



Board of Zoning Appeals

Regular Meeting
<http://www.roswellgov.com/>
~Agenda~

Chair Jahanzeb Jabbar
Vice Chair Mark Schumacher
Board Member John Hannah
Board Member Rob Huey
Board Member Ian Kowalski
Board Member Dan Seger

Tuesday, March 10, 2026

7:00 PM

City Hall – Council Chambers

**** Possible Quorum of Mayor and City Council ****

Welcome

I. Call to Order

II. Agenda Items

- 1. BZA PL-20254278 - 114 Prospect Street - variance to reduce the rear setback for a covered porch**
- 2. SBVA-1225-000018 – stream buffer variance**

III. Minutes

- 3. February 10, 2026 BZA Minutes**

IV. Adjournment



City of Roswell
Board of Zoning Appeals
AGENDA ITEM REPORT

ID # - 10274

MEETING DATE: March 10, 2026
DEPARTMENT: Board of Zoning Appeals
ITEM TYPE: Public Hearing

BZA PL-20254278 - 114 Prospect Street

Item Summary:

Variance to reduce the rear setback from 35 feet to 16 feet for a proposed covered porch.

Committee or Staff Recommendation:

Planning and Zoning recommends approval of the variance request to reduce the rear setback from 35 to 16 feet for a proposed covered porch.

Financial Impact:

N/A

Presented by:

Richard Sykes



Petition Number BZA20254278
Hearing & Meeting Date
 Board of Zoning Appeals – 03/10/2026

Applicant

Ashley Wright
 364 Norcross St.
 Roswell, GA 30075

Property Information

114 Prospect Street
 Zoning – RS-12

Proposed variance

Variance to reduce the rear setback from 30 feet to 16 feet.

Staff Recommendation:

Staff recommends approval of the variance request.

Background

This property is zoned RS-12 Single-Family Residential and is 11,020 square feet (0.25 acres) in size. It has one road frontage off Prospect Street and is not in a platted subdivision and is not subject to HOA regulations. The lot is square shaped with a 35-foot front setback, 10-foot side setbacks and a 30-foot rear setback for the primary structure. The existing primary structure is an 850-square-foot single-family house that the applicant intends to demolish in order to build a 3,300-square-foot single-family house with the rear covered patio encroaching into the 30-foot rear setback.

The existing front yard consists of a lawn and small vegetation along the front of the house with a driveway that abuts the eastern side property line and leads to a car port that has been enclosed. Two single-family homes abut the east and west of the lot and the Tower Park townhome community abuts the rear of the lot. A line of trees screen Tower Park from the property and a few large trees are located between 112 Prospect Street to the west and 114 Prospect Street.



Request

1. **The applicant is seeking relief from UDC 3.2.3.G to reduce the rear setback from 30 feet to 16 feet.** This constitutes a 14 foot encroachment into the rear setback by a proposed rear covered patio

