



# BOARD OF ZONING APPEALS SEPTEMBER 15, 2022

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

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MEETING MINUTES**

**A. Approval of the meeting minutes of June 16, 2022**

**IV. ITEMS FROM BOARD MEMBERS**

**V. ITEMS FROM STAFF**

**VI. PUBLIC HEARING**

**A. V-22-26 / 420 Rill Crest Court Fence Variance**

Consideration of a variance to increase the height of a fence on a residential property from six feet (6') to eight feet (8') and to allow the finished side of the fence to face interior to the property. The property is located at 420 Rill Crest Court and is legally described as being located in Land Lot 864, 1st District, 2nd Section, Fulton County, Georgia.

**B. V-22-23 / 1355 Brandywine Trail Variance**

Consideration of a variance to reduce the rear setback from 30' to fifteen feet (15') for the purpose of constructing a covered porch. The property is located at 1355 Brandywine Trail and is legally described as being located in Land Lot 1101, 2nd District, 2nd Section, Fulton County, Georgia.

**VII. ADJOURNMENT**



## Board of Zoning Appeals Meeting June 16, 2022

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
  - Donna Murphy
  - Lisa Shippel
  - Michael Gordy
  - Anne Holcombe
  - Scott Wharton, alternate
- Board of Zoning Appeals Members absent:
  - Mike Perry
  - Mike Fowler
  - Cliff Cobb, alternate
- Staff present:
  - Kathi Cook, Director of Community Development
  - Alexandra Callum, Planning + Zoning Coordinator
  - Nikisha Mistry, GIS Specialist

### III. PLEDGE TO THE FLAG

### IV. APPROVAL OF MEETING MINUTES

- ❖ Vice-Chair Gordy made a motion to approve the February 17, 2022 meeting minutes.
  - Board Member Holcombe seconded the motion.
  - The motion was approved unanimously (6-0).



- ❖ Board Member Murphy made a motion to approve the April 21, 2022 meeting minutes.
  - Vice-Chair Gordy seconded the motion.
  - The motion was approved unanimously (6-0).

## V. ITEMS FROM BOARD MEMBERS

## VI. ITEMS FROM STAFF

## VII. PUBLIC HEARING

### A. V-22-15 / 203 Jere Drive

DEFERRED: this item was deferred by the Applicant. It was not heard or considered during the June 16, 2022 Board of Zoning Appeals meeting.

### B. V-22-19 / 640 Brookford Drive

- Director Cook came forward to present this item.
  - The applicant, Duane McGinnis, is requesting consideration of a variance to UDC Article 3, Section 3.4.5 B in order to allow an existing basement to remain at its current elevation which is 8 inches above the flood plain versus the current City requirement of 3 feet above flood plain. The subject property is located at 640 Brookford Drive.
  - The home has existed at its current location since the 1970's and sustained substantial fire damage in 2021. An application for a building permit was received and processed in 2021 after fire damage to the home resulted in over 50% of the home requiring repairs. During the review of the project, it was indicated to the city that the homeowner was going to complete minor repairs and build directly on their existing foundation. The foundation appeared to be adjacent to, but outside, of the floodplain line shown on maps. Since no site plan was required since the homeowner was building back on an existing foundation and none was provided, an evaluation of substantial damage / improvement was not performed.
  - A building permit was issued by the city on August 6, 2021 to rebuild on the current foundation. In April of this year the owner requested to add a deck to the structure which was outside the original foundation and that is when staff found that the home is within the floodplain requiring the foundation to be built at 3 feet above the flood elevation unless a variance is granted. Variances for Article 3 Flood Plain must be based upon extreme hardship due to the unique shape and topography of the property.
  - Damage or improvement 50% or more to a structure requires bringing the structure into compliance with today's floodplain regulations. The homeowner informed staff that he was not aware that the flood plain had changed and now a portion of the home was within the flood plain. The homeowner contracted a surveyor recently to survey the finished floor elevation of the basement and found that it was 0.8 feet above floodplain. (City regulations require finished floor of a substantially damaged and improved home to be at least 3 feet above floodplain).
  - The City of Alpharetta Unified Development Code Section 3.4.6 Variance procedures outlines the criteria set forth for granting a hardship variance. The ordinance specifically states..."in reviewing such requests, the City and Board of Zoning Appeals shall consider all technical evaluations, relevant factors and all standards specified in this and other sections of this ordinance":

1. A finding of good and sufficient cause. Response: The property has an unusual shape given its location at the beginning of a cul-de-sac. The stream is along the eastern property line and cuts across the southern line limiting buildable area. Removal of the foundation would significantly impact the heavily wooded established lot and could impact established stream buffer areas. The property has a slope of approximately 11% and all but 40' of the property is within the 150' impervious setback buffer established in the late 1990's.
  2. A determination that failure to grant the variance would result in exceptional hardship; and: Response: Application of the ordinance would require significant reconstruction that could impact the heavily wooded lot.
  3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary expense, or the creation of a nuisance. Response: The home has existed at this location since the 1970's and approval would not impact or cause a threat to public safety or create a nuisance.
- Staff has reviewed the applicant's proposal and supports the request to allow the existing foundation to remain at its current elevation which is 8 inches above the flood plain due to the shape and topography of the lot. The issues specific to this lot include the limited buildable area, shape of the property due to the cul de sac intrusion, stream buffer location, buffer impacts as well as tree removal that would be necessary. Approval would prevent additional buffer disturbances and most importantly approval would not increase flood heights or pose threats to public safety or create a nuisance.
  - The applicant notified adjacent property owners of the variance request and intent for the property. The applicant has not received any comments.
  - Approve V-22-19 640 BROOKFORD DRIVE Variance, subject to the following conditions:
    1. There shall be no expansion of the existing footprint.
    2. Decks, porches, etc. must comply with flood plain regulations and must obtain necessary permits.
- The applicant, Duane McGinnis, came forward to speak on behalf of this application.
    - I bought the lot in 1976.
    - I have no intentions to expand the footprint of the house.
  - The Board of Zoning Appeals discussed the following:
    - Did you look at the floodplain maps from 1980? We did, and regulations changed. We went through the history, and we didn't have the 200 feet requirement until 2014.
    - Is this a buildable lot? Yes, it had a house on it that burned. The owner has lived here since the 1980s. It was given a permit in the 80s and burned in 2021. He came to obtain a permit to rebuild the same footprint. Although he is outside the floodplain, he would need a variance if it was a brand-new home.
    - This variance doesn't necessarily have to do with the deck, right? Correct. It was noticed the variance was needed when the applicant came to get the permit for the deck.
    - The slope of the lot is the main reason.
    - Is it an insurable property, or does it now require flood insurance? I made an inquiry about flood insurance and sent them the elevation certificate, and I am not required to have flood insurance, but I can buy if I choose.

**Public Comment:**

- There were no public comments for this item.
  - ❖ Board member Shippel offered a motion to approve the item subject to all conditions as set forth by Staff, which include:
    1. There shall be no expansion of the existing footprint.
    2. Decks, porches, etc. must comply with flood plain regulations and must obtain necessary permits.
  - Board Member Holcombe seconded the motion.
  - The motion was approved unanimously (6-0).

**VIII. ADJOURNMENT**

- Chairman Gelber adjourned the meeting at 5:51 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: NIKISHA MISTRY

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## I. AGENDA ITEM TITLE: V-22-26 420 RILL CREST COURT FENCE VARIANCE

BOARD OF ZONING APPEALS: SEPTEMBER 15, 2022

## II. RECOMMENDATION:

Approve V-22-26 420 Rill Crest Court Fence Variance, subject to the following conditions:

1. An eight-foot (8') privacy fence shall be permitted as depicted on the submitted plans.
2. The orientation of the fence shall be permitted with the finished side facing inward.

## III. REPORT IN BRIEF:

The applicants, Curtis Donatto and Gloria Ante, are requesting consideration of a variance to allow for the existing side and rear yard eight-foot (8') fence to remain as is with the finished side of fence oriented inward. The City's Code Enforcement placed the applicant on notice that the fence did not comply with the City's maximum height and appearance regulations for residential fences. The subject property is located at 420 Rill Crest Court in the Berkshire Manor subdivision.

## DISCUSSION

The submitted request, if approved, would allow an eight-foot (8') privacy fence to remain on a residential property with the finished side of the fence oriented inward. The fence has already been constructed enclosing the rear yard. The subject property is located at 420 Rill Crest Court in the Berkshire Manor subdivision.

The subject property is developed with a 2-story detached residential unit and is zoned R-15 (Single Family Detached Residential) and located in the Berkshire Manor subdivision. Surrounding properties are also zoned R-15 and located in the Berkshire Manor subdivision.

Unified Development Code (UDC) Subsection 2.3.6 Fence and wall requirements, states the following: "Height of fences and walls used as fences shall not exceed six (6) feet on residential property and eight (8) feet on non-residential property. These limits may be exceeded by up to 50% on sloped lots where the appearance of an even fence line is desired." Regarding appearance, the UDC states: "All fencing shall be constructed with finished side facing away from the owner's property."

The applicant's property includes an eight-foot (8') fence around the rear yard. Two portions of the fence facing the street are oriented with the finished side facing outward, which complies with the fence appearance regulations. However, the sides and rear portions of the fence along the property line are oriented with the finished side facing inward.

## **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 fence has already been installed. Additionally, the applicant provided letters of no objection from the adjacent property owners.*

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

*Response: Application of the ordinance would require the property owner to reconstruct or modify the existing fence in order to comply with the maximum fence height and appearance regulations. Additionally, the applicant provided letters of no objection from the adjacent property owners.*

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

*Response: The fence has already been installed. Additionally, the applicant provided letters of no objection from the adjacent property owners.*

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 proposal should not cause a substantial detriment to the public good. Additionally, the applicant provided letters of no objection from the adjacent property owners.*

## **CONCURRENCES**

City Staff has reviewed the applicant's proposal and finds that the variance does not conflict with the established criteria. The property fence has already been installed and the applicant provided letters of no objection from the adjacent property owners.

