



BOARD OF ZONING APPEALS

JULY 18, 2024

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
3:25 AM

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MEETING MINUTES**
 - A. Approve BZA Minutes of 5-16-24
4. **ITEMS FROM BOARD MEMBERS**
5. **ITEMS FROM STAFF**
6. **PUBLIC HEARING**

A. V-24-19 Kaplan/120 Broadwell Oaks Court Variance

Consideration of a variance to reduce the rear setback from 30' to 15' to allow for a deck replacement and expansion at a single-family detached home on 0.42 acres. The property is located in the Broadwell Oaks subdivision, which has a platted rear setback of 30'. The property is located at 120 Broadwell Oaks Court and is legally described as being located in Land Lot 1249, 2nd District, 2nd Section, Fulton County, Georgia.

7. **ADJOURNMENT**



1. CALL TO ORDER

Chair Gelber called the meeting to order at 5:30 p.m.

2. ROLL CALL

3. A. Board Members Present

- o Marc Gelber (Chair)
- o Michael Gordy (Vice -Chair)
- o Kirk Driskell
- o Anne Holcombe
- o Donna Shaw Murphy
- o Lisa Shippel
- o Dereje Teshale

B. Staff Present:

- o Michael Woodman, Planning & Development Services Manager
- o James Drinkard, Assistant City Administrator
- o Elle Taylor, Planning & Zoning Coordinator

C. APPROVAL OF MEETING MINUTES

a. Approve Meeting Minutes April 18, 2024

❖ Board Member Shaw-Murphy offered a motion to approve.

- Board Member Teshale seconded the motion.
- Motion carried (7-0)

D. ITEMS FROM BOARD MEMBERS

E. ITEMS FROM STAFF

F. PUBLIC HEARING

a. V-24-11 Nixon/2110 Canton View Pool Variance

Michael Woodman, Planning & Development Manager presented consideration of a

variance to reduce the rear setback for a swimming pool from 20' to 11'. The property is located at 2110 Canton View and is legally described as being located in Land Lot 1197, 2nd District, 2nd Section, Fulton County, Georgia.

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 eleven feet (11'). The subject property is located at 2110 Canton View in the Twelve on Canton Subdivision.

The 0.64-acre property is zoned R-10 (Dwelling, 'For-Sale', Residential) and developed with a 2-story, 5,540 square foot single-family detached home. Surrounding properties to the east and south are zoned R-15 (Dwelling, 'For-Sale', Residential). The properties to the north and west are zoned R-10 and located in the Twelve on Canton subdivision.

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 a ten-foot (10') side setback; therefore, the twenty-foot (20') setback applies to the rear and the ten-foot (10') setback applies to the side.

The proposed site plan depicts a 615 square foot swimming pool at the rear of the existing home. An eleven-foot (11') rear setback is proposed for the pool. In the Twelve on Canton subdivision, eight (8) out of the twelve (12) homes have pools in the rear yard. The average surface area of the pools in this subdivision is approximately 416 square feet.

Staff presented:

- Location Map
- Pool Area on Site Plan
- Variance Requirements
- Citizen Participation Plan

Staff's recommendation is to approve V-24-11 Nixon/2110 Canton View Pool

Setback Variance, subject to the following conditions:

1. Swimming pool shall be permitted as depicted on the plans prepared by Georgia Classic Pools, dated 9/1/21 and with an 11' rear setback.
2. Any impacted landscaping shall be replaced along the southern and eastern property line to provide a screen to adjacent properties.

There was discussion from the Board:

- Amount of reduction
- Public Notification

- Side Setback

Ashley Dover, presented for the Applicant.

There was no public comment.

❖ **Board Member Shippel offered a motion to approve based on Staff's approval and conditions.**

- **Vice Chair Gordy seconded the motion.**
- **Motion carried (7-0)**

b. V-24-15 Zafiratos/831 Smokehouse Court

Michael Woodman, Planning & Development Manager, presented consideration of a variance to reduce the rear setback from 35' to 25' to allow for a deck and screened porch replacement on a single-family detached home on 0.42 acres. The property is located in the Fairfax subdivision, which has a platted rear setback of 35'. The property is located at 831 Smokehouse Court and is legally described as being located in Land Lot 1274, 2nd District, 2nd Section, Fulton County, Georgia.