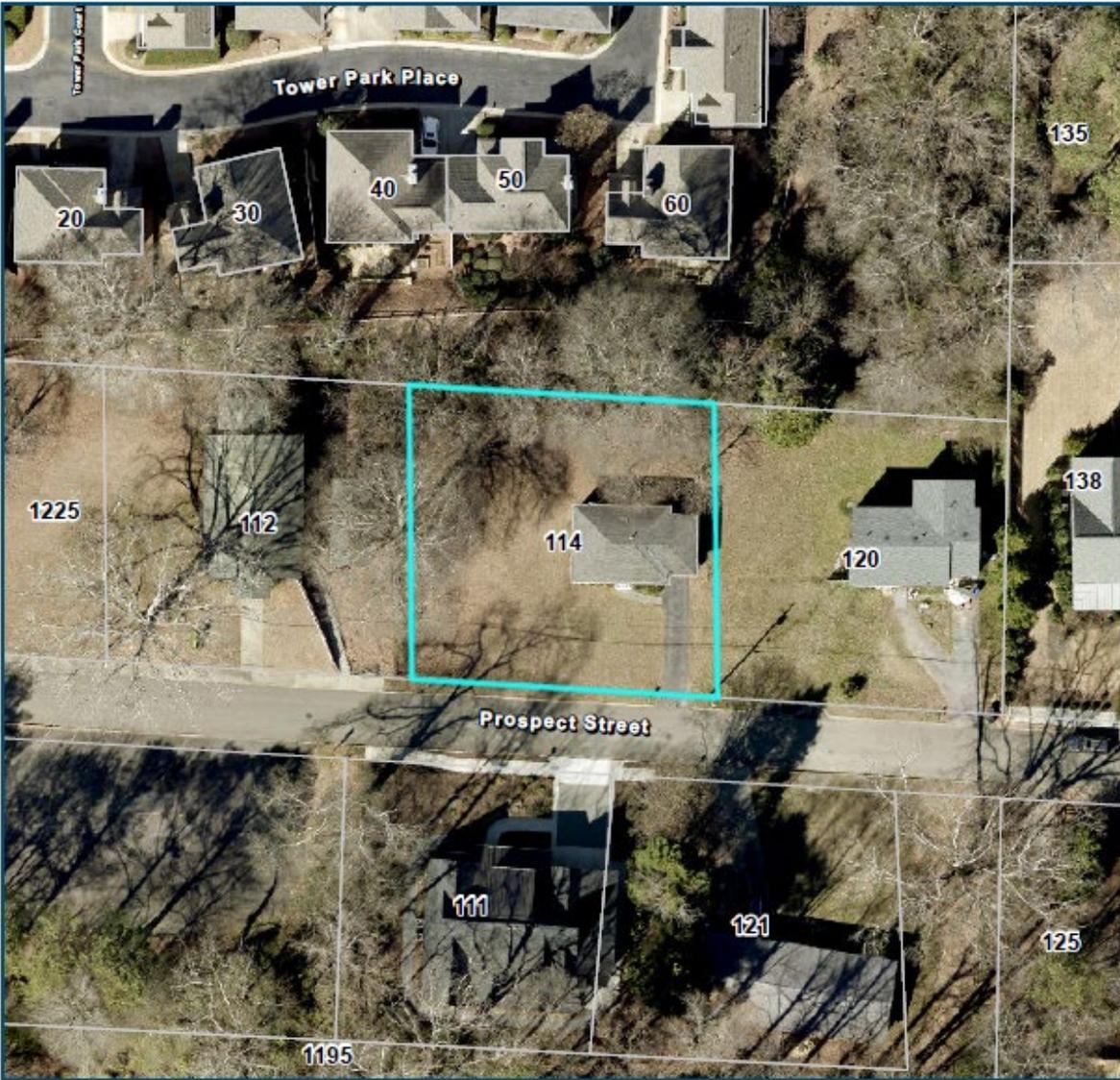
References

1. **UDC 3.2.3; Detached House, Number 1, Letter G:** Rear setback (min): 30'



Aerial Image:

114 Prospect Street **Aerial** 



Legend

 Tax Parcels



1 inch = 50 feet
1:600
0 30 60 Feet

Created By: A.Yan Created Date: 12/22/2018 Updated Date: 12/22/2018 10:48 AM
Copyright: Public All Rights Reserved City of Roswell, Georgia

Sources: City of Roswell GIS (2018); Esri (2018);