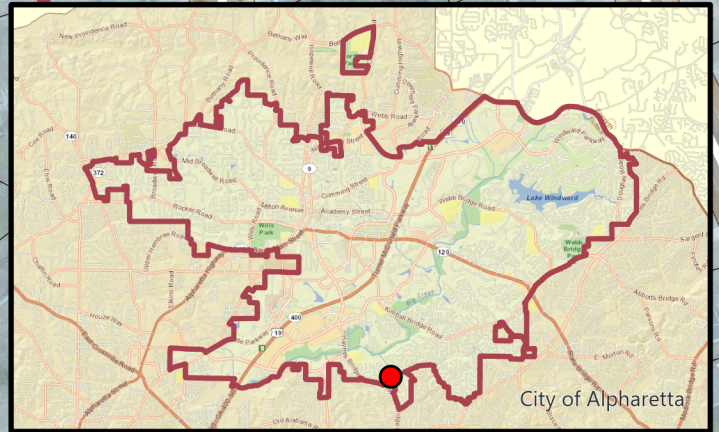
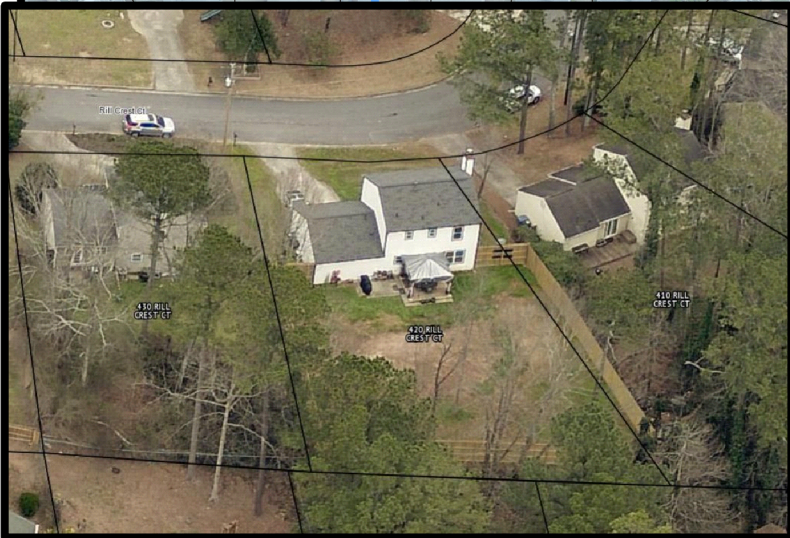
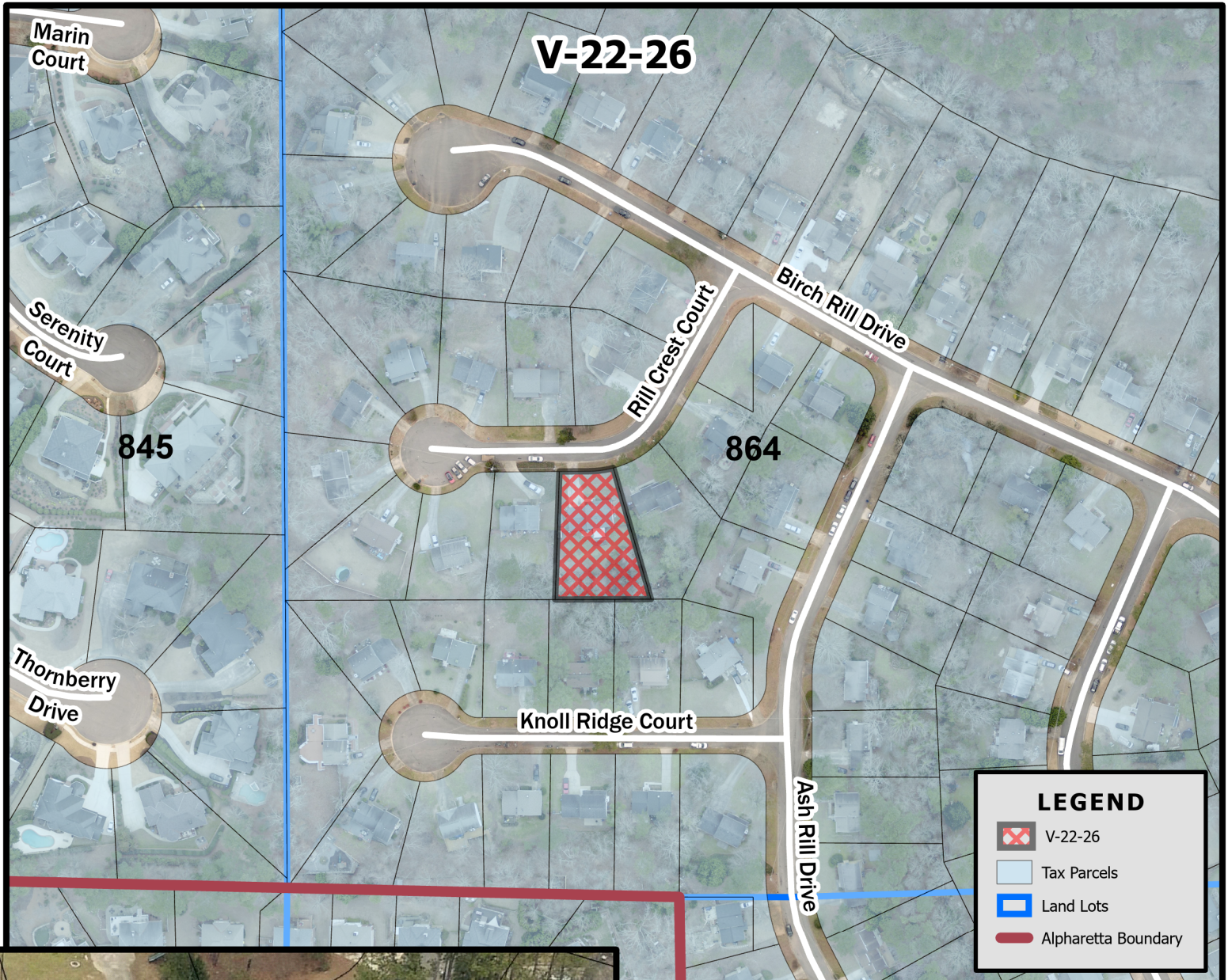
## **CITIZEN PARTICIPATION PLAN**

The applicant notified surrounding property owners of the variance request and intent for the property. Letters of no objection from the adjacent property owners were provided by the applicant.

### **IV. ATTACHMENTS:**

- Aerial Imagery
- Photographs





**V-22-26**

**D/LL: 1/2/0864**

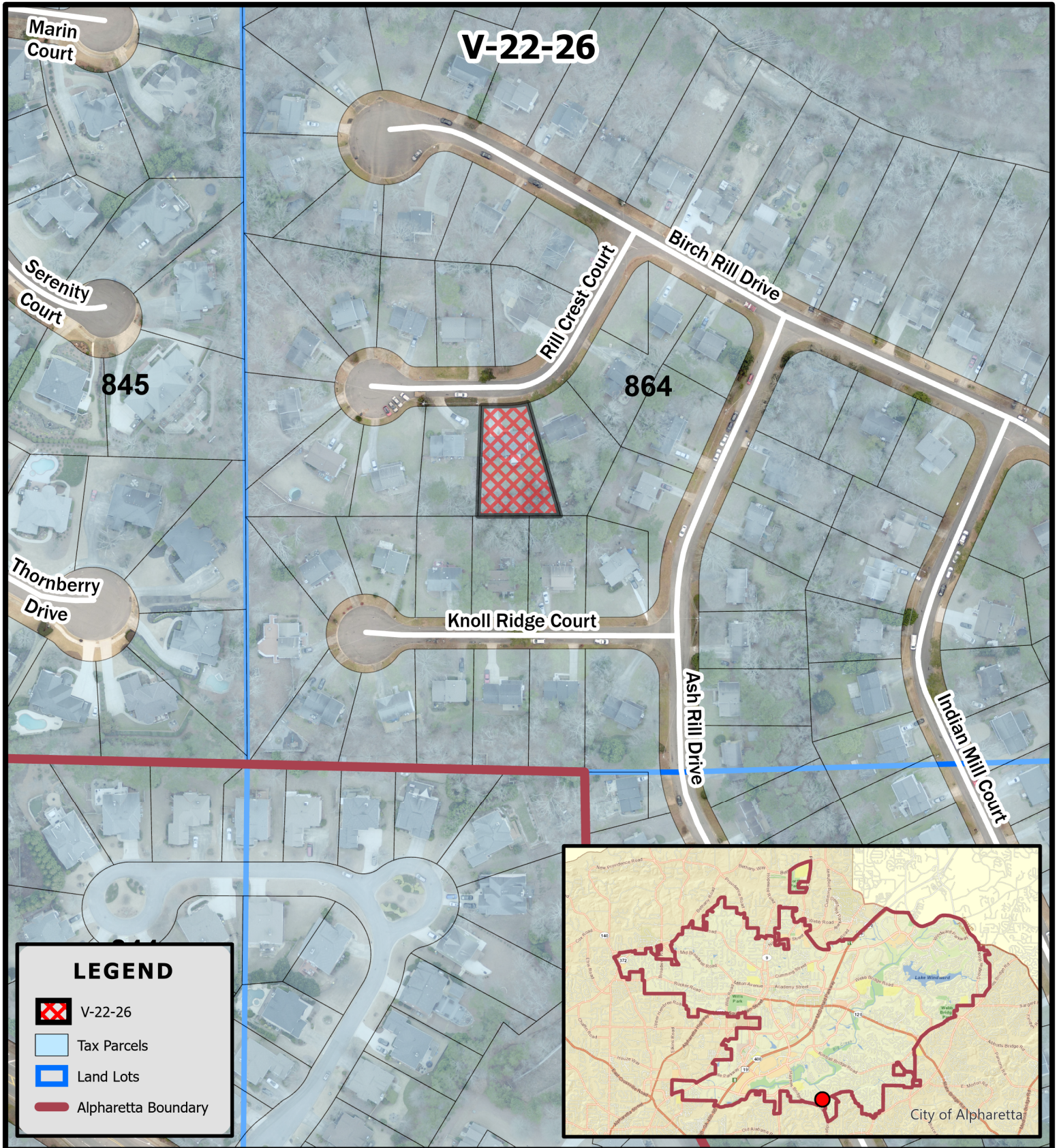
**BZA: 9/15/22**



## Aerial Map 420 Rill Crest Court

**Location Map Provided by:  
Community Development - GIS**





## Location Map 420 Rill Crest Court

**V-22-26**  
**D/LL: 1/2/0864**  
**BZA: 9/15/22**

**Location Map Provided by:**  
**Community Development - GIS**



# 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: W. Daniel Hicks, Jr.

Telephone: (678) 335-9467

Address: Law Offices of W. Daniel Hicks, Jr., LLC  
555 Sun Valley Drive

Suite: N4

City Roswell

State: GA

Zip: 30076

Fax: (678) 335-9451

Mobile Tel: (770) 663-4242

Email: dan@wdhlawfirm.com

### Subject Property Information:

Address: 420 Rill Crest Court

Current Zoning: R-15

District: 1st

Section: 2nd

Land Lot: 864

Parcel ID: 12 301108640662

Proposed Zoning: R-15 (unchanged)

Current Use: Single Family Detached Residence

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

☐ Conditional Use

☐ Master Plan Amendment

☐ Comprehensive Plan Amendment

☐ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☐ Exception

☐ Other (Specify): \_\_\_\_\_



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# APPLICANT REQUEST AND INTENT

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

The current use of the subject property is that of a Single Family Detached Residence with Fenced Side and Rear Yard and will remain so following issuance of the requested Variance.

Applicant's Request (Please itemize the proposal):

Curtis Donatto and wife, Gloria Ante (collectively, the "Applicant"), were cited on April 19, 2022, by Notice of Violation No. 5504 issued by Code Enforcement Officer Ryan Sabia, for "Fence Height Replacements and Appearance" inconsistent with the municipal codes of the City of Alpharetta (the "Code"), based upon Applicant's installation of fencing enclosing portions of Applicant's side and rear yards. Applicant understands the violations to result from (a) installation of eight foot (8') fencing and (b) installation of portions of the Applicant's fencing so that the "exterior face" of the fencing has been installed facing the interior of Applicant's fenced area in certain places. The Code Enforcement Officer's "Recommended Correction" was to "Properly repair or redo Fence or obtain variance from the City."

Applicant's request is to seek and obtain a variance permitting the installed fencing to remain in place "as is", without reduction of height or change in orientation of the "exterior face" of the fencing. Rough depictions of the Applicant's property within the Berkshire Manor subdivision are attached as Pages 1 and 2 of Appendix 1 attached hereto and by this reference made a part hereof (depicting [i] the Applicant's property within Block C, Unit Four, of such subdivision and [ii] the Applicant's property shown by an overlay of both the subdivision plat and Fulton County's Tax Map of the subject area) on an aerial photo, with the approximate location of the subject fencing being shown on Page 3 of such Appendix 1.

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

The Applicant's fence starts at the rear corners of the Applicant's house. It runs from the right rear corner of the Applicant's house more or less perpendicular to the westerly boundary of the Applicant's lot to its point of intersection with such westerly boundary of the Applicant's lot (the "Intersection Point"). From the left rear corner of the Applicant's house, the fence runs more or less perpendicular to the left side of the Applicant's house to a point located approximately three feet (3') interior to the easterly boundary of the Applicant's lot, after which it turns and runs on a line more or less parallel and three feet (3') interior to such easterly boundary of the Applicant's lot to a point located approximately three feet (3') interior to the southerly (rear) boundary of the Applicant's lot. From that point, the fence again turns and runs on a line more or less parallel and three feet (3') interior to such southerly (rear) boundary of the Applicant's lot to a point located on the westerly boundary of the Applicant's lot, at which point it turns and runs along such westerly boundary of the Applicant's lot to the Intersection Point. Applicant was unaware at the time of installation of the fencing at issue that an eight-foot (8') fence would be in violation of the Code, nor was Applicant aware that the more finished face of the fencing was required to face adjoining owners per the Code.

Because the Applicant is now over the age of 65, the Applicant's desire to install an eight-foot (8') fence was driven in large measure by a desire to increase the security of the Applicant's property within the fenced area (by making it more difficult for the fence to be scaled by intruders), and the orientation of the fencing (except for the front portion of the fence facing Rill Crest Court, which was installed exterior face out) was chosen in an effort to improve the aesthetic of the Applicant's secured back yard.

Rather than expend additional money to modify the fencing to comply with the Code (and particularly given the cost of construction materials in the current economic environment), the Applicant has chosen to pursue the Variance option presented by the Code Enforcement Officer in the Notice of Violation.

# PROPERTY OWNER AUTHORIZATION

## Property Owner Information:

Contact Name: Curtis Donatto and Gloria Ante, husband & wife

Telephone: (678) 437-9941

Address: 420 Rill Crest Court

Suite: \_\_\_\_\_

City Alpharetta

State: GA

Zip: 30022

## 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.*

- |                                               |                                          |
|-----------------------------------------------|------------------------------------------|
| <input type="checkbox"/> Annexation           | <input type="checkbox"/> Special Use     |
| <input type="checkbox"/> Rezoning             | <input type="checkbox"/> Conditional Use |
| <input checked="" type="checkbox"/> Variance  | <input type="checkbox"/> Master Plan     |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other           |

## Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: W. Daniel Hicks, Jr.

