#### Wexler/172 Marietta St

# CITY OF ALPHARETTA

# Public Hearing Application

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

COMMUNITY DEVELOPMENT DEPARTMENT

Exception

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	<u>:</u>								
Contact Name:						Telephone:			
Address:							Suite:		
City			State:	Zip:		Fax:			
Mobile Tel:			Email:						
Subject Property Inf	ormation:								
Address:								Current Zoning:	
District:	Section:	La	and Lot:		Parcel ID:				
Proposed Zoning:		Current Use:							
This Application For	Check All	That Applyt.							
Conditional Use			M	aster Plan Ame	ndment	Compreh	iensive P	lan Amendment	
Rezoning			M	aster Plan Revie	ew				
Variance			□ Pu	blic Hearing					

(Specify):

Other

10

## Applicant Request And Intent

What is the proposed use(s) of the property?
Applicant's Request (Please itemize the proposal):
Applicant's Intent (Please describe what the proposal would facilitate):

# Property Owner Authorization

Contact Name:			Telephone:	
Address:			Suite:	
City		State:	Zip:	- -
uthorization:				
l do solemnly swear and attes the records of Fulton County, for Public Hearing before the	Georgia, of the property is	dentified below, which		
As the legal owner of record applicant in the pursuit of the				
Annexation	Special Use			
Rezoning	Conditional Use			
Variance	Master Plan			
Land Use Application	Other			
Property Owner's Authorized A	pplicant (if applicable):			
Name of Authorized Applicant:			Telephone:	
Address:			Suite:	
City		State:	Zip:	
So Sworn and Attested:				
Owner Signature:			Date:	
Notary:				
Notary Signature:			Date:	

#### 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:	
Subject Public Hearing Case:	
Campaign Contribution Information:	
<u>campaign commission information.</u>	
Please provide the requested information for each contribution with a dollar a the past two (2) years to an Alpharetta Official by the individual identified ab Alpharetta Official to whom such a contribution as been made.	
If the individual identified above has made no such contributions to an Alphan please indicate this by entering "N/A" on the appropriate lines below.	retta Official within the past two (2) years,
Name of Official:	Position:
Description of Contribution:	Value:
Campaign Contribution Information:	
I do solemnly swear and attest, subject to criminal penalties for false swearing, the Form is true and accurate and that I have disclosed herein any and all campaign Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.	
Signature:	Date:

# Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?
How will this proposal affect the use and value of the surrounding properties?
Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.
What would be the increase to population and traffic if the proposal were approved?
What would be the impact to schools and utilities if the proposal were approved?
How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?
Are there existing or changing conditions which affect the development of the property and support the proposed request?
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 H	Hearing or Project Name:  Telephone:  It Name:  Telephone:  It Name:  It Nam						
Contact	Name:			Telephone:			
The following people will be notified of this application and provided information describing the subject proposal. Please note that adjoining property owners MUST be notified. Use additional pages as needed.							
Method the meth		lividuals will be conto will be used.		that apply. If you select "Other," please provide o			
	Letter		Personal Visits				
	Telephone		Group Meeting				
	Email		Other /Please Specin	ify)			

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.

LEGEND: PROPERTY CORNER FOUND (AS NOTED) 1/2" REBAR WITH CAP
 SET LSF#1249 O CALCULATED POINT FIRE HYDRANT W WATER METER ₩ WATER VALVE ☐ IRRIGATION VALVE □ UTILITY POLE → GUY WIRE E POWER METER TRANSFORMER AIR CONDITIONING UNIT P POOL EQUIPMENT M MAIL BOX UTILITY/LIGHT POLE S MANHOLE © CLEAN OUT G GAS METER © GAS VALVE C CABLE BOX DRAIN INLET SIGN

-X-FENCE LINE BSL BUILDING SETBACK LINE CB CATCH BASIN C/L CENTERLINE CONC.CONCRETE CP CONCRETE PAD DB DEED BOOK EOP EDGE OF PAVEMENT L LANDING

