



BOARD OF ZONING APPEALS NOVEMBER 17, 2016

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

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MEETING MINUTES**
- IV. ITEMS FROM BOARD MEMBERS**
- V. ITEMS FROM STAFF**
- VI. PUBLIC HEARING**
 - A. V-16-29 900 Reece Rd/Premier Pools**
Consideration of a variance to reduce the pool setback requirement from 20' to 10'.
 - B. V-16-30 Braeden Sign Variance**
Consideration of a sign variance to reduce the free-standing sign setback from the right-of-way from ten feet to five feet.
- VII. ADJOURNMENT**



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: V-16-29 900 REECE ROAD/PREMIER POOLS

BOARD OF ZONING APPEALS: November 17, 2016

II. RECOMMENDATION:

Approve V-16-29 900 Reece Road/Premier Pools subject to the following conditions:

1. Encroachment shall be limited to submitted plans depicting a 10' side pool setback.
2. The applicant shall comply with any conditions of approval from The Oaks on Charlotte Drive HOA prior to the issuance of a building permit for the proposed pool.
3. Applicant shall plant evergreen trees and/or shrubs along the side property line to screen the pool from the adjacent property located at 910 Reece Road as approved by Staff.
4. Applicant shall install a retaining wall, as depicted on the submitted plans, 5' from the structural root plate of the 19" hardwood as approved by Staff.

III. REPORT IN BRIEF:

The applicant, Premier Pool Service, is requesting consideration of a variance to reduce the pool setback requirement from 20' to 10'. The setback variance is being requested to allow for the construction of a pool in the side yard. The subject property is located at 900 Reece Road in The Oaks on Charlotte Drive subdivision.

IV. ATTACHMENTS:

- Site Plan

DISCUSSION

The applicant, Jason Smith of Premier Pool Service, is requesting a pool setback variance on behalf of the homeowner to allow for the construction of a pool within the side yard. The property is located at 900 Reece Road

within The Oaks on Charlotte Drive subdivision. The rear of the property backs up to Charlotte Drive and includes a tree save area.

Unified Development Code (UDC) Section 2.3.3(B) Pool Location states that, "Swimming pools and their auxiliary structures shall maintain a 20' setback from side and rear property lines or the same setback as the principle structure, whichever is less." The subject property is zoned R-22, which has a side building setback requirement of 25'. Therefore, a 20' setback from the side property line is required for the proposed pool. The applicant's site plan depicts the pool edge at 10' from the side property line.

The property is a single-family detached lot constructed with a 5,009 square foot home on 0.584 acres. There are five (5) lots in The Oaks on Charlotte Drive subdivision that is zoned R-22, including the subject property, with the remaining 27 lots zoned R-15. The purpose of the mixed zoning is to preserve the specimen trees along Charlotte Drive. In addition, conditions of zoning required a 100' rear yard setback to protect the specimen trees, as well as requiring that all specimen trees be saved on certain lots including the subject property. An administrative variance (AV2010-023) was approved in 2010 to reduce the front setback from 35' to 28' on lots 15-19 in The Oaks on Charlotte Drive subdivision in order to preserve specimen trees.

The Oaks on Charlotte Drive consists of 29 homes of which one (1) has a pool. A 19" hardwood, which is located within the tree save area, is proposed to be protected by constructing a 36" retaining wall 5' outside the structural root plate of the tree.

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 applicant's lot is 0.584 acres; however, the building area is restricted to less than 25% of the lot due to the large tree save area at the rear of the lot.

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

Response: As associated with the required tree save area, the R-22 zoning and 100' rear setback significantly limit the buildable area of the subject property. If the R-15 side setback requirement (10') were applied to the property, a variance to the pool setback requirement would not be necessary.

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

Response: The subject property has a large tree save area at the rear of the lot that restricts the buildable area to less than 25% of the total lot area.

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

Response: The applicant's pool setback variance will not cause a substantial detriment to the public good, if conditions are required to provide landscape screening and to protect existing trees.

CONCURRENCES

Staff has reviewed the application and is in general agreement with the request. Due to the significant encumbrances on the subject property associated with the tree save area, the requested variance to allow a 10' pool setback along the side property line is reasonable. The majority of properties in The Oaks on Charlotte Drive are zoned R-15, which have a side setback requirement of 10'. If the variance request is approved, an evergreen screen should be provided along the side property line to mitigate any impacts to the neighboring property and a retaining wall should be used to protect an existing tree near the proposed pool.

CITIZEN PARTICIPATION PLAN

The applicant notified surrounding property owners and The Oaks on Charlotte Drive HOA of the variance request and intent for the property. The citizen participation report states that no comments were received and that the four (4) adjacent property owners and The Oaks on Charlotte Drive HOA support the applicant's variance request.

THE ORIGINAL SURVEY HAS BEEN ALTERED TO SHOW SWIMMING POOL, ASSOCIATED DECKING AND POOL EQUIPMENT. ALL OTHER STRUCTURES ARE EXISTING. NO DISTANCES, BOUNDARIES OR EASEMENTS HAVE BEEN CHANGED

SITE ACREAGE: 25439 SQ FT OR 0.584 AC
DISTURBED: 2000 SQ FT OR .0459 AC

PARKING OF DUMPSTERS OR OTHER CONSTRUCTION VEHICLES/EQUIPMENT IS PROHIBITED IN RIGHT OF WAY

LOCATION OF ALL ZONING BUFFERS, ACCESS EASEMENTS, AND DRAINAGE EASEMENTS ARE SHOWN ON THE SITE PLAN.

NO WATERS OF THE STATE EXIST WITHIN 200 FT OF THE PARCEL

THIS SITE IS LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X) AS DEFINED

BY F.I.R.M. PANEL NUMBER: 13121C0054F FOR FULTON COUNTY GA

ARC APPROVAL WOULD BE REQUIRED FOR ANY PROPERTY LOCATED WITHIN 2000 FT OF THE CHATTAHOOCHEE RIVER

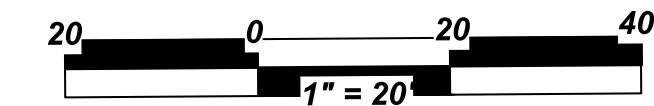
BARRIER NOTE:
DOORS WITH DIRECT ACCESS TO POOL SHALL BE EQUIPPED WITH AN ALARM THAT PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND /OR ITS SCREEN IF PRESENT, ARE OPENED IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE, SECTION 3109.4.1.8(1)

PROPOSED FENCE: 5' ALUMINUM ESTATE and 5' WIRE BACKED EQUESTRIAN FENCE WITH SELF CLOSING AND LATCHING 36" EXIT GATE. PERMANENT FENCING AND GATED ENCLOSURES ARE REQUIRED FOR ANY POOLS IN THE CITY. FENCE DESIGN SHALL NOT PRODUCE A " LADDER" EFFECT THAT COULD AID IN UNAUTHORIZED CLIMBING.

POOL FENCES MUST INCLUDE AT LEAST ONE GATED EXIT WITH A MINIMUM WIDTH OF 36" WIDE. THIS EXIT MUST OPEN OUTWARD AND BE SELF CLOSING AND SELF LATCHING.

THE MINIMUM HEIGHT OF A POOL FENCE MUST BE FIVE FEET AND THE MAXIMUM HEIGHT OF A POOL FENCE CANNOT EXCEED EIGHT FEET. FENCES AND WALLS USED AS BARRIERS, MAY NOT BE FINISHED WITH BRIGHT OR PRIMARY COLORS. IF ONLY ONE SIDE OF THE FENCE IS TO BE FINISHED, THE FENCE SHALL BE CONSTRUCTED WITH THE FINISHED SIDE TOWARD THE NEIGHBORING PROPERTY.

FENCE MUST BE LOCATED 3' FROM THE RIGHT OF WAY AND GATES MUST BE 20' FROM RIGHT OF WAY MEASURED ALONG DRIVE.



PROPOSED STRUCTURE:
INGROUND SWIMMING POOL
LOCATION: REAR YARD

CLASSIC POOL:
32' x 18' 430 SQ FT

RAISED BEAM WALL NOT TO EXCEED 30"

POOL WILL HAVE AN ENCLOSED CARTRIDGE FILTER SYSTEM

MAIN DRAINS LOCATED IN DEEP END FOR FILTRATION ONLY: OVERFLOW TO DRAIN TOWARDS BACK SIDE OF PROPERTY

BACKFLOW PREVENTER ATTACHED AT HOSE BIB

THIS PROPERTY IS CONNECTED TO AND SERVICED BY A PUBLICLY MAINTAINED SEWER SYSTEM.

ARBORIST NOTES:
A SPECIMEN TREE IS ANY HARDWOOD 24" DBH OR LARGER, ANY PINE TREE OR OTHER SOFTWOOD AND BEECH TREES 30" DBH OR LARGER, ANY UNDERSTORY TREE (DOGWOOD, REDBUD, OR SOURWOOD ETC.. 8" DBH OR LARGER. REMOVAL OF OR ENCROACHMENT INTO THE CRZ OF A SPECIMEN TREE REQUIRES PRIOR APPROVAL. THE CRZ IS 1.3 FEET RADIUS FOR EACH INCH DBH AS MEASURED FROM THE TRUNK OF THE TREE. ENCROACHMENT INTO THE CRZ OR REMOVAL OF ANY SPECIMEN OR PROTECTED TREE WITHOUT PRIOR APPROVAL WILL RESULT IN IMMEDIATE STOP WORK ORDER AND ISSUANCE OF A CITATION.

THE CITY OF ALPHARETTA ENGINEERING DEPARTMENT WILL BE CONTACTED AT 678-297-6200 TO ARRANGE A PRE-CONSTRUCTION MEETING WITH A SITE INSPECTOR PRIOR TO COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES.

EROSION NOTES

CITY OF ALPHARETTA GSWCC EROSION CONTROL PLAN:

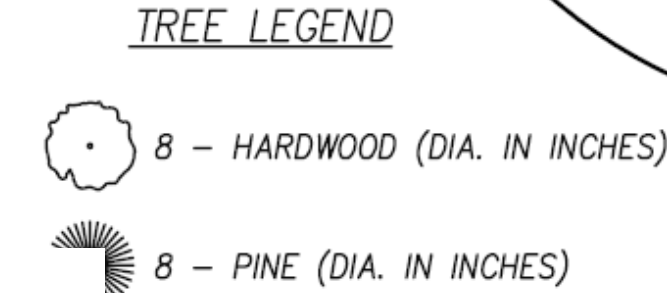
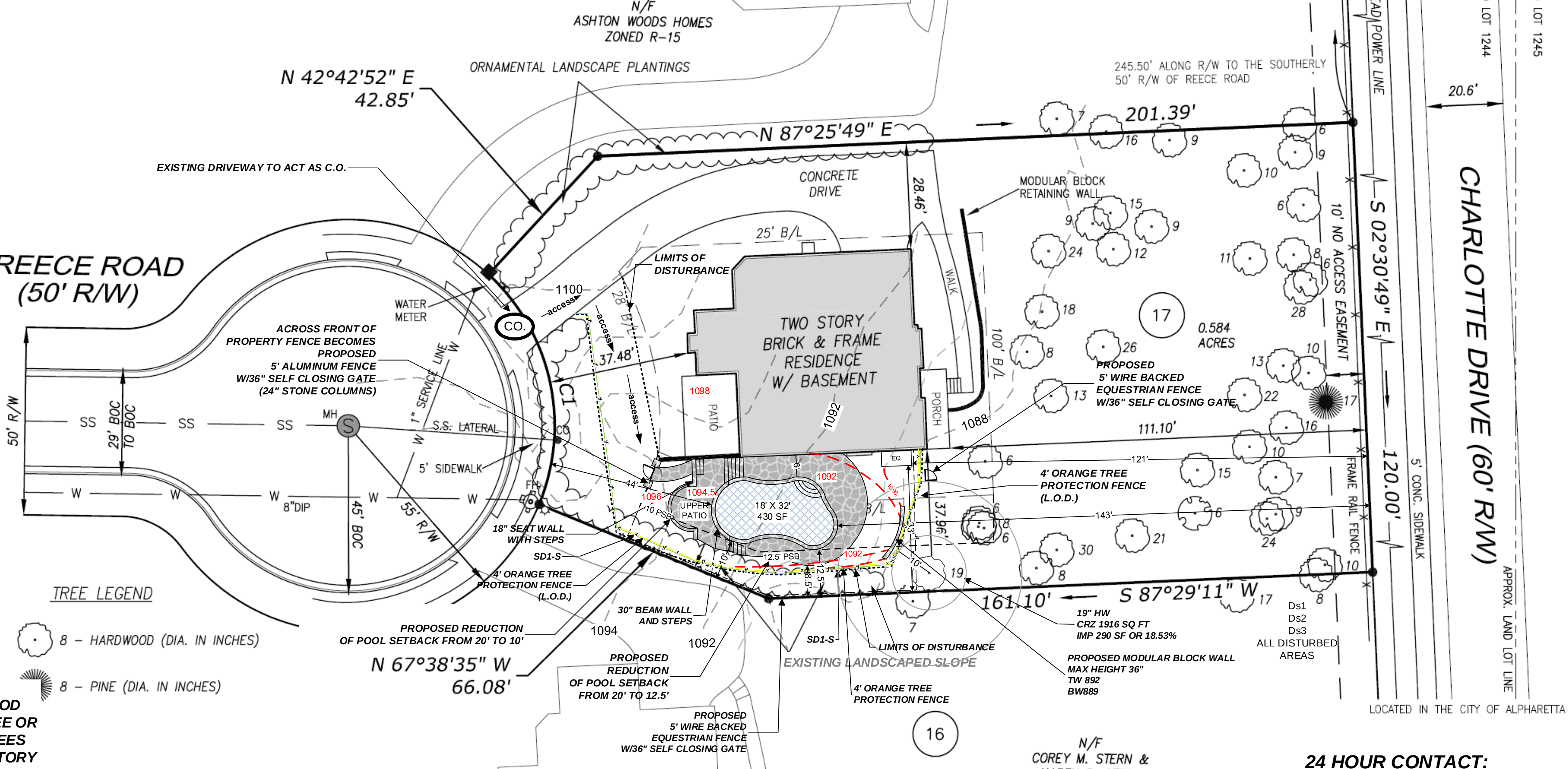
-THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

-EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE

-NO DISTURBED AREAS TO BE EXPOSED MORE THAN 14 DAYS.

NOTES:
1. NO SILT FENCE WILL BE INSTALLED NOR ANY SITE WORK PRIOR TO APPROVAL FROM INSPECTOR.
2. TREE PROTECTION FENCE MUST BE INSTALLED ACCORDING TO APPROVED SITE PLAN AND CORNERS OF POOL MUST BE STAKED. WHEN THIS IS COMPLETED, CALL INSPECTOR AT 678-297-6200 TO SCHEDULE AN ONSITE INSPECTION PRIOR TO ANY FURTHER LAND DISTURBANCE.
3. SILT FENCE MUST BE MAINTAINED THROUGHOUT THE PROJECT AND MUD MUST NOT BE TRACKED ONTO ROADWAY.

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	66.79'	55.00'	62.76'	N 12°23'38" W



ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM SHALL BE REMOVED IMMEDIATELY BY SWEEPING. EXCESSIVE OFFSITE TRACKING MAY WARRANT THE INSTALLATION OF A CONSTRUCTION EXIT AT THE DISCRETION OF THE CITY OF ALPHARETTA INSPECTOR. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND.

EROSION CONTROL SEEDING SCHEDULE (Ds1, Ds2, Ds3).
CONTRACTOR SHALL PROTECT ALL DISTURBED AREAS BY TEMPORARILY RE-SEEDING UNTIL PERMANENT GROUND COVER IS ESTABLISHED. (MAXIMUM 3 WEEKS).

SOIL PREPARATION:
ADD 2 TONS OF LIME PER ACRE FOR PERMANENT GRASS. HAY MULCH FOR TEMPORARY COVER AT 5000 LBS. PER ACRE.

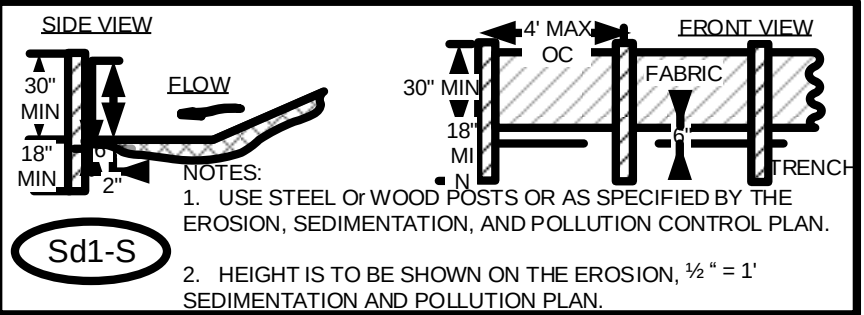
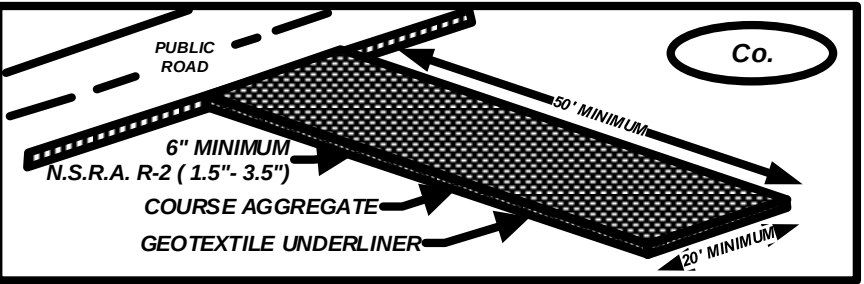
TOP DRESSING: APPLY WHEN PLANTS ARE 2-4 INCHES TALL.

FERTILIZER: (AMMONIUM NITRATE 33%) 300 LBS PER ACRE.

SECOND YEAR FERTILIZER: (5-10-15) OR EQUIVILANT 500 LBS. PER ACRE.

SEEDING RATES:
SUMMER 4/1-9/15 BERMUDA (HULLED) 10 LBS. PER ACRE
COOL 9/1-11/1 FESCUE (KY.31) 50 LBS PER ACRE
WINTER 11/1-4/15 ANNUAL RYE GRASS 50 LBS. PER ACRE

LEGEND:
TREE FENCE (Tf)
SILT FENCE (SD1-S)
LIMITS OF DISTURBANCE
PROPOSED 5' FENCE

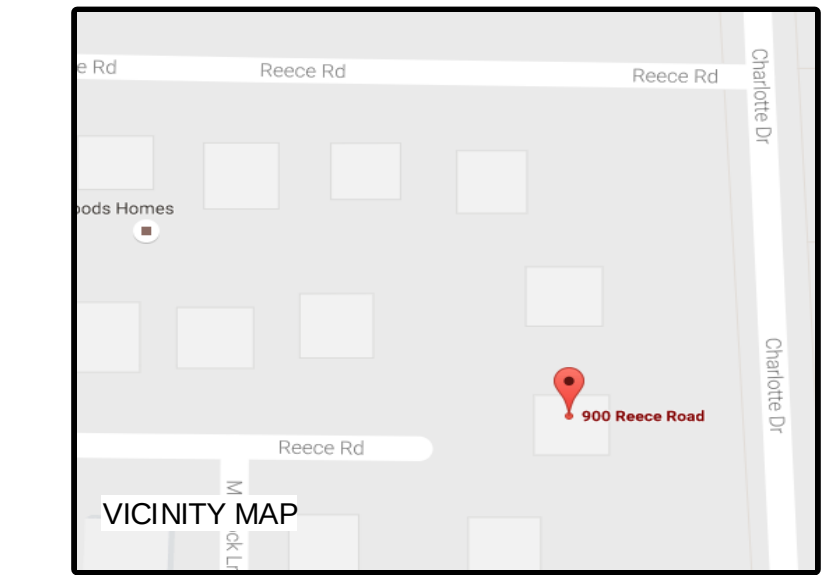


EXEMPT AREA CALCULATION
EXISTING IMPERVIOUS: 5486 SQ FT
NO ACCESS EASEMENT: 1242 SQ FT
PROPOSED NEW IMPERVIOUS: 1253 SQ FT
TOTAL EXEMPT AREA: 7981 SQ FT

TREE PROTECTION PLAN:
CANOPY CALCULATIONS:
25439 sq ft - 7981 sq ft = 17458 sq ft
TOTAL AREA- EXEMPT AREA= REQUIRED PLANTING AREA
17458 sq ft x .30 = 5237.41 sq ft
REQUIRED PLANTING AREA x .30 = 30% REQUIRED PLANTING AREA
5237 sq ft / 500 = 10.47 OR 4 OVER STORY TREES
30% REQUIRED PLANTING AREA / 500 SQ FT (OVERSTORY TREE) = MIN # OVERSTORY TREES

