



BOARD OF ZONING APPEALS NOVEMBER 16, 2023

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

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

A. V-23-18 1060 Gramercy Lane

Consideration of a variance to allow for a swimming pool on a single-family residential lot. A variance is requested to Unified Development Code (UDC) Subsection 2.3.3(B) Accessory Uses and Structures, Swimming Pools to reduce the rear setback from 20' to 11.5'. The property is located at 1060 Gramercy Lane and is legally described as being located in Land Lots 1202 & 1203, 2nd District, 2nd Section, Fulton County, Georgia.

B. V-23-16 265 Dania Drive

Consideration of a variance to allow for a tear down and rebuild of a single-family detached home on 1.02 acres. A variance is requested to Unified Development Code (UDC) Subsection 2.2.1(D) AG agriculture, District Regulations to reduce the side setback from 25' to 12.5' on the south side of the property. The property is located at 265 Dania Drive and is legally described as being located in Land Lot 1177, 2nd District, 2nd Section, Fulton County, Georgia.

- VII. **ADJOURNMENT**



BOARD OF ZONING APPEALS MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: MICHAEL WOODMAN

DRAFTED BY: NIKISHA MISTRY

I. AGENDA ITEM TITLE: V-23-18 BARTON/1060 GRAMERCY LANE REAR SETBACK VARIANCE

BOARD OF ZONING APPEALS: NOVEMBER 16, 2023

II. RECOMMENDATION:

Approve V-23-18 Barton/1060 Gramercy Lane Rear Setback Variance, subject to the following conditions:

1. Swimming pool shall be permitted as depicted on the plans prepared by Georgia Classic Pools dated April 07, 2023, and with an 11.5-foot rear setback.
2. Limits of disturbance shall be kept outside of the floodplain.

III. REPORT IN BRIEF:

The applicant, Ashley Barton, is requesting consideration of a variance to reduce the rear setback for a pool from twenty-feet (20') to eleven-feet (11.5'). The subject property is located at 1060 Gramercy Lane in the Gramercy Park subdivision.

DISCUSSION

The submitted request, if approved, would allow for a swimming pool at the rear of a single-family home with a reduced rear setback of eight and a half feet (8.5'). The subject property is located at 1060 Gramercy Lane in the Gramercy Park subdivision.

The 0.35-acre property is zoned R-15 (Dwelling, 'For-Sale', Residential) and developed with a two story, 4,577 square foot single-family detached home. The home has an attached wooden deck at the rear. Additionally, there are stream buffers and floodplain present at the rear of the home as a creek runs behind the property. Surrounding properties are zoned R-15 and located in the Gramercy Park subdivision, except that the property backs up to a property owned by the Gramercy Park subdivision Homeowner's Association (HOA). The average size of homes in this subdivision is approximately 5,163 square feet and four (4) out of the eleven (11) properties in the subdivision have a pool at the rear.

Unified Development Code (UDC) Subsection 2.3.3(B) Accessory uses and structures – Swimming Pools, requires swimming pools and auxiliary structures to maintain a twenty-foot (20') setback from the rear and side property lines or the same setback as the principal structure, whichever is less. The property has a 25' rear setback and ten-foot (10') side setback; therefore, the twenty-foot (20') setback applies to the rear and ten-foot (10') setback applies to the side.

The site plan depicts an approximately 615 square foot swimming pool at the rear of the existing home. Additionally, the applicant is proposing a 225 square foot wooden arbor north of the proposed pool and a 60 square foot masonry bar underneath the existing wood deck. An eight and a half foot (8.5') rear setback is proposed to accommodate the pool while avoiding disturbance of the stream buffers and floodplain at the rear of the property. There are no specimen trees impacted by the pool.

As shown in the table below, there are several examples of similar permit approvals in the Gramercy subdivision.

Approved Permits in Gramercy Subdivision

Address	Request	Approval Date (Board/Council)
1058 Gramercy Lane	Residential addition – porch	343 additional heated sqft
1058 Gramercy Lane	In ground pool installation	Pool surface area is 610 sqft
1055 Gramercy Lane	Pavilion – 12x14	168 additional sqft

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. The location on the cul-de-sac required that the home be setback further than other homes on the same street. Additionally, there is stream buffer and floodplain present at the rear of the 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 significantly reduce the footprint of the pool. The property has an unusual shape given its location on a cul-de-sac. The location on the cul-de-sac required that the home be setback further than other homes on the same street. Additionally, there is stream buffer and floodplain present at the rear of the property. Other homes in the Gramercy Park Subdivision have pools in 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. The location on the cul-de-sac required that the home be setback further than other homes on the same street. Additionally, there is stream buffer and floodplain present at the rear of the property.

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 required that the home be setback further than other homes on the same street. Additionally, there is stream buffer and floodplain present at the rear of the property. Furthermore, the applicant provided letters of no objection from the adjacent properties on either side and from the Gramercy Park HOA.

CONCURRENCES

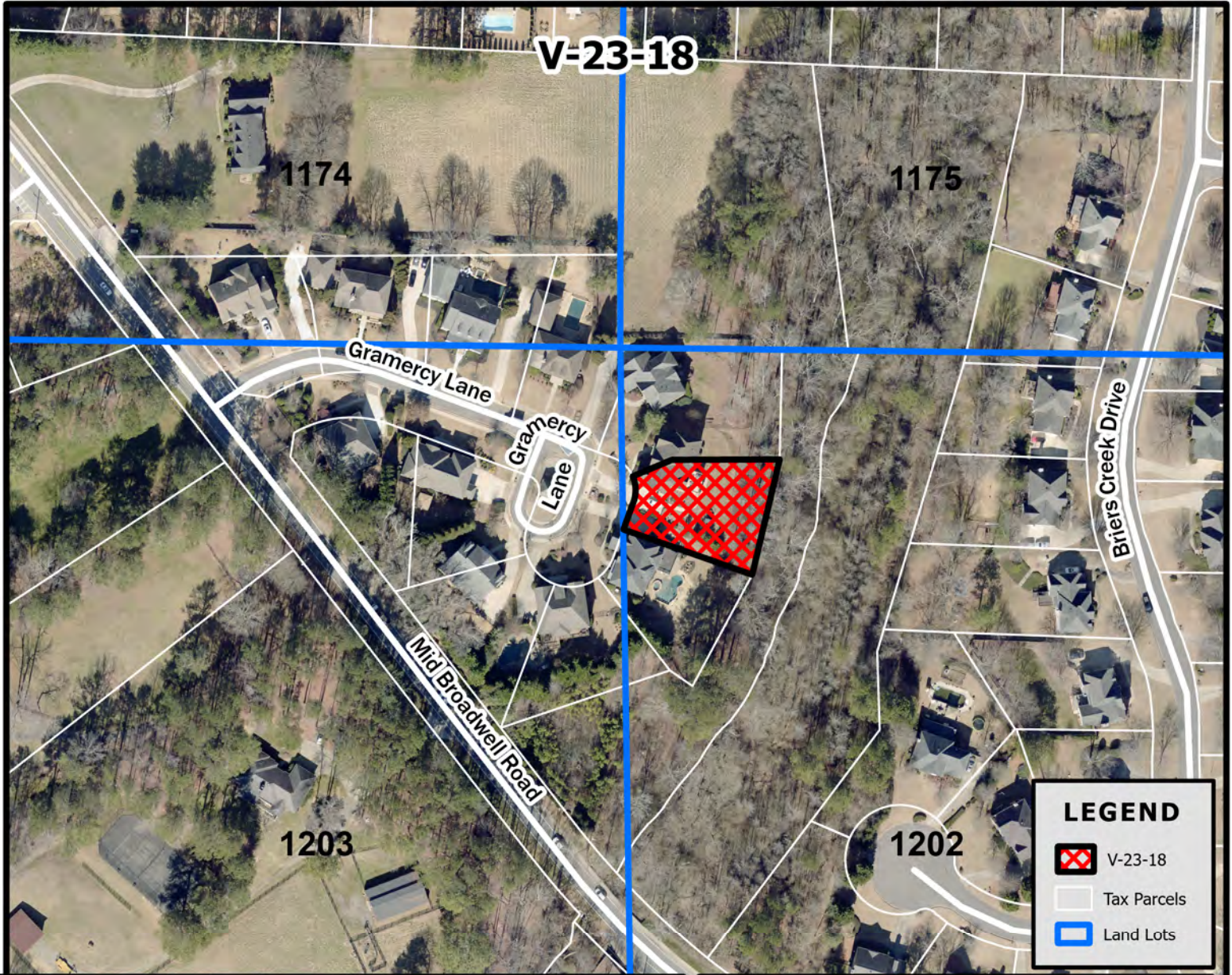
Staff has reviewed the applicant’s proposal and generally supports the rear setback variance for the swimming pool. The property has an unusual shape due to its location on a cul-de-sac, which required the home to be setback further than other homes. Additionally, there is stream buffer and floodplain present at the rear of the property. Furthermore, the applicant has provided letters of no objection from the adjacent properties on each side and from the Gramercy Park HOA.

CITIZEN PARTICIPATION PLAN

The applicant notified adjacent property owners of the variance request and intent for the property. The applicant provided letters of no objection from adjacent properties on either side and the from the Gramercy Park HOA.

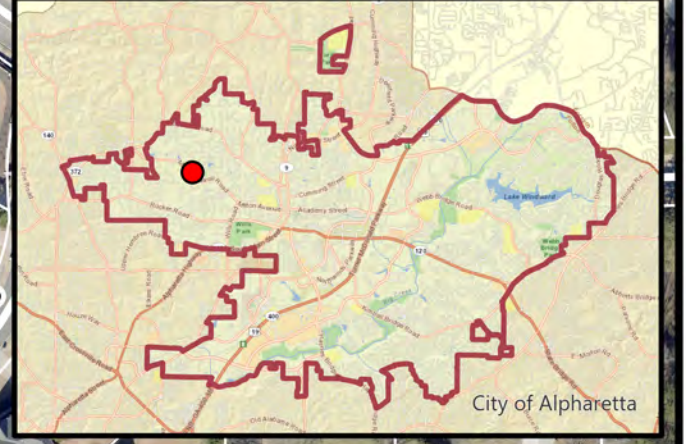
IV. ATTACHMENTS:

- Aerial Map
- Location Map
- Site Plan
- Citizen Part B
- Application

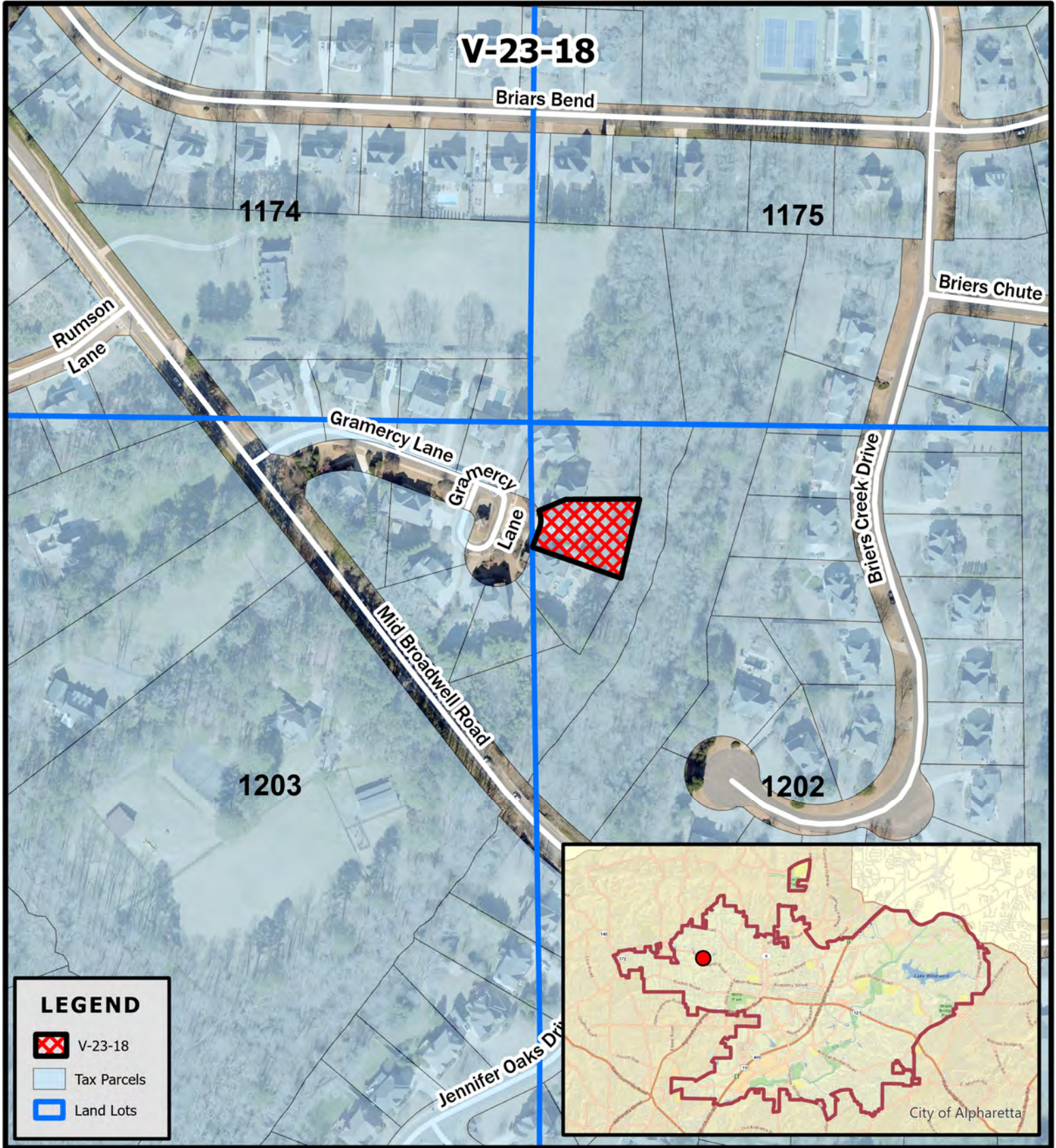


LEGEND

-  V-23-18
-  Tax Parcels
-  Land Lots

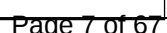


V-23-18
D/LL: 2/2/1202
BZA: 9/21/23



V-23-18
D/LL: 2/2/1202
BZA: 9/21/23

***RELEASED FOR CONSTRUCTION



CITY OF ALPHARETTA GSWCG EROSION CONTROL PLAN:

-THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
-EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE
-NO DISTURBED AREAS TO BE EXPOSED MORE THAN 14 DAYS.

PROPOSED SCOPE OF WORK:
REPLACE EX WD STEPS W/ STONE.
CONSTRUCT NEW
SHOTCRETE POOL/SPA/GROTTO,
PAVER POOL PATIO, WD ARBOR,
MASONRY BAR, WD DECK EXTENSION,
LOCATION: BACK YARD.

POOL WILL HAVE AN
ENCLOSED CARTRIDGE
FILTER SYSTEM
MAIN DRAINS LOCATED IN
DEEP END FOR
FILTRATION ONLY;
OVERFLOW TO DRAIN
TOWARDS BACK SIDE OF
PROPERTY

BACKFLOW PREVENTER
ATTACHED AT HOSE BIP

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

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

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

SOIL PREPARATION:
ADD 2 TONS OF LIME PER ACRE FOR PERMANENT GRASS. HAY MULCH FOR TEMPORARY COVER AT \$800 LBS. PER ACRE.

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

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

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

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

TOTAL LAND AREA

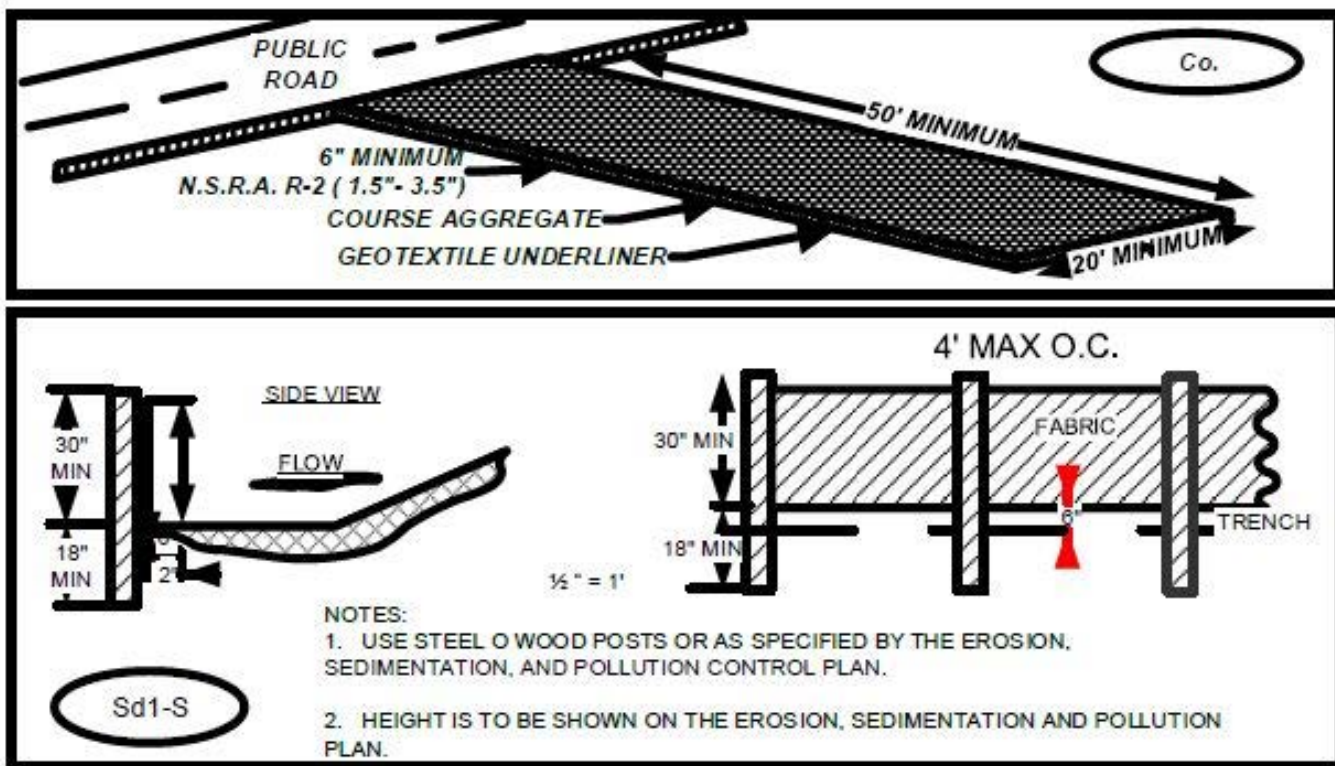
15190.92 SF / 0.349 AC

EXISTING LOT COVERAGE

5219.04 SF / 0.120 AC

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)		Ds4	A permanent vegetative cover using sods on highly erodible or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction site, roadways and similar sites.



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT IS TO BE SHOWN ON THE EROSION, SEDIMENTATION AND POLLUTION PLAN.

Ds1 Ds2
Ds3 Ds4
FOR ALL DISTURBED AREAS



PROPOSED ADDED IMPERVIOUS:

POOL/SPA/GROTTO	873 SF
PAVER POOL DECKING	910 SF
WD DECK EXTENSION/STEPS	56 SF
STONE STEPS TO SLIDE	18 SF
FIBERGLASS SLIDE	48 SF
STONE WALLS	21 SF
POOL EQUIPMENT	12 SF
TOTAL ADDED	1,938 SF/12.8%
TOTAL COVERAGE:	5219.04 + 1938 = 7,157.04 / 47%

TREE INVENTORY: (IMPACTS ONLY TO TREE #7.)

Tree Number	Diameter	Species	Condition
1	11	Red maple	Good
2	4	Blue atlas cedar	Good
3	3	Japanese maple	Good
4	3	Japanese maple	Good
5	10	Deodar cedar	Good
6	6	Little gem magnolia	Fair
7	8	Sweet gum	DDH

ARBORIST

TOTAL LOT: .349 AC
REQUIRED TREE DENSITY: 130" PER ACRE.
SDF: .349 X 130 = 45.37" REQUIRED
RDF: 45.37" - 37" = 8.37" : PROPOSED PLANTING OF THE FOLLOWING TREES:
R1: 3" RED MAPLE
R2: 3" NELLIE R. STEVENS HOLLY
R3: 3" CRAPE MYRTLE
SDF AFTER PROP. RECOMPENSE: 37" + 9" = 46".
ARBORIST EVALUATION ATTACHED.

