

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: PHA240049
PH #: _____
 Property Taxes & Code Violations Verified
 Fee Paid Initial: ERC

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: Dinesh Senanayake

Telephone: 770-401-6906

Address: 12539 Darvish Lane

Suite: _____

City Alpharetta

State: GA

Zip: 30005

Fax: _____

Mobile Tel: 770-401-6906

Email: chums77@gmail.com

Subject Property Information:

Address: 12539 Darvish Lane

Current Zoning: CUP

District: 2nd

Section: 1st

Land Lot: 165&1166

Parcel ID: 21-5700-1166-094-9

Proposed Zoning: N/A

Current Use: Residential

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

APPLICANT REQUEST AND INTENT

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

To Install a pool in the back yard.

Applicant's Request (Please itemize the proposal):

Seeking a 50% variance to the set back at the back of the property to reduce set back from 20 feet to 10 feet.

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

To facilitate the installation of a pool adjacent to the main dwelling for ease of access and for privacy from neighbor on the east.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: The Senanayake Family Living Trust, Dinesh Senanayake

Telephone: 770-401-6906

Address: 12539 Darvish Lane

Suite: _____

City Alpharetta

State: GA

Zip: 30005

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: Same as above

Telephone: _____

Address: _____

Suite: _____

City _____

State: _____

Zip: _____

So Sworn and Attested:

Owner Signature: _____



Date: _____

10/31/2024

Notary:

Notary Signature: _____

P. Madhavi



Date: _____

10/31/2024

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: Dinesh Senanayake

Subject Public Hearing Case: 12539 Darvish Lane, Alpharetta GA 30005

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-1.

Signature: 

Date: 10/31/2024

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, there are extraordinary conditions pertaining to the subject property because of its size, shape and topography. The available sqft. at the back coupled with the shape due to being a cul-de-sac and significant elevation change causes significant limitations. We prefer that the pool be adjacent to the dwelling away from Eastern neighbors' large ground level windows, as this is also the wish of our neighbor to the East.

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

Yes, the zoning as they relate currently creates unnecessary hardship as it would place the pool away from the house causing safety concerns for small children, and drawing the pool too close to the neighbors property to the East, which is sub-optimal for both us and the neighbor to the East.

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

Yes, the Northeast coner is too close to Douglas road and is very noisy. The back neighbors' fence is more than 30 feet away from our property line giving them ample space and privacy due to the much higher elevation and distance of their property. In otherwords, the variance causes zero disruption to the rear neighbor.

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.

None whatsoever. As stated above, the significant distance between our rear property line and back neighbor's fence allows for ample space for the variance.

Moreover, moving the pool to the East of our property would cause sub-optimal conditions to the neighbor to the East, as we'd have to plant privacy trees closer to our property boundary to the East that would block their view.

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: Installation of pool at 12539 Darvish Lane, Alpharetta GA 30005

Contact Name: Dinesh Senanayake Telephone: 770-401-6906

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.

12544 Darvish Ln. - Wu Ting Ting Tai

12535 Darvish Ln. - Delahanty Christopher & Kristin

955 Linkside Terr. - Blackburn Joel & Sarah

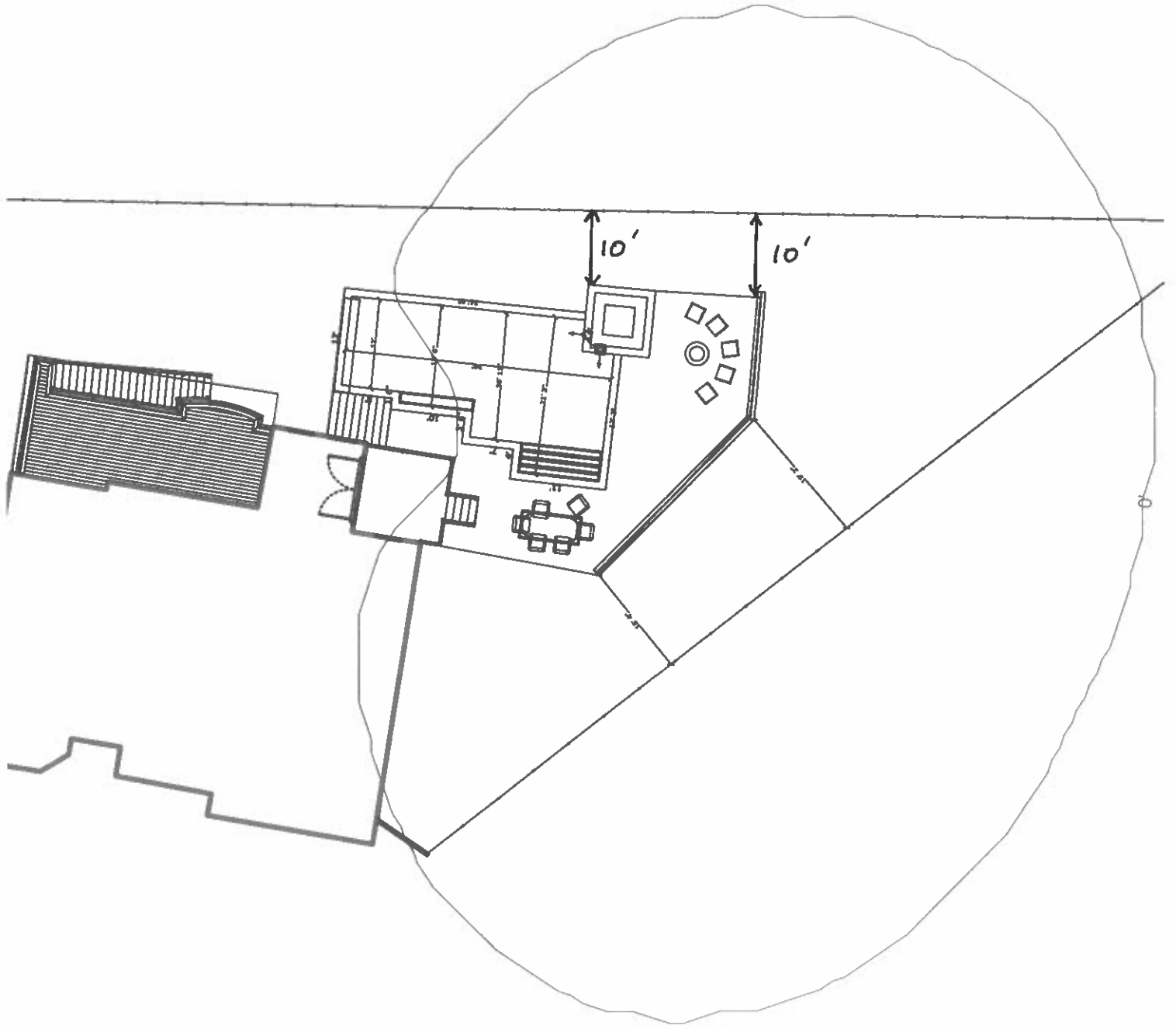
HOA

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 type="checkbox"/> Letter | <input checked="" 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.

In person, by phone, via email, via regular mail/post.



Scale: 1/20" = 1 ft