



BOARD OF ZONING APPEALS JANUARY 18, 2024

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

1. **CALL TO ORDER**

- A. Welcome Board Member Michael Gordy
- B. Swearing In of Board Member Kirk Driskell

2. **ROLL CALL**

3. **ELECTION OF CHAIR**

4. **ELECTION OF VICE CHAIR**

5. **APPROVAL OF MEETING MINUTES**

- A. Approve Meeting Minutes from 10-19-23
- B. Approve Meeting Minutes from 11-16-23

6. **ITEMS FROM BOARD MEMBERS**

7. **ITEMS FROM STAFF**

8. **PUBLIC HEARING**

- A. **V-23-25 Busch/212 Brook Drive This public hearing request has been deferred by the applicant and will not be considered at the January 18, 2024 Board of Zoning Appeals meeting.**

Consideration of a variance to reduce a front setback from 35' to 20' and side setback from 10' to 8' to allow for a garage addition. The property is located at 212 Brook Drive and is legally described as being located in Land Lot 1251, 2nd District, 2nd Section, Fulton County, Georgia.

9. **OLD BUSINESS**

- A. **V-23-16 265 Dania Drive The Public Hearing for this item was heard on 11-18-23. It was postponed by the Board to this date.**

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.

10. **ADJOURNMENT**



Board of Zoning Appeals Meeting
October 19, 2023

Department of Community Development
ALPHARETTA CITY HALL | 2 PARK PLAZA | 5:30 PM

This action summary is provided as a convenience and service to the public, media, and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. This is not an official record of the Alpharetta Board of Zoning Appeals Meeting proceedings. Meetings are recorded and available for review at <https://www.youtube.com/user/alpharettagov>.

I. CALL TO ORDER

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

II. ROLL CALL

A. Board Members Present

- Marc Gelber
- Lisa Shippel
- Kirk Driskell
- Dereje Teshale
- Donna Shaw Murphy
- Anne Holcombe
- Mike Perry

B. Staff Present:

- Michael Woodman, Planning + Development Services Manager
- Nikisha Mistry, GIS Specialist/Planner
- Lauren Shapiro, City Clerk
- Kiersten VanHorn, Assistant City Clerk

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MEETING MINUTES

A. Meeting Minutes 6-15-2023

- ❖ Board Member Shaw Murphy offered a motion to approve meeting minutes from the June 15, 2023, Board of Zoning Appeals Meeting.
 - Board Member Holcombe seconded the motion.
 - The motion was approved unanimously (7-0)

V. ITEMS FROM STAFF

- City Clerk, Lauren Shapiro, provided an overview of the open records act as well as instructions for new city email addresses for each of the board members.

VI. PUBLIC HEARING

A. V-23-23 Christensen / 550 Ebley Place Rear Setback Variance

- Planning & Development Manager, Michael Woodman, came forward to present this item.
- Staff is recommending approval of V-23-23 Christensen/550 Ebley Place Rear Setback Variance, subject to the following conditions:
 1. Swimming pool shall be permitted as depicted on the plans prepared by Backyard Escape Inc., dated September 07, 2023, and with a 10' rear setback.
 2. Property shall be replanted as depicted on the Landscape Planting Site Plan, dated October 05, 2023.
- The applicant, Michael Ely, is requesting consideration of a variance to reduce the rearsetback for a swimming pool from twenty-feet (20') to ten-feet (10'). The subject property is located at 550 Ebley Place in the Glen Abbey subdivision.
- The submitted request, if approved, would allow for a swimming pool and spa at the rear of a single-family home with a reduced rear setback of ten feet (10'). The subject property is located at 550 Ebley Place in the Glen Abbey subdivision.
- The 0.42-acre property is zoned CUP (Community Unit Plan) and developed with a 2-story, 3,830 square foot single-family detached home. The home is located on a cul-de-sac and has an attached wooden deck at the rear. Surrounding properties are zoned CUP and located in the Glen Abbey subdivision. The property backs up to a land owned by the Glen Abbey Homeowner's Association (HOA).
- Unified Development Code (UDC) Subsection 2.3.3(B) Accessory uses and structures – Swimming Pools, requires swimming pools and auxiliary structures 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 platted rear setback for the property is twenty-five feet (25'); therefore, the twenty-foot (20') setback applies at the rear.
- The applicant is proposing to reduce the rear setback by fifty percent (50%), leaving ten feet (10') to accommodate an approximately 638 square foot swimming pool with spa at the rear of the existing home. The Glen Abbey HOA requires swimming pools to be within the footprint of the home, so it is not visible from the street. The pool will be placed directly behind the home for ease of access to the basement, allowing the remaining rear

yard space to be used for outdoor activities. Additionally, the applicant will be replacing impacted tree canopy with new trees and shrubs as depicted in the provided Landscape Planting Site Plan.