The submitted request, if approved, would allow for a deck extension and screened porch at the rear of a single-family home with a reduced rear setback from thirty-five feet (35') to 25.7 feet. The subject property is located at 831 Smokehouse Court in the Fairfax subdivision.

The 0.52-acre property is zoned R-15 (Dwelling, 'For-Sale', Residential) and developed with a two story, 1,900 square foot single-family detached home with an attached wooden deck at the rear. Surrounding properties are zoned R-15. Properties to the north, west, and south are also within the Fairfax subdivision, while the properties to the east are within the Greenmont Walk subdivision.

The R-15 zoning district requires a twenty-five-foot (25') rear setback. However, the platted rear setback for the Fairfax subdivision requires a thirty-five-foot (35') rear setback. The home and deck are legal non-conforming with the deck currently encroaching the platted rear setback by approximately seven feet (7.7'). The site plan proposes a 288 square foot screened porch and a 121 square foot deck with steps, totaling 409 square feet. A 25.7-foot rear setback is proposed for this addition.

- Staff presented:
- Location Map
- Approved Variances in the Fairfax Subdivision
- Proposed Elevation of Screened Porch
- Variance requirements
- Citizen Participation Plan

Staff's recommendation is to approve V-24-15 Zafiratos/831 Smokehouse Court, subject to the following condition:

3. Screened porch and deck shall be permitted as depicted on the plans prepared by SCI Development Services dated January 15, 2024, and with a 25.7-foot rear setback.

There was discussion:

- The property would normally conform to R-15 Zoning, but since the subdivision was platted differently, it requires a greater setback.
- Public Notification process.

Charlie Crippen presented for the Applicant.

There was no public comment.

- ❖ Vice-Chair Gordy offered a motion to approve with Staff recommended conditions.
 - Board Member Holcombe seconded the motion.
 - Motion carried (7-0)

G. ADJOURNMENT

Chair Gelber adjourned the meeting at 5:48 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-24-19 KAPLAN/120 BROADWELL OAKS COURT

BOARD OF ZONING APPEALS: JULY 18, 2024

II. RECOMMENDATION:

Approve V-24-19 Kaplan/120 Broadwell Oaks Court, subject to the following conditions:

1. Deck shall be permitted as depicted on the site plan labeled Exhibit A, and with a 15-foot rear setback.

III. REPORT IN BRIEF:

The applicants, Michael and Hannah Kaplan, are requesting consideration of a variance to reduce the rear setback from 30' to fifteen feet (15') to accommodate a deck replacement and expansion. The subject property is located at 120 Broadwell Oaks Court in the Broadwell Oaks subdivision.

DISCUSSION

The submitted request, if approved, would allow for a deck replacement and expansion at the rear of a single-family home with a reduced rear setback from thirty feet (30') to fifteen feet (15'). The subject property is located at 120 Broadwell Oaks Court in the Broadwell Oaks subdivision.

The 0.42-acre property is zoned R-15 (Dwelling, 'For-Sale', Residential) and developed with a two story, 2,697 square foot single-family detached home with an attached wooden deck at the rear. Surrounding properties are zoned R-15 and within the Broadwell Oaks subdivision.

The R-15 zoning district requires a twenty-five-foot (25') rear setback. However, the platted rear setback for the Broadwell Oaks subdivision requires a thirty-foot (30') rear setback. The existing deck is legal non-conforming as it currently encroaches the platted rear setback by approximately thirteen feet (13'). The site plan proposes an approximately 316 square foot covered porch and an approximately 236 square foot deck expansion with steps, totaling 552 square feet. A 15-foot rear setback is proposed for this addition.

As shown in the tables below, there are several examples of similar variance and building permit approvals in the Broadwell Oaks subdivision. The average size of porch and deck additions in the Broadwell Oaks subdivision since 2017 is approximately 326 square feet.

