



BOARD OF ZONING APPEALS

APRIL 21, 2022

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

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. SWEARING-IN OF MARC GELBER, MICHAEL GORDY, MIKE PERRY, + SCOTT WHARTON**
- IV. APPROVAL OF MEETING MINUTES**
 - A. Approval of Meeting Minutes from 2.17.2022**
- V. ITEMS FROM BOARD MEMBERS**
- VI. ITEMS FROM STAFF**
- VII. PUBLIC HEARING**
 - A. V-22-01 / Arthritis & Rheumatology Center / 11731 Pointe Place**

Consideration of variances to reduce a landscape strip and drive aisle width to allow for the construction of 9 parallel parking spaces. The property is located at 11731 Pointe Place and is legally described as being located in Land Lot 550, 1st District, 2nd Section, Fulton County, Georgia.
- VIII. ADJOURNMENT**



Board of Zoning Appeals Meeting
December 16, 2021
Department of Community Development
ALPHARETTA CITY HALL | 2 PARK PLAZA
5:30 PM

This summary is provided as a convenience and service to the public, media, and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by the Board of Zoning Appeals, but not quoted or paraphrased. This document includes limited presentation by the Board of Zoning Appeals and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. CALL TO ORDER

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

II. ROLL CALL

- Board of Zoning Appeals Members present:
 - Marc Gelber, Chair
 - Michael Gordy
 - Mike Fowler
 - Anne Holcombe
 - Donna Murphy
 - Lisa Shippel
 - Mike Perry
- Board of Zoning Appeals Members absent:
 - Cliff Cobb, Alternate
 - Scott Wharton, Alternate
- Staff present:
 - Michael Woodman, Planning + Development Services Manager
 - Alexandra Callum, Planning + Zoning Coordinator
 - Ben Kern, GIS Specialist / Planner
 - Brian Borden, Zoning Administrator

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MEETING MINUTES

- ❖ Board Member Perry offered a motion to approve the February 17 meeting minutes.

- Board Member Murphy seconded the motion.
- The motion was approved unanimously (7-0).

V. ITEMS FROM BOARD MEMBERS

VI. ITEMS FROM STAFF

VII. PUBLIC HEARING

A. V-21-32 / 440 Kirkstall Trail Pool Variance

- Manager Michael Woodman came forward to present this item.
 - The applicant, Ashley Barton, is requesting consideration of a variance to reduce the rear setback for a pool from twenty-feet (20') to ten-feet (10'). The subject property is located at 440 Kirkstall Trail in the Tuxford subdivision.
 - The site plan depicts a 621 square foot swimming pool at the rear of the existing home. A ten-foot (10') rear setback is proposed for the pool. The swimming pool has a reduced width pool deck between the pool and home to minimize further impact into the rear setback. There is a 26" Water Oak (shown as 30" HW on the applicant's plan) that is impacted by the pool. An existing six-foot (6') wood privacy fence is located along the rear of the property and surrounding the pool to provide screening for neighboring properties. The applicant provided letters of no objection from adjacent properties on either side, while the Tuxford HOA responded they would not issue an approval until the City approves the variance. The greatest impact from the variance will be felt along the rear property line which is adjacent to the Tuxford HOA's swim and tennis amenity. There is a wooded area on the HOA property and adjacent to the applicant's rear yard that varies in width from approximately twenty-feet (20') to 30'.
 - **Similar Approved Setback Variances**

Address	Request	Approval Date
5090 Jonquilla Dr	Reduce rear setback from 20' to 12' for a pool	BZA 1.20.22
1240 Wellington Place	Reduce rear setback from 20' to 11' for a pool.	BZA 11.18.21
145 Sweetbay Circle	Reduce rear setback from 20' to 10' for a pool.	BZA 9.17.20
342 Pebble Trail	Reduce front setback from 35' to 23' for addition.	BZA 11.21.19
140 North Bluff	Reduce side setback from 20' to 10' for a pool.	BZA 6.20.19

- Staff has reviewed the applicant's proposal and generally supports the rear setback variance for the swimming pool. The property has an unusual shape due to its location at the beginning of a cul-de-sac, which caused the home to be placed at an angle on the lot. The rear yard is screened by an existing six-foot (6') privacy fence along the rear and side property lines. If approved, it is recommended that evergreen trees be planted along the rear property line.
- Approve V-21-32 440 Kirkstall Trail Pool Setback Variance, subject to the following conditions:
 1. Swimming pool shall be permitted as depicted on the plans prepared by Georgia Classic Pools, revised 2/7/22 and with a 10' rear setback.
 2. 26" Water Oak identified in the submitted arborist report shall be saved with no more than a 20% encroachment permitted into the Critical Root Zone (CRZ).
 3. Replant a minimum of five (5), 4" Arborvitae or similar evergreen trees across the rear of the property as a replacement for the trees being removed for the pool

installation.

- The following was discussed:
 - We asked the neighbors to the right and left, as well as the HOA. Do we check with the entire neighborhood since it's a shared common area? We do ask that, in cases of variances, the applicant notify all touching properties. The HOA said they would not make a final decision until the board had reached a decision.
 - Does staff work with people when they come to file, as far as getting applicants to fit the pool within the boundaries? Certainly- revisions were made to this plan to have less impact to the trees. I think the reason why we're receiving a lot more pool variances is due to COVID. People are staying home more and investing in their homes. The last two properties were also located in cul-de-sacs. I am comfortable that we are not setting a precedent.
 - Do we know how long the homeowners have lived here? No.
 - Just a note- I hope the HOA reaches out to the neighbors. My concern is to protect the community.
- The applicant, Ashley Barton, came to present the item.
 - Initially, the plan involved a bigger pool, but it got close to the trees and the back of the property.
 - The homeowner reached out to the HOA and had a verbal conversation.
- The Board of Zoning Appeals discussed the following:
 - Is the reason the pool is not being built to the south of the property because of topography or cost? Have you thought about moving the pool south? Initially, when it was bigger, it did go more south. It comes close to the house if it is more south. We are trying to create more space between the two.
 - You have not begun to build the pool? Correct.
 - Ashley- we know how important it is to protect the trees. We do a lot of work in Alpharetta.

Public Comment:

- There were no public comments for this item.
 - ❖ Vice-Chair Gordy offered a motion to approve the item, subject to the following conditions set forth by Staff:
 1. Swimming pool shall be permitted as depicted on the plans prepared by Georgia Classic Pools, revised 2/7/22 and with a 10' rear setback.
 2. 26" Water Oak identified in the submitted arborist report shall be saved with no more than a 20% encroachment permitted into the Critical Root Zone (CRZ).
 3. Replant a minimum of five (5), 4" Arborvitae or similar evergreen trees across the rear of the property as a replacement for the trees being removed for the pool installation.
 - Board Member Fowler seconded the motion.
 - The motion was approved unanimously (7-0).
 - ❖ Board member Cobb offered a motion to approve the petition subject to the conditions recommended by staff, which include:
 1. Stream buffer encroachment shall be limited to site plan prepared by ACR

Engineering, Inc., revised 9/1/2021, except for modifications required to comply with the conditions below.

2. To mitigate the stream buffer encroachment, applicant shall demonstrate compliance with one or a combination of the following measures, as approved by Staff:
 - a. Provide 25% additional runoff reduction or water quality volume above the volume required by the new impervious pool and pool deck; and/or,
 - b. Provide planting plan with 2x the required planting for the area of project disturbance; and/or
 - c. Provide planted buffer enhancement in compliance with buffer requirements in the Alpharetta Arborist Guidance document (this will include overstory trees, understory trees, shrubs, and groundcovers); and/or
 - d. Alternative mitigation measures, as approved by Staff.
- Board Member Gordy seconded the motion.
- The motion was approved 6-1, with Board Member Fowler opposed.

VIII. ADJOURNMENT

- Chairman Gelber adjourned the meeting at 5:48 p.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator



BOARD OF ZONING APPEALS MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: BRIAN BORDEN

I. AGENDA ITEM TITLE: V-22-01 ARTHRITIS & RHEUMATOLOGY CENTER – 11731 POINTE PLACE VARIANCE

BOARD OF ZONING APPEALS: APRIL 21, 2022

II. RECOMMENDATION:

Approve V-22-01 Arthritis & Rheumatology Center – 11731 Pointe Place Variance, subject to the following conditions:

1. Parking lot shall be permitted as depicted on the plans prepared by Buckel Design Group LLC, revised 1/27/22 and with a 5' street landscape strip, adjoining property landscape strip of 3' and an 11' drive aisle.
2. Developer shall work with City Staff to incorporate additional landscaping within the 3' adjoining property landscape strip.
3. Developer shall provide two rows of shrubs adjacent to Pointe Place.
4. Developer shall install additional shrubs, natural grasses or other ground cover within parking lot tree islands.
5. If necessary, trees planted within the street landscape strip may extend into the city right-of-way (ROW). Any trees planted as part of this project within the ROW will be the responsibility of this property owner for maintenance and replacement.

III. REPORT IN BRIEF:

The applicant, Kelly Wagoner, is requesting consideration of a variance to reduce the required landscape strip adjacent to Pointe Place from ten feet (10') to five feet (5') and the landscape strip adjacent to the neighboring property from five feet (5') to three feet (3') in order to construct a parking lot. The parking lot would be constructed parallel with Pointe Place and would utilize an eleven-foot (11') drive aisle as opposed to the code required twelve-foot (12') wide drive aisle. The subject property is located at 11731 Pointe Place which is on a public cul-de-sac street containing several small medical office buildings.

DISCUSSION

The submitted request, if approved, would allow for a small, secondary parking lot serving a medical office building. The intent is to construct a small nine (9) parking space lot for employee parking which would free spaces within the existing lot for use by customers of the property owner/tenant, an arthritis center. The result of approval would be a reduced street landscape strip requirement from ten feet (10') to five feet (5') and a reduced property line landscape strip from five feet (5') to three feet (3'). An additional request was made to reduce the drive aisle width of the parking lot from twelve feet (12') to eleven feet (11'). The subject property is located at 11731 Pointe Place.

The 1.67-acre property is zoned O-I (Office-Institutional) and developed with a single-story, 8,820 square foot medical office building. Surrounding properties are zoned O-I to the north and south,

a residential neighborhood in Roswell to the west and PSC (Planned Shopping Center) to the east containing the former Whole Foods property.

Unified Development Code (UDC) Subsection 3.2.8(D) Landscape Strips – A minimum ten foot (10') wide landscape strip shall be provided adjacent to roadways to promote tree lined streets. Additionally, all commercial properties are required to provide a five-foot (5') landscape strip adjacent to all property lines not adjoining a street. UDC Table 2.3 Parking Lot Standards dictates a twelve-foot (12') wide drive aisle be provided for parallel spaces provided only on one side of an aisle.

The site plan reveals the tax parcel is split into two identifiable pieces. The western and largest portion of the parcel contains the existing medical office building and related parking lot. The eastern piece is a narrow, approximately thirty-foot (30') wide strip of undeveloped land running parallel to the full length of Pointe Place right of way. On the undeveloped eastern piece of the parcel, the applicant intends to install a five-foot (5') street landscape strip, eleven-foot (11') drive aisle, ten-foot (10') wide parallel parking space and a three-foot (3') wide property line landscape strip.

The western tract or office tract requires forty-five (45) parking spaces at a ratio of one (1) parking space per two hundred (200) square feet of medical office space. The office tract meets the minimum requirement with forty-five (45) parking spaces provided. The applicant is seeking to add nine (9) parallel parking spaces to the eastern or undeveloped tract which would be utilized as staff parking. This would then free up spaces on the office tract for use by customers.

By installing the parallel parking lot, the immediately adjoining area would have fourteen (14) trees removed. This would include the existing hardwood street landscape strip trees, as well as pine trees that have grown within the landscape strip adjacent to the former Whole Foods site. None of the trees to be removed are of specimen size or quality with the hardwoods ranging from four inches (4") to thirteen inches (13") and the pines ranging from eleven inches (11") to nineteen inches (19"). Upon installation of the parking lot, the intent is to replant the street landscape strip with seven (7) Willow Oaks and install a row of Loropetalum shrubs. No trees or shrubs are proposed by the applicant in the landscape strip adjoining the neighboring property. The parking lot would also include two (2) Bald Cypress and two (2) Princeton Elms within parking lot tree islands.

VARIANCE REQUIREMENTS

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

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

Response: The property has an unusual shape given its bifurcation by Pointe Place. While the western tract has been fully developed, the current occupant is an arthritis center who needs more parking than required by the city's ordinances. The only available area to provide the additional parking is this narrow, remnant piece east of Pointe Place.

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

Response: Application of the ordinance would prevent this piece of the tax parcel from being utilized for a private parking lot serving the existing arthritis center.

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

Response: The property owner/tenant has identified a shortage of parking spaces as an issue for their continued operation from this property. Due to the shape of the property, with one-third of the property's land area being held within this thirty-foot (30') wide strip of land, this places a burden on the remaining property to provide for all development needs. Further, it hampers the use of the property as a whole.

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

Response: Relief should not cause substantial detriment to the public good. An area most impacted is adjacent to Pointe Place which is a minor commercial roadway without through traffic. The applicant has shown the ability to replant this area with trees sufficient to meet code requirements and to include additional shrubbery to serve as a screen to the parking lot. The other area impacted is adjacent to the former Whole Foods property. Presently, this area has remained in a natural state for approximately 50' of depth into the Whole Foods tract. There is no guarantee this area would remain undeveloped in the future.

CONCURRENCES

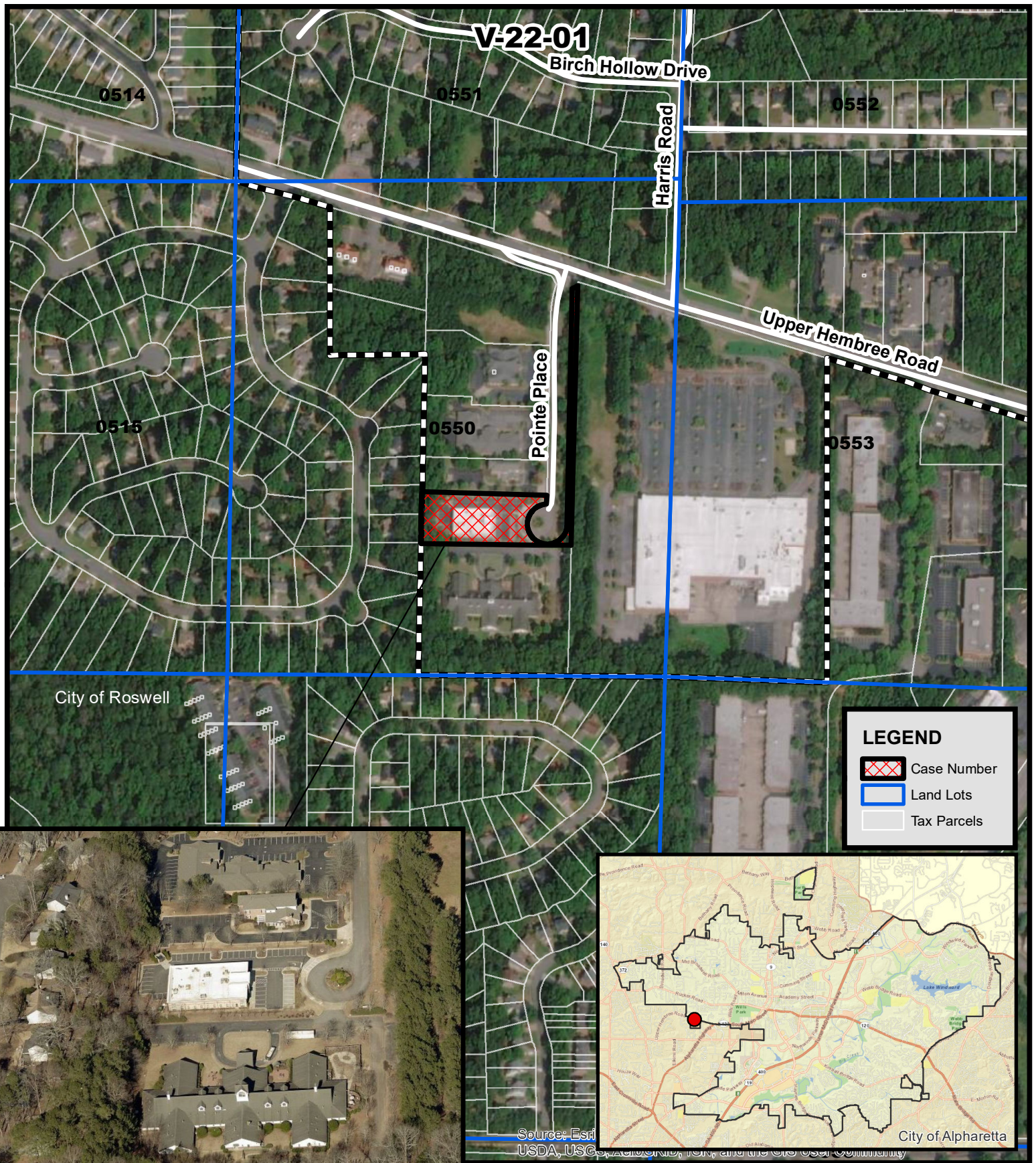
Staff has reviewed the applicant's proposal and generally supports the variance requests. The property has a hardship with the fact that one-third of the site, or more than 0.5-acres, is contained within a thirty-foot (30') wide strip of land. The applicant has shown the ability to replant a narrower landscape strip adjacent to Pointe Place. They are also able to plant hardwood trees in the landscape islands of the parking lot. One area of concern is with the landscape strip adjacent to the adjoining property where no landscaping is shown. Staff believes ornamental grasses, some shrubs and possibly smaller trees may also fit within this space. If approved, it is recommended a condition be added requiring the applicant to work with staff to improve this area with landscaping.

CITIZEN PARTICIPATION PLAN

The applicant notified adjacent property owners of the variance request and intent for the property.

IV. ATTACHMENTS:

- Site Plan



Aerial Map
Buckel Design Group
11731 Pointe Place

V-22-01
D/LL: 1/2/550
BZA Date: 4/21/22

Location Map Provided by:
Community Development - GIS

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: V-22-01 / Arthritis & Rheumatology Center / 11731 Pointe Place

Contact Name: Miles Hansford & Tallant, LLC Telephone: 770-781-4100

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.

A list of the neighboring residents and property owners to be notified of the scheduled Public Hearing by the Applicant via letter is attached as Exhibit "A". A detailed letter notifying the identified individuals of the date, time, and location of the Public Hearing was sent on March 21, 2022. A copy of the letter is attached as Exhibit "B" and a copy of the mailing certification is attached as Exhibit "C".

The Applicant has received no direct response to its written public participation efforts; however, the Applicant received the email attached as Exhibit "D," which was sent to members of the Applicant's Property Owners Association.

The Applicant will continue to keep the Community Development Department informed of any new developments pertaining to public participation efforts by way of letters, e-mails, telephone conference, or meetings as necessary.

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

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

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

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

Signature of Authorized Agent: _____

Date: _____

3/31/22

Print Form

CASTRO CARLOS M & PEREZ ROSAS ROSA
M
1190 UPPER HEMBREE RD
ROSWELL GA 30076

MARTIN MARTINA PATRICE
1150 TAYLOR OAKS DR
ROSWELL GA 30076

PANCICH GUILLERMO ISRAEL RAMOS & M
ARTINEZ NORMA AN
340 HEMBREE FOREST CIR
ROSWELL GA 30076

RKM FAMILY L P
1150 UPPER HEMBREE RD
ROSWELL GA 30076

JONES PATRICK B & MICHELLE I
1165 TAYLOR OAKS DR
ROSWELL GA 30076

BAHENA MARCOS M
330 HEMBREE FOREST CIR
ROSWELL GA 30076

TAN BRENT B
1155 TAYLOR OAKS DR
ROSWELL GA 30076

RHODENIZER CATHERINE V
P O BOX 768122
ROSWELL GA 30076

ALR POINTE PLACE LLC
5000 HARBOUR RIDGE DR
ALPHARETTA GA 30005

MILLER BRIAN K
1145 TAYLOR OAKS DR
ROSWELL GA 30076

OHI ASSET GA ROSWELL LLC
200 INTERNATIONALE CIR STE 3500
HUNTS VALLEY MD 21030

DWM FAMILY TRUST THE
3522 ASHFORD DUNWOODY RD # 249
ATLANTA GA 30319

NEDUVA ALEKSANDR & GORLOVA NATALYA
1135 TAYLOR OAKS DR
ROSWELL GA 30076

READ BACA CATHY E
1105 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

GORMAN CHERYL
8530 BIRCH HOLLOW DR
ROSWELL GA 30076-1175

MAUNEY JAMES ROBERT & JENNIFER ELI
ZABETH
1085 TAYLOR OAKS DR
ROSWELL GA 30076

WILLIAMS ELIZABETH M
1120 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

ARREH ABDORACHID C & BARKAD KADIDJ
A A
1110 TAYLOR OAKS DR
ROSWELL GA 30076

LINK JOHN M & HEATHER
1075 TAYLOR OAKS DR
ROSWELL GA 30076-1165

BEZGUNOVA GULCHEKHRA & GUSEYNOVA I
RADA N
1110 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