- As shown in the table below, several pools of a comparable size have been approved in the Glen Abbey subdivision.

Approved Pool Permits in Glen Abbey Subdivision Phase 6

Address	Date	Pool Surface Area
320 Tivdale Ct	2022	718 SF
540 Ebley Pl	2019	643 SF
345 Tivdale Ct	2017	610 SF
325 Tivdale Ct	2016	467 SF
3635 Hebden Bridge Ln	2016	500 SF

- 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 set at an angle to the rear property boundary. Additionally, there is no neighbor that abuts the rear property line. Instead, there is a utility easement at the rear of the property which is owned by the Glen Abbey HOA.
 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 and limit usable rear yard space. 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 set at an angle to the rear property boundary. Additionally, there is no neighbor that abuts the rear property line. Instead, there is a utility easement at the rear of the property which is owned by the Glen Abbey HOA.
 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 set at an angle to the rear property boundary. Additionally, there is no neighbor that abuts the rear property line. Instead, there is a utility easement at the rear of the property which is owned by the Glen Abbey HOA.
 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 set

at an angle to the rear property boundary. There is no neighbor that abuts the rear property line. Instead, there is a utility easement at the rear of the property which is owned by the Glen Abbey HOA. Furthermore, the applicant provided letters of no objection from the adjacent properties on either side and from the Glen Abbey HOA. In addition, previous variances for a rear setback reduction to accommodate a residential pool have been approved in this subdivision. For example, the Board of Zoning Appeals approved a fifty percent (50%) rear setback reduction in 2014 at 225 Radlett Lane.

- Staff has reviewed the applicant's proposal and generally supports the rear setback variance for the swimming 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 set at an angle to the rear property boundary. There is no neighbor that abuts the rear property line. Instead, there is a utility easement at the rear of the property which is owned by the Glen Abbey HOA. Furthermore, the applicant provided letters of no objection from the adjacent properties on either side and from the Glen Abbey HOA. In addition, previous variances for a rear setback reduction to accommodate a residential pool have been approved in this subdivision. For example, the Board of Zoning Appeals approved a fifty percent (50%) rear setback reduction in 2014 at 225 Radlett Lane.
- The applicant notified adjacent property owners and HOA of the variance request and intent for the property. The applicant provided letters of no objection from adjacent properties on either side and from the Glen Abbey HOA.
- **Public Comment:**
 - No Public Comment
- ❖ Board Member Shipley offered a motion to approve V-23-23 Christensen/550 Ebley Place Rear Setback Variance, subject to the following conditions:
 1. Swimming pool shall be permitted as depicted on the plans prepared by Backyard Escape Inc., dated September 07, 2023, and with a 10' rear setback.
 2. Property shall be replanted as depicted on the Landscape Planting Site Plan, dated October 05, 2023.
 - Board Member Shaw Murphy seconded the motion.
 - The motion was approved unanimously (7-0)

VIII. ADJOURNMENT

- ❖ With there being no further items to consider or discuss, Chairperson Gelber adjourned the meeting at 5:47 p.m.



BOARD OF ZONING APPEALS DRAFT MINUTES

UNOFFICIAL MINUTES NOVEMBER 16, 2023

DEPARTMENT OF COMMUNITY DEVELOPMENT

ALPHARETTA CITY HALL | 2 PARK PLAZA | 5:30 PM

This action summary is provided as a convenience and service to the public, media, and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. This is not an official record of the Alpharetta Board of Zoning Appeals Meeting proceedings. Meetings are recorded and available for review at <https://www.youtube.com/user/alpharettagov>.

I. CALL TO ORDER

- ❖ Chairperson Gelber called the meeting to order at 5:30 P.M.

II. ROLL CALL

A. Board Members Present

- o Marc Gelber
- o Kirk Driskell
- o Cliff Cobb
- o Dereje Teshale
- o Donna Shaw Murphy
- o Mike Perry

B. Board Members Absent

- o Lisa Shippel
- o Anne Holcombe

C. Staff Present:

- o Michael Woodman, Planning + Development Services Manager
- o Nikisha Mistry, GIS Specialist/Planner
- o Elle Taylor, Planning + Zoning Coordinator

III. APPROVAL OF MEETING MINUTES

I. APPROVAL OF MEETING MINUTES

Chairperson Gelber postponed the minutes from 10-19-2023 until the next meeting.

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

A. V-23-18 1060 Gramercy Lane

Micheal Woodman, Planning and Development Services Manager, presented 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.

Ashley Barton, Georgia Classic Pool, presented for the Applicant.