Approved Variances in the Broadwell Oaks Subdivision

Address	Case Number	Description	Approval Date
1580 Broadwell Oaks Drive	AV170032	Rear yard setback reduction for screened porch	10.20.2017

Building Permits in the Broadwell Oaks Subdivision

Address	Type of Construction	Date	Total Area of Addition
1680 Broadwell Oaks Dr	Deck	7.10.2023	+252 sqft
1690 Broadwell Oaks Dr	Deck	5.31.2023	+240 sqft

1750 Broadwell Oaks Dr	Deck and Porch	3.06.2023	+464 sqft
1760 Broadwell Oaks Dr	Deck	6.18.2021	+150 sqft
1650 Broadwell Oaks Dr	Deck	4.09.2021	+276 sqft
1900 Broadwell Oaks Dr	Deck	5.05.2020	+240 sqft
1905 Broadwell Oaks Dr	Deck and Porch	1.02.2020	+420 sqft
1755 Broadwell Oaks Dr	Deck and Porch	10.08.2018	+530 sqft
1850 Broadwell Oaks Dr	Deck and Porch Replacement	10.24.2017	+560 sqft
1635 Broadwell Oaks Dr	Deck and Porch	5.25.2017	+366 sqft
1860 Broadwell Oaks Dr	New Deck	2.07.2017	+140 sqft
1695 Broadwell Oaks Dr	Screened Porch	1.23.2017	+276 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 the home to be setback further than other homes on the same street. Additionally, the structure is legal non-conforming as the deck currently encroaches the rear setback by approximately 13 feet. The proposed covered porch and deck will only encroach the rear setback by two (2) additional feet.

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

Response: Application of the ordinance would not allow the expansion of the existing deck and creation of a covered porch. The property has an unusual shape given its location on a cul-de-sac. The location on the cul-de-sac required the home to be setback further than other homes on the same street. Additionally, the structure is legal non-conforming as the deck currently encroaches the rear setback by approximately 13 feet. The proposed covered porch and deck will only encroach the rear setback by two (2) additional feet. Furthermore, there are examples of similar construction and variances being approved in the Broadwell Oaks subdivision.

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, the structure is legal non-conforming as the deck currently encroaches the rear setback by approximately 13 feet. The proposed covered porch and deck will only encroach the rear setback by two (2) additional feet.

CONCURRENCES

Staff has reviewed the applicant's proposal and generally supports the rear setback variance for the covered porch and deck rear addition. The property has an unusual shape given its location on a cul-de-sac. The location on the cul-de-sac required the home to be setback further than other homes on the same street. In addition, the structure is legal non-conforming as the deck currently encroaches the rear setback by approximately 13 feet. The proposed covered porch and deck will only encroach the rear setback by two (2) additional feet. There are examples of