FIX DAWN & KRISTOFER D
1120 TAYLOR OAKS DR
ROSWELL GA 30076-1186

DUFFY JAIME & DUFFY GRANT
4200 HARRIS RIDGE CT
ROSWELL GA 30076

HARE ELINOR ET AL
2402 VILLAGE LN
ROSWELL GA 30075

HAYWORTH JUSTIN D & ALLYSON D
1130 TAYLOR OAKS DR
ROSWELL GA 30076

RUSSELL ELAINE L
4202 HARRIS RIDGE CT
ROSWELL GA 30076

SOUTHFUND PARTNERS I
270 CARPENTER DR STE 520
ATLANTA GA 30328

REDDING MICHAEL
1140 TAYLOR OAKS DR
ROSWELL GA 30076

RAUCH APRIL L CAMP JEAN R
350 HEMBREE FOREST CIR
ROSWELL GA 30076

ICREATE LLC
11755 POINTE PL
ALPHARETTA GA 30076



PEARSON DARREN L & CHIQUITA L
1180 TAYLOR OAKS DR
ROSWELL GA 30076

ROETMAN LUKE A & HANNAH M
1125 TAYLOR OAK DR
ROSWELL GA 30076-1187

HICKS NATALIE B
360 HEMBREE FOREST CIR
ROSWELL GA 30076

GRIFFIN REVOCABLE TRUST THE
1050 TAYLOR OAKS DR
ROSWELL GA 30076

YOGENDRA ANAND & BOETTCHER YOGENDR
A URSULA
1115 TAYLOR OAKS DR
ROSWELL GA 30076

CHEN RONG RONG
5409 BRIDGE POINTE DR
ALPHARETTA GA 30005

DORSETT DAVID EDWARDS & DORSETT LA
UREN MARIE
1060 TAYLOR OAKS DR
ROSWELL GA 30076

STREET REUBEN M & CHRISTIE O
1105 TAYLOR OAKS DR
ROSWELL GA 30076

FEDERAL NATIONAL MORTGAGE ASSOCIAT
ION
P O BOX 2008
GRAND RAPIDS MI 49501--200

HEMBREE POINTE PROS LLC
11775 POINTE PL #104
ROSWELL GA 30076-4636

LEET JOHN M & JUDITH L
1095 TAYLOR OAKS DR
ROSWELL GA 30076

CRUZ LUIS A & GONZALEZ ODANIA
290 HEMBREE FOREST CIR
ROSWELL GA 30076

HEMBREE POINTE PROS LLC
11775 POINTE PL #102
ROSWELL GA 30076

ROJO ESTEFANA & MEJIA ROGELIO
1040 TAYLOR OAKS DR
ROSWELL GA 30076

BRYANT CLOVER C
280 HEMBREE FOREST CIR
ROSWELL GA 30076

BARNETT MARK D
11920 HARRIS RD
ROSWELL GA 30076

MIODUSER SUSAN A & HUNTER JEFFREY E
1080 TAYLOR OAKS DR
ROSWELL GA 30076

SOUTHFUND PARTNERS I
270 CARPENTER DR STE 520
ATLANTA GA 30328

GARNETT LYNDEE L
8510 BIRCH HOLLOW DR
ROSWELL GA 30076

ARGO E DONALD & BRITT A
1090 TAYLOR OAKS DR
ROSWELL GA 30076

TRABER RICHARD J
1190 TAYLOR OAKS DR
ROSWELL GA 30076

TURNER STEVEN RUSSELL & STEWART JE
NNIFER LEE
8520 BIRCH HOLLOW DR
ROSWELL GA 30076

SWAY 2014 1 BORROWER LLC
8665 E HARTFORD DR STE 200
SCOTTSDALE AZ 85255

PAYNE KEITH W & PAYNE SERITA A
1100 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

DAHER BOBBIE L & SHIPP JEAN W
1160 TAYLOR OAKS DR
ROSWELL GA 30076

BONNETTE RICHARD KELLY
380 HEMBREE FOREST CIR
ROSWELL GA 30076

WEBB MAUDANE D
1110 UPPER HEMBREE RD
ROSWELL GA 30076

STILWELL GABRIELA & SCOTT
1170 TAYLOR OAKS DR
ROSWELL GA 30076

GOODRICH PHYLLIS JEAN
370 HEMBREE FOREST CIR
ROSWELL GA 30076

WHOLE FOODS MARKET GROUP INC
550 BOWIE ST
AUSTIN TX 78703

IRVIN GEORGE O & MARTHA A
1200 UPPER HEMBREE RD
ROSWELL GA 30076

ECHOLS BRANDON T
1070 TAYLOR OAKS DR
ROSWELL GA 30076

HILL ANDRE S & HILL CEDRA ALANA
1100 TAYLOR OAKS DR
ROSWELL GA 30076

ROSWELL BC LLC
780 OLD ROSWELL PL SUITE 100
ROSWELL GA 30076

OSWALD GEORGE JR
195 FOREST AVE
MARIETTA GA 30060

HARBEN ALAN
11775 POINTE PL # 103
ROSWELL GA 30076

HEMBREE POINTE PROS LLC
11775 POINTE PL # 101
ROSWELL GA 30076-4636



202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040

178 S Main Street | Suite 310 | Alpharetta, Georgia 30009

770-781-4100 | www.mhtlegal.com

J. Ethan Underwood
eunderwood@mhtlegal.com

March 21, 2022

Re: V-22-01 / Arthritis & Rheumatology Center / 11731 Pointe Place

Dear Neighbors:

In an effort to foster community accord, Buckel Design Group, (the "Applicant") would like to inform interested property owners that it has submitted land use applications to the City of Alpharetta regarding approximately 1.649 acres located at 11731 Pointe Place, Rowell, GA 30076. The Applicant proposes the construction of 9 additional parallel parking spaces for the existing medical practice.

Specifically, the Applicant is requesting the following:

- 1) Variance to reduce the landscape strip along the eastern right-of-way and property lines.
- 2) Variance to reduce the width of parking lot access aisles from 12' to 11'.

A copy of the proposed site plan for these applications is enclosed.

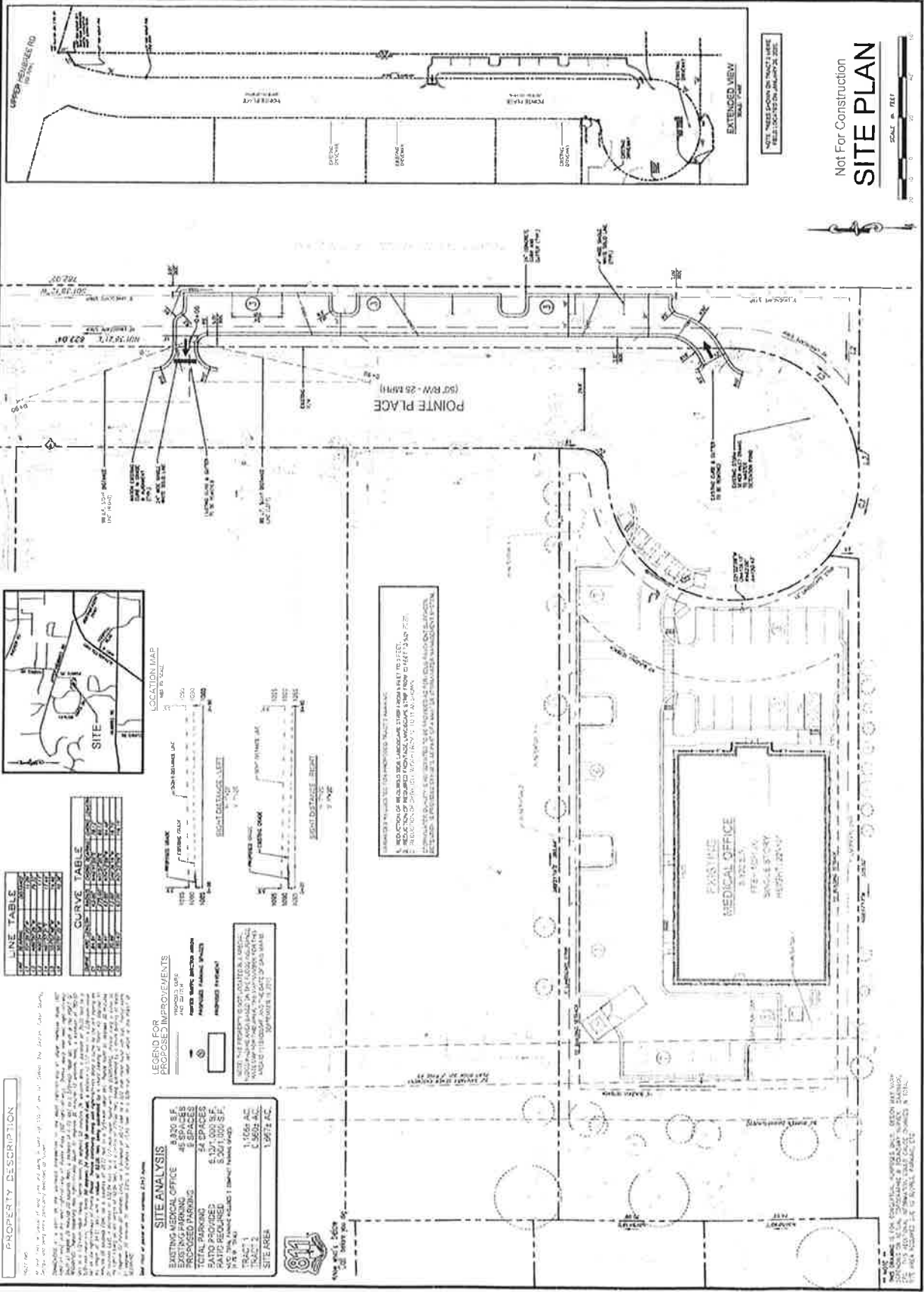
A Public Hearing for V-22-01 is scheduled to be held at 5:30 pm on April 21, 2022 before the Board of Zoning Appeals in the Alpharetta City Hall Council Chambers, located at 2 Park Plaza, Alpharetta, GA 30009.

The Applicant is committed to keeping the public informed during the process of these applications. If you have any questions, comments, or concerns, please contact us. When contacting our office, please reference **Pointe Place** so that we may facilitate your request more efficiently.