There was no public comment.

After discussion of:

- Location of proposed pool.
 - Floodplain area owned by HOA.
 - Site Plan.
 - Size of Pool.
 - No specimen trees are impacted.
 - Unusual shape of home.
 - Stream buffer.
-
- ❖ Board Member Shaw Murphy offered a motion to approve with Staff's recommendation.
 - Board Member Perry seconded the motion.
 - Motion carried (6-0)

Final Conditions:

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.**

B. V-23-16 265 Dania Drive

Micheal Woodman Planning and Development Services Manager presented 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.

- Applicant initially requested a front setback to save a specimen tree (52" Southern Red Oak).
- Examples of previous variance approvals to reduce building setbacks in the Dania Hills subdivision as well as similar construction activities that have been permitted on other properties in the same subdivision.
- Variance review criteria
- Applicant responded to Citizen petition opposing original proposal of a reduced 50' front setback and 12.5' setbacks to the property. Applicant revised proposed site plan to comply with suggestions outlined in the petition.

Staff 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.
3. Driveway width shall be limited to no more than 12' wide, not including the portion of the driveway directly in front of the garage. Driveway and portion of driveway directly in front of the garage shall maintain a 5' setback from the northern side property line.
4. Developer shall plant a row of evergreen trees and shrubs between the driveway and the northern property line, as well as along the southern property line and beginning at the 100' front setback line to the eastern edge of the proposed rear-loaded garage in order to provide a screen, as approved by Staff.

Shawn Shakib, Applicant, presented.

- Challenges of lot
- Replacement of Septic Tank
- Lot Size
- Agreement with recommended conditions

Public Comment:

1. Nicholas Cardamone 255 Dania Dr.

Concerns:

1. Possibility of setting precedent for subdivision
2. Lack of foresight of Applicant with first proposal.

3. Height of privacy screen.
4. No true hardship.

There was discussion from the Board:

- Front elevation.
 - Staff Conditions.
 - Tree Species for Evergreen Rows.
 - Adding Condition for City Arborist to approve.
 - Which tree will be saved.
 - Loss of privacy for adjacent homes.
 - Concern of setting a precedent for the neighborhood for future requests.
 - Communication between property owners and Applicant.
 - Side setbacks approved for approved variances in the neighborhood were 25'.
 - Nonconforming homes older homes that don't meet setbacks.
 - Communication on conditions #3 and #4 with neighborhood.
 - Reasons for previous denial.
-
- ❖ Board Member Perry offered a motion to deny.
 - Board Member Shaw Murphy seconded the motion.
 - Motion failed (2-3 -1) (Gelber abstained).

 - ❖ Board Member Driskell offered a motion to postpone gathering more information to soften some of the concerns and gather information on history of variances in the neighborhood, non-conforming setbacks, response from Community to Conditions #3 and #4.
 - Board Member Cobb seconded the motion.
 - Motion carried (6 -0)

C Adjournment

Chairperson Gelber Adjourned the meeting at 6:26 P.M.



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: JANUARY 18, 2024

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.
3. Driveway width shall be limited to no more than 12' wide, not including the portion of the driveway directly in front of the garage. Driveway and portion of driveway directly in front of the garage shall maintain a 5' setback from the northern side property line.
4. Developer shall plant a row of evergreen trees and shrubs between the driveway and the northern property line, as well as along the southern property line and beginning at the 100' front setback line to the eastern edge of the proposed rear-loaded garage in order to provide a screen, 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 the front setback request.

As shown in the Dania Hills Side Setback Map (Exhibit B), approximately seventy one percent (71%) of properties in the subdivision have an existing legal non-conforming side setback that is under the twenty-five foot (25')

requirement. Additionally, the table below provides examples of variances approved to reduce building setbacks in the Dania Hills subdivision. Moreover, 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. In addition, 71% of the properties in the Dania Hills subdivision have existing side setbacks that are less than the required 25 feet.

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. In addition, 71% of the properties in the Dania Hills subdivision have existing side setbacks that are less than the required 25 feet. The applicant notified adjacent property owners and the property owner to the south is supportive of this variance request.

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. The property owner to the south is now supportive of the side setback reduction on the south side of the property.