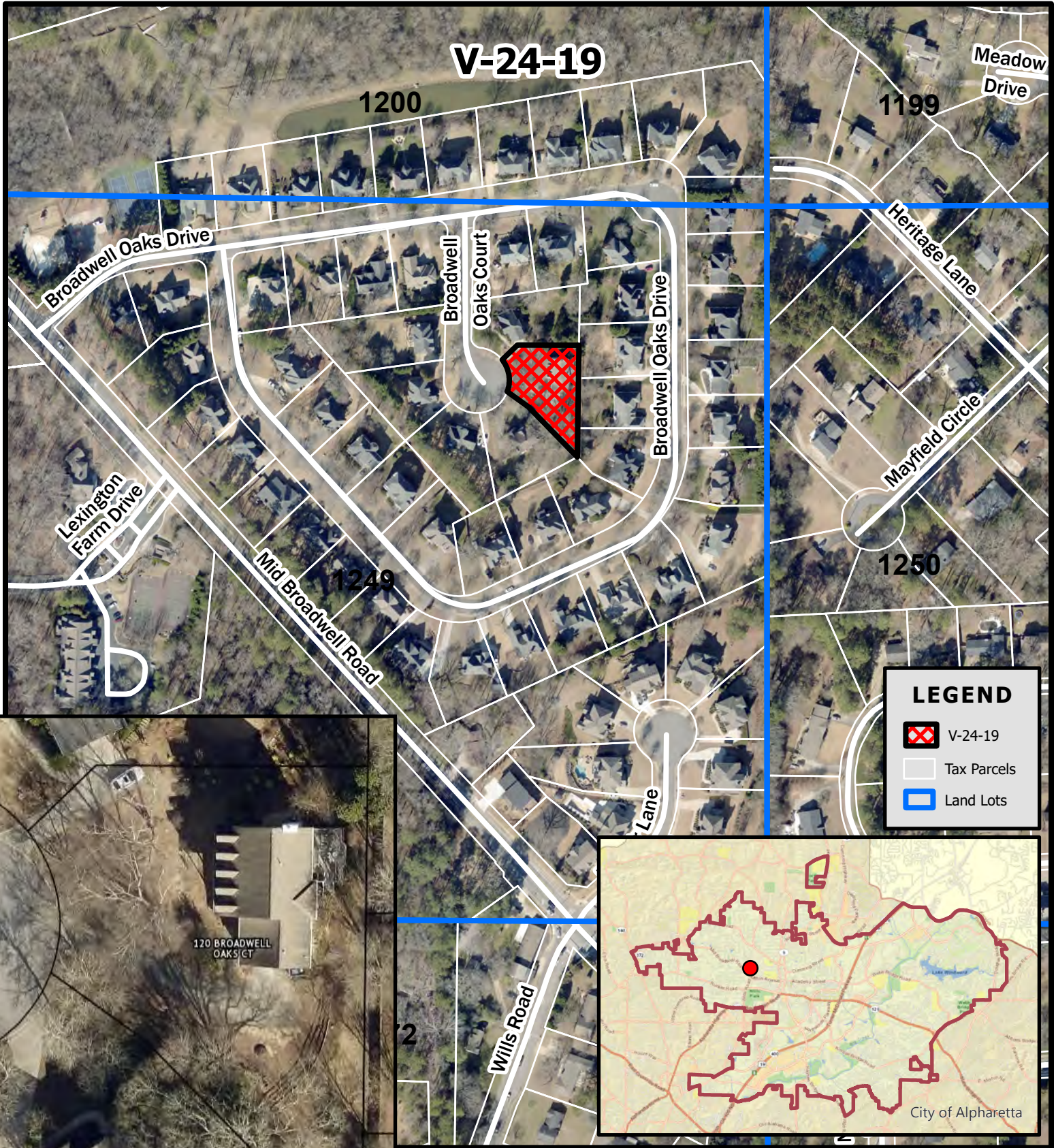
similar construction and variances being approved in the Broadwell Oaks subdivision. And furthermore, the applicant contacted the adjacent properties and Broadwell Oaks HOA and received no objections.

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 property owners or the from the Broadwell Oaks HOA.

