

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: PHA 240047
PH #: V-24-27
 Property Taxes & Code Violations Verified
 Fee Paid Initial: JNB

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: Jamie Franks Telephone: 770-616-8702
Address: 1631 Canton Rd Suite: _____
City: Marietta State: GA Zip: 30066 Fax: _____
Mobile Tel: _____ Email: Jamie.franks@alwrhomes.com

Subject Property Information:

Address: 1555 Harvest Lane, Alpharetta, GA 30004 Current Zoning: R15
District: 10 Section: _____ Land Lot: _____ Parcel ID: 22434012460882
Proposed Zoning: _____ Current Use: Residential family

This Application For (Check All That Apply):

- | | | |
|--|---|---|
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Master Plan Amendment | <input type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Master Plan Review | |
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Public Hearing | |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Other (Specify): _____ | |

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property? *single family*

Applicant's Request (Please itemize the proposal):

we are requesting to reduce setback to left on the south side of the property

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

Being the rear of the property is in a flood zone this will allow the client to add storage, additional garage parking, a office and a primary walk in closet. Would like to stay in neighborhood.



PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Megan Smith Telephone: 470-918-1906
Address: 1555 Harvest 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.

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Jamie Franks Telephone: 770-616-8702
Address: 1631 Canton Road Suite: _____
City: Marietta State: GA Zip: 30066

So Sworn and Attested:

Owner Signature:  Date: 9/20/2024

Notary: _____
Notary Signature:  Date: 9/20/2024



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: Megan Smith

Subject Public Hearing Case: 1555 Harvest 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: N/A

Description of Contribution: N/A Value: Ø

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: 

Date: 9/20/2024

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.

Yes. Our family home has become too small to accommodate our growing needs. Unfortunately, the constraints of our property make it impossible to expand at the back due to flood zone restrictions that substantially limit the buildable area of the subject property. The unique size, shape, and topography of our land leaves us with no other option but to build an addition at the front. Without approval for this variance, we cannot proceed with the necessary construction to ensure our home meets our family's needs. We kindly ask for your understanding and support in granting this variance, allowing us to preserve our home's legacy while adapting to our current circumstances.

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

Yes. The application of the Zoning Code standards would create an unnecessary hardship for the subject property. Strict conformity to the setback requirements would prevent the reasonable addition to the subject property. This reasonable addition includes:

1. Increasing the garage from 2-car to 3-car. Many of the houses in the subdivision have 3-car garages and long driveways with additional parking space. The subject property has a very short driveway with no additional parking space. The additional space for vehicles is critical to accommodate the growing needs of the family (teenage drivers), since the property HOA prohibits residents from parking vehicles on the street.
2. Increasing the available living space to accommodate both property co-owners' full-time remote work situations that require separate private offices for conference calls.
3. Increasing available closet and storage space for growing family needs. Current footprint has insufficient closet and storage space to meet family needs, requiring off-site storage.

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

Yes. The flood zone located on the subject property substantially limits the buildable area and necessitates building in the areas proposed by the applicant.

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 requested variance would not cause substantial detriment to the public good or impair the purpose or intent of the Zoning Code. The subject property is located in a private subdivision, on a cul-de-sac at the end of a street, substantially limiting the vast majority of public observation of the property. With that said, the variance requested is the minimum necessary to facilitate the proposed project, while maintaining superior aesthetic appeal.

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: 1555 Harvest Lane

Contact Name: Jamie Franks Telephone: 770-616-8702

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.

see attached list

50014 Radios

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

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

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.



Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

Tax Bill

141 Pryor Street
Atlanta, Georgia 30303
404.613.6100

Property Owner	Parcel Identification	Description	User ID
SMITH AARON D & MEGAN C	22 434012460882	Real Estate	IWR
Tax District 10 - ALPHARETTA			

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
1555 HARVEST LANE	5322416	726,900	290,760