IV. ATTACHMENTS:

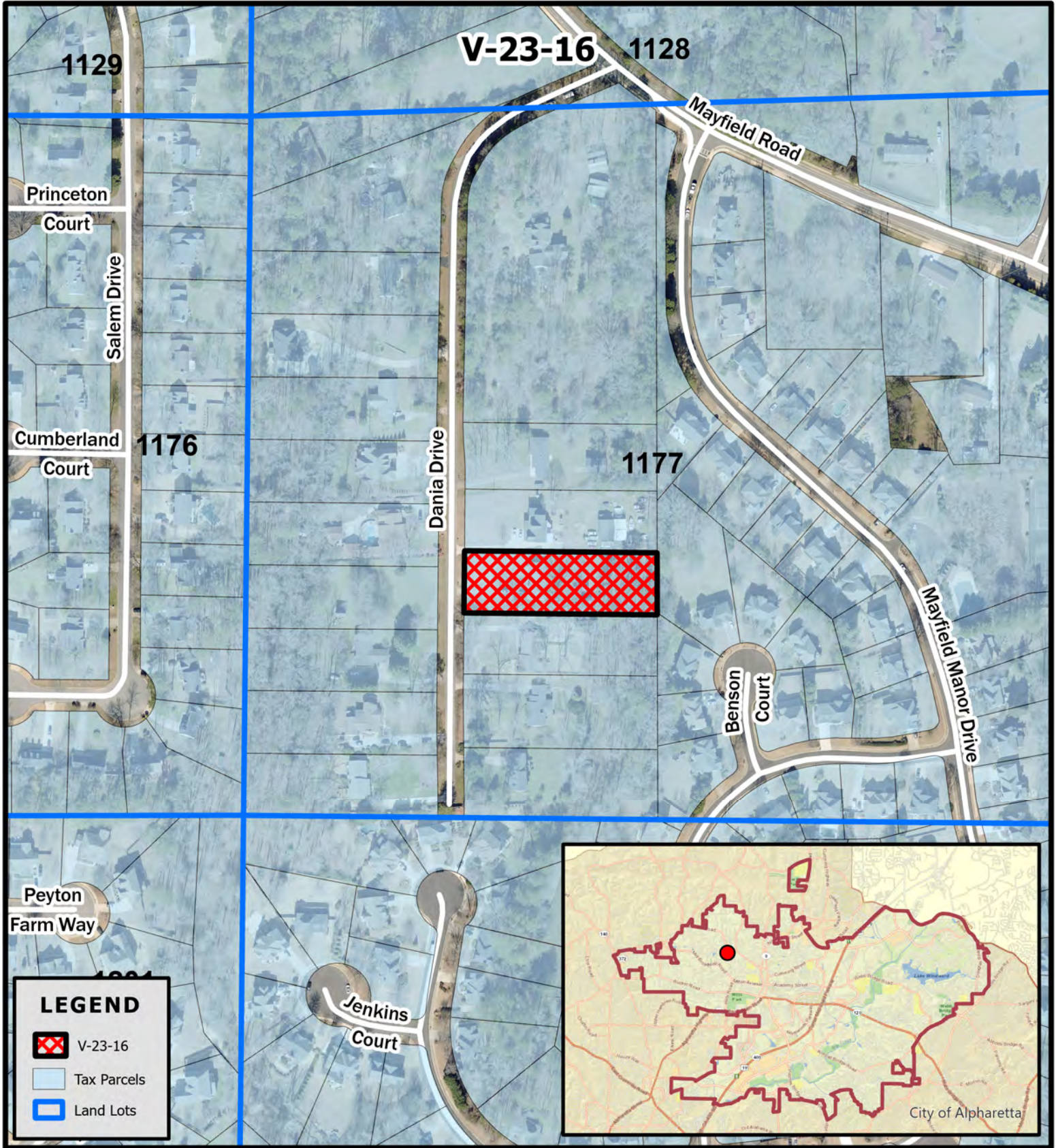
- Aerial Map
- Location Map
- Exhibit A – Site Plan
- Exhibit B – Dania Hills Side Setback Map
- Citizen Part B
- Public Comment
- Application