Telephone: (678) 335-9467

Address: Law Offices of W. Daniel Hicks, Jr., LLC  
555 Sun Valley Drive

Suite: N4

City Roswell

State: GA

Zip: 30076

## So Sworn and Attested:

Owner Signature: \_\_\_\_\_

Curtis Donatto

Gloria Ante

Date: Aug 2, 2022

## Notary:

Notary Signature: \_\_\_\_\_

[Signature]



Date: Aug 2nd 2022

# 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: **Curtis Donatto and Gloria Ante**

Subject Public Hearing Case: **Donatto/Ante Fence Variance Request (Case No. V-22-26)**

## 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**

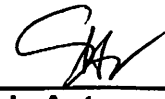
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| Description of Contribution: | Value: |
| Description of Contribution: | Value: |

## 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:

  
**Curtis Donatto**

  
**Gloria Ante**

Date: **July 29, 2022**



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# BOARD OF ZONING APPEALS REVIEW CRITERIA

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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.

No.

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

**Applicant believes that, in addition to requiring additional funds to be expended in order to modify the fencing to comply technically with the Code (payment for which would be an economic hardship to Applicant), a lowering of its fencing would result in a less secure back yard at the Applicant's home. A greater sense of security was the driving force behind Applicant's decision to install an eight-foot (8') fence in the first instance.**

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

**While there are no conditions with respect to Applicant's property itself that would be characterized as "peculiar", Applicant is aware that several other properties in or near Applicant's subdivision appear to have either an eight-foot (8') fence currently in place and/or the "unfinished" side of fencing facing the street or adjoining neighbors (or both), so the Applicant's fence would not be the only fence in the neighborhood and surrounding areas not in strict compliance with the Code. Applicant further notes that, as of the date of this Application for Variance, Applicant's fence has been in place in its present condition in excess of one year.**

**While there may be other homes within the Applicant's subdivision or nearby that also have non-conforming fencing, Applicant believes the other homes in the subdivision or nearby identified in the photos attached to this Variance Application as Appendix 2 (and by reference made a part hereof) also have non-conforming fencing in place comparable to Applicant's existing fencing.**

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.

**Applicant does not believe issuance of the requested Variance, thereby allowing Applicant to leave its existing fencing in "as is" condition, would cause any substantial detriment to the public good or otherwise impair the purpose and intent of the Code, particularly given, as indicated in the prior response, that there are other comparable fences presently in place in or near Applicant's subdivision. See Appendix 2 attached. In addition, most of the property adjoining the side and rear portions of the Applicant's fencing was fairly heavily wooded at the time of installation of the Applicant's fencing, such that the impact of the "wrong side" of the fence facing neighbors is lessened in terms of aesthetics (although we do note that, over the course of the last several months, the neighbor at 315 Knoll Ridge Court has removed many trees toward the rear of her lot over several weekends.**

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: Donatto/Ante Fence Variance Request (Case No. V-22-26)

Contact Name: Curtis Donatto and Gloria Ante

Telephone: (678) 437-9941

*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.*

Sushil Pangen (Owner)/  
Hendrick Stephan Badewhorst (Tenant)

410 Rill Crest Court, Alpharetta, GA 30022

Josh and Angie Funderburk (Owner)

430 Rill Crest Court, Alpharetta, GA 30022

Donna M. Leftenant (Owner)

315 Knoll Ridge Court, Alpharetta, GA 30022

Fernando J. Castulo, Jose Castulo and  
M. Antonia Boyso (Owners)

325 Knoll Ridge Court, Alpharetta, GA 30022

Progress Residential Borrower 5 LLC (Owner)/  
Jonathan Mayer (Tenant)

405 Rill Crest Court, Alpharetta, GA 30022

Amanda Poland (Owner)

425 Rill Crest Court, Alpharetta, GA 30022

**Note:** The foregoing names/addresses pertain to all lots directly adjoining the Donatto/Ante lot and there is no Homeowner's Association currently operating in the Berkshire Manor subdivision

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.*

- |                                            |                                                     |
|--------------------------------------------|-----------------------------------------------------|
| <input checked="" type="checkbox"/> Letter | <input checked="" type="checkbox"/> Personal Visits |
| <input type="checkbox"/> Telephone         | <input type="checkbox"/> Group Meeting              |
| <input type="checkbox"/> Email             | <input type="checkbox"/> 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.

Attached as Page 1 of Appendix 3 is an aerial photograph of the Applicant's property with the applicable Fulton County Tax Map overlaid, marked to show the locations of the adjoining owners/tenants listed above. Except with respect to the owners of the two homes that are leased to tenants (as indicated above), the adjoining owners/residents referenced above have all been contacted in person by the Applicant with regard to the subject Variance request, and each owner/resident so contacted (except for Ms. Leftenant) has indicated "No Objection" to issuance of the requested Variance, as evidenced by signatures from the various owners/residents set out on Page 2 of Appendix 3 attached to this Application. The owners of the two properties that are rented have been apprised of the pending Variance proposal and hearing by mailing of the letters attached to this Application as Appendix 4. Ms. Leftenant, in addition to the personal<sup>17</sup> visit from Mr. Donatto, has also been notified by mail of the Variance proposal and scheduled hearing (see Appendix 4).

## 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: Donatto/Ante Fence Variance Request (Case No. V-22-26)

Contact Name: Curtis Donatto and Gloria Ante

Telephone: (678) 437-9941

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 indicated previously (and except with respect to the two owners of rented properties, both of whom have been notified by mail as previously indicated)\*, each of the adjoining owners referenced in the Applicant's Citizen Participation Form - Part A (as well as each of the tenants of the leased properties) has been contacted in person by the Applicant with regard to the subject Variance request, and each such owner/tenant has indicated "No Objection" to issuance of the requested Variance, as evidenced by correspondence from each such owner or tenant attached to this Application as Page 2 of Appendix 3. As of the date of this Application, Applicant has received no comments or concerns from either of the owners of the two properties indicated on the Citizen Participation Form - Part A as the owners of properties that have been rented.\*\*

\* , and Ms. Leftenant, who likewise has now additionally been notified of the hearing by mail.

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.*

- |                                            |                                                       |
|--------------------------------------------|-------------------------------------------------------|
| <input checked="" type="checkbox"/> Letter | <input checked="" type="checkbox"/> Personal Visits   |
| <input type="checkbox"/> Telephone         | <input type="checkbox"/> Group Meeting                |
| <input type="checkbox"/> Email             | <input type="checkbox"/> Other (Please Specify) _____ |

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

See Appendix 3.

*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: \_\_\_\_\_

  
Curtis Donatto

  
Gloria Ante

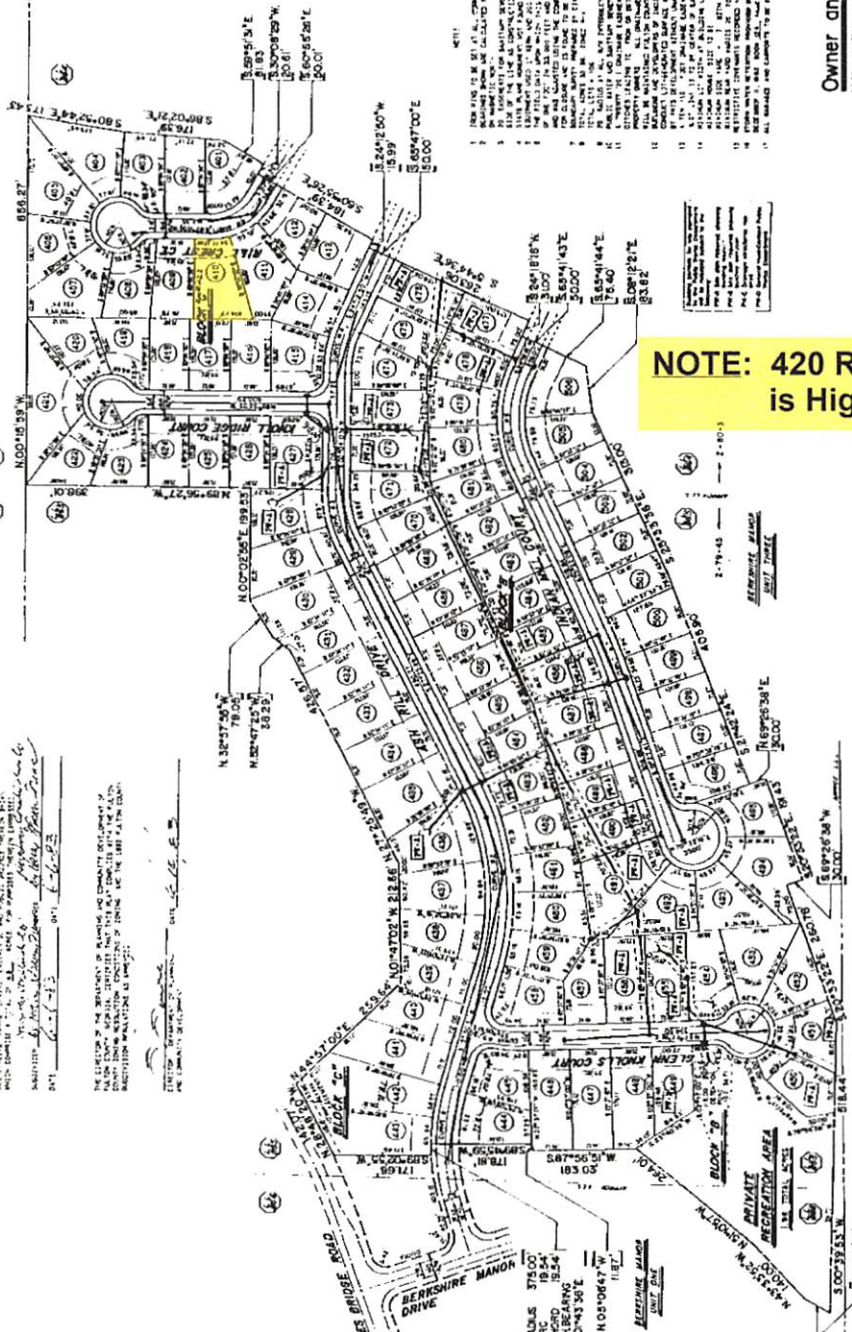
Date: July 29, 2022

\*\* Applicants' understanding is that Ms. Leftenant may have been the person that reported the Applicant's non-conforming fence in the first instance.

Print Form



## Plat Book 130, Page 29



**NOTE: 420 Rill Crest Court  
is Highlighted in Yellow**

**Owner and Developer**  
H.W. IVEY CONSTRUCTION COMPANY  
3384 PEACHTREE ROAD N.E.  
ATLANTA, GEORGIA 30305  
PHONE: (404) 266-2323

BERKSHIRE MANOR

|       | Unit             | Year |
|-------|------------------|------|
| 0.171 | 86.4, 90.3, 91.6 |      |
| 1.1   |                  | 1991 |
| 2.4   |                  | 1992 |

CIVIL DESIGN, INC.

| DATE     | TIME  | NAME     |
|----------|-------|----------|
| 10/10/10 | 10:00 | 10/10/10 |

|     |      |          |      |
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1

This plot is approved with the understanding that equipment is granted Polaris family along all road frontage for the purpose of blimping, signs and poles on railings.

Certification As To Accuracy  
 This is to certify that this post has been  
 recorded in Plot Book 100 Page 200  
 of Tulare County Records, on 11-25-17.  
 11-25-17 (1) 11:20 PM  
 v. 17 Clerk, Superior Court  
 Tulare County, California

1. NAME OF THE PARTY  
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This is a detailed map of a residential area in San Francisco, California. The map shows a grid of streets and numbered lots. The streets shown include 'S. COUNTY ST.' running vertically on the right side, and 'H. ST.' running horizontally at the bottom. A diagonal street, likely '101st St', runs from the top left towards the center. Several lots are numbered in circles: 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10. The map also shows various other streets and landmarks, including '102nd St' and '103rd St'.