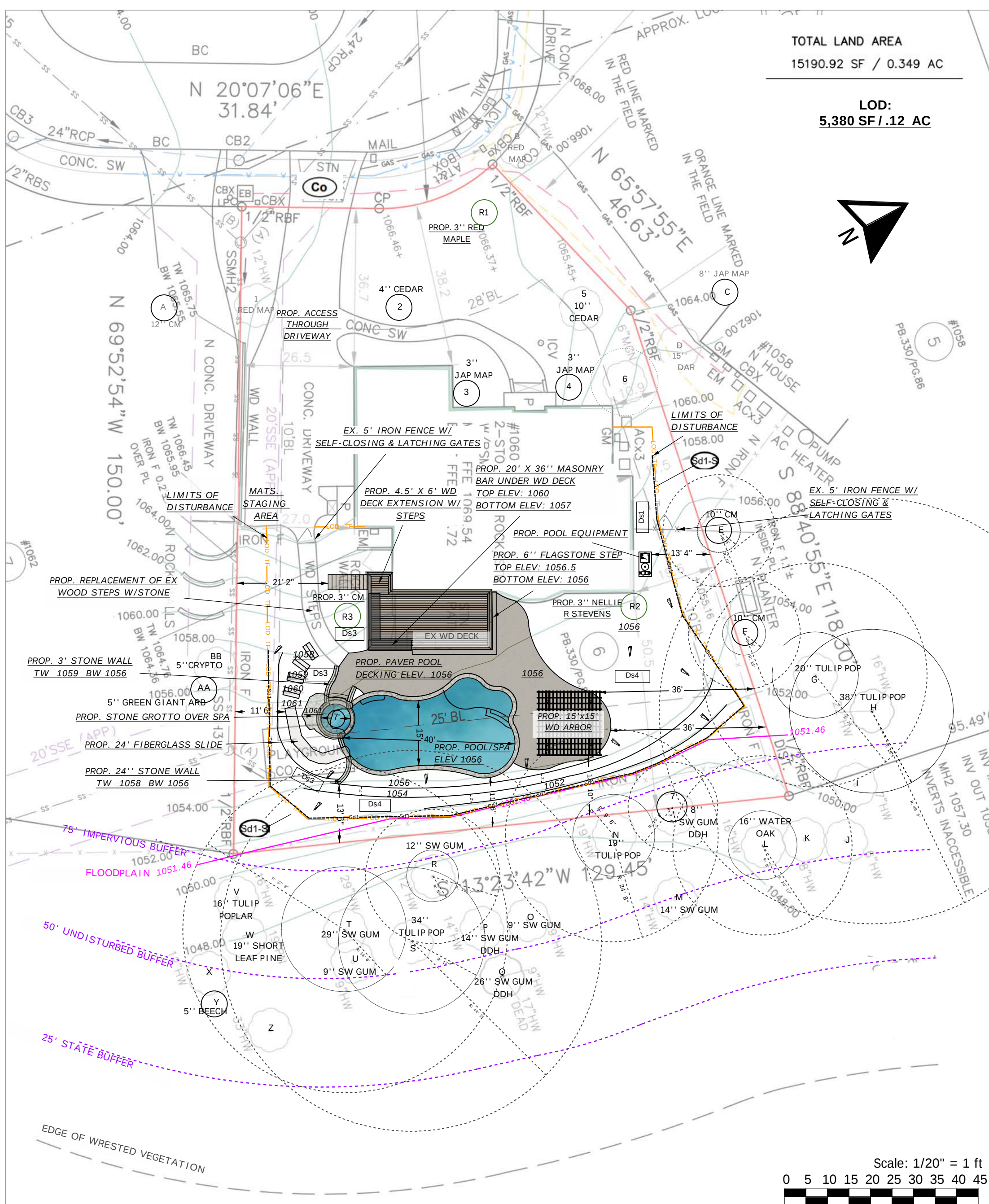
"All work performed within the critical root zone of any specimen tree is to be performed under the supervision of an ISA Certified Arborist. The Project Arborist is to be present at tree save fence inspection during the site initiation process. The Project Arborist shall be in coordination with the City Inspector throughout the course of the project. An arborist report is to be provided to the City Land Disturbance Inspector prior to closing out the ENG Permit."

"All Specimen and Boundary Tree roots encountered within the approved Limits of Disturbance that are 1/2" or greater shall be clean cut under the direction of an ISA Certified Arborist."

Boundary Trees				% IMP
A	12	Crape myrtle	Good	0
B	12	Red maple	Good	0
C	8	Japanese maple	Good	0
D	15	Deodar cedar	Good	0
E	10	Crape myrtle	Good	0
F	10	Crape myrtle	Good	9%
G	20	Tulip poplar	Good	4%
H	38	Tulip poplar	Good	5%
I	7	Tulip poplar	Good	0
J	6	Beech	Good	0
K	8	Tulip poplar	Good	0
L	16	Water oak	Good	0
M	14	Sweet gum	Good	0
N	19	Tulip poplar	Good	17%
O	9	Sweet gum	Good	0
P	14	Sweet gum	DDH	0
Q	26	Sweet gum	DDH	0
R	12	Sweet gum	Good	3%
S	34	Tulip poplar	Good	10%
T	29	Sweet gum	Good	8%
U	9	Sweet gum	Good	0
V	16	Tulip poplar	Good	0
W	19	Short leaf pine	Fair	0
X	12	Water oak	Good	0
Y	5	Beech	Good	0
Z	33	Maple	Fair	0
AA	5	Green giant arborvitae	Good	0
BB	5	Cryptomeria	Fair	0

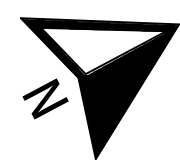
TREES OUTSIDE THE LOD NEED TO BE REMOVED USING TRADITIONAL ARBORICULTURAL CLIMBING AND FELLING TECHNIQUES. TREES CANNOT BE PUSHED OVER OR FELLED WHOLE.

4" TALL ORANGE LAMINATE FENCE W/ POSTS 5' O.C.
TYPE B SILT FENCE TO BE USED AT SPECIMEN & BOUNDARY TREES.



TOTAL LAND AREA
15190.92 SF / 0.349 AC

LOD:
5,380 SF / 12 AC



SITE PLAN PREPARED FOR THE
ELEORAHITA RESIDENCE

1060 GRAMERCY LANE
ALPHARETTA, GA 30004

LOT 6
GRAMERCY PARK SUBDV
LAND LOT 1202
2ND DISTRICT
2ND SECTION
FULTON COUNTY, GA

CONTRACTOR:

GEORGIA
CLASSIC
POOL
1301 IRON MOUNTAIN RD
CANTON, GA 30115
770-521-0708

24 HR CONTACT:
BRANDY WELDY
678-331-3665
brandy@georgiaclassicpool.com

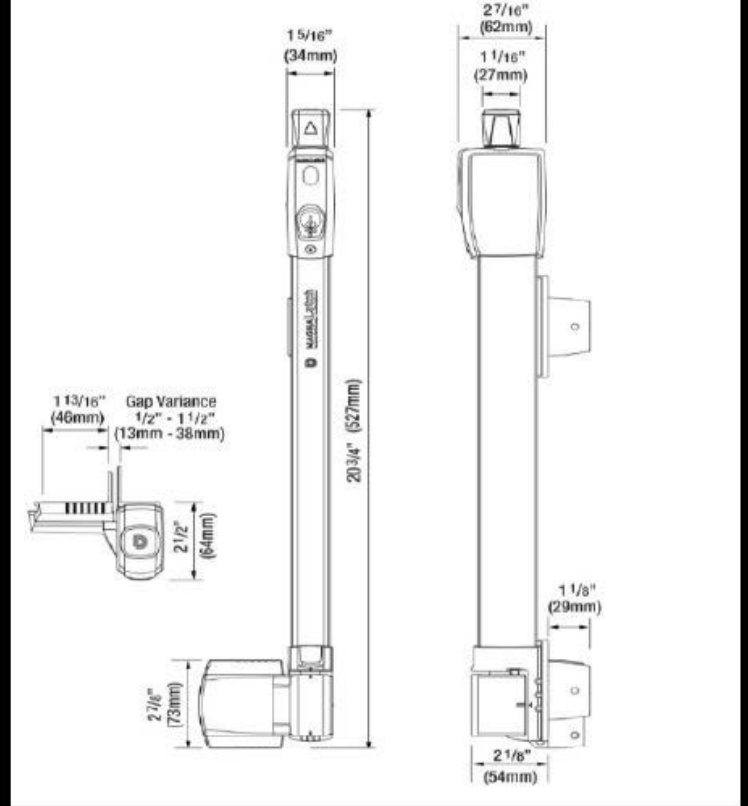
SCALE: 1" = 20'

04/07/2023



***RELEASED FOR CONSTRUCTION

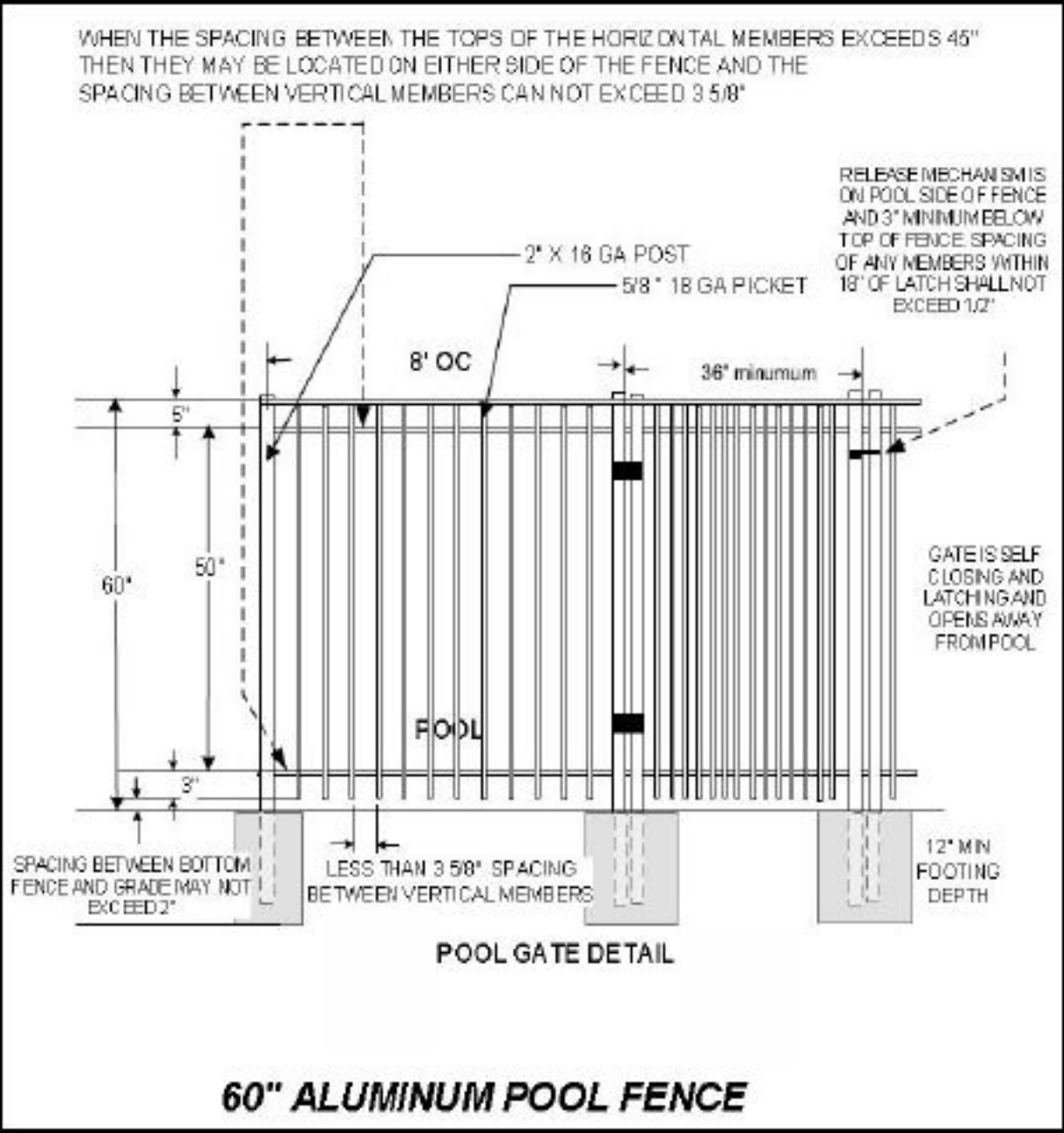
HardwareSource.com Dimensional Diagram for SKU 928040



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

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

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



60" ALUMINUM POOL FENCE

ISPS Section 305.4

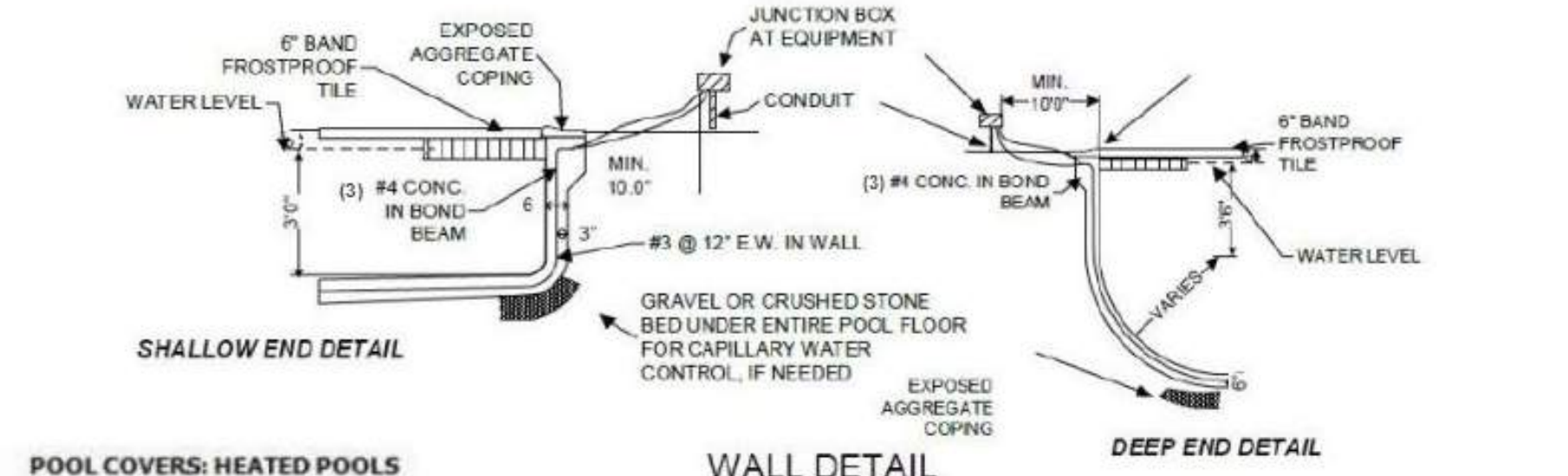
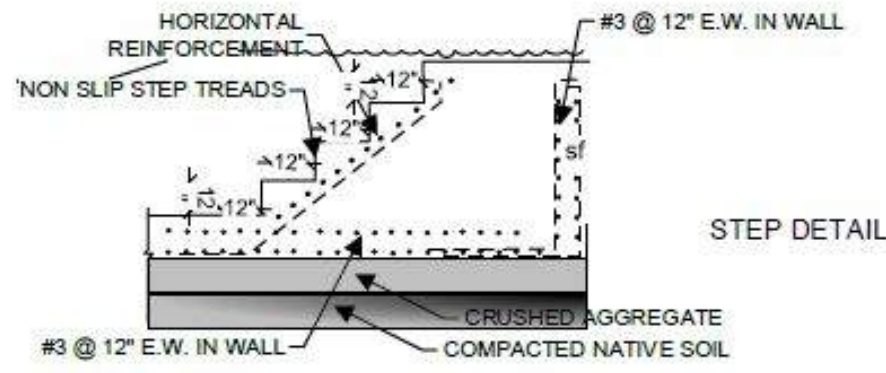
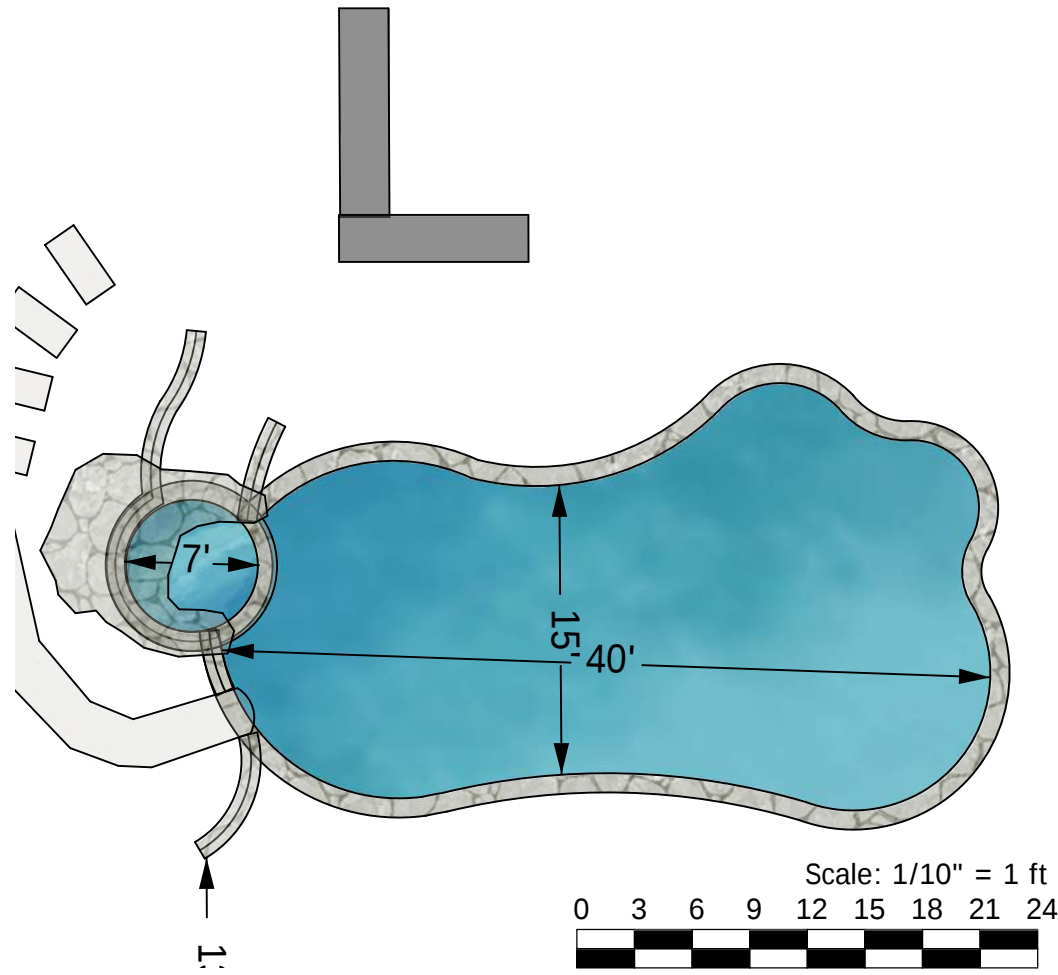
Where a wall of a dwelling or structure serves as part of the barrier, doors and operable windows with a sill height of less than 48 inches that provide direct access to the aquatic vessel through the wall, shall be equipped with one or more of the following:

1. An alarm that produces an audible warning when the door or its screen or window, is opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017. In dwellings or structures not required to be Accessible units, Type A units or Type B units, the deactivation switch shall be located 54 inches or more above the threshold of the door. In dwellings or structures required to be Accessible units, Type A units or Type B units, the deactivation switch shall be located not greater than 54 inches and not less than 48 inches above the threshold of the door.