V-23-16

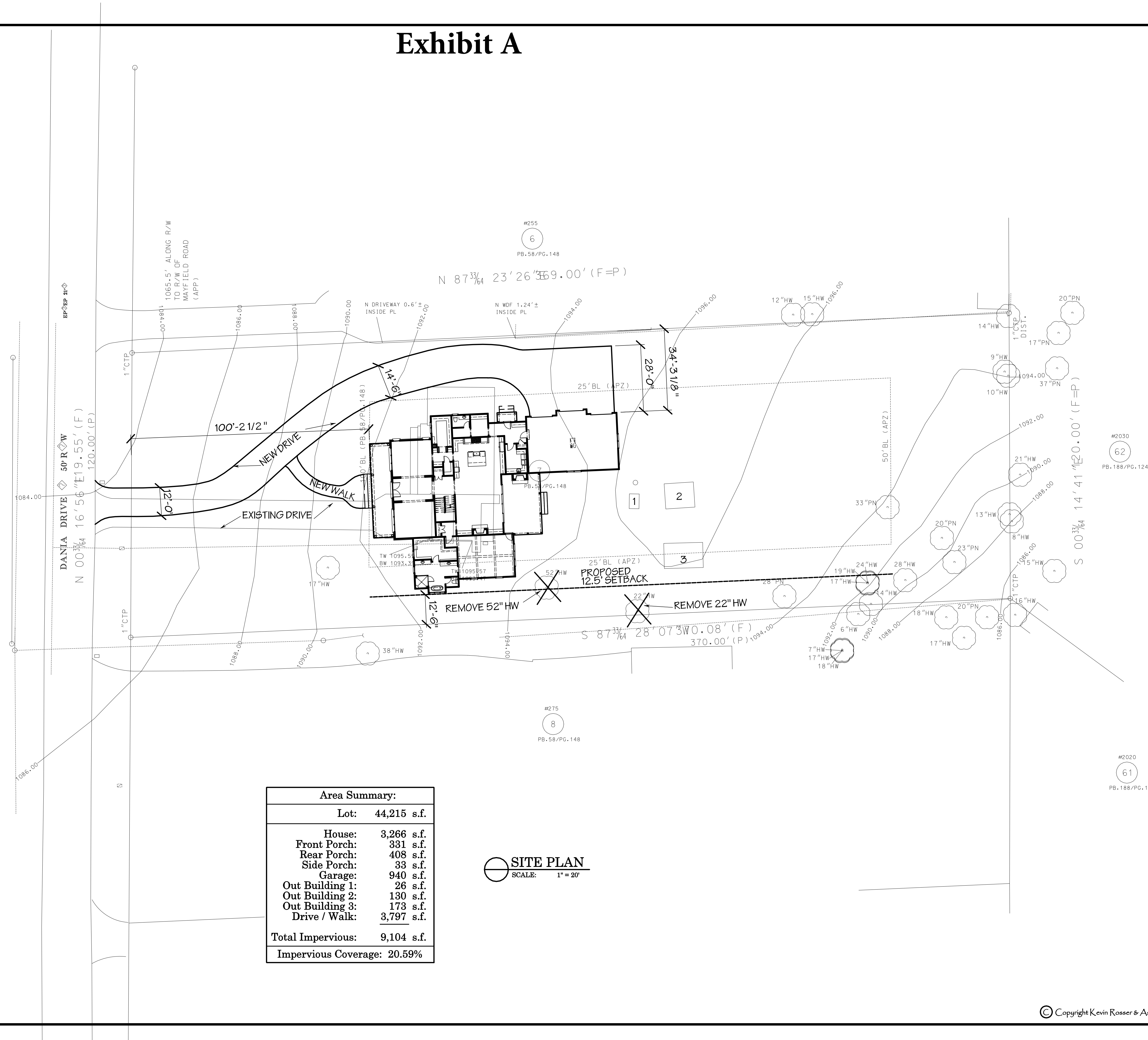
D/LL: 2/2/1177

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 ?



DANIA HILLS SUBDIVISION

SIDE SETBACKS

200 DANIA DR
N - 42.0 FT
S - 45.0 FT

210 DANIA DR
N - 21.2 FT
S - 20.6 FT

220 DANIA DR
N - 32.8 FT
S - 24.7 FT

230 DANIA DR
N - 16.5 FT
S - 19.5 FT

240 DANIA DR
N - 26.3 FT
S - 22.4 FT

250 DANIA DR
N - 26.5 FT
S - 5.4 FT

270 DANIA DR
N - 16.7 FT
S - 40.5 FT

280 DANIA DR
N - 33.1 FT
S - 33.3 FT

290 DANIA DR
N - 23.7 FT
S - 22.3 FT

290 DANIA DR
N - 186.7 FT
S - 303.0 FT

245 DANIA DR
N - 20.2 FT
S - 19.0 FT

255 DANIA DR
N - 29.5 FT
S - 23.9 FT

265 DANIA DR
N - 15.3 FT
S - 33.4 FT

275 DANIA DR
N - 27.1 FT
S - 15.0 FT

285 DANIA DR
N - 10.4 FT
S - 27.0 FT

295 DANIA DR
N - 23.4 FT
S - 23.9 FT

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:

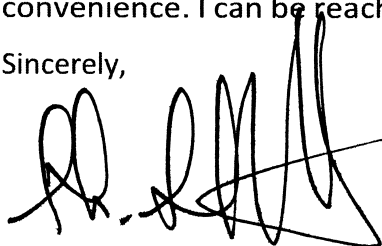
Please allow this letter to serve as public notice for a Variance, request at 265 Dania Dr. Alpharetta to decrease the sides and front setbacks.