Sincerely,

Ethan Underwood
Attorney for Applicant





From: [Jatin Patel](#)
To: [Ethan Underwood](#); [Nichole Morris](#); [Tracy Fisher](#); [Kelly Wagoner](#)
Subject: Fwd: Proposed Zoning variance
Date: Thursday, March 31, 2022 11:39:26 AM

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

From: <[REDACTED]>
Date: Thu, Mar 31, 2022 at 10:46 AM
Subject: Proposed Zoning variance
To: Stuart Coe <[REDACTED]>, Tom Cunningham <[REDACTED]>, Alan Harben <[REDACTED]>, Jatin Patel <[REDACTED]>, Joel Smithgall <[REDACTED]>, [REDACTED] <[REDACTED]>, [REDACTED] <[REDACTED]>, [REDACTED] <[REDACTED]>
Michael Banov <[REDACTED]>
Cc: <[REDACTED]>

Hi all –

I was contacted by an attorney representing unknown parties who are asking for a zoning variance to modify the road/parking lots of Hembree Pointe. They plan to request a zoning variance to encroach on established buffers between us and the adjacent property to construct a quasi-parking lot (9 parallel parking spaces) alongside a narrow passage. This will entail removing/relocating our established tree line, moving sewer drains and lights and in my opinion, constructing additional spaces are not needed and it is doubtful that they will be used.

The new proposal will change the symmetry of the complex and I don't see a need for it. In addition, I don't know who actually owns that piece of property. I thought it was owned by the association as a common area but I don't know.

Please let me know your thoughts.

Karl A Heinzelmann

[REDACTED]



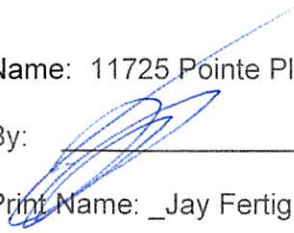
City of Alpharetta
Department of Community Development
2 Park Plaza
Alpharetta, Georgia 30009

RE: V-22-01 / Arthritis & Rheumatology Center / 11731 Pointe Place

Dear Alpharetta Officials:

The undersigned is the owner of property that adjoins the property subject to Variance Application **V-22-01**. I am supportive of **V-22-01**, which requests approval of variances to reduce a landscape strip and drive aisle width to allow for the construction of 9 parallel parking spaces

Name: 11725 Pointe Place, LLC

By: 

Print Name: Jay Fertig

Title: President , Real Estate

Address: 11725 Upper Hembree Road
Alpharetta, GA 30009

Date: 4/18/22

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

☐ Property Taxes & Code Violations Verified

☐ 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." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted 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: Kelly Wagoner, Buckel Design Group Telephone: 404-567-5701

Address: 3471 Donaville Street Suite: _____

City Duluth State: GA Zip: 30096 Fax: _____

Mobile Tel: 770-500-4973 Email: kelly.wagoner@bdgse.com

Subject Property Information:

Address: 11731 Pointe Place Current Zoning: OI

District: 1 Section: 2 Land Lot: 550 Parcel ID: 223005500924

Proposed Zoning: OI Current Use: Roadside area

This Application For *(Check All That Apply):*

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

APPLICANT REQUEST AND INTENT

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

The medical practice Arthritis & Rheumatology Center located at the end of Pointe Place wishes to use the remaining tract of ground to add nine parking spaces for their employees. The medical practice's services including consultations, laboratory testing, x-rays, MRI and infusions. Approximately 40% of the patients are in excess of 60 years. Often, on-site parking has not been adequate, especially for more elderly or disabled patients. Adding additional parking on the remaining tract will greatly improve access for clients.

Applicant's Request (Please itemize the proposal):

The dimensional characteristics of the second tract of this tax parcel is long and narrow. In order to construct 9 parallel parking spaces, a variance to reduce landscape strips along right-of-way and property lines is required, as well as a reduction in width of parking lot access isles from 12' to 11'.

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

This parcel is a remaining tract for Arthritis & Rheumatology Center that was opened in mid 2020, and is located on the opposite side of Pointe Place. At the time of this subdivisions development, tract 2 of this tax parcel was generally graded with the construction of Pointe Place, and included planted landscape trees along the roadway frontage of Pointe Place.

This parcel is graded flat and even in elevation with the adjacent roadway. There is no opportunity to have any other use except for parking as proposed. The intent is to provide adequate landscape trees and shrubs within the available landscape area or within the near vicinity of the parking improvements.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Ektā Patel

Telephone: 626-278-1468

Address: 11731 Pointe Place

Suite: _____

City Roswell

State: GA

Zip: 30076

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 |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Kelly Wagoner (Buckel Design Group)

Telephone: 404-567-5701

Address: 3471 Donaville Street

Suite: _____

City Duluth

State: GA

Zip: 30096

So Sworn and Attested:

Owner Signature: _____

Date: 1/25/2022

Notary:

Notary Signature: _____

Date: 1/25/22

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: **Pointe Place Hembree LP**

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

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

Description of Contribution: 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-3.

Signature: _____

Date: 1/25/2022

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.

Yes. The property is generally 780 feet in length, but only approximately 30 feet in width.

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

Yes because there is no way to use the property under the minimum dimensional requirements for parking layout unless the variance is granted due to the narrow width of the property.

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

The property is generally flat across and even with the elevation of the adjacent roadway. Trees present on the lot were planted during the construction of the roadway.

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.

There is no perceivable harm to the public good by granting this request. Standard property line landscape strip is 5 feet wide and the request is to reduce the r/w strip to 5 feet. The side property line is requesting a reduction of 2 feet, leaving a 3 foot wide strip at the nine parking spaces. The adjacent property is currently industrial in nature and also has approximately 50 foot width of landscape area from the property line. There is no detriment to the Zoning Code purpose as landscaping will still be provided.

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

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: Pointe Place Hembree LP Parking Improvement

Contact Name: Ekta Patel Telephone: 626-278-1468

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

See attached list

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

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

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Contact information will be included in the letters, including email address and phone number.

CASTRO CARLOS M & PEREZ ROSAS ROSA
M
1190 UPPER HEMBREE RD
ROSWELL GA 30076

MARTIN MARTINA PATRICE
1150 TAYLOR OAKS DR
ROSWELL GA 30076

PANCICH GUILLERMO ISRAEL RAMOS & M
ARTINEZ NORMA AN
340 HEMBREE FOREST CIR
ROSWELL GA 30076

RKM FAMILY L P
1150 UPPER HEMBREE RD
ROSWELL GA 30076

JONES PATRICK B & MICHELLE I
1165 TAYLOR OAKS DR
ROSWELL GA 30076

BAHENA MARCOS M
330 HEMBREE FOREST CIR
ROSWELL GA 30076

TAN BRENT B
1155 TAYLOR OAKS DR
ROSWELL GA 30076

RHODENIZER CATHERINE V
P O BOX 768122
ROSWELL GA 30076

ALR POINTE PLACE LLC
5000 HARBOUR RIDGE DR
ALPHARETTA GA 30005

MILLER BRIAN K
1145 TAYLOR OAKS DR
ROSWELL GA 30076

OHI ASSET GA ROSWELL LLC
200 INTERNATIONALE CIR STE 3500
HUNTS VALLEY MD 21030

DWM FAMILY TRUST THE
3522 ASHFORD DUNWOODY RD # 249
ATLANTA GA 30319

NEDUVA ALEKSANDR & GORLOVA NATALYA
1135 TAYLOR OAKS DR
ROSWELL GA 30076

READ BACA CATHY E
1105 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

GORMAN CHERYL
8530 BIRCH HOLLOW DR
ROSWELL GA 30076-1175

MAUNEY JAMES ROBERT & JENNIFER ELI
ZABETH
1085 TAYLOR OAKS DR
ROSWELL GA 30076

WILLIAMS ELIZABETH M
1120 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

ARREH ABDORACHID C & BARKAD KADIDJ
A A
1110 TAYLOR OAKS DR
ROSWELL GA 30076

LINK JOHN M & HEATHER
1075 TAYLOR OAKS DR
ROSWELL GA 30076-1165

BEZGUNOVA GULCHEKHRA & GUSEYNOVA I
RADA N
1110 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

FIX DAWN & KRISTOFER D
1120 TAYLOR OAKS DR
ROSWELL GA 30076-1186

DUFFY JAIME & DUFFY GRANT
4200 HARRIS RIDGE CT
ROSWELL GA 30076

HARE ELINOR ET AL
2402 VILLAGE LN
ROSWELL GA 30075

HAYWORTH JUSTIN D & ALLYSON D
1130 TAYLOR OAKS DR
ROSWELL GA 30076

RUSSELL ELAINE L
4202 HARRIS RIDGE CT
ROSWELL GA 30076

SOUTHFUND PARTNERS I
270 CARPENTER DR STE 520
ATLANTA GA 30328

REDDING MICHAEL
1140 TAYLOR OAKS DR
ROSWELL GA 30076

RAUCH APRIL L CAMP JEAN R
350 HEMBREE FOREST CIR
ROSWELL GA 30076

ICREATE LLC
11755 POINTE PL
ALPHARETTA GA 30076

PEARSON DARREN L & CHIQUITA L
1180 TAYLOR OAKS DR
ROSWELL GA 30076

ROETMAN LUKE A & HANNAH M
1125 TAYLOR OAK DR
ROSWELL GA 30076-1187

HICKS NATALIE B
360 HEMBREE FOREST CIR
ROSWELL GA 30076

GRIFFIN REVOCABLE TRUST THE
1050 TAYLOR OAKS DR
ROSWELL GA 30076

YOGENDRA ANAND & BOETTCHER YOGENDR
A URSULA
1115 TAYLOR OAKS DR
ROSWELL GA 30076

CHEN RONG RONG
5409 BRIDGE POINTE DR
ALPHARETTA GA 30005

DORSETT DAVID EDWARDS & DORSETT LA
UREN MARIE
1060 TAYLOR OAKS DR
ROSWELL GA 30076

STREET REUBEN M & CHRISTIE O
1105 TAYLOR OAKS DR
ROSWELL GA 30076

FEDERAL NATIONAL MORTGAGE ASSOCIAT
ION
P O BOX 2008
GRAND RAPIDS MI 49501--200

HEMBREE POINTE PROS LLC
11775 POINTE PL #104
ROSWELL GA 30076-4636

LEET JOHN M & JUDITH L
1095 TAYLOR OAKS DR
ROSWELL GA 30076

CRUZ LUIS A & GONZALEZ ODANIA
290 HEMBREE FOREST CIR
ROSWELL GA 30076

HEMBREE POINTE PROS LLC
11775 POINTE PL #102
ROSWELL GA 30076

ROJO ESTEFANA & MEJIA ROGELIO
1040 TAYLOR OAKS DR
ROSWELL GA 30076

BRYANT CLOVER C
280 HEMBREE FOREST CIR
ROSWELL GA 30076

BARNETT MARK D
11920 HARRIS RD
ROSWELL GA 30076

MIODUSER SUSAN A & HUNTER JEFFREY E
1080 TAYLOR OAKS DR
ROSWELL GA 30076

SOUTHFUND PARTNERS I
270 CARPENTER DR STE 520
ATLANTA GA 30328

GARNETT LYNDEE L
8510 BIRCH HOLLOW DR
ROSWELL GA 30076

ARGO E DONALD & BRITT A
1090 TAYLOR OAKS DR
ROSWELL GA 30076

TRABER RICHARD J
1190 TAYLOR OAKS DR
ROSWELL GA 30076

TURNER STEVEN RUSSELL & STEWART JE
NNIFER LEE
8520 BIRCH HOLLOW DR
ROSWELL GA 30076

SWAY 2014 1 BORROWER LLC
8665 E HARTFORD DR STE 200
SCOTTSDALE AZ 85255

PAYNE KEITH W & PAYNE SERITA A
1100 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