N/F NOW OR FORMERLY P/S PAINT STRIPE PB PLAT BOOK PG PAGE

PP PAVEMENT PAD R/W RIGHT-OF-WAY S STEPS SQ. FT. SQUARE FEET SW CONCRETE WALK WAY BFE BASEMENT FLOOR ELEVATION

FFE FINISHED FLOOR ELEVATION

GFE GARAGE FLOOR ELEVATION

SURVEY NOTES:

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

2. © COPYRIGHT 2024 - ON POINT SURVEYING & MAPPING, INC. THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED, OR

USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

4. BOUNDARY REFERENCES: DEED BOOK 54591, PAGE 263 AND PLAT BOOK 393, PAGE 104.

5. LAST DATE OF FIELD WORK PERFORMED ON: 08/20/2024.

3. TOTAL AREA = 0.583 ACRES / 25,414 SQUARE FEET.

6. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 176,215 FEET.

7. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 37,428 FEET, AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

8. THE SURVEY WORK COMPLETED WAS PERFORMED WITH A GEO MAX ZOOM 90 ROBOTIC TOTAL STATION.

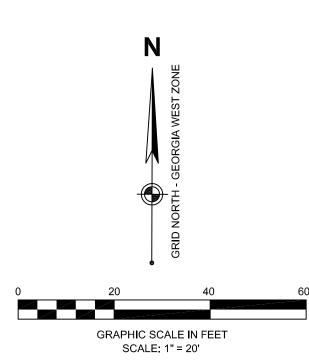
9. THIS SURVEY WAS PERFORMED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

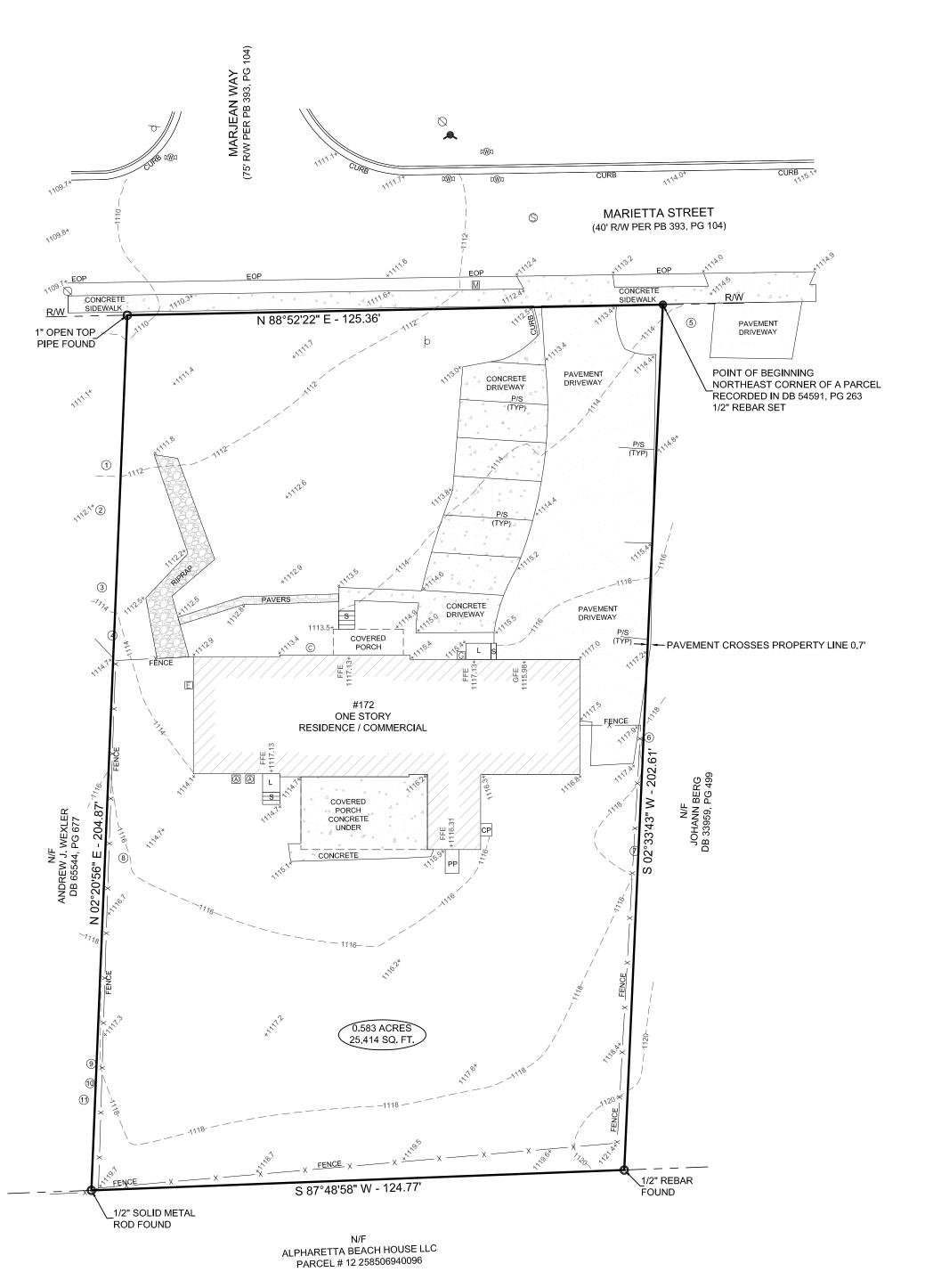
10. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