[illegible][illegible][illegible]

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

[illegible][illegible]

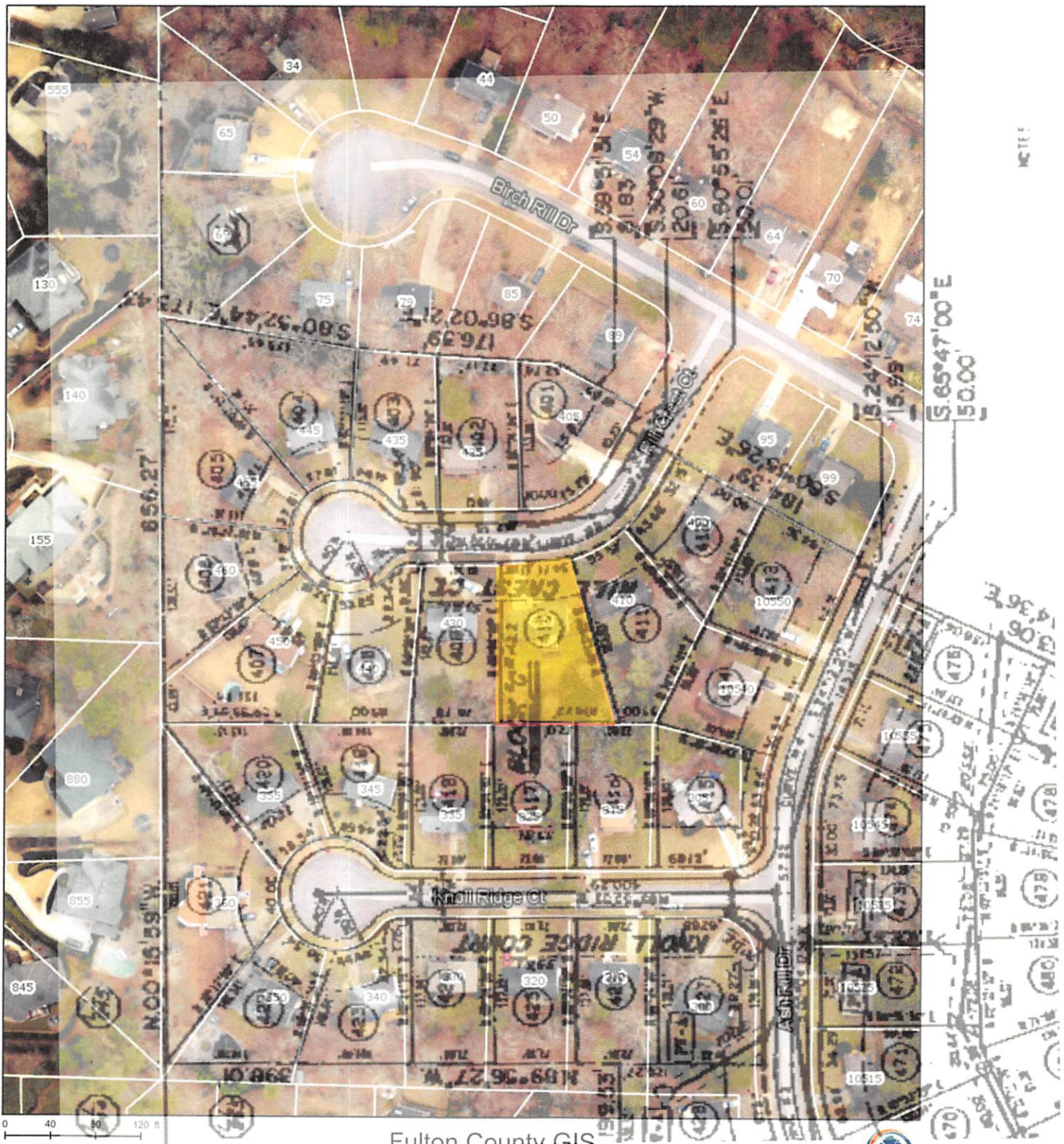
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192 | 193 | 194 | 195 | 196 | 197 | 198 | 199 | 200 | 201 | 202 | 203 | 204 | 205 | 206 | 207 | 208 | 209 | 210 | 211 | 212 | 213 | 214 | 215 | 216 | 217 | 218 | 219 | 220 | 221 | 222 | 223 | 224 | 225 | 226 | 227 | 228 | 229 | 230 | 231 | 232 | 233 | 234 | 235 | 236 | 237 | 238 | 239 | 240 | 241 | 242 | 243 | 244 | 245 | 246 | 247 | 248 | 249 | 250 | 251 | 252 | 253 | 254 | 255 | 256 | 257 | 258 | 259 | 260 | 261 | 262 | 263 | 264 | 265 | 266 | 267 | 268 | 269 | 270 | 271 | 272 | 273 | 274 | 275 | 276 | 277 | 278 | 279 | 280 | 281 | 282 | 283 | 284 | 285 | 286 | 287 | 288 | 289 | 290 | 291 | 292 | 293 | 294 | 295 | 296 | 297 | 298 | 299 | 300 | 301 | 302 | 303 | 304 | 305 | 306 | 307 | 308 | 309 | 310 | 311 | 312 | 313 | 314 | 315 | 316 | 317 | 318 | 319 | 320 | 321 | 322 | 323 | 324 | 325 | 326 | 327 | 328 | 329 | 330 | 331 | 332 | 333 | 334 | 335 | 336 | 337 | 338 | 339 | 340 | 341 | 342 | 343 | 344 | 345 | 346 | 347 | 348 | 349 | 350 | 351 | 352 | 353 | 354 | 355 | 356 | 357 | 358 | 359 | 360 | 361 | 362 | 363 | 364 | 365 | 366 | 367 | 368 | 369 | 370 | 371 | 372 | 373 | 374 | 375 | 376 | 377 | 378 | 379 | 380 | 381 | 382 | 383 | 384 | 385 | 386 | 387 | 388 | 389 | 390 | 391 | 392 | 393 | 394 | 395 | 396 | 397 | 398 | 399 | 400 | 401 | 402 | 403 | 404 | 405 | 406 | 407 | 408 | 409 | 410 | 411 | 412 | 413 | 414 | 415 | 416 | 417 | 418 | 419 | 420 | 421 | 422 | 423 | 424 | 425 | 426 | 427 | 428 | 429 | 430 | 431 | 432 | 433 | 434 | 435 | 436 | 437 | 438 | 439 | 440 | 441 | 442 | 443 | 444 | 445 | 446 | 447 | 448 | 449 | 450 | 451 | 452 | 453 | 454 | 455 | 456 | 457 | 458 | 459 | 460 | 461 | 462 | 463 | 464 | 465 | 466 | 467 | 468 | 469 | 470 | 471 | 472 | 473 | 474 | 475 | 476 | 477 | 478 | 479 | 480 | 481 | 482 | 483 | 484 | 485 | 486 | 487 | 488 | 489 | 490 | 491 | 492 | 493 | 494 | 495 | 496 | 497 | 498 | 499 | 500 | 501 | 502 | 503 | 504 | 505 | 506 | 507 | 508 | 509 | 510 | 511 | 512 | 513 | 514 | 515 | 516 | 517 | 518 | 519 | 520 | 521 | 522 | 523 | 524 | 525 | 526 | 527 | 528 | 529 | 530 | 531 | 532 | 533 | 534 | 535 | 536 | 537 | 538 | 539 | 540 | 541 | 542 | 543 | 544 | 545 | 546 | 547 | 548 | 549 | 550 | 551 | 552 | 553 | 554 | 555 | 556 | 557 | 558 | 559 | 560 | 561 | 562 | 563 | 564 | 565 | 566 | 567 | 568 | 569 | 570 | 571 | 572 | 573 | 574 | 575 | 576 | 577 | 578 | 579 | 580 | 581 | 582 | 583 | 584 | 585 | 586 | 587 | 588 | 589 | 590 | 591 | 592 | 593 | 594 | 595 | 596 | 597 | 598 | 599 | 600 | 601 | 602 | 603 | 604 | 605 | 606 | 607 | 608 | 609 | 610 | 611 | 612 | 613 | 614 | 615 | 616 | 617 | 618 | 619 | 620 | 621 | 622 | 623 | 624 | 625 | 626 | 627 | 628 | 629 | 630 | 631 | 632 | 633 | 634 | 635 | 636 | 637 | 638 | 639 | 640 | 641 | 642 | 643 | 644 | 645 | 646 | 647 | 648 | 649 | 650 | 651 | 652 | 653 | 654 | 655 | 656 | 657 | 658 | 659 | 660 | 661 | 662 | 663 | 664 | 665 | 666 | 667 | 668 | 669 | 670 | 671 | 672 | 673 | 674 | 675 | 676 | 677 | 678 | 679 | 680 | 681 | 682 | 683 | 684 | 685 | 686 | 687 | 688 | 689 | 690 | 691 | 692 | 693 | 694 | 695 | 696 | 697 | 698 | 699 | 700 | 701 | 702 | 703 | 704 | 705 | 706 | 707 | 708 | 709 | 710 | 711 | 712 | 713 | 714 | 715 | 716 | 717 | 718 | 719 | 720 | 721 | 722 | 723 | 724 | 725 | 726 | 727 | 728 | 729 | 730 | 731 | 732 | 733 | 734 | 735 | 736 | 737 | 738 | 739 | 740 | 741 | 742 | 743 | 744 | 745 | 746 | 747 | 748 | 749 | 750 | 751 | 752 | 753 | 754 | 755 | 756 | 757 | 758 | 759 | 760 | 761 | 762 | 763 | 764 | 765 | 766 | 767 | 768 | 769 | 770 | 771 | 772 | 773 | 774 | 775 | 776 | 777 | 778 | 779 | 780 | 781 | 782 | 783 | 784 | 785 | 786 | 787 | 788 | 789 | 790 | 791 | 792 | 793 | 794 | 795 | 796 | 797 | 798 | 799 | 800 | 801 | 802 | 803 | 804 | 805 | 806 | 807 | 808 | 809 | 810 | 811 | 812 | 813 | 814 | 815 | 816 | 817 | 818 | 819 | 820 | 821 | 822 | 823 | 824 | 825 | 826 | 827 | 828 | 829 | 830 | 831 | 832 | 833 | 834 | 835 | 836 | 837 | 838 | 839 | 840 | 841 | 842 | 843 | 844 | 845 | 846 | 847 | 848 | 849 | 850 | 851 | 852 | 853 | 854 | 855 | 856 | 857 | 858 | 859 | 860 | 861 | 862 | 863 | 864 | 865 | 866 | 867 | 868 | 869 | 870 | 871 | 872 | 873 | 874 | 875 | 876 | 877 | 878 | 879 | 880 | 881 | 882 | 883 | 884 | 885 | 886 | 887 | 888 | 889 | 890 | 891 | 892 | 893 | 894 | 895 | 896 | 897 | 898 | 899 | 900 | 901 | 902 | 903 | 904 | 905 | 906 | 907 | 908 | 909 | 910 | 911 | 912 | 913 | 914 | 915 | 916 | 917 | 918 | 919 | 920 | 921 | 922 | 923 | 924 | 925 | 926 | 927 | 928 | 929 | 930 | 931 | 932 | 933 | 934 | 935 | 936 | 937 | 938 | 939 | 940 | 941 | 942 | 943 | 944 | 945 | 946 | 947 | 948 | 949 | 950 | 951 | 952 | 953 | 954 | 955 | 956 | 957 | 958 | 959 | 960 | 961 | 962 | 963 | 964 | 965 | 966 | 967 | 968 | 969 | 970 | 971 | 972 | 973 | 974 | 975 | 976 | 977 | 978 | 979 | 980 | 981 | 982 | 983 | 984 | 985 | 986 | 987 | 988 | 989 | 990 | 991 | 992 | 993 | 994 | 995 | 996 | 997 | 998 | 999 | 1000 |
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[illegible][illegible][illegible]

| Date |       | Time |        | Place |       | Remarks |       |
|------|-------|------|--------|-------|-------|---------|-------|
| Day  | Month | Hour | Minute | City  | State | Country | Notes |
| 1    | 1     | 1    | 1      | 1     | 1     | 1       | 1     |
| 2    | 2     | 2    | 2      | 2     | 2     | 2       | 2     |
| 3    | 3     | 3    | 3      | 3     | 3     | 3       | 3     |
| 4    | 4     | 4    | 4      | 4     | 4     | 4       | 4     |
| 5    | 5     | 5    | 5      | 5     | 5     | 5       | 5     |
| 6    | 6     | 6    | 6      | 6     | 6     | 6       | 6     |
| 7    | 7     | 7    | 7      | 7     | 7     | 7       | 7     |
| 8    | 8     | 8    | 8      | 8     | 8     | 8       | 8     |
| 9    | 9     | 9    | 9      | 9     | 9     | 9       | 9     |
| 10   | 10    | 10   | 10     | 10    | 10    | 10      | 10    |
| 11   | 11    | 11   | 11     | 11    | 11    | 11      | 11    |
| 12   | 12    | 12   | 12     | 12    | 12    | 12      | 12    |
| 13   | 13    | 13   | 13     | 13    | 13    | 13      | 13    |
| 14   | 14    | 14   | 14     | 14    | 14    | 14      | 14    |
| 15   | 15    | 15   | 15     | 15    | 15    | 15      | 15    |
| 16   | 16    | 16   | 16     | 16    | 16    | 16      | 16    |
| 17   | 17    | 17   | 17     | 17    | 17    | 17      | 17    |
| 18   | 18    | 18   | 18     | 18    | 18    | 18      | 18    |
| 19   | 19    | 19   | 19     | 19    | 19    | 19      | 19    |
| 20   | 20    | 20   | 20     | 20    | 20    | 20      | 20    |
| 21   | 21    | 21   | 21     | 21    | 21    | 21      | 21    |
| 22   | 22    | 22   | 22     | 22    | 22    | 22      | 22    |
| 23   | 23    | 23   | 23     | 23    | 23    | 23      | 23    |
| 24   | 24    | 24   | 24     | 24    | 24    | 24      | 24    |
| 25   | 25    | 25   | 25     | 25    | 25    | 25      | 25    |
| 26   | 26    | 26   | 26     | 26    | 26    | 26      | 26    |
| 27   | 27    | 27   | 27     | 27    | 27    | 27      | 27    |
| 28   | 28    | 28   | 28     | 28    | 28    | 28      | 28    |
| 29   | 29    | 29   | 29     | 29    | 29    | 29      | 29    |
| 30   | 30    | 30   | 30     | 30    | 30    | 30      | 30    |
| 31   | 31    | 31   | 31     | 31    | 31    | 31      | 31    |

1





Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use of these data, even if Fulton County is advised of the possibility of such loss.