DAHER BOBBIE L & SHIPP JEAN W
1160 TAYLOR OAKS DR
ROSWELL GA 30076

BONNETTE RICHARD KELLY
380 HEMBREE FOREST CIR
ROSWELL GA 30076

WEBB MAUDANE D
1110 UPPER HEMBREE RD
ROSWELL GA 30076

STILWELL GABRIELA & SCOTT
1170 TAYLOR OAKS DR
ROSWELL GA 30076

GOODRICH PHYLLIS JEAN
370 HEMBREE FOREST CIR
ROSWELL GA 30076

WHOLE FOODS MARKET GROUP INC
550 BOWIE ST
AUSTIN TX 78703

IRVIN GEORGE O & MARTHA A
1200 UPPER HEMBREE RD
ROSWELL GA 30076

ECHOLS BRANDON T
1070 TAYLOR OAKS DR
ROSWELL GA 30076

HILL ANDRE S & HILL CEDRA ALANA
1100 TAYLOR OAKS DR
ROSWELL GA 30076

ROSWELL BC LLC
780 OLD ROSWELL PL SUITE 100
ROSWELL GA 30076

OSWALD GEORGE JR
195 FOREST AVE
MARIETTA GA 30060

HARBEN ALAN
11775 POINTE PL # 103
ROSWELL GA 30076

HEMBREE POINTE PROS LLC
11775 POINTE PL # 101
ROSWELL GA 30076-4636

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: Pointe Place Hembree LP Parking Improvement

Contact Name: Ekta Patel Telephone: 626-278-1468

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

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

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

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

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in 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: _____

Print Form



Real Estate

[View Bill](#)[View bill image](#)**As of** 1/27/2022**Bill Year** 2021**Bill** 2104488**Owner** POINTE PLACE HEMBREE LP**Parcel ID** 12 -2230-0550-092-4[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2021	\$3,310.16	\$3,310.16	\$0.00	\$0.00	\$0.00
TOTAL		\$3,310.16	\$3,310.16	\$0.00	\$0.00	\$0.00

©2022 Tyler Technologies, Inc.



Filters

Code Enforcement

Filters

Styling

Filter as map moves ⓘ



Location



11731 Pointe Place

Select attribute filters (8)



Type Description

3 values



Number

92 values



Tag

61 values



Status Code

1 values



Assigned To

2 values



Showing 75 of 93 rows

Type Description	Number	Ti
Code Enforcement-Complaints	CE170033	A
Code Enforcement-Trees	CE190025	S
Code Enforcement-Complaints	CE190036	B
Code Enforcement-Complaints	CE190043	B
Code Enforcement-Complaints	CE190053	Ti
Code Enforcement-Complaints	CE190081	H
Code Enforcement-Complaints	CE190088	S
Code Enforcement-Complaints	CE190099	S
Code Enforcement-Complaints	CE190100	D
Code Enforcement-Complaints	CE190107	S
Code Enforcement-Complaints	CE190108	S
Code Enforcement-Complaints	CE200004	S

PROPERTY DESCRIPTION

TRACT ONE:

All that tract or parcel of land lying and being in Land Lot 550 of the 1st. District, 2nd. Section, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at a point on the southeast intersection of the southerly right-of-way of Upper Hembree Road (80' right-of-way) and the easterly right-of-way of Pointe Place (50' right-of-way); Thence along said easterly right-of-way South 01 degree 39 minutes 20 seconds West, a distance of 11.09 feet to a 5/8-inch rebar set; Thence departing said right-of-way South 01 degrees 38 minutes 12 seconds West, a distance of 782.02 feet to a 1/2-inch rebar found; Thence North 88 degrees 00 minutes 26 seconds West, a distance of 79.22 feet to a 5/8-inch rebar set; Thence North 00 degrees 24 minutes 58 seconds East, a distance of 1.17 feet to a 5/8-inch rebar set on the southerly right-of-way of Pointe Place; Thence continuing along said right-of-way along a curve to the right having an arc length of 56.41 feet, with a radius of 62.00 feet, being subtended by a chord bearing of North 74 degrees 12 minutes 08 seconds West, for a distance of 54.48 feet to a 5/8-inch rebar set, which is the POINT OF BEGINNING; Thence departing said right-of-way South 07 degrees 07 minutes 48 seconds West, a distance of 14.48 feet to a 5/8-inch rebar set; Thence North 88 degrees 17 minutes 17 seconds West, a distance of 325.00 feet to a 1/2-inch rebar found; Thence North 00 degrees 10 minutes 40 seconds East, a distance of 74.93 feet to a 1/2-inch rebar found; Thence North 01 degrees 54 minutes 18 seconds East, a distance of 72.08 feet to a 5/8-inch rebar set; Thence South 88 degrees 21 minutes 19 seconds East, a distance of 380.64 feet to a 1/2-inch rebar found on the westerly right-of-way of Pointe Place; Thence continuing along said right-of-way South 03 degrees 01 minutes 35 seconds West, a distance of 10.38 feet to a 1/2-inch rebar found; Thence along a curve to the right having an arc length of 20.87 feet, with a radius of 13.00 feet, being subtended by a chord bearing of South 46 degrees 36 minutes 19 seconds West, for a distance of 18.70 feet to a 1/2-inch rebar found; Thence along a curve to the left having an arc length of 150.42 feet, with a radius of 62.00 feet, being subtended by a chord bearing of South 21 degrees 22 minutes 09 seconds West, for a distance of 116.15 feet to a point; which is the POINT OF BEGINNING.

Said tract or parcel of land contains 1.106 Acres.

TRACT TWO:

All that tract or parcel of land lying and being in Land Lot 550 of the 1st. District, 2nd. Section, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at a point on the southeast intersection of the south right-of-way of Upper Hembree Road (80' right-of-way) and the east right-of-way of Pointe Place (50' right-of-way); Thence along said east right-of-way South 01 degree 39 minutes 20 seconds West, a distance of 11.09 feet to a 5/8-inch rebar set, which is the POINT OF BEGINNING; Thence departing said right-of-way South 01 degrees 38 minutes 12 seconds West, a distance of 782.02 feet to a 1/2-inch rebar found; Thence North 88 degrees 00 minutes 26 seconds West, a distance of 79.22 feet to a 5/8-inch rebar set; Thence North 00 degrees 24 minutes 58 seconds East, a distance of 1.17 feet to a 5/8-inch rebar set on the right-of-way of Pointe Place; Thence continuing along said right-of-way along a curve to the left having an arc length of 84.51 feet, with a radius of 62.00 feet, being subtended by a chord bearing of North 40 degrees 41 minutes 09 seconds East, for a distance of 78.12 feet to a 5/8-inch rebar set; Thence North 01 degrees 38 minutes 21 seconds East, a distance of 622.04 feet to a 1/2-inch rebar found with cap (LS002494); Thence along a curve to the right having an arc length of 90.54 feet, with a radius of 275.00 feet, being subtended by a chord bearing of North 11 degrees 07 minutes 20 seconds East, for a distance of 90.13 feet to a 1/2-inch rebar found with cap; Thence North 61 degrees 37 minutes 31 seconds East, a distance of 17.49 feet to a 5/8-inch rebar set, which is the POINT OF BEGINNING.

Said tract or parcel of land contains 0.543 Acres.



February 1, 2022

Zoning Board of Appeals
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

RE: Proposed Parking Addition
11731 Pointe Place
BDG Project No. 22-101

Dear Members of the Board:

Pointe Place Hembree, LP, the owners of Arthritis and Rheumatology Center, PC on 11731 Pointe Place is seeking to add 9 parking spaces for their practice's employees on their second tract of ground located along Pointe Place and as shown in the provided site plan. Arthritis and Rheumatology Center provides services including consultations, laboratory testing, x-rays, MRI and infusions for their clients.

Due to the nature of their business and with over 40% of their clients in excess of 60 years of age, parking demand is consistently high and the practice wishes to pursue additional parking dedicated for their employees to enable clients' sufficient parking spaces in close proximity to their building. The practice did approach the adjacent business to the north and south about leasing parking spaces. The south property is limited on spaces they provide and the northern property indicated they are planning an expansion and will have no additional parking spaces to enter into a long term lease. Therefore the owner is pursuing the additional parking.

Article III of the UDO includes required landscape strips along public roads and property lines. The requirement is to provide a 10 foot landscape strip along roads and 5 foot strip along adjacent properties. Additionally, Article II provides guidelines for parking lots which includes a minimum 12 foot wide access isle. The property width is approximately 30 feet for this 0.54 acre tract and is not wide enough to place parking using the minimum dimensions stated in the UDO without some level of variance. The proposal is to reduce the roadside landscape strip to just over five feet and the side landscape strip to three feet. Additionally to reduce the drive isle for these parking spaces to 11 feet. A landscape plan is provided with this application to show proposed landscaping within the available widths to generally meet the same intent as the ordinance.

Existing trees located on the tract all appear to have been planted at the time Pointe Place and this subdivision was constructed. There are no specimen trees located on the tract. There are a few boundary pine trees that are as shown on the plans. The tree survey information was conducted by field measurements and shown on the landscape architecture

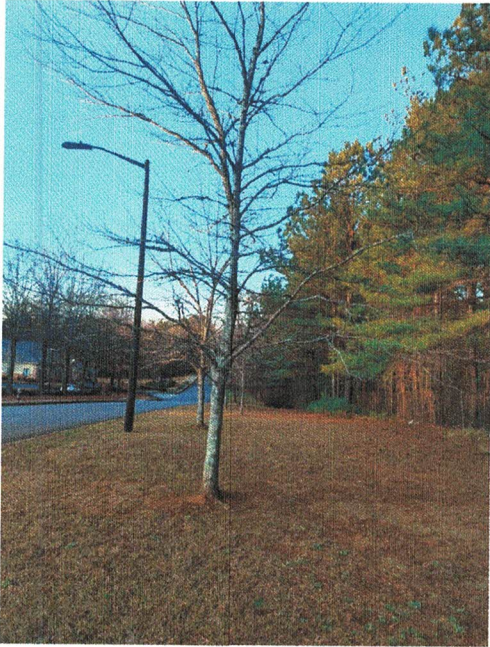
drawings. It is recognized that some of the construction is within close proximity of boundary trees that are existing. The proposed parking addition will generally be constructed on top of existing grade with limited excavation required. As well, the parking surface is proposed to be constructed using a pervious surface material that can bridge over root zones of trees to remain and to also meet water quality requirements such that impacts to boundary trees to remain are negligible. The following pages include some pictures of the existing conditions and trees present within the project area.