NOTES:
1. #3 (3/8") REBAR SCHED .40 SPEC. 615 USED THROUGHOUT POOL EXCEPT IN BEAM
2. STEEL WILL BE 12" O.C. EXCEPT IN BOND BEAM.
3. STARTING AT 6 1/2" DEPTH AND RUNNING AROUND THE DEEP END BOWL TO THE OPPOSITE SIDE OF THE POOL AT THE 6 1/2" DEPTH. #3 REBAR SHALL BE INSTALLED ON 12" CENTERS 10" LONG BARS WILL START AT THE TOP OF THE BEAM AND BE SPICED INTO THE FLOOR.
4. ALL STEEL TO BE CONTINUOUS BY SPICING.
5. ALL SPICES SHOULD BE APPROXIMATELY 18" WITH A MINIMUM OF 12" AND TWO TIES.
6. ALL STEEL WILL BE BLOCKED 2" OFF DIRT.
7. ADD #3 @ 10.0' LONG @ 12" VERT. MAKING A TOTAL OF #3 VERT. @ 6" O.C.. #3 TO BEGIN 2'0" INTO THE FLOOR & EXTEND UPWARD INTO THE WALL. ADD #3 @ 6" O.C. 2' INTO SHALLOW END EXTENDING DOWN BREAK 2' DEEP INTO THE DEEP END FLOOR.

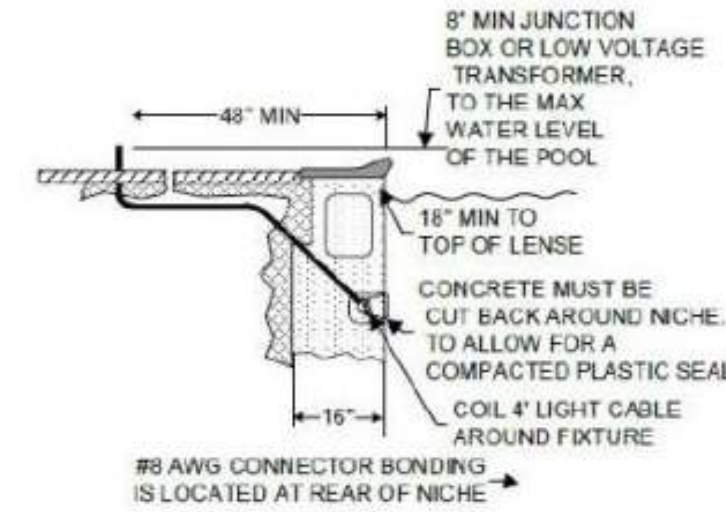
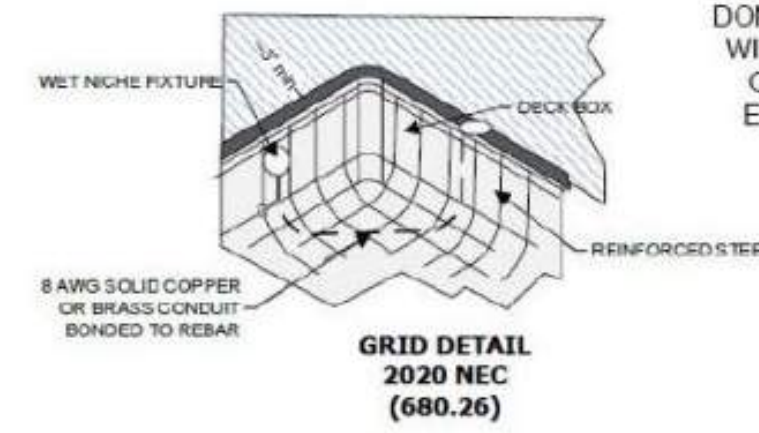
POOL EQUIPMENT:

PUMP: JANDY VARIABLE SPEED PUMP 2 HP
FILTER: CL420 CARTRIDGE
CHEMICAL TYPE: SALT
LIGHTING: 4 24W LED, 1 6W LED
HEATER: 399K BTU
REINFORCEMENT: STEEL Cx12 INCH
REBAR SIZE: #3 3/8"
RETURNS: 2w/12" PIPE
SKIMMERS: 1w/2" PIPE
DRAIN: VGB COMPLIANT, DOUBLE ANTI VORTEX
CLEANER: ALPHA IQ PLUS
COPING: FLAGSTONE
TILE: 6x6 PORCELAIN
INSIDE FINISH: PEBBLE TEC



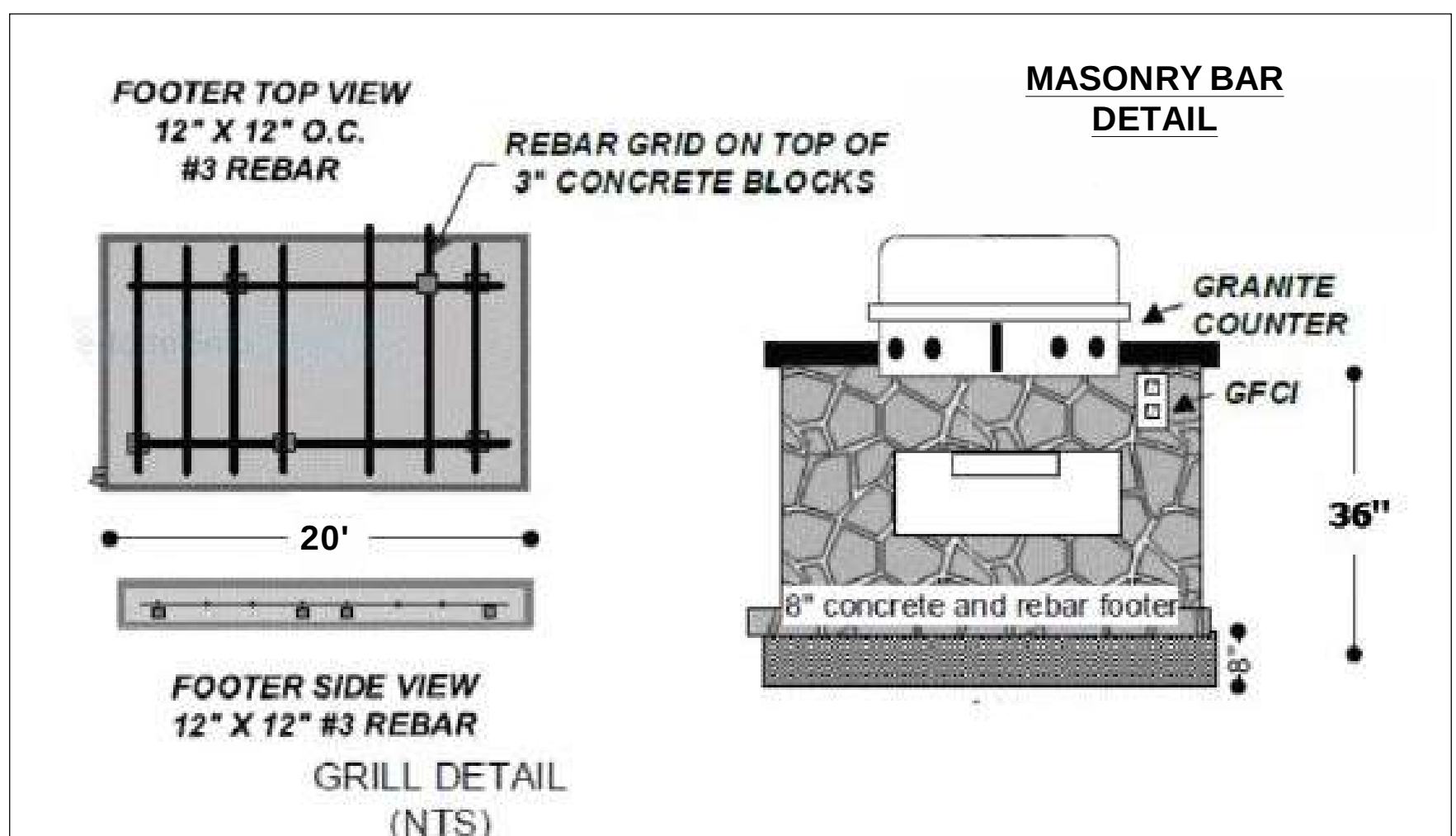
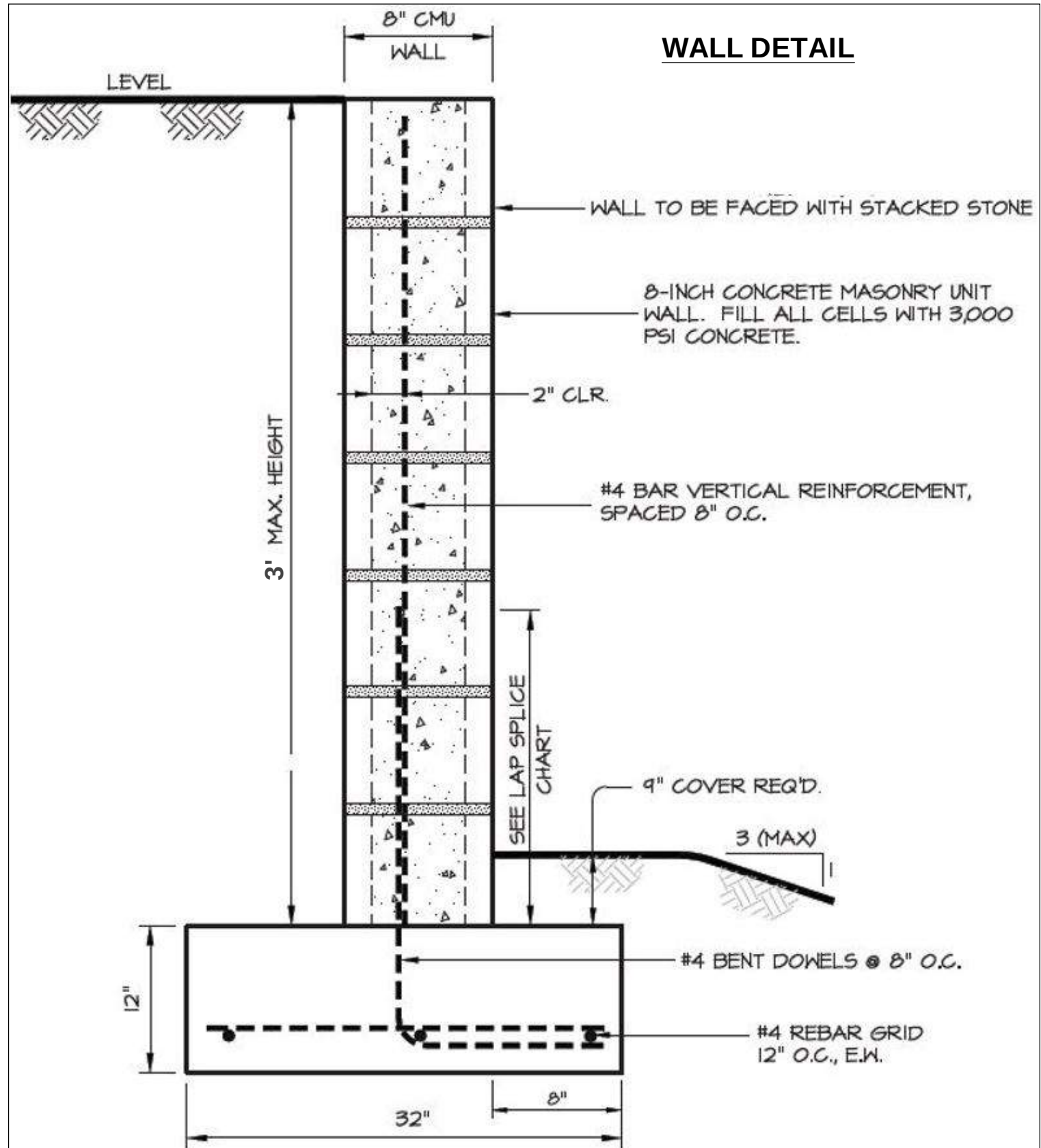
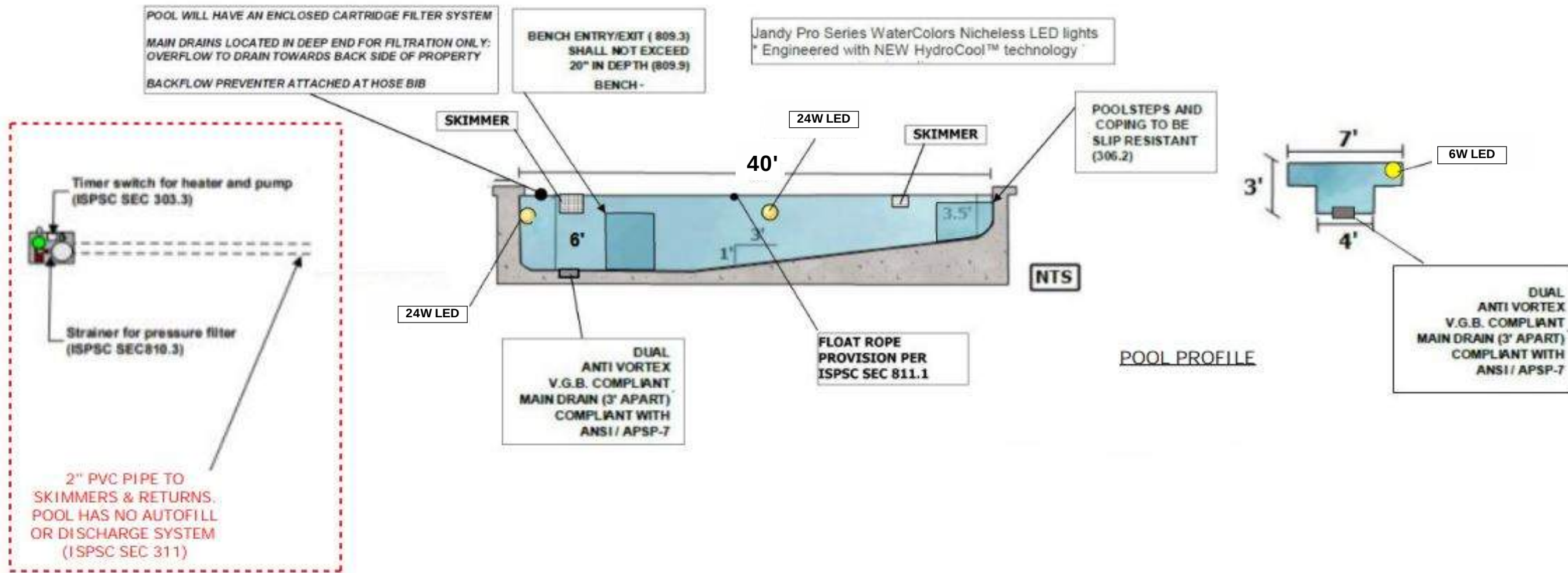
POOL COVERS: HEATED POOLS SHALL BE EQUIPPED WITH A VAPOR-RETARDANT POOL COVER ON OR AT THE WATER SURFACE. POOLS HEATED TO MORE THAN 90°F (32°C) SHALL HAVE A POOL COVER WITH A MINIMUM INSULATION VALUE OF R-12. R403.10.4 (2015)

EQUIPOTENTIAL BONDING AND BONDING GRID: * BONDING SHALL BE DONE IN ACCORDANCE WITH SECTION 680.26 OF THE NATIONAL ELECTRICAL CODE (NEC)



CURRENT APPLICABLE CODES FROM 2018 ISPS CODE, WITH GEORGIA AMMENDMENTS (2020)

ALL PUMP MOTORS AND WET NICHE FIXTURES ARE PROTECTED WITH GFCI OVERCURRENT DEVICES



PG 3 OF 3
CONSTRUCTION
DETAILS

SITE PLAN PREPARED FOR THE
PLEDRAHITA RESIDENCE

1080 GRAMERCY LANE
ALPHARETTA, GA 30004

LOT 4
GRAMERCY PARK SUBDV
LAND LOT 1202
2ND DISTRICT
2ND SECTION
FULTON COUNTY, GA

CONTRACTOR



24 HR CONTACT:
BRANDY WELBY
678-231-2665
brandy@georgiaclassicpool.com

04/07/2023



**RELEASED FOR CONSTRUCTION



21 April, 2023

GA Classic Pools/Piedrahita residence
1060 Gramercy Ln., Alpharetta, GA

Tree survey

Objective:

1. Survey trees in front & back yard for plotting purposes.
 - a. Identify all trees on property & identify size & species.
 - b. Identify trees on property determined as DDH (dead/dying/diseased or hazardous)
 - c. Identify boundary trees within 30' of property.

Findings:

On April 21, 2023 I performed a level 2 visual assessment at the property. There are 7 trees on the property that were flagged and numbered. DDH trees are flagged with pink tape, the rest are flagged with green. Of the 7 trees, 1 tree is DDH. Pictures are provided below of the 8 inch sweet gum (tree #7) and (2) DDH boundary trees (P & Q). Most trees are native, non-specimen in good to fair condition, none are dead.

There are 28 boundary trees on the adjacent properties within 30 ft. of the limits of disturbance. The majority of those trees are in good condition. There's 2 DDH trees, (1) 14 in. sweet gum and (1) 26 in. sweet gum both with decay at the base.

A spreadsheet will be provided as a supplement with all trees, sizes & condition for both trees on the property and boundary trees. A map plotting the location and corresponding flag number of trees will also be provided (boundary trees are plotted with corresponding lettering). Please let me know if you have any questions regarding the report.

Thank you.

Brandon Wright
Caldwell Tree Care
ISA Certified Arborist SO-7451A

Figure 1. 8" sweet gum (#7) DDH, Poor structure & bowed trunk..

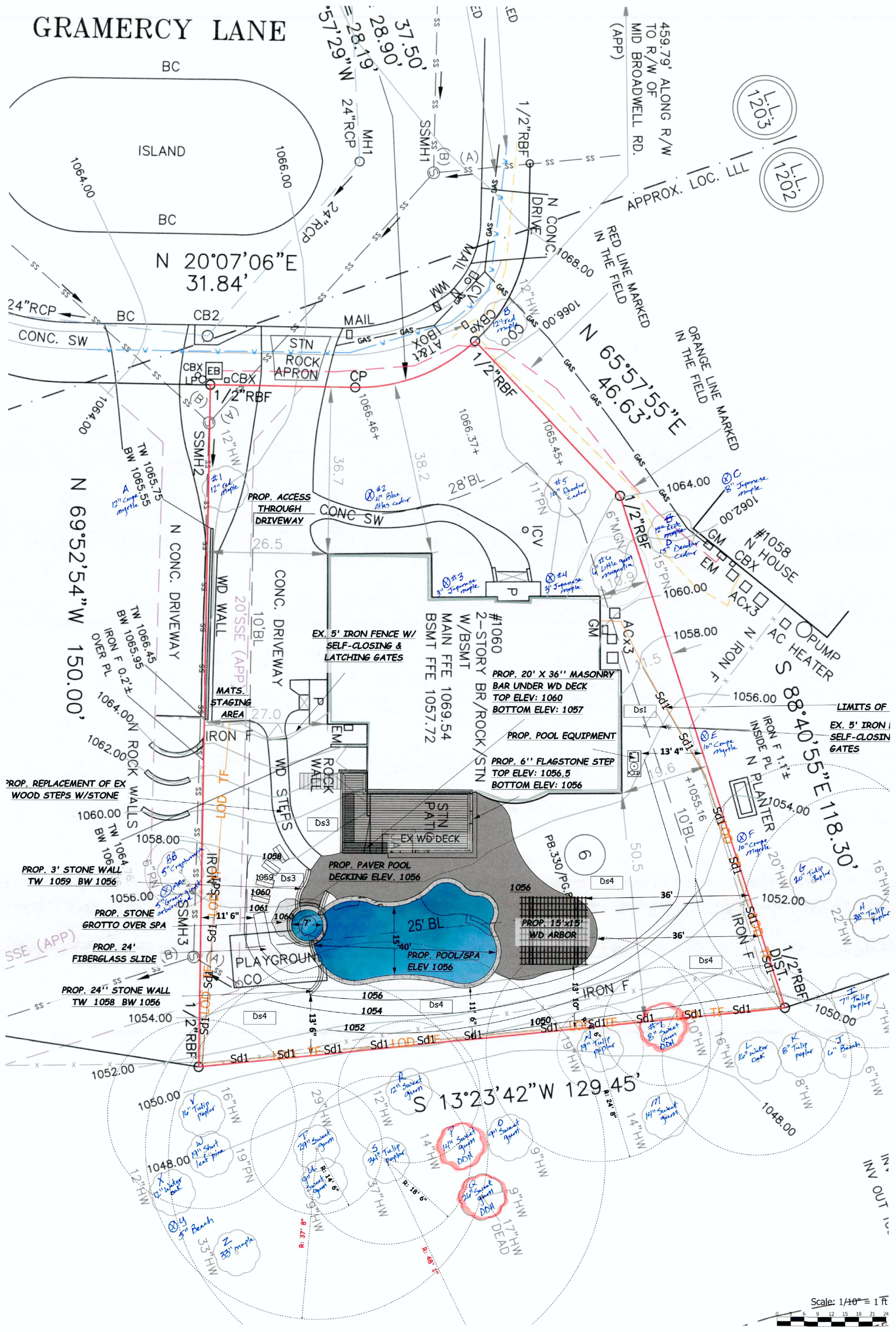


Figure 2. DDH sweet gums (P & Q) on boundary property in back.