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:

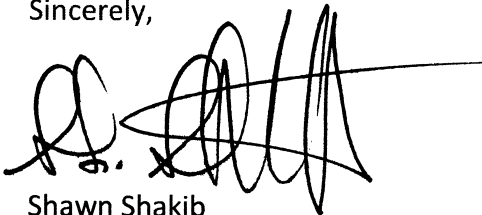
Please allow this letter to serve as public notice for a Variance, request at 265 Dania Dr. Alpharetta to decrease the sides and front setbacks.

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.

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 long horizontal line extending to the right.

Shawn Shakib
European Manor Design

From: [shawn shakib](#)
To: [Woodman, Michael](#)
Subject: FW: 265 Dania Dr
Date: Sunday, December 03, 2023 5:04:39 PM

Hi Michael

I received the email below from my neighbor at 265 Dania Dr.

Thanks

Shawn Shakib
Prestige Restoration Services
(770)527-7171

From: [Connie Cunningham](#)
Sent: Friday, December 1, 2023 5:15 PM
To: shawnshakib@outlook.com
Subject: 265 Dania Dr

Hi Shawn,

I am writing to let you know that I am okay with the 12.5 foot variance you have requested between our houses. I spoke with Nick and had the impression he would be reaching out to you in agreement as well.

Thanks & I hope you have a great weekend!

Connie



Connie Cunningham
HomeSmart Realty

Positive Attitude! Positive Processes! Positive Results!

Past client reviews on Connie Cunningham

ConnieC8626@gmail.com

Call Connie today!

678-478-9687

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 | ☐ 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? 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: _____

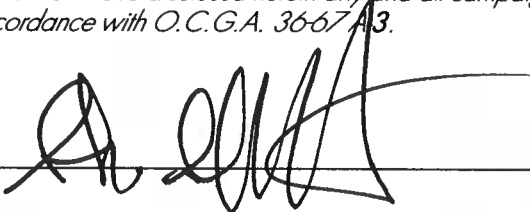
Description of Contribution: _____ Value: _____

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.

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

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 LOCAL COMMUNITIES.
2 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
3 INFORMATION FROM THE APPLICABLE SUPERGRANTEE AND SHOW THAT
N HEREON INORDER POSSIBLE IT IS THE RESPONSIBILITY OF
4 OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION
5 (ELEVATION PHASE, OR OTHER FUTURE USE, BEYOND THE DATE
6 ONLY.

NOTES:

DR. CHARLES SEWEN AND OTHER
ON COMBINED OVER THE LOCATION
HEREON ARE BASED ON ABOVE
WASSE PROVIDED TO THE SURVEYOR.
FROM LOCATIONS SEWEN MEDICAL.
DOWNTOWNED, NO EXCHANGES
WASSE PROVIDED TO THE SURVEYOR.
PUMPING, ELECTRICAL, WASTE 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
DOWNTOWNED FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE
SUBJECT TO ALL LOCAL. EXISTENTS AND RIGHT OF
THE PROVINCE.

[illegible]

I WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON,
I ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY
PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS
ION OF THE SUBMITTER NAILING SUCH PERSON, PERSONS, ENTITY.

THEY PLAY 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 PLAY 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:

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

RTY IS ZONED AG
F ALPHARETTA
ESTABLISHED AS PER

1200000 401
 1200000 401
 1200000 401

EXISTING

PROPERTY IS SERVICED BY
PRIVATE ON-SITE SEPTIC SYSTEM.