**NOTE: 420 Rill Crest Court  
is Highlighted in Yellow**

## **APPENDIX 1**

(Page 2 of 3)

**Partial Overlay  
of  
Berkshire Manor  
Subdivision**

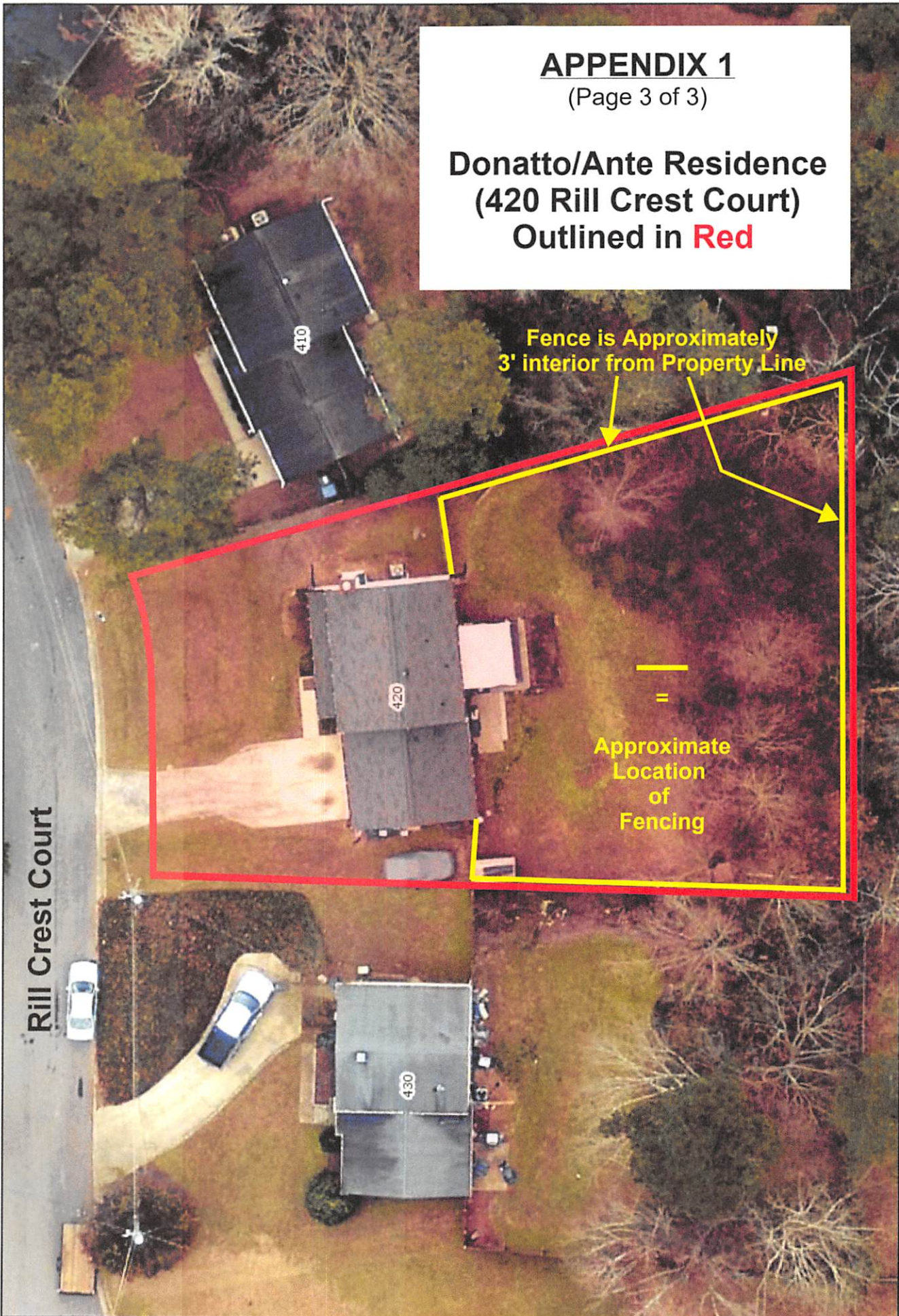
**Plat Book 130, Page 29**



## APPENDIX 1

(Page 3 of 3)

### Donatto/Ante Residence (420 Rill Crest Court) Outlined in Red



Donatto Residence -- 420 Rill Crest Court, Alpharetta, GA

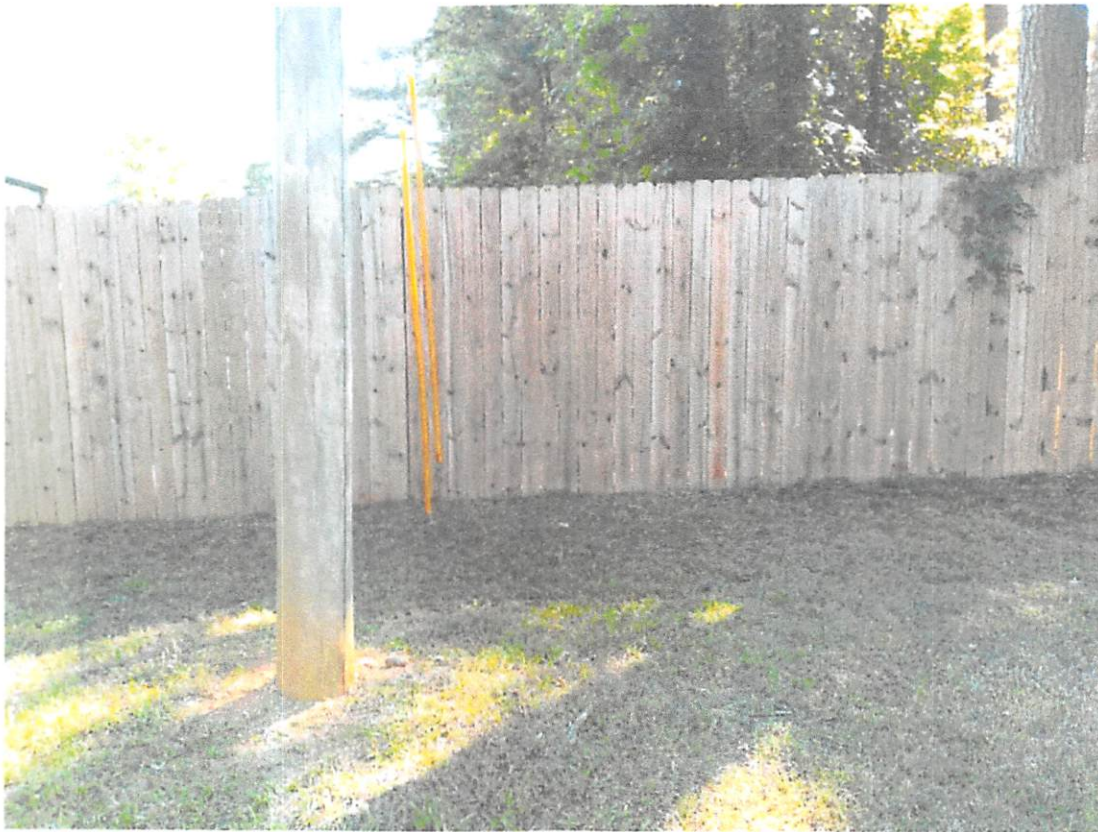
Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use of these data, even if Fulton County is advised of the possibility of such losses.

**APPENDIX 2**

**Depiction of Other Fences  
Appearing to be  
Non-Conforming Fences in Berkshire Manor and Neighboring Properties**

**(See 7 Pages Attached)**





**290 Birch Rill Drive**

**Apparent 8' Fence on Street Side of residence**



**10420 Ash Rill Drive**

**Fence on back side of lot appears to be facing  
"outside in."**



**10355 Virgin Pine Lane**

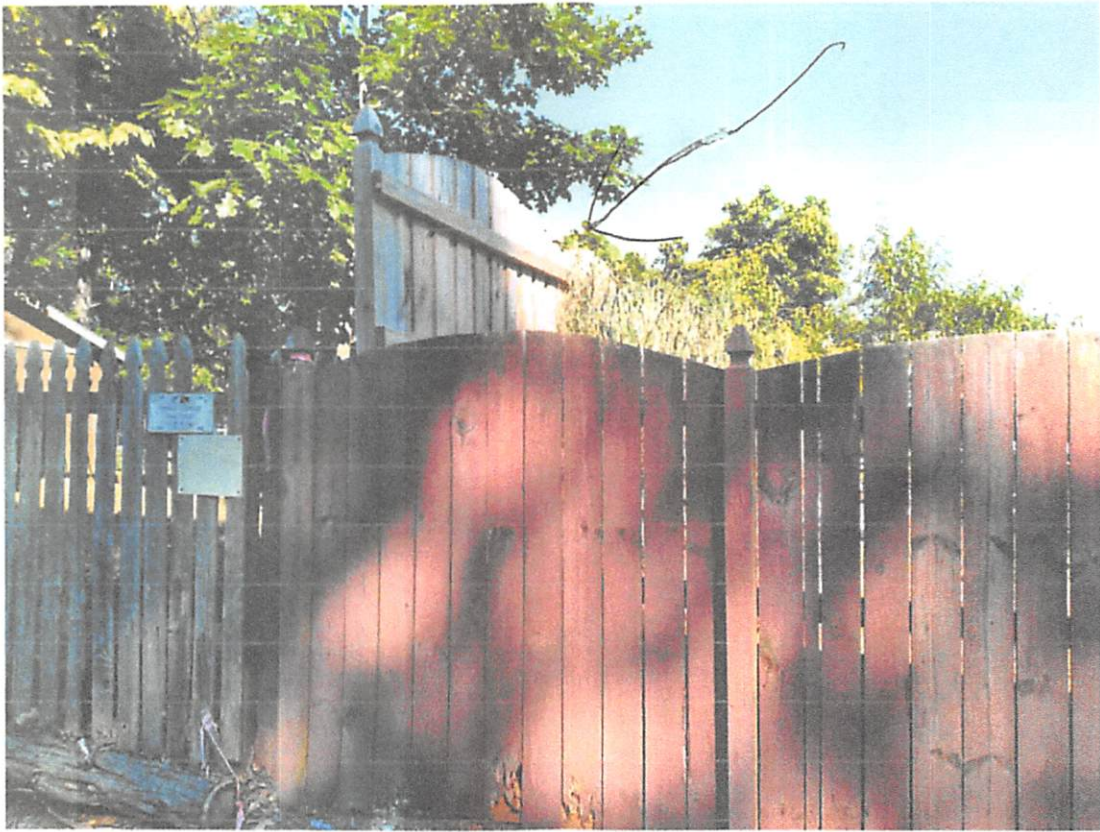
**Fence on back side of lot appears to be an 8' fence**





**10355 Virgin Pine Lane**

**Fence appears to be 8' fence**



**10355 Virgin Pine Lane**

**Fence appears to be 8' fence**





### **110 Forrest View Terrace**

**Fence along left side of the lot's back yard  
appears to be an 8' fence**





**110 Forrest View Terrace**

**Fence along left side of the lot's back yard  
appears to be an 8' fence**



## APPENDIX 3

(Page 1 of 2)



0 40 80 120 ft



Date: 7/19/2022

### Fulton County GIS

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use of these data, even if Fulton County is advised of the possibility of such loss.



