



BOARD OF ZONING APPEALS

JUNE 15, 2023

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

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MEETING MINUTES**
 - A. BZA Meeting Minutes**
- IV. ITEMS FROM BOARD MEMBERS**
- V. ITEMS FROM STAFF**
- VI. PUBLIC HEARING**

- A. V-23-10 / 890 Melbourne Trail**

- Consideration of a variance to reduce a rear setback from 35' to 17.5' to allow for an addition to a single-family home. The property is located at 890 Melbourne Trail and is legally described as being located in Land Lots 598 & 599, 1st District, 2nd Section, Fulton County, Georgia.

- VII. ADJOURNMENT**



Board Of Zoning Appeals May 18, 2023

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. MEETING ANNOUNCEMENTS

III CALL TO ORDER

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

IV. ROLL CALL

- Board of Zoning Appeal Members Present:
 - Marc Gelber (Chairman)
 - Lisa Shippel (Vice Chair)
 - Dereje Teshale
 - Donna Murphy
 - Anne Holcombe
 - Mike Perry
 - Scott Wharton
- Staff Present:
 - Michael Woodman, Planning + Development Services Manager
 - Tracy Jackson, Planning + Zoning Coordinator
 - James Drinkard, Assistant City Administrator

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

VII. ITEMS FROM BOARD MEMBERS

A. BZA Meeting Minutes 3-16-2023

- ❖ Board member Murphy offered a motion to approve the BZA

meeting minutes from 3-16-2023.

- Board member Holcombe seconded the motion.
- The motion was approved unanimously (7-0)

1. V-23-12 / 336 Meadow Dr.

Mr. Kearce came forward to thank the board for hearing the item and provide insight on his idea to add a garage and upgrade the home on the property.

- DRB Questions & Answers:

- Board member Murphy stated that she is happy that the applicant is remodeling the home versus tearing it down.

- Public comment:

- No public comment

- ❖ Board member Perry offered a motion to approve variance (V-23-12 /336 Meadow Dr)

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

VIII. ADJOURNMENT

- ❖ With there being no further items to consider or discuss, Chairman Gelber adjourned the meeting at 5:39 p.m.

Respectfully submitted,

Tracy Jackson

Planning + Zoning Coordinator



BOARD OF ZONING APPEALS MEETING

STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: NIKISHA MISTRY

I. AGENDA ITEM TITLE: V-23-11 890 MELBOURNE TRAIL SETBACK VARIANCE

BOARD OF ZONING APPEALS: JUNE 15, 2023

II. RECOMMENDATION:

Approve V-23-11 890 Melbourne Trail Setback Variance, subject to the following conditions:

1. Addition shall be permitted as depicted on the site plan, labeled Exhibit A, and with a 17.5' rear setback along the east property line.
2. Addition exterior shall match exterior of primary structure, as approved by Staff.

III. REPORT IN BRIEF:

The applicant, Natalie Correa, is requesting consideration of a variance to reduce the rear yard setback from 35' to 17.5'. The applicant proposes a 315 square foot addition to the rear of the home in order to accommodate an in-law suite. The subject property is located at 890 Melbourne Trail in the Hedington Square subdivision.

DISCUSSION

The submitted request, if approved, would allow for an addition to the rear of a single-family detached home with a reduced rear setback of 17.5'. The subject property is located at 890 Melbourne Trail in the Hedington Square subdivision.

The 0.35-acre property is zoned R-10 (Dwelling, 'For-Sale', Residential) and developed with a one (1) story, 2,006 square foot single-family detached home. Wetlands are present in the front of the property as well as a rainwater drain which passes through the property and under the driveway. Surrounding properties are zoned R-10 to the north, south, and west and are located in the Hedington Square subdivision. Properties to the east are zoned R-15 and are located within the Arrowood subdivision.

Unified Development Code (UDC) Subsection 2.2.7(D) District Regulations notes the R-10 rear yard setback as 25'. However, per the Hedington Square subdivision plat, a 35' rear setback was applied to properties adjacent to Rucker Road, as well as to properties abutting the Arrowood subdivision to the east. The larger rear setback affects twenty (20) lots in the subdivision including the subject property. All other lots have a 20' rear setback, which is approximately 80% of the subdivision.

The submitted application describes a 315 square foot addition at the rear of the existing home. A 17.5' rear setback reduction is proposed in order to construct an in-law suite. The addition has a depth of 17.5' from the rear wall of the home and is described as being eighteen feet (18') wide.

VARIANCE REVIEW CRITERIA

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. There are wetlands at the front of the property which limits construction at the front of the home. Additionally, the existing rear setback is larger than 80% of the lots in the same subdivision.

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 ability to construct an in-law suite addition. There is no other location to place an addition due to the irregular shape of the lot and the presence of wetlands in the front yard of the property.

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. The location on the cul-de-sac along with the presence of wetlands in the front yard required that the home be setback further than other homes on the same street. Additionally, the existing rear setback for the subject property is larger than 80% of the subdivision's lots due to its proximity to the adjacent subdivision.

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. The location on the cul-de-sac along with the presence of wetlands in the front yard required that the home be setback further than other homes on the same street. Additionally, the existing rear setback for the subject property is larger than 80% of the subdivision's lots due to its proximity to the adjacent subdivision. Furthermore, the applicant notified all five (5) adjacent properties and received three (3) responses which expressed no objection.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a variance. The property has an unusual shape given its location on a cul-de-sac. The location on the cul-de-sac along with the presence of wetlands in the front yard required that the home be setback further than other homes on the same street. Additionally, the existing rear setback for the subject property is larger than 80% of the subdivision's lots due to its proximity to the adjacent subdivision. Furthermore, the applicant notified all five (5) adjacent properties and received three (3) responses which expressed no objection.

