



Board of Zoning Appeals Meeting
November 18, 2021
Department of Community Development
ALPHARETTA CITY HALL | 2 PARK PLAZA
8:30 AM

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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
 - Mike Perry
 - Anne Holcombe
 - Sara Harrison
 - Michael Gordy
 - Mike Fowler
 - Cliff Cobb, Alternate
- Board of Zoning Appeals Members absent:
 - Michael Simmons
 - Scott Wharton, Alternate
- Staff present:
 - Michael Woodman, Senior Planner
 - Ben Kern, GIS Specialist/Planner
 - Alexandra Callum, Planning + Zoning Coordinator

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MEETING MINUTES

- A. Approval of Board of Zoning Appeals meeting minutes from October 21, 2021.
- Board Member Fowler offered a motion to approve the meeting minutes.
- ❖ Board Member Cobb seconded the motion.
 - ❖ The motion was approved unanimously 7-0.

V. ITEMS FROM BOARD MEMBERS

VI. ITEMS FROM STAFF

VII. PUBLIC HEARING

A. V-21-14 / 3730 Shiraz Lane Stream Buffer Variance

DEFERRED: This item has been deferred by the applicant and will not be heard until December 16, 2021. The item will not be heard or discussed during this evening's meeting.

Consideration of a variance request to reduce the impervious setback associated with a perennial stream buffer from 50' to 24' to allow a swimming pool on a single-family detached lot. The property is located at 3730 Shiraz Lane and is legally described as being in Land Lot 10, 1st District, 1st Section, Fulton County, Georgia.

B. V-21-27 Falconio / 1240 Wellington Place Setback Variance

- Senior Planner Woodman came forward to present this item.
 - Staff is recommending to approve V-21-27 Falconio/1240 Wellington Place Pool Setback Variance, subject to the following conditions:
 1. Swimming pool shall be permitted as depicted on the plans prepared by Georgia Classic Pools, dated 9/1/21 and with an 11' rear setback
 2. Property owner shall install evergreens and 6' privacy fence as depicted on the plans prepared by Georgia Classic Pools, dated 9/1/21.
 - The applicant, Ashley Barton, is requesting consideration of a variance to reduce the rear setback for a pool from twenty-feet (20') to eleven-feet (11'). The subject property is located at 1240 Wellington Place in the Ruth's Farm Subdivision.
 - The site plan depicts a 901 square foot swimming pool at the rear of the existing home. An eleven-foot (11') rear setback is proposed for the pool. The swimming pool has a long narrow shape in order to minimize further impact with the rear setback. There are no specimen trees impacted by the pool. Smaller trees to be removed with the installation of the pool are proposed to be replaced with five (5) 4" Arborvitae. A six-foot (6') wood privacy fence is proposed along the rear and side property lines to screen the pool for neighboring parties.
 - Staff has reviewed the applicant's proposal and generally supports the rear setback variance for the swimming pool.
- The applicant, Ashley Barton from GA Classic Pools, came forward to speak on behalf of this application
- The Board of Zoning Appeals discussed the following:
 - Will it contain consistent eleven-foot setbacks? The applicant confirmed yes.
 - Is there any wording about runoff? We implement drainage and ensure it is taken care of.
 - Are there any water features that will be on the backside? No.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Gordy offered a motion to approve the item with the conditions set forth by staff.
 - Board Member Holcombe seconded the motion.
 - The motion was approved 7-0.

VIII. ADJOURNMENT

- Chairman Gelber adjourned the meeting at 5:38 p.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator