWAYS, SIDEWALKS, RAMPS, UTILITY CONNECTIONS, ETC. WITHIN 5' OF BUILDING FOOTPRINT.

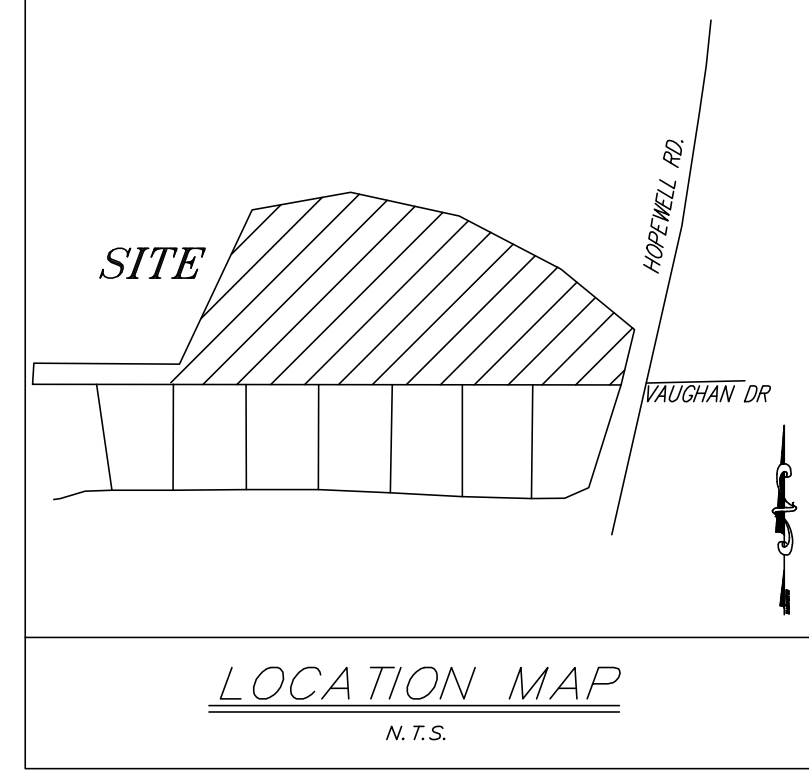
"ALL IMPROVEMENTS TO CONFORM WITH THE CITY OF ALPHARETTA CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION."

NOTIFY THE CITY OF ALPHARETTA INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (770) 781-2165

NO WETLANDS PRESENT ON THE SITE

PER CONDITION 6
UPON COMPLETION OF THE CITY OF ALPHARETTA ROUNDABOUT DESIGN, THE DEVELOPER TO DEDICATE THE REQUIRED RIGHT-OF-WAY TO ACCOMMODATE THE ROUNDABOUT

WATER SOURCE: FULTON COUNTY WATER
404-612-6830
SEWER SOURCE: FULTON COUNTY SEWER
404-612-6830
POWER SOURCE: GEORGIA POWER
888-660-5890



PARCEL 22480011080460 OWNER

12780 HOPEWELL RD
ALPHARETTA, GA 30004
678-294-2905
PARCEL 22480011080478

OWNER

LU HSUEH
12790 HOPEWELL RD
ALPHARETTA, GA 30004
678-294-2905

DEVELOPER

BETHANY PROPERTIES GROUP LLC
5780 WINDWARD PARKWAY SUITE 330
ALPHARETTA, GA 30005
24-HOUR CONTACT
DAVID CHATHAM
678-624-2905

SUBDIVISION NAME

BAXLEY

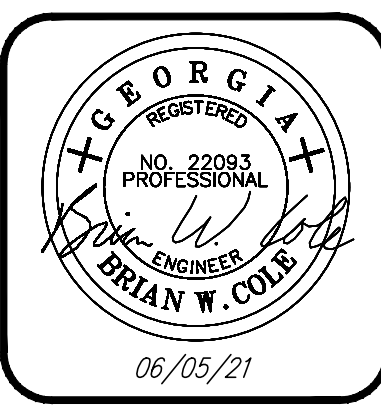
FULTON COUNTY PROJECT (18-055WR)