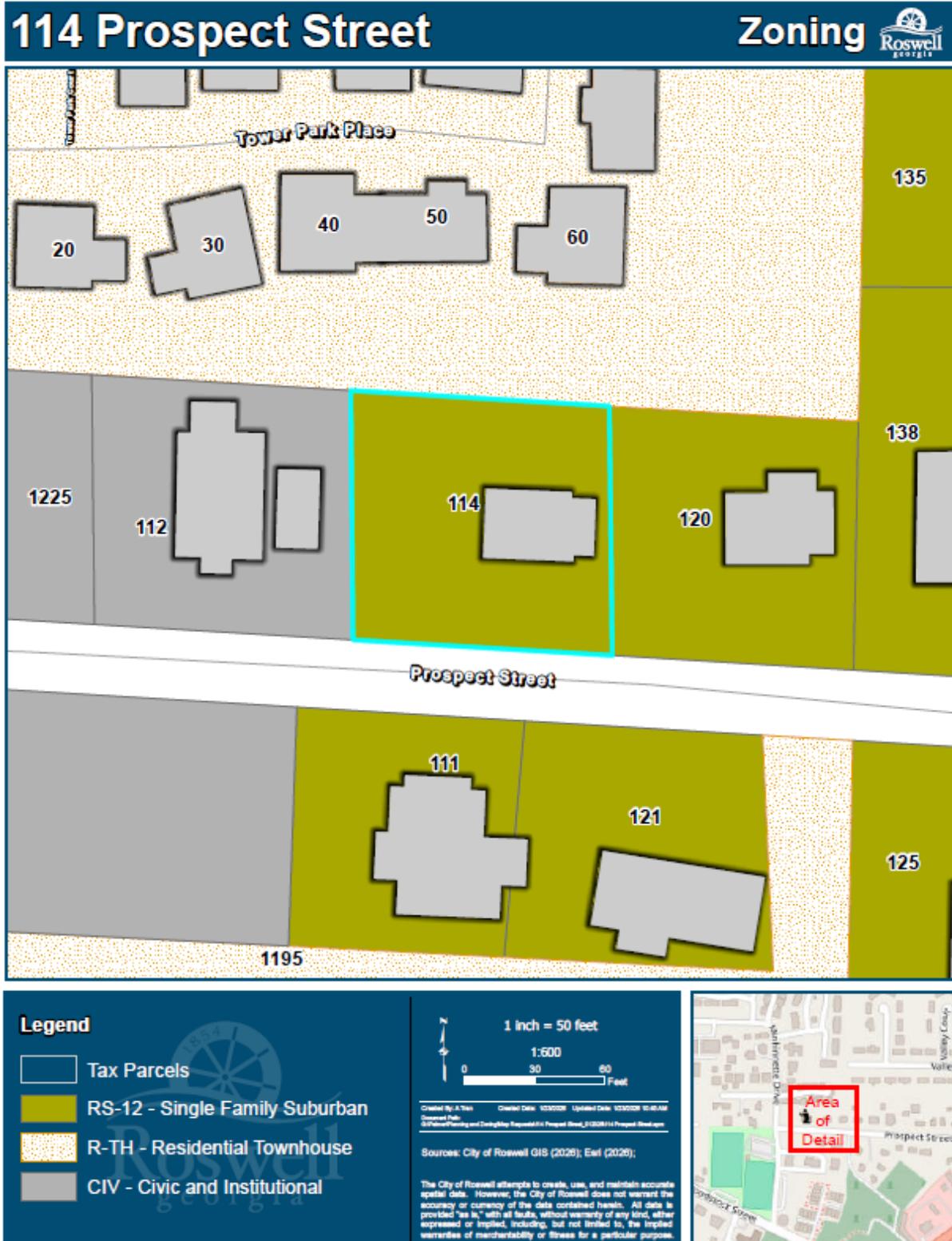
The City of Roswell attempts to create, use, and maintain accurate spatial data. However, the City of Roswell does not warrant the accuracy or currency of the data contained herein. All data is provided "as is," with all faults, without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability or fitness for a particular purpose.



Attachment: Staff Report (BZA PL-20254278 - 114 Prospect Street)



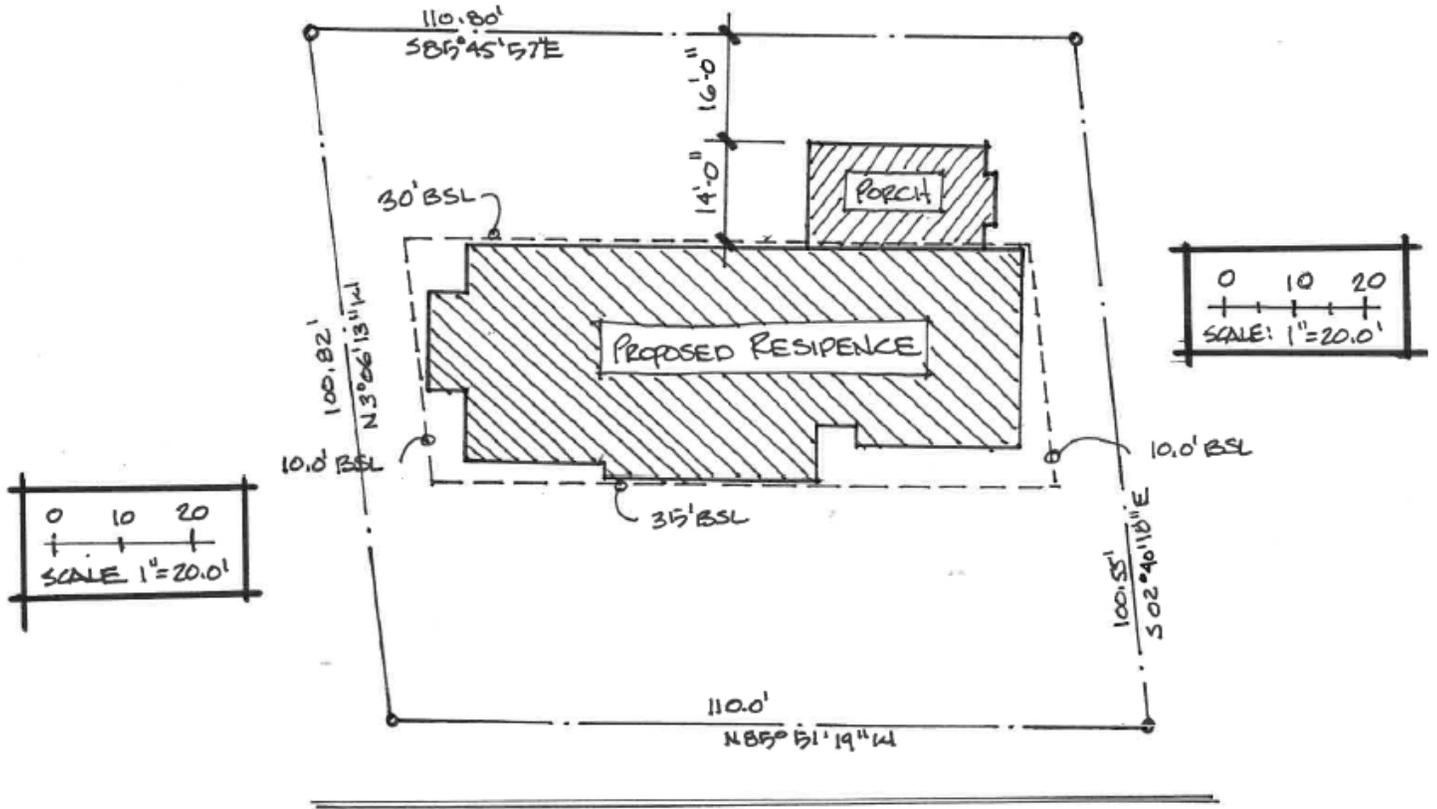
Zoning Map:



Attachment: Staff Report (BZA PL-20254278 - 114 Prospect Street)



Proposed Site Plan



Attachment: Staff Report (BZA PL-20254278 - 114 Prospect Street)



Sign Photo:



Attachment: Staff Report (BZA PL-20254278 - 114 Prospect Street)



13.11.7 BZA Hardship Criteria: Variance to reduce the rear setback.

A. A literal interpretation of the provisions of this UDC would effectively deprive the applicant of rights commonly enjoyed by other properties of the zoning district in which the property is located.

A literal interpretation of the provisions of this UDC would effectively deprive the applicant of rights commonly enjoyed by neighboring properties in the RS-12 Zoning District. All property owners within the RS-12 zoning district have the right to enjoy and utilize their property, including having a covered patio. This property is smaller than the UDC's minimum lot square footage for an RS-12 property. Therefore, this property has a smaller buildable area compared with properties within the RS-12 zoning district. Any reasonably sized house would require a variance in order to be built on this property

B. Granting the requested variance will not confer upon the property of the applicant any special privileges that are denied to other properties of the zoning district in which the property is located.

Granting the requested variance will not confer upon the property any special privileges that are denied to other properties of the RS-12 zoning district. Single family houses are allowed by right in the RS-12 zoning district. Denying this request would leave the property without a rear covered patio, something that many other properties within the RS-12 zoning district have and enjoy.

C. The requested variance will be in harmony with the purpose and intent of this UDC and will not be injurious to the neighborhood or to the general welfare.

The requested variance will be in harmony with the purpose and intent of this UDC and will not be injurious to the neighborhood or to the general welfare. This property is in the Neighborhood Residential character area of the 2040 Comprehensive Plan. The plan states that this character area is meant to "foster stable, established neighborhoods" and that "all new development is limited to single-family housing with a density and character matching the character area's overall existing pattern." This variance request adheres to Comprehensive Plan's vision of the Neighborhood Residential character area.

Furthermore, the property across the street, 111 Prospect Street, received one variance in 2014 to reduce the front setback from 30 feet to 14 feet. The property to the rear of the lot is a more intense zoning district thus a rear covered porch should not negatively affect the abutting rear property.



D. The special circumstances are not the result of the actions of the applicant.

(Don't feel good about this one.)

The special circumstances are not the result of the actions of the applicant. The hardship on the property, that being the small lot size, is an existing condition and was not caused by the applicant.

E. The variance requested is the minimum variance that will make possible the proposed use of the land, building or structure.

The variance requested is the minimum variance that will make this project possible to continue. The variance request is for the proposed covered porch only. No livable space will be encroaching into any of the setbacks. Even if the proposed covered patio was uncovered, this project would still require an administrative variance. Uncovered patios can encroach up to eight feet into a rear setback and the threshold to be considered an administrative variance is less than ten feet of encroachment into the rear setback.

F. The variance does not permit a use of land, buildings or structures, which is not permitted by right in the zoning district.

Single-family homes are allowed by right in the RS-12 zoning district.

G. The variance does not reduce the lot size below the minimum lot size allowed in the zoning district.

The variance does not reduce the lot size below the minimum lot size allowed in the zoning district.

H. The variance does not increase the maximum allocation of sign area or the maximum area of an allowed sign type.

The variance does not pertain to signs.



CITY OF ROSWELL, GA PLAN CONDITIONS REPORT (PL-20254278)

Plan Type: Variance - Roswell	Project:	App Date: 09/19/2025
Work Class: Residential	District:	Exp Date:
Status: In Review	Square Feet: 0.00	Completed:
Valuation: \$0.00	Assigned To: Sykes, Richard	Approval
Description: Reduce rear setback for a covered porch Ashley Wright- Requires resubmittal		Expire Date:
Parcel: 12 -1894-0411-047-6 Main	Address: 114 PROSPECT ST ROSWELL, GA 30075 Main	Zone:

CATEGORY	CONDITION	CREATED	CREATED BY
General	General Condition	12/3/2025	Robert Major
<p>Description: The Roswell Fire Marshal's Office has reviewed the plans and specifications in accordance with the applicable state adopted minimum Fire Safety Standards in effect at the time of review. Every effort was made to check for code compliance. However, this does not relieve the owner, contractor, architect or any other responsible party from compliance with the items missed or unknown to the reviewer. Any changes or modifications in approved plans shall be reviewed by the City of Roswell prior to making the changes.</p>			

Attachment: Staff Report (BZA PL-20254278 - 114 Prospect Street)

Ashley Wright

364 Norcross St.
Roswell, GA 30075
404-904-2841
ashley.wrightfam@gmail.com

September 12, 2025

Board of Zoning Appeals

38 Hill Street
Roswell, GA 30075

To Whom It May Concern:

Our intent is to demolish the 850 sqft. cinder block home which currently stands on the small property. We will be building a 3,300 sqft home in its place within the existing setbacks. Our request is for a reduction of the back setback from 30ft to 16ft as we would like to build a covered porch off the right back side of the home.

We worked with Caldwell Cline architects to design a home which will fit well into the existing neighborhood. We are including in this request the following support documents:

- Full architectural plan
- Sealed Survey
- Existing building footprint and proposed building footprint
- Visual to show the small nature of the lot compared to the rest of the street
- Pictures of the natural border behind the house which will greatly limit the rear neighborhood's view of our home. We will also be installing a privacy fence as well surrounding the entire backyard.

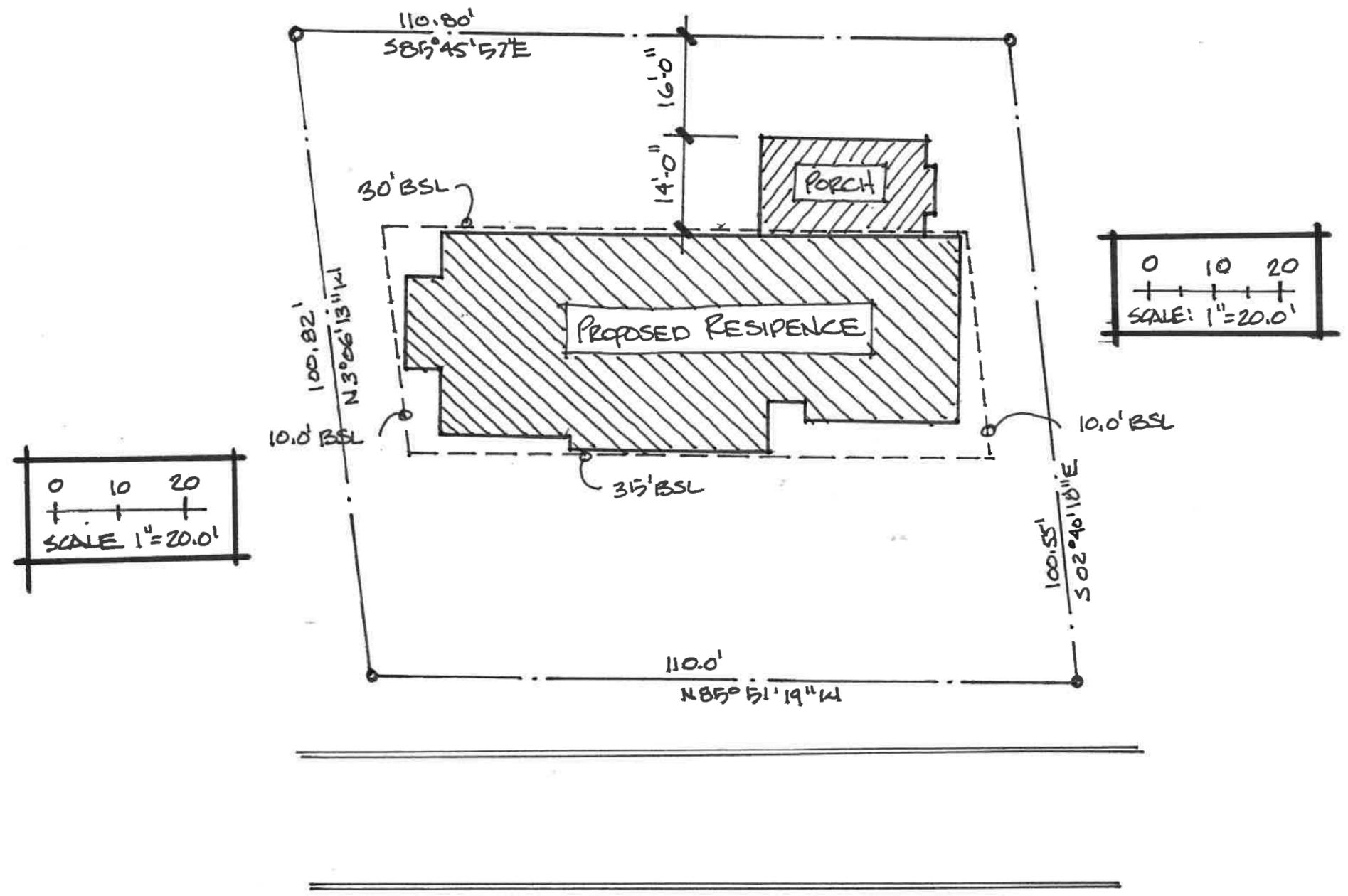
The hardship we face is the very small size of the lot (0.2530 acre or 11,020 sqft). This lot is one of the smallest lots on the street. We are planning this to be our "forever home" and will need our master bedroom and office to be on the main floor, which as a result, does not allow space for the covered porch within the current setbacks. My husband has bad knees and has trouble with stairs which will only worsen as he ages.

Please note, a similar hardship was addressed at the property directly across from us (111 Prospect St) and the variance was granted.

Thank you for your consideration. We look forward to your feedback.

Sincerely,

Ashley Wright (404-904-2841)



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WRIGHT RESIDENCE

SITE PLAN

CALDWELL • CLINE
ARCHITECTS • DESIGNERS

222 CRESCENT CIRCLE MARIETTA GA 30064
PHONE 770-424-3882 678-668-8930 FAX



APPLICATION SUMMARY PL-20254278 FOR CITY OF ROSWELL, GA

Plan Type: Variance - Roswell

Assigned To: Sykes, Richard

App Date: 09/19/2025

Work Class: Residential

Status: In Review

Description: Reduce rear setback for a covered porch Ashley Wright- Requires resubmittal

Parcel: 12 -1894-0411-047-6	Main	Address: 114 Prospect St Roswell, GA 30075	Main	Zoning District: RS-12
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Owner DAVID P & Ashley WRIGHT 364 NORCROSS ST ROSWELL, GA 30075-3859 Business: (404) 904-2841 Mobile: (404) 904-2841	Applicant DAVID P & Ashley WRIGHT 364 NORCROSS ST ROSWELL, GA 30075-3859 Business: (404) 904-2841 Mobile: (404) 904-2841	Property Owner DAVID & ASHLEY WRIGHT	Applicant DAVID & ASHLEY WRIGHT
Representative DAVID P & ASHLEY G WRIGHT 364 NORCROSS ST ROSWELL, GA 30075	Property Owner DAVID P & ASHLEY G WRIGHT 364 NORCROSS ST ROSWELL, GA 30075	Applicant DAVID P & ASHLEY G WRIGHT 364 NORCROSS ST ROSWELL, GA 30075	Owner DAVID P & ASHLEY G WRIGHT 364 NORCROSS ST ROSWELL, GA 30075

Plan Custom Fields

Does this property have more than 1 road frontage?	No	Is this an HOA?	No	Number of requested variances	1
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Explain your Hardship using the info above:	The specific hardship we face is the very small size of the lot (0.2530 acre or 11.020 sqft). Our building envelope is 90ft. wide by 35 ft. deep. This lot is one of the smallest lots on the street (please see the lot plat visual included with the application). The lot is approximately one third the size of many other lots on the street. We are planning this to be our "forever home" and will need our master bedroom and office to be on the main floor, which as a result, does not allow space for the covered porch within the current setbacks. My husband has bad knees and has trouble with stairs which will only worsen as he ages	Number of Signs	1
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Attachment File Name	Added On	Added By	Attachment Group	Notes
Comments.pdf	10/15/2025 14:26	Thomasberger, Kristen		
Copy of Letter of Intent.pdf	10/15/2025 14:26	Thomasberger, Kristen		

Attachment: Application Summary (BZA PL-20254278 - 114 Prospect Street)

PLAN SNAPSHOT REPORT (PL-20254278)

Hardship.pdf	10/15/2025	14:26	Thomasberger, Kristen	
Plans.pdf	10/15/2025	14:26	Thomasberger, Kristen	
Varaince App.pdf	10/15/2025	14:26	Thomasberger, Kristen	
Hardship (1)_v1.pdf	12/05/2025	11:21	WRIGHT, DAVID P & Ashley	Available Online
Letter of Intent - Wright-2025-11-25-Letter of Intent (P&Z)_v1.pdf	12/05/2025	11:21	WRIGHT, DAVID P & Ashley	Available Online
Property Owner Wright Signature Page-2025-11-25-Property Owner Signature Page (P&Z)_v1.pdf	12/05/2025	11:21	WRIGHT, DAVID P & Ashley	Available Online
Site Photos - Wright (2) -2025-11-25-Site Photos (P&Z)_v1.pdf	12/05/2025	11:21	WRIGHT, DAVID P & Ashley	Available Online
Supplemental Documents - Wright_v1.pdf	12/05/2025	11:21	WRIGHT, DAVID P & Ashley	Available Online
Survey - Wright-2025-11-25-Survey (P&Z)_v1.pdf	12/05/2025	11:21	WRIGHT, DAVID P & Ashley	Available Online

Invoice No.	Fee	Fee Amount	Amount Paid
PLAN-PL-20254278	VADS-ADVERTISING SIGN	\$120.00	\$120.00
	VADM-ADVERTISING MAILING ADMINISTRATIVE	\$300.00	\$300.00
	VR-VARIANCE RES FEES	\$250.00	\$250.00
Total for Invoice PLAN-PL-20254278		\$670.00	\$670.00
Grand Total for Plan		\$670.00	\$670.00

Condition	Description	Date Created	Satisfied
General Condition	The Roswell Fire Marshal's Office has reviewed the plans and specifications in accordance with the applicable state adopted minimum Fire Safety Standards in effect at the time of review. Every effort was made to check for code compliance. However, this does not relieve the owner, contractor, architect or any other responsible party from compliance with the items missed or unknown to the reviewer. Any changes or modifications in approved plans shall be reviewed by the City of Roswell prior to making the changes.	12/03/2025	Yes

Activity Type	Activity Number	Name	Workflow Action Name	User	Created On
Munis Department Board Review	CDBZA - BOARD OF ZONING APPEALS-1	Department Board Review	Department Board Review v.1.00	Legacy User	01/01/1900

Comments: Status: P

Munis Property/Use	UZ-20254278	Use & Zone Codes	Legacy User	01/01/1900
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Comments: See Additional Info

Activity Custom Fields

Existing Use	101 - RESIDENTIAL 1 FAMILY	Existing Zoning	RS12 - SINGLE FAMILY SUBURBAN
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Hearing Type	Location	Scheduled Date	Status	Subject
BZA Hearing v.1	Council Chamber	03/10/2026	Scheduled	114 Prospect St - Variance reques to reduce rear setback