VERTICAL DATUM NAVD88

EXIST. HOUSE FFE
MAIN 1094.53

• L E G E N

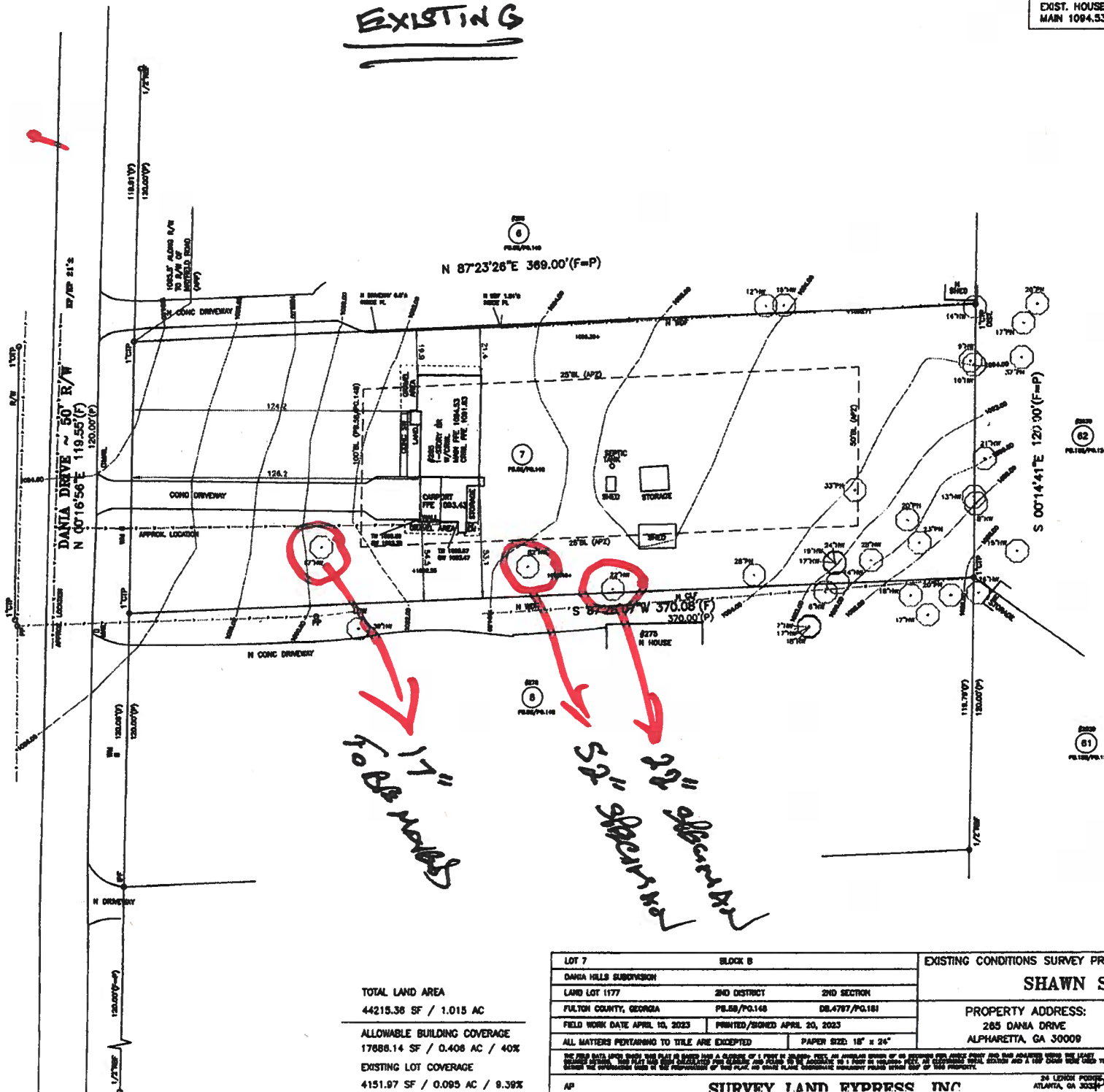
[illegible]

- LINE INDICATORS

INDICATES CHILDREN
 INDICATES FORCE LINE
 INDICATES FURRY BEARD
 INDICATES DRAWING LINE
 INDICATES WHEEL LINE
 VIOLET LINE (FUEL/OIL/CR.)
 RED LINE (PNEUMATIC)