CITIZEN PARTICIPATION PLAN

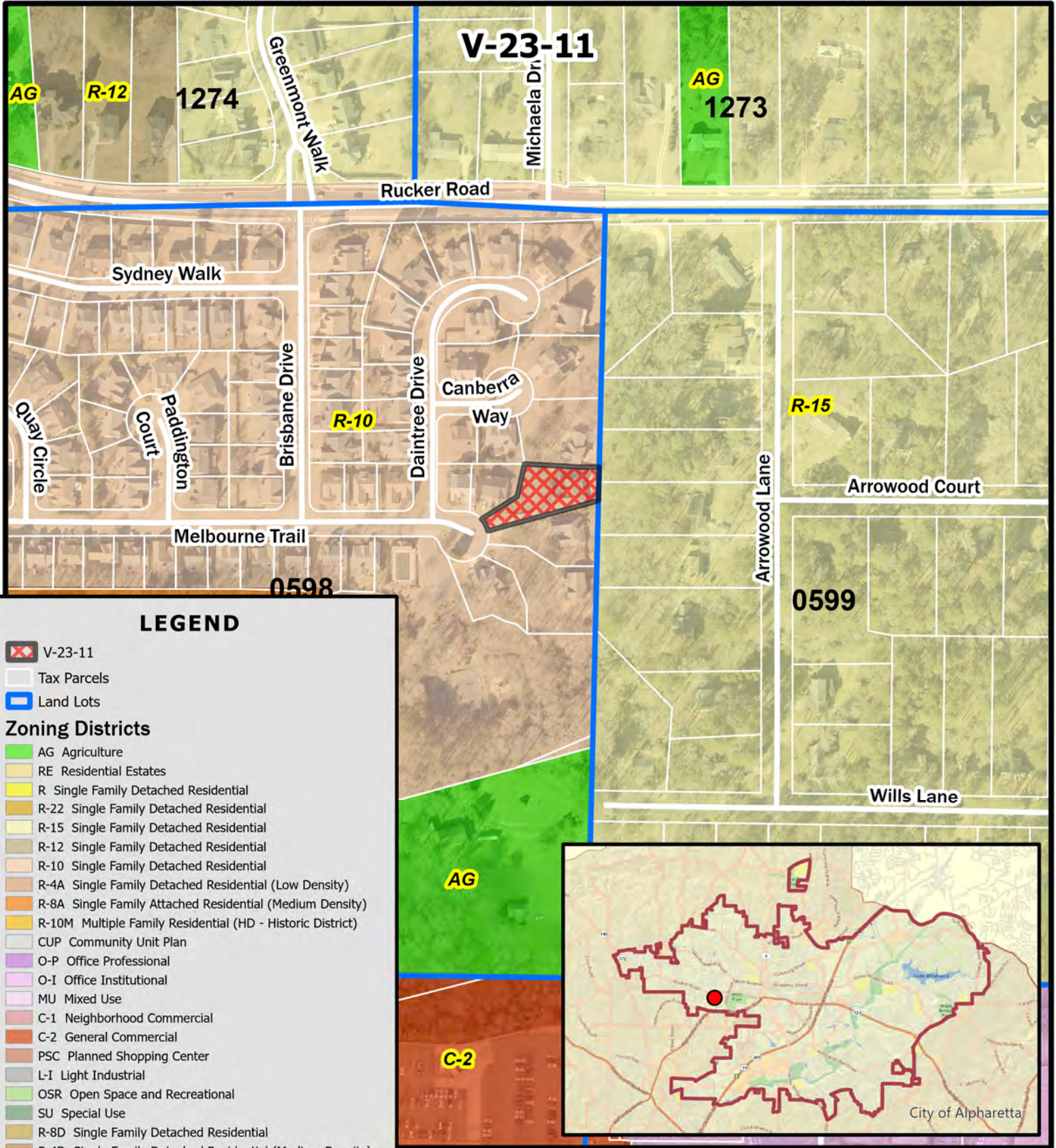
The applicant notified all properties adjacent to the subject property. There are a total of five (5) adjacent properties. The applicant received three (3) responses, all of which expressed no objection.

IV. ATTACHMENTS:

- Aerial Map
- Location Map
- Exhibit A – Site Plan
- Citizen Part B
- Application



V-23-11
D/LL: 1/2/0598
BZA: 6/15/23

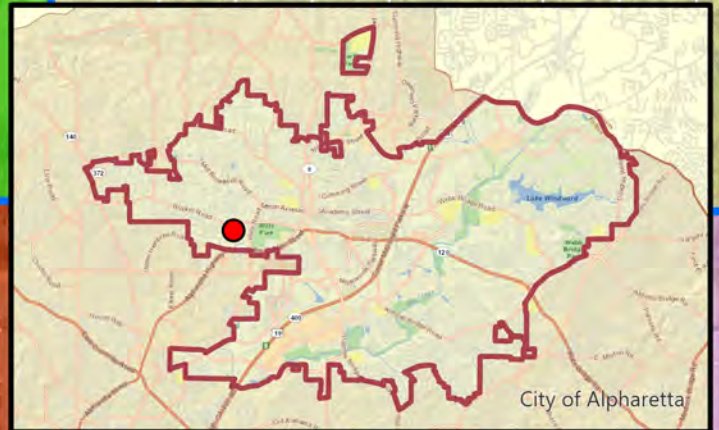


LEGEND

- V-23-11
- Tax Parcels
- Land Lots

Zoning Districts

- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-22 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-12 Single Family Detached Residential
- R-10 Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-8A Single Family Attached Residential (Medium Density)
- R-10M Multiple Family Residential (HD - Historic District)
- CUP Community Unit Plan
- O-P Office Professional
- O-I Office Institutional
- MU Mixed Use
- C-1 Neighborhood Commercial
- C-2 General Commercial
- PSC Planned Shopping Center
- L-I Light Industrial
- OSR Open Space and Recreational
- SU Special Use
- R-8D Single Family Detached Residential
- R-4D Single Family Detached Residential (Medium Density)
- R-8A/D Single Family Attached/Detached Residential
- DT-C Downtown Core
- DT-MU Downtown Mixed-Use
- DT-LW Downtown Live-Work
- DT-R Downtown Residential