IV. ATTACHMENTS:

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



V-24-19
D/LL: 2/2/1249
BZA: 7/18/24



Aerial Map
120 Broadwell Oaks Court

V-24-19

1200

1199

Meadow Drive

Broadwell Oaks Drive

Broadwell Oaks Court

Broadwell Oaks Drive

Heritage Lane

Mayfield Circle

Lexington Farm Drive

Mid Broadwell Road

1249

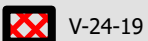
1250

Lynne Circle

Wills Road

1272

LEGEND



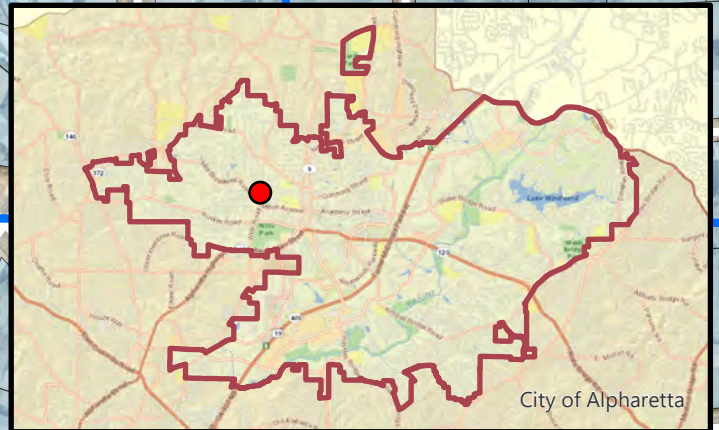
V-24-19

Light blue box symbol representing Tax Parcels

Tax Parcels

Blue outline box symbol representing Land Lots

Land Lots



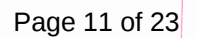
City of Alpharetta

V-24-19

D/LL: 2/2/1249

BZA: 7/18/24

Proposed project



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: _____

Contact Name: _____ Telephone: _____

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.

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 <i>(Please Specify)</i> _____ |

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

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: Hannah Kaplan Date: _____

Print Form

List of Individuals Notified of Kaplan Deck Variance

- Rob and Laurie Morella
 - o 110 Broadwell Oaks Ct
- Ariane Holcombe
 - o 130 Broadwell Oaks Ct
- Dan and Kate Dziak
 - o 1755 Broadwell Oaks Dr
- Joe and Mary Jo Orr
 - o 1765 Broadwell Oaks Dr
- Corey and Shawn Hampton
 - o 1775 Broadwell Oaks Dr
- Mitul and Michelle Patel
 - o 1805 Broadwell Oaks Dr

Sample Mail Notice to individuals for Kaplan Deck Variance

June 4, 2024

RE: V-24-19 Kaplan/ 120 Broadwell Oaks Variance

Dear Rob & Laurie Morella:

Please allow this letter to serve as public notice for consideration of a variance to reduce the rear setback from 30' to 15' to allow for a deck replacement and expansion at a single-family detached home on 0.42 acres. The property is located in the Broadwell Oaks subdivision, which has a platted rear setback of 30'. The property is located at 120 Broadwell Oaks Court and is legally described as being located in Land Lot 1249, 2nd District, 2nd Section, Fulton County, Georgia.

The item will be considered by the Board of Zoning Appeals on **Thursday, July 18, 2024 at 5:30 p.m.** The meeting will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have questions regarding the variance or project plans, please contact me at any time. If you have no objections or questions about this notice, your response is not required. Thank you in advance for your consideration and support as we continue to improve our home in this community that we love.

Email: HannahLKaplan19@gmail.com

Mobile: (678) 232-4994

Thank you,

Hannah & Michael Kaplan



Hannah Kaplan <hannahkaplan19@gmail.com>

Zoning Appeals Notice

2 messages

Ariane Holcombe [REDACTED]
To: "hannahkaplan19@gmail.com" <hannahkaplan19@gmail.com>

Mon, Jun 24, 2024 at 9:03 AM

Good morning, Hannah.

I saw the posting and received your notice regarding Zone Appeals. I have no concerns at all and am happy for you to create the space you want in the backyard. I am sorry you have to wait so long to begin - I am sure you both are looking forward to the new deck. Enjoy!

Ariane

Hannah Kaplan <hannahkaplan19@gmail.com>
To: Ariane Holcombe <holcombem1@gmail.com>
Bcc: Michael Kaplan <michaelkaplan14@gmail.com>

Mon, Jun 24, 2024 at 9:54 AM

Hi Ariane,

Thank you so much for your email and support! It is certainly a process but we feel confident about our odds and are excited to get started. Fingers crossed for groundbreaking mid-August if variance and permitting go through!

Appreciate it.

Hannah

[Quoted text hidden]

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: V-24-19

PH #: PHA240025

☐ 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: Hannah Kaplan

Telephone: 678-232-4994

Address: 120 Broadwell Oaks Ct

Suite: _____

City Alpharetta

State: GA

Zip: 30004

Fax: _____

Mobile Tel: 770-377-4397

Email: hannahkaplan19@gmail.com

Subject Property Information:

Address: 120 Broadwell Oaks Ct

Current Zoning: R-15

District: 2

Section: 2

Land Lot: 1249

Parcel ID: 22 -4666-1249-051-3

Proposed Zoning: _____

Current Use: _____

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

Applicant's Request (Please itemize the proposal):