City Exemption

County Exemption Fulton Homestead Reg

City Sales Tax Credit \$0.00

County Sales Tax Credit \$32.06

Tax Year	Cycle	Principal Amount	Interest	Penalties/Fees	Paid	Total	Due Date
2024	County	4,708.97	0.00	0.00	0.00	4,708.97	11/15/2024
2023	County	4,109.99	0.00	0.00	4,109.99	0.00	11/15/2023
2022	County	4,448.62	0.00	0.00	4,448.62	0.00	11/15/2022
2021	County	4,441.87	0.00	0.00	4,441.87	0.00	11/15/2021
2020	County	4,489.18	0.00	0.00	4,489.18	0.00	11/15/2020
2019	County	4,422.11	0.00	0.00	4,422.11	0.00	10/15/2019
2018	County	5,237.80	0.00	0.00	5,237.80	0.00	10/31/2018
2017	County	4,294.00	0.00	0.00	4,294.00	0.00	01/15/2018

Grand Total Due \$4,708.97

Mailing Address

SMITH AARON D & MEGAN C
1555 HARVEST LN
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).

Record and Return to:
Weissman, Nowack, Curry & Wilco, P.C./Post Closing
3500 Lenox Road, 4th Floor
Atlanta, GA 30328
File Number: NF106-11-0034-RC

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made this MARCH 25, 2011, between ROBERT P. HEFFNER, JR. of the County of FULTON, and the State of GEORGIA as party or parties of the first part, hereinafter called Grantor, and AARON D. SMITH AND MEGAN C. SMITH, as joint tenants with rights of survivorship and not as tenants in common, as party or parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns, where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

See attached Exhibit "A" attached hereto and made a part hereof by reference hereto

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them IN FEE SIMPLE together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

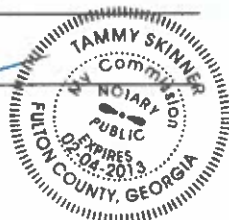
AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the date and year above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public



Robert P. Heffner, Jr.

(SEAL)

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0054F, DATED 09/18/13

ZONING INFORMATION:

CLASSIFICATION: R-15
 MINIMUM LOT AREA = 15,000 sf.
 MINIMUM FLOOR AREA = 2000 sf.
 MAXIMUM LOT COVERAGE = 35%
 MINIMUM LOT WIDTH = 85 FEET
 SETBACKS: FRONT - 35 FEET
 SIDE - 10 FEET
 REAR - 30 FEET