V-23-11
D/LL: 1/2/0598
BZA: 6/15/23

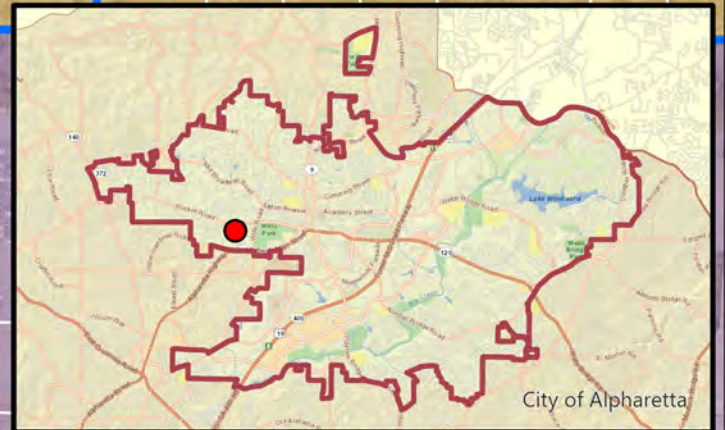


LEGEND

-  V-23-11
-  Tax Parcels
-  Land Lots

2040 Future Land Use

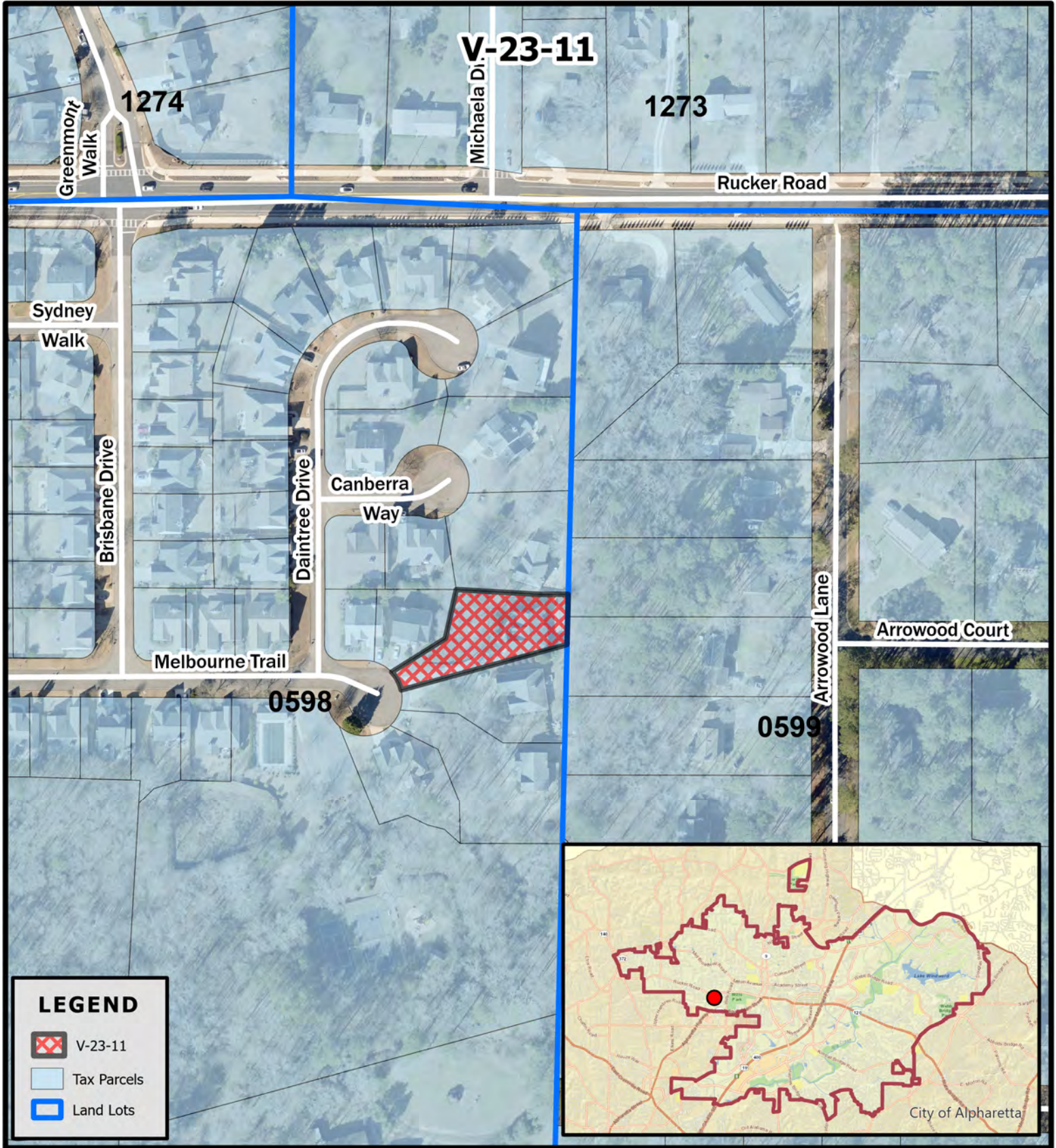
-  Business, Manufacturing, Warehousing, Light Industrial
-  Central Business District
-  Commercial
-  Corporate Office
-  Downtown Residential Density
-  High Density Residential
-  Low Density Residential
-  Medium Density Residential
-  Mixed Use
-  Mixed Use Live Work
-  Parks, Recreation, Open Space
-  Professional Business Office
-  Public, Institutional, Education
-  Residential Estate
-  Very Low Density Residential



