



VARIANCE AND WAIVER APPLICATION

CHECK ALL THAT APPLY: Zoning Variance Sign Variance
 Stream Buffer Variance Waiver

Rose Woods HOA Fence Replacement

Name of Project

2235 North Shallowford Road Chamblee GA 30341

Property Address

We want to replace our current HOA fence, with the same matching fence. It will match the existing fence at 6". This fence acts as a privacy backyard fence for many of our homeowners which is why we would like to replace it to the exact same thing.

Brief Description of Project

NR-1

Zoning District

11 Homes

Total # of Properties Involved

Linear footage of fence is 696'
North Peachtree Rd and 279'
North Shallowford Rd

Total Project Acreage

11 Homes involved

Total Number of Buildings

Linear footage of fence is 696'
North Peachtree Rd and 279'
North Shallowford Rd

Total sq. ft. of buildings

OWNER:

Rose Woods HOA

Name and Company

PO Box 28100

Sandy Springs, GA

30358

Mailing Address

City, State

Zip Code

678-503-5387

alisha@myardent.com

Phone #

E-mail

APPLICANT: Check here if Applicant is also the Property Owner

Alisha Adams (HOA Property Manager)

Name and Company

PO Box 28100

Sandy Springs, GA

30358

Mailing Address

City, State

Zip Code

678-503-5387

alisha@myardent.com

Phone #

E-mail

Alisha Adams

02/03/2020

Applicant Signature

Date

I hereby certify that all information provided herein is true and correct.

NOTARY:

Sworn to and subscribed before me this 3rd day of FEBRUARY, 20 20

Notary Public:



Rose Woods HOA

Letter of Intent

Dear City Council Members,

We would like to request a variance from Section 230-6(c)(1). We currently have a 6ft HOA fence facing the street, which is also a backyard fence for many homeowners. The fence we currently have is deteriorated and collapsing. We really need to replace with the same size fence. We want to keep it at 6ft instead of changing to 4ft fence and 50% transparency.

Each of the following Criteria for a zoning variance or sign variance must be addressed by the applicant:

- 1) There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography; and

Rose Woods HOA- This current 6ft fence is a backyard privacy fence for many of the homeowners in the community.

- 2) The application of this UDO to the particular piece of property would create an unnecessary hardship; and

Rose Woods HOA- Putting the fence to 4ft and 50 percent transparency would be a hardship to the neighbor's backyard privacy.

- 3) Such conditions are peculiar to the particular piece of property involved; and

Rose Woods HOA- This situation is different because we already have the current fence at 6ft and want to replace with the same to remain the backyard privacy for many homeowners as well as maintain the aesthetics of the neighborhood.

- 4) Such conditions are not the result of any actions of the property owner; or

Rose Woods HOA- No, the reason why we want to replace the fence to the same existing fence is due to deterioration caused by nature and time.