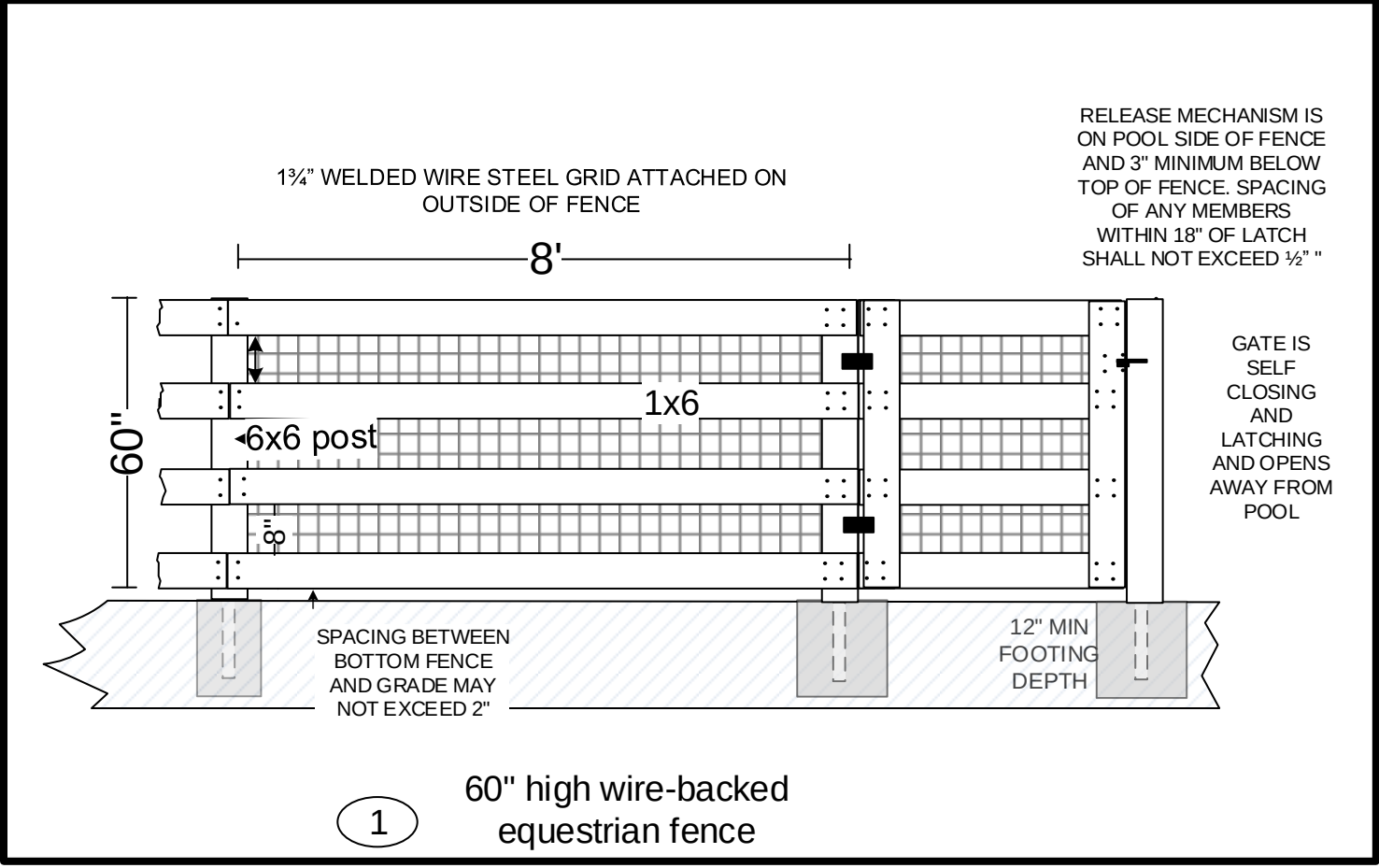
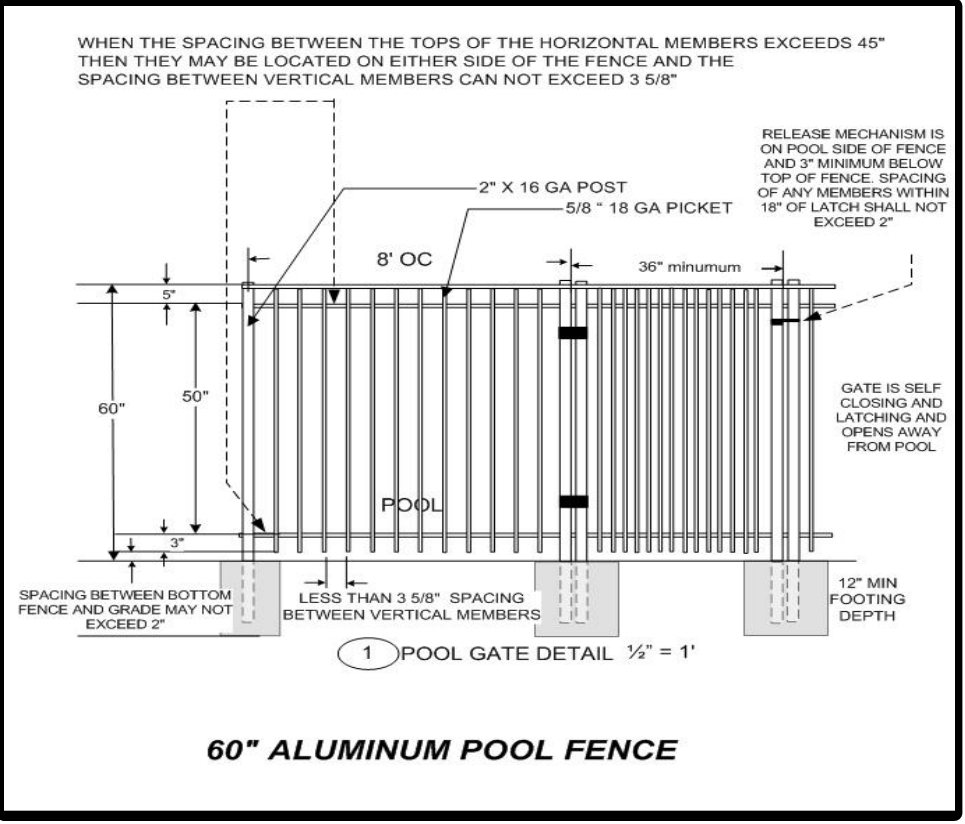
TREES SHOWN FOR THE PURPOSE OF SATISFYING CITY OF ALPHARETTA TREE REQUIREMENTS. NO SPECIMEN TREES TO BE IMPACTED

TREE(S) TO BE REMOVED:
NO TREES TO BE REMOVED



"IF RETAINING WALL IS PROPOSED OVER 4' IN REVEALED HEIGHT A STRUCTURAL DESIGN MUST BE INCLUDED THAT IS SIGNED SEALED AND DATED BY A GEORGIA P.E." (A SEPARATE PERMIT WILL BE REQUIRED)

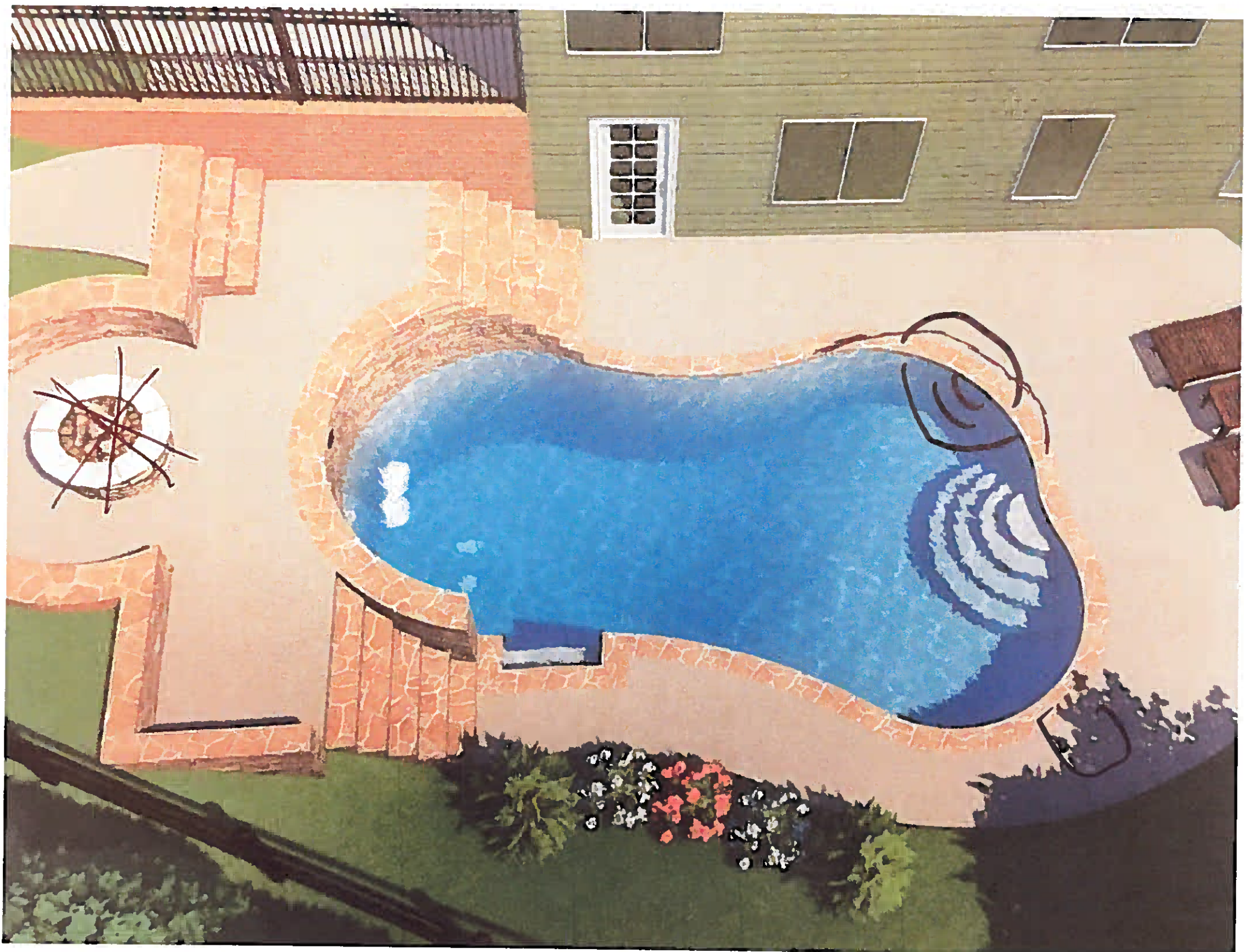
24 HOUR CONTACT:
JASON SMITH
404-992-4466



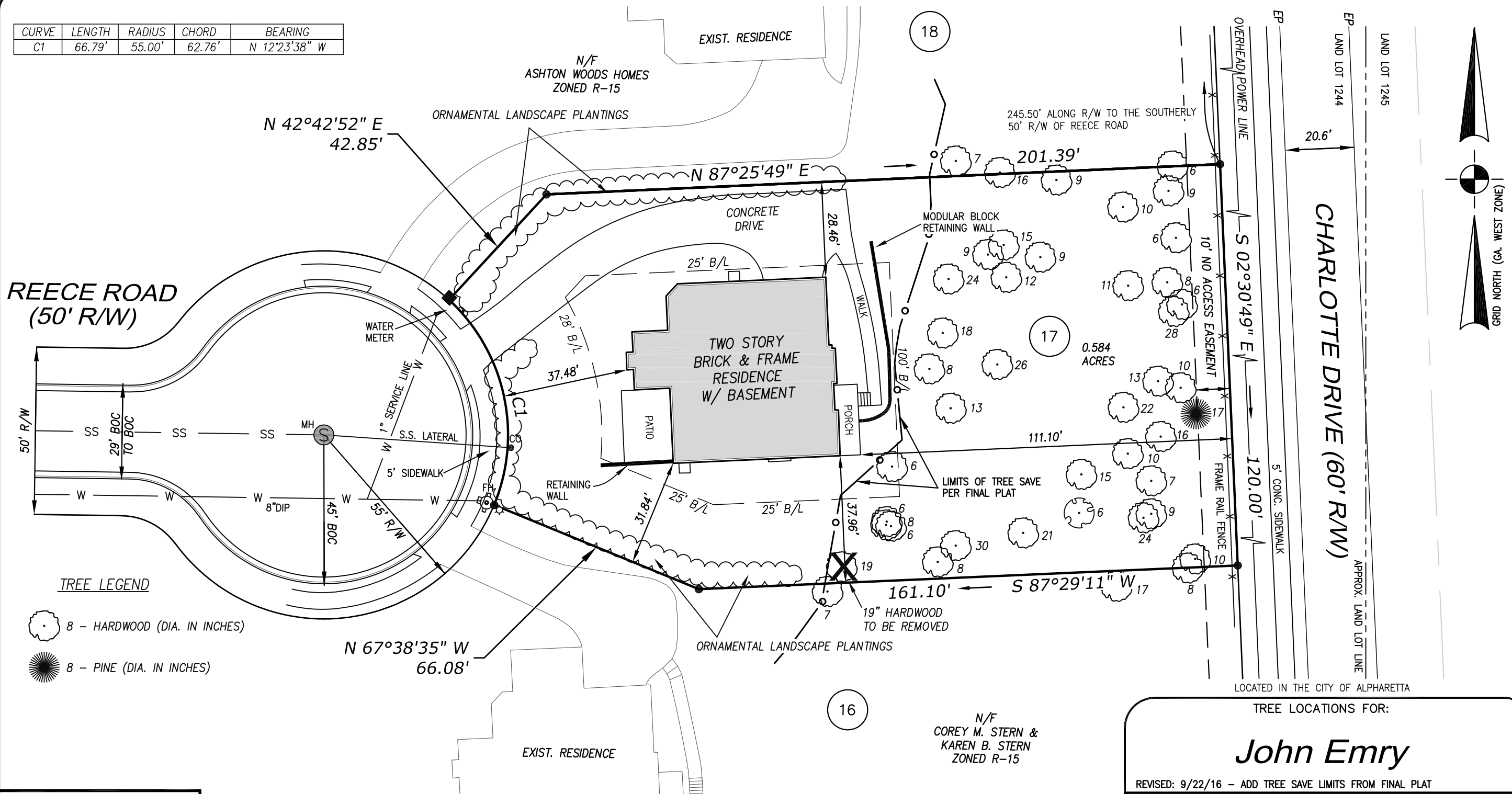
SITE PLAN FOR:
JOHN EMRY
900 REECE RD
ALPHARETTA GA 30004

LOCATED IN:
LAND LOT: 1244
DIST: 2ND SECT: 2ND
LOT: 17 THE OAKS
CITY OF ALPHARETTA
FULTON COUNTY GA
GEORGIA

CONTRACTOR:
PREMIER POOL SERVICE INC.
3502 SIXES RD
CANTON GA 30114
404-992-4466

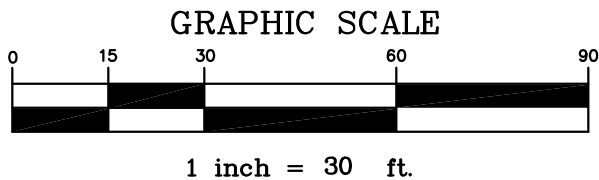


CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	66.79'	55.00'	62.76'	N 12°23'38" W



- TREE LEGEND**
- 8 - HARDWOOD (DIA. IN INCHES)
 - 8 - PINE (DIA. IN INCHES)

- LEGEND**
- IPF = 1/2" REBAR FOUND
 - IPS = 1/2" REBAR SET
 - R/W = RIGHT OF WAY
 - BOC = BACK OF CURB
 - DE = DRAINAGE EASEMENT
 - SSE = SANITARY SEW. ESM'T.
 - MH = MANHOLE
 - CB = CATCH BASIN
 - DI = DROP INLET
 - HW = HEAD WALL
 - S- = SANITARY SEW. LINE
 - N/F = NOW OR FORMERLY
 - ☆ = LIGHT POLE



900 REECE ROAD
THE OAKS ON CHARLOTTE DRIVE
LOT 17
FINAL SUBDIVISION PLAT RECORDED
PLAT BOOK 355, PAGES 75-83



LOCATED IN THE CITY OF ALPHARETTA

TREE LOCATIONS FOR:

John Emry

REVISED: 9/22/16 - ADD TREE SAVE LIMITS FROM FINAL PLAT

DATE: 8/16/2016 LAND LOT(S) 1244

DISTRICT: 2nd SECTION: 2nd FULTON COUNTY, GEORGIA

JOB NO. 11005 DWG. FILE: lot17trees SCALE: 1" = 30'

MARK VEAL, RLS
REGISTERED LAND SURVEYOR
1397 CLARECASTLE LN.
BUFORD, GEORGIA 30519
770-231-0065



September 1, 2016

John Emry
900 Reece Road
Alpharetta, GA 30004

Re: Oaks on Charlotte Drive HOA

Dear John,

On behalf of your Architectural Review Committee (ACC), we are pleased to inform you that your architectural request for a fence has been **Conditionally Approved** with the following guidelines:

- Pool, fence and tree removal – Approved as submitted, pending City permit approval.

As a reminder, the committee's approval of your plans and specifications is not for engineering or structural integrity, but only within their rights and responsibilities with regard to the Declaration of Covenants, Conditions, and Restrictions.

Please keep in mind that your modification may not disturb or obstruct the flow of water/drainage. You are also responsible for obtaining any permits that may be required by your local government authority.

We appreciate your cooperation in following the guidelines and approval process for your community. If you need any further assistance, please do not hesitate to contact us.

Sincerely,

Stephanie Oberstein
Community Association Manager
soberstein@accessmgt.com

cc: Board of Directors



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-16-29/900 Reece Rd/Premier Pools

Contact Name: Jason Smith Telephone: 404-992-4466

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.

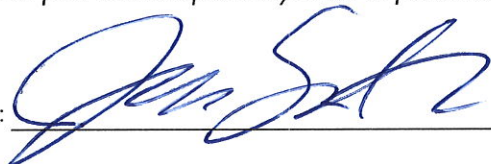
We have no issues or concerns from any neighbors. I'm
attaching a letter w/ 4 neighboring homes' signatures
of approval.

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

- | | |
|------------------------------------|---|
| ☐ Letter | ☒ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other (Please Specify) _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: 

Date: 7-16-16



September 1, 2016

On behalf of Emry's,

This letter is to inform you that we have applied for a variance with the City of Alpharetta to allow Premier Pool Enterprises to build a pool for The Emry's on their side yard, rather than the backyard. The variance being requested is for the pool to be inside the 25' side set back no more than 15' which will still leave a 10' buffer better the neighboring lot.

Our request is being made for various reasons. Most importantly due to the positioning of the house essentially being flipped 180 degrees from traditional placement from curb. The "back yard" facing Charlotte Drive has over 40 mature trees. Due to canopy requirements and tree buffers, we would not be able to gain permitting nor would it be financially feasible to build in this location.

Our proposal to build on the right side of the house is the most reasonable and logical location to place the pool and would have the least amount of impact on the tress and environment.

We are asking for your written signature of approval to submit to the City so we can present during our hearing next month.

Thank you for your time and understanding to the restraints the Emry's face in order to build their families swimming pool.

Regards,

A handwritten signature in blue ink, appearing to read "Jason Smith".

Jason M. Smith
Premier Pool Service, Inc.

Name: <u>James Reese</u>	Address: <u>915 Reece Rd</u>	Approval: <u>[Signature]</u>
Name: <u>Jim Bradford</u>	Address: <u>910 Reece Rd</u>	Approval: <u>[Signature]</u>
Name: <u>SRINIVAS KONTER</u>	Address: <u>920 Reece Rd</u>	Approval: <u>[Signature]</u>
Name: <u>Ray Allen</u>	Address: <u>925 Reece Rd</u>	Approval: <u>[Signature]</u>
Name: _____	Address: _____	Approval: _____

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

900 REECE RD/PREMIER POOLS
V-16-29
FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: JASON SMITH - Premier Pool Service, Inc.

Telephone: 404-992-4466

Address: 3502 SIXES ROAD

Suite: 108

City CANTON

State: GA

Zip: 30114

Fax: 770-345-9779

Mobile Tel: 404-992-4466

Email: premierpools@yahoo.com

Subject Property Information:

Address: 900 Reece Road, Alpharetta Ga. 30004

Current Zoning:

District: 2

Section: 2

Land Lot: 17

Parcel ID:

Proposed Zoning:



Current Use: Residentail use

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

9/6/16

APPLICANT REQUEST AND INTENT

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

Currently, house on property without swimming pool. We are proposing to build a modestly sized swimming pool on the side of the house and not in the back yard.

Applicant's Request (Please itemize the proposal):

To obtain a variance to build a swimming pool inside the 20 foot pool setback by a maximum of 10 feet into the side setback. Our hardship for asking to build in the side yard is due to the positioning of the house. It was rotated 180 degrees where the "back yard" is basically the front yard and the "front yard" which borders Charlotte Drive has over 30 mature trees (tree save area). We are trying and prefer not to disturb any and we have to also consider the tree canopy requirements.

On the side yard where we propose to build, we would at a maximum have to remove 1 mature tree and we feel building at this location will not negatively impact any other properties.

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

Building the requested 32'x18' swimming pool on the side yard as per the plan would require building a maximum of 10 feet into the side yard setback, leaving the swimming pool/decking 10 feet from the property line. Pool will have the required safety barrier, per code.

9/6/16

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.

Due to the positioning of the house which based on driveway, it is rotated 180 degrees, the back of the house faces the driveway. The front of the house faces Charolette Drive and has over 30 mature trees which would not be permitted to be removed and from a building layout, the side yard makes the most sense and give the least impact to the trees/surrounding area.