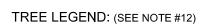
11. ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD88 DATUM, USING GEOID 2012A. HORIZONTAL DATUM IS BASED UPON

NAD83, 2011 ADJUSTMENT, GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE.

12. TREE TYPE LABELS SHOWN HEREON ARE A GENERAL DESCRIPTION AND <u>NEED TO BE VERIFIED PRIOR TO PLANNING OR CONSTRUCTION.</u> ON POINT SURVEYING ASSUMES NO LIABILITY AS TO THE ACCURACY OF THESE LABELS.







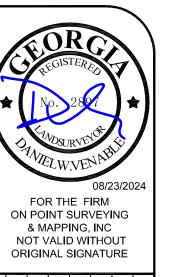
TREE ID, SEE TREE TABLE HW LARGE OVERSTORY DECIDUOUS TREE

PINE PINE TREE EVG SCRN EVERGREEN SCREENING TREE OVR EVG OVERSTORY EVERGREEN TREE ORN EVG ORNAMENTAL EVERGREEN TREE ORN UND ORNAMENTAL UNDERSTORY TREE

, _	ORNAMENTAL UNDERS							
	Т	REE TABLE						
	TREE#	SIZE & TYPE						
	1	15" HARDWOOD						
	2	10" HARDWOOD						
	3	7" HARDWOOD						
Ī	4	26" HARDWOOD						
Ī	5	8" HARDWOOD  13" HARDWOOD  14" HARDWOOD						
	6							
	7							
Ī	8	33" HARDWOOD						
	9	8" HARDWOOD						
	10	14" HARDWOOD						
	11	9" HARDWOOD						
-								

### FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13121C0058F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 18, 2013 AND IS <u>NOT</u> IN A SPECIAL FLOOD HAZARD AREA.



JECT NO:	4-871	DATE DATE	3/2024	0	WING NO. 24-871		TOI.			K. DWV
Ö										
REVISION DA										
DATE										
ON POINT SURVEYING & MAPPING, INC NOT VALID WITHOUT ORIGINAL SIGNATURE										

TREE SURVEY BOUNDARY, TOPOG
PREPARED FO
SITE ADDRESS: 172 MARIETT
LAND LOT 694, 1ST
CITY OF ALPHARETTA



SHEET NO. 1 of 1 SHEET SIZE: 24X36





**Preliminary Front Elevation** 

Approximate Scale: 1/4" = 1'-0"

# WEXLER DETACHED GARAGE

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Preliminary Plans are subject to slight adjustments during the preparation of the Construction Drawings, which will show the actual dimensions and plan information. These drawings are not released to be used as Construction Drawings.