- Replace original deck which is over 25 years old and rotting
- Expand footprint of the deck along the side of the house to capitalize on currently unusable space
- Variance in order to expand footprint of new deck to 50% of rear setback

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

Our house is on an oddly shaped lot within a cul de sac. The front yard is deep but relatively unusable due to an easement. The backyard is long and narrow as our house was built only 30 feet from the rear property line. We love to be outside and this project would allow us to create livable outdoor space on a relatively unusable part of our backyard. We feel that this project, expanding the footprint of our deck, will be a valuable addition to our home's property value.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Hannah Kaplan

Telephone: 678-232-4994

Address: 120 Broadwell Oaks Ct

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: _____

Telephone: _____

Address: _____

Suite: _____

City _____

State: _____

Zip: _____

So Sworn and Attested:

Owner Signature: Hannah Kaplan

Date: 5/20/2024

Notary:

Notary Signature: Elizabeth O'Leary

Date: 5/20/2024



exp: 7/7/2025

12

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: Hannah Kaplan

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: n/a

Description of Contribution: n/a 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-1.

Signature: Hannah Kaplan

Date: 5/20/2024

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.

Our lot is oddly shaped due to being in a cul de sac, which required the home to be built towards the rear of the lot. Right on the 30 foot rear setback. We have an easement run through the middle of our yard to prevent flooding in our neighbor's yard. We have an awkward and unusable slope in our backyard.

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

Yes because our oddly shaped backyard will continue to be unusable.

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

The front of the house is an easement which makes the position of the house on the lot unusual. Based on the limitations of the front yard the house is exactly thirty feet from the rear property line. This creates a very long and narrow back yard.

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. The variance would allow for an improvement to the property which will increase the value of the home.

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: 120 Broadwell Oaks

Contact Name: Hannah Kaplan Telephone: 678-232-4994

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.

Rob and Laurie Morella

Ariane Holcombe

Dan and Kate Dziak

Joe and Mary Jo Orr

Corey and Shawn Hampton

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.

The individuals will be contacted either by letter or by telephone and will have the opportunity to respond by either telephone, letter, or email with questions or concerns.

RESERVED FOR THE CLERK OF COURTS

LEGEND AND SYMBOLS USED

- IPF - Iron Pin Found
- IPS - Iron Pin Set (1/2" Capped Rebar)
- RBF - Rebar Found
- OTF - Open Top Pipe Found
- CTF - Crimped Top Pipe Found
- MON - Monument Found
- CMF - Concrete Monument Found
- CP - Calculated Point
- ⊕ PP - Power Pole
- ⊕ LP - Light Pole
- ⊕ PED - Utility Pedestal
- ⊕ FH - Fire Hydrant
- WM - Water Meter
- WV - Water Valve
- GM - Gas Meter
- SMH - Sewer Manhole
- ⊕ CB - Catch Basin
- DI - Drop Inlet
- C/O - Cleanout
- PBX - Power Box
- Deciduous Tree
- Coniferous Tree
- CMP - Corrugated Metal Pipe
- RCP - Reinforced Concrete Pipe
- R/W - Right of Way
- N-F - Now or Formerly
- DB, PG - Deed Book and Page
- PB, PG - Plat Book and Page
- POB - Point of Beginning

SURVEYOR'S CERTIFICATION

This survey is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel. The recording information of the document(s), map(s), plat(s) or other instrument(s) which created the parcel(s) are stated hereon. Recordation of this survey does not imply approval of the local jurisdiction, availability of permits, compliance with local regulations or requirements, nor suitability for any use or purpose of the land.

Further, the undersigned land surveyor certifies that this map, plat or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act OCGA 15-6-67.