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

No

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

Due to the positioning of the house based on the driveway, it is rotated 180 degrees, the back of the house faces the driveway. The front of the house faces CHarolette Drive and has over 30 mature trees which would not be permitted to be removed and from a building layout, the side yard makes the most sense and gives the least impact to the trees/surrounding area.

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

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

9/6/16

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: John Emry

Telephone: 770-891-3567

Address: 900 Reece Road

Suite:

City Alpharetta

State: Ga

Zip: 30004

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: Premier Pool Service, Inc. - Jason Smith

Telephone: 404-992-4466

Address: 3502 Sixes Road

Suite: 108

City Canton

State: Ga

Zip: 30114

So Sworn and Attested:

Owner Signature:

Date: 8-26-16

Notary:

Notary Signature:

JENNIFER VANSCHUYVER
Notary Public - State of Georgia
Bartow County
My Commission Expires Nov 5, 2019

Date: 8-26-16

9/6/16

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: John Emery

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: _____

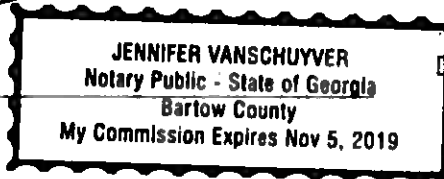
Description of Contribution: N/A Value: _____

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: _____



Date: 8-26-16

9/6/16

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).

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Name of Applicant or Opponent: Premier Pool Service, Inc. - Jason Smith

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 has been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A

Position: N/A

Description of Contribution: N/A

Value: N/A

Description of Contribution: N/A

Value: N/A

Description of Contribution: N/A

Value: N/A

Description of Contribution: N/A

Value: N/A

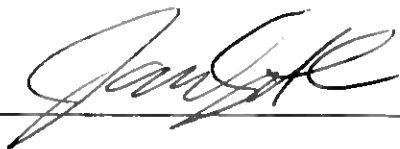
Description of Contribution: N/A

Value: N/A

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: 6-25-16

9/6/16

LEGAL DESCRIPTION

All That tract or Parcel of Land lying and being in Land Lot 1244, 2nd District, 2nd Section, Fulton County, Georgia, Being known as Lot 17, The Oaks on Charlotte Drive, as per Final Subdivision Plat recorded in Plat Book 355, pages 75-83, Fulton County Records, and being more particularly described as follows:

Beginning at a point formed by the Southerly 50' right-of-way of Reece Road and the Westerly 60' right-of-way of Charlotte Drive: Thence along the Westerly right-of-way of Charlotte Drive S 02°30'49" E a distance of 245.50' to a ½" rebar pin found, said point being the True Point of Beginning.

Thence leaving said True Point of Beginning and continuing along the Westerly right-of-way of Charlotte Drive S 02°30'49" E a distance of 120.00' to a ½" rebar pin found; Thence leaving said right-of-way of Charlotte S 87°29'11" W a distance of 161.10' to a ½" rebar pin found; Thence N 67°38'35" W a distance of 66.08' to a ½" rebar pin found on the 50' right-of-way of Reece Road; Thence along said right-of-way of Reece Road with a curve to the left with an arc length of 66.79', with a radius of 55.00', with a chord bearing of N 12°23'38" W, with a chord length of 62.76' to a ½" rebar pin found; Thence leaving said right-of-way of Reece Road N 42°42'52" E a distance of 42.85' to a ½" rebar pin found; Thence N 87°25'49" E a distance of 201.39'; to a point, which is the True Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record, said property contains 25,448 square feet (0.584 Acres).

9/6/16

Premier Pool Service, Inc.
3502 Sixes Road, Suite 108
Canton, Ga. 30114

August 26, 2016

City of Alpharetta;

I'm writing this request on behalf of my client, John Emry who resides at 900 Reece Road, Alpharetta, GA., 30004. I am contracted to build a swimming pool at his residence and due to certain hardships including, the positioning of his home being flipped 180 degree's from traditional homes off the curb and the canopy requirements and 100' tree buffer seeing that his entire backyard is full of over 30 mature trees., we are asking for a variance to be able to build this swimming pool on the side of his house which would be a maximum, ~~10'~~ inside the 20' setback.

Placing swimming pool at this location has been deemed the most appropriate placement with the least amount of disturbance and/or impact to his lot and the environment. We are asking for a relief of ~~10'~~ of the 20' side setback in order to build his families swimming pool.

Thank you very much for your consideration,

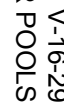
Jason Smith
C.E.O.
Premier Pool Service, Inc.

2000	12/20/00	24/20/00	24/20/00	24/20/00
2001	56/20/01	20/20/01	24/20/01	24/20/01

8 - HARDWOOD (DIA. IN INCHES)

107-2-1007

V-16-29
POOL\$



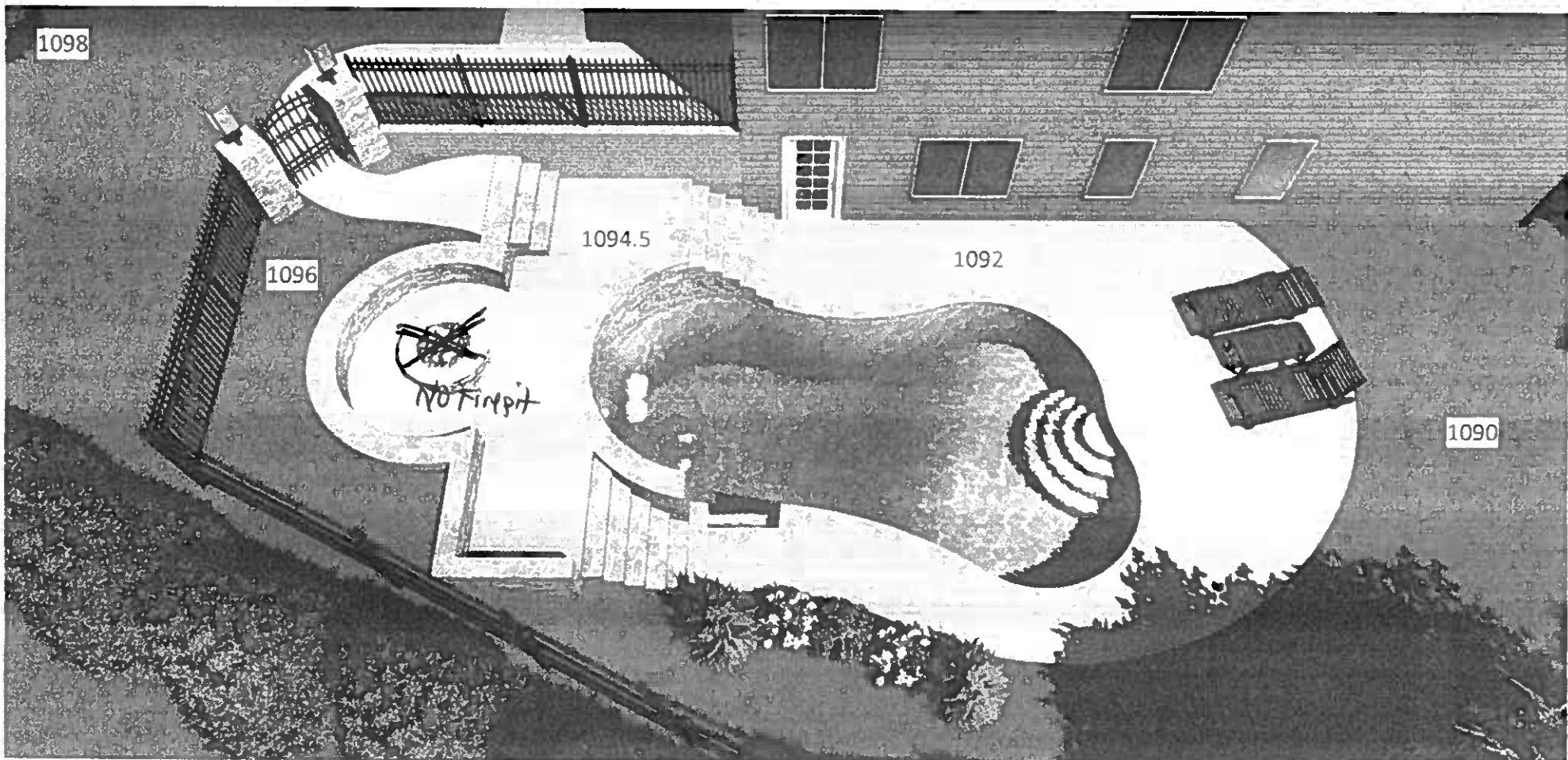
9/6/16

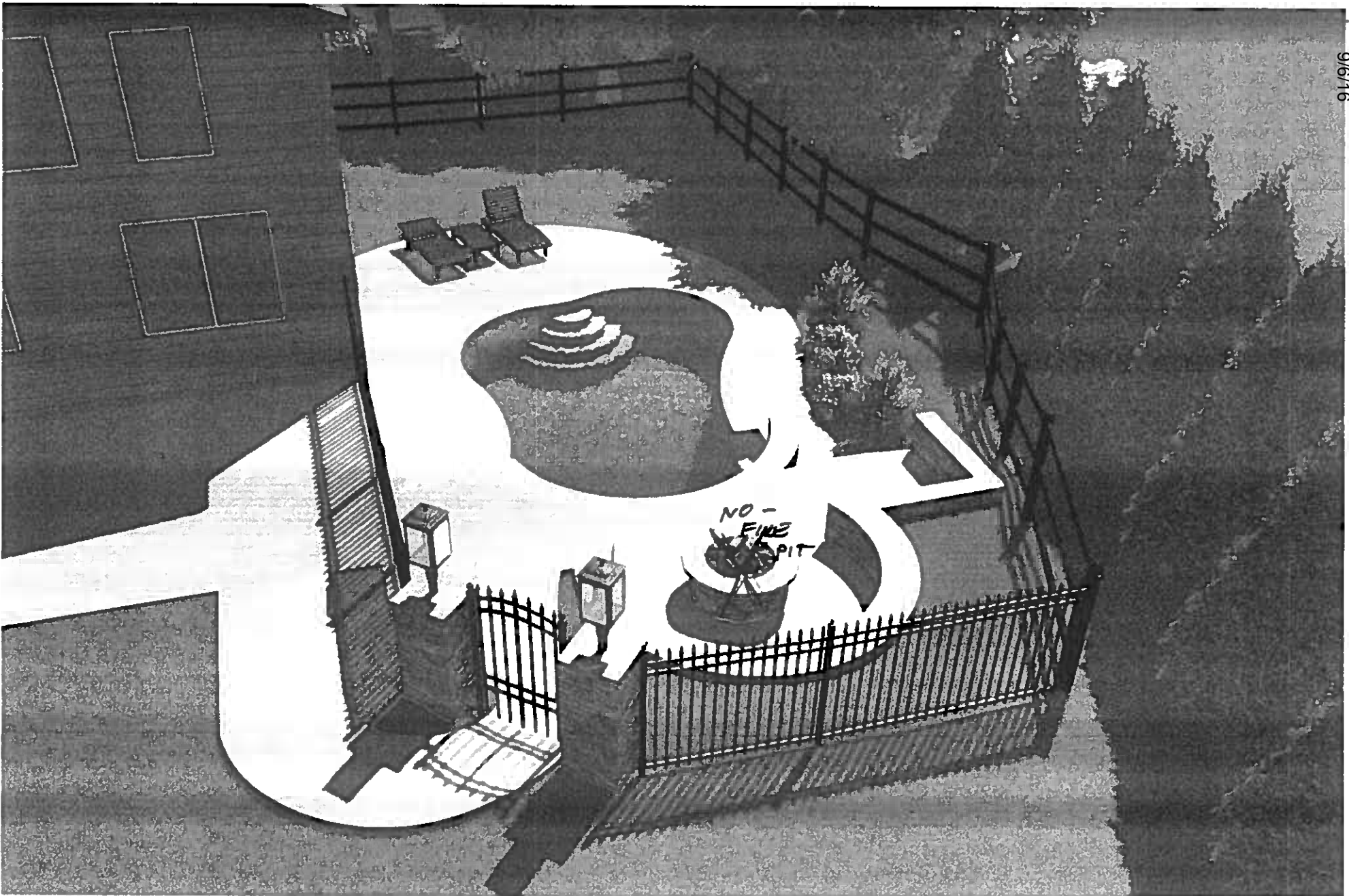
V-16-29
900 REECE RD/PREMIER POOLS

693.0



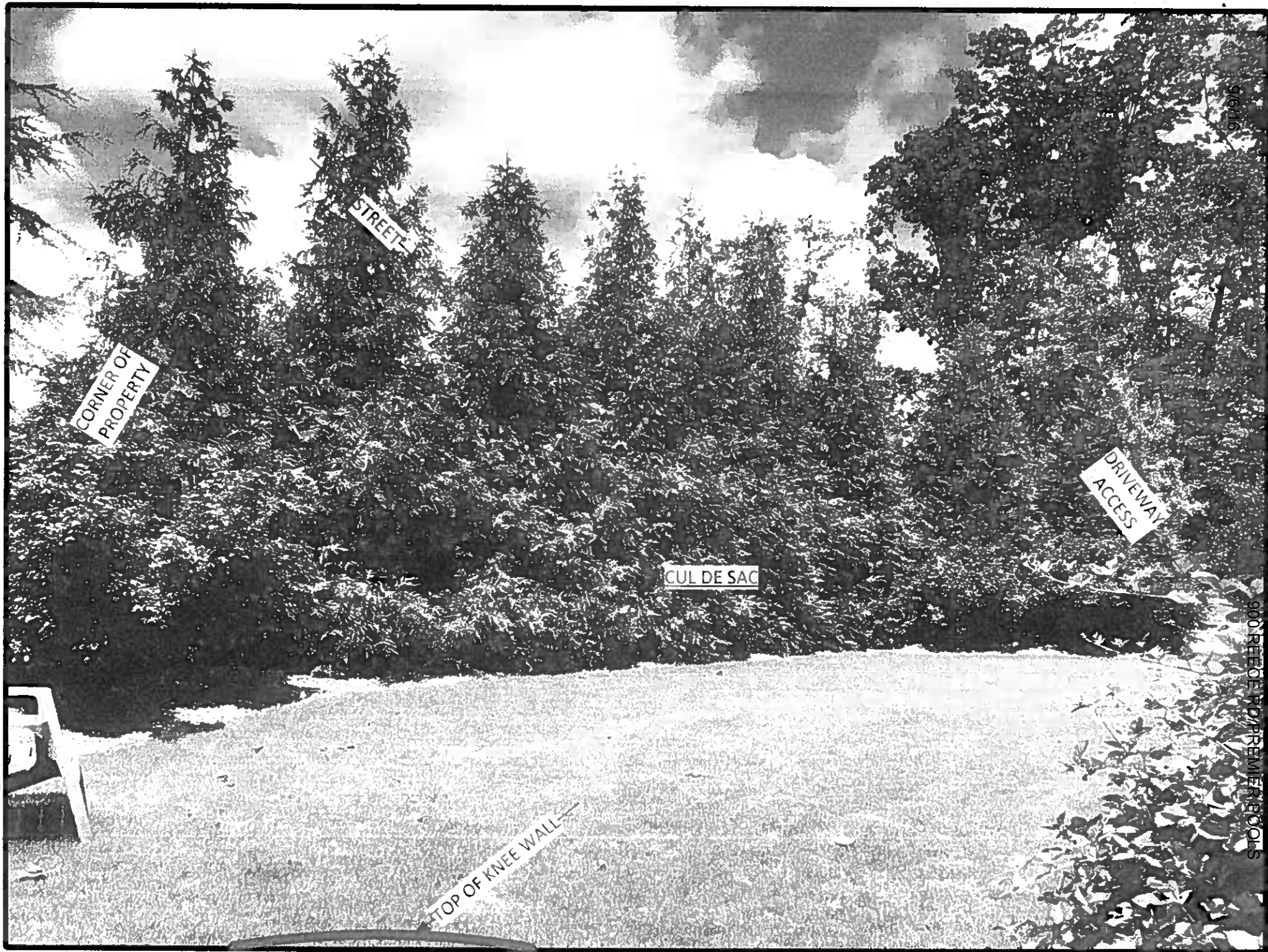
Reece Rd





9/6/16

V-16-29
900 REECE RD/PREMIER POOLS



9/6/16

900 REEF RD PREMIER POOLS

V-16-29

9/6/16

900 REECE RD/PRIMEIR POOLS

V-16-29

REAR OF
HOUSE

FRONT
CORNER OF
HOUSE

BACK OF
POOL



9/6/16

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: 900 Reece Road-John Emry

Contact Name: Jason Smith

Telephone: 404-992-4466

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.

Jim and Kathleen Piscano 915 Neece Road

Alpharetta, Georgia 30004

Jim and Jolynn Bradford-910 Neece Road

Alpharetta, Georgia 30004

The Oaks HOA 1100 Northmeadow PKwy #114

Roswell, Georgia 30076

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.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: V-16-30 BRAEDEN SIGN VARIANCE

BOARD OF ZONING APPEALS: November 17, 2016

II. RECOMMENDATION:

Approve V-16-30 Braeden Sign Variance subject to the following conditions:

1. Encroachment shall be limited to submitted plans, dated 9/29/16, depicting a 5' encroachment into the 10' free-standing sign setback from Northwinds Parkway and the new local road right-of-way lines.
2. Decorative landscaping shall be planted around the base of the monument as approved by the Design Review Board.
3. Developer shall provide lighting and identification (wayfinding) signage for the loop multi-use trail through the Georgia 400 buffer as approved by Staff.

III. REPORT IN BRIEF:

The applicant, Mondo Land Planning and Design, is requesting consideration of a sign variance to reduce the free-standing sign setback from the right-of-way from ten (10) feet to five (5) feet. The proposed sign is a residential monument sign for the Braeden subdivision, which is currently under construction. The subject property is located north of Kimball Bridge Road on the west side of the new Northwinds Parkway extension.

IV. ATTACHMENTS:

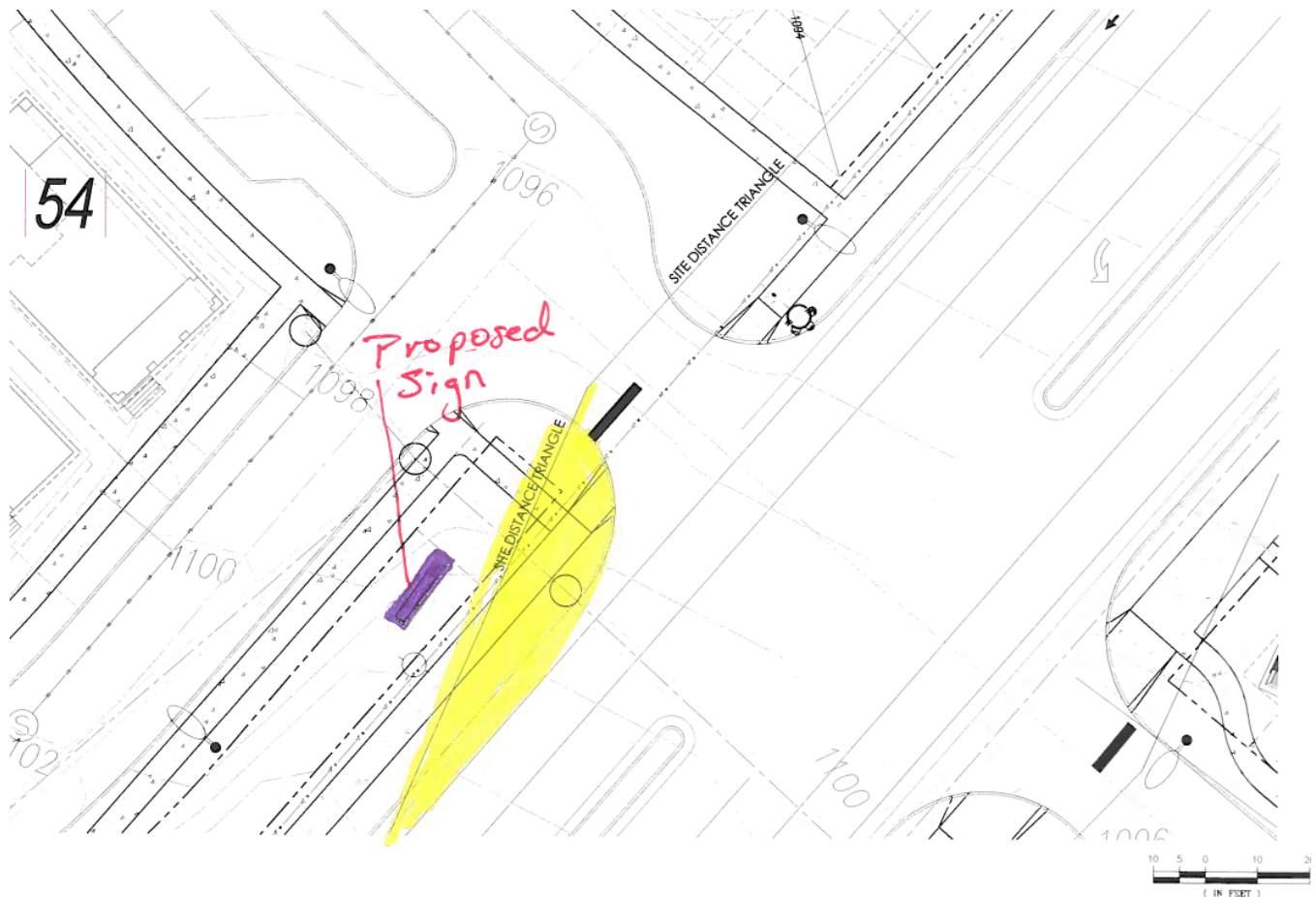
- Site Plan
- Sign Rendering

DISCUSSION

The applicant, Mondo Land Planning and Design, is requesting a sign setback variance to allow for the construction of a monument sign within five (5) feet of two public rights-of-way, specifically the Northwinds Parkway extension and a new local road within the Braeden subdivision. The property is located north of Kimball Bridge Road on the west side of the new Northwinds Parkway extension.