678-366-5880

TIMOTHY BRYAN, LLC

RESIDENTIAL PLANNING COMPANY

09-10-2024

www.BryanPlans.com



# **Preliminary Right Elevation**

Approximate Scale: 1/4" = 1'-0"

# WEXLER DETACHED GARAGE

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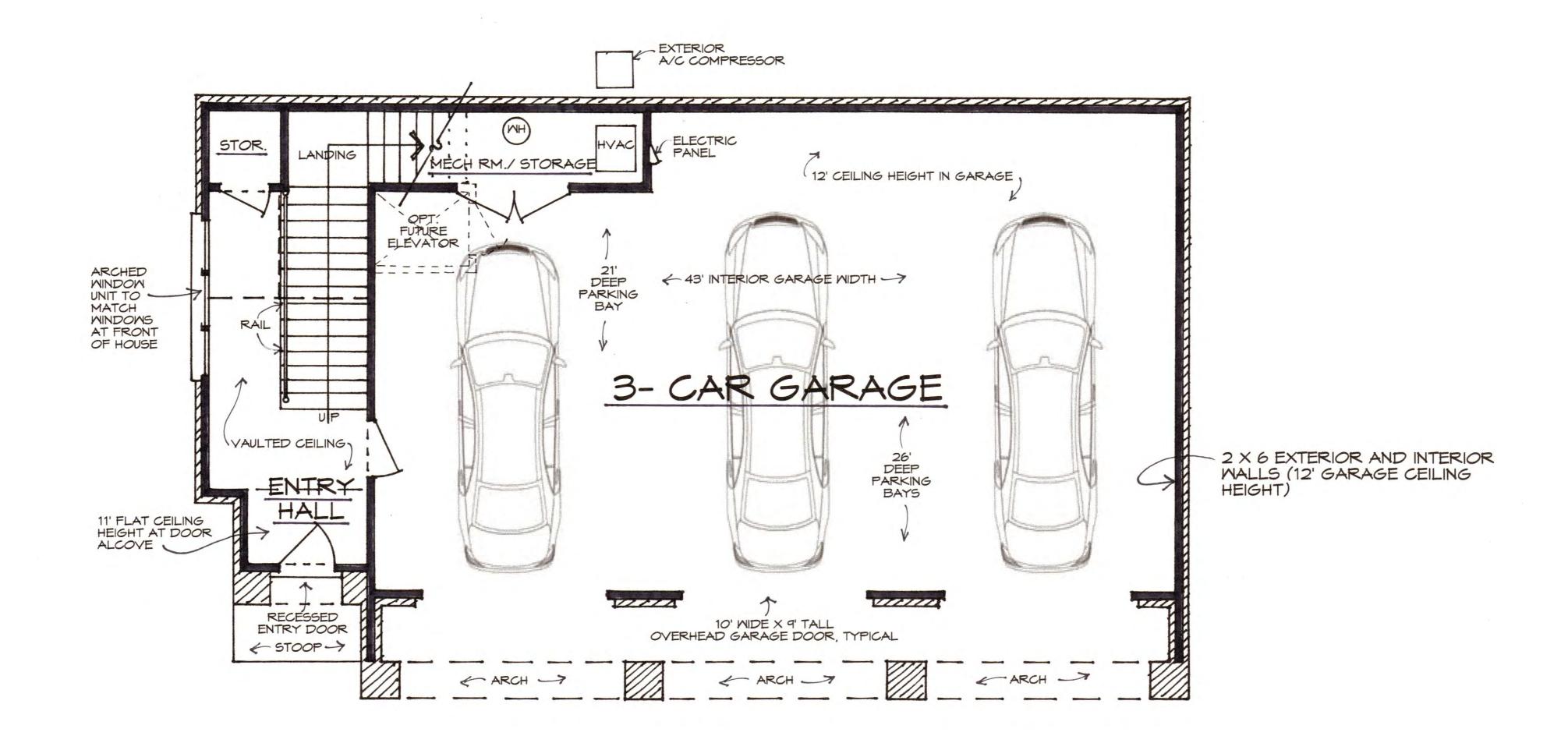
678-366-5880

TIMOTHY BRYAN, LLC

09-10-2024

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### Preliminary First Floor Plan

Approximate Scale: 1/4" = 1'-0"