#### A. 420 Rill Crest Court

#### B. 410 Rill Crest Court

(Sushil Pangeni - Owner; Hendrick Stephan Badewhorst - Tenant)

#### C. 315 Knoll Ridge Court

(Donna M. Leftenant - Owner)

#### D. 325 Knoll Ridge Court

(Fernando J. Castulo, Jose Castulo & M. Antonia Boyso - Owners)

#### E. 430 Rill Crest Court

(Josh Funderburk & Annie Funderburk - Owners)

#### F. 425 Rill Crest Court

(Amanda Poland - Owner)

#### G. 405 Rill Crest Court

(Progress Residential Borrower 5 LLC - Owner;  
Hendrick Stephan Badewhorst - Tenant)



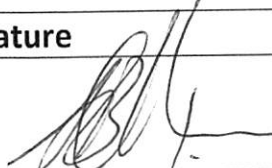
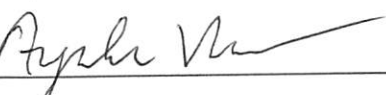
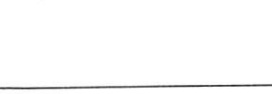
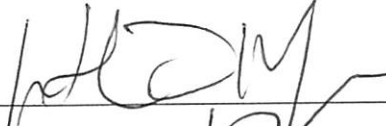
**APPENDIX 3**

(Page 2 of 2)

To: The City of Alpharetta and its residents,  
the City of Alpharetta Community Development Department, and  
Curtis Donatto and Gloria Ante

Re: 2022 Variance Application of Curtis Donatto and Gloria Ante regarding Fencing at  
420 Rill Crest Court, Alpharetta, Georgia 30022 (Alpharetta Case No. V-22-26)

We, the undersigned, are the neighbors immediately adjoining or directly across Rill Crest Court from the residence of Curtis Donatto and Gloria Ante (the "Owners") located at 420 Rill Crest Court in Alpharetta, Georgia. We hereby acknowledge that the Owners have made application to the City of Alpharetta for issuance of a variance regarding the height and exterior facing of the fencing presently enclosing the sides and rear of the Owners' residence (the "Fencing") and agree, by execution hereof, that (i) we have no issues, complaints or objections to existence of the Fencing as currently installed, (ii) we consent to continued existence and maintenance of the Fencing as currently installed and (iii) we support issuance of the Variance requested in Alpharetta Case No. V-22-26 for the benefit of the Owners and 420 Rill Crest Court with regard to the Fencing.

| Name                                      | Address                                      | Signature                                                                              | Date          |
|-------------------------------------------|----------------------------------------------|----------------------------------------------------------------------------------------|---------------|
| *Hendrick Stephan<br>Badenwhorst (tenant) | 410 Rill Crest Court,<br>Alpharetta, Georgia | x    | July __, 2022 |
| Josh Funderburk                           | 430 Rill Crest Court,<br>Alpharetta, Georgia | x   | July __, 2022 |
| Annie Funderburk                          |                                              | x  |               |
| **<br>Donna M. Leftenant                  | 315 Knoll Ridge Court<br>Alpharetta, Georgia | x  | July __, 2022 |
| Fernando J. Castulo,                      | 325 Knoll Ridge Court<br>Alpharetta, Georgia | x  | July __, 2022 |
| Jose Castulo                              |                                              | x (Deceased)                                                                           |               |
| & M. Antonia Boyso                        |                                              | x  |               |
| * <del>JONATHAN MAYER</del><br>(tenant)   | 405 Rill Crest Court,<br>Alpharetta, Georgia | x  | July __, 2022 |
| Amanda Poland                             | 425 Rill Crest Court,<br>Alpharetta, Georgia | x  | July __, 2022 |

\* Property is a rented residence; property owner has been notified of the pending Variance request via mail.

\*\* In addition to a personal visit by Mr. Donatto, a notice of the pending Variance request has also been mailed to Ms. Leftenant as reflected in Appendix 4.



**APPENDIX 4**

**Mailed Correspondence to Adjoining Owners**

**(See 3 Pages Attached)**

Law Offices

Of

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**W. Daniel Hicks, Jr., LLC**

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July 29, 2022

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED**

Progress Residential Borrower 5, LLC  
P.O. Box 4090  
Scottsdale, Arizona 85261

Re: 2022 Variance Application of Curtis Donatto and Gloria Ante ("Owners") regarding  
Fencing at 420 Rill Crest Court, Alpharetta, Georgia 30022 (Alpharetta Case No. V-22-26)

**NOTICE OF PUBLIC HEARING**

Gentlemen:

Please allow this letter to serve as notice of a public hearing with respect to a variance request concerning 420 Rill Crest Court in Alpharetta, Georgia (the "Property"), in which request the Owners of such Property have applied to the City of Alpharetta for issuance of a variance regarding the 8' height and exterior facing of the fencing presently enclosing the sides and rear of the Owners' Property (the "Fencing"). 420 Rill Crest Court is located across Rill Crest Court from your property located at 405 Rill Crest Court in Alpharetta.

The variance request will be considered by the Alpharetta Board of Zoning Appeals at a public hearing to be held on Thursday, September 15, 2022, at 5:30 PM. The meeting will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, Georgia 30009.

If you have any questions or concerns regarding the variance request, please feel free to contact me at your convenience. I can be reached at [dan@wdhlawfirm.com](mailto:dan@wdhlawfirm.com) or (678) 335-9465.

Sincerely,



W. Daniel Hicks, Jr.

WDH/cep

cc: Mr. Curtis Donatto; Ms. Gloria Ante

555 Sun Valley Drive, Suite N4, Roswell, Georgia 30076  
Phone: (678) 335-9465 ^ Direct Dial: (678) 335-9467 ^ Fax: (678) 335-9451  
E-Mail: [dan@wdhlawfirm.com](mailto:dan@wdhlawfirm.com)



Law Offices

Of

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**W. Daniel Hicks, Jr., LLC**

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July 29, 2022

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED**

Mr. Sushil Pangen  
410 Rill Crest Court  
Alpharetta, Georgia 30022

Re: 2022 Variance Application of Curtis Donatto and Gloria Ante ("Owners") regarding  
Fencing at 420 Rill Crest Court, Alpharetta, Georgia 30022 (Alpharetta Case No. V-22-26)

**NOTICE OF PUBLIC HEARING**

Dear Mr. Pangen:

Please allow this letter to serve as notice of a public hearing with respect to a variance request concerning 420 Rill Crest Court in Alpharetta, Georgia (the "Property"), in which request the Owners of such Property have applied to the City of Alpharetta for issuance of a variance regarding the 8' height and exterior facing of the fencing presently enclosing the sides and rear of the Owners' Property (the "Fencing"). 420 Rill Crest Court is located immediately adjacent to your property located at 410 Rill Crest Court in Alpharetta.

The variance request will be considered by the Alpharetta Board of Zoning Appeals at a public hearing to be held on Thursday, September 15, 2022, at 5:30 PM. The meeting will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, Georgia 30009.

If you have any questions or concerns regarding the variance request, please feel free to contact me at your convenience. I can be reached at [dan@wdhlawfirm.com](mailto:dan@wdhlawfirm.com) or (678) 335-9465.

Sincerely,



W. Daniel Hicks, Jr.

WDH/cep

cc: Mr. Curtis Donatto; Ms. Gloria Ante

555 Sun Valley Drive, Suite N4, Roswell, Georgia 30076  
Phone: (678) 335-9465 ^ Direct Dial: (678) 335-9467 ^ Fax: (678) 335-9451  
E-Mail: [dan@wdhlawfirm.com](mailto:dan@wdhlawfirm.com)

Law Offices

Of

---

W. Daniel Hicks, Jr., LLC

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August 11, 2022

VIA USPS

Ms. Donna M. Leftenant  
315 Knoll Ridge Court  
Alpharetta, Georgia 30022

Re: 2022 Variance Application of Curtis Donatto and Gloria Ante ("Owners") regarding  
Fencing at 420 Rill Crest Court, Alpharetta, Georgia 30022 (Alpharetta Case No. V-22-26)

NOTICE OF PUBLIC HEARING

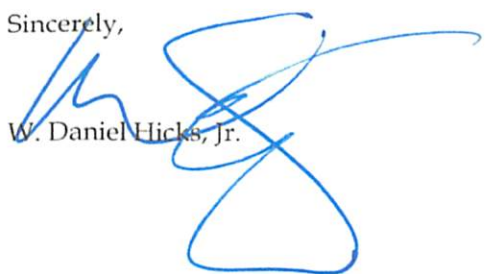
Dear Ms. Leftenant:

Please allow this letter to serve as notice of a public hearing with respect to a variance request concerning 420 Rill Crest Court in Alpharetta, Georgia (the "Property"), in which request the Owners of such Property have applied to the City of Alpharetta for issuance of a variance regarding the 8' height and exterior facing of the fencing presently enclosing the sides and rear of the Owners' Property (the "Fencing"). 420 Rill Crest Court is located in part immediately adjacent to the rear of your property located at 315 Knoll Ridge Court.

The variance request will be considered by the Alpharetta Board of Zoning Appeals at a public hearing to be held on Thursday, September 15, 2022, at 5:30 PM. The meeting will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions or concerns regarding the variance request, please feel free to contact me at your convenience. I can be reached at [dan@wdhlawfirm.com](mailto:dan@wdhlawfirm.com) or (678) 335-9465.

Sincerely,



W. Daniel Hicks, Jr.

WDH/ecp

Cc: Mr. Curtis Donatto; Ms. Gloria Ante

555 Sun Valley Drive, Suite N4, Roswell, Georgia 30076  
Phone: (678) 335-9465 ▲ Direct Dial: (678) 335-9467 ▲ Fax: (678) 335-9451  
E-Mail: [dan@wdhlawfirm.com](mailto:dan@wdhlawfirm.com)



# BOARD OF ZONING APPEALS MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: BRIAN BORDEN

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## I. AGENDA ITEM TITLE: V-22-23 PATEL/1355 BRANDYWINE TRAIL REAR SETBACK VARIANCE

BOARD OF ZONING APPEALS: SEPTEMBER 15, 2022

## II. RECOMMENDATION:

Approve V-22-23 Patel/1355 Brandywine Trail Rear Setback Variance, subject to the following conditions:

1. Porch shall be permitted as depicted on the plans prepared by Peachtree Deck & Porches, dated 3/29/22, and with a 15' rear setback.
2. Replace any removed trees on a 1 tree for 1 tree basis, excluding any specimen trees, as approved by Staff.

## III. REPORT IN BRIEF:

The applicant, Shalin Patel, is requesting consideration of a variance to reduce the rear setback from 30' to 15' for the construction of a covered porch. The subject property is located at 1355 Brandywine Trail in the Ruth's Farm subdivision.

## DISCUSSION

The submitted request, if approved, would allow for a covered porch attached to the rear of a single-family home with a reduced rear setback of fifteen-feet (15'). The subject property is located at 1355 Brandywine Trail in the Ruth's Farm subdivision.

The 0.36-acre property is zoned R-15 (Dwelling, 'For-Sale', Residential) and developed with a 2-story, 4,225 square foot single-family detached home. Surrounding properties are zoned R-15 and are located in the Ruth's Farm subdivision, except that the property backs up to a property owned by the Alpharetta Historic Society, Inc.

Unified Development Code (UDC) Subsection 2.2.5(D) District Regulations notes the R-15 rear lot setback as twenty-five (25'). In this instance, the community's developer established a thirty-foot (30') rear setback with the recording of the community's final plat.

The site plan depicts a 280 square foot covered porch attached to the rear of the existing home. A fifteen-foot (15') rear setback is proposed for the covered porch. The porch has a depth of 14' from the rear wall of the home and is shown as being 20' wide. There are presently several trees that were planted along the rear of the lot at the time of the community's development. The applicant, based upon her contractor's knowledge, does not believe the construction would result in the removal of any trees.