Unified Development Code (UDC) Section 2.6.11 (F) Placement of Signs states that, “Except within the Central Business District, all free-standing signs must be set back at least ten (10) feet from the public right-of-way.” The applicant’s site plan depicts the monument sign just over five (5) feet from the right-of-way line on Northwinds Parkway and five (5) feet from a new local road within the Braeden subdivision. The monument sign is approximately 22’ from the edge of pavement on Northwinds Parkway and 17’ from the edge of pavement on the new local road within the subdivision.

The applicant provided a site distance triangle on the site to show that the proposed monument sign will not obstruct the view of a driver stopped at the stop bar. As shown below, the proposed monument sign is setback from the intersection and is located outside the site distance triangle. Staff inquired about the possibility of placing the monument sign on the north side of the subdivision entrance. The applicant has stated that drivers will be traveling up or down a grade change and around a curve on Northwinds Parkway, which will reduce the reaction time of a driver turning into the subdivision if the sign is placed on the north side of the entrance.



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 change in elevation and a curve in the Northwinds Parkway roadway impact the appropriate placement of the monument sign. In addition, the monument sign is approximately 22' from the edge of pavement on Northwinds Parkway and 17' from the edge of pavement on the new local road within the subdivision.

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

Response: The applicant could place the monument sign on the north side of the subdivision entrance in compliance with the 10-foot setback. However, the reaction time of a driver is reduced when the sign is placed on the north side of the subdivision entrance due to the change in elevation and a curve in Northwinds Parkway roadway.

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

Response: The change in elevation and a curve in the Northwinds Parkway roadway impact the placement of the monument sign. In addition, the monument sign is approximately 22' from the edge of pavement on Northwinds Parkway and 17' from the edge of pavement on the new local road within the subdivision.

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

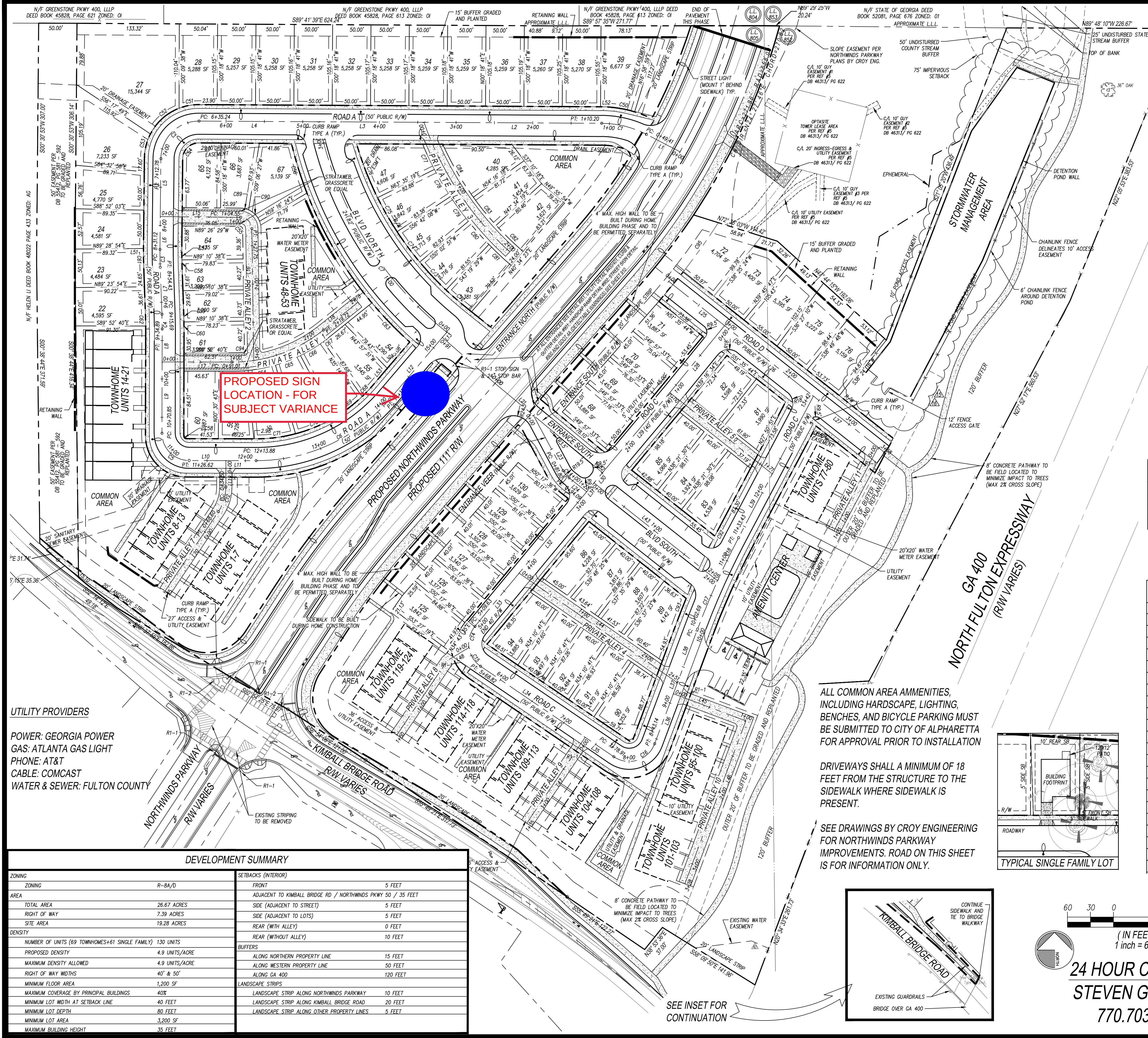
Response: The applicant's requested variance will not cause a substantial detriment to the public good as the monument sign is outside of the site distance triangle and will not obstruct views. Also, the monument sign is approximately 22' from the edge of pavement on Northwinds Parkway and 17' from the edge of pavement on the new local road within the subdivision.

CONCURRENCES

Staff has reviewed the application and is in general agreement with the requested variance. Due to conditions in the Northwinds Parkway right-of-way, as well as the sign being approximately 22' from the edge of pavement on Northwinds Parkway and 17' from the edge of pavement on the new local road within the subdivision, the requested variance is justified. Additionally, the applicant should provide wayfinding signage for the loop multi-use trail under construction along Georgia 400. A location along Northwinds should be identified.

CITIZEN PARTICIPATION PLAN

The applicant notified adjacent property owners of the variance request and intent for the property. The citizen participation report states that no comments were received.



CENTERLINE DATA					CENTERLINE DATA				
ID	LENGTH	RADIUS	DIRECTION	CHORD	ID	LENGTH	RADIUS	DIRECTION	CHORD
C1	60.78	128.50	N76° 08' 13\"	60.22	L22	117.02		S50° 18' 12\"	
C2	77.54	49.50	S45° 26' 06\"	69.85	L23	81.80		S28° 09' 22\"	
C3	23.31	503.50	S00° 46' 04\"	23.31	L24	29.25		S51° 38' 30\"	
C4	19.20	496.50	S00° 59' 09\"	19.20	L25	92.87		S51° 35' 44\"	
C5	55.77	35.50	S44° 52' 32\"	50.21	L26	147.86		S51° 35' 44\"	
C6	197.98	228.50	N65° 17' 58\"	191.85	L27	117.41		S51° 35' 44\"	
C7	327.94	466.78	N31° 17' 46\"	321.24	L28	112.85		S39° 16' 34\"	
C12	34.10	57.92	S16° 59' 09\"	33.61	L29	136.37		S40° 02' 27\"	
C13	12.30	30.00	S39° 53' 56\"	12.21	L30	17.35		S39° 42' 24\"	
C14	29.59	35.50	N72° 20' 46\"	55.82	L31	15.00		S39° 42' 24\"	
C15	29.59	35.50	S31° 56' 24\"	28.74	L32	137.90		S39° 42' 24\"	
C16	64.23	35.50	N72° 20' 46\"	55.82	L33	90.16		S39° 42' 24\"	
C17	68.40	1021.50	N22° 25' 57\"	68.39	L34	164.82		S55° 49' 19\"	
C18	62.34	1021.50	N26° 05' 57\"	62.33	L35	45.27		S55° 49' 19\"	
L1	49.41		N62° 35' 08\"		L36	69.67		N20° 30' 52\"	
L2	231.67		N89° 41' 19\"		L37	15.39		N20° 30' 52\"	
L3	137.10		N89° 41' 19\"		L38	74.49		N20° 30' 52\"	
L4	156.26		N89° 41' 19\"		L39	94.20		N27° 50' 51\"	
L5	75.45		S00° 33' 31\"		L40	114.78		N27° 50' 51\"	
L6	42.88		S00° 33' 31\"		L43	205.44		S51° 38' 30\"	
L7	61.26		S02° 05' 38\"		L44	251.15		S55° 20' 17\"	
L8	42.95		S00° 07' 20\"		L45	100.83		S89° 29' 09\"	
L9	93.01		S00° 07' 40\"		L46	226.83		S20° 32' 17\"	
L10	47.99		S89° 52' 44\"		L47	135.50		S34° 10' 41\"	
L11	39.27		S89° 52' 44\"		L48	32.96		S58° 47' 30\"	
L12	105.89		N40° 28' 41\"		L49	117.17		S34° 10' 41\"	
L13	9.36		N40° 28' 41\"						
L15	104.55		S89° 26' 29\"						
L16	171.88		S00° 49' 22\"						
L17	91.01		S89° 52' 40\"						
L18	58.04		N51° 18' 39\"						
L19	34.50		S00° 07' 16\"						
L20	126.56		S33° 51' 03\"						
L21	65.14		S50° 17' 36\"						

LOT LINE TABLE				
LINE #	LENGTH	DIRECTION		
L51	1.05	N00° 33' 31\"		
L52	1.45	S89° 41' 19\"		
L53	28.58	N40° 28' 41\"		

ALL PAVEMENT WITHIN RIGHT OF WAY SHALL BE PER CITY OF ALPHARETTA DETAIL 901 TYPE 1 SHOWN ON SHEET C910 ALLEYS TO BE CONCRETE PER CEMENT CONCRETE ALLEY DETAIL ON SHEET 910 ALL CURBING TO BE PER GDOT DETAIL 9032B CONCRETE HEADER CURB TYPE 2 SHOWN ON SHEET C912

LOT CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIR
C50	43.65	150.00	43.49	S81° 21' 10\"
C51	26.46	70.69	26.31	N79° 35' 13\"
C52	51.21	70.69	50.09	N48° 06' 35\"
C53	33.06	70.69	32.76	N13° 57' 28\"
C54	32.41	20.69	29.19	S45° 26' 06\"
C55	4.64	3.00	4.19	N45° 07' 56\"
C56	67.87	507.78	67.82	N17° 21' 01\"
C57	13.32	475.00	13.32	S00° 14' 41\"
C58	8.67	475.00	8.67	S01° 34' 15\"
C59	5.50	3.50	4.95	S44° 52' 42\"
C59	11.08	525.00	11.08	S01° 29' 21\"
C60	9.22	525.00	9.22	S00° 22' 52\"
C61	24.30	525.00	24.30	N00° 46' 04\"
C62	14.56	475.00	14.56	N01° 12' 56\"
C63	21.28	202.00	21.27	S87° 06' 13\"
C63	71.04	376.64	70.93	N44° 02' 54\"
C64	36.25	202.00	36.20	S78° 56' 40\"
C65	23.26	202.00	23.25	S70° 30' 18\"
C66	34.95	202.00	34.90	S58° 55' 22\"
C67	9.38	52.68	9.36	S52° 38' 20\"
C68	20.75	200.00	20.74	N43° 26' 59\"
C69	46.68	200.00	46.57	N53° 06' 26\"

LOT CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIR
C71	52.05	200.00	51.90	N82° 39' 57\"
C72	34.81	579.22	34.80	S49° 01' 03\"
C73	49.96	408.16	49.93	S43° 18' 50\"
C74	49.45	438.11	49.43	S36° 37' 30\"
C75	51.17	423.87	51.14	S29° 51' 16\"
C76	75.49	384.03	75.37	S21° 20' 01\"
C77	36.38	427.00	36.37	N25° 20' 37\"
C78	41.18	427.00	41.16	N30° 32' 50\"
C79	39.79	427.00	39.78	N35° 58' 46\"
C80	40.32	427.00	40.31	N41° 21' 15\"
C81	39.99	880.64	39.99	N46° 44' 36\"
C82	49.16	666.45	49.15	S45° 55' 52\"
C83	47.16	403.00	47.13	S39° 04' 58\"
C84	79.88	403.00	79.74	S30° 03' 08\"
C89	10.87	27.00	10.80	S77° 54' 15\"
C90	21.12	27.00	20.58	S43° 57' 36\"
C92	12.43	1050.00	12.43	S27° 30' 30\"
C93	32.40	1050.00	32.40	N21° 23' 55\"
C94	16.32	178.00	16.31	N87° 29' 46\"
C95	78.79	890.50	78.76	N35° 28' 39\"

UTILITY PROVIDERS
POWER: GEORGIA POWER
GAS: ATLANTA GAS LIGHT
PHONE: AT&T
CABLE: COMCAST
WATER & SEWER: FULTON COUNTY

DEVELOPMENT SUMMARY				
ZONING	R-8A/D	SETBACKS (INTERIOR)		
AREA		FRONT	5 FEET	
TOTAL AREA	26.67 ACRES	ADJACENT TO KIMBALL BRIDGE RD / NORTHWINDS PKWY 50' / 35 FEET		
RIGHT OF WAY	7.39 ACRES	SIDE (ADJACENT TO STREET)	5 FEET	
SITE AREA	19.28 ACRES	SIDE (ADJACENT TO LOTS)	5 FEET	
DENSITY		REAR (WITH ALLEY)	0 FEET	
NUMBER OF UNITS (69 TOWNHOMES+61 SINGLE FAMILY)	130 UNITS	REAR (WITHOUT ALLEY)	10 FEET	
PROPOSED DENSITY	4.9 UNITS/ACRE	BUFFERS		
MAXIMUM DENSITY ALLOWED	4.9 UNITS/ACRE	ALONG NORTHERN PROPERTY LINE	15 FEET	
RIGHT OF WAY WIDTHS	40' & 50'	ALONG WESTERN PROPERTY LINE	50 FEET	
MINIMUM FLOOR AREA	1,200 SF	ALONG GA 400	120 FEET	
MAXIMUM COVERAGE BY PRINCIPAL BUILDINGS	40%	LANDSCAPE STRIPS		
MINIMUM LOT WIDTH AT SETBACK LINE	40 FEET	LANDSCAPE STRIP ALONG NORTHWINDS PARKWAY	10 FEET	
MINIMUM LOT DEPTH	80 FEET	LANDSCAPE STRIP ALONG KIMBALL BRIDGE ROAD	20 FEET	
MINIMUM LOT AREA	3,200 SF	LANDSCAPE STRIP ALONG OTHER PROPERTY LINES	5 FEET	
MAXIMUM BUILDING HEIGHT	35 FEET			

SEE INSET FOR CONTINUATION

60 30 0 60 120
(IN FEET)
1 inch = 60'

24 HOUR CONTACT:
STEVEN GRESHAM
770.703.1822

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

14062 COVER & SITE.DWG 07.31.2015

CONSTRUCTION PLANS

NORTHWINDS

LAND LOTS 805 & 852

1st DISTRICT, 2nd SECTION

CITY OF ALPHARETTA, GEORGIA

OWNER/DEVELOPER

JOHN WIELAND HOMES
AND NEIGHBORHOODS
jwhomes.com

4125 Atlanta Road SE • Smyrna, GA 30080
24 Hour Contact: Jason Gresham 770.703.1846

GSWC CERTIFICATION NUMBER: 9881
EXPIRATION DATE: 05.19.2019

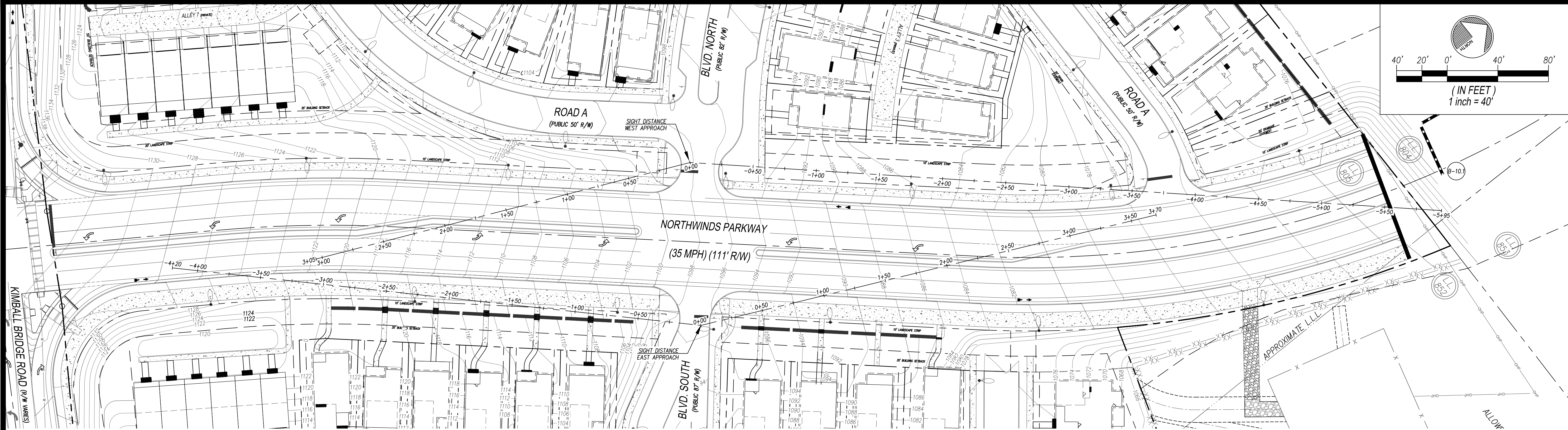
GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
MICHAEL A. HAPSON
084706

REVISIONS

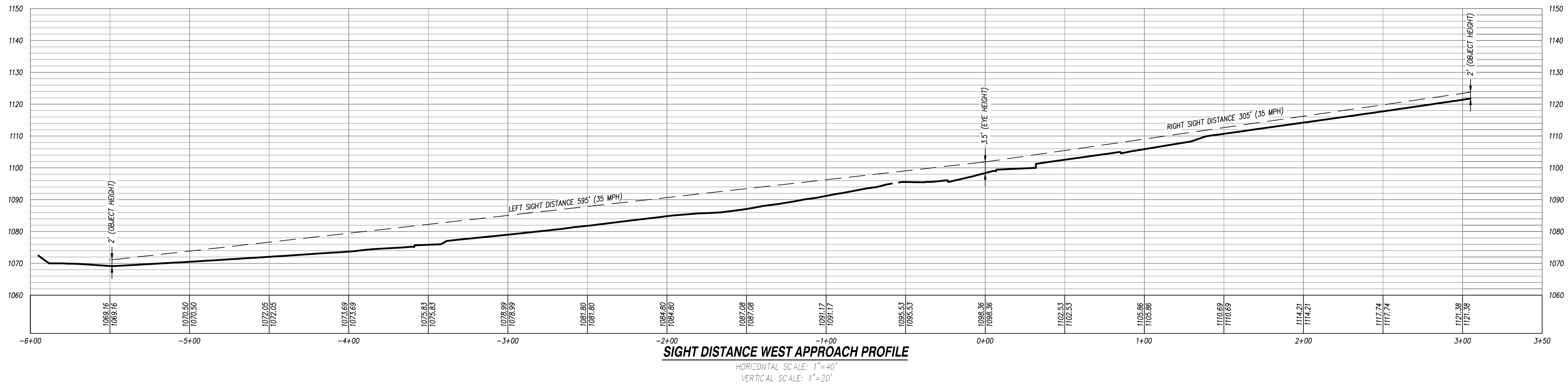
03.03.16	- SANITARY SEWER RFI
03.18.16	- SANITARY SEWER RFI
03.23.16	- ALPHARETTA CITY COMMENTS
04.01.16	- PROPERTY LINE REVISION
04.20.16	- ALPHARETTA PERMIT SET
05.03.16	- POND REVISION
05.06.16	- WATER REVISION
06.08.16	- POND WALL REVISION
08.01.16	- POND WALL REVISION

SITE PLAN

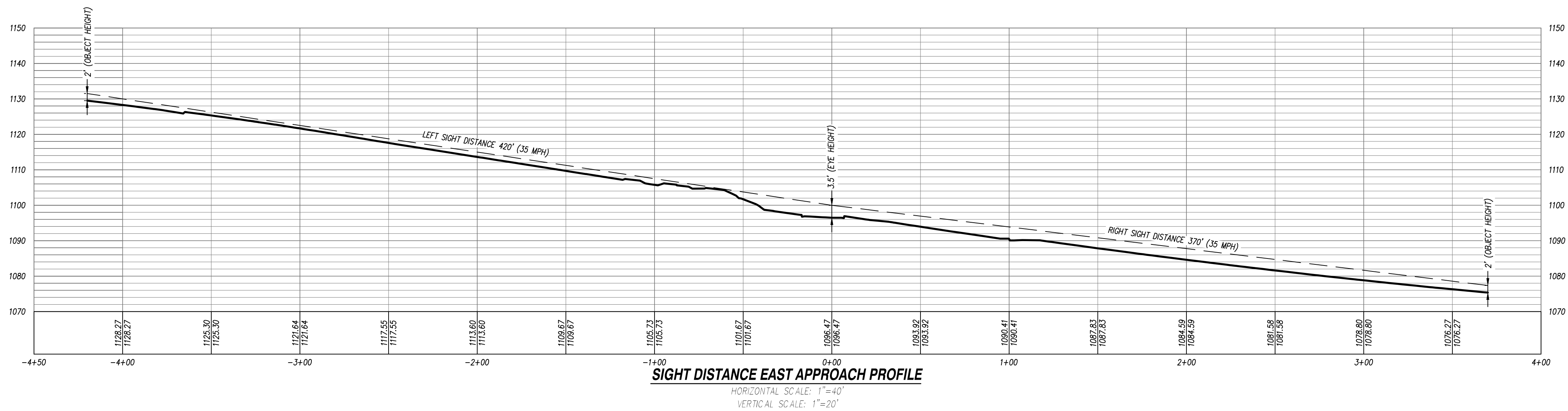
C200



Intersection 1			
West Approach			
ISD = (1.47) (Vmajor) (Tg)			
Speed Limit	For Left Turn	Design	Use
	SDr	594.2475	595
Tg	mph	35	
	Pass Car	7.5	
%Minor	ok	0	
	Additional Lanes	3	
Total Tg	mph	10.5	
	Multiplier	-6%	1.1
Speed Limit	For Right Turn	Design	Use
	SDI	300.9825	305
Tg	mph	35	
	Pass Car	6.5	
%Minor	ok	0	
	Additional Lanes	0	
Total Tg	mph	6.5	
	Multiplier	6.0%	0.9



Intersection 1			
East Approach			
ISD = (1.47) (Vmajor) (Tg)			
Speed Limit	For Left Turn	Design	Use
	SDr	416.745	420
Tg	mph	35	
	Pass Car	7.5	
%Minor	ok	0	
	Additional Lanes	3	
Total Tg	mph	9	
	Multiplier	6%	0.9
Speed Limit	For Right Turn	Design	Use
	SDI	367.8675	370
Tg	mph	35	
	Pass Car	6.5	
%Minor	ok	0	
	Additional Lanes	0	
Total Tg	mph	6.5	
	Multiplier	-6.0%	1.1



24 HOUR CONTACT:
TIM POFF
770.616.2906



Know what's below.
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RIDGE PLANNING AND ENGINEERING
1290 KENNESSTONE CIRCLE - BLDG A
SUITE 200 - MARIETTA, GA 30066
OFFICE 770.938.9000

SIGHT DISTANCE
PLAN AND PROFILE
NORTHWINDS
LAND LOTS 805 & 852
1ST DISTRICT, 2nd SECTION
CITY OF ALPHARETTA, GEORGIA

OWNER/DEVELOPER
JOHN WIELAND HOMES AND NEIGHBORHOODS
jwhomes.com
4125 Atlanta Road SE • Smyrna, GA 30080
24 Hour Contact: Jason Garret 770.903.1646

GSWCC CERTIFICATION NUMBER: 9881
EXPIRATION DATE: 05.19.2019



REVISIONS

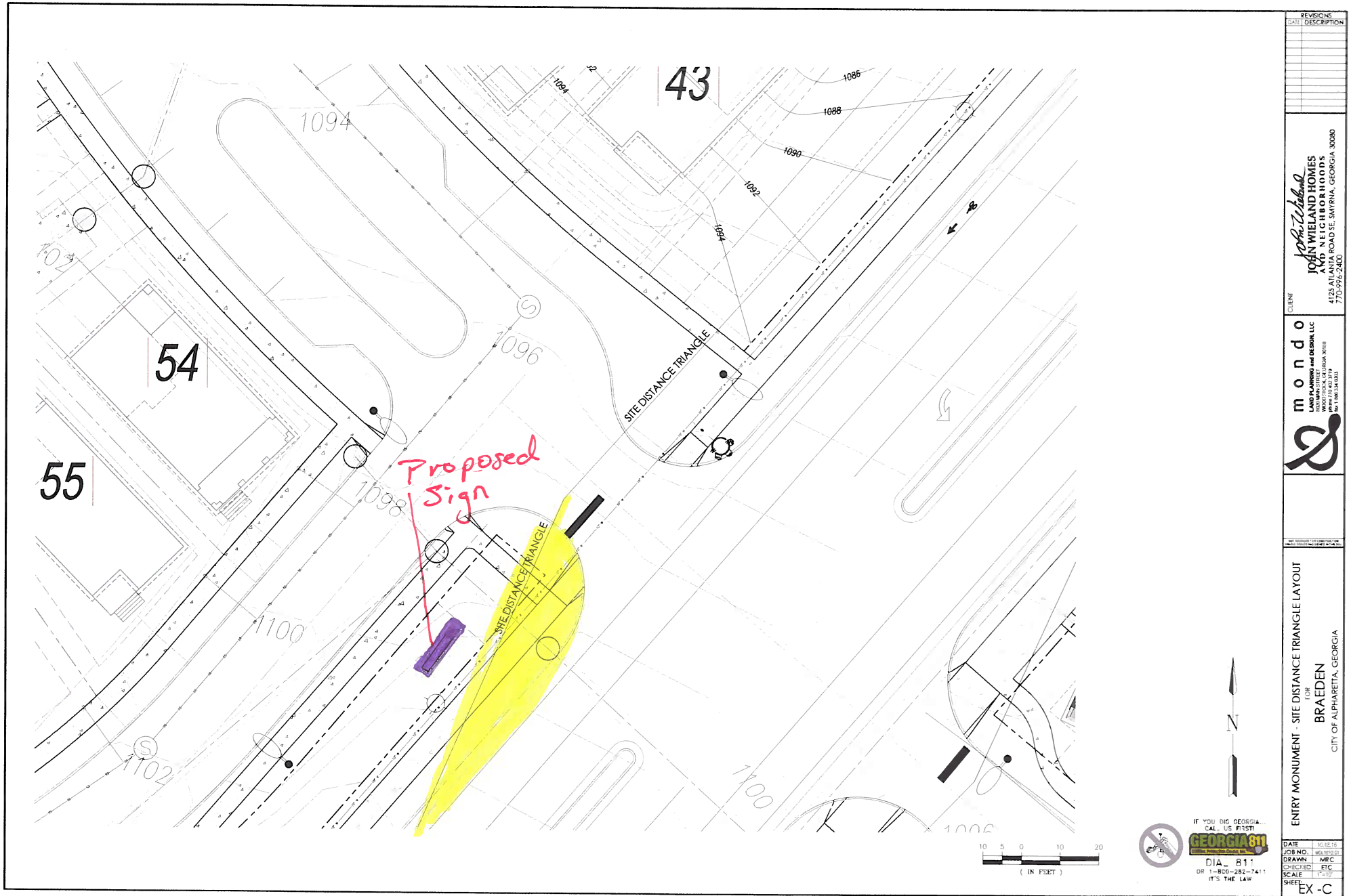
NO.	DATE	DESCRIPTION

SIGHT DISTANCE PLAN AND
PROFILE

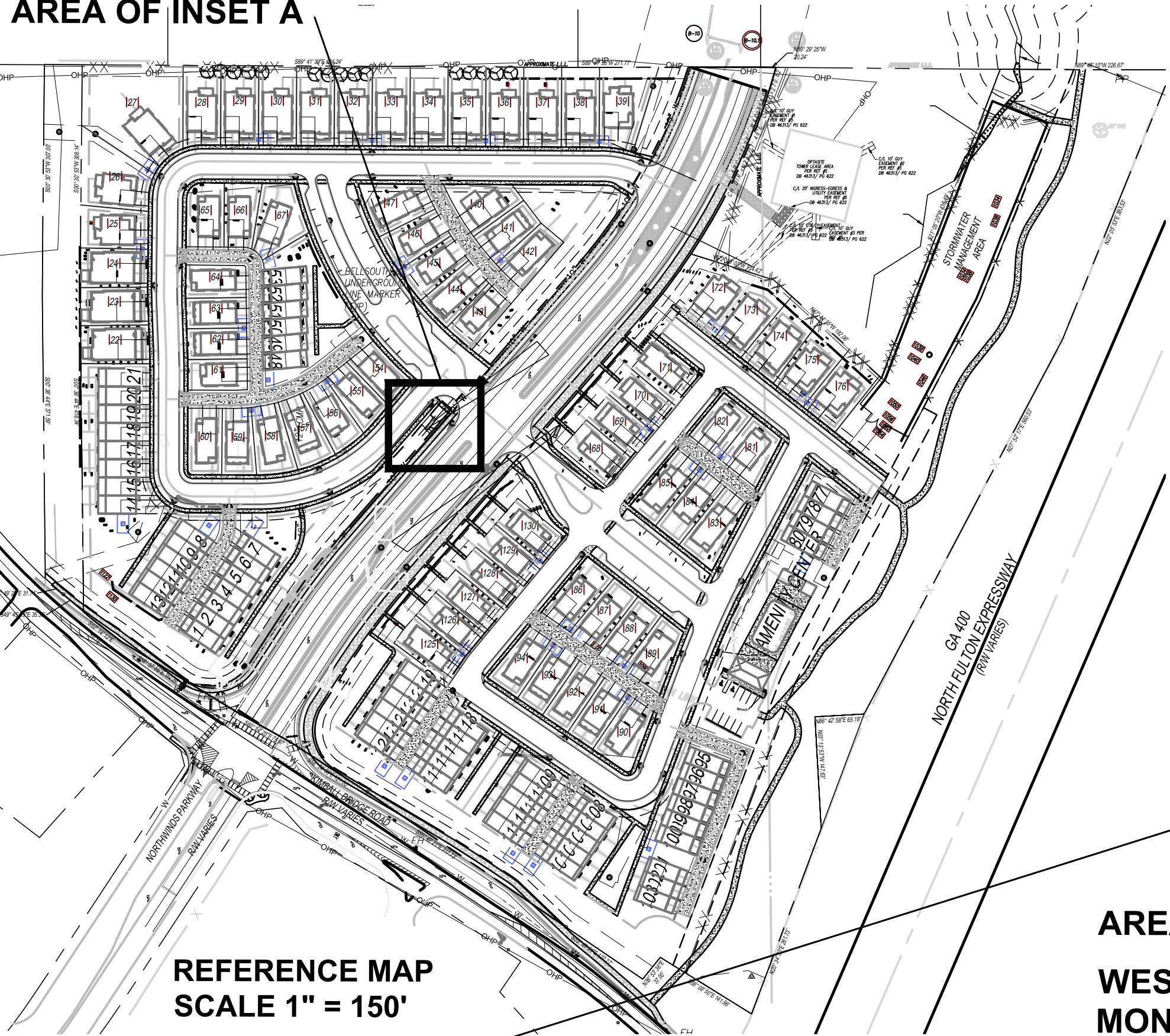
EX 1

14062 SIGHT DISTANCE.DWG 10.17.2016

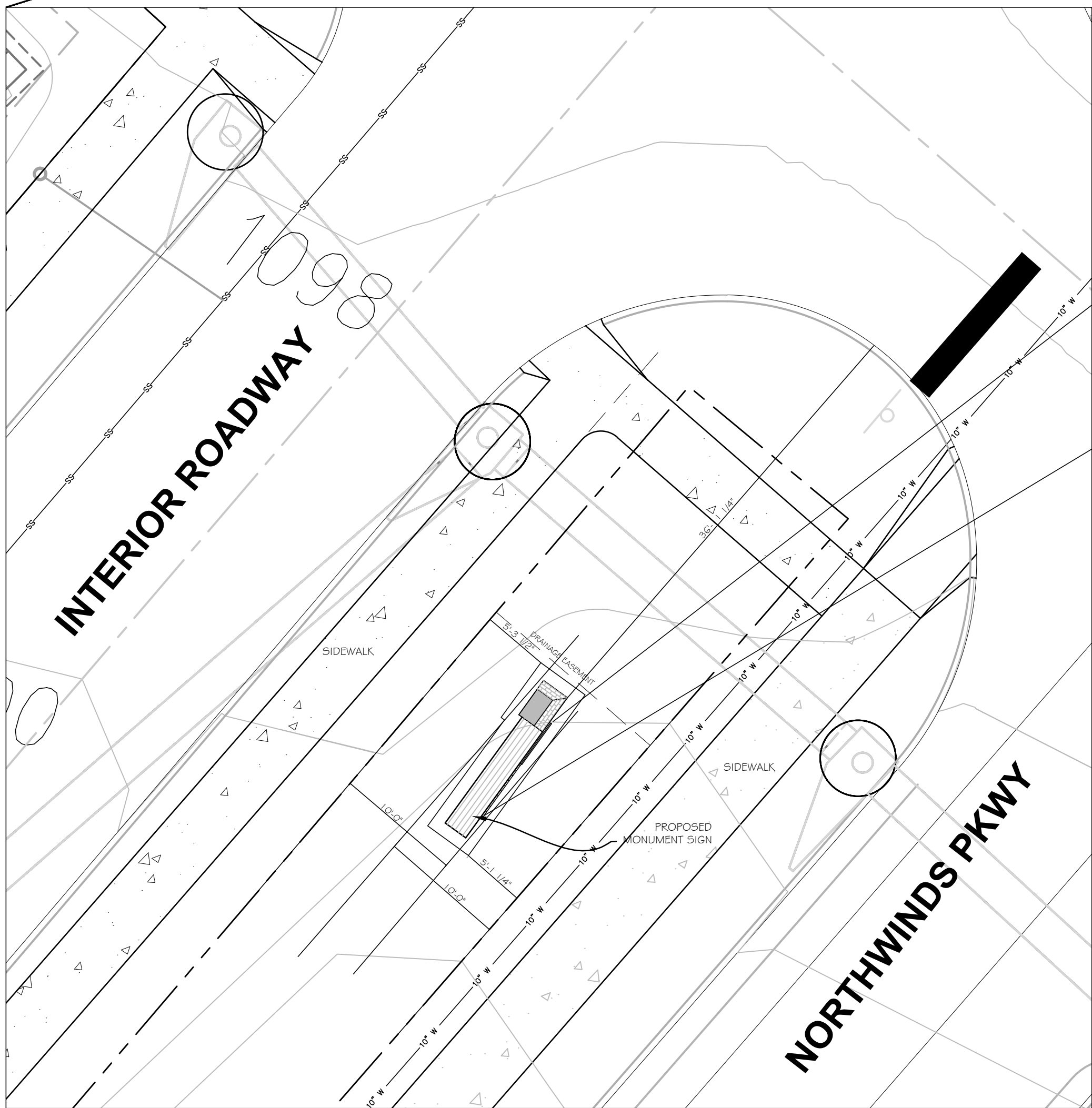
Exhibit A



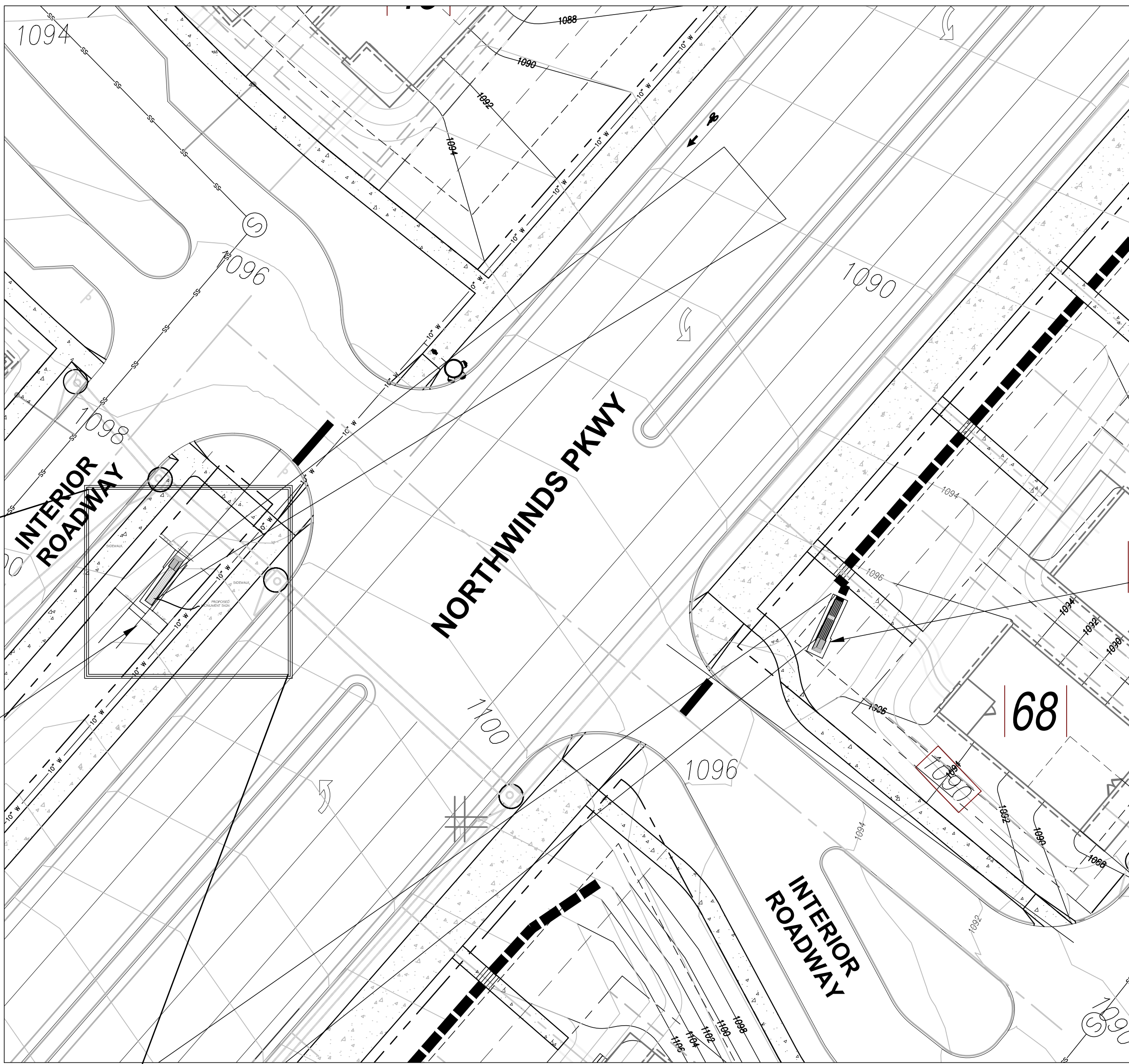
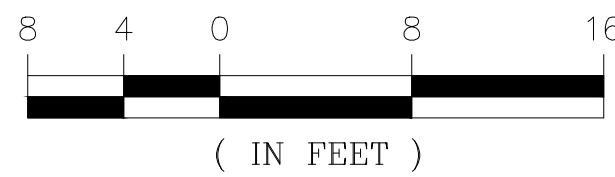
AREA OF INSET A