V-23-11

D/LL: 1/2/0598

BZA: 6/15/23



V-23-11
D/LL: 1/2/0598
BZA: 6/15/23

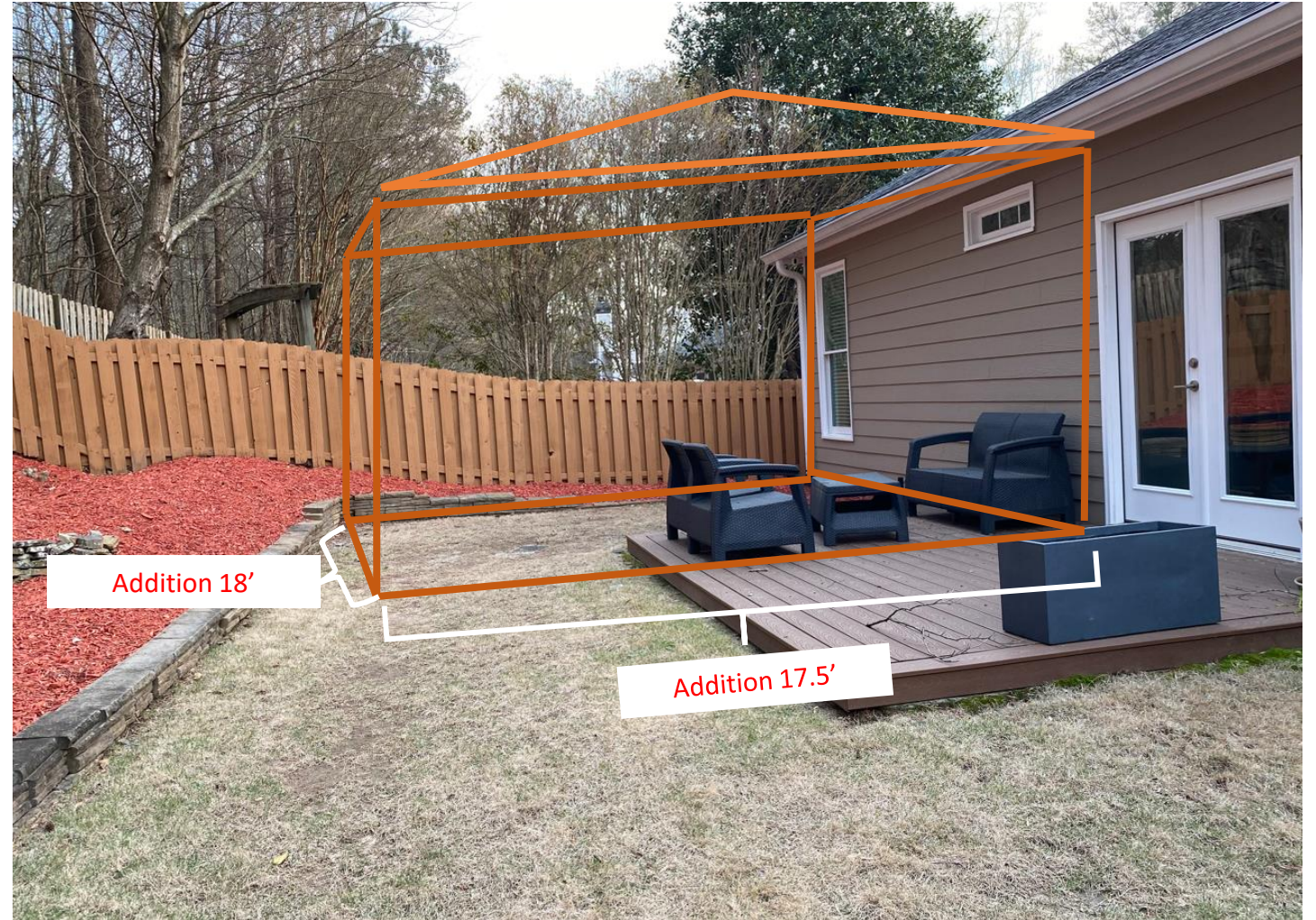
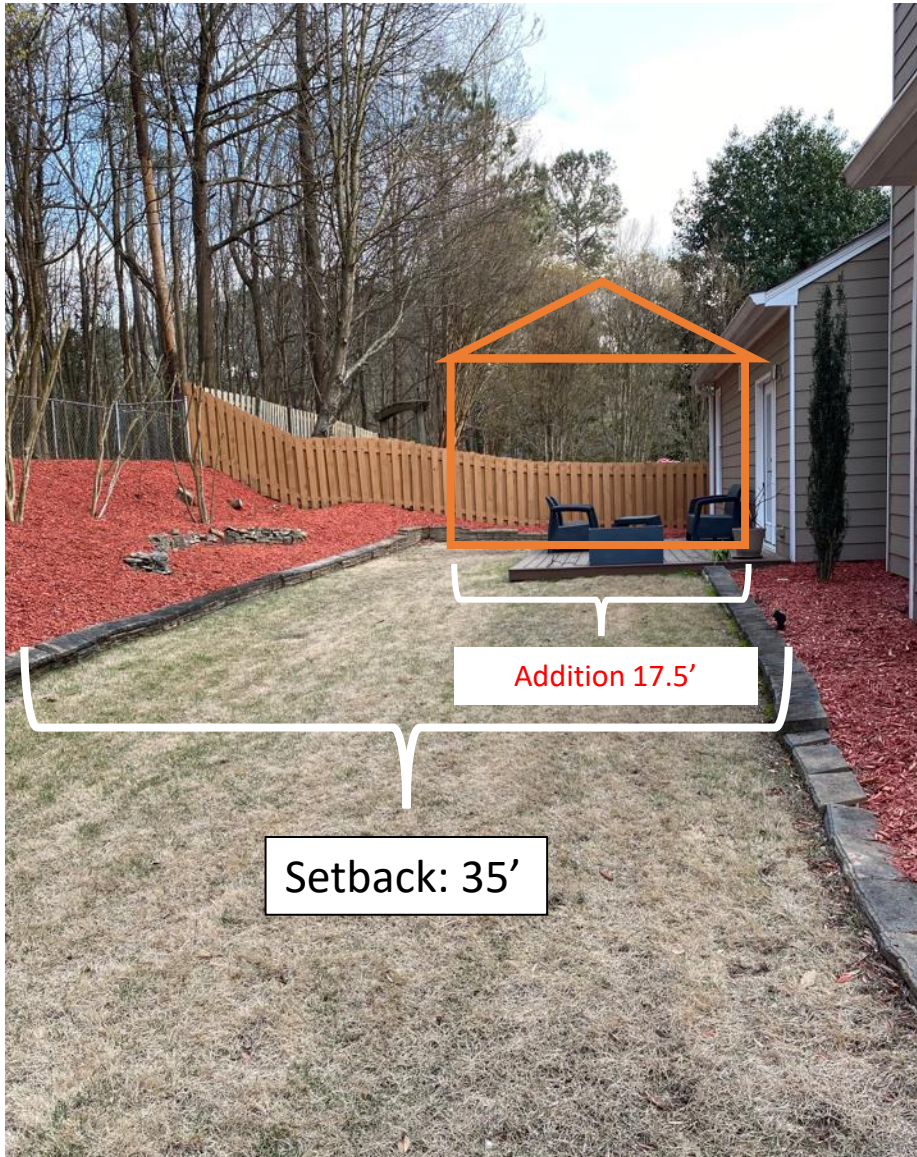
Location Map
890 Melbourne Trail

**Aerial view of the property located at 890 Melbourne Trl,
Alpharetta 30009 - showing addition**

Exhibit A



Backyard where the addition will be



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-23-11 890 Melbourne Trail

Contact Name: Natalia Correa Telephone: 6784629984

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.

Anj Patnaik - 880 Melbourne Trl, Alpharetta 30009

- I sent her a letter via mail explaining the intent of the variance and stating the date and time of the Public Hearing. I also sent her an email explaining she would get a letter in the mail

- Anjela replied to my email with no concerns on her side, and wished us good luck

Gail Ottinger and Chris Baker - 900 Melbourne Trl, Alpharetta 30009

- I sent them a letter via mail explaining the intent of the variance and stating the date and time of the Public Hearing. I also sent Gail text messages explaining she would get a letter in the mail

- Gail replied to my texts saying she didn't have any concerns with the variance and wished us good luck.

Karen Walley - 141 Arrowood Lane, Alpharetta 30009

- I sent her a letter via mail explaining the intent of the variance and stating the date and time of the Public Hearing.