## 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 location on a cul-de-sac. Additionally, the lot is nearly as wide as it is deep. The combination of limited lot depth and a location on the cul-de-sac requiring the home be setback further than other homes on the same street greatly restrict the use of the rear property.*

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

*Response: Application of the ordinance would eliminate the option of constructing a rear porch. A survey was not prepared for the application, but an online mapping tool as well as the home location plan prepared by the builder, show the rear of the home as being anywhere from twenty-seven feet (27') to thirty-one feet (31') from the rear property line which would greatly limit the usability of the rear yard.*

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 has an unusual shape given its location on a cul-de-sac and limited lot depth. The location on the cul-de-sac required that the home be setback further than other homes on the same street.*

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

*Response: Relief should not cause substantial detriment to the public good. The property has an unusual shape given its location on a cul-de-sac and limited lot depth. The location on a cul-de-sac required that the home be setback further than other homes on the same street. Similar requests have been approved in the past, including a pool rear setback variance to eleven feet (11') for another property in Ruth's Farm. In addition, the applicant provided letters of no objection from the adjacent properties on either side and from the Ruth's Farm HOA. They were unsuccessful in receiving a response from their neighbors to the rear, which are owned by the Alpharetta Historical Society.*

## **CONCURRENCES**

Staff has reviewed the applicant's proposal and generally supports the rear setback variance for the covered porch. The property has an unusual shape due to its location on a cul-de-sac and limited lot depth, which required the home to be setback further than other homes. Similar requests have been approved in the past, including a pool rear setback variance to eleven feet (11') for another property in Ruth's Farm. In addition, the applicant provided letters of no objection from the adjacent properties on either side and from the Ruth's Farm HOA.

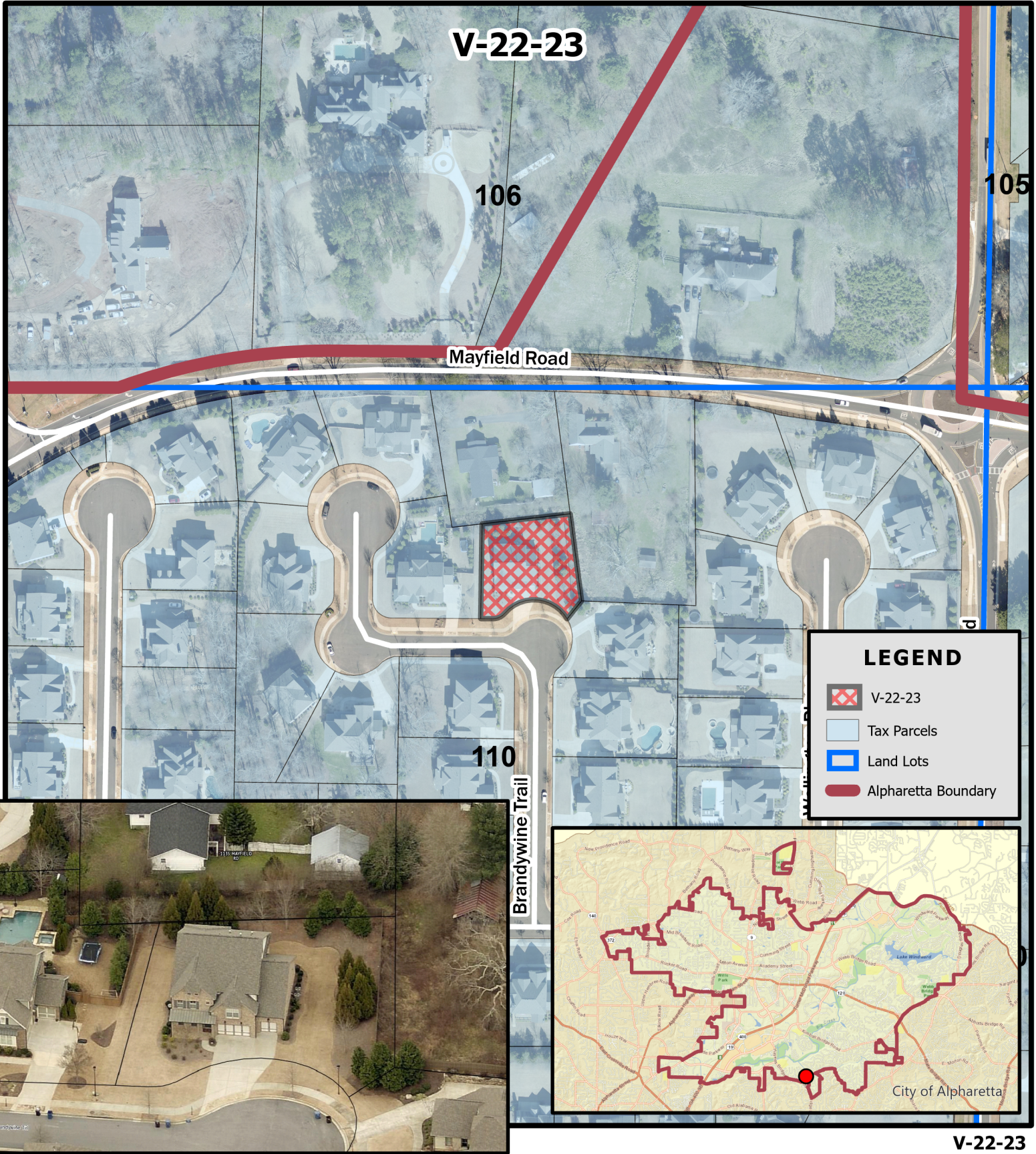
## **CITIZEN PARTICIPATION PLAN**

The applicant provided letters of no objection from the adjacent properties on either side and from the Ruth's Farm HOA. They did not receive a response from their neighbors to the rear.

## **IV. ATTACHMENTS:**

- Site Plan



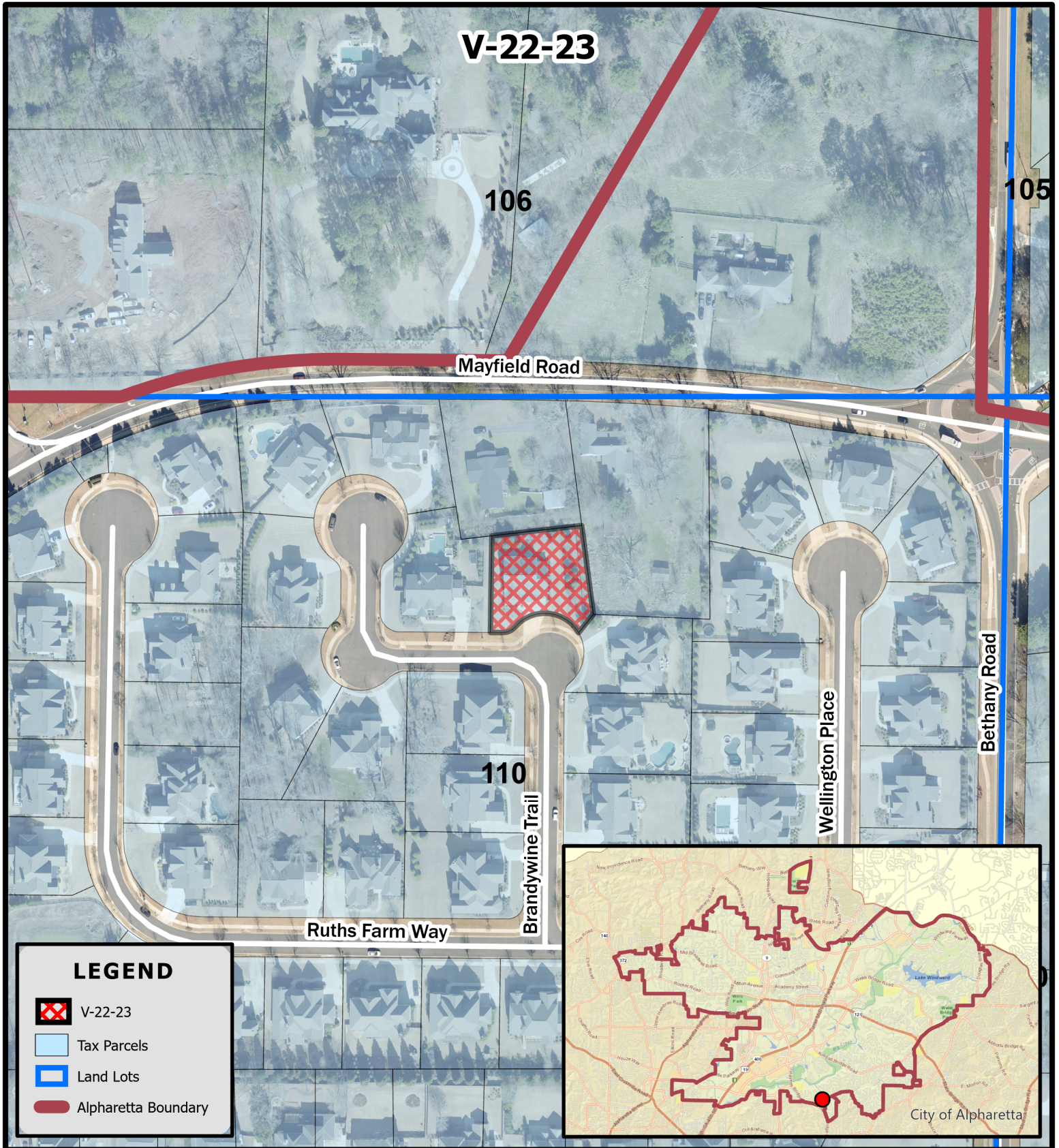


**Aerial Map**  
**1355 Brandywine Trail**

**V-22-23**  
**D/LL: 2/2/0110**  
**BZA: 9/15/22**

**Location Map Provided by:**  
**Community Development - GIS**





## Location Map 1355 Brandywine Trail

**V-22-23**  
**D/LL: 2/2/0110**  
**BZA: 9/15/22**

**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-22-23 / 1355 Brandywine Trail Variance

Contact Name: Shalin Patel Telephone: (617) 680-2772

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.

Please see attached files for responses from neighbors and the HOA.

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.*

- |                                            |                                                       |
|--------------------------------------------|-------------------------------------------------------|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits              |
| <input type="checkbox"/> Telephone         | <input type="checkbox"/> Group Meeting                |
| <input checked="" type="checkbox"/> Email  | <input type="checkbox"/> 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: \_\_\_\_\_

*Shalin Patel*

Date: \_\_\_\_\_

*8/15/2022*

Print Form

**V-22-23 / 1355 Brandywine Trail Variance**

Residences contacted about Public Hearing:

1365 Brandywine Trail- (Aric and Rohini Quinones)- via email

1345 Brandywine Trail- (Peter and Jeannae Geist)- via email

1145 Mayfield Road- via postal mail

1135 Mayfield Road- via postal mail

Ruths Farm HOA- via email



## Shalin Patel

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**From:** Jeannae Geist <jeannae.geist@me.com>  
**Sent:** Tuesday, August 2, 2022 10:53 AM  
**To:** Shalin Patel  
**Cc:** Pete Geist  
**Subject:** Re: Notice of Variance Request- 1355 Brandywine Trail

Hi Shalin and Heena,

We appreciate you letting us know about your upcoming construction project. Pete and I really do miss having a screened porch. You're going to love it! We hope all goes smoothly with your variance approval and construction process. Please let us know how everything turns out. A screened porch might be in our future too. :)

Thanks,

Jeannae

On Aug 1, 2022, at 5:08 PM, Shalin Patel <[patelshalinp@gmail.com](mailto:patelshalinp@gmail.com)> wrote:

Aug 1, 2022

Shalin and Heena Patel  
1355 Brandywine Trail  
Alpharetta GA 30004

RE: V-22-23 / 1355 Brandywine Trail Variance

Dear Property Owner:

Please allow this letter to serve as public notice for a Variance request at 1355 Brandywine Trail, Alpharetta GA to change the rear setback from 30' to 15'. This variance would allow us to build a 20'x14' screened porch.

This item will be considered by the Board of Zoning Appeals on Thursday, September 15th at 5:30 PM. The meeting will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at [patelshalinp@gmail.com](mailto:patelshalinp@gmail.com) or (617) 680-2772.

Sincerely,

Shalin and Heena Patel

## Shalin Patel

---

**From:** Aric Quinones <aricquinones@gmail.com>  
**Sent:** Tuesday, August 2, 2022 9:51 AM  
**To:** Shalin Patel; rohinind@yahoo.com  
**Subject:** Re: Notice of Variance Request- 1355 Brandywine Trail

Thank you for notifying us of the porch and rear setback. We have discussed this as a family and have no concerns with the request.

If you need any additional information, please do not hesitate to contact us.