Tree Number	Diameter	Species	Condition	Notes
1	11	Red maple	Good	Right of drive at road
2	4	Blue atlas cedar	Good	Front center
3	3	Japanese maple	Good	Right of front door
4	3	Japanese maple	Good	Left of front door
5	10	Deodar cedar	Good	Front left
6	6	Little gem magnolia	Fair	Moderate decline lower canopy
7	8	Sweet gum	DDH	Back yard behind fence. Poor trunk structure
Boundary Trees				
A	12	Crape myrtle	Good	Right of neighboring drive on right
B	12	Red maple	Good	Front left at road
C	8	Japanese maple	Good	Neighboring front door on left
D	15	Deodar cedar	Good	Neighboring front right corner
E	10	Crape myrtle	Good	Back yard-neighbor on left
F	10	Crape myrtle	Good	
G	20	Tulip poplar	Good	
H	38	Tulip poplar	Good	Two-trunk 22X16
I	7	Tulip poplar	Good	Behind neighboring fence on left
J	6	Beech	Good	
K	8	Tulip poplar	Good	Behind rear fence our property
L	16	Water oak	Good	By trampoline
M	14	Sweet gum	Good	
N	19	Tulip poplar	Good	
O	9	Sweet gum	Good	
P	14	Sweet gum	DDH	Decay at base. Back center
Q	26	Sweet gum	DDH	Severe decay at base
R	12	Sweet gum	Good	
S	34	Tulip poplar	Good	
T	29	Sweet gum	Good	
U	9	Sweet gum	Good	
V	16	Tulip poplar	Good	
W	19	Short leaf pine	Fair	Thin canopy and bowed trunk.
X	12	Water oak	Good	
Y	5	Beech	Good	
Z	33	Maple	Fair	Included bark splitting near base
AA	5	Green giant arborvitae	Good	Neighboring back yard on right
BB	5	Cryptomeria	Fair	Thin

GRAMERCY LANE



NOTES:
ACCESS COMING OFF DRIVEWAY.
REPLACING EX WD STEPS W/ STONE.
POOL & WALL CONSTRUCTION.

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: Piedrahiata Variance

Contact Name: Ashley Barton

Telephone: 404-863-2450

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.

No comments or concerns. All neighbors and HOA are in support of variance request.

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.

Ashley Barton

Signature of Authorized Agent: _____

Date: 8/23/23

Print Form

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: Ashley BartonTelephone: 404-863-2450Address: 1301 Iron Mtn Road

Suite: _____

City: CantonState: GAZip: 30115

Fax: _____

Mobile Tel: 404-863-2450Email: ashley@georgiaclassicpool.com

Subject Property Information:

Address: 1060 Gramercy LaneCurrent Zoning: R-15District: 2Section: 2Land Lot: 1202

Parcel ID: _____

Proposed Zoning: R-15Current Use: Residential, single family home

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?

Residential single family home with proposed swimming pool.

Applicant's Request (Please itemize the proposal):

- A variance of 8.5 ft to decrease the rear setback from 20' to 11.5' in order to install a swimming pool.

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

The proposal would facilitate the homeowner installing a swimming pool in the rear of their home.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Francisco Piedrahita Telephone: 813-562-9413

Address: 1060 Gramercy Lane Suite: _____

City: Alpharetta State: GA Zip: 30004

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Ashley Barton Telephone: 404-863-2450

Address: 1301 Iron Mountain Road Suite: _____

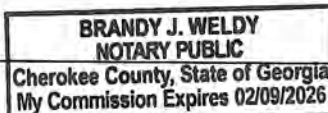
City: Canton State: GA Zip: 30115

So Sworn and Attested:

Owner Signature: Francisco Piedrahita Date: 6/28/2023

Notary:

Notary Signature: Brandy Weldy Date: 6/28/23



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: Ashley Barton

Subject Public Hearing Case: 1060 Gramercy Lane

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

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: Francisco Piedrahita

Date: 6/28/2023

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

See attached letter

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

See attached letter

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

See attached letter

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.

See attached letter

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.

Letter of Appeal

Piedrahita Pool Variance

1060 Gramercy Lane

July 3, 2023

Members of the Board,

I am applying for a variance on behalf of the homeowners, Francisco and Karla Piedrahita, located at 1060 Gramercy Lane Alpharetta, GA 30004. We are requesting a variance of 8.5 ft to the required rear setback line for pool installation. Per Alpharetta code, a swimming pool must be located 20 ft from the rear property line. The proposed location of our swimming pool will be approximately 11.5 ft off the rear property line.

The property in discussion is on the street, ending in a cul-de-sac. This does change the layout of the property slightly – differing from other properties on this street and in this neighborhood. The property also backs up to the vacant property that belongs to the HOA. Since this street is a single street neighborhood, the neighborhood does own the strip of property directly behind their house/property. There is a creek/body of water running behind their property. Therefore, there are stream buffers in place, as well as a flood plain. I believe this most likely played factor in how this house was built as far as location/property lines. There is also an existing wood deck off the rear of the house. The proposed location of the pool in the rear yard is situated far enough off the wood deck to not allow any interference with the structure/integrity of the deck footings. As a result, it does put the pool closer to the rear property line to cause this variance request.

The application of the Zoning Code standards would and do create an unnecessary hardship for this particular property because of the reasons listed above. The homeowners live in a single street neighborhood where this is not a public pool for use. They would like to create an environment in their backyard for their family to enjoy for years to come. If the Zoning code was not adapted to this variance request, it would be very difficult to create this space in the available yard space they have.

We have made sure to avoid any encroachment into the 75' stream buffer, as depicted on the site plan. We also were informed of the existing flood plain. We moved our limits of disturbance out of the flood plain, so that there will also be zero encroachment or disturbance into the existing flood plain. Appropriate measures will be taken to ensure all erosion and sedimentation runoff are addressed and taken care of. There will be no disturbance to neighboring properties or the community because of our proposed variance request.

There are multiple homes on this street that already do have pools. The homeowners have reached out to all neighbors on their street as well as the HOA. There has been zero opposition to their request. I have provided all neighbors acknowledgement of support. The HOA has also given support for the project.

Thank you for your time and consideration on this matter.

Best Regards,

Ashley Barton

Georgia Classic Pool

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: Piedrahita Pool Variance

Contact Name: Ashley Barton

Telephone: 404-863-2450

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.

Ashar & Miram Salman: 1050 Gramercy

Uzair Sarmast & Sabeen Qureshi: 1061 Gramercy

Robert C III & Jerica Webber: 1051 Gramercy

Justin & Meridith Secor: 1062 Gramercy

Wagas A & Naima Cheema: 1052 Gramercy

Karen Bready & James Brown: 1064 Gramercy

Colin & Amy Moss: 1054 Gramercy

Gramercy Lane HOA

Fausto & Martha Zamorano: 1055 Gramercy (HOA President)

Charles S & Shannon Swanick: 1056 Gramercy

Andy & Wendy Macke: 1058 Gramercy

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.

All neighboring properties and HOA have been notified by email. All have given support and approval of the proposed variance request.

LEGAL DESCRIPTION

#1060 Gramercy Lane

All that tract or parcel of land lying and being in Land Lot 1202 of the 2nd Land District, 2nd Section of Fulton County, Georgia, being lot 6 of Gramercy Park Subdivision of Plat Book 330, Page 86 and being more particularly described as follows:

Commencing at a point where the northeastern Right of Way line of Mid Broadwell Road intersects with the northern Right of Way line of Gramercy Lane, thence run northeasterly 459.79 feet along the northern Right of Way line of Gramercy Lane to 0.5"RBF and the True Point of Beginning.

From the True Point of Beginning being established thence run North 65 Degrees 57 Minutes 55 Seconds East a distance of 46.63 feet to a 0.5"RBF,

Thence South 88 Degrees 40 Minutes 55 Seconds East a distance of 118.30 feet to a 0.5" RBF,

Thence run South 13 Degrees 23 Minutes 42 Seconds West a distance of 129.45 feet to a 0.5" RBF,

Thence run North 69 Degrees 52 Minutes 54 Seconds West a distance of 150.00 feet to a 0.5" RBF, located on the eastern Right of Way line of Gramercy Lane,

Thence run along said Gramercy Lane North 20 Degrees 07 Minutes 06 Seconds East a distance of 31.84 feet to a Point,

Thence continue northeasterly along the eastern Right of Way line of Gramercy along the arc of a curve to the left an arc distance of 28.90 feet (said curve having a radius of 37.50 feet and being subtended by a chord bearing North 01 Degrees 57 Minutes 29 Seconds West a chord distance of 28.19 feet) to a 0.5" RBF; said point being the True Point of Beginning.

Land Area = 0.349 AC

The End

DETAILED TAX SUMMARY



City of Alpharetta

TAX YEAR: 2022 ▾

Owner Name

PIEDRAHITA RUBEN FRANCISCO & KARLA

Parcel Identification

22 -4330-1202-105-8

Account Number

7033991

Property Location

1060 GRAMERCY LANE

Tax District

10 - ALPHARETTA

Fair Market Value

760,900

Assessed Value

304,360

Temporary Assessment

Not Found

City Exemption:

County Exemption: Fulton Homestead Reg

Levies	Assessment	Exemptions	Net Assessment	X	Net Rate	State Credit	TAX
Fulton Cycle							
FULTON BONDS	304,360	0	304,360	X	.000200	\$0.00	\$60.87
FULTON OPER	304,360	30000	274,360	X	.008870	\$0.00	\$2,433.57
FULTON SCHOOL GEN	304,360	2000	302,360	X	.017240	\$0.00	\$5,212.69
STATE	304,360	2000	0	X	.000000	\$0.00	\$0.00
INTEREST							\$0.00
PENALTIES/FEES							\$0.00
Last Payment: 10/27/2022			Total Amount Billed				\$7,707.13
			Less Amount Paid				\$7,707.13
			Total Due				\$0.00
City of Alpharetta Cycle							
INTEREST							\$0.00
PENALTIES/FEES							\$0.00
Last Payment: Not Found			Total Amount Billed				\$0.00
			Less Amount Paid				\$0.00
			Total Due				\$0.00

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at (404) 613-6100 for the official balance due on their parcel(s).

[Return to Tax Bill](#) | [Return to Search Results](#)



Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

TAX BILL

141 Pryor Street
 Atlanta, Georgia 30303
 (404) 613-6100

Property Owner
 PIEDRAHITA RUBEN FRANCISCO & KARLA

Parcel Identification
 22 -4330-1202-105-8

Description User ID
 Real Estate IWR

Tax District: 10 - ALPHARETTA

<u>Property Address</u>	<u>Account Number</u>	<u>Current Fair Market Value</u>	<u>Current Assessed Value</u>
1060 GRAMERCY LANE	7033991	760,900	304,360

City Exemption:

County Exemption: Fulton Homestead Reg

City Sales Tax Credit: \$0.00

County Sales Tax Credit: \$52.68

Tax Year	Cycle	Principal Amount	Interest	<u>Penalties/Fees</u>	Paid	Total	Due Date
<u>2022</u>	County	7,707.13	0.00	0.00	7,707.13	0.00	11/15/2022
<u>2021</u>	County	7,702.38	0.00	0.00	7,702.38	0.00	11/15/2021
<u>2020</u>	County	7,827.32	0.00	0.00	7,827.32	0.00	11/15/2020
<u>2019</u>	County	7,316.39	140.49	0.00	7,456.88	0.00	10/15/2019
<u>2018</u>	County	7,644.11	0.00	0.00	7,644.11	0.00	10/31/2018
<u>2017</u>	County	7,714.13	0.00	0.00	7,714.13	0.00	1/15/2018
<u>2016</u>	County	7,715.99	0.00	0.00	7,715.99	0.00	11/15/2016

Grand Total Due: \$0.00

Mailing Address:

PIEDRAHITA RUBEN FRANCISCO & KARLA
 1060 GRAMERCY LANE
 ALPHARETTA GA 30004

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at (404) 613-6100 for the official balance due on their parcel(s).

[Sign up For E-Billing](#)

[Return to Search Results](#)



VEGETATION EROSION CONTROL PLAN

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

EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE RECOMMENDED TO CONTROL OR REDUCE THE SEDIMENT SOURCE AND DISTURBED AREAS TO BE EXPOSED MORE THAN 14 DAYS.

NOTES:

1. NO SILT FENCE WILL BE INSTALLED NOR ANY SITE WORK PRIOR TO APPROVAL FROM INSPECTOR.
2. TREE PROTECTION FENCE MUST BE INSTALLED ACCORDING TO APPROVED SITE PLAN AND CORRECTIONS OF POOL MUST BE STAGED. WHEN THIS IS COMPLETED, CALL INSPECTOR AT 870-252-0001 TO SCHEDULE AN UNSITE INSPECTION PRIOR TO ANY FURTHER LAND DISTURBANCE.
3. SILT FENCE MUST BE MAINTAINED THROUGHOUT THE PROJECT AND MUST NOT BE TRACKED INTO ROADWAY.

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

EROSION CONTROL SCHEDULING SCHEDULE (S1, S2, S3, S4)

CONTRACTOR SHALL PROTECT ALL DISTURBED AREAS BY TEMPORARILY RESEEDING UNTIL PERMANENT GRASSING COVER IS ESTABLISHED. MAXIMUM 2 WEEKS.

SOIL PREPARATION:

ADD 2 TONS OF LIME PER ACRE FOR PERMANENT GRASS. HAYMULCH FOR TEMPORARY COVER AT 1000 LBS. PER ACRE.

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

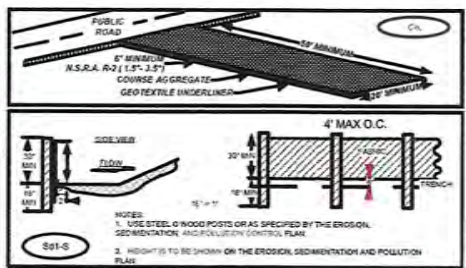
TOP DRESSING: LAMBDA CYHALOTHRIN NITRATE 1314 360 LBS PER ACRE.

SECOND YEAR FERTILIZER: 15-15-15 OR EQUIVALENT 500 LBS. PER ACRE.

SEEDING DATES:

SUMMER: 4-5-315 (RESEEDING) 10 LBS. PER ACRE
FALL: 9-1-15 (FALL) 10 LBS. PER ACRE
WINTER: 11-1-15 ANNUAL RYE GRASS 50 LBS. PER ACRE

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion reducing cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SEEDING)		Ds4	A permanent vegetative cover using seeds on highly erodible or critically eroded lands.
Du	UNITS CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction sites, roadways and similar sites.

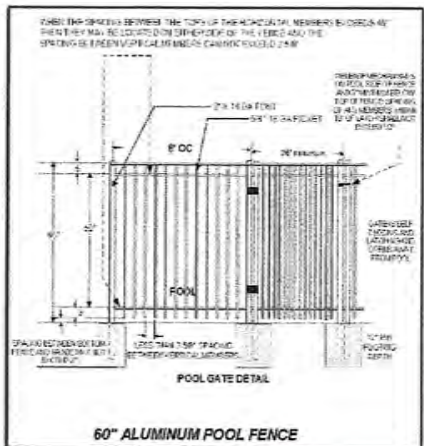
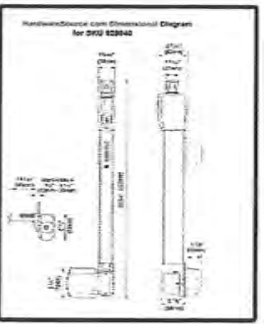
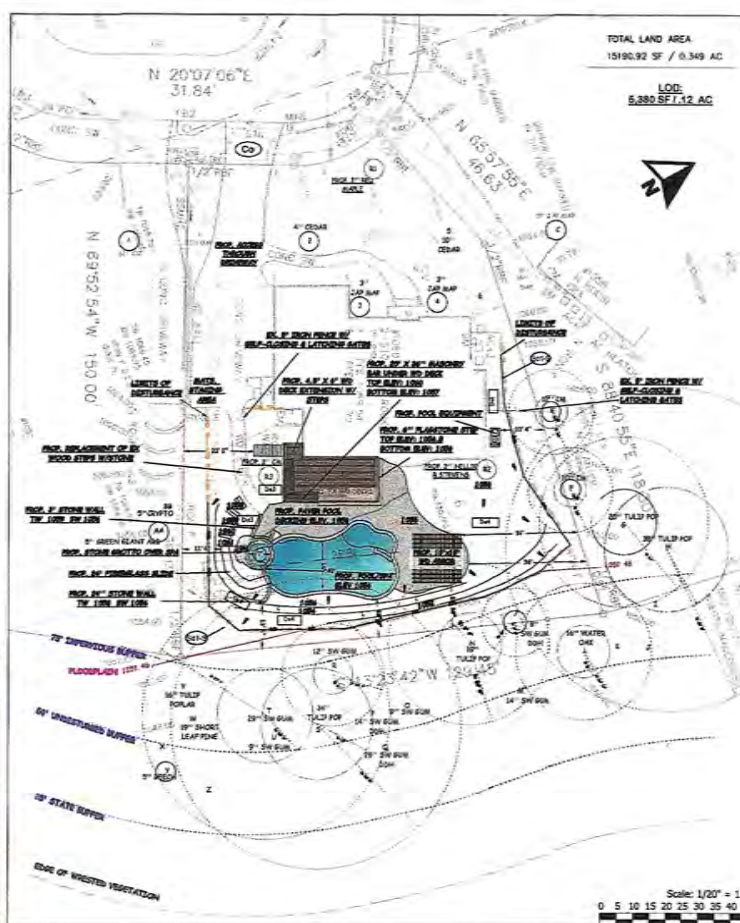


SITE NOTES

1. Proposed retaining walls over 4' in revealed height shall be designed by a structural engineer and require a separate building permit.
2. If the existing driveway is to be used as the site construction exit (ce), all materials spilled, dropped or tracked from vehicles from site onto roadway must be removed immediately by sweeping. Excessive offsite tracking may warrant the installation of a construction exit at the discretion of the City of Alpharetta Inspector. The construction exit shall be maintained in a condition which will prevent tracking or flow of mud onto public right-of-way. This may require periodic top dressing with stone as conditions demand.
3. Parking of dumpsters or other construction vehicles/equipment is prohibited in right of way.
4. Burial of construction debris is not permitted.