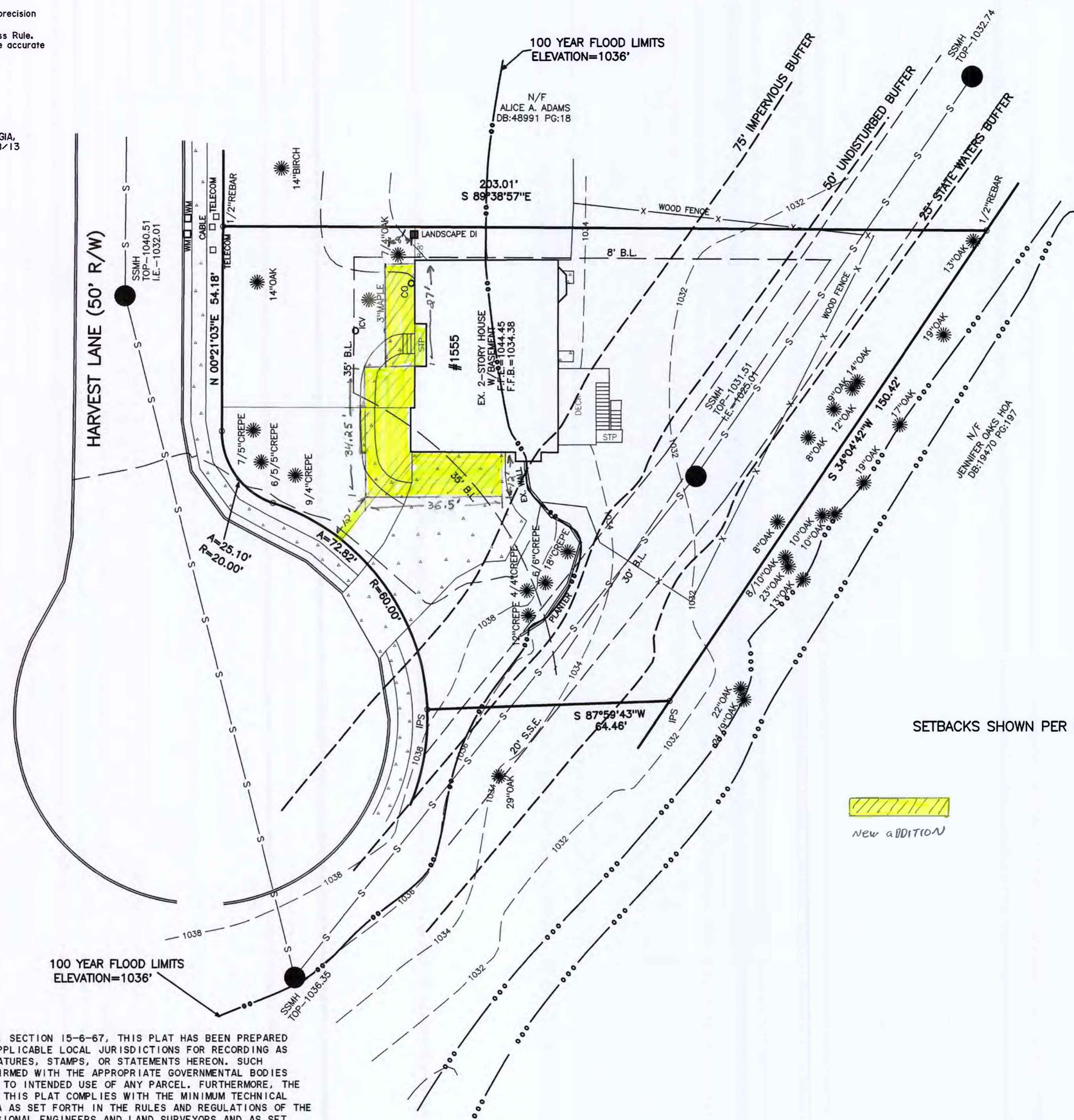
EXISTING LOT COVERAGE:

HOUSE = 1954 sf.
 DRIVEWAY = 1119 sf.
 FRONT WALK = 208 sf.
 FRONT PORCH = 52 sf.
 REAR DECK = 307 sf.
 CONC. PADS = 20 sf.
 WALLS = 54 sf.
 TOTAL = 3714 sf.
 LOT COVERAGE = 20.7%


LOT AREA:
 17,957 sf.
 0.412 ACRES

LEGEND

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X-X- = FENCE LINE
- O = FLOOD HAZARD ZONE LINE
- = STORM SEWER LINE/PIPE
- W = WATER LINE
- G = GAS LINE
- CM = CONCRETE MONUMENT
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND



SETBACKS SHOWN PER RECORDED SUBDIVISION PLAT

 New addition

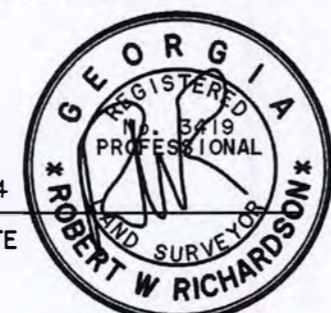
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