On behalf of Pointe Place Hembree, LP, we appreciate your consideration for this proposal to assist the business needs for Arthritis and Rheumatology Center.

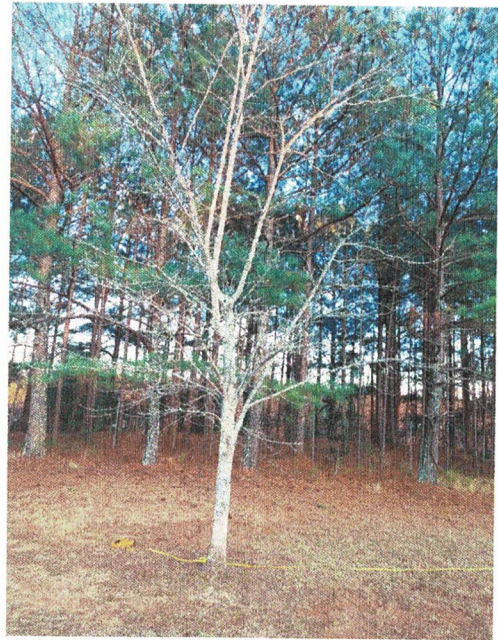
Sincerely,

A handwritten signature in blue ink, appearing to read 'Kelly J. Wagoner', with a stylized flourish at the end.

Kelly J. Wagoner, PE
Principal / Sr. Project Manager



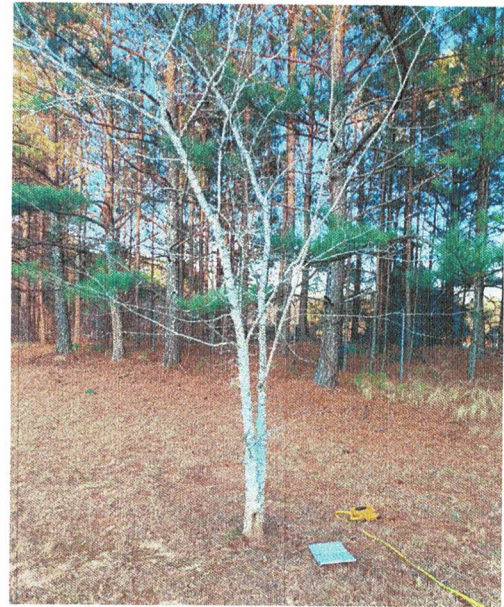
Tree 17



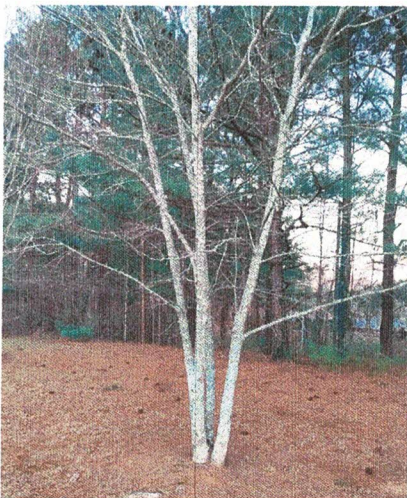
Tree 18



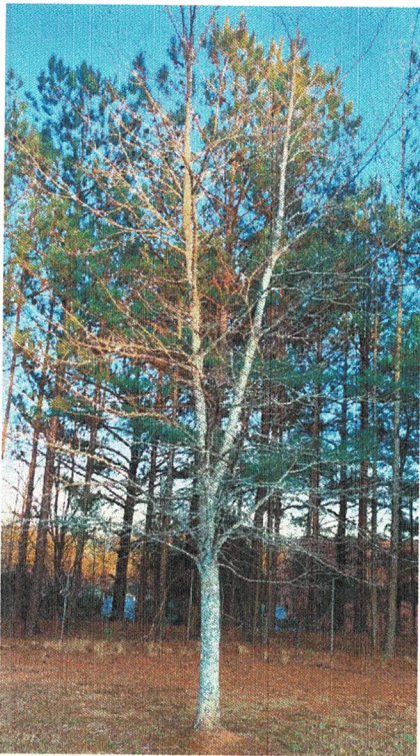
Trees 19, 20, 21



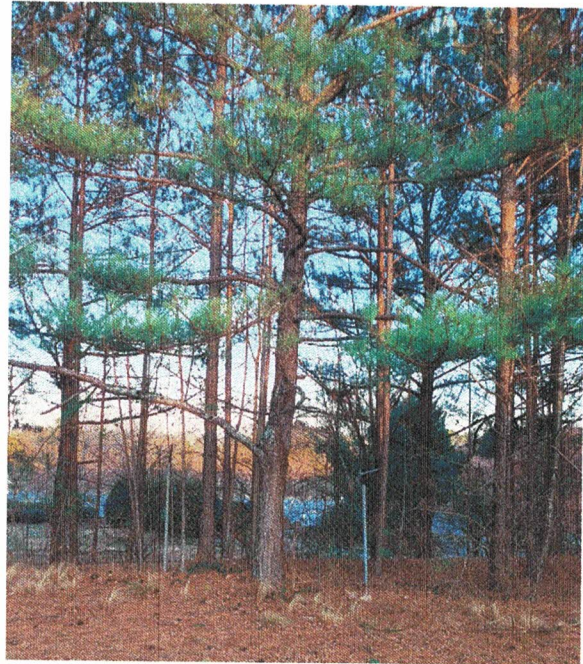
Tree 23



Tree 8



Tree 14



Tree 16



AFTER RECORDING, PLEASE RETURN TO:

Marvin M. Rice, Esq.
Law Office of Marvin Rice, LLC
Suite 355, 8302 Dunwoody Place
Atlanta, Georgia 30350

Parcel: 12-2230-0550-092-4

LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF FULTON**

THIS INDENTURE, made this 29th day of June, 2020, between **POINTE PLACE, LLC**, a Georgia limited liability company (hereafter in this Indenture known as "**Grantor**"), and **POINTE PLACE HEMBREE LP**, a Georgia limited partnership (hereafter in this Indenture known and designated as "**Grantee**").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars and other valuable consideration to Grantor in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and does by these presents grant, bargain, sell and convey to Grantee, and Grantee's respective heirs, successors and assigns, all of the following described land and interests in land, estates, easements, rights, improvements, property, fixtures, equipment, furniture, furnishings, appliances and appurtenances, (hereinafter collectively referred to as the "Premises):

- (a) All that tract or parcel of land lying and being in Fulton County, Georgia being more particularly described in **Exhibit "A"** attached hereto and made a part by reference hereof.
- (b) All buildings, structures and other improvements now located on the Land; and
- (c) All easements, rights-of-way, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, minerals, flowers, shrubs, crops, trees, timber and other emblements now located on the Land or under or above the same or any part or parcel thereof, and all estates, rights, titles, interests, privileges, liberties, tenements,

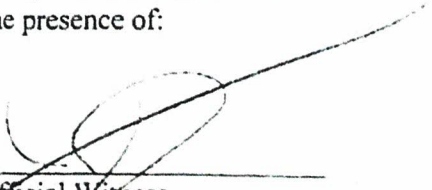
hereditaments and appurtenances, reversion and reversions, remainder and remainders, whatsoever, in any way belonging, relating, or appertaining to the Premises or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, now owned by Grantor.

TO HAVE AND TO HOLD the Premises and all parts, rights, members and appurtenances thereof, to the use, benefit and behoof of Grantee and the successors and assigns of Grantee, IN FEE SIMPLE, forever; and Grantor covenants that Grantor is lawfully seized and possessed of the Premises, as aforesaid, and has good right to convey the same, that the same is unencumbered, except for those matters expressly set forth in Exhibit "B" attached hereto and by this reference made a part hereof, and that Grantor does warrant and will forever defend the title thereto against the claims of all persons claiming by or through Grantor, except as to those matters set forth in said Exhibit "B" attached hereto and by this reference made a part hereof.

IN TESTIMONY WHEREOF, Grantor has hereunto set Grantor's hand and affixed Grantor's seal the day and year first above written.

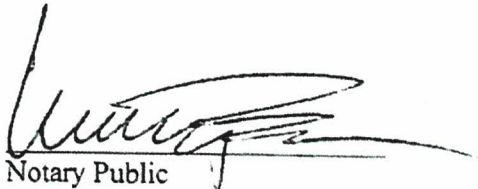
(Signatures on following page. This space intentionally left blank.)

Signed, sealed and delivered
in the presence of:


Unofficial Witness

POINTE PLACE, LLC, a
a Georgia limited liability company

By:  (SEAL)
Andrew Hodor, Member/Manager


Notary Public

(NOTARY SEAL)