PROPOSED ADDED IMPERVIOUS:

870 SF	870 SF
PAVER POOL DECKING	910 SF
WOOD DECK EXTENSION/STEPS	58 SF
STONE STEPS TO BLADE	18 SF
FIBERGLASS BLADE	48 SF
STONE WALLS	21 SF
POOL EQUIPMENT	12 SF
TOTAL ADDED	1,038 SF/12.8%
TOTAL COVERAGE:	5219.04 + 1038 = 7,157.04 / 47%



TREE INVENTORY (IMPACTS ONLY TO TREE #1)

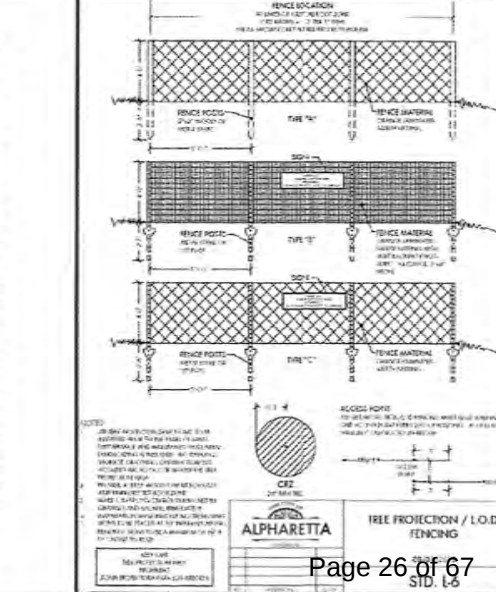
Tree Number	Diameter	Species	Condition
1	11"	Red maple	Good
2	4"	Blue atlas cedar	Good
3	3"	Japanese maple	Good
4	3"	Japanese maple	Good
5	10"	Decid. cedar	Good
6	6"	Little gem magnolia	Fair
7	8"	Sweet gum	DDH

ARBORIST

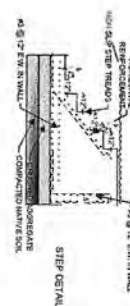
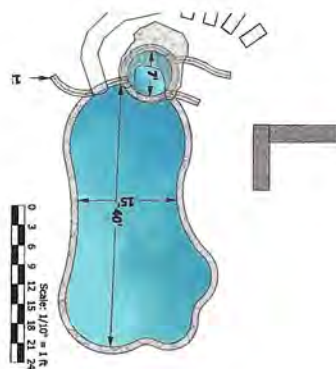
TOTAL LOT: 349 AC
REQUIRED TREE DENSITY: 130% PER ACRE
EDF: 48" x 8" x 3"
EDF: 45.3" x 37" x 8.3" PROPOSED PLANTING OF THE FOLLOWING TREES:
R1: 3" RED MAPLE
R2: 3" NELLIE R. STEVENS HOLLY
R3: 3" CRABE MYRTLE
R4: 3" CRABE MYRTLE
R5: 3" CRABE MYRTLE
R6: 3" CRABE MYRTLE
R7: 3" CRABE MYRTLE
R8: 3" CRABE MYRTLE
R9: 3" CRABE MYRTLE
R10: 3" CRABE MYRTLE
R11: 3" CRABE MYRTLE
R12: 3" CRABE MYRTLE
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R97: 3" CRABE MYRTLE
R98: 3" CRABE MYRTLE
R99: 3" CRABE MYRTLE
R100: 3" CRABE MYRTLE

Boundary Trees

Tree Number	Diameter	Species	Condition	% IMP
A	12"	Crape myrtle	Good	0
B	12"	Red maple	Good	0
C	8"	Japanese maple	Good	0
D	15"	Decid. cedar	Good	0
E	10"	Crape myrtle	Good	9%
F	10"	Crape myrtle	Good	4%
G	20"	Tulip poplar	Good	5%
H	38"	Tulip poplar	Good	0
I	7"	Tulip poplar	Good	0
J	6"	Beech	Good	0
K	8"	Tulip poplar	Good	0
L	16"	Water oak	Good	0
M	14"	Sweet gum	Good	17%
N	19"	Tulip poplar	Good	0
O	9"	Sweet gum	Good	0
P	14"	Sweet gum	DDH	0
Q	26"	Sweet gum	DDH	0
R	12"	Sweet gum	Good	3%
S	34"	Tulip poplar	Good	10%
T	29"	Sweet gum	Good	8%
U	9"	Sweet gum	Good	0
V	16"	Tulip poplar	Good	0
W	19"	Short leaf pine	Fair	0
X	12"	Water oak	Good	0
Y	5"	Beech	Good	0
Z	33"	Maple	Fair	0
AA	5"	Green giant arbutus	Good	0
BB	5"	Cryptomeria	Fair	0

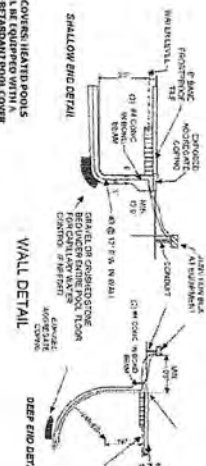


- NOTES:
1. #3 REBAR SCHEDULE AS SPEC. #3 USED THROUGHOUT POOL, EXCEPT IN BEAM.
 2. STARTING AT 6" DEPTH AND RUNNING AROUND THE DEEP END DOWN TO THE OPPOSITE SIDE OF THE POOL. AT THE 6" DEPTH, #3 REBAR SHALL BE INSTALLED ON 12" CENTERS 10" LONG BARS WILL START AT THE TOP OF THE BEAM AND BE SPICED INTO THE FLOOR.
 3. ALL STEEL TO BE CONTINUOUS BY SPLICING 18" WITH A MINIMUM OF 12" AND TWO TIES.
 4. ALL STEEL WILL BE BLOCKED 2" OFF CONCRETE.
 5. ALL STEEL WILL BE BLOCKED 2" OFF CONCRETE.
 6. ADD #3 @ 10" LONG @ 12" VERT. MAKING A TOTAL OF #3 VERT. @ 8" O.C. #3 TO BEGIN 2" INTO THE FLOOR & EXTEND UPWARD INTO THE WALL. ADD #3 @ 8" O.C. 2" INTO SHALLOW END EXTENDING DOWN BREAK 2" DEEP INTO THE DEEP END FLOOR.

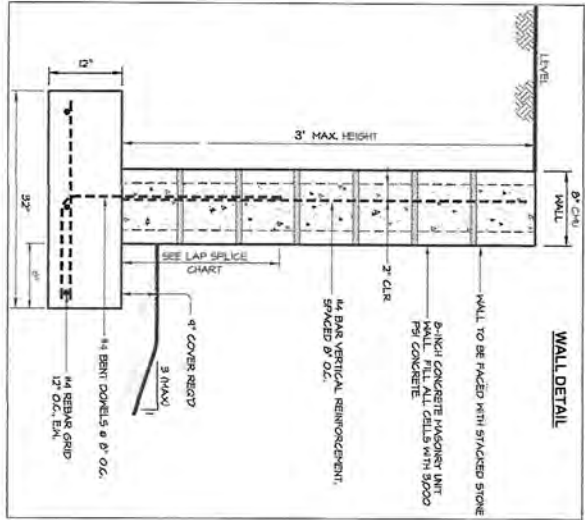
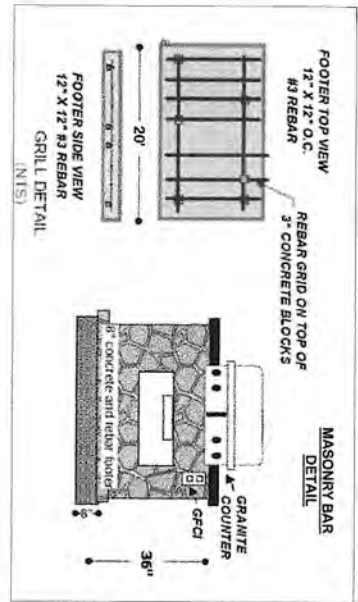
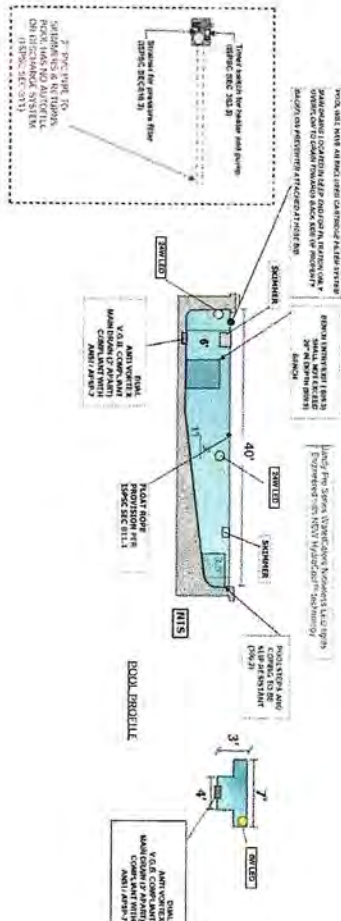


POOL EQUIPMENT:

1. 1/2" JAW VARIATOR SPEED PUMP 2 HP
ELITE, 1/2" JAW VARIATOR
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100. 1/2" JAW VARIATOR



CURRENT APPLICABLE CODES
FOR 2003 IBC CODE WITH
GEORGIA AMENDMENTS (2020)



21 April, 2023

GA Classic Pools/Piedrahita residence
1060 Gramercy Ln., Alpharetta, GA

Tree survey

Objective:

1. Survey trees in front & back yard for plotting purposes.
 - a. Identify all trees on property & identify size & species.
 - b. Identify trees on property determined as DDH (dead/dying/diseased or hazardous)
 - c. Identify boundary trees within 30' of property.

Findings:

On April 21, 2023 I performed a level 2 visual assessment at the property. There are 7 trees on the property that were flagged and numbered. DDH trees are flagged with pink tape, the rest are flagged with green. Of the 7 trees, 1 tree is DDH. Pictures are provided below of the 8 inch sweet gum (tree #7) and (2) DDH boundary trees (P & Q). Most trees are native, non-specimen in good to fair condition, none are dead.

There are 28 boundary trees on the adjacent properties within 30 ft. of the limits of disturbance. The majority of those trees are in good condition. There's 2 DDH trees, (1) 14 in. sweet gum and (1) 26 in. sweet gum both with decay at the base.

A spreadsheet will be provided as a supplement with all trees, sizes & condition for both trees on the property and boundary trees. A map plotting the location and corresponding flag number of trees will also be provided (boundary trees are plotted with corresponding lettering). Please let me know if you have any questions regarding the report.

Thank you.

Brandon Wright
Caldwell Tree Care
ISA Certified Arborist SO-7451A

Figure 1. 8" sweet gum (#7) DDH, Poor structure & bowed trunk..



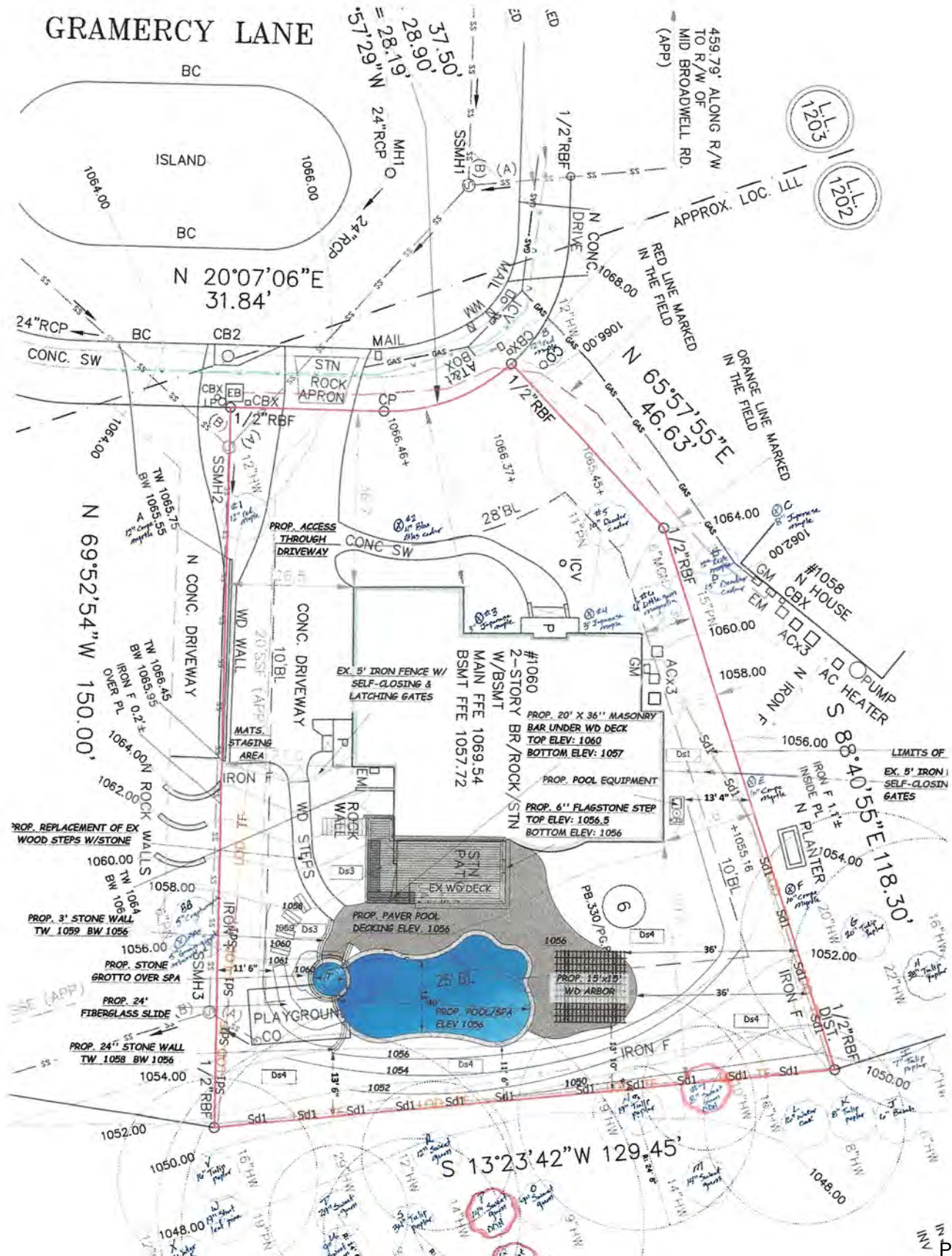
Figure 2. DDH sweet gums (P & Q) on boundary property in back.



Tree Number	Diameter	Species	Condition	Notes
1	11	Red maple	Good	Right of drive at road
2	4	Blue atlas cedar	Good	Front center
3	3	Japanese maple	Good	Right of front door
4	3	Japanese maple	Good	Left of front door
5	10	Deodar cedar	Good	Front left
6	6	Little gem magnolia	Fair	Moderate decline lower canopy
7	8	Sweet gum	DDH	Back yard behind fence. Poor trunk structure

Boundary Trees

A	12	Crape myrtle	Good	Right of neighboring drive on right
B	12	Red maple	Good	Front left at road
C	8	Japanese maple	Good	Neighboring front door on left
D	15	Deodar cedar	Good	Neighboring front right corner
E	10	Crape myrtle	Good	Back yard-neighbor on left
F	10	Crape myrtle	Good	
G	20	Tulip poplar	Good	
H	38	Tulip poplar	Good	Two-trunk 22X16
I	7	Tulip poplar	Good	Behind neighboring fence on left
J	6	Beech	Good	
K	8	Tulip poplar	Good	Behind rear fence our property
L	16	Water oak	Good	By trampoline
M	14	Sweet gum	Good	
N	19	Tulip poplar	Good	
O	9	Sweet gum	Good	
P	14	Sweet gum	DDH	Decay at base. Back center
Q	26	Sweet gum	DDH	Severe decay at base
R	12	Sweet gum	Good	
S	34	Tulip poplar	Good	
T	29	Sweet gum	Good	
U	9	Sweet gum	Good	
V	16	Tulip poplar	Good	
W	19	Short leaf pine	Fair	Thin canopy and bowed trunk.
X	12	Water oak	Good	
Y	5	Beech	Good	
Z	33	Maple	Fair	Included bark splitting near base
AA	5	Green giant arborvitae	Good	Neighboring back yard on right
BB	5	Cryptomeria	Fair	Thin



ASSOCIATION ARCHITECTURAL IMPROVEMENT REQUEST FORM

To: Board of Directors/Architectural Committee
c/o Sage PMI Corp
1830 Water Place SE, Ste 110
Atlanta, GA 30339

(O) 404-998-8188 / (F) 240-667-3587

Community Name: GRAMERCY PARK

Name of Applicant: FRANCISCO & KARLA PEDRAHITA

Mailing Address: 1060 GRAMERCY LN
ALPHARETTA, GA 30004

Lot Address: _____ Account #: _____

Telephone Numbers: [H] _____ [W] _____

Proposed Improvement: INGROUND CONCRETE HEATED POOL w/ ATTACHED SPA
& PAVER DECKING. TENTATIVE START: 8/1/23 ESTIMATED COMPLETION:
11/15/23

Applicant must submit in duplicate with application the following:

- ☒ a. Site plan showing size, shape and location of improvement to residence and to adjoining properties;
- ☒ b. Manufacturer's brochure, if available;
- ☒ c. Color samples [provide paint swatches], if applicable;
- ☒ d. Architectural plans/drawings [for major additions/improvements];
- ☒ e. Grading plan, if applicable;
- ☒ f. Detailed written description [if not provided, application will be returned], including expected start and completion dates.

Applicant hereby warrants that Applicant shall assume full responsibility for:

- a. All landscaping, grading and/or drainage issues relating to the improvements
[including replacing bonds or escrows posted by Developer currently in place affecting the lot];
- b. Obtaining all required city, Town or County approvals relating to said improvements;
- c. Complying with all applicable city, Town or County ordinances;
- d. Any damage to adjoining property and common area, or injury to third persons associated with the improvement.

Applicant hereby states that the applicant has read the architectural guidelines
and hereby agrees that all work will be in compliance with those guidelines:

[Signature of Applicant] 31/05/23
[Signature of Applicant] [Date]

BOARD/ARCHITECTURAL COMMITTEE RESPONSE:

* Date Application Received: 6/25/23

☒ Request approved as submitted.

Request approved subject to: _____

Response suspended pending submission of: _____

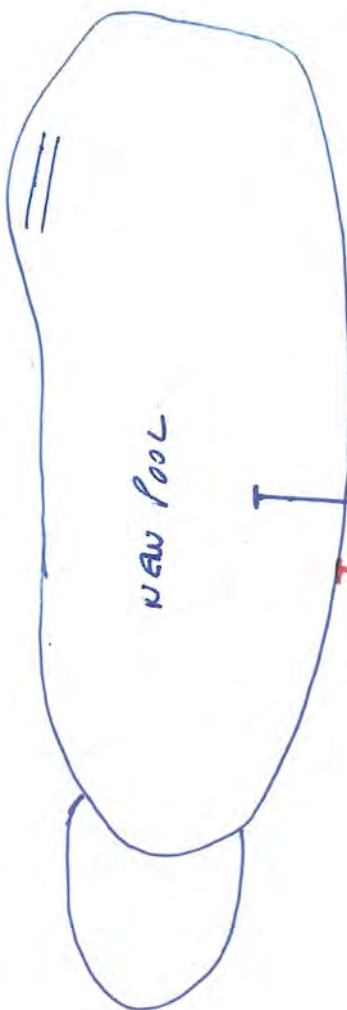
Request disapproved because: _____

* [Signature] Wendy Macke
Secor Signature / Macke Signature

* [Signature] Fausto Zaurono
HOA President
[Signature - Board/Committee Chairman]

* 6/26/23
[Date]

1060 GARNERLY C.W. / PIERCEHART'S
 POOL VARIANCE INFORMATION.



* VARIANCE REQUEST
 TO CITY:

- TO BE ABLE TO BUILD
 OUR POOL @ 11' FROM
 OUR BACK FENCE VS.
 20' AS PER CITY
 GUIDELINES.



20'

11'

OUR METAL
 BACK FENCE

Fausto
 Zamorano
 President HOA

6/26/23

HOA Approval / Date.

HOA LAND & FOREST

MACKE'S

SECK'S

Ⓟ HELLO ASHLEY,

AS YOU CAN REVIEW HERE, WE ASKED TO OUR NEIGHBORS & HOA ABOUT THEIR SUPPORT FOR US TO BUILD A POOL & ALSO THE VARIANCE TOPIC. WE SHARED OUR PROPOSED PLAN & ALL ARE OKAY WITH OUR PLANS.

From: chas s

Sent: Monday, June 19, 2023 11:37 AM

To: Robert Webber

Cc: Andy_Macke@cable.comcast.com; Asharsalman@ymail.com; Fausto Manuel Zamorano D.; amy@moss.net; chasshannon@bellsouth.net; cheemaw@gmail.com; colin@moss.net; fmz-atl@outlook.com; justin.a.secor@gmail.com; kmadaline@hotmail.com; marth.zam@gmail.com; naimacheemamd@gmail.com; rfpo@hotmail.com; uzairs@gmail.com; wmmedders@comcast.net

Subject: Re: Community notification - Piedrahita's New Pool / Please reply by June 23

FRANCISCO

No issues from Swanick's

On Mon, Jun 19, 2023 at 11:18 AM Robert Webber <webberman@comcast.net> wrote:
Hi Fausto,

No issue from the Webber's!