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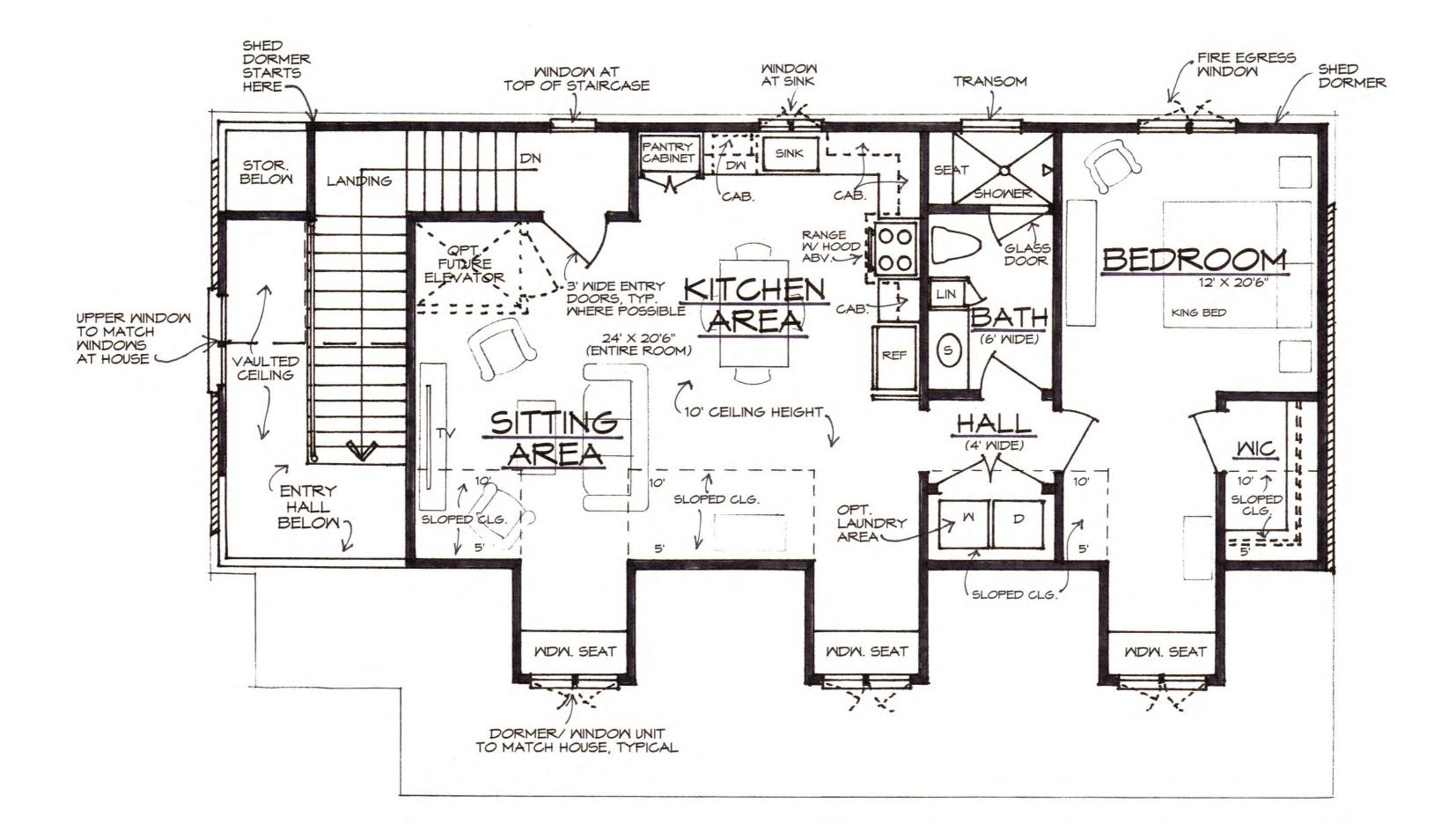
678-366-5880

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09-10-2024

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### Preliminary Second Floor Plan

Approximate Scale: 1/4" = 1'-0"

Future Apartment = 1,185 Sq.Ft. (Includes Apartment, Staircase, Lower Entry Hall)

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