BR

ROBERT W. RICHARDSON, GA RLS #3419

10/04/24

DATE



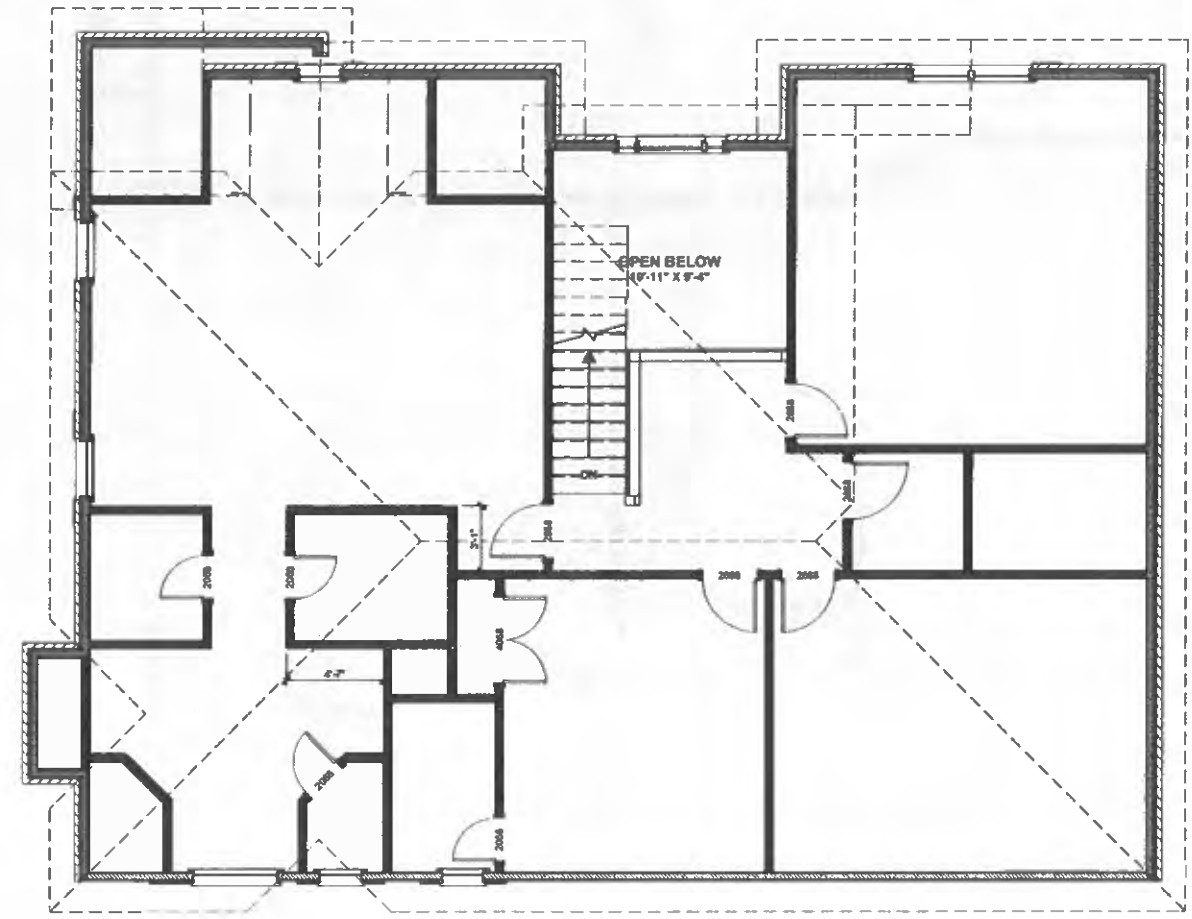
ALPHA LAND SERVICES P.O. BOX 1651 LOGANVILLE, GA. 30052 ENGINEERING • LAND SURVEYING OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM		SURVEY FOR: 1555 HARVEST LANE TAX PARCEL: 22-434012460882	
REVISION: 11/28/23; 10/04/24	LAND LOT: 1246	LOT: 66	BLOCK:
	DISTRICT: 2ND	SUB: JENNIFER OAKS	
	FULTON COUNTY		
	GEORGIA		
FIELD DATE: 11/04/23	AREA = 0.412 ACRES		
PLAT DATE: 11/10/23	JOB No. 23-10-530		
REF. PLAT: PB. 195 P. 117-118			