-Rob

Sent from my iPhone

On Jun 19, 2023, at 10:12 AM, Fausto Manuel Zamorano D.
<fmzamoranod@hotmail.com> wrote:

Dear Gramercy Ln. community.

Please see below the notification from Francisco about his plans to build a new pool, and a variance to be reviewed.

The HOA Board needs any concerns or objections in writing from the community, by this Friday June 23 at the latest. I would prefer to have positive confirmation from everyone, and will greatly appreciate that.

However, if there are no concerns recorded by Friday, we will take that as your tacit OK, and will proceed to approve the request.

From: Ashar Salman

Sent: Monday, June 19, 2023 2:23 PM

To: Justin; amy@moss.net

Cc: Andy_Macke@Cable.Comcast.Com; Fausto Manuel Zamorano D.; Waqas Cheema; chas.swanick@gmail.com; chasshannon@bellsouth.net; colin@moss.net; fmz-atl@outlook.com; kmadaline@hotmail.com; marth.zam@gmail.com; naimacheemamd@gmail.com; rfpo@hotmail.com; uzairs@gmail.com; webberman@comcast.net; wmmedders@comcast.net

Subject: Re: Community notification - Piedrahita's New Pool / Please reply by June 23

No issues at all, congratulations.

Ashar Salman

Sent from Outlook for Android

From: Justin <justin.a.secor@gmail.com>

Sent: Monday, June 19, 2023 7:21:19 PM

To: amy@moss.net <amy@moss.net>

Cc: Andy_Macke@Cable.Comcast.Com <Andy_Macke@cable.comcast.com>; Asharsalman@ymail.com <Asharsalman@ymail.com>; Fausto Manuel Zamorano D. <fmzamoranod@hotmail.com>; Waqas Cheema <cheemaw@gmail.com>; chas.swanick@gmail.com <chas.swanick@gmail.com>; chasshannon@bellsouth.net <chasshannon@bellsouth.net>; colin@moss.net <colin@moss.net>; fmz-atl@outlook.com <fmz-atl@outlook.com>; kmadaline@hotmail.com <kmadaline@hotmail.com>; marth.zam@gmail.com <marth.zam@gmail.com>; naimacheemamd@gmail.com <naimacheemamd@gmail.com>; rfpo@hotmail.com <rfpo@hotmail.com>; uzairs@gmail.com <uzairs@gmail.com>; webberman@comcast.net <webberman@comcast.net>; wmmedders@comcast.net <wmmedders@comcast.net>

Subject: Re: Community notification - Piedrahita's New Pool / Please reply by June 23

Free pool access or no deal. Just kidding, the Secors vote in the affirmative

On Mon, Jun 19, 2023 at 1:03 PM amy@moss.net <amy@moss.net> wrote:

No objections from us. Congratulations on a new pool!

Amy & Colin Moss

From: Waqas Cheema <cheemaw@gmail.com>

Date: Monday, June 19, 2023 at 11:25 AM

To: Fausto Manuel Zamorano D. <fmzamoranod@hotmail.com>; Asharsalman@ymail.com <Asharsalman@ymail.com>; webberman@comcast.net <webberman@comcast.net>; colin@moss.net <colin@moss.net>; fmz-atl@outlook.com <fmz-atl@outlook.com>; chas.swanick@gmail.com <chas.swanick@gmail.com>; Andy_Macke@Cable.Comcast.Com

<Andy_Macke@Cable.Comcast.Com>, uzairs@gmail.com <uzairs@gmail.com>, justin.a.secor@gmail.com <justin.a.secor@gmail.com>, amy@moss.net <amy@moss.net>, marth.zam@gmail.com <marth.zam@gmail.com>, chasshannon@bellsouth.net <chasshannon@bellsouth.net>, wmmedders@comcast.net <wmmedders@comcast.net>, kmadaline@hotmail.com <kmadaline@hotmail.com>, naimacheemamd@gmail.com <naimacheemamd@gmail.com>

Cc: rffpo@hotmail.com <rffpo@hotmail.com>

Subject: Re: Community notification - Piedrahita's New Pool / Please reply by June 23

No issues either

Although we are listing our home for sale this week so not sure if our vote counts :)

Waqas

From: Fausto Manuel Zamorano D. <fmzamoranod@hotmail.com>

Sent: Monday, June 19, 2023 10:12 AM

To: Asharsalman@ymail.com <Asharsalman@ymail.com>; webberman@comcast.net <webberman@comcast.net>; colin@moss.net <colin@moss.net>; fmz-atl@outlook.com <fmz-atl@outlook.com>; chas.swanick@gmail.com <chas.swanick@gmail.com>; Andy_Macke@Cable.Comcast.Com <Andy_Macke@Cable.Comcast.Com>; uzairs@gmail.com <uzairs@gmail.com>; justin.a.secor@gmail.com <justin.a.secor@gmail.com>; amy@moss.net <amy@moss.net>; marth.zam@gmail.com <marth.zam@gmail.com>; chasshannon@bellsouth.net <chasshannon@bellsouth.net>; wmmedders@comcast.net <wmmedders@comcast.net>; kmadaline@hotmail.com <kmadaline@hotmail.com>; cheemaw@gmail.com <cheemaw@gmail.com>; naimacheemamd@gmail.com <naimacheemamd@gmail.com>

Cc: rffpo@hotmail.com <rffpo@hotmail.com>

Subject: Community notification - Piedrahita's New Pool / Please reply by June 23

Dear Gramercy Ln. community,

Please see below the notification from Francisco about his plans to build a new pool, and a variance to be reviewed.

The HOA Board needs any concerns or objections in writing from the community, by this Friday June 23 at the latest. I would prefer to have positive confirmation from everyone, and will greatly appreciate that.

However, if there are no concerns recorded by Friday, we will take that as your tacit OK, and will proceed to approve the request.

Thank you!

Kind Regards,

Fausto M. Zamorano

fausto.zamorano@outlook.com | 678-906-8537

"Tell me and I forget. Teach me and I remember. Involve me and I learn." Benjamin Franklin

From: Francisco Piedrahita <rfpo@hotmail.com>

Sent: Thursday, June 15, 2023 10:01 AM

To: Fausto Manuel Zamorano D. <fmzamoranod@hotmail.com>; Fausto Manuel Zamorano D. <fmz-atl@outlook.com>

Cc: Karla Madaline <kmadaline@hotmail.com>; Francisco Piedrahita <rfpo@hotmail.com>

Subject: Piedrahita's New Pool / Please reply by June 29

Hi Fausto:

Thank you for your help coordinating this communication to Gramercy Place about our home improvement project (new pool). As I explained to you, the city guideline to build any new pool is 20ft from the owner's back property line. In order for our pool to fit our space from the plans, we are requesting a variance to the City of Alpharetta to do it within 11ft from our back property line (plz see attached sketch) - only a 9ft difference. Our pool contractor let us know this is a very common request from home owners & has recommended a few proactive steps that make this process easier for all. Our contractor advised us to:

1. Inform HOA Board of variance & gain OK in writing (email reply will be fine)

2. Communicate to all neighbors of variance request as FYI & get their OK (email reply will be fine)
3. The city may send a letter to all neighbors as an FYI of our variance request - no action required at this time

If you or anyone has any questions, we are happy to share more & walk anyone through our backyard to visual this. To make it most efficient, perhaps neighbors can reply directly to my email address to get their OK (rfpo@hotmail.com) . Appreciate your help on this!

Regards, Francisco & Karla Piedrahita

813-562-9413

1060 Gramercy Ln, Alpharetta, GA 30004



BOARD OF ZONING APPEALS MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: MICHAEL WOODMAN
DRAFTED BY: NIKISHA MISTRY

I. AGENDA ITEM TITLE: V-23-16 265 DANIA DRIVE SETBACK VARIANCE

BOARD OF ZONING APPEALS: NOVEMBER 16, 2023

II. RECOMMENDATION:

Approve V-23-16 265 Dania Drive Setback Variance, subject to the following conditions:

1. Site layout shall be permitted as depicted on Exhibit A, and with a 12.5' side setback on the south side of the property.
2. Tree #TOQ1 (17" Pecan) and #BO1 (38" Southern Red Oak) shall be saved and encroachment into the Critical Root Zone (CRZ) shall not exceed 20 percent, as approved by Staff.

III. REPORT IN BRIEF:

The applicant, Shawn Shakib, is requesting consideration of a variance to reduce the side setback on the south side of the property by fifty percent (50%), resulting in a reduction from 25' to 12.5'. The property is located at 265 Dania Drive in the Dania Hills subdivision.

DISCUSSION

The submitted request, if approved, would reduce the side setback on the south side of the property by fifty percent (50%) to allow for the construction of a single-family detached home. The subject property is located at 265 Dania Drive in the Dania Hills subdivision.

The 1.02-acre property is zoned AG (Agriculture) and developed with a one story, 1,301 square foot single-family detached home with a well and septic tank at the rear of the property. Surrounding properties are zoned AG to the north, south, and west and are located in the Dania Hills subdivision. The average home size in the Dania Hills subdivision is approximately 2,562 square feet, including homes with full and partial basements. Properties to the east are zoned R-15 and are within the Mayfield Place subdivision.

Unified Development Code (UDC) Subsection 2.2.1(D) District Regulations notes the AG side yard setback as twenty-five feet (25'). The applicant is proposing a 12.5-foot side setback on the south side of the property to accommodate an approximately 4,800 square foot single family detached home. The applicant initially requested a front setback reduction to save a specimen tree (52" Southern Red Oak) at the rear of the house, but the neighborhood did not support that variance. The applicant ultimately withdrew that request.

As shown in the Approved Variances table below, there are examples of variances approved to reduce building setbacks in the Dania Hills subdivision. Additionally, similar construction activities have been permitted on other properties in the same subdivision (see Building Permits table below).

Approved Variances

Address	Case Number	Variance Request Description
195 Dania Drive	AV230005	Install retaining wall on property line
260 & 270 Dania Drive	AV220028	Front yard setback reduction from 100' to 80'

Building Permits

Address	Type of Construction	Date	Pre-permit total area w/basement	Post-permit total area w/basement
260 Dania Drive	New build - detached	6/19/23	Undeveloped	5,255 SF
270 Dania Drive	New build - detached	6/19/23	1,925 SF	5,130 SF
195 Danial Drive	New build - detached	9/15/21	1,962 SF	5,674 SF

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 presence of a well and septic tank, as well as tree saves at the front of the property limits the available land to build the proposed home.

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

Response: Application of the ordinance would significantly reduce the square footage of the proposed home.

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

Response: The presence of a well and septic tank, as well as tree saves at the front of the property limits the available land to build the proposed home.

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 presence of a well and septic tank, as well as tree saves at the front of the property limits the available land to build the proposed home.

CONCURRENCES

Staff has reviewed the applicant's proposal and is supportive of the requested side setback variance. The presence of a well and septic tank, as well as tree saves at the front of the property limits the available land to build the proposed home. Additionally, the applicant notified adjacent property owners by personal delivery.

CITIZEN PARTICIPATION PLAN

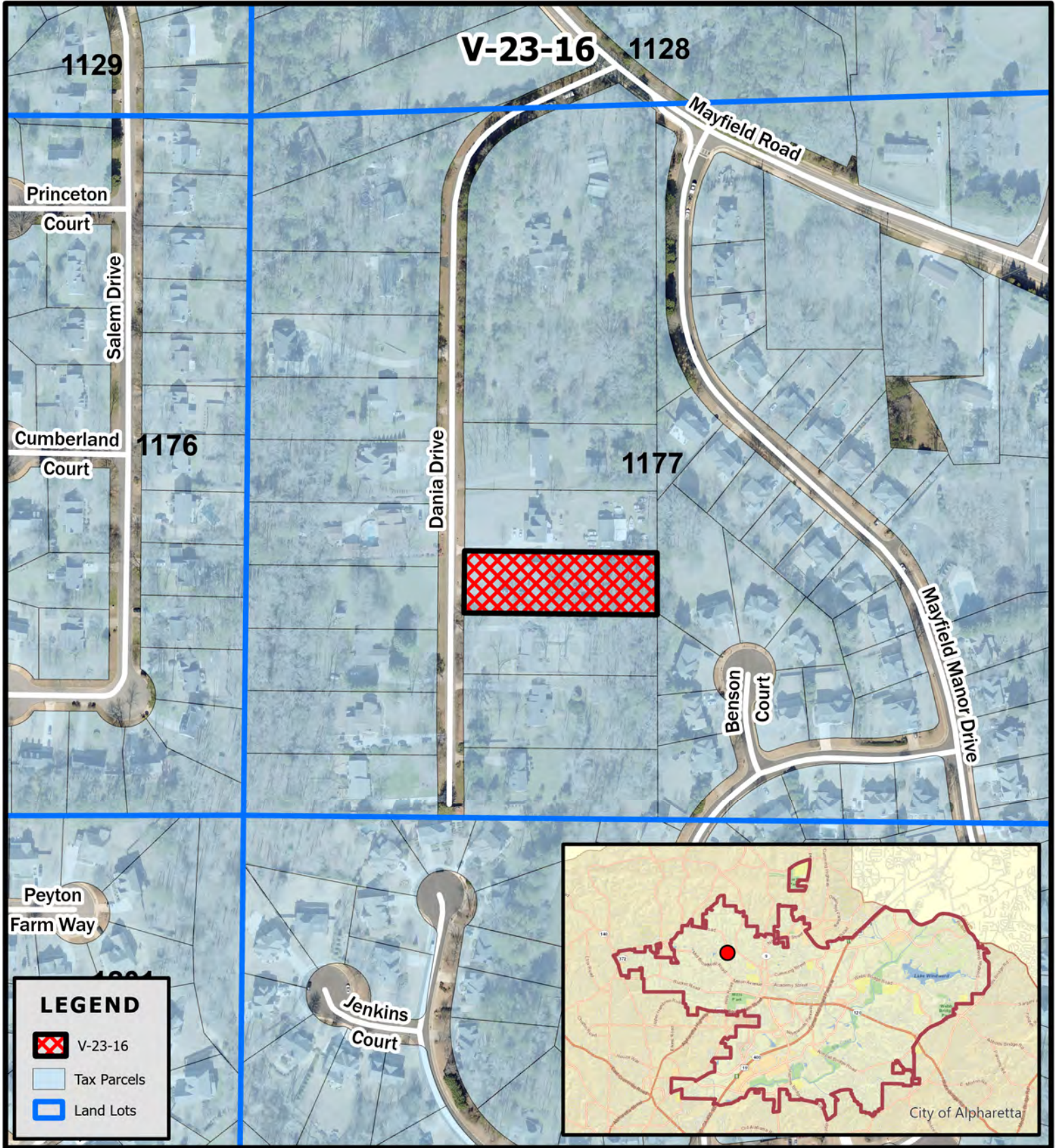
The applicant notified adjacent property owners of the variance request and their intent for the property. Residents in the Dania Hills subdivision responded with a petition opposing the original proposal of a reduced 50' front setback and 12.5' side setbacks to the subject property. The applicant revised the proposed site plan to comply with suggestions outlined in the petition.

IV. ATTACHMENTS:

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

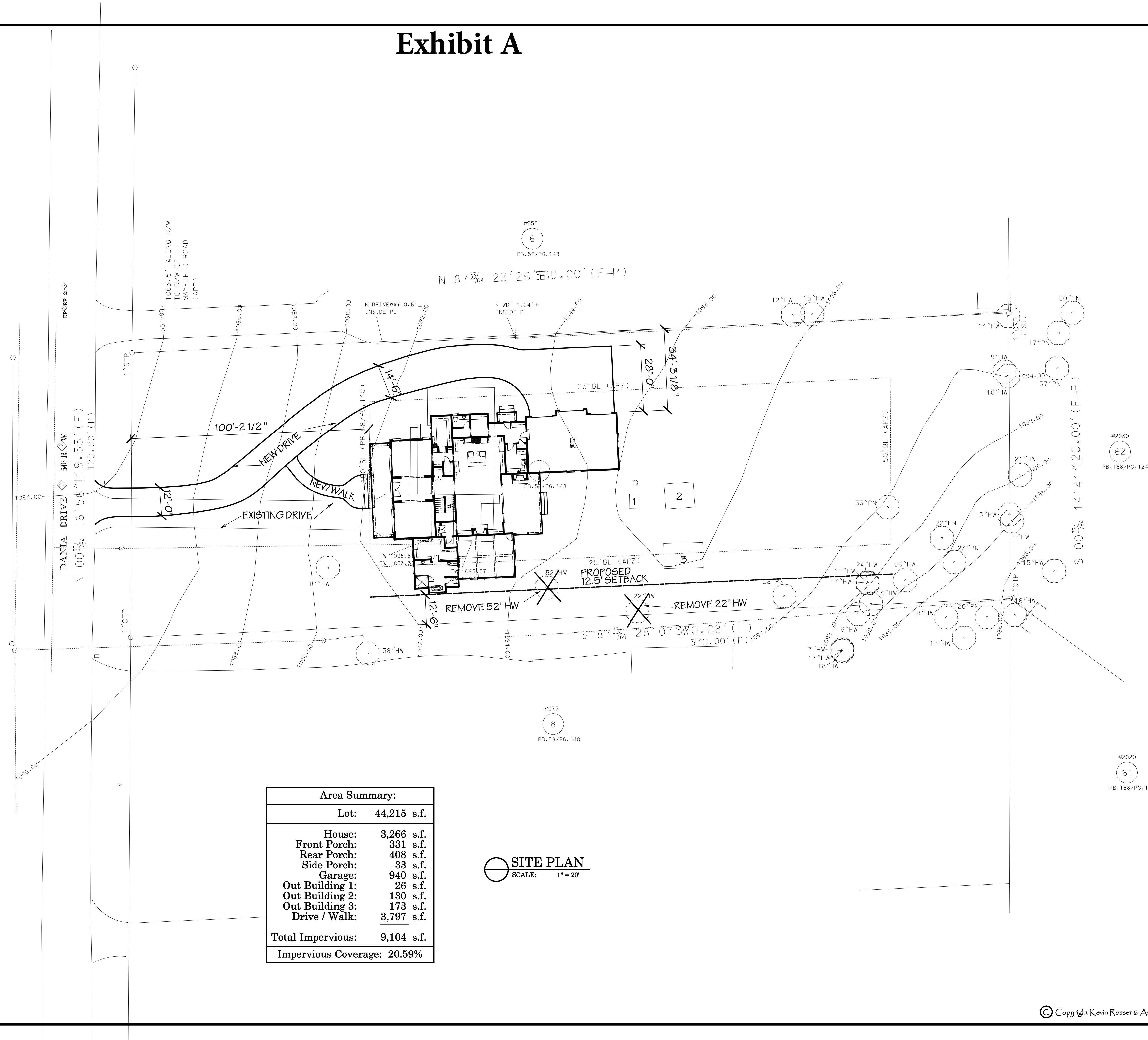


V-23-16
D/LL: 2/2/1177
BZA: 9/21/23



V-23-16
D/LL: 2/2/1177
BZA: 9/21/23

Exhibit A



Project:
265 Dania Dr.
Alpharetta, Ga 30009

BUILDING:

A. OCCUPANCY CLASSIFICATION: R-3
B. TYPE OF CONSTRUCTION: VB
C. BUILDING FLOOR AREA: 0,000 S.F.
D. ZONING: R15

PROJECT DESCRIPTION:
NEW RESIDENCE

CODES:
ALL BUILDING CONSTRUCTION DESCRIBED IN THESE PLANS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE LATEST CITY OF ALPHARETTA CONSTRUCTION CODES WHICH INCLUDES APPENDICES AND AMENDMENTS TO THE FOLLOWING CODES:

IRC - INTERNATIONAL RESIDENTIAL CODE - 2018 EDITION, W/ GA AMENDMENTS

Job Number:
23109

KRA

KEVIN ROSSER & ASSOCIATES INC.

CLASSICAL ARCHITECTURAL DESIGN

WWW.KVINROSSER.COM

PH (770) 317-9364 INFO@KEVINROSSER.COM

6575 FOX CREEK DRIVE • CUMMING, GEORGIA • 30040

This plan is the property of Kevin Rosser & Associates, and may not be reproduced or used without permission KRA

Date:
October 10, 2022

Revised:

Area:
4,335 s.f.