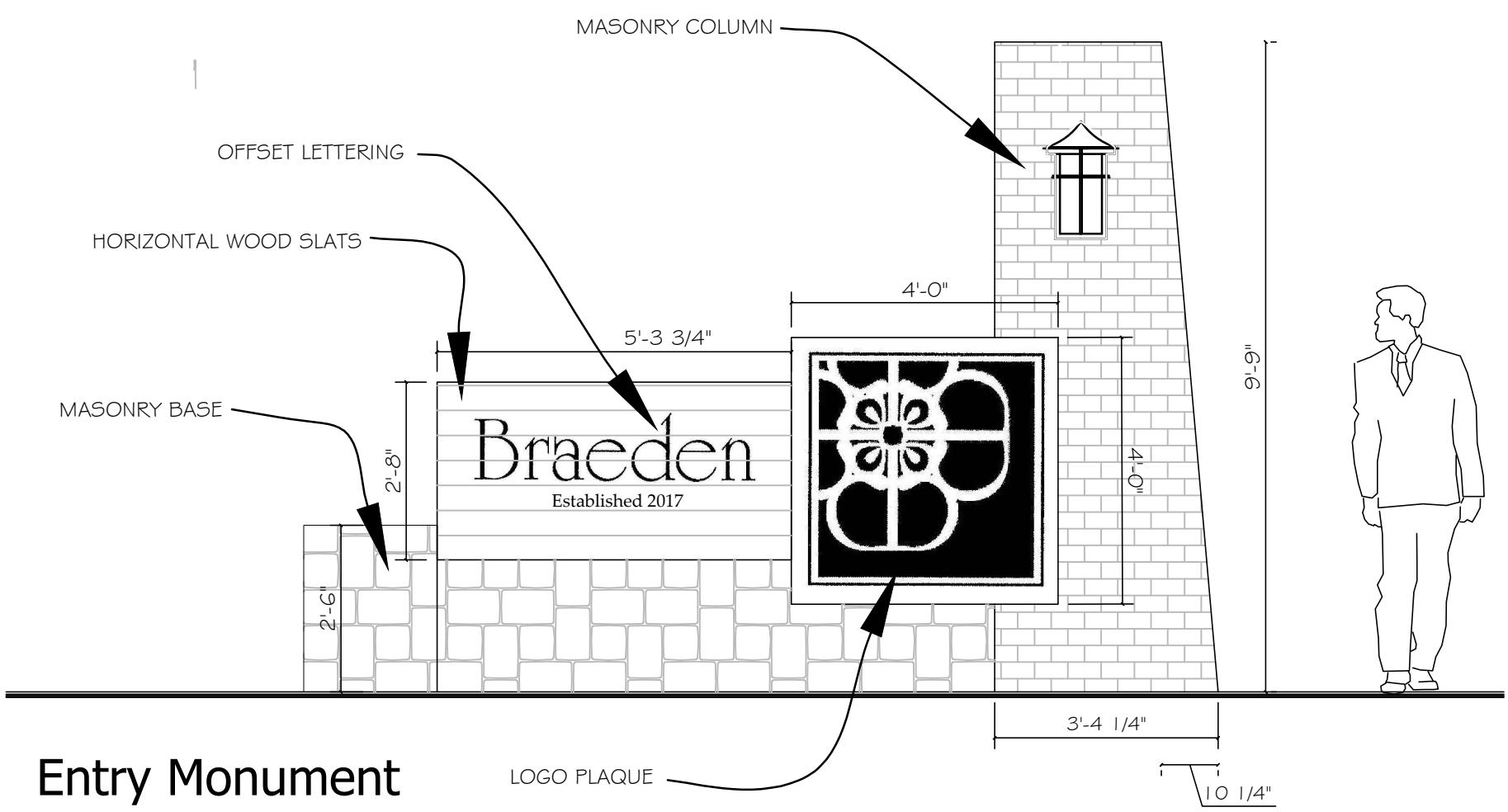
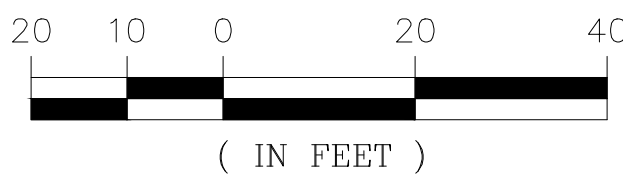
AREA OF INSET B
WESTERN
MONUMENT
SIGN (Subject
Variance)



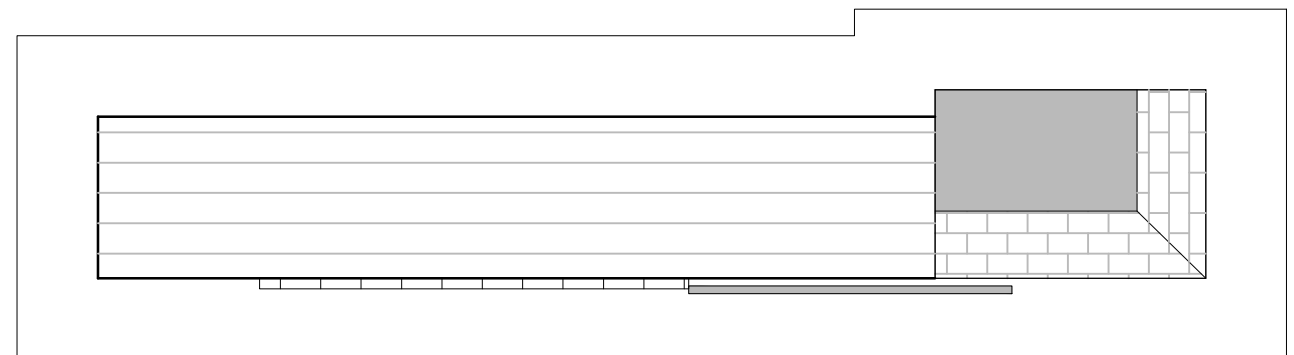
ENTRY ORIENTATION INSET B



INSET A



ELEVATION



PLAN

NOT TO SCALE



IF YOU DIG GEORGIA...
CALL US FIRST!
Georgia811
Utilities Protection Center, Inc.
DIAL 811
OR 1-800-282-7411
IT'S THE LAW

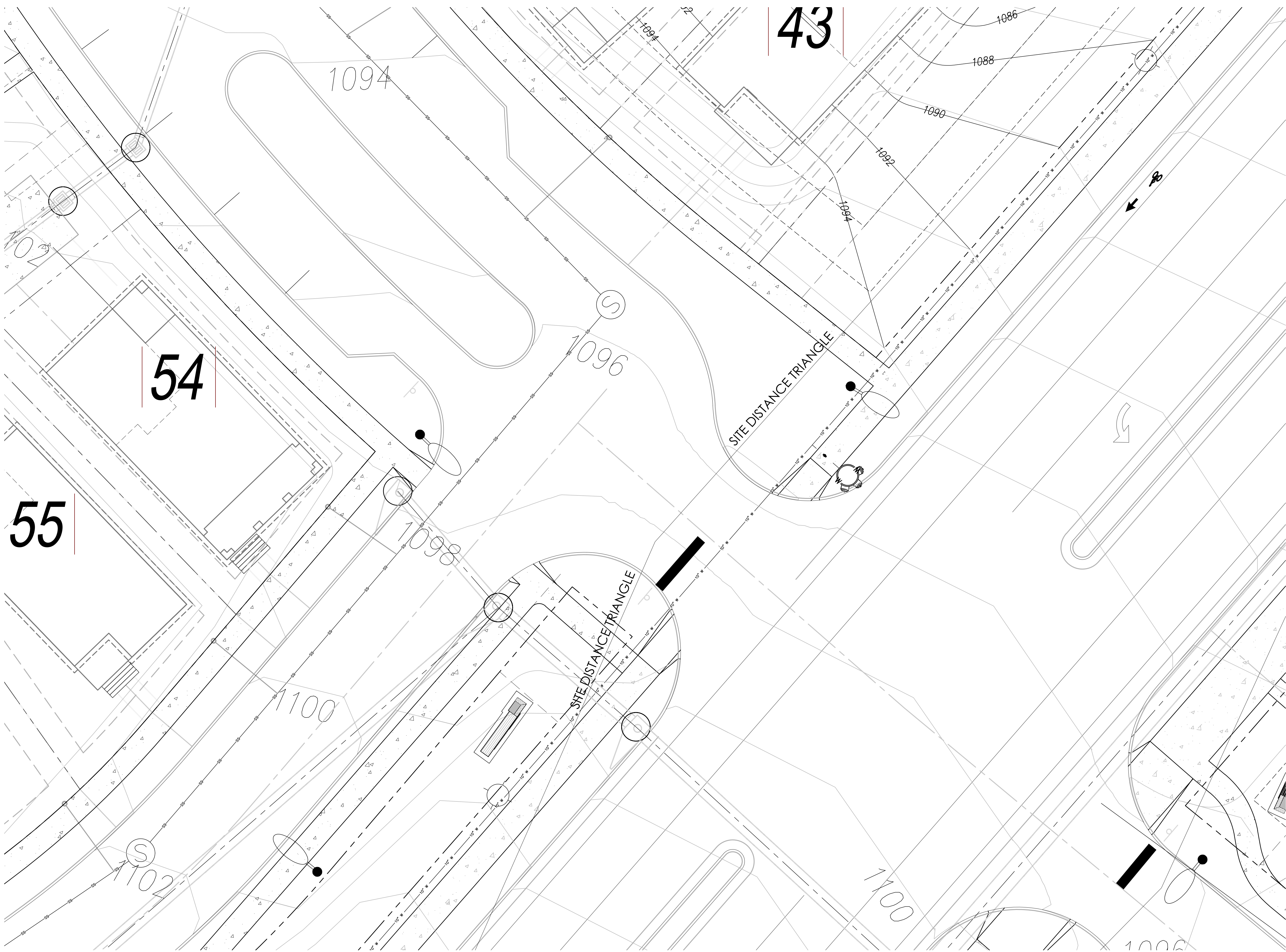
OWNER'S 24-HOUR EMERGENCY CONTACT
Mr. Stephen Gresham
PHONE: 404-569-2011

REVISIONS
DATE DESCRIPTION
JOHN WIELAND HOMES
AND NEIGHBORHOODS
4125 ATLANTA ROAD SE, SMYRNA, GEORGIA 30080
770-996-2400

CLIENT
mondo
LAND PLANNING and DESIGN, LLC
1000 WOODSTOCK GEORGIA 30188
phone 770.402.3719 fax 1.866.334.0203

ENTRY MONUMENTS - EXHIBIT B
FOR
BRAEDEN
CITY OF ALPHARETTA, GEORGIA

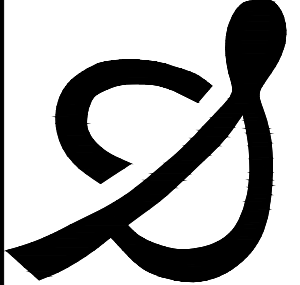
DATE 9.29.16
JOB NO. MOL1610.01
DRAWN MRC
CHECKED ETC
SCALE VARIES
SHEET: EX B



REVISIONS	
DATE	DESCRIPTION

CLIENT
John Wieland
JOHN WIELAND HOMES
AND NEIGHBORHOODS
4125 ATLANTA ROAD SE, SMYRNA, GEORGIA 30080
770-996-2400

m o n d o
LAND PLANNING and DESIGN, LLC
1000 WILSON FERRY ROAD
WOODSTOCK, GEORGIA 30188
phone 770.402.3719
fax 1.866.334.0203



NOT RELEASED FOR CONSTRUCTION
UNLESS SEALED AND SIGNED IN THIS BOX

ENTRY MONUMENT - SITE DISTANCE TRIANGLE LAYOUT
FOR
BRAEDEN
CITY OF ALPHARETTA, GEORGIA

DATE	10.18.16
JOB NO.	MOL1610.01
DRAWN	MRC
CHECKED	ETC
SCALE	1"=10'
SHEET	EX - C



IF YOU DIG GEORGIA...
CALL US FIRST!
GEORGIA811
Utilities Protection Center, Inc.
DIAL 811
OR 1-800-282-7411
IT'S THE LAW

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: Braeden Entry Monument

Contact Name: Melissa Casteel - Mondo Land Planning + Design

Telephone: 770-402-3719

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.

As of October 24, 2016 we have not yet received any comments from any of the Owners contacted.

We plan to forward any comments we might receive after the 24th to the City.

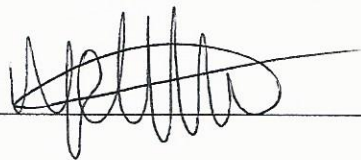
Method by which these individuals were contacted. Please mark all that apply. Please provide samples of any and all written communications used to provide notification.

- | | |
|--|---|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other (Please Specify) _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: _____



Date: _____

10/24/16

Print Form



*certificate of mailing

Firm Mailing Book For Accountable Mail

Name and Address of Sender

Mondo Land Planning
+ Design
Melissa Casteel
8020 Main St.
Woodstock, GA 30188

Check type of mail or service

- | | |
|--|---|
| ☐ Adult Signature Required | ☐ Priority Mail Express |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail |
| ☐ Certified Mail | ☐ Return Receipt for Merchandise |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation |
| ☐ Collect on Delivery (COD) | ☐ Signature Confirmation Restricted Delivery |
| ☐ Insured Mail | |
| ☐ Priority Mail | |

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U.S. POSTAGE
PAID
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30188
OCT 17 16
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\$3.24
R2304V112591-11

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postage

(Extra Service) Fee

Handling Charge

If Registered

Value

Sender if COD

Fee

Fee

Fee

Fee

Fee

Fee

Fee

- | | | | | | | | | | | | | | | | | | |
|----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 1. | Carter, Chestene M.
218 Bailey Johnson Rd.
Alpharetta, GA 30004 | | | | | | | | | | | | | | | | |
| 2. | Anderson, Dorothy
165 Kimball Bridge Rd.
Alpharetta, GA 30004 | | | | | | | | | | | | | | | | |
| 3. | Negrin One LLC
27234 N. 102nd St
Scottsdale, AZ 85262 | | | | | | | | | | | | | | | | |
| 4. | JHS Building LLC
2655 Northwind Pkwy
Alpharetta, GA 30009 | | | | | | | | | | | | | | | | |
| 5. | Li Helen, T.
60726 Gunstock Lane
Tucker, GA 30084 | | | | | | | | | | | | | | | | |
| 6. | State of Georgia
47 Trinity Ave.
Suite 602
Atlanta, GA 30334 | | | | | | | | | | | | | | | | |
| 7. | Clear Springs Baptist Church
11575 Jones Bridge Rd
Alpharetta, GA 30022 | | | | | | | | | | | | | | | | |
| 8. | Greenestone Pkwy Four Hundred, LLC
3301 Windy Ridge Pkwy
Suite 3020
Atlanta, GA 30339 | | | | | | | | | | | | | | | | |

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster (or Name of receiving employee)

Complete in Ink

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Firm Mailing Book For Accountable Mail

Name and Address of Sender
Mondo Land Planning
+ Design
Melissa Costeel
8020 Main St
Woodstock, GA 30188

Check type of mail or service

☐ Adult Signature Required	☐ Priority Mail Express
☐ Adult Signature Restricted Delivery	☐ Registered Mail
☐ Certified Mail	☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation
☐ Collect on Delivery (COD)	☐ Signature Confirmation Restricted Delivery
☐ Insured Mail	
☐ Priority Mail	

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(if issued as an international
certificate of mailing or for
additional copies of this receipt).
Postmark with Date of Receipt.



USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Javad Voskoei and Batool Dizaji, Resizable Living Meet 245 Clay Drive Sandy Springs, GA 30350													
2.														
3.														
4.														
5.														
6.														
7.														
8.														

Total Number of Pieces Listed by Sender ①	Total Number of Pieces Received at Post Office ① Done	Postmaster, Per (Name of receiving employee) USatterfield
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Complete in Ink



8020 Main Street, Woodstock, Georgia 30188

p. 770.402.3719 f. 866.334.0203

October 12, 2016

Anderson, Dorothy
165 Kimball Bridge Rd
Alpharetta, GA 30004

Re: Notice of Variance Application – Braeden

Dear Property Owner;

Melissa R. Casteel, RLA of Mondo Land Planning + Design, LLC has filed a Variance request with the City of Alpharetta, on behalf of the property Owner, on the Braeden residential development located at the intersection of Kimball Bridge Road and the proposed expansion to Northwinds Parkway. The property is located in Land Lot 805 and 852 of the 1st District, 2nd Section.

The request is to obtain a Variance to Unified Development Code Section 2.6.13.B requirement of minimum 10' sign setback from the right-of-way, in order to allow placement of one of the two permitted monument signs for the development between Northwinds Parkway and a proposed access roadway within the development. The setbacks overlap at this location due to the geometry of the two roadways.

A public hearing of the Board of Zoning Appeals will be held on November 17 at 5:30 p.m. in the City of Alpharetta City Hall, 2 South Main Street, Alpharetta, Georgia 30009. The hearing on this matter is open to the public and the application is on file in the offices of the Community Development Department at 2 South Main Street, Alpharetta, Georgia 30009 and may be viewed during their office hours.

Please direct any response, or questions, to Melissa Casteel – Mondo Land Planning + Design by email at mrcasteel@mondo-lpd.com or by letter to:

Melissa Casteel, RLA
Mondo Land Planning + Design, LLC
8020 Main Street, Woodstock, Georgia 30188

Sincerely,

Melissa R. Casteel, RLA
Owner . Principal
Mondo Land Planning + Design, LLC



8020 Main Street, Woodstock, Georgia 30188

p. 770.402.3719 f. 866.334.0203

October 12, 2016

Carter, Chestene M
218 Bailey Johnson Rd
Alpharetta, GA 30004

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Dear Property Owner;

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Melissa Casteel, RLA
Mondo Land Planning + Design, LLC
8020 Main Street, Woodstock, Georgia 30188

Sincerely,

Melissa R. Casteel, RLA
Owner . Principal
Mondo Land Planning + Design, LLC



8020 Main Street, Woodstock, Georgia 30188

p. 770.402.3719 f. 866.334.0203

October 12, 2016

Clear Springs Baptist Church
11575 Jones Bridge Rd
Alpharetta, GA 30022

Re: Notice of Variance Application – Braeden

Dear Property Owner;

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Melissa Casteel, RLA
Mondo Land Planning + Design, LLC
8020 Main Street, Woodstock, Georgia 30188

Sincerely,

Melissa R. Casteel, RLA
Owner . Principal
Mondo Land Planning + Design, LLC



8020 Main Street, Woodstock, Georgia 30188

p. 770.402.3719 f. 866.334.0203

October 12, 2016

Greenestone Pkwy Four Hundred LLLP
3301 Windy Ridge Pkwy , Suite 320
Atlanta, GA 30339

Re: Notice of Variance Application – Braeden

Dear Property Owner;

Melissa R. Casteel, RLA of Mondo Land Planning + Design, LLC has filed a Variance request with the City of Alpharetta, on behalf of the property Owner, on the Braeden residential development located at the intersection of Kimball Bridge Road and the proposed expansion to Northwinds Parkway. The property is located in Land Lot 805 and 852 of the 1st District, 2nd Section.

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Mondo Land Planning + Design, LLC
8020 Main Street, Woodstock, Georgia 30188

Sincerely,

Melissa R. Casteel, RLA
Owner . Principal
Mondo Land Planning + Design, LLC



8020 Main Street, Woodstock, Georgia 30188

p. 770.402.3719 f. 866.334.0203

October 12, 2016

Javad Voskoei and Batool Dizaji Revocable Living Trust
2145 Clay Drive
Sandy Springs, GA 30350

Re: Notice of Variance Application – Braeden

Dear Property Owner;

Melissa R. Casteel, RLA of Mondo Land Planning + Design, LLC has filed a Variance request with the City of Alpharetta, on behalf of the property Owner, on the Braeden residential development located at the intersection of Kimball Bridge Road and the proposed expansion to Northwinds Parkway. The property is located in Land Lot 805 and 852 of the 1st District, 2nd Section.

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Melissa Casteel, RLA
Mondo Land Planning + Design, LLC
8020 Main Street, Woodstock, Georgia 30188

Sincerely,

Melissa R. Casteel, RLA
Owner . Principal
Mondo Land Planning + Design, LLC



8020 Main Street, Woodstock, Georgia 30188

p. 770.402.3719 f. 866.334.0203

October 12, 2016

JHS Building LLC
2655 Northwinds Pkwy
Alpharetta, GA 30009

Re: Notice of Variance Application – Braeden

Dear Property Owner;

Melissa R. Casteel, RLA of Mondo Land Planning + Design, LLC has filed a Variance request with the City of Alpharetta, on behalf of the property Owner, on the Braeden residential development located at the intersection of Kimball Bridge Road and the proposed expansion to Northwinds Parkway. The property is located in Land Lot 805 and 852 of the 1st District, 2nd Section.

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8020 Main Street, Woodstock, Georgia 30188

Sincerely,

Melissa R. Casteel, RLA
Owner . Principal
Mondo Land Planning + Design, LLC



8020 Main Street, Woodstock, Georgia 30188

p. 770.402.3719 f. 866.334.0203

October 12, 2016

Li Helen T.
6726 Gunstock Ln
Tucker, GA 30084

Re: Notice of Variance Application – Braeden

Dear Property Owner;

Melissa R. Casteel, RLA of Mondo Land Planning + Design, LLC has filed a Variance request with the City of Alpharetta, on behalf of the property Owner, on the Braeden residential development located at the intersection of Kimball Bridge Road and the proposed expansion to Northwinds Parkway. The property is located in Land Lot 805 and 852 of the 1st District, 2nd Section.

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8020 Main Street, Woodstock, Georgia 30188

Sincerely,

Melissa R. Casteel, RLA
Owner. Principal
Mondo Land Planning + Design, LLC



8020 Main Street, Woodstock, Georgia 30188

p. 770.402.3719 f. 866.334.0203

October 12, 2016

Negrin One LLC
27234 N. 102nd St
Scottsdale, AZ 85262

Re: Notice of Variance Application – Braeden

Dear Property Owner;

Melissa R. Casteel, RLA of Mondo Land Planning + Design, LLC has filed a Variance request with the City of Alpharetta, on behalf of the property Owner, on the Braeden residential development located at the intersection of Kimball Bridge Road and the proposed expansion to Northwinds Parkway. The property is located in Land Lot 805 and 852 of the 1st District, 2nd Section.

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Melissa Casteel, RLA
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8020 Main Street, Woodstock, Georgia 30188

Sincerely,

Melissa R. Casteel, RLA
Owner . Principal
Mondo Land Planning + Design, LLC



8020 Main Street, Woodstock, Georgia 30188

p. 770.402.3719 f. 866.334.0203

October 12, 2016

State of Georgia
47 Trinity Ave, Suite G02
Atlanta, GA 30334

Re: Notice of Variance Application – Braeden

Dear Property Owner;

Melissa R. Casteel, RLA of Mondo Land Planning + Design, LLC has filed a Variance request with the City of Alpharetta, on behalf of the property Owner, on the Braeden residential development located at the intersection of Kimball Bridge Road and the proposed expansion to Northwinds Parkway. The property is located in Land Lot 805 and 852 of the 1st District, 2nd Section.