NUMBER	DATE	REVISION TABLE	REVISED BY	DESCRIPTION

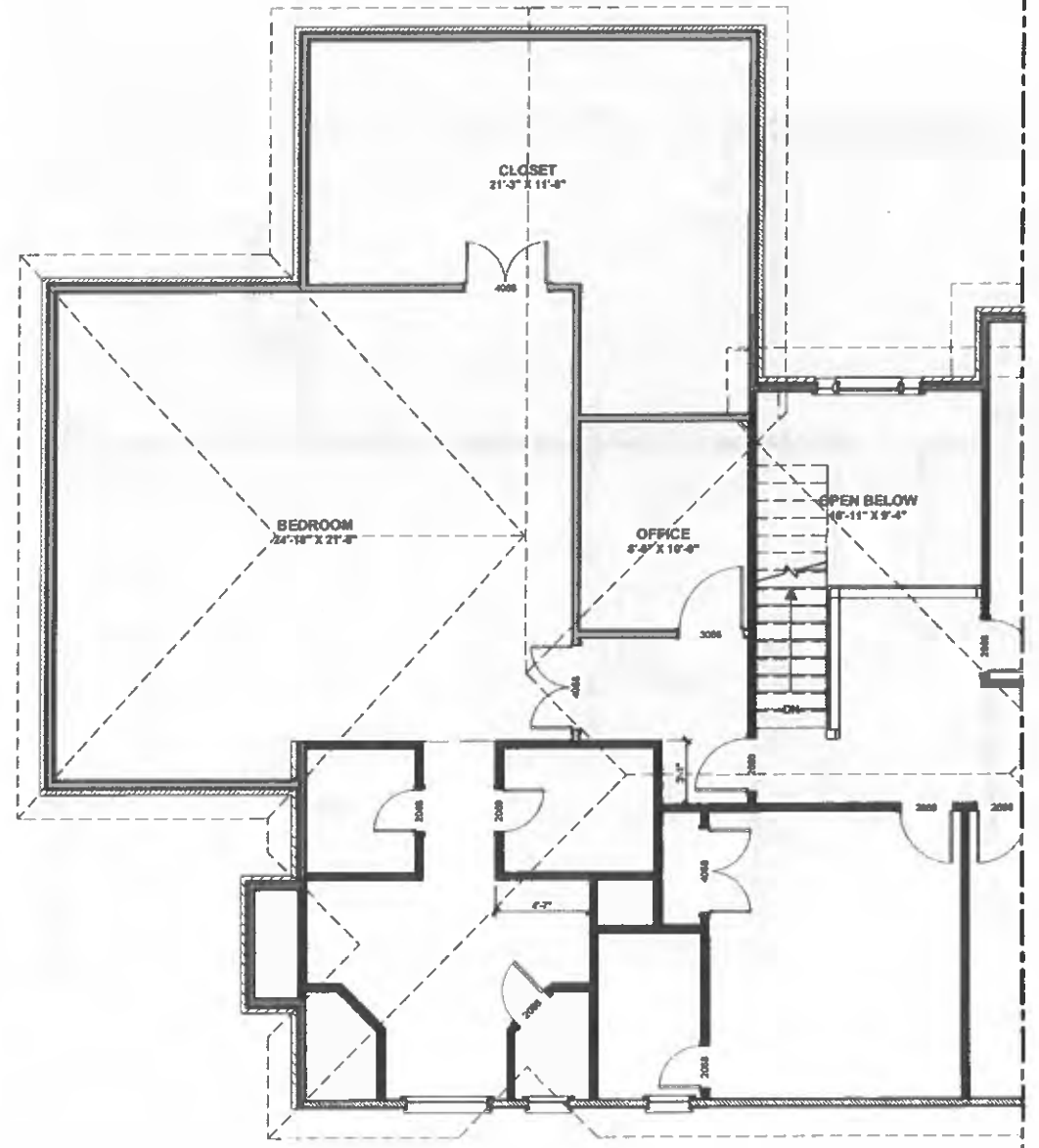
Smith Residence
 1555 Harvest Lane
 Alpharetta, Ga. 30004
Released For Construction Use

A L A I R
 LIVING BETTER STARTS HERE

DATE: 1/20/2024
 TIME: 2:22:32 PM
 FILE: Smith-18-Proposed
 SCALE: As Noted
 SHEET:
3



Existing Sec Fl
 1/4" = 1'-0"



Proposed Sec Fl
 1/4" = 1'-0"

x
 Approved

NUMBER	DATE	REVISION TABLE	REVISED BY	DESCRIPTION

Smith Residence
 1555 Harvest Lane
 Alpharetta, Ga. 30004
Released For Construction Date