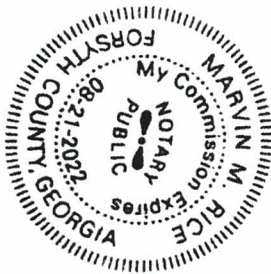


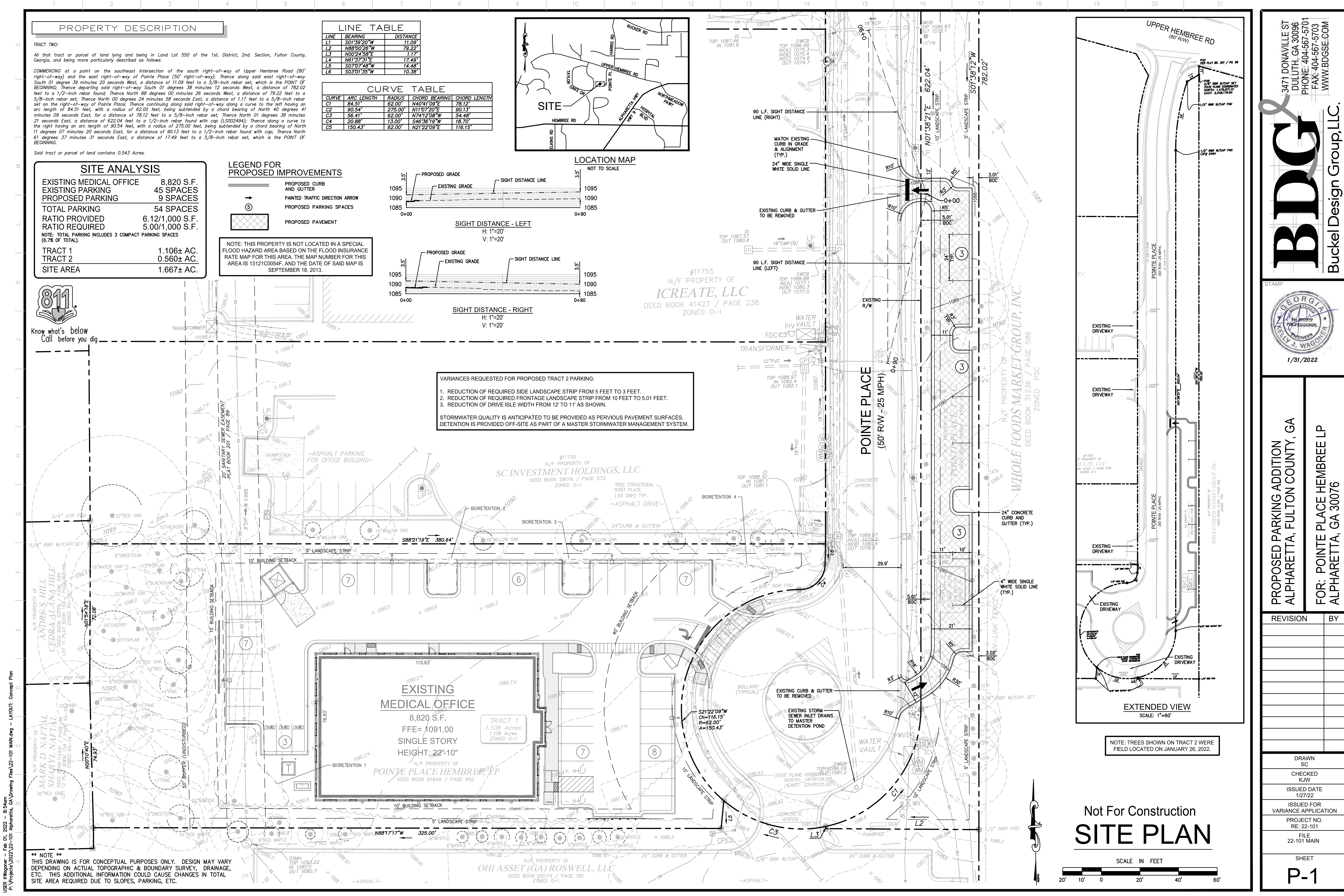
Exhibit "A"

ALL THAT TRACT OR PARCEL OF LAND LYING and being in Land Lot 550 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being shown as Tract 1 containing 1.106 acres per that certain Boundary and Topographic Survey of Pointe Place Medical Office for Hodor Company, Southfund Partners I and North American Title Insurance Company prepared by GeoSurvey, Ltd., Jonathan Edward Moeller, Georgia RLS #3345, dated 06/27/2018, and being more particularly described as follows:

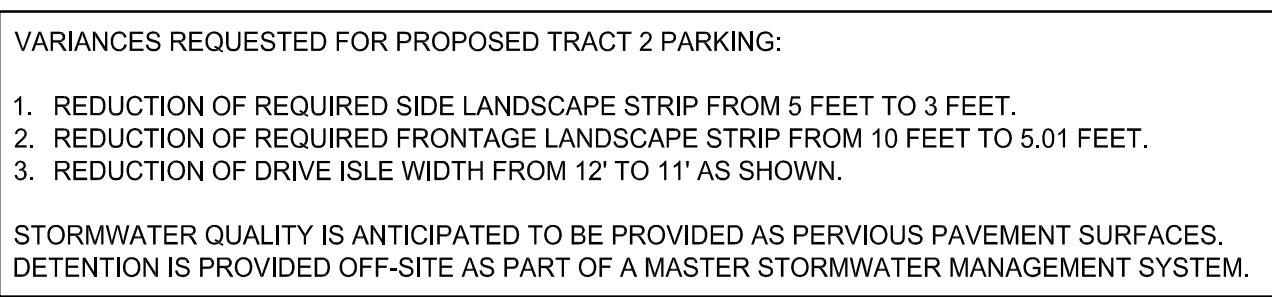
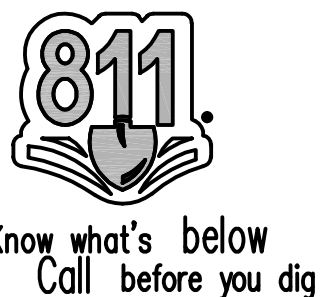
COMMENCING at a point on the southeast intersection of the southerly right-of-way of Upper Hembree Road (80' right-of-way) and the easterly right-of-way of Pointe Place (50' right-of-way); Thence along said easterly right-of-way South 01 degree 39 minutes 20 seconds West, a distance of 11.09 feet to a 5/8-inch rebar set; Thence departing said right-of-way South 01 degrees 38 minutes 12 seconds West, a distance of 782.02 feet to a 1/2 -inch rebar found; Thence North 88 degrees 00 minutes 26 seconds West, a distance of 79.22 feet to a 5/8-inch rebar set; Thence North 00 degrees 24 minutes 58 seconds East, a distance of 1.17 feet to a 5/8-inch rebar set on the southerly right-of-way of Pointe Place; Thence continuing along said right-of-way along a curve to the right having an arc length of 56.41 feet with a radius of 62.00 feet; being subtended by a chord bearing of North 74 degrees 12 minutes 08 seconds West, for a distance of 54.48 feet to a 5/8-inch rebar set, which is the POINT OF BEGINNING; Thence departing said right-of-way South 07 degrees 07 minutes 48 seconds West, a distance of 14.48 feet to a 5/8-inch rebar set; Thence North 88 degrees 17 minutes 17 seconds West, a distance of 325.00 feet to a 1/2-inch rebar found; Thence North 00 degrees 10 minutes 40 seconds East, a distance of 74.93 feet to a 1/2-inch rebar found; Thence North 01 degrees 54 minutes 18 seconds East, a distance of 72.08 feet to a 5/8-inch rebar set; Thence South 88 degrees 21 minutes 19 seconds East, a distance of 380.64 feet to a 1/2-inch rebar found on the westerly right-of-way of Pointe Place; Thence continuing along said right-of-way South 03 degrees 01 minutes 35 seconds West, a distance of 10.38 feet to a 1/2-inch rebar found; Thence along a curve to the right having an arc length of 20.87 feet, with a radius of 13.00 feet, being subtended by a chord bearing of South 46 degrees 36 minutes 19 seconds West, for a distance of 18.70 feet to a 1/2-inch rebar found; Thence along a curve to the left having an arc length of 150.42 feet, with a radius of 62.00 feet, being subtended by a chord bearing of South 21 degrees 22 minutes 09 seconds West, for a distance of 116.15 feet to a point; which is the POINT OF BEGINNING.

Exhibit "B"

1. 2020 state and county taxes, and subsequent years, not yet due and payable.
2. Declaration of Covenants, Conditions, Easements and Restrictions for Hembree Pointe dated August 5, 1997, in Deed Book 22921, Page 16, as amended, Fulton County, Georgia Records.
3. All matters as shown on Road Dedication Plat for Southfund at Hembree Pointe recorded in Plat Book 201, Page 89, aforesaid Records.
4. Easement to Georgia Power Company filed October 21, 1997, in Deed Book 23386, Page 261, aforesaid Records.
5. Right of Way Easement to Sawnee Electric Membership Corporation filed May 14, 1984, in Deed Book 8973, Page 83, aforesaid Records.
6. Right of Way Easement to Sawnee Electric Membership Corporation filed August 6, 1963, in Deed Book 4101, Page 271, aforesaid Records.



USER User - Jan 31, 2022 - 11:44pm
C:\Users\Public\Documents\Documents\Bilson&Associates\Project Folder\2022-102_Points Place Parking Lot\Consultants\Engineer\base.dwg - LAYOUT: L1-01



TOTAL SITE AREA: 0.56 AC. +/-
DISTURBED AREA: 0.56 AC. +/- FOR PARKING ADDITION

SDF: 130 INCHES X 0.56 ACRES = 72.8 INCHES
EDF: 50 INCHES
RDF: 22.8 INCHES REQUIRED (36" PROVIDED)

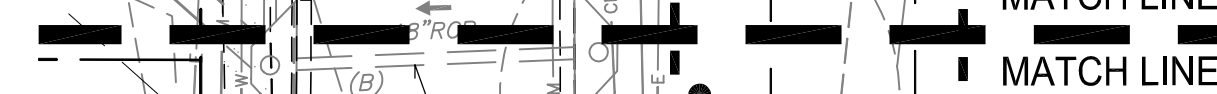
EXISTING TREES TO BE REMOVED					
NO.	SIZE	TYPE			
7	13	HW		GOOD	REMOVE
8	4	HW		GOOD	REMOVE
9	13	PINE		GOOD	REMOVE
12	12	PINE		GOOD	REMOVE
13	19	PINE		GOOD	REMOVE
14	7	HW		GOOD	REMOVE
15	8	HW		GOOD	REMOVE
17	8	HW		GOOD	REMOVE
18	8	HW		GOOD	REMOVE
19	15	PINE		GOOD	REMOVE
20	11	PINE		GOOD	REMOVE
21	12	PINE		GOOD	REMOVE
22	14	PINE		GOOD	REMOVE
23	4	HW		GOOD	REMOVE
	146				

SCALE IN FEET

20' 10' 0 20' 40' 60'

[illegible]

DRAWN SC
CHECKED KJW
ISSUED DATE 1/27/22
ISSUED FOR VARIANCE APPLICATION
PROJECT NO. RE: 22-101
FILE Base
SHEET
L1-01



STORMWATER QUALITY IS ANTICIPATED TO BE PROVIDED AS PERVIOUS PAVEMENT SURFACES. DETENTION IS PROVIDED OFF-SITE AS PART OF A MASTER STORMWATER MANAGEMENT SYSTEM.

SDF: 130 INCHES X 0.56 ACRES = 72.8 INCHES
EDF: 143 INCHES
RDF: 0 INCHES REQUIRED (33" PROVIDED FOR PARKING LOT AND FRONTAGE)

[illegible]

SCALE IN FEET

A horizontal scale bar with alternating black and white segments. The segments are labeled from left to right: 20', 10', 0, 20', 40', 60'.