Drawn / Checked:
KRA

Sheet No.:
of ?

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-23-16/265 DANIA DR.

Contact Name: SHAWN SHAKIB Telephone: 770-527-7171

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.

I HAVE NOT RECEIVED ANY COMMENTS
SO FAR.

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) <u>PERSONAL DELIVERY</u> |

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.

NOTIFIED BOTH ADJOINING NEIGHBORS BY PERSONAL DELIVERY

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: [Signature]

Date: 8/23/23

Print Form

August 23, 2023

Nicholas Cardamone
255 Dania Dr.
Alpharetta, GA. 30009

RE: V-23-16 / 265 Dania Dr.

Dear Property Owner:

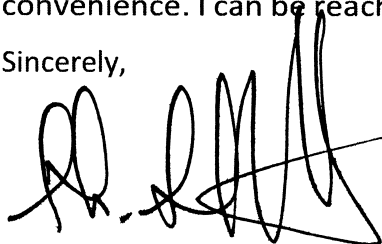
Please allow this letter to serve as public notice for a Variance, request at 265 Dania Dr. Alpharetta to decrease the sides and front setbacks.

The Community Zoning Information Meeting (CZIM) for this request will be held on Thursday September 21, 2023, at 6:00 PM in the Multipurpose Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by the Planning Commission on Thursday, September 21, 2023, at 6:30 PM and City Council on Monday, September 25, 2023, at 6:30 PM. The meeting(s) 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 shawnshakib@outlook.com or 770-527-7171.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shawn Shakib', with a large, stylized flourish extending from the end of the signature.

Shawn Shakib
European Manor Design

August 23, 2023

Connie Cunningham
275 Dania Dr.
Alpharetta, GA. 30009

RE: V-23-16 / 265 Dania Dr.

Dear Property Owner:

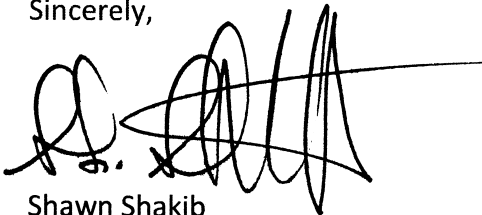
Please allow this letter to serve as public notice for a Variance, request at 265 Dania Dr. Alpharetta to decrease the sides and front setbacks.

The Community Zoning Information Meeting (CZIM) for this request will be held on Thursday September 21, 2023, at 6:00 PM in the Multipurpose Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

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If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at shawnshakib@outlook.com or 770-527-7171.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shawn Shakib', with a long horizontal line extending to the right.

Shawn Shakib
European Manor Design

To: The City of Alpharetta Planning & Zoning Commission

Regarding: V-23-16 / 265 Dania Drive

Location: 265 Dania Dr. Alpharetta, GA, 30009

Request: Consideration of a variance to allow for a tear down and rebuild of a single-family detached home on 1.02 acres. A variance is requested to Unified Development Code (UDC) Subsection 2.2.1(D) AG agriculture, District Regulations to reduce the side setback from 25' to 12.5' and to reduce the front setback from 100' to 50'. The property is located at 265 Dania Drive and is legally described as being located in Land Lot 1177, 2nd District, 2nd Section, Fulton County, Georgia.

Statement From The Residents of Dania Drive

To the council members of the city of Alpharetta and its Planning & Zoning Commission, we the residents of Dania Drive, Alpharetta, GA, 30009 strongly oppose the proposed variance(s) requested by the homeowner/builder of 265 Dania Drive, Alpharetta, GA, 30009.

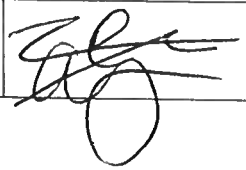
We oppose the variance request for the following reasons:

1. The original final plat called for 100' setback in the front & 25' on the sides. We do not know what the rear setback is.
 - a. Properties on the low side of the street (even addresses) have setbacks ranging from approximately 77'-138'.
 - b. Properties on the high side of the street (odd addresses) have setbacks ranging from approximately 100'-142' with an average of ~130'.
2. A reduction of front setback would impact the look and feel of the road.
 - a. The newest construction builds on the road (260 & 270 Dania Drive) have setbacks with a minimum of 80' consistent with the low side of the road.
 - b. A setback of 50' on the high side of the road would be a minimum of 50' farther forward than any other home, and on average a difference of 80'.
 - c. This setback would not be compatible with the surrounding properties.
 - d. The look of the road is of homes more rural in nature, on 1 acre lots with space between the neighbors.
 - e. This setback would affect the properties of 255, 275, and 260 as it would block the front and side views of both 255 and 275 and would create a feeling of encroachment onto 260.
 - f. This setback would also alter the look of the road as one drives down. This property would stick significantly farther forward, making it difficult to see the properties of 275, 285, and 295.
 - g. This setback would alter the values of the properties on the road as it creates an eyesore and likely causes a more difficult sale at a reduced price of the current fair-market value of 255 and 275.
 - h. The property front setback as it stands is more than adequate as demonstrated by the average of the front setbacks on Dania, in addition to the final plat, and its most neighboring properties.
 - i. This approval would set precedent for all Dania Drive to alter their front setbacks and build additions onto the front of their properties.

3. A few of the alternatives of this property are to:
 - a. Build a smaller home, as this proposed property is beyond the average size of the properties on Dania Drive.
 - b. Build the home further back or around the impacted trees.
 - c. Pay the fine to remove the trees and plant trees as required to replace.
 - d. Removal of the septic tank/field is believed to be a requirement given the additional square footage proposed of +3000sqft (4800+basement) over the existing property.
4. A reduction of the side set back to 12.5' sets a precedent for the remaining homes of Dania Drive.
 - a. A few of original homes of Dania Drive have smaller side setbacks of 25'; however, these were the originally constructed homes. All additions to homes, and new homes on Dania abide by the 25' side setbacks.
 - b. The homes of 255 & 275 would lose all sense of privacy on the sides of their homes.
 - c. This would impact the natural daylight into the side windows of the adjacent homes.
 - d. This would detrimentally impact the enjoyment and privacy of the primary living room of the property of 255 as well as the master bedroom.
 - e. The side setbacks of other homes less than 25' on Dania Drive are single story homes.
 - f. If 255 and 275 followed suit with 12.5' side setbacks, as granted precedent for 265, the look of the road would be that of a densely populate development or homes in a community not zoned AG1, non-HOA road.
 - g. A reduced side setback would go against the city's vision statement of "fostering strong sense of community, including safety and security"; as the neighboring property would create a lack of safety and security by encroaching on the space between homes.
 - h. A reduced side setback would go against the city's vision statement of "offering the highest quality environment for our residents and businesses"; it removes the quality of environment to both neighboring lots and limits greenspace.

Signatures of residents of Dania Drive & Alpharetta in opposition to all of the points listed above:

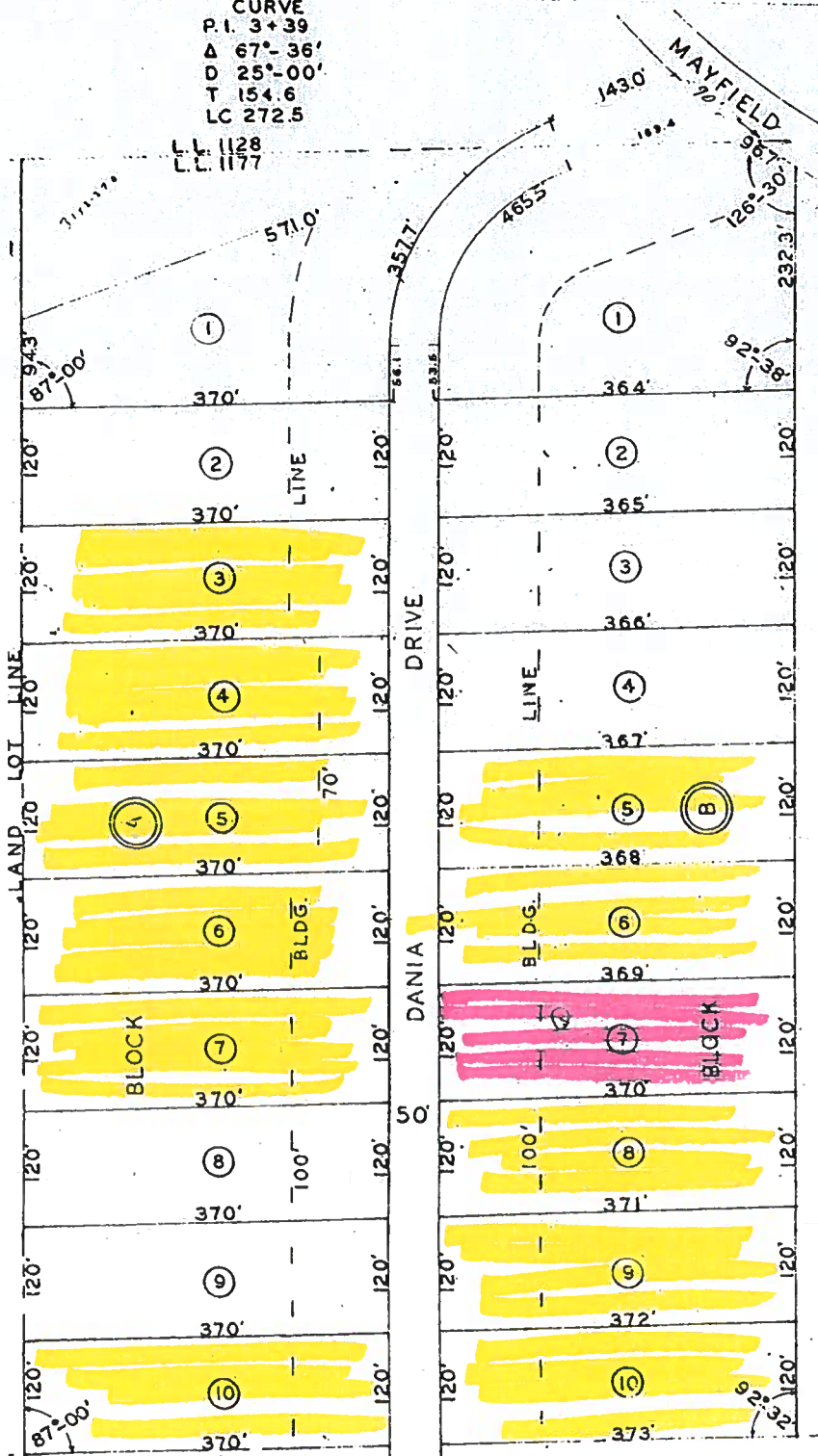
** All signatures below attest to being current homeowners/resident of the city of Alpharetta, GA **

Address of Resident	First & Last Name	Date	Signature
255 Dania Drive Alpharetta, GA 30009	Nicholas Cardamone Ashley Jones	09/18/2023	

250 Dania Dr 30009	Richard Rhoad Sharon Cassel	19 Sept 2023	Richard Rhoad Sharon Cassel
245 Dania Drive 30009	Pam Willey	19 Sept. 2023	Pam Willey
230 Dania Drive 30009	Jessica Rogers Andrew Rogers	19 Sept 2023	Jessica Rogers Andrew Rogers
295 Dania Dr. 30009	Timothy Johnson	19 Sept 2023	Timothy Johnson
220 Dania Dr. Alpharetta, 30009	Mohammad Chamanzad Fateme Chamanzad	19 Sept. 2023	Mohammad Chamanzad Fateme Chamanzad
290 DANIA DR 30009	BEVERLY LENOX	20 SEPT. 2023	Beverly Lenox
240 Dania Drive	Lylli Oyarzun Perez	21 Sept. 2023	Lylli Perez
260 Dania Drive	Terry Stitzky	21 Sept 2023	Terry Stitzky
285 DANIA DRIVE	DANIEL CHAGAS	21 SEPT 2023	Daniel Chagas
275 Dania Drive	Connie Cunningham	21 Sept 2023	Connie Cunningham

CURVE
P.I. 3+39
Δ 67°-36'
D 25°-00'
T 154.6
LC 272.5

L.L. 1128
L.L. 1177



PROTECTIVE COVENANTS

1. NO LOT SHALL BE REDUCED IN SIZE
2. NO HOUSE SHALL CONTAIN LESS THAN 1100 SQ. FT. FLOOR SPACE
3. NO HOUSE SHALL BE BUILT OF CONC. BLOCK
4. NO GAR. APT. SHALL BE BUILT
5. ANY HOUSE BEING BUILT EXT. WALLS MUST BE COMPLETED WITHIN SIX MONTHS
6. SAID LAND SHALL NOT BE USED FOR BUSINESS PROPERTY

FINAL APPROVAL

This map has been approved for recording by the
County of Fulton, Georgia, and the City of Atlanta, Georgia.
Date Jan. 2, 57
Date Dec. 26, 56
Date Dec. 20, 56

PUBLIC HEALTH REQUIREMENTS

This subdivision is approved for a condition that is
subject to the following requirements:
1. The subdivision shall be subject to the following
regulations: a. The subdivision shall be subject to the
regulations of the County Health Department.
2. The subdivision shall be subject to the following
regulations: a. The subdivision shall be subject to the
regulations of the County Health Department.
3. The subdivision shall be subject to the following
regulations: a. The subdivision shall be subject to the
regulations of the County Health Department.

OTHER FACTORS

SEWER SYSTEM AND WATER SUPPLY
The subdivision is approved for a condition that is
subject to the following requirements:
1. The subdivision shall be subject to the following
regulations: a. The subdivision shall be subject to the
regulations of the County Health Department.
2. The subdivision shall be subject to the following
regulations: a. The subdivision shall be subject to the
regulations of the County Health Department.
3. The subdivision shall be subject to the following
regulations: a. The subdivision shall be subject to the
regulations of the County Health Department.

DANIA HILLS SUB'D.

PROPERTY OF J. I. KROGH LAND LOTS
1128-1177 OF 2ND. DIST. 2ND. SEC. FULTON
CO. GA. DEC. 6, 1956 SCALE 1" = 100'
C. E. ABERCROMBIE NO. 879

A-05-18

County 3 = AG-1
County BSH = side 25'
Mar 50'

56127

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: PHA 230020

PH #: _____

☐ Property Taxes & Code Violations Verified

☒ Fee Paid Initial: JB

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: SHAWN SHAKIB Telephone: 770-527-7171

Address: 131 ALMOND LN. Suite: _____

City: ALPHARETTA State: GA. Zip: 30004 Fax: _____

Mobile Tel: 770-527-7171 Email: SHAWNSHAKIB@OUTLOOK.COM

Subject Property Information:

Address: 265 DANA DR. ALPHARETTA, GA. 30009 Current Zoning: _____

District: 2ND Section: 2ND Land Lot: 1177 Parcel ID: _____

Proposed Zoning: _____ Current Use: RESIDENTIAL

This Application For (Check All That Apply)

☐ Conditional Use

☐ Rezoning

☒ Variance

☐ Exception

☐ Master Plan Amendment

☐ Master Plan Review

☐ Public Hearing

☐ Other (Specify): _____

☐ Comprehensive Plan Amendment

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property? SINGLE FAMILY RESIDENCE

Applicant's Request (Please itemize the proposal):

- REDUCE THE SIDE SETBACKS TO 12.5'
- REDUCE THE FRONT SETBACK TO 50'
- CUT IN $\frac{1}{2}$

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

- TO BE ABLE TO CONSTRUCT A 4800 SF HOUSE WITH A BASEMENT
- BE ABLE TO CONSTRUCT A POOL ON THE BACK

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name:

SHAWN SHAKIB

Telephone:

770-523-3171

Address:

131 ALMOND LN.

Suite:

City

ALPHARETTA

State:

GA

Zip:

30004

Authorization:

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

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

☐ Annexation

☐ Special Use

☐ Rezoning

☐ Conditional Use

☒ Variance

☐ Master Plan

☐ Land Use Application

☐ Other

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:

[Signature]

Date:

06/08/2023

Notary:

Notary Signature:

[Signature]



Date:

06/08/2023

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: SHAWN SHAKIB

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: 0

Description of Contribution: _____ Value: _____

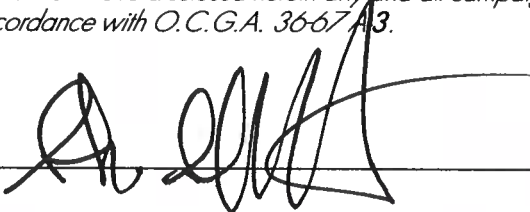
Description of Contribution: _____ Value: _____

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-13.

Signature: 

Date: 6/6/23

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

1. THERE IS A 5' SPECIMAN TREE ON THE RIGHT SIDE OF THE PROPERTY
2. THERE IS A WELL ON THE BACK OF THE EXISTING HOUSE
3. THERE IS A SEPTIC TANK & FIELD LINE NEXT TO THE EXISTING HOUSE

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

YES. DUE TO THE SIZE OF THE NEW BUILD, WE NEED TO HAVE THE SIDE SETBACKS TO BE 12.5' & FRONT SETBACK 50'.

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

AS ABOVE

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

NO

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

PLEASE SEE THE SITE PLAN.

LOCATION MAP
NOT TO SCALE

SITE

NOTE:

IS DATE, EXAMINED THE "71A FLOOD HAZARD MAP" AND FOUND IN MY
 PARCELS PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS,
 IN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY
 IN ITS OPINION FOR SAID PARCEL.

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INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF A ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD RECORD ORIGIN OR COMPREHENSIVE FLOOD EVALUATION STUDY IS FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION & LOCAL ORANGE DEPARTMENT, CORPS OF ENGINEERS AND DISTURBANCE IS AN APPLICABLE.

: FLOOD DISCLAIMER:

1 DATA SHOWN HEREON IS FOR FEMA ACTIVE PANEL MAP WITH
DATE, AS SHOWN, THERE MAY BE FUTURE FLOOD ELEVATION
IN THE SUBJECT SUBURBS AND LOCATIONS. FLOOD ELEVATION
SUBJECT SUBURBS SITUATES AND THAT INFORMATION MAY NOT BE
TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA
ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE
INFORMATION FROM THE APPLICABLE SUPERSEDED AND SHOW THAT
N HEREON INWHENEVER POSSIBLE IT IS THE RESPONSIBILITY OF
OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION
IN FLOODMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE
PANEL.

NOTES:

DRINK, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE
ON COMPAVED OVER THE LOCATION OF UNDERGROUND UTILITIES
HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND
WAS/ES PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND
FROM LOCATIONS WITHIN MEDINA. ADDITIONAL BURIED UTILITIES
COUNTERED. NO EXCAVATIONS WERE MADE DURING THE PRESENT
INVESTIGATION. THE FOLLOWING UTILITIES ARE KNOWN TO BE
PVC, ELECTRIC, WATER AND SEWER. GAS COMPANIES SHOULD
DO FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
I WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE
TS AND IS NOT RECOMMENDED. FORCES SHOULD NOT BE LOCATED
UNDERGROUND FROM THE HOUSE. ALL MATTERS OF THE TYPE OF
MAY BE SUBJECT TO ALL LOCAL ORDINANCES AND RULES OF
THE PROVINCE.

BE FRANK. NO INVESTIGATION OR INDEPENDENT SEARCH FOR RECORDS RECORDED AND NOT RECORDED, ENCUMBRANCES, COMPARTMENTS, OWNERSHIP TITLE ENDOUSE, OR ANY OTHER FACTS PERTAINING TO THE PROPERTY OF THE COUNTY. CURRENT TITLE EASEMENTS AND ENCUMBRANCES MAY CAUSE UNLAWFUL BENEFIT ON ITS PROPERTY. MATTERS OF TITLE ARE EXCLUDED. PROPERTY OF THE COUNTY IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE COUNTY OF TITLE COMPANY FOR A FULL TITLE SEARCH AND INCLUDING ALL THE EXCEPTION.

NO RECORDS AND INFORMATION RESPONSIBLE FOR AND DOES NOT PROVIDE INFORMATION AND INTERVIEW AS PROVIDED. INFORMATION IS OBTAINED USING ON-LINE SOURCES. CONVERSATION WITH DURING OFFICE AT THE COUNTY OR CITY. THE COUNTY OF TITLE COMPANY FOR A FULL TITLE SEARCH AND INCLUDING ALL THE EXCEPTION.