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A public hearing of the Board of Zoning Appeals will be held on November 17 at 5:30 p.m. in the City of Alpharetta City Hall, 2 South Main Street, Alpharetta, Georgia 30009. The hearing on this matter is open to the public and the application is on file in the offices of the Community Development Department at 2 South Main Street, Alpharetta, Georgia 30009 and may be viewed during their office hours.

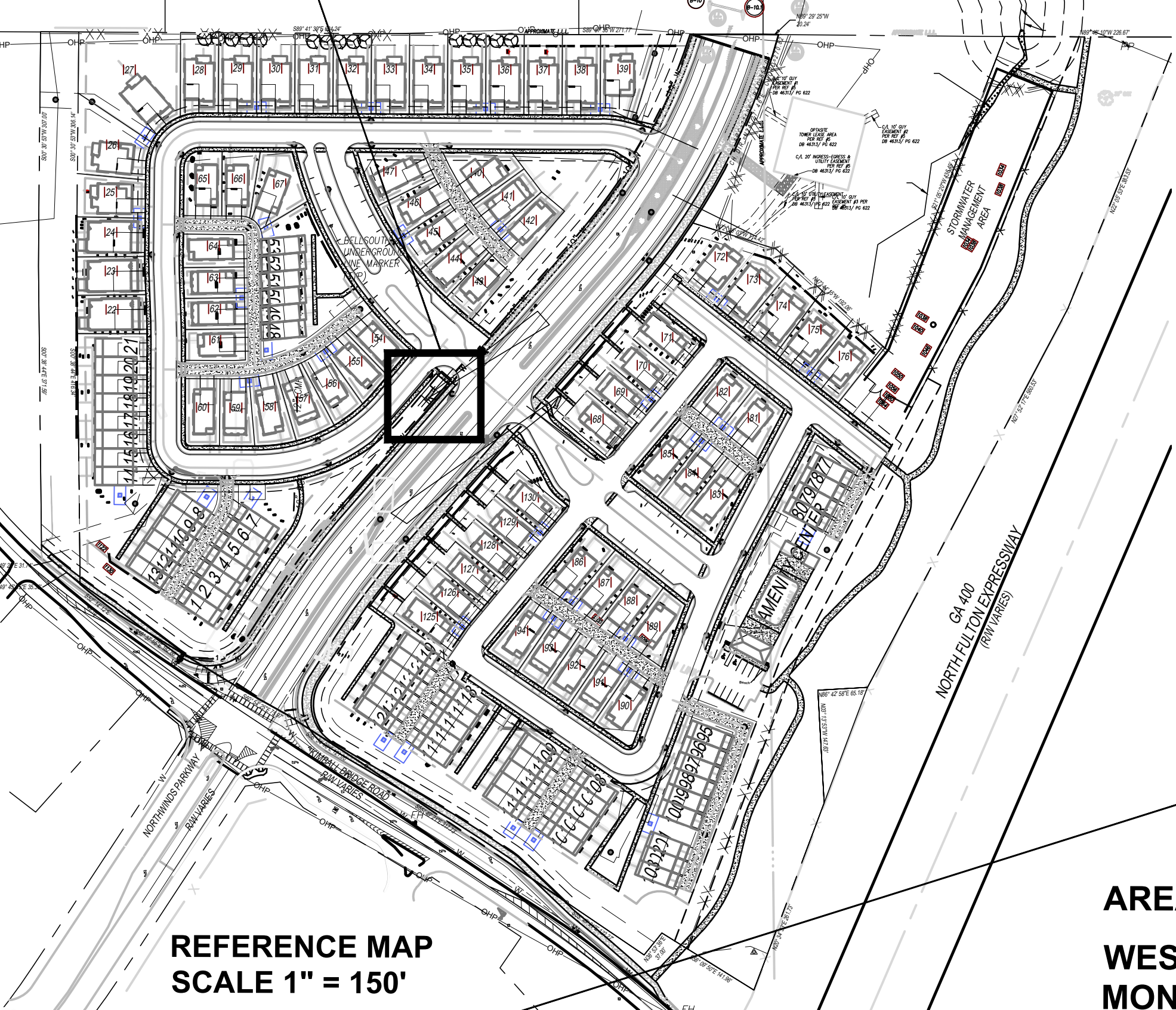
Please direct any response, or questions, to Melissa Casteel – Mondo Land Planning + Design by email at mrcasteel@mondo-lpd.com or by letter to:

Melissa Casteel, RLA
Mondo Land Planning + Design, LLC
8020 Main Street, Woodstock, Georgia 30188

Sincerely,

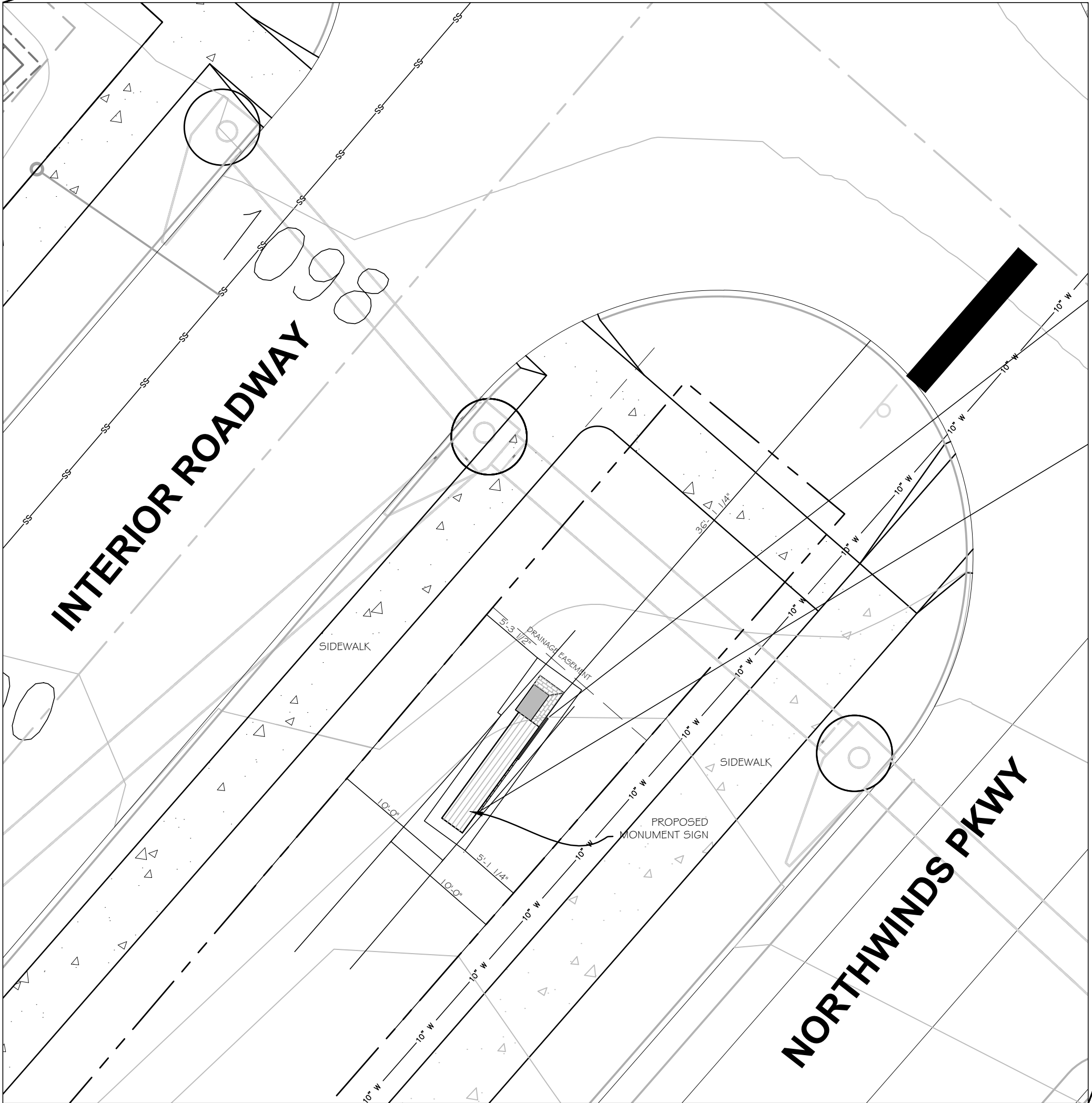
Melissa R. Casteel, RLA
Owner. Principal
Mondo Land Planning + Design, LLC

AREA OF INSET A



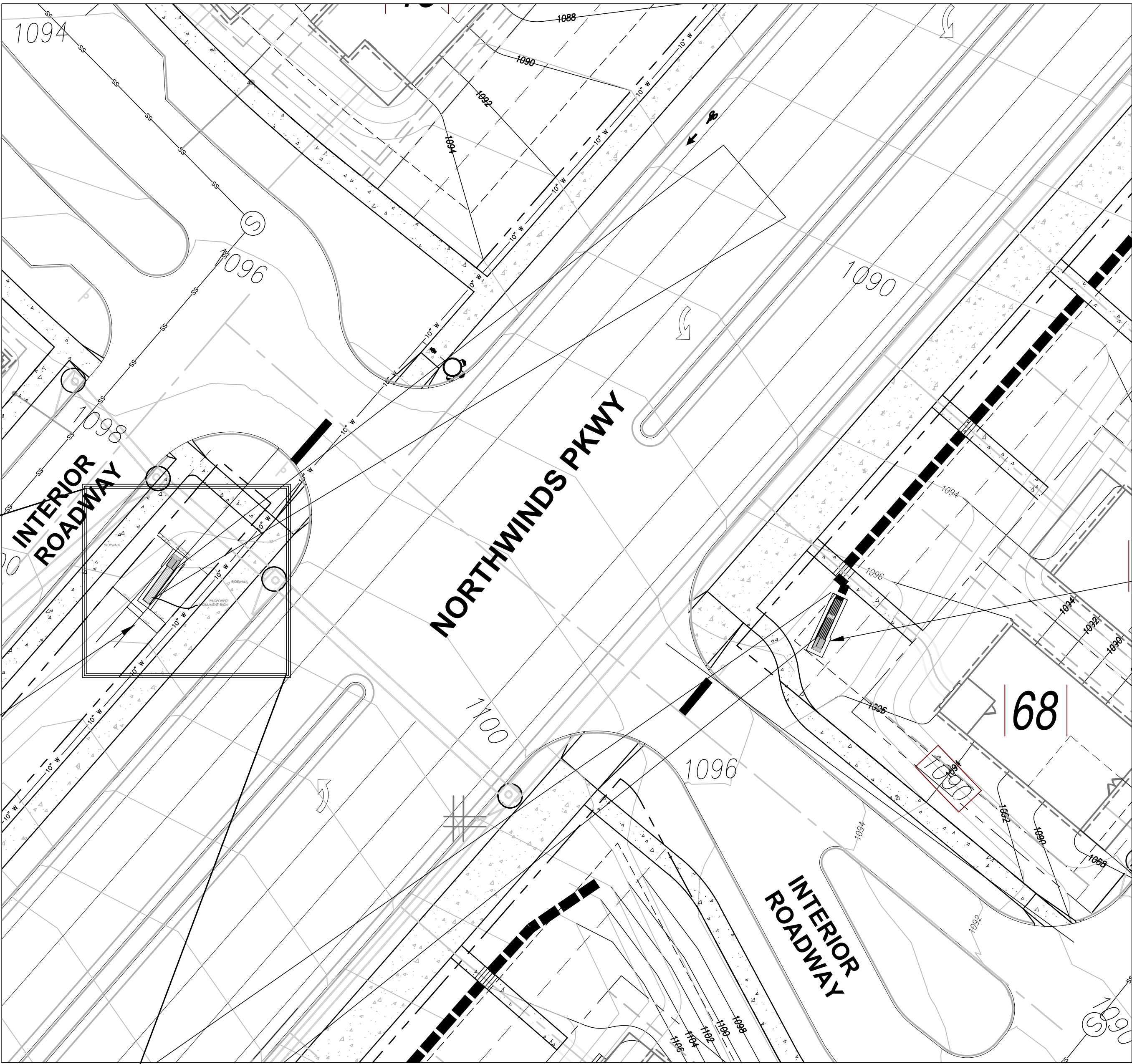
REFERENCE MAP
SCALE 1" = 150'

AREA OF INSET B
WESTERN
MONUMENT
SIGN (Subject
Variance)



ENTRY ORIENTATION INSET B

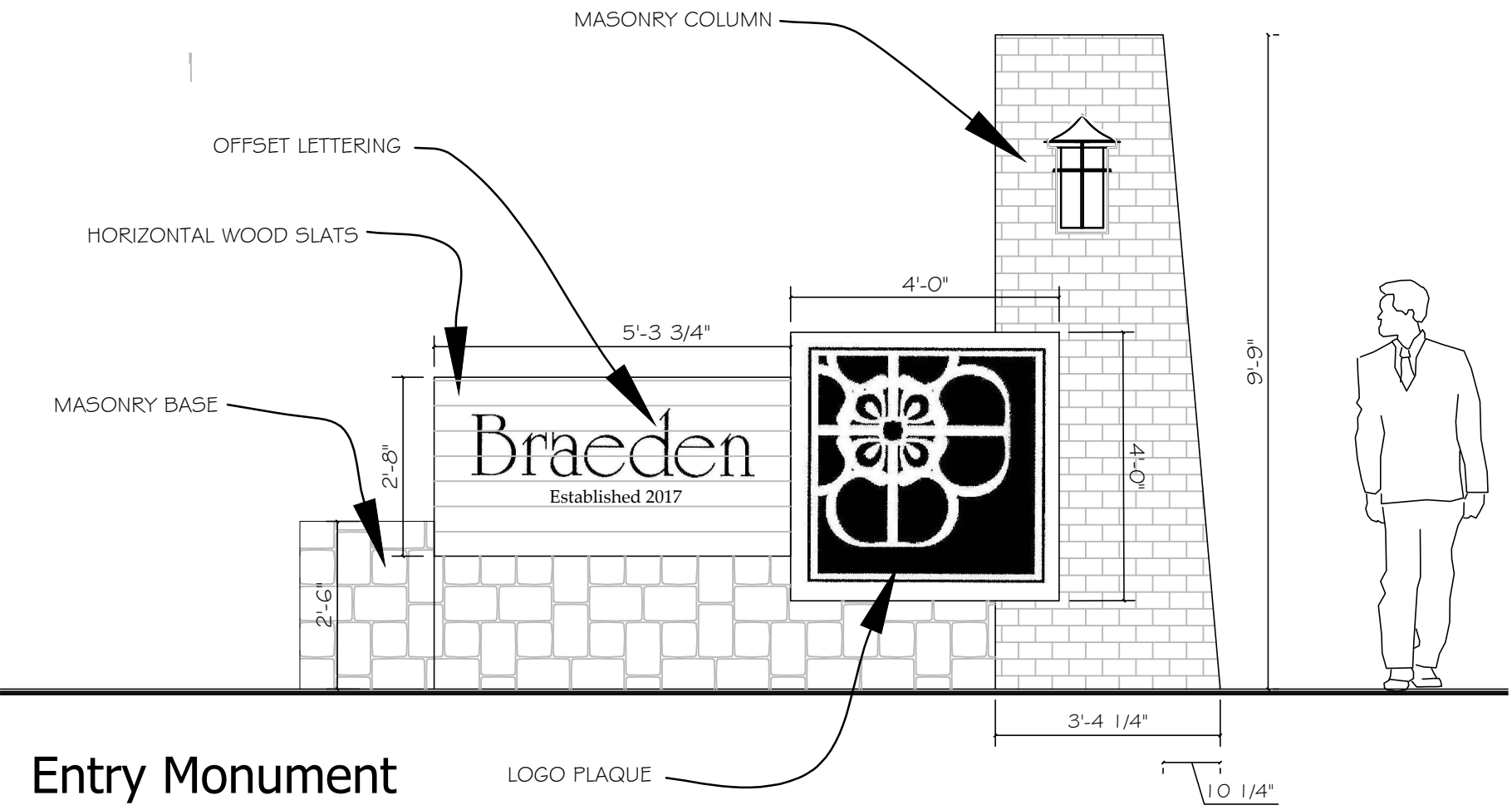
8 4 0 8 16
(IN FEET)



EASTERN
MONUMENT
SIGN

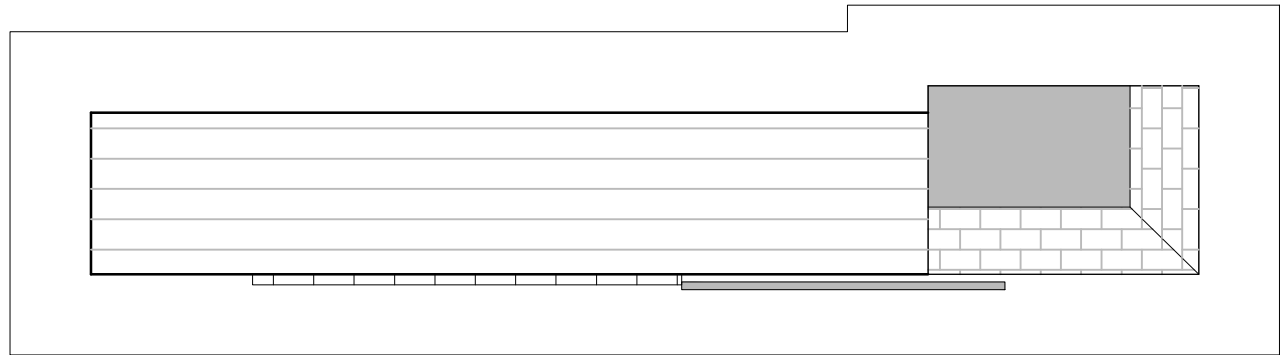
20 10 0 20 40
(IN FEET)

INSET A



Entry Monument

ELEVATION



PLAN

NOT TO SCALE

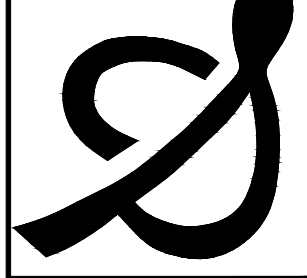


IF YOU DIG GEORGIA...
CALL US FIRST!
Georgia811
Utilities Protection Center, Inc.
DIAL 811
OR 1-800-282-7411
IT'S THE LAW

REVISIONS
DATE DESCRIPTION

OWNER'S 24-HOUR EMERGENCY CONTACT
Mr. Stephen Gresham
PHONE: 404-569-2011

CLIENT
mondo
LAND PLANNING and DESIGN, LLC
1000 WOODSTOCK GEORGIA 30188
phone 770.402.3719 fax 1.866.334.0203



ENTRY MONUMENTS - EXHIBIT B
FOR
BRAEDEN
CITY OF ALPHARETTA, GEORGIA

DATE 9.29.16
JOB NO. MOL1610.01
DRAWN MRC
CHECKED ETC
SCALE VARIES
SHEET: EX B

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #:

☒ Fee Paid

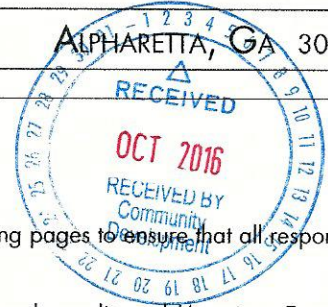
Initials

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: Mondo Land Planning and Design C/o - Melissa Casteel, RLA

Telephone: 770-402-3719

Address: 8020 Main Street

Suite:

City: Woodstock

State: GA

Zip: 30188

Fax: 866-334-0203

Mobile Tel: same as above

Email: mrcasteel@mondo-lpd.com

Subject Property Information:

Address: Northwinds Parkway at Kimball Bridge Road (Sign Location on west side of Northwinds Pkwy)

Current Zoning: R-8A

District: 1

Section: 2

Land Lot: 805 & 852

Parcel ID: See Site Plan / Survey

Proposed Zoning:

Current Use: Residential Development

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify):

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Michelle Horstemeyer - VP, John Wieland Homes / PulteGroup, Inc

Telephone: 770-703-1620

Address: 4125 Atlanta Road

Suite:

City Smyrna

State: GA

Zip: 30080

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: Mondo Land Planning + Design- C/o Melissa Casteel

Telephone: 770-402-3719

Address: 8020 Main Street

Suite:

City Woodstock

State: GA

Zip: 30188

So Sworn and Attested:

Owner Signature:

[Signature]

Date:

9-28-16

Notary:

Notary Signature:

Jennifer Bojda



Date:

9/28/16

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: Pulte, Inc.