(CLERK OF COURT RECORDING INFORMATION)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°39'20"W	11.09'
L2	N88°00'26"W	79.22'
L3	N00°24'58"E	1.17'
L4	N61°37'31"E	17.49'
L5	S07°07'48"W	14.48'
L6	S03°01'35"W	10.38'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	84.51'	62.00'	N40°41'09"E	78.12'
C2	90.54'	275.00'	N11°07'20"E	90.13'
C3	56.41'	62.00'	N74°12'08"W	54.48'
C4	20.88'	13.00'	S46°36'19"W	18.70'
C5	150.43'	62.00'	N21°22'09"E	116.15'

AREA TABLE				
PARCEL	ACRES	SQUARE FEET	ZONE	
TRACT 1	1.106	48,168	O-1	
TRACT 2	0.560	24,392	O-1	
TOTAL AREA	1.667	72,560		

SITE PHOTOGRAPHS



1



2



3



4

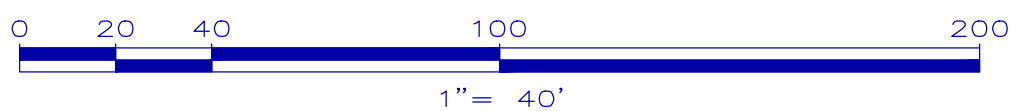


5



6

GRAPHIC SCALE



UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC
154 GRANT ROAD
FAYETTEVILLE, GEORGIA 30215

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

IF YOU DIG



Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

GeoSurvey, Ltd.



PROPERTY DESCRIPTION

TRACT ONE:

All that tract or parcel of land lying and being in Land Lot 550 of the 1st. District, 2nd. Section, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at a point on the southeast intersection of the southerly right-of-way of Upper Hembree Road (80' right-of-way) and the easterly right-of-way of Pointe Place (50' right-of-way); Thence along said easterly right-of-way South 01 degree 39 minutes 20 seconds West, a distance of 11.09 feet to a 5/8-inch rebar set; Thence departing said right-of-way South 01 degrees 38 minutes 12 seconds West, a distance of 782.02 feet to a 1/2-inch rebar found; Thence North 88 degrees 00 minutes 26 seconds West, a distance of 79.22 feet to a 5/8-inch rebar set; Thence North 00 degrees 24 minutes 58 seconds East, a distance of 1.17 feet to a 5/8-inch rebar set on the southerly right-of-way of Pointe Place; Thence continuing along said right-of-way along a curve to the right having an arc length of 56.41 feet, with a radius of 62.00 feet, being subtended by a chord bearing of North 74 degrees 12 minutes 08 seconds West, for a distance of 34.48 feet to a 5/8-inch rebar set, which is the POINT OF BEGINNING; Thence departing said right-of-way South 07 degrees 07 minutes 48 seconds West, a distance of 14.48 feet to a 5/8-inch rebar set; Thence North 88 degrees 17 minutes 17 seconds West, a distance of 325.00 feet to a 1/2-inch rebar found; Thence North 00 degrees 10 minutes 40 seconds East, a distance of 74.93 feet to a 1/2-inch rebar found; Thence North 01 degrees 54 minutes 18 seconds East, a distance of 72.08 feet to a 5/8-inch rebar set; Thence South 88 degrees 21 minutes 19 seconds East, a distance of 380.64 feet to a 1/2-inch rebar found on the westerly right-of-way of Pointe Place; Thence continuing along said right-of-way South 03 degrees 01 minutes 35 seconds West, a distance of 10.38 feet to a 1/2-inch rebar found; Thence along a curve to the right having an arc length of 20.87 feet, with a radius of 13.00 feet, being subtended by a chord bearing of South 46 degrees 36 minutes 19 seconds West, for a distance of 18.70 feet to a 1/2-inch rebar found; Thence along a curve to the left having an arc length of 150.42 feet, with a radius of 62.00 feet, being subtended by a chord bearing of South 21 degrees 22 minutes 09 seconds West, for a distance of 116.15 feet to a point; which is the POINT OF BEGINNING.

Said tract or parcel of land contains 1.106 Acres.

TRACT TWO:

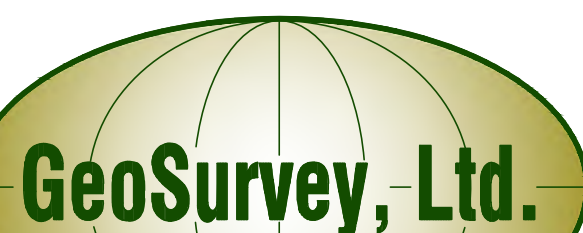
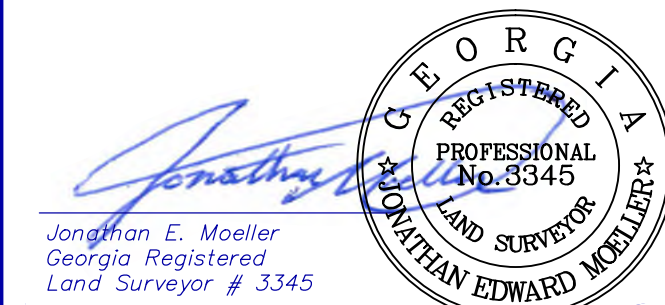
All that tract or parcel of land lying and being in Land Lot 550 of the 1st. District, 2nd. Section, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at a point on the southeast intersection of the south right-of-way of Upper Hembree Road (80' right-of-way) and the east right-of-way of Pointe Place (50' right-of-way); Thence along said east right-of-way South 01 degree 39 minutes 20 seconds West, a distance of 11.09 feet to a 5/8-inch rebar set, which is the POINT OF BEGINNING; Thence departing said right-of-way South 01 degrees 38 minutes 12 seconds West, a distance of 782.02 feet to a 1/2-inch rebar found; Thence North 88 degrees 00 minutes 26 seconds West, a distance of 79.22 feet to a 5/8-inch rebar set; Thence North 00 degrees 24 minutes 58 seconds East, a distance of 1.17 feet to a 5/8-inch rebar set on the right-of-way of Pointe Place; Thence continuing along said right-of-way along a curve to the left having an arc length of 56.41 feet, with a radius of 62.00 feet, being subtended by a chord bearing of North 40 degrees 41 minutes 09 seconds East, for a distance of 78.12 feet to a 5/8-inch rebar set; Thence North 01 degrees 38 minutes 21 seconds East, a distance of 622.04 feet to a 1/2-inch rebar found with cap (LS002494); Thence along a curve to the right having an arc length of 90.54 feet, with a radius of 275.00 feet, being subtended by a chord bearing of North 11 degrees 07 minutes 20 seconds East, for a distance of 90.13 feet to a 1/2-inch rebar found with cap; Thence North 61 degrees 37 minutes 31 seconds East, a distance of 17.49 feet to a 5/8-inch rebar set, which is the POINT OF BEGINNING.

Said tract or parcel of land contains 0.543 Acres.

SURVEYOR CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in G.C.G.A. Section 15-6-67.



Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road

Marietta, Georgia 30062

Phone: (770) 795-9900

Fax: (770) 795-8880

www.geosurvey.com

EMAIL: info@geosurvey.com

Certificate of Authorization #LSF-000621

VICINITY MAP

SITE LOCATION - LATITUDE: 34° 03' 58.0" LONGITUDE: 84° 19' 38.1"



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0054F, AND THE DATE OF SAID MAP IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83) STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "O-1" (OFFICE INSTITUTIONAL DISTRICT) AS SHOWN ON THE ZONING MAP OF CITY OF CHAMBLEE. THE MINIMUM YARD SETBACKS ARE: FRONT - 50 FEET (LOCAL); 65 FEET (OTHER); SIDE - 15 FEET; AND REAR - 15 FEET.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING REPORT TO DESIGN OR CONSTRUCTION ACTIVITIES.

PLEASE NOTE: TREES 20-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

SURVEY REFERENCES

1> ALTA/ACSM URBAN LAND TITLE SURVEY FOR HEMBREE POINTE, PROFESSIONAL GROUP, LLC, COMMUNITY LAND TITLE INSURANCE COMPANY, AS PERFORMED BY ARMSTRONG LAND SURVEYING, INC., LS# 1901, OCTOBER 28, 1998.
2> ALTA/ACSM LAND TITLE SURVEY FOR IMPERIAL BANK, ICREATE, INC., LAWYERS TITLE INSURANCE CORPORATION, U.S. SMALL BUSINESS ADMINISTRATION, AS PERFORMED BY ARMSTRONG LAND SURVEYING, INC., LS# 1901, NOVEMBER 15, 2000.
3> CONDOMINIUM PLAT FOR ALAN M. HARBEN M.D., P.H.D., AS PERFORMED BY ARMSTRONG LAND SURVEYING, INC., LS# 1901, AND RECORDED JUNE 18, 2002, IN PLAT BOOK 15, PAGE 51, FULTON COUNTY RECORDS.

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	OVERHEAD TRAFFIC SIGNAL LIGHT
BSL BUILDING SETBACK LINE	POWER POLE
CI CURB INLET	OUT WIRE
CMP CORRUGATED METAL PIPE	POWER LINE
CMF CONCRETE MONUMENT FND	LIGHT POLE
CO SANITARY CLEANOUT	
CPED COMMUNICATION PEDESTAL	ELECTRIC TRANSFORMER
CPI CORRUGATED PLASTIC PIPE	
CTP CRIMPED TOP PIPE	
DI DROP INLET	WATER VAULT
DIP DUCTILE IRON PIPE	
DWCB DOUBLE WING CATCH BASIN	GAS VALVE
FNC FENCE	GAS METER
FND FOUND	WATER VALVE
GM GAS METER	WATER METER
INV INVERT	FIRE HYDRANT
JB JUNCTION BOX	UNDERGROUND ELECTRIC LINE
WH MANHOLE	UNDERGROUND GAS LINE
OCS OUTLET CONTROL STRUCTURE	UNDERGROUND COMMUNICATION LINE
OP OPEN TOP PIPE	UNDERGROUND WATER LINE
PM POWER METER	
PKS PK NAIL SET	PHOTO POSITION INDICATOR
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RPC REINFORCED CONCRETE PIPE	REGULAR PARKING SPACE COUNTRY
RBR REINFORCED CONCRETE BAR	
RBS 5/8" RBR SET CAPPED LSF 621	HANDICAP PARKING SPACE
SS SANITARY SEWER	TREE POSITION INDICATOR
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	SIGN

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 221,944" AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 126,389 FEET, 1/4" INCH.

TREE SURVEY

Pointe Place Medical Office

FOR

Hodor Company

Southfund Partners I

North American Title Insurance Company

GS JOB NO:	20185851	DRAWING SCALE:	1" = 40'	SURVEY DATE:	06-27-2018
FIELD WORK:	CB	CITY:	ALPHARETTA	STATE:	GA
PROJ MGR:	JEM	COUNTY:	FULTON	No. Date Description	
REVIEWED:	JRC	LAND LOT:	550	1 4-22-2019 Added benchmarks	
DWG FILE:	20185851-01.dwg	DISTRICT:	1st		