- She communicated via text message and asked a couple of questions. She said she didn't have no concerns and wished us good luck with the variance and the process

Owner Property 2 back of the house - 151 Arrowood Lane, Alpharetta 30009

- I sent them a letter via mail explaining the intent of the variance and stating the date and time of the Public Hearing

- I have not received anything from them

Dan - 320 Canberra Way, Alpharetta 30009

- I sent them a letter via mail explaining the intent of the variance and stating the date and time of the Public Hearing

- I have not received anything from them

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: 05/24/2023

Print Form



Natalia Correa <buhocorrea2017@gmail.com>

Letter coming in the mail

3 messages

Natalia Correa <buhocorrea2017@gmail.com>

Thu, Apr 27, 2023 at 9:06 AM

To: anj patnaik <patna73@gmail.com>

Hello Anjela!

Hope you and your brother are doing well. I am out of town, and this is why I am sending you an email instead of coming to talk to you in person.

I wanted to let you know that you will be getting a letter from me in the mail regarding a public hearing that will be happening on June 15th at Alpharetta city council.

The reason for the public hearing is because we are applying for a variance on the setback of our property, and in order to comply with all the requirements, all properties touching our property, need to be notified.

We want to build an addition to our house in the back of the house, and build an in-law suite for my mom. The current setback of the back of our property, only allows us to move 2 feet to the back. So in order to be able to build what we need, we need approval from the city. This, being the first step in the process.

The letter explains it as well, and allows neighbors to reach out or even attend the Public Hearing in case there are any objections.

Please let me know if you have any questions or concerns.

Best regards,

Natalia

anj patnaik <patna73@gmail.com>

Thu, Apr 27, 2023 at 12:42 PM

To: Natalia Correa <buhocorrea2017@gmail.com>

Hi yes no issues here and I am sure your mom will be really happy for her own space in your house!! It will be some construction noise not sure.

Have a safe trip back

Anjela

[Quoted text hidden]

Natalia Correa <buhocorrea2017@gmail.com>

Thu, Apr 27, 2023 at 12:47 PM

To: anj patnaik <patna73@gmail.com>

Hi Anjela!

Thank you so much!

Yes it will be some construction noise but we will make sure contractor follows rules about hours of operation and they stick with it.

Hopefully will not take too long as we will do it as simple as possible.

Thank you again!

Natalia

[Quoted text hidden]

May 16, 2023

Tomas & Natalia Correa
890 Melbourne Trail
Alpharetta, GA 30009

RE: XN3720333: ACC decision for Structure Modification/Addition, 890 Melbourne Trail

Dear Homeowner,

The Architectural Control Committee (“ACC”) of the Hedington Square HOA (“Association”) has reviewed your application of Structure Modification/Addition, Public hearing for Variance and has approved the Application, as submitted. Please read this correspondence in full, as it includes important information regarding your Application.

Please ensure you follow completely the plans approved by the ACC. Should you need to deviate from these plans, you must submit a new Application detailing the changes for approval by the ACC. Please review your Associations governing documents and/or policies regarding timelines for initiating this project and/or completion requirements and once you begin your project you must diligently pursue it until fully completed.

Neither the Association nor its Board of Directors, officers, agents or community association managers are responsible in any way for ensuring the design, appropriateness, structural integrity, soundness, quality or building code/governmental compliance of any modifications, additions or improvements approved under your Application. You are responsible for performing any required investigation, design and or engineering for the project approved under your Application and for obtaining any required governmental building permit, licenses and/or inspections for the project.

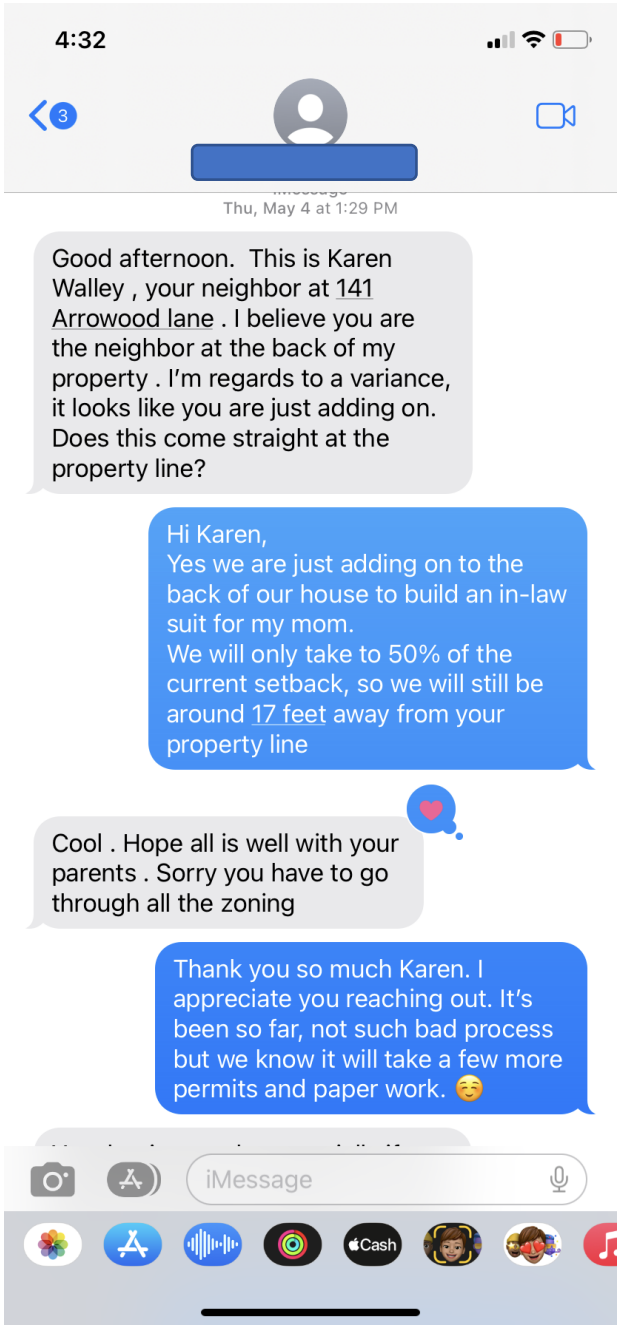
You must ensure that there is no interference with any easement existing in favor of the Association and/or other Hedington Square HOA lots, and ensuring that there is no redirection or increase of storm water flow, or any encroachment, onto Association common property or other Hedington Square HOA lots caused by or connected with the project. It is the responsibility of the property owner to ensure all modifications are on the property owner’s property. This approval does not constitute or grant you approval to enter the property of any neighbor; it is your responsibility to get such approval directly from such neighbor, if required for your project. If there is any question regarding property lines or easement areas, the ACC strongly encourages you to have a professional survey performed.

