

# CITY OF ALPHARETTA

## PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY  
Case #: PHA25002  
PH #: V-25-05  
 Property Taxes & Code Violations Verified  
 Fee Paid Initial: HC

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: Ashley Dover Telephone: 404-863-2450  
Address: 1301 Iron Mtn Road Suite: \_\_\_\_\_  
City: Canton State: GA Zip: 30115 Fax: \_\_\_\_\_  
Mobile Tel: 404-863-2450 Email: ashley@georgiaclassicpool.com

### Subject Property Information:

Address: 1600 Briers Chute Current Zoning: R-15  
District: 1st Section: 2nd Land Lot: 1201 Parcel ID: 22449012010941  
Proposed Zoning: R-15 Current Use: Residential Single 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 <i>(Specify):</i> _____ |   |

---

## APPLICANT REQUEST AND INTENT

---

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

This is a residential single family home lot. We are proposing to build a swimming pool in the rear of the home.

Applicant's Request (Please itemize the proposal):

Request for a variance of 10 ft to the rear property line to allow for a swimming pool.

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

The proposal, if approved, would facilitate the construction of a swimming pool in the rear yard.

# PROPERTY OWNER AUTHORIZATION

**Property Owner Information:**

Contact Name: Kevin Kennedy Telephone: 678-592-5459  
 Address: 1600 Briers Chute 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: Ashley Dover Telephone: 404-863-2450  
 Address: 1301 Iron Mountain Road Suite: \_\_\_\_\_  
 City: Canton State: GA Zip: 30115

**So Sworn and Attested:**

Owner Signature: *K. Kennedy* Date: 1/31/2025

**Notary:**

**BRANDY J. WELDY**  
**NOTARY PUBLIC**  
 Cherokee County, State of Georgia  
 My Commission Expires 02/09/2026

Notary Signature: *Brandy J. Weldy* Date: 2/3/2024

# 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: **Ashley Dover**

Subject Public Hearing Case: **PHA250002**

### 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: N/A

Description of Contribution: N/A Value: N/A

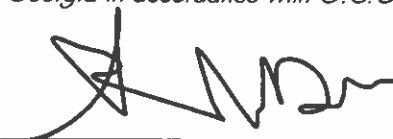
Description of Contribution: N/A Value: N/A

Description of Contribution: N/A Value: N/A

Description of Contribution: N/A Value: N/A

### 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: N/A

---

# 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.

An extraordinary or exceptional condition pertaining to this property is the fact that it is a corner property, with two street fronts. The house is set back off the front and side property line further than non-corner lots, limiting the available space in the rear of the home for a pool.

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

The Zoning Code standards would create an unnecessary hardship if applied here because it would force the pool very close to the house, making it difficult to build the proposed pool.

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

A condition that is differing from other properties is the fact that this is a corner lot. Instead of the house having one front large front setback, it essentially has two large setbacks on each street front side, forcing the house to the other side and rear property lines, more so than a typical property with only one street front.

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.

If relief was granted, there would not be any detriment to the public good or impair the purpose and intent of the Zoning Code. We are still proposing to be 10' off the rear property line.

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: Kennedy Pool

Contact Name: Ashley Dover Telephone: 404-863-2450

*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.*

Kathleen Wood

2015 Davis Island

Debbie Wright

1610 Briers Chute

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

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.

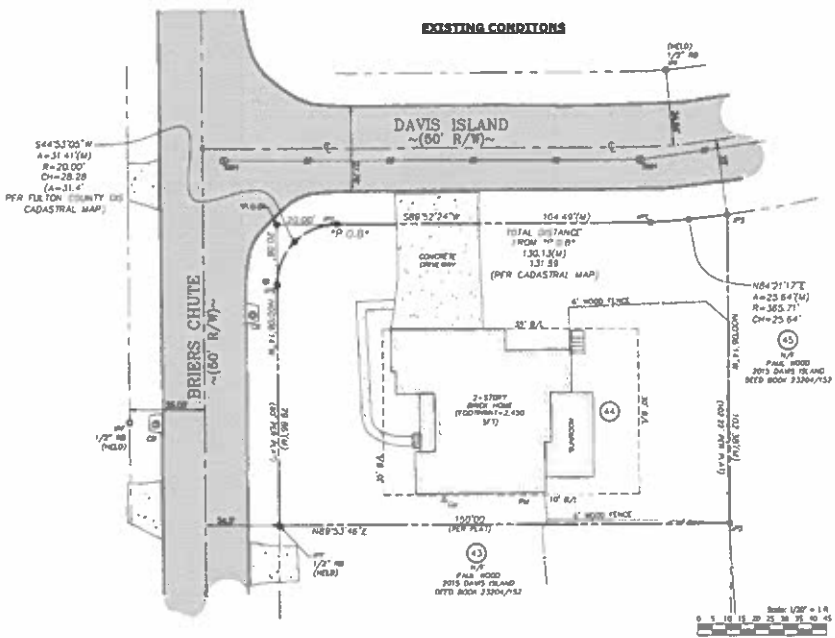
Letter delivered by Homeowner.

**CONSTRUCTION PLANS FOR**  
**1600 BRIERS CHUTE**  
**ALPHARETTA, GA 30004**



**VICINITY**

TOTAL SITE AREA  
14,924 SQ. FT.  
0.343 ACRES



ZONED R-15  
MOB = 150' LOCAL  
REAR = 30'  
SIDE = 10'

PARCEL ID:  
2244901201091

**INDEX**

<b>PAGE 1</b>	<b>COVER</b>
<b>PAGE 2</b>	<b>SITE PLAN</b>
<b>PAGE 3</b>	<b>BUILDING DETAILS</b>

**FLOOD NOTE**  
AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP CITY OF ALPHARETTA COMMUNITY  
PARCEL NO. (13121 C-0034 F) DATED SEPTEMBER 18, 2013. THIS PROPERTY IS NOT IN AN AREA  
HAVING SPECIAL FLOOD HAZARD.

**PAGE**  
**1**  
**COVER**

SITE PLAN PREPARED FOR:  
THE KENNEDY RES.  
1600 BRIERS CHUTE  
ALPHARETTA, GA 30004

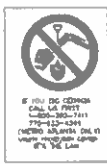
LOT 44 PHASE 3B  
BRIERFIELD SUBDIV.  
LAND LOT 1201  
1st DIST. 2nd SECT.  
FULTON COUNTY, GA

CONTRACTOR:

CLASSIC  
1363 IRON MOUNTAIN RD  
CARTON, GA 30115  
770-521-8708

24 HR CONTACT:  
BRANDY WELBY  
678-331-3463  
brandy@georgiaindustrial.com

DATE:  
1/30/2025



# 115122 CONFORM  
CALIF. REG. 70521  
CABINET-302-741  
770-822-1241  
115122-1241  
UNIVERSITY MICROFILMS  
SERIALS ACQUISITION  
300 N. ZEEB RD.

\*\*RELEASED FOR  
CONSTRUCTION







## Real Estate

### View Bill

---

**As of** 2/3/2025  
**Bill Year** 2024  
**Bill** 2416055  
**Owner** KENNEDY KEVIN J &  
**Parcel ID** 22 -4490-1201-094-1

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2024	\$847.95	\$847.95	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$847.95	\$847.95	\$0.00	\$0.00	\$0.00