Subject Public Hearing Case: Braeden

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: n/a Position: n/a

Description of Contribution: n/a Value: n/a

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: A. M. Stenger

Date: 9-28-16

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: Melissa Casteel - Mondo Land Planning + Design

Subject Public Hearing Case: Braden

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: N/A

Description of Contribution: N/A Value: N/A

Description of Contribution: _____ Value: _____

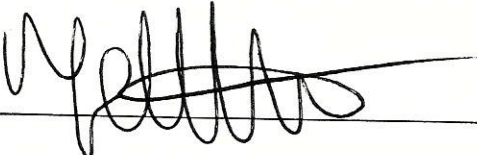
Description of Contribution: _____ Value: _____

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: 

Date: 9/30/16

Legal Description

(Northwinds)

TRACT 1:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 805 AND 852 OF THE 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (VARIABLE R/W) AND THE NORTHWESTERLY RIGHT-OF-WAY OF NORTH FULTON EXPRESSWAY (A.K.A. GA 400)(VARIABLE R/W), THENCE ALONG SAID RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 58 DEGREES 09 MINUTES 52 SECONDS WEST A DISTANCE OF 141.96 FEET TO AN IRON PIN SET; THENCE SOUTH 38 DEGREES 53 MINUTES 36 SECONDS WEST A DISTANCE OF 37.00 FEET TO AN IRON PIN SET; THENCE NORTH 55 DEGREES 49 MINUTES 21 SECONDS WEST A DISTANCE OF 440.00 FEET TO AN IRON PIN SET; THENCE NORTH 56 DEGREES 54 MINUTES 06 SECONDS WEST A DISTANCE OF 121.00 FEET TO A POINT; THENCE NORTH 56 DEGREES 54 MINUTES 06 SECONDS WEST A DISTANCE OF 51.70 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD NORTH 60 DEGREES 54 MINUTES 25 SECONDS WEST A DISTANCE OF 75.97 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD NORTH 58 DEGREES 37 MINUTES 55 SECONDS WEST A DISTANCE OF 83.65 FEET TO AN IRON PIN SET, BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING AS THUS ESTABLISHED AND CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 58 DEGREES 37 MINUTES 55 SECONDS WEST A DISTANCE OF 99.22 FEET TO A 5/8 INCH REBAR FOUND; THENCE NORTH 52 DEGREES 14 MINUTES 11 SECONDS WEST A DISTANCE OF 49.18 FEET TO A POINT; THENCE NORTH 49 DEGREES 45 MINUTES 15 SECONDS WEST A DISTANCE OF 15.10 FEET TO A POINT; THENCE DEPARTING SAID RIGHT OF WAY OF KIMBALL BRIDGE ROAD NORTH 00 DEGREES 38 MINUTES 44 SECONDS WEST A DISTANCE OF 416.34 FEET TO A POINT; THENCE NORTH 00 DEGREES 30 MINUTES 53 SECONDS EAST A DISTANCE OF 306.14 TO A POINT LOCATED ON THE LAND LOT LINE COMMON TO LAND LOT 804 AND 805; THENCE ALONG THE SOUTHERN LINE OF LAND LOT 805 SOUTH 89 DEGREES 41 MINUTES 39 SECONDS EAST A DISTANCE OF 624.24 TO A 1 INCH CRIMP TOP PIPE; THENCE CONTINUING ALONG SAID LAND LOT LINE NORTH 89 DEGREES 57 MINUTES 35 SECONDS EAST A DISTANCE OF 176.27 FEET TO A POINT; THENCE DEPARTING SAID LAND LOT LINE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 305.05 FEET, WITH A RADIUS OF 747.00 FEET, WITH A CHORD BEARING OF SOUTH 29 DEGREES 25 MINUTES 42 SECONDS WEST A DISTANCE OF 302.93 FEET TO A POINT; THENCE SOUTH 41 DEGREES 07 MINUTES 38 SECONDS WEST A DISTANCE OF 461.62 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 148.35 FEET, WITH A RADIUS OF 1053.00 FEET, WITH A CHORD BEARING OF SOUTH 37 DEGREES 05 MINUTES 29 SECONDS WEST A DISTANCE OF 148.23 FEET TO A POINT; THENCE SOUTH 33 DEGREES 03 MINUTES 21 SECONDS WEST A DISTANCE OF 77.66 FEET TO A POINT; THENCE SOUTH 78 DEGREES 40 MINUTES 29 SECONDS WEST A DISTANCE OF 80.79

Taramore

FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD, WHICH POINT IS THE POINT OF BEGINNING.

SAID TRACT CONTAINS 417,970 SQUARE FEET OR 9.595 ACRES.

TRACT 2:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 805 AND 852 OF THE 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (VARIABLE R/W) AND THE NORTHWESTERLY RIGHT-OF-WAY OF NORTH FULTON EXPRESSWAY (A K.A. GA 400)(VARIABLE R/W), THENCE ALONG SAID RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 58 DEGREES 09 MINUTES 52 SECONDS WEST A DISTANCE OF 141.96 FEET TO AN IRON PIN SET; THENCE SOUTH 38 DEGREES 53 MINUTES 36 SECONDS WEST A DISTANCE OF 37.00 FEET TO AN IRON PIN SET; THENCE NORTH 55 DEGREES 49 MINUTES 21 SECONDS WEST A DISTANCE OF 440.00 FEET TO AN IRON PIN SET; THENCE NORTH 56 DEGREES 54 MINUTES 06 SECONDS WEST A DISTANCE OF 69.28 FEET TO A POINT; THENCE DEPARTING SAID RIGHT OF WAY NORTH 14 DEGREES 53 MINUTES 36 SECONDS WEST A DISTANCE OF 30.37 FEET TO A POINT; THENCE NORTH 08 DEGREES 47 MINUTES 06 SECONDS WEST A DISTANCE OF 29.71 FEET TO A POINT; THENCE NORTH 33 DEGREES 03 MINUTES 21 SECONDS EAST A DISTANCE OF 84.02 FEET TO A POINT; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 132.70 FEET, WITH A RADIUS OF 942.00 FEET, WITH A CHORD BEARING OF NORTH 37 DEGREES 05 MINUTES 29 SECONDS EAST A DISTANCE OF 132.59 FEET TO A POINT; THENCE NORTH 41 DEGREES 07 MINUTES 38 SECONDS EAST A DISTANCE OF 461.62 FEET TO A POINT; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 113.57 FEET, WITH A RADIUS OF 858.00 FEET, WITH A CHORD BEARING OF NORTH 37 DEGREES 20 MINUTES 07 SECONDS EAST A DISTANCE OF 113.49 FEET TO A POINT; THENCE SOUTH 72 DEGREES 53 MINUTES 39 SECONDS EAST A DISTANCE OF 38.89 FEET TO A POINT; THENCE SOUTH 72 DEGREES 28 MINUTES 11 SECONDS EAST A DISTANCE OF 75.54 FEET TO A POINT; THENCE SOUTH 47 DEGREES 39 MINUTES 13 SECONDS EAST A DISTANCE OF 75.53 FEET TO A POINT; THENCE SOUTH 47 DEGREES 47 MINUTES 30 SECONDS EAST A DISTANCE OF 116.53 FEET TO A POINT; THENCE NORTH 21 DEGREES 05 MINUTES 20 SECONDS EAST A DISTANCE OF 436.49 FEET TO A POINT LOCATED ON THE LAND LOT LINE COMMON TO LAND LOTS 853 AND 852; THENCE CONTINUING ALONG THE SOUTHERN LAND LOT LINE OF 853 SOUTH 89 DEGREES 48 MINUTES 10 SECONDS EAST A DISTANCE OF 226.67 FEET TO A 1/2 INCH REBAR FOUND AT THE INTERSECTION OF SAID LAND LOT LINE AND THE NORTHWESTERLY RIGHT-OF-WAY OF NORTH FULTON EXPRESSWAY (A.K.A. GA 400, VARIABLE WIDTH RIGHT-OF-WAY); THENCE LEAVING SAID LAND LOT LINE AND CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 22 DEGREES 05 MINUTES 53 SECONDS WEST A DISTANCE OF 383.53 FEET TO A POINT; THENCE SOUTH 27 DEGREES 56 MINUTES 03 SECONDS WEST A DISTANCE OF 488.15 FEET TO A POINT; THENCE SOUTH 27 DEGREES 56 MINUTES 03 SECONDS WEST A DISTANCE OF 65.26 FEET TO A POINT; THENCE SOUTH 23 DEGREES 00 MINUTES 25 SECONDS WEST A DISTANCE OF 7.15 FEET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 86 DEGREES 42 MINUTES 58

Northwinds

SECONDS WEST A DISTANCE OF 65.19 FEET TO A POINT; THENCE SOUTH 03 DEGREES 13 MINUTES 56 SECONDS EAST A DISTANCE OF 147.63 FEET TO A POINT ON PREVIOUSLY STATED RIGHT-OF-WAY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 21 DEGREES 36 MINUTES 43 SECONDS WEST A DISTANCE OF 10.10 FEET TO A POINT; THENCE SOUTH 20 DEGREES 25 MINUTES 11 SECONDS WEST A DISTANCE OF 67.07 FEET TO A POINT; THENCE SOUTH 20 DEGREES 34 MINUTES 33 SECONDS WEST A DISTANCE OF 184.56 FEET TO A POINT LOCATED ON THE AT THE INTERSECTION OF SAID RIGHT-OF-WAY AND THE NORTHERLY RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (VARIABLE R/W) WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 586,683 SQUARE FEET OR 13.468 ACRES.

Northwinds

APPLICANT REQUEST AND INTENT

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

Property is currently under development for extension of Northwinds Parkway and residential development. The current request does to apply to use of the property.

Applicant's Request (Please itemize the proposal):

Request for 50% variance to monument (free standing) sign setback requirement of 10' from right-of-way - UDC Section 2.6.13. B - which reads as follows:

B.

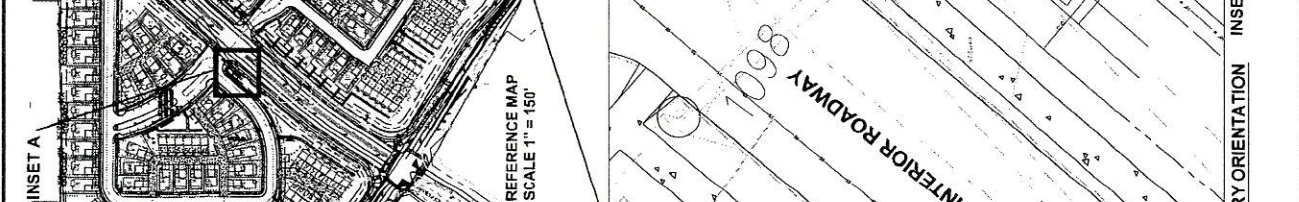
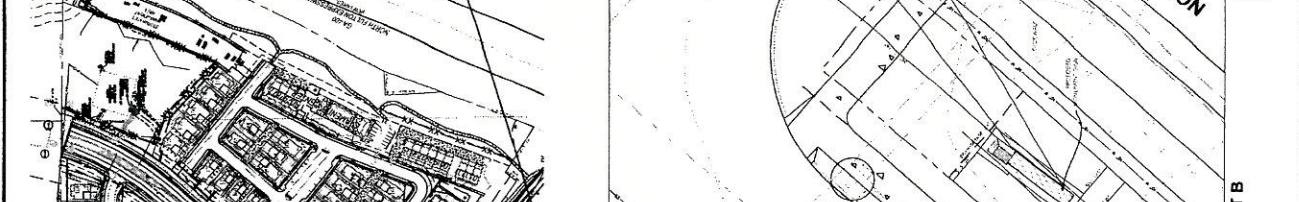
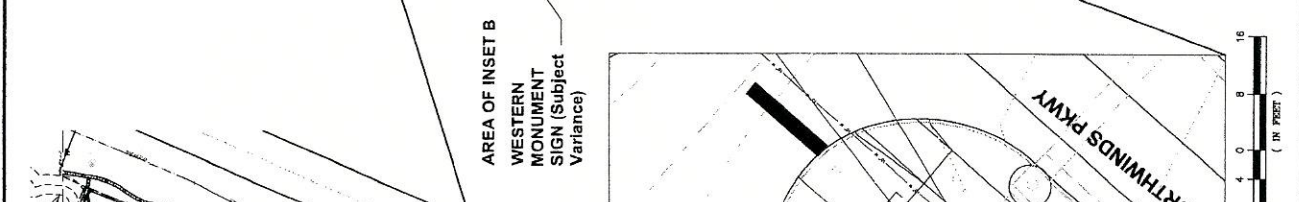
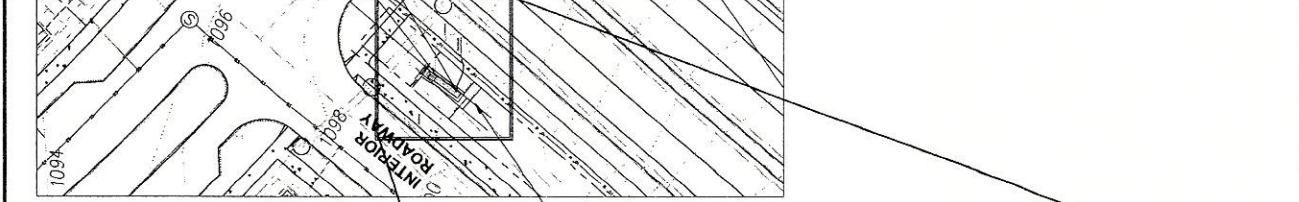
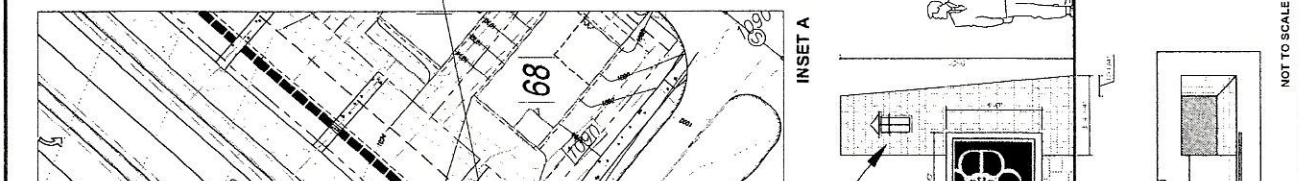
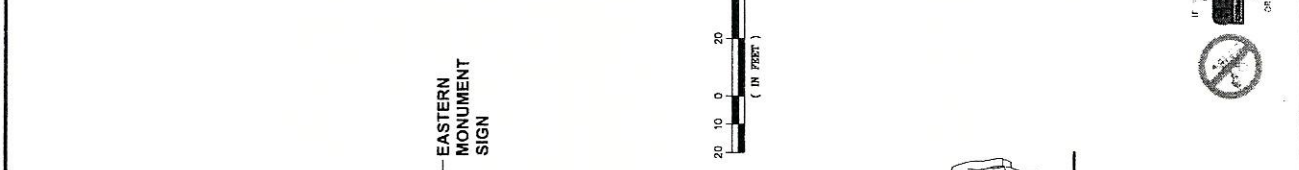
Subdivision Signs. A maximum of two (2) subdivision signs per platted residential subdivision entrance are permitted, which may be erected while the subdivision is under construction and being actively marketed 'For-Sale'.. These signs shall be single-faced, not exceed ten feet (10 ft.) in height or thirty-two square feet (32 sq. ft.) in area, and be set back at least ten feet (10 ft.) from the right-of-way. Subdivision signs shall not be included in the calculation of aggregate sign area for any lot. A subdivision sign shall not be internally illuminated.

A 50% variance is requested for the setback as measured from the right-of-way of Northwinds Parkway, as well as, for the setback as measured from an internal, parallel street within the development which is located to the rear of the proposed sign placement location. Please see the supporting map documents for graphic explanation of the geometry of the roadway layouts as they relate to the sign placement.

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

The requested Variance would allow for placement of one of the proposed Subdivision monument signs at the western side of the property at it's most southern entrance point. Mostly importantly allowing for the sign to be placed so that it is visible to oncoming southbound traffic. The property is split by the extension of Northwinds Parkway - a four lane median divided parkway and visibility to property entrances on both sides of the Parkway are limited by geometry and scale of the Parkway.

OWNER'S 24-HOUR EMERGENCY CONTACT
Mr. Stephen Greenham
PHONE: 404-569-2011



SIGN VARIANCE REVIEW CRITERIA

Are there exceptional conditions pertaining to the property where the sign is to be located as a result of the property size, shape, or topography which are not applicable to other lands or structures in the area? If "yes," please explain.

☒ Yes

Please see attached exhibit A for expanded answers to the Sign Variance Review questions, where necessary. Also, please see exhibit B for graphic representation of proposed sign location.

☐ No

Would the applicant be deprived of rights that are commonly enjoyed by others similarly situated? If "yes," please explain.

☒ Yes

☐ No

Would granting the variance confer on the applicant any significant privileges which are denied to others similarly situated? If "yes," please explain.

☐ Yes

☒ No

Are the exceptional circumstances the result of actions of the applicant or the applicant's representatives? If "yes," please explain.

☐ Yes

☒ No

Is the requested variance the minimum necessary to allow the applicant to enjoy rights commonly enjoyed by others similarly situated? If "no," please explain.

☒ Yes

☐ No

Would granting of the variance violate more than one standard of the Unified Development Code? If "yes," please explain.

☐ Yes

☒ No

Would granting the variance result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic? On a separate sheet or sheets, please defend your response.

☐ Yes

☒ No

Exhibit A - SIGN VARIANCE REVIEW CRITERIA
Responses – Braeden Monument Sign

- 1) Are there exceptional conditions pertaining to the property where the sign is to be located as a result of the property size, shape, or topography which are not applicable to other lands or structures in the area? If "yes," please explain.**

YES - The subject property is a 26+/- acre property recently zoned and permitted for a residential development and is currently under construction. The property is bisected by the extension of Northwinds Parkway to Kimball Bridge Road. Northwinds Parkway is a four-lane, median divided parkway. Three entrances are proposed to the Northwinds, which is now named Braeden, development. Two of these are located at one intersection point on Northwinds Parkway and are the proposed location of the two permitted subdivision monument signs. Because the property is divided by the Parkway, one monument sign is proposed for each side of the Parkway in order to identify that both sections are part of the same neighborhood. The scale of the Parkway, along with the planted median divider and vertical alignment of the Parkway also cause need for one sign per side - most specifically a sign located so that oncoming traffic from each direction can more easily, and more quickly, identify the neighborhood entrance location and complete a safe vehicular turn and entry into the neighborhood.

In the case of the sign for which the subject variance is requested, the sign is best located on the southern side of the most southern west entrance. This allows for greater viewing time for an auto traveling south on Northwinds Parkway. As can be seen in the map and profile exhibits provided, the approach for the southbound traveler is not only one coming out of a horizontal curve but also ascending an 8% grade. The greater the viewing distance, the better.

This proposed sign location is unfortunately sided on both sides by parallel roadways, which are close enough together that an offset from the right-of-way from both roadways overlap. This restricts placement of any signage without approval of a setback variance. They layout of the roadways with such proximity is a product of the layout of Northwinds Parkway in relation to the size and shape of the original properties. Northwinds Parkway layout was dictated by connection to properties further south and therefore the subject property was left with an unusually shaped remainder of usable property in its southwest quadrant for which access had to be provided by a parallel lying internal roadway – please see the overall site plan.

- 2) Would the applicant be deprived of rights that are commonly enjoyed by others similarly situated? If "yes," please explain.**

YES - Without approval of the subject requested variance, the applicant would be limited on providing the two allowed neighborhood monument signs in locations which are most visible and therefore, the most effective in providing for easy and quick identification of the neighborhood keeping traffic movements quicker and safer. As can be seen, even with the

subject 50% setback variance request, the sign must be oriented more parallel than perpendicular to the traffic lanes, which lessens ideal viewing. Generally, signage has enough allowable room that it can be more greatly angled for maximum viewing potential.

3) Would granting the variance confer on the applicant any significant privileges which are denied to others similarly situated? If "yes," please explain.

NO

4) Are the exceptional circumstances the result of actions of the applicant or the applicant's representatives? If "yes," please explain.

NO

5) Is the requested variance the minimum necessary to allow the applicant to enjoy rights commonly enjoyed by others similarly situated? If "no," please explain.

YES

6) Would granting of the variance violate more than one standard of the Unified Development Code? If "yes," please explain.

NO

7) Would granting the variance result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic? On a separate sheet or sheets, please defend your response.

NO - As shown in the exhibits, the sign would remain greatly removed from all roadways. This includes a setback from the back of the curb on Northwinds Parkway by more than 20', setback from the internal roadway by more than 18' and from the intersection of the two roadways by more than 35'. This is due to the location of sidewalks and beauty strips along the frontages of both roadways and to the existence of a drainage easement at the intersection, to which the sign is proposed to be located outside of. This placement provides for clear line of site at the intersection and aides in greater visibility of the sign on approach with intent to retain reaction time of drivers for entry to the western portion of the site.

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: Braeden Subdivision Monument Sign

Contact Name: Mondo Land Planning and Design - Melissa Casteel

Telephone: 770-402-3719

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.

1- Li Helen T. - 6726 Gunstock Ln, Tucker 30084

4-Negrin One LLC 27234 N.102nd St, Scottsdale, AZ 85262

2- State of Georgia - 47 Trinity Ave, Ste G02 Atlanta 30334

5-Anderson,Dorothy-165 Kimball Bridge Rd, Alpharetta 30004

3- JHS Building LLC,2655 Northwinds Pkwy,Alpharetta 30009

6-Carter,Chestene M,218 Bailey Johnson Rd,Alpharetta30004

7- Clear Springs Baptist Church - ---->

11575 Jones Bridge Rd, Alpharetta 30022

8- Greenstone Pkwy Four Hundred, LLLP - ---->

3301 Windy Ridge Pky, Ste 320, Atlanta 30339

9- Javad Voskoei and Batool Dizaji Revocable Living Trust ---->

2145 Clay Drive, Sandy Springs 30350

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.

Individuals will have the opportunity to respond by letter and/or contact Owner's representative by email at mrcasteel@mondo-lpd.com.