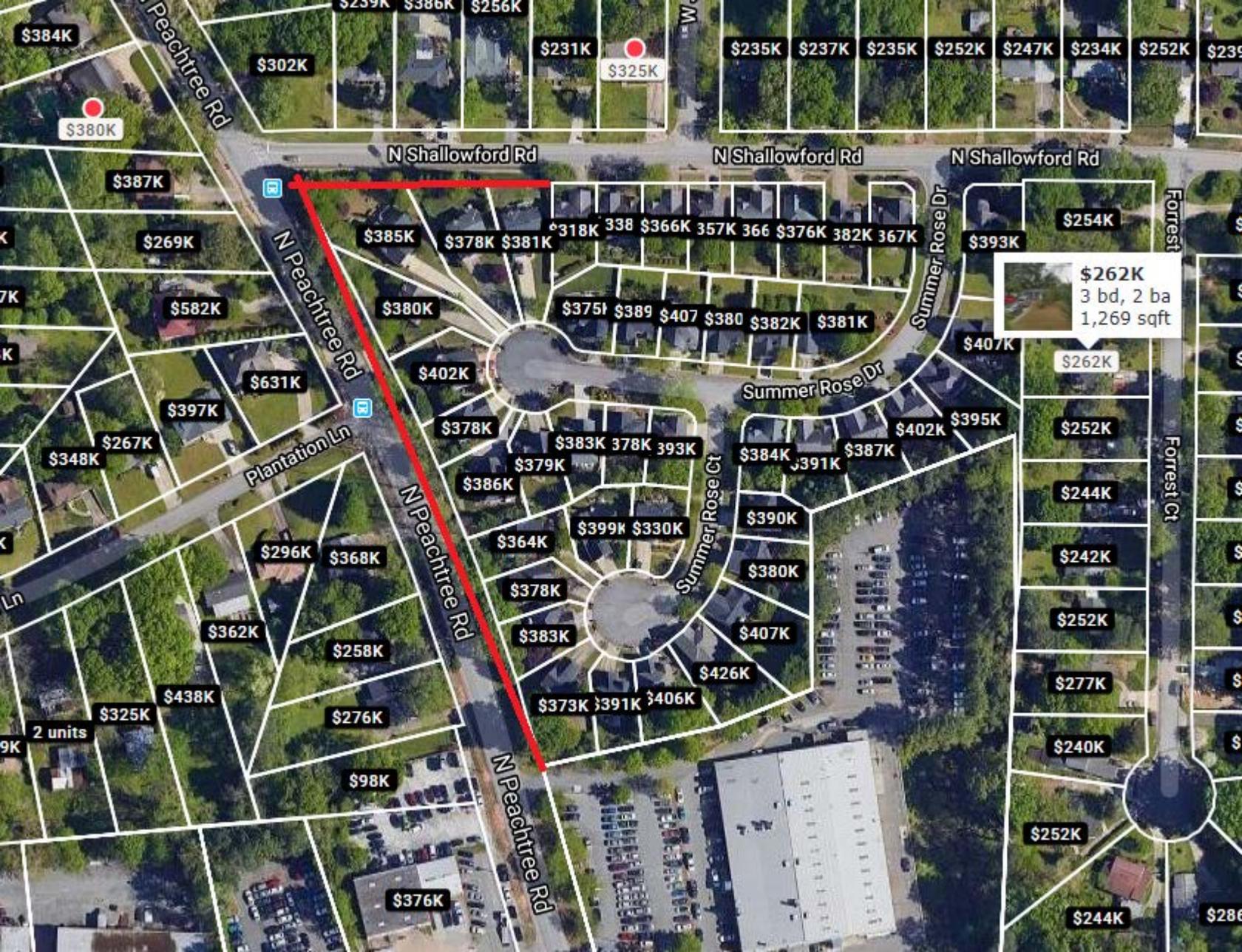
- 5) Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance.

Rose Woods HOA- This would not be a detriment to the public, it would be a great thing. We just want to replace the same fence we currently have, to Improve the aesthetics of the neighborhood since the current fence is in need of replacement. The homeowners need the full privacy from their backyard.

Sincerely,

Rose Woods HOA Board

Alisha Adams (Property Manager)



\$262K
3 bd, 2 ba
1,269 sqft

\$384K
\$380K

\$302K **\$231K** **\$325K**

\$235K **\$237K** **\$235K** **\$252K** **\$247K** **\$234K** **\$252K** **\$239K**

\$387K **\$385K** **\$378K** **\$381K** **\$318K** **338** **\$366K** **357K** **366** **\$376K** **382K** **367K**

\$269K **\$380K** **\$375K** **\$389K** **\$407K** **\$380K** **\$382K** **\$381K** **\$393K** **\$254K**

\$582K **\$402K** **\$378K** **\$383K** **378K** **393K** **\$384K** **\$391K** **\$387K** **\$402K** **\$395K**

\$397K **\$378K** **\$379K** **\$386K** **\$390K** **\$390K** **\$380K** **\$407K** **\$252K**

\$348K **\$267K** **\$386K** **\$378K** **\$383K** **378K** **393K** **\$384K** **\$391K** **\$387K** **\$402K** **\$395K**

\$348K **\$296K** **\$368K** **\$364K** **\$399K** **\$330K** **\$390K** **\$380K** **\$252K**

\$362K **\$258K** **\$378K** **\$383K** **\$380K** **\$407K** **\$244K**

\$438K **\$276K** **\$373K** **\$391K** **\$406K** **\$426K** **\$380K** **\$252K**

\$325K **\$98K** **\$376K** **\$277K** **\$240K** **\$252K** **\$277K** **\$240K**

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First

Alisha

Last:

Adams

Date Created

12/10/2019