John C. Groves, Jr.
John C. Groves, Jr. RLS 3237



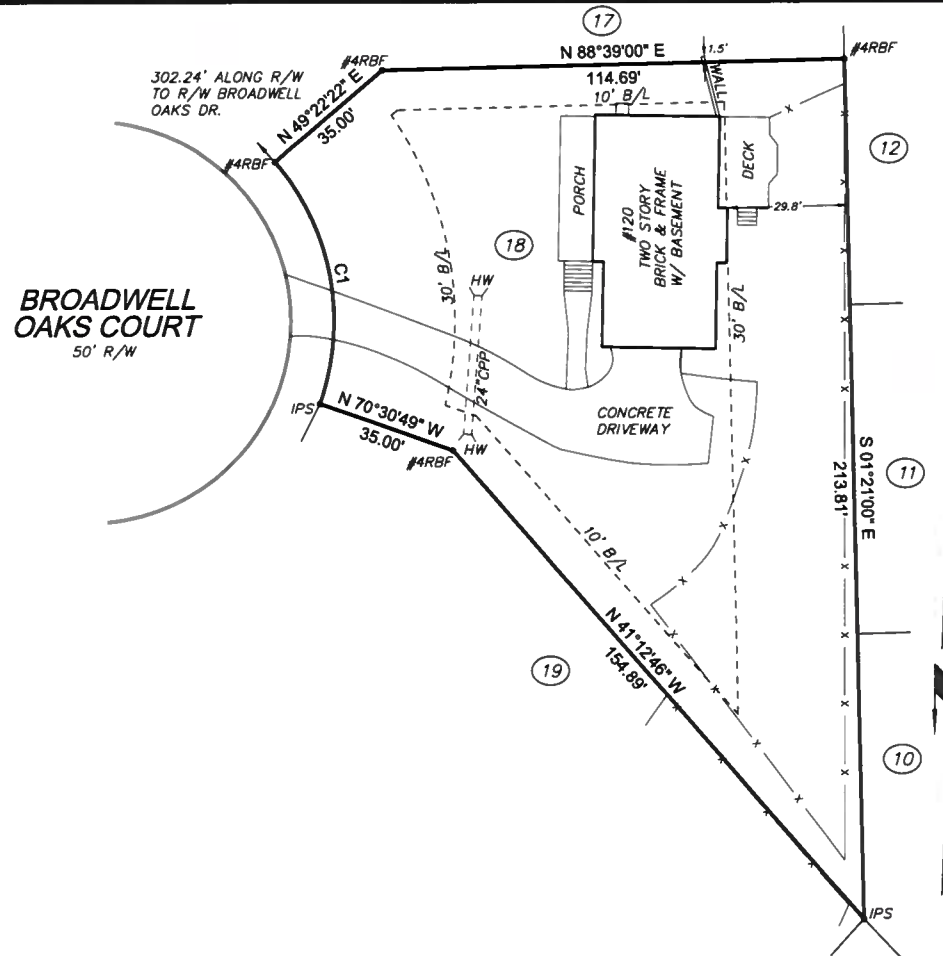
AREA
18,100 SQ.FT.
0.42 ACRES



BOUNDARY SURVEY PREPARED FOR HANNAH KAPLAN

LOT 18
BLOCK B
BROADWELL OAKS
LOCATED IN LAND LOT 1249
2ND DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA

DATE: 4/19/21
SCALE: 1"=30'
DRAWING: 21-101
COORD:
REVISIONS:
SHEET #: 1 of 1



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	84.00'	61.00'	N 10°34'30" W	61.10'

SURVEYOR'S NOTES:

- The field data upon which this plat is based has a relative positional accuracy of 0.02 feet.
- This plat has been calculated for closure and has a mathematical error of 1:300,000+.
- Field angles and measurements acquired for the production of this plat were obtained on 4/19/21 using a Leica TCRP 1203 Total Station.
- This plat was prepared without benefit of a current title examination. Easements or other encumbrances may exist which are not shown hereon. All matters pertaining to title are excepted.
- No provisions have been made to secure the delineation of any wetlands, historical, or cultural features that may exist on this property.
- Information regarding the reputed presence, size, character, and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants, his contractors and/or his agents shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information shown hereon as to such underground installations.
- The certification, as shown hereon, is purely a statement of professional opinion based on knowledge, information and belief; and based on existing field evidence and documentary evidence available. The certification is not an expressed or implied warranty or guarantee.

Proposed project