Aric and Rohini Quinones

Get [Outlook for iOS](#)

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**From:** Shalin Patel <patelshalinp@gmail.com>  
**Sent:** Monday, August 1, 2022 5:08 PM  
**To:** aricquinones@gmail.com <aricquinones@gmail.com>; rohinind@yahoo.com <rohinind@yahoo.com>  
**Subject:** Notice of Variance Request- 1355 Brandywine Trail

Aug 1, 2022

Shalin and Heena Patel  
1355 Brandywine Trail  
Alpharetta GA 30004

RE: V-22-23 / 1355 Brandywine Trail Variance

Dear Property Owner:

Please allow this letter to serve as public notice for a Variance request at 1355 Brandywine Trail, Alpharetta GA to change the rear setback from 30' to 15'. This variance would allow us to build a 20'x14' screened porch.

This item will be considered by the Board of Zoning Appeals on Thursday, September 15th at 5:30 PM. The meeting will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at [patelshalinp@gmail.com](mailto:patelshalinp@gmail.com) or (617) 680-2772.

Sincerely,





**shalinp99@yahoo.com**

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**From:** HOA Board <hoa@ruthsfarm.com>  
**Sent:** Thursday, August 4, 2022 4:58 PM  
**To:** shalinp99@yahoo.com  
**Subject:** Re: variance request for 1355 Brandywine Trail

Mr. and Mrs. Patel

The Ruth's Farm HOA Board does not oppose you applying for a variance with the city of Alpharetta for a screened in porch.

After receiving your approved variance, please submit your specific plan with dimensions, sketch of porch as it relates to the position of your home, materials and paint colors, etc...

Regards,

Jeni Hall  
Ruth Farm HOA Board

Sent from my iPhone

On Aug 1, 2022, at 1:25 PM, shalinp99@yahoo.com wrote:

Hello again-

We are going before the City of Alpharetta Zoning Board on Sept 15, to request a change to our rear setback variance. This will allow us to proceed with getting quotes for a screened porch build (we've found that many patio builders want us to obtain the variance before providing us detailed quotes).

In order to obtain official approval from the Ruths Farm HOA, I realize we need to submit a detailed design with colors, shingles, paint, etc. We plan to get all of that detail when we work with the patio builder.

But for the Variance hearing, the City would like me to obtain an unofficial note from the HOA, basically saying you don't have any issues with our pursuing this variance.

Are you able to supply that note of support? I would then include that with my application.

Per City requirements, I am also contacting my direct neighbors about this hearing.

Please let me know of any questions.

Thanks,  
Shalin & Heena Patel  
1355 Brandywine Trail

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**From:** HOA Board <hoa@ruthsfarm.com>  
**Sent:** Sunday, March 27, 2022 6:32 PM  
**To:** shalinp99@yahoo.com  
**Subject:** Re: patio build-out

Hi! Hope you are doing well.

We need as much information as possible.

A drawing from your contractor. Also include paint, stain and brick color. Whichever is applicable to your project.

Remember the shingles must match....

If you have any questions please let me know.

Tracy Thompson

On Sun, Mar 27, 2022 at 11:22 AM <[shalinp99@yahoo.com](mailto:shalinp99@yahoo.com)> wrote:

Hello HOA Board-

We are interested in building a screened-in or covered patio in our backyard. What info would you need to provide HOA approval? What type of details do you need in a design plan?

Thanks,

Shalin & Heena Patel

1355 Brandywine Trail



# CITY OF ALPHARETTA

## PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: PHA 220027

PH #: V-22-23

☒ Property Taxes & Code Violations Verified

☒ Fee Paid Initial: dh

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." 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: Shalin Patel

Telephone: (617) 680-2772

Address: 1355 Brandywine Trail

Suite: \_\_\_\_\_

City: Alpharetta

State: GA

Zip: 30004

Fax: n/a

Mobile Tel: (617) 680-2772

Email: patelshalinp@gmail.com

### Subject Property Information:

Address: 1355 Brandywine Trail

Current Zoning: \_\_\_\_\_

District: \_\_\_\_\_ Section: \_\_\_\_\_ Land Lot: \_\_\_\_\_ Parcel ID: 22 432011011920

Proposed Zoning: N/A

Current Use: Residential

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

☐ Conditional Use

☐ Master Plan Amendment

☐ Comprehensive Plan Amendment

☐ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☐ Exception

☐ Other (Specify): \_\_\_\_\_

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## APPLICANT REQUEST AND INTENT

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

This is a residential owner-occupied home.

Applicant's Request (Please itemize the proposal):

This is a request to reduce the rear setback from 30' to 15', for the purposes of constructing a 20' x 14' covered porch.

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

The goal is to build a livable outdoor space in our home's backyard, in the form of a 20' x 14' covered porch.

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# BOARD OF ZONING APPEALS REVIEW CRITERIA

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Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

The lot is a cul-de-sac lot and therefore has a non-traditional lot shape. Due to the cul-de-sac lot, the home sits farther back on the lot. The rear setback distance to the property line varies based on which side of the home is being considered.

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

There is a hardship present as the cul-de-sac lot results in an uneven rear setback variance, from the house structure to the property line.

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

The property is a cul-de-sac lot, and therefore the house sits on an unusual position (not centrally situated).

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.

Relief, if granted, would not cause substantial detriment. The home is separated from the rear neighbors by many large privacy trees, including an evergreen tree and multiple magnolia trees. Also, there is a fence on our side, and a fence on one rear neighbor's side. Both rear neighbors also have privacy trees. Also, other neighbors in our subdivision have rear outdoor living spaces, including screened porches and swimming pools.

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: Variance for 1355 Brandywine Trail

Contact Name: Shalin Patel Telephone: (617) 680-2772

*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.*

1365 Brandywine Trail, Alpharetta GA

1345 Brandywine Trail, Alpharetta GA

1145 Mayfield Rd, Alpharetta GA

1135 Mayfield Rd, Alpharetta GA

Ruths Farm HOA

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.*

- |                                            |                                                 |
|--------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits        |
| <input type="checkbox"/> Telephone         | <input type="checkbox"/> Group Meeting          |
| <input checked="" type="checkbox"/> Email  | <input type="checkbox"/> 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.

They will be able to call me, email me, or visit with me in person.

## PROPERTY OWNER AUTHORIZATION

### Property Owner Information:

Contact Name: Shalin and Heena Patel

Telephone: (617) 680-2772

Address: 1355 Brandywine Trail

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:*

- |                                               |                                          |
|-----------------------------------------------|------------------------------------------|
| <input type="checkbox"/> Annexation           | <input type="checkbox"/> Special Use     |
| <input type="checkbox"/> Rezoning             | <input type="checkbox"/> Conditional Use |
| <input checked="" type="checkbox"/> Variance  | <input type="checkbox"/> Master Plan     |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other           |

### Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: n/a

Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

Suite: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

### So Sworn and Attested:

Owner Signature: \_\_\_\_\_

Date: 6/18/2022

Notary: \_\_\_\_\_

Notary Signature: Reena Patel

Date: 06/18/2022



## 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: **Shalin Patel**

Subject Public Hearing Case: **Variance for 1355 Brandywine Trail**

### 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: \_\_\_\_\_ 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: 6/21/22



|                  |                                  |        |        |       |    |
|------------------|----------------------------------|--------|--------|-------|----|
| Borrower/Client  | Shalin P Patel and Heena D Patel |        |        |       |    |
| Property Address | 1355 Brandywine Trl              |        |        |       |    |
| City             | Alpharetta                       | County | Fulton | State | GA |
| Lender           | Bay Equity LLC                   |        |        |       |    |
| Zip Code         | 30004                            |        |        |       |    |





## Real Estate

[View Bill](#)

[View bill image](#)

As of

6/17/2022

Bill Year

2021

Bill

2114699

Owner

PATEL SHALIN & HEENA DAHYABHAI

Parcel ID

22 -4320-1101-192-0

[View payments/adjustments](#)

| Installment | Pay By    | Amount     | Payments/Credits | Balance | Interest | Due    |
|-------------|-----------|------------|------------------|---------|----------|--------|
| 1           | 12/1/2021 | \$1,338.70 | \$1,338.70       | \$0.00  | \$0.00   | \$0.00 |
| TOTAL       |           | \$1,338.70 | \$1,338.70       | \$0.00  | \$0.00   | \$0.00 |

## PRELIMINARY PROPOSAL

## DESIGN OPTION 2

## DECK SPECIFICATIONS

- All general conditions (dumpsters, portable toilets, etc....)  
Demolition of existing patio and and installation of new patio to be completed by others under separate contract
- Plan design and structural engineering
- 20' Wide x 14' Deep **GABLE ROOF** Screened Porch with Vaulted Beadboard Ceiling and closed exterior soffits
- 18" Solid Recessed Panel Double Sided Kneewall
- 5' Wide TV wall with interior architectural trim and lap siding exterior
- (4) 11-inch Boral TruExterior Trim Architectural Columns with Crown, Base and Neck moldings
- (1) Ceiling fan rough-in and installation
- (2) Sconces/Light Fixture rough-in and installation
- (2) Single pole switches rough-in and install
- (2) GFCI outlets rough-in and install

### PORCH COMPONENT TOTALS

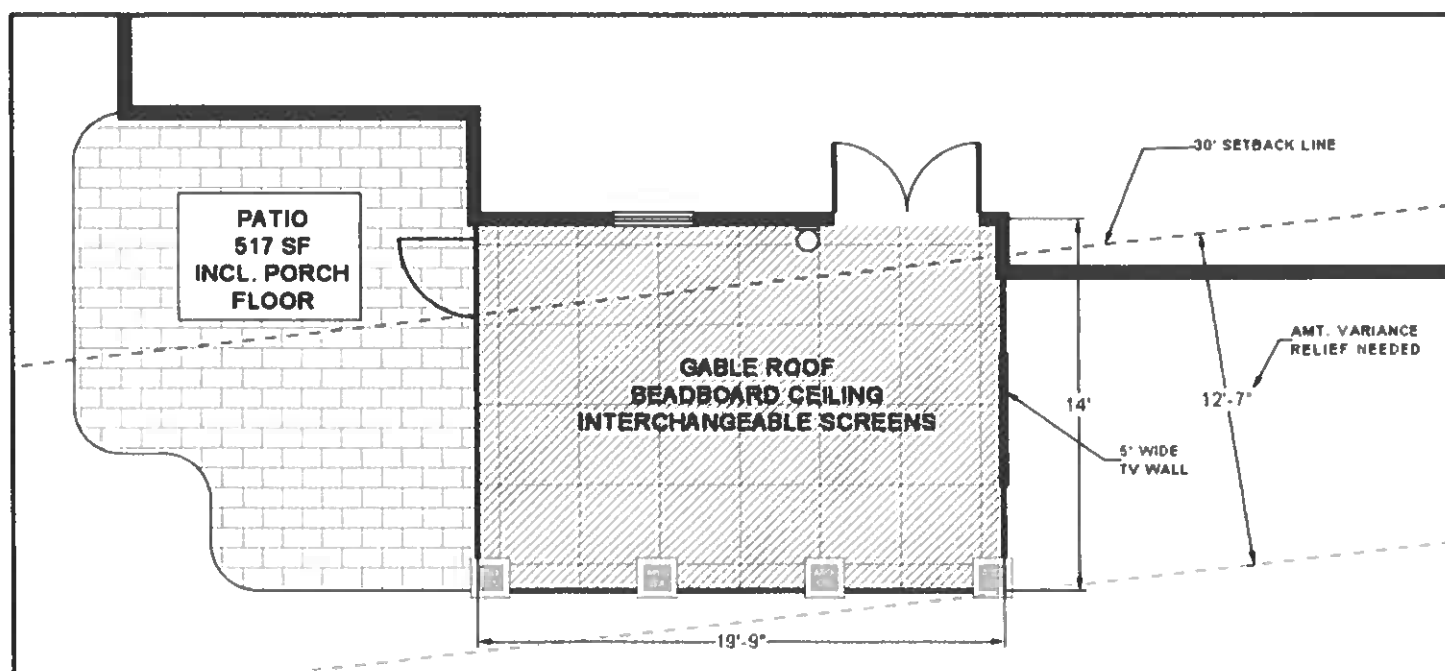
**\$ 48,294.28**

## INTERCHANGEABLE SCREEN SYSTEM

- Install interchangeable screen system in all openings in lieu of fixed screens
- One set of screens and one set of clear vinyl solid panels to be provided

### INTERCHANGEABLE SCREEN SYSTEM TOTALS

**\$ 2,618.02**





# SITE PLAN

Address: 1355 Brandywine Trail

City, State, ZIP: Alpharetta, GA 30004

County: USA

Scale 1":20'