CITY OF ALPHARETTA LDP# D180027

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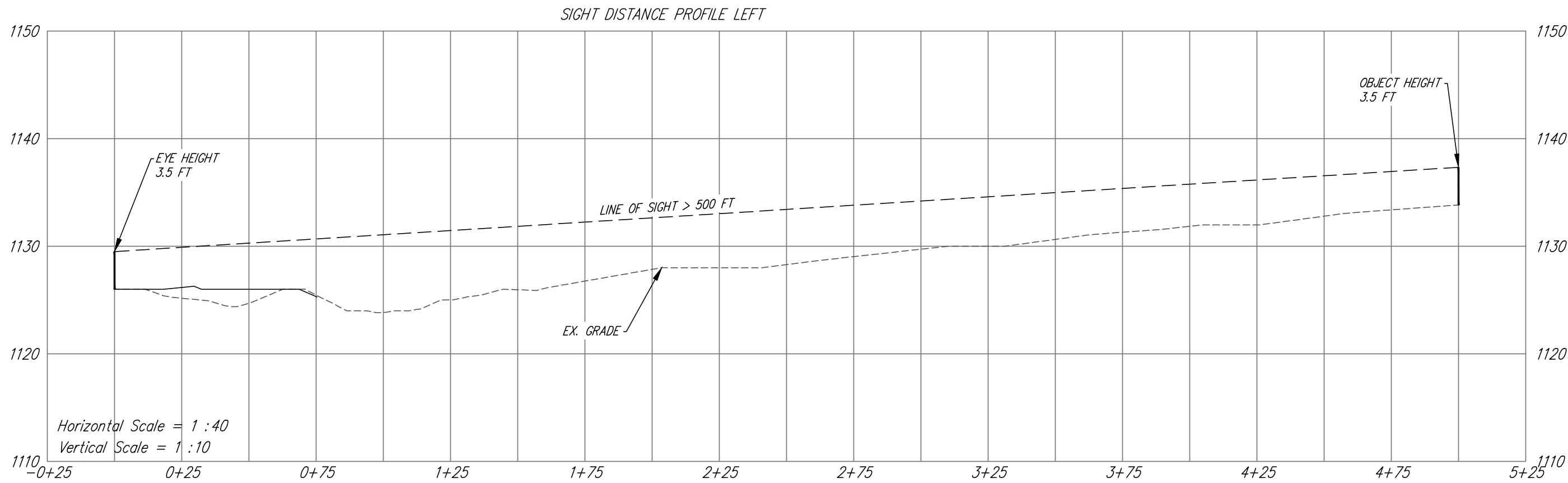
B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bcengineering-ga.com

VARIANCE EXHIBIT
BAXLEY S/D
LAND LOT # 1107 & 1108 2ND DISTRICT
TAX PARCEL NO. # 22 480011080460
ALPHARETTA, GEORGIA
PREPARED FOR
CHATHAM HOLDINGS