• SYMBOLS

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



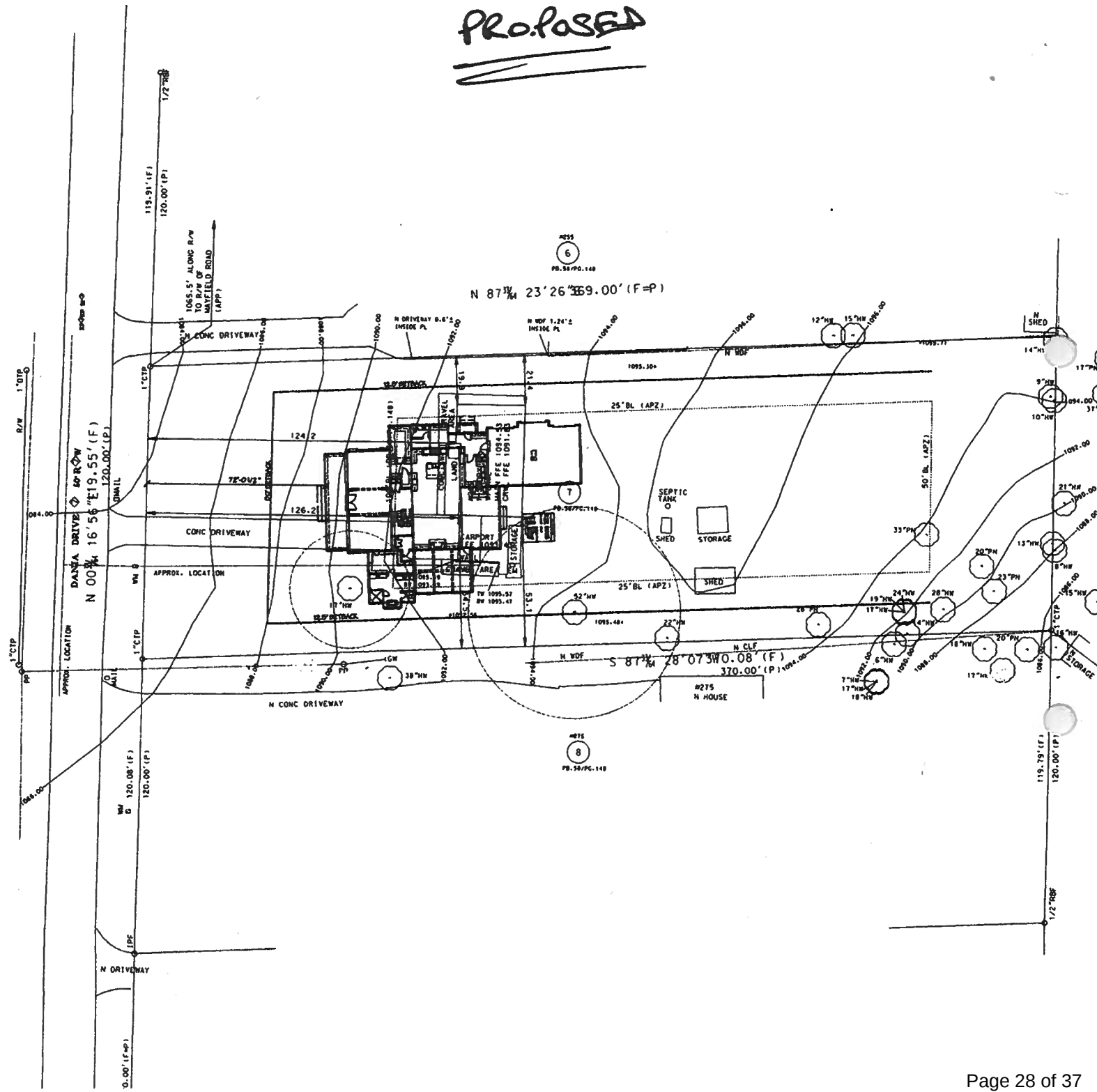
TOTAL LAND AREA
44215.36 SF / 1.015 AC

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	
DANIA HILLS SUBDIVISION				SHAWN SHAKIB	
LAND LOT 1777		2ND DISTRICT 2ND SECTION			
FULTHAM COUNTY, GEORGIA		PL 58/PG 148 DE 4797/PG 181		PROPERTY ADDRESS: 265 DANIA DRIVE ALPHARETTA, GA 30009	
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 TO BE USED FOR ANY OTHER PURPOSES THAN THAT FOR WHICH IT WAS PREPARED. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY INFORMATION TO DETERMINE THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN. THE USER SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS PLAN. THE USER SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS PLAN. THE USER SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS PLAN.					
AP	SUDIPY LAND EXPRESS INC			34 LENOX DRIVE ATLANTA, GA 30326 Page 2	

PROPOSED





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

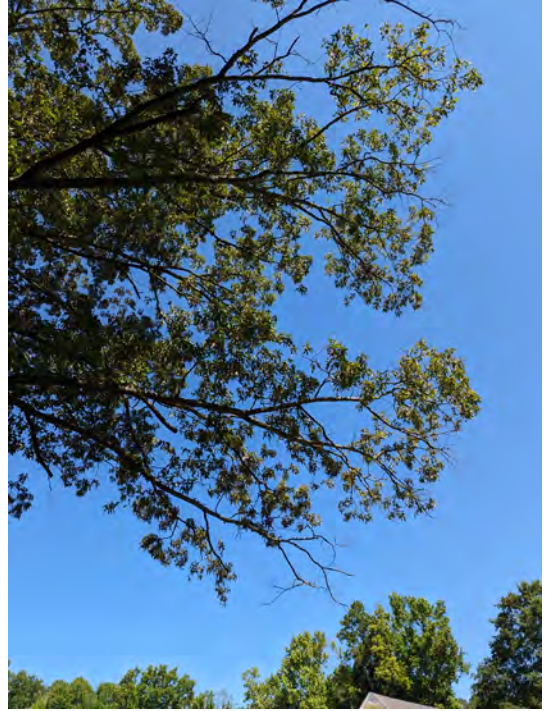
Poor Condition: 0



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