Neither the Association nor its Board of Directors, officers, agents nor property managers shall be held liable in any way for any injury, damages or loss arising out of or related in any way to the Application, the approval or disapproval of the Application, the duration of the application review, and/or the modifications, additions or improvements made under the Application. Community standards may change over time and the Declaration permits the Board and/or ACC to establish and change community standards and design guidelines. The ACC’s approval of your Application does not ensure or guarantee future approval of the same or similar modifications, additions or improvements on your lot or any other lot in the Association, and ACC or Board approval is required to replace or substantially repair any items approved under this Application in the future to ensure that the approved item(s) comply with then-current community standards. We appreciate your efforts to follow the guidelines set forth in the Covenants and thank you for your help in maintaining the design integrity of Hedington Square HOA. Please retain a copy of this letter with your files.

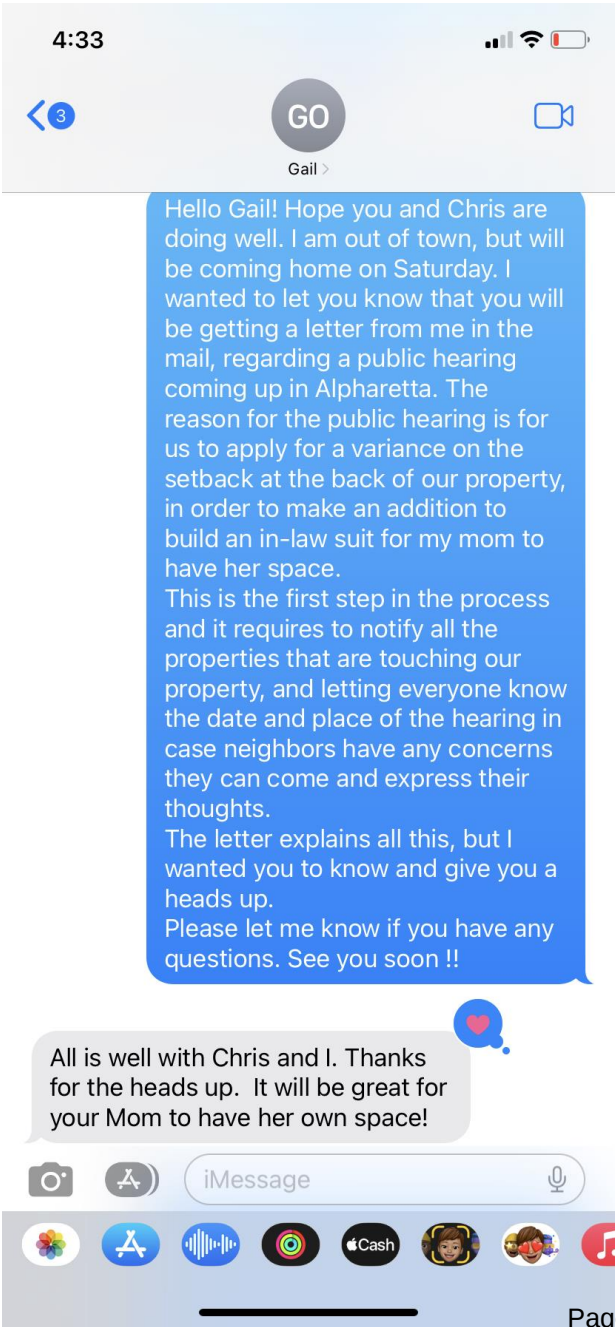
Sincerely,

Architectural Control Committee for Hedington Square HOA

Karen Walley from
141 Arrowood Ln,
Alpharetta 30009



Gail Ottinger and Chris Baker
from
900 Melbourne Trl, Alpharetta
30009



CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: PH4230008

PH #: _____

☐ Property Taxes & Code Violations Verified

☒ Fee Paid Initial: RC

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: Natalia Correa Telephone: 6784629984

Address: 890 Melbourne Trl Suite: _____

City: Alpharetta State: GA Zip: 30009 Fax: _____

Mobile Tel: _____ Email: buhocorrea2017@gmail.com

Subject Property Information:

Address: 890 Melbourne Trl Current Zoning: _____

District: _____ Section: _____ Land Lot: 29 Parcel ID: _____

Proposed Zoning: _____ Current Use: Owner's Permanent Resident

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): _____ | |

APPLICANT REQUEST AND INTENT

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

The property is currently used and will continue to be used as permanent resident for owners.

Applicant's Request (Please itemize the proposal):

The request is for a variance of 50% of the set back on the back of the property, in order to accommodate an in-law suite addition on the back of the house.

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

The intent is to have more space to bring my mom live with us, and have her in a more comfortable space.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Natalia Correa

Telephone: 6784629984

Address: 890 Melbourne Trl

Suite: _____

City Alpharetta

State: GA

Zip: 30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☒ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: same as above

Telephone: _____

Address: _____ Suite: _____

City: _____ State: _____ Zip: _____

So Sworn and Attested:

Owner Signature: Natalia Correa

Date: 03/18/2023

Notary:

Notary Signature: Ale Mutoopuri

Date: March 18, 2023



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: Natalia Correa

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

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

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

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

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

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

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

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure is true and correct to the best of my knowledge and belief. I understand that I am required to provide a copy of the plan to explain why the variance is needed. Applicant will provide a template of a non-objection letter for them to fill out and return. Applicant will provide contact information including email and phone number in case these individuals have any questions. They will also be notified of the date of the hearing.

Signature: Natalia Correa

Date: 03/18/2023

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

The property is currently used and will continue to be used as a permanent residence for owners.

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

Wetland: The front of the property has a wetland zone

Shape: Due to the position of the property in a cul de sac, the house was pushed to the back of the property, causing the house to be on the limits of the rear setback

SSE: 20' SSE located in the front of the lot, under the driveway

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

Not that I can tell

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

Location in a cul de sac - unusual lot shape

Wetland on the front of the property

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.

Not that I can tell

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: _____

Contact Name: Natalia Correa Telephone: 6784629984

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.