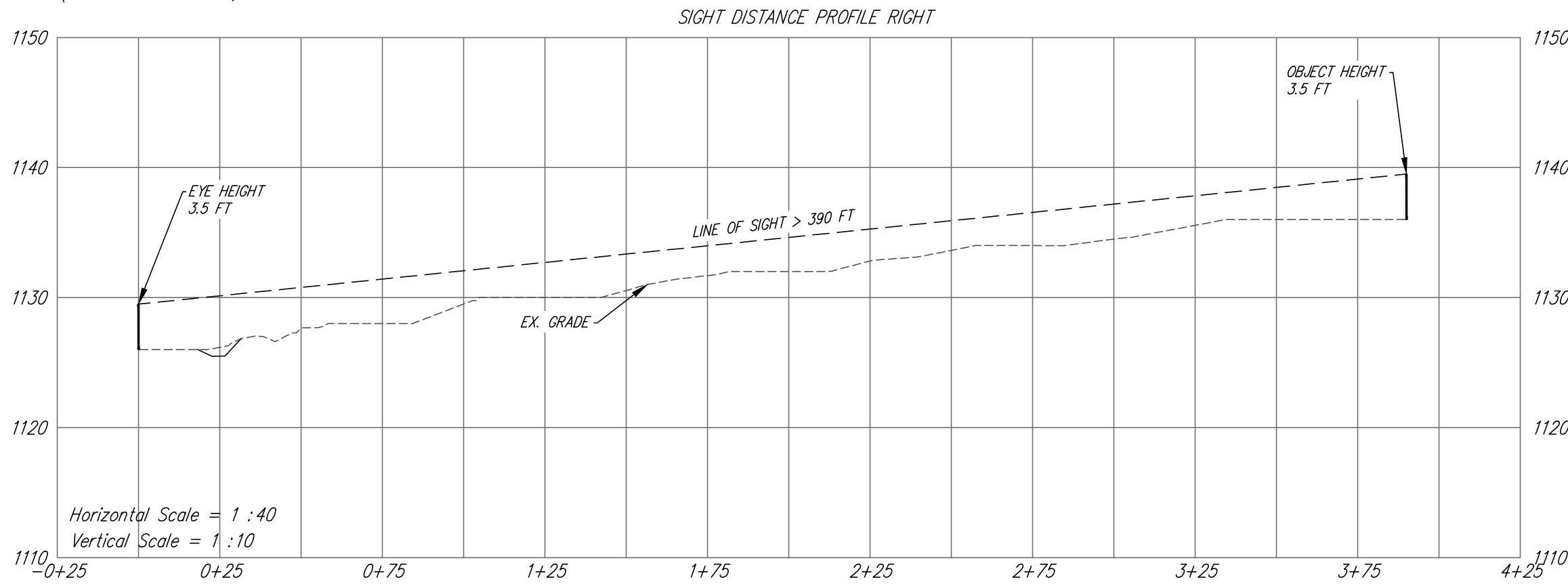
DRAWN BY:	LB	REVISION	DATE	DESCRIPTION
CHECKED BY:	BC			
DATE:	06/15/21			
SCALE:	1" = 40'			
LAND LOT:	—			
DISTRICT:	—			
SECTION:	—			

SHEET NO. 1 OF 2
JOB NO. 2018-023.1



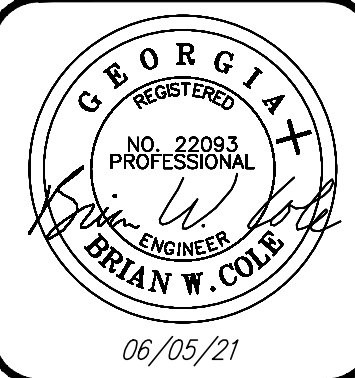
SIGHT DISTANCES:
LEFT = >500 FT POSTED SPEED LIMIT: 45 MPH
RIGHT = >390 FT POSTED SPEED LIMIT: 35 MPH

THE SIGHT DISTANCE IS IN COMPLIANCE WITH AASHTO "POLICY
ON GEOMETRIC DESIGN OF HIGHWAY AND STREETS," CHAPTER 0
(AT - GRADE INTERSECTIONS, LATEST EDITION).



B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bccengineering-ga.com

SITE DISTANCE PROFILES
BAXLEY S/D
LAND LOT # 1107 & 1108 2ND DISTRICT
TAX PARCEL No. # 22 480011080460
ALPHARETTA, GEORGIA
PREPARED FOR
CHATHAM HOLDINGS



DRAWN BY:	LB	REVISION	DATE	DESCRIPTION
CHECKED BY:	BC			
DATE:	06/15/21			
SCALE:	1" = 40'			
LAND LOT:	-			
DISTRICT:	-			
SECTION:	-			

SHEET NO.
2 OF 2
JOB NO.
2018-023.1