A L A I R
 LIVING BETTER STARTS HERE



DATE: 7/29/2024

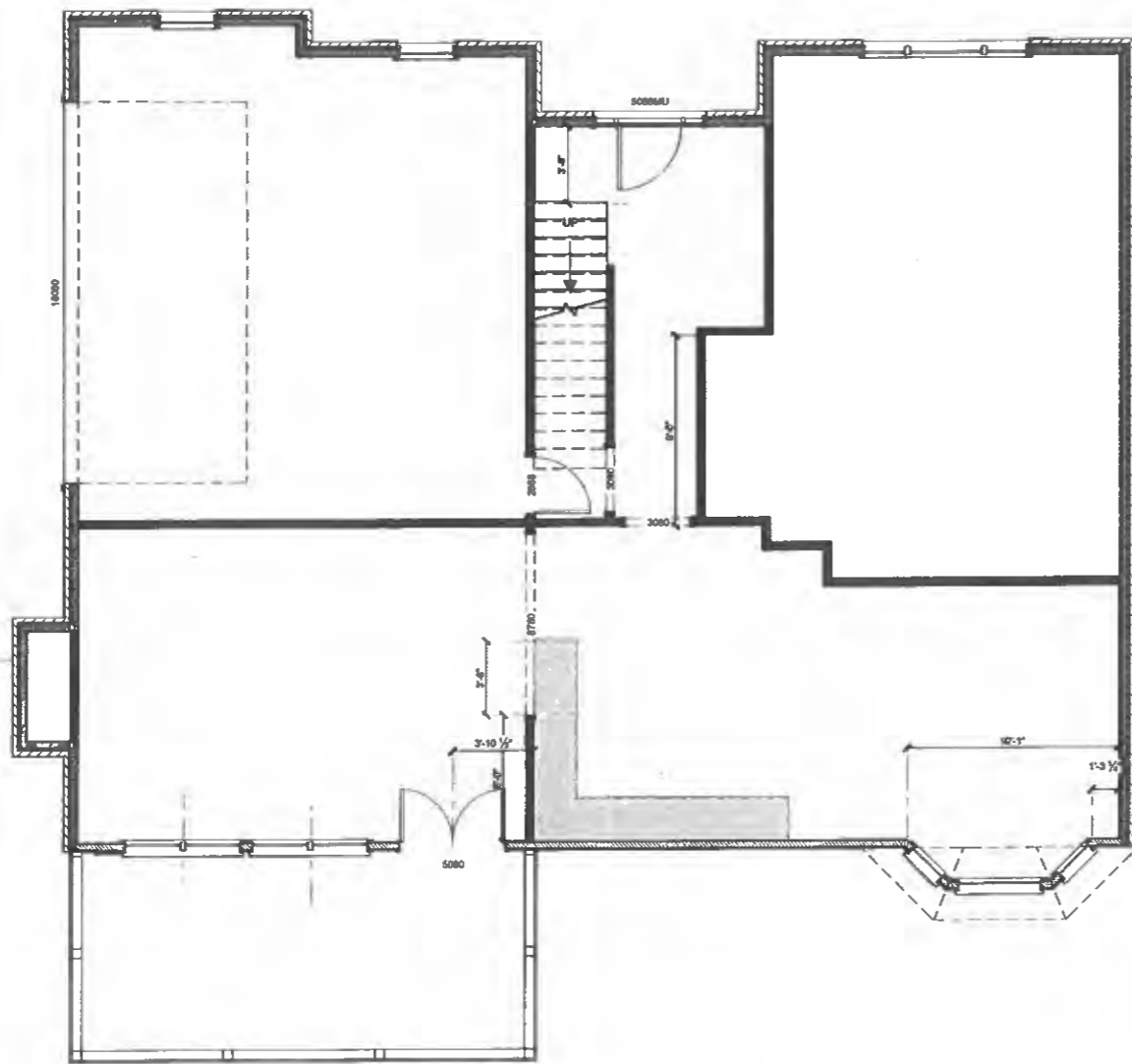
TIME: 2:22:32 PM

FILE: Sub-10 Permit

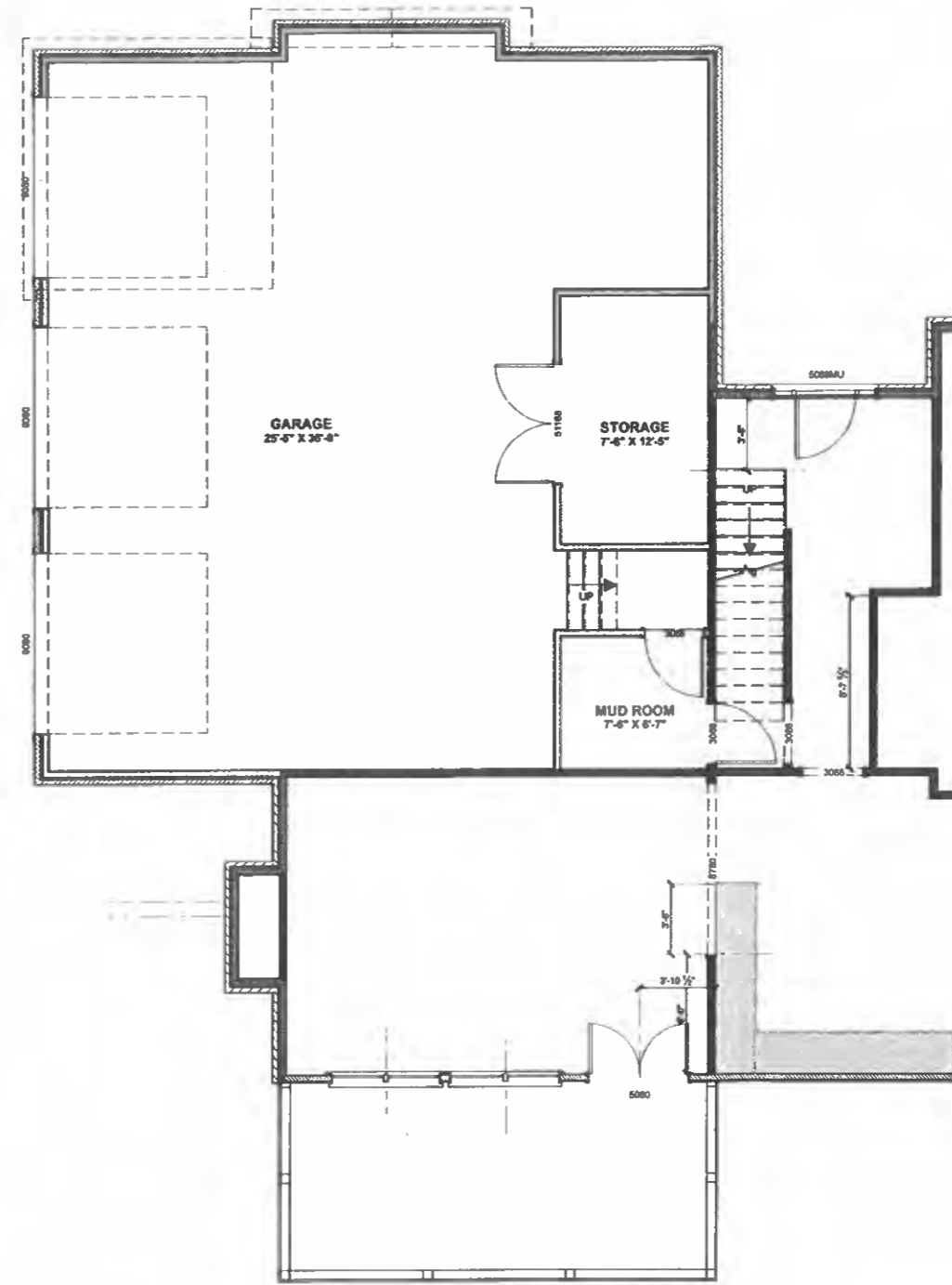
SCALE: As Noted

SHEET:

2



Existing First Fl
 1/4" = 1'-0"



Proposed First Fl
 1/4" = 1'-0"

x
 Approved



NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

Smith Residence
 1555 Harvest Lane
 Alpharetta, Ga. 30004
Released For Construction Date

A L A I R



LIVING BETTER STARTS HERE

DATE: 7/29/2024

TIME: 2:22:37 PM

FILE: 2024-07-29

SCALE: As Noted

SHEET:

4

X

Approved