Anj Patnik

880 Melbourne Trl, Alpharetta 30009

Dan

320 Canberra Way, Alpharetta 30009

Gail Ottinger

900 Melbourne Trl, Alpharetta 30009

Owner property 1 back of the house

141 Arrowood Ln, Alpharetta 30009

Owner property 2 back of the house

151 Arrowood Ln, Alpharetta 30009

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

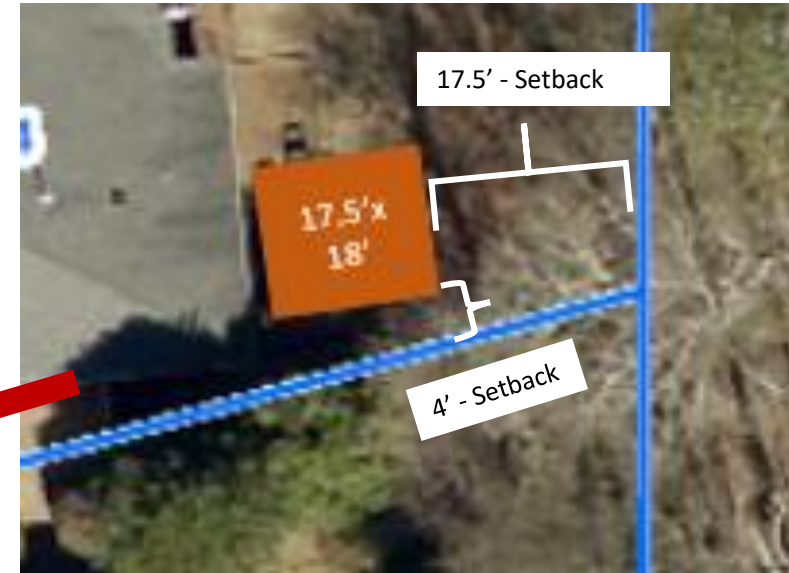
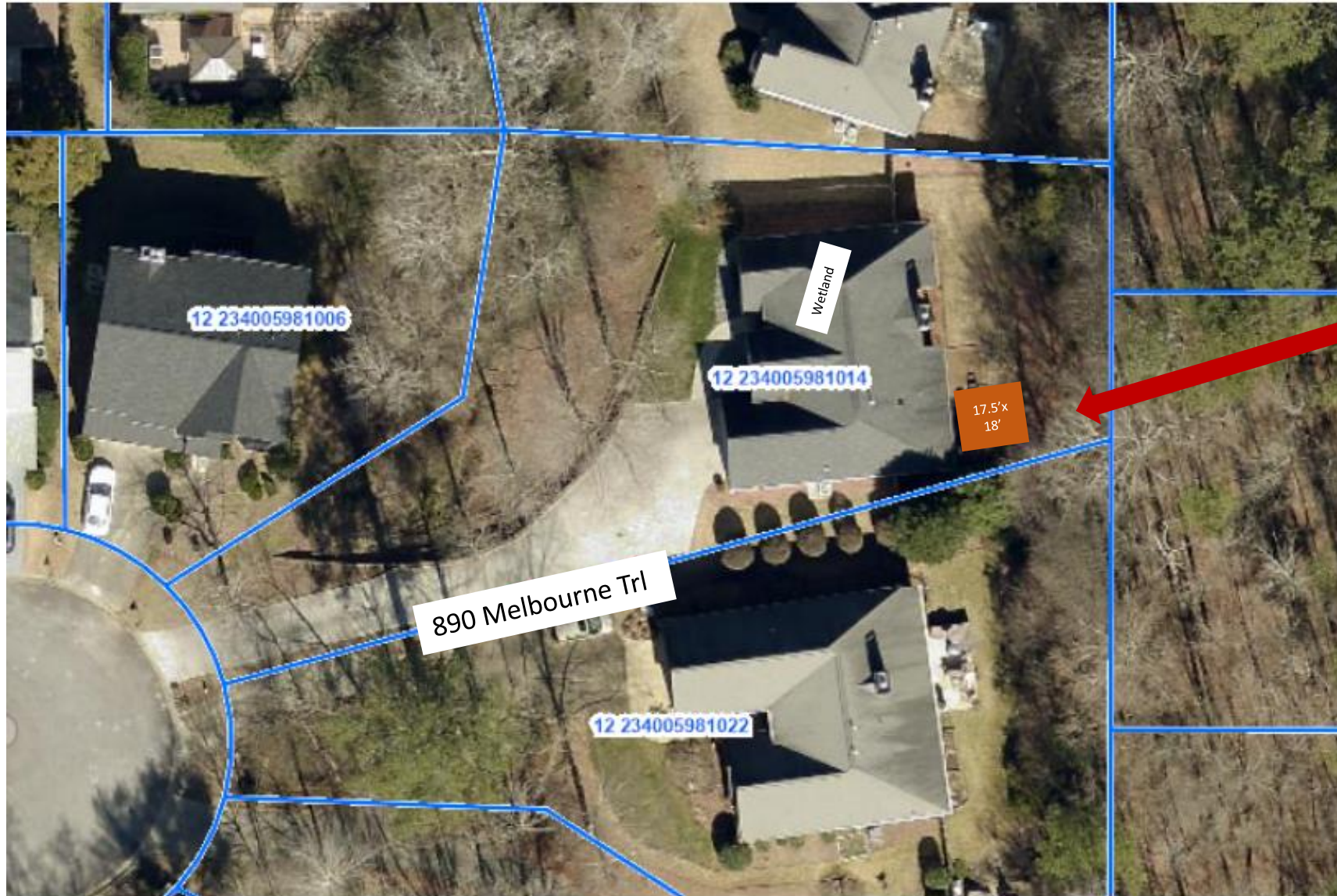
☐

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.

Applicant will provide a copy of the plan to explain why the variance is needed. Applicant will provide a template of a non-objection letter for them to fill out and return. Applicant will provide contact information including email and phone number in case these individuals have any questions. They will also be notified of the date of the Board of Zoning Appeals in case they want to attend.

**Aerial view of the property located at 890 Melbourne Trl,
Alpharetta 30009 - showing addition**



Beginning of the driveway, starting at the cul-de-sac



This area marked as Wetland, is a rain water drain that passes through our property and under the driveway. It continues under my neighbor's driveway