IT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON,
ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY
PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS
ION OF THE EMPLOYER NAMING SUCH PERSON, PERSONS, ENTITY.

THEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY
USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN
SCANNED AND ALTERED, CROPPED OFF COPY/PASTE OR
WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S
OR SIGNATURE. THIS SURVEY PLAT CAN BE ONLY
AS A SEPARATE DOCUMENT BY ITSELF TO
SENT PROJECTS AND STANDALONE AND CAN NOT BE
WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S
OR SIGNATURE TO SOME OTHER DEVELOPMENT
PROJECTS BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL
ONAL BLUE INK SIGNATURE OF THE SURVEYOR OF

NOTE:

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AND ARCHITECT TO CONFIRM
FACT, FOR ZONING DEPARTMENT.
SOLUTION SHOWING METHOD WAS
ON ONLINE SOURCE MARCH.

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F ALPHARETTA
ESTABLISHED AS PER

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EXISTING

PROPERTY IS SERVICED BY
PRIVATE ON-SITE SEPTIC SYSTEM.

VERTICAL DATUM NAVD88

EXIST. HOUSE FFE
MAIN 1094.53

• L E G E N

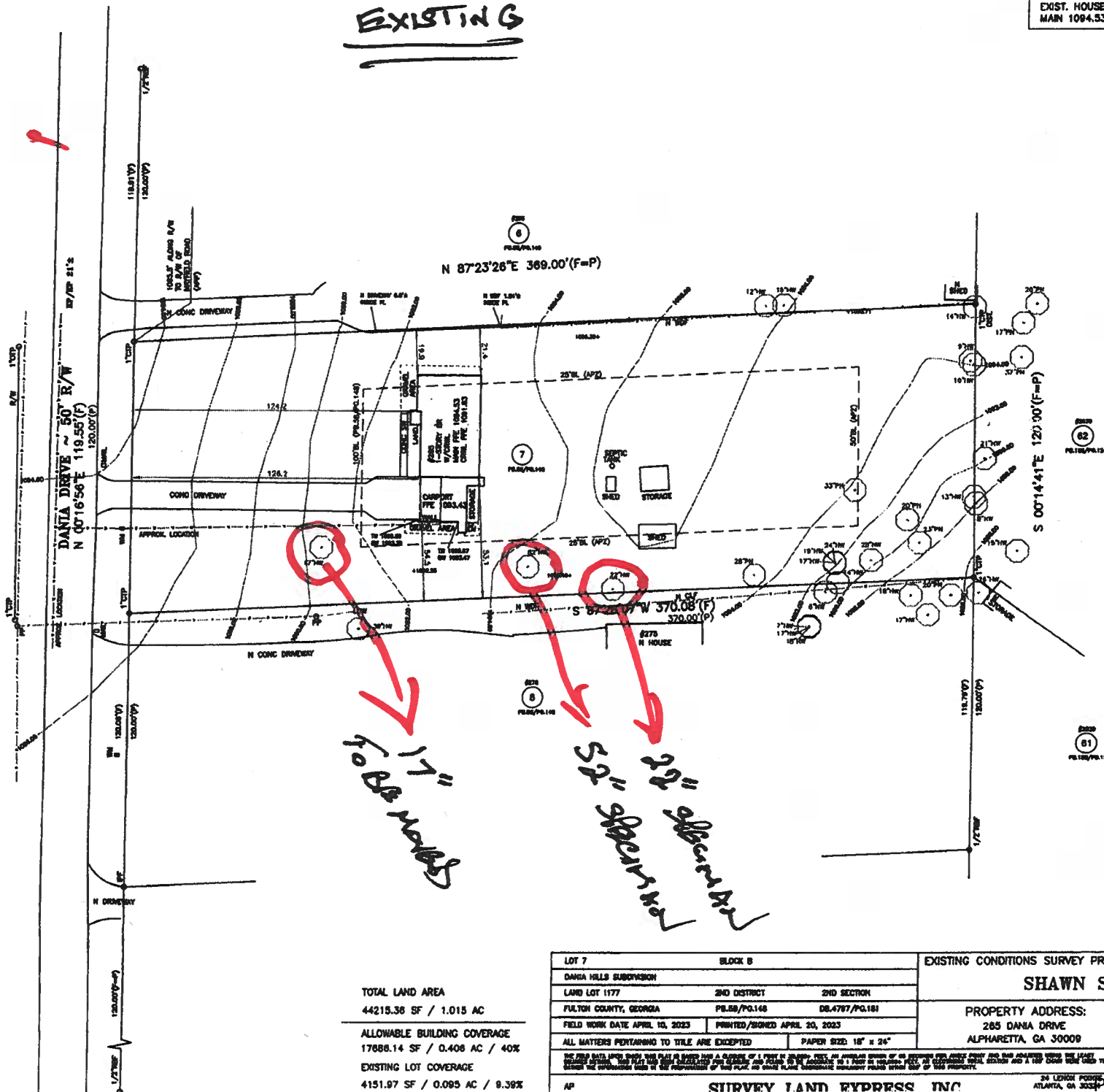
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- LINE INDICATORS

INDICATES CURRENT
 INDICATES FORCE LINE
 INDICATES POWER LINE
 INDICATES SHIPWAY BECKON
 INDICATES SHIPWAY LINE
 INDICATES WHEEL LINE
 YELLOW LINE (PULL/RELEASE)
 RED LINE (EMERGENCY)

• SYMBOLS

- ☒ ELECTRO PANEL, AMI
- ☒ WATER METER
- ☒ AIR CONDITIONER
- ☒ GAS METER
- ☒ WATER VALVE
- ☒ BATTERY SERIES M4
- ☒ STORM MANHOLE
- ☒ TRAFFIC/INFO SIGN
- ☒ GAS METER
- ☒ LAMP POST
- ☒ FIRE HYDRANT
- ☒ DRAINAGE GULCH



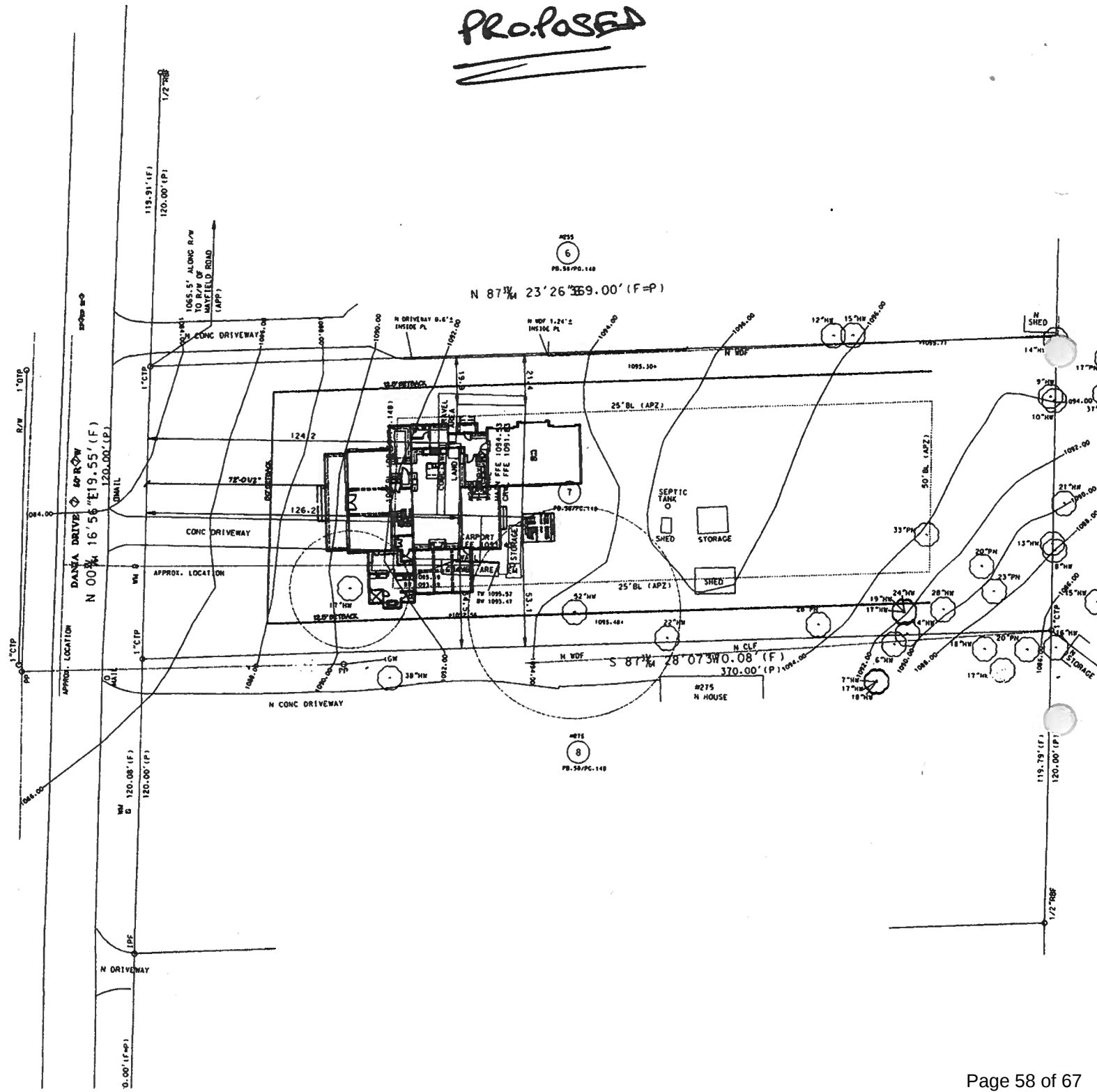
TOTAL LAND AREA
44215.36 SF / 1.015 AC

ALLOWABLE BUILDING COVERAGE
17688.14 SF / 0.406 AC / 40%

EXISTING LOT COVERAGE
4151.97 SF / 0.093 AC / 9.38%

LOT 7		BLOCK B	EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET	
DANEA HILLS SUBDIVISION			SHAWN SHAKIB	
LAND LOT 1777	2ND DISTRICT	2ND SECTION	PROPERTY ADDRESS: 265 DANIA DRIVE ALPHARETTA, GA 30009	
FULTON COUNTY, GEORGIA	PL58/PQ.148	DE.4797/PQ.181		
FIELD WORK DATE APRIL 10, 2023	PRINTED/SIGNED APRIL 20, 2023			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 18" x 24"		
THIS PLAN IS NOT A PART OF THE RECORDS OF THE CLERK OF SUPERIOR COURT AND DOES NOT HAVE THE FORCE AND EFFECT OF A PUBLIC ACT. IT IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT HIS WRITTEN PERMISSION. THE ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS PLAN OR THE RESULTS THEREOF.				
AP	SUBDIVISION LAND ADDRESS INC		34 LENOX SQUARE ATLANTA, GA 30326 Page 5 of 5	

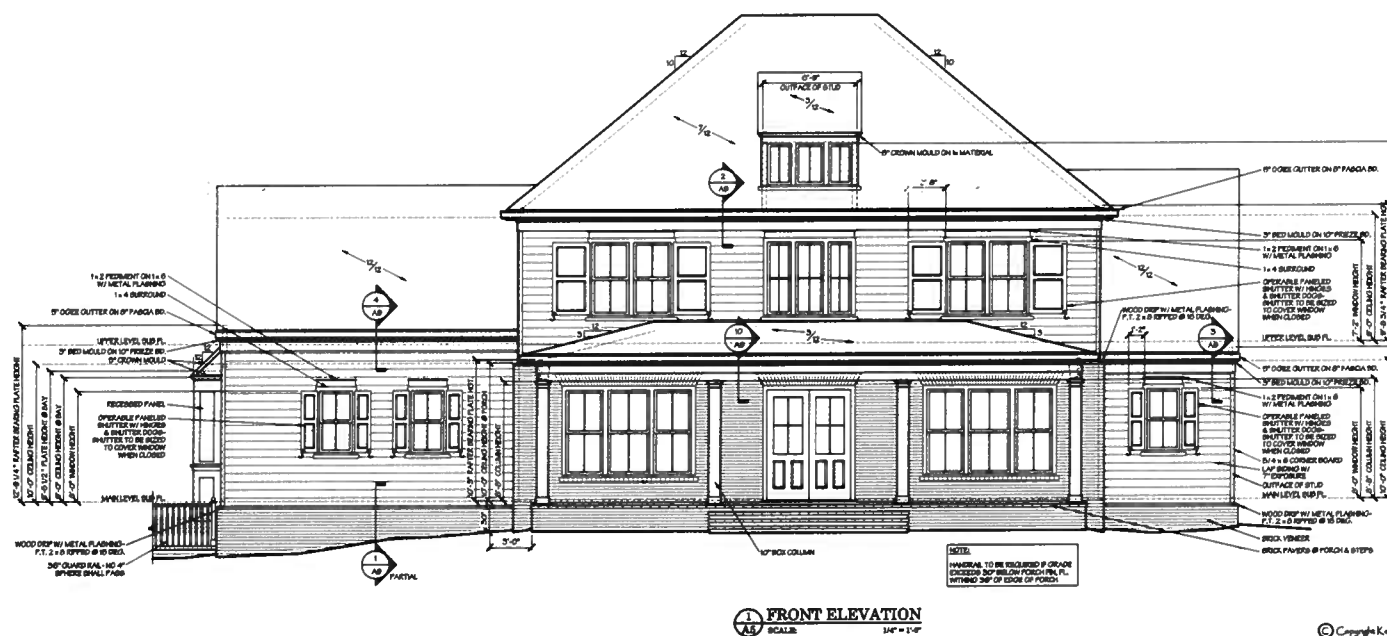
PROPOSED





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A5 of 12



SPECIMEN TREE REPORT

CITY OF ALPHARETTA

Client

Shawn Shakib



Address

265 Dania Dr

Project

23054

Survey Date

7/11/2023

Alex Phillips
ISA Certified Arborist MA-4868A
Tree Risk Assessment Qualified
American Society of Landscape Architects



Canopy
Consultants
www.canopy-consultants.com
404.858.7471

Specimen Tree Inventory

Some trees on a site warrant special consideration and encouragement for preservation. The intent of these specifications is to provide the necessary information to facilitate project design, plan review and enforcement processes. The City of Alpharetta Specimen tree specifications are organized by size:

- Flowering Understory trees over 8" DBH

- Sourwood trees over 10" DBH

- Beech, Blackgum, Persimmon, Sassafras trees over 20" DBH

- Magnolia trees over 20" DBH

- Cedrus and Thuja trees over 20" DBH

- Overstory Hardwood over 24" DBH

- Poplars and Sweetgums trees over 30" DBH

- Pine trees over 30" DBH

Any tree that does not meet the following requirements as set forth by the International Society of Arboriculture shall be deemed poor in condition, a danger to human life and property and removed from the site.

- Life expectancy less than 15 years

- A trunk with visible decay

- More than one major and several minor dead limbs (hardwoods)

- Major insect or pathological problems

Landscape Tree Inventory

Landscape trees and trees of quality on a site may warrant consideration for preservation. Landscape trees include street trees, parking lot trees and boundary trees. Trees of quality include smaller non specimen trees that are in groupings or groves that have special interest and character.

Site Location

The site is located on a residential street in the Northwest area of the city. It is large lot single family residential. Large open front yard and backyard. There are a few large specimen trees and a small grove of smaller over story trees in the rear yard. One large boundary tree to the South in the front yard.



265 Dania Dr

Definitions

Tree Number: Trees are tagged with an aluminum disk that shows a unique number to identify the tree.

Species: Trees are listed by a regional common name and botanical name.

Diameter at Breast Height (DBH): The diameter of a trunk at 4.5' above ground level. Measured in inches.

Condition:

Good: A specimen tree with healthy productive tip growth. A sound trunk with no visible damage or decay. No major limb loss and healthy branch unions. No visible insect or disease infestations. Life expectancy of more than 15 years.

Fair: A specimen tree with healthy but not vigorous tip growth. Less than 30% of crown is dead. No major dead limbs and no major trunk cavities or damage. Branch unions show some signs of stress. Tree is expected to live longer than 10 years.

Poor: More than 30% of the crown is dead or has significant tip die back. More than one major limb is dead and are large trunk cavities with visible decay. Severe insect or disease damage leading to immediate death. Roots are visible and show signs of decay and rot. Life expectancy is less than 5 years.

Dead: Tree has no bud or leaf production. All limbs are barren and rot is visible.

Invasive: Tree species whose native range is not within the Piedmont classification.

Hazardous: Severe or uncorrectable damage that will lead to a loss of property or life if there is tree failure.



Specimen Tree Report

Tree #	Species	DBH	Condition	Comments
1001	<i>Quercus flacata</i> S Red Oak	52"	Fair	Fair #1: U split at 10' and some dieback on over extended limbs. Pic #1 & #2
1002	<i>Pinus spp</i> Pine	33"	Good	Tree is in good health.

Total Specimen Sized Trees: 2

Good Condition: 1

Fair Condition: 1

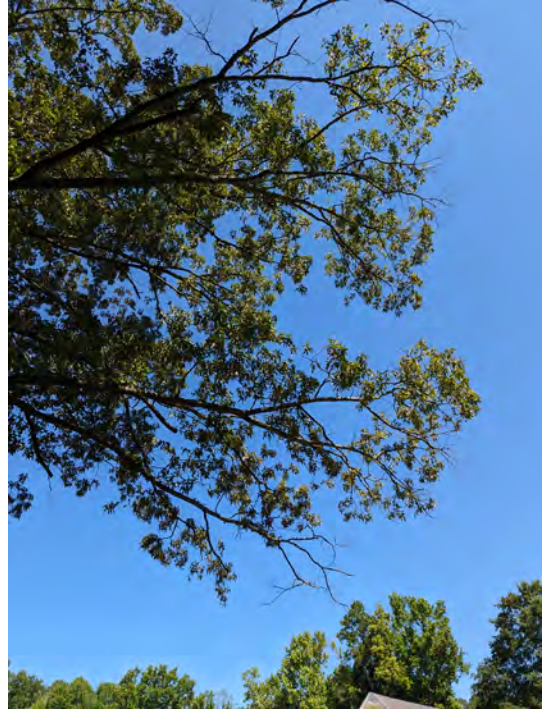
Poor Condition: 0



265 Dania Dr



Pic # 1: Split at 10' with some dieback on over extended limbs. Fair #1



Pic # 2: Split at 10' with some dieback on over extended limbs. Fair #1



Tree of Quality Report

Tree #	Species	DBH	Condition	Comments
TOQ1	<i>Carya illinoensis</i> Pecan	17"	Good	Tree is in good health.

Tree of Quality Summary: One tree of quality is located on site.

Landscape Tree Report

Landscape Tree Summary: There are no landscape trees on site.

Boundary Tree Report

Tree #	Species	DBH	Condition	Comments
BO1	<i>Quercus falcata</i> S Red Oak	38"	Good	Tree is in good health.
BO2	<i>Liquidambar styraciflua</i> Sweetgum	7"	Good	Tree is in good health.
BO3	<i>Liquidambar styraciflua</i> Sweetgum	17"	Good	Tree is in good health.
BO4	<i>Liquidambar styraciflua</i> Sweetgum	18"	Good	Tree is in good health.
BO5	<i>Cornus florida</i> Dogwood	6"	Good	Tree is in good health.

Boundary Tree Summary: There are 5 boundary trees that could be impacted by the development. All other boundary trees are located at a distance from the setback line with a DBH that will not have CRZ impacts.



Undersized Tree Report

Tree #	Species	DBH	Condition	Comments
U1	<i>Liquidambar styraciflua</i> Sweetgum	24"	Poor	Large trunk wound with hollow.
U2	<i>Liquidambar styraciflua</i> Sweetgum	19"	Poor	Large trunk wound with hollow.
U3	<i>Liriodendron tulipifera</i> Poplar	28"	Poor	Large trunk wound with hollow.

Undersized Tree Summary: Three trees in the tree save area are in Poor condition with large trunk wounds and hollows. All other trees are in good condition.



Pic # 1: Large trunk wound with hollow.
24" Sweetgum and 19" Sweetgum



Pic # 2: Large trunk wound with hollow.
28" Poplar