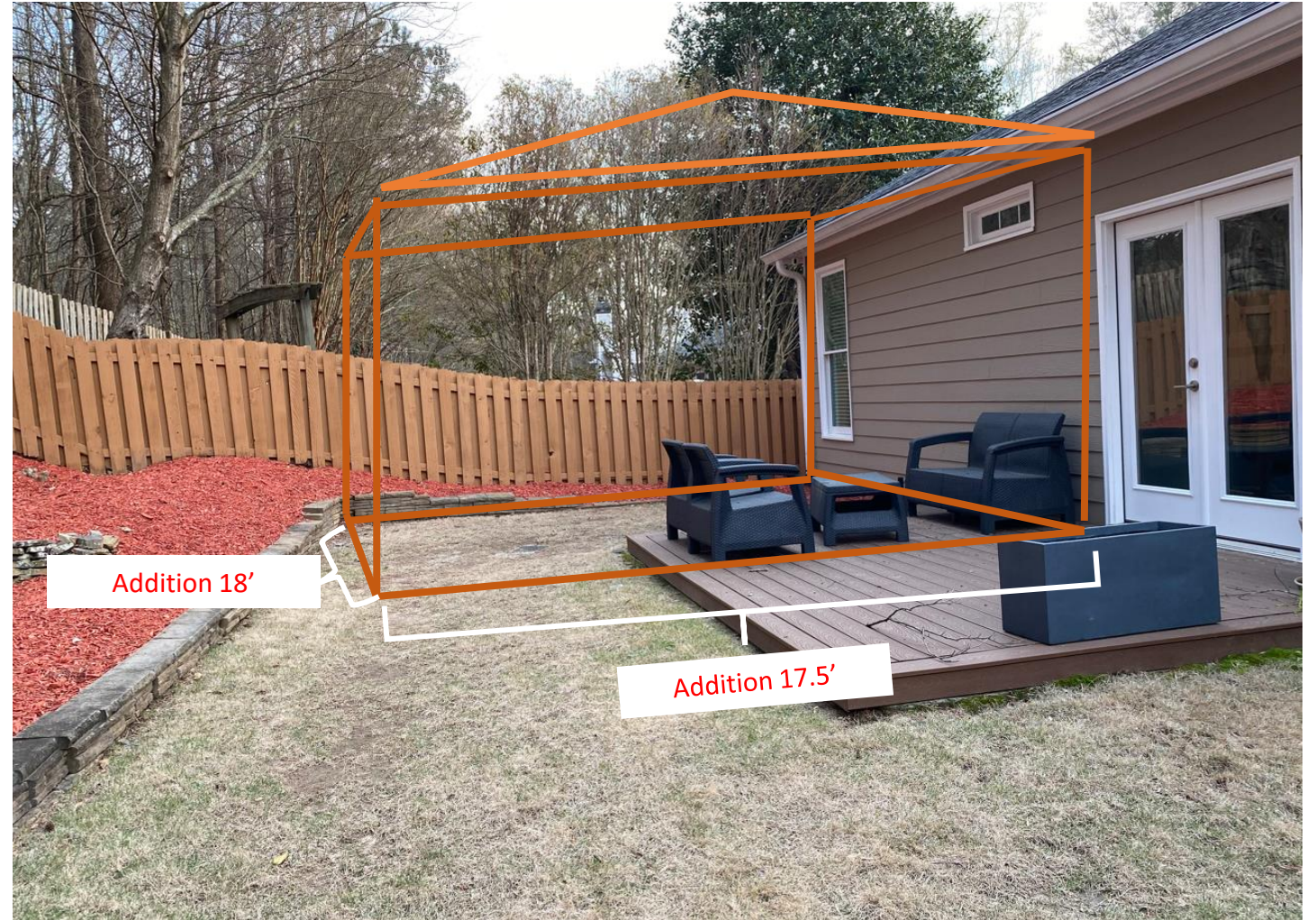
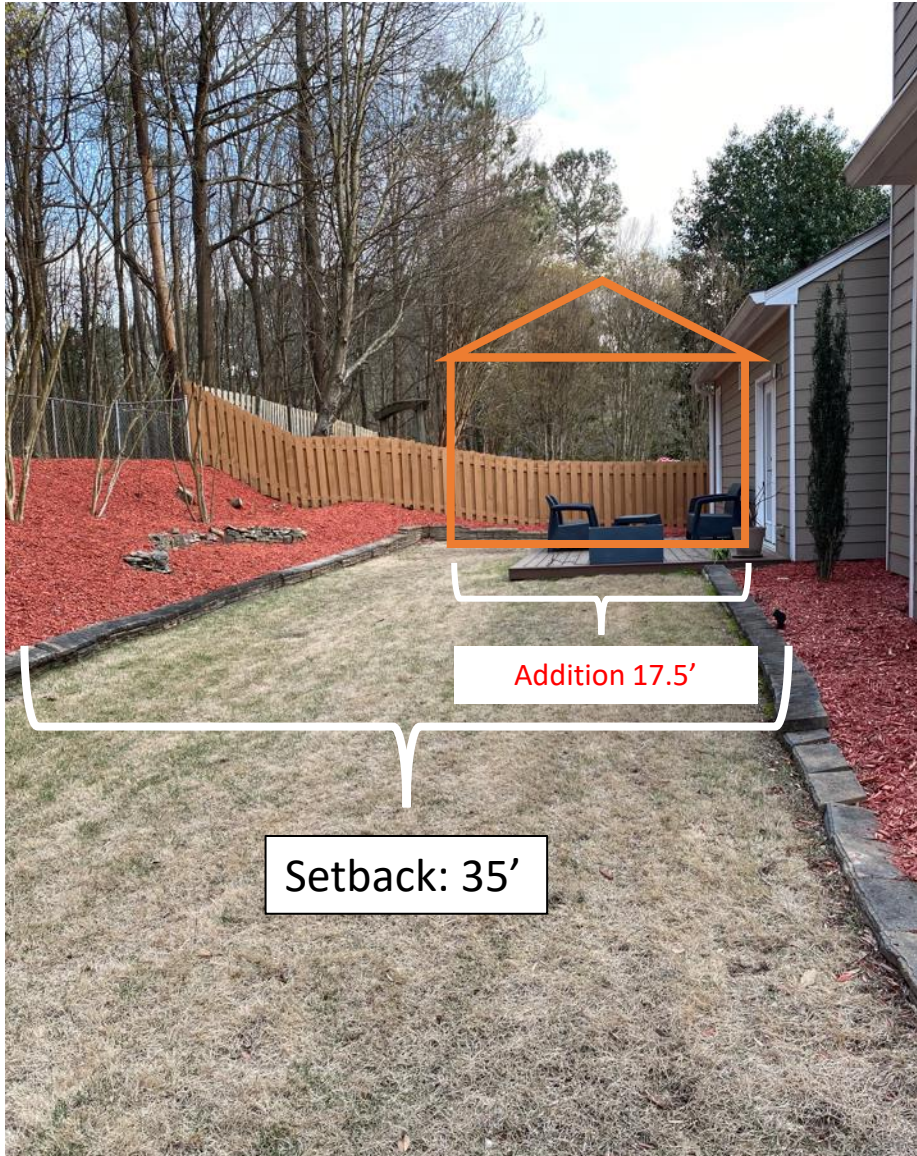
Close up





This is where the addition
will be located

Backyard where the addition will be





Distance from back fence
to house: 35'



Panoramic view of the backyard. There are no big trees in the property that would need to be removed.