Attendees: Jeannie Peyton; Richard Sykes; Veronica Chaffin

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Comple
VARIANCE RESIDENTIAL v.1 v.1	Complete	09/19/2025		10/02/2025	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Comple
Building Division	Building Division	Fouts, Don	Approved	09/19/2025	10/02/2025	09/22/20

Attachment: Application Summary (BZA PL-20254278 - 114 Prospect Street)

PLAN SNAPSHOT REPORT (PL-20254278)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Comple Date
Engineering	Engineering	Ordonez, Osmany	Denied (Do Not Use)	09/19/2025	10/02/2025	10/02/20

Comments: Reviewer: Osmany Ordóñez, Engineering Manager, 770-594-6196, oordonez@roswellgov.com

The proposed site plan needs to be to scale and legible.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Comple Date
Fire	Fire	Major, Robert	Review Not Required	09/19/2025	10/02/2025	09/30/20

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Comple Date
P&Z Variance	Planning & Zoning	Sykes, Richard	Denied (Do Not Use)	09/19/2025	10/02/2025	10/02/20

Comments: Reviewer: Richard Sykes, Planner II, 770-817-6721, rsykes@roswellgov.com,

1. The as-built survey and the site plan are not legible.
2. The site plan must include:
 - a. All existing setback lines
 - b. The proposed rear setback line.
 - c. The proposed covered patio.
 - d. Is the shed in the backyard existing? If not, then it will require a variance to the rear setback as well.
 - e. Please provide the proposed amount of impervious surface square footage.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Comple Date
Stormwater	Stormwater	Thomas, Krista	Approved with Conditions	09/19/2025	10/02/2025	09/29/20

Comments: Reviewer: Krista Thomas kthomas@roswellgov.com

Approved w/ Conditions

Next steps -

Below are a listing of our stormwater thresholds -

If the total combined new/replaced impervious area proposed by a project application is less than 1,000 square feet, the project will not need to meet runoff reduction or water quality provisions of the Unified Development Code. If at any point during demolition and construction operations, however, the limits of proposed new and/or replaced impervious area exceeds the limits shown on the approved plans, work must stop and the construction plans will need to be revised and resubmitted to the City for approval to account for any added impervious on the site. The project is still subject to review but would likely be approved with minimal conditions.

Development or redevelopment that involves creation or replacement of between 1,000 square feet and 5,000 square feet of impervious cover must provide stormwater management to achieve runoff reduction or water quality treatment for new or replaced impervious area. (UDC Section 12.5.2.D.5)

In addition to runoff reduction, projects creating/replacing over 5,000 s.f. of impervious surface will need to provide a hydrology study and address detention, water quality, and all other requirements outlined in Article 7.2 of the City Code of Ordinances and Section 12.5 of the City Unified Development Code.

IN ROSWELL - Impervious surface or impervious cover is defined as a man-made structure or surface which prevents the infiltration of stormwater into the ground below the structure or surface. Examples include, but are not limited to, buildings, roads, driveways, parking lots, decks, swimming pools, and patios. (Roswell UDC 14). Artificial turf, pavers, and gravel areas are also considered impervious in the City of Roswell. All impervious surfaces must be included in your total impervious count.

To claim 100% credit for pervious pavers you are required to have a 12" reservoir with course compacted washed #57 Stone. Installation must be approved by a city of Roswell Stormwater Inspector.

Attachment: Application Summary (BZA PL-20254278 - 114 Prospect Street)

PLAN SNAPSHOT REPORT (PL-20254278)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Compleat Date
Transportation	Transportation	Osse, Serge	Approved with Conditions	09/19/2025	10/02/2025	09/23/20

Comments: Reviewer: Serge Osse - 770-594-6428(direct) 6420(Main) sosse@roswellgov.com

RDOT Comments:
Transportation has no comment on the variance request.

The following are comments to expect at the newbuilding request.

- a. Streetscape requirements apply to new building permit request. Show a minimum 5-foot wide sidewalk along the entire parcel Prospect Street frontage. The sidewalk shall be placed no closer than 2 feet from the back of curb and 1 foot from the right-of-way/parcel line.
- b. Connect the sidewalk flush to any existing adjacent sidewalk(s).
- c. Go around or relocate any existing pole or conflict structure.
- d. Place on plans and use on construction the driveway detail inCoR page 75.
- e. Place on plans and use on construction the followingnote: RDOT inspectors need to be called to inspect the forms prior to any pouring of concrete for all driveways, aprons, and sidewalks. Failure to do so may result in the City not accepting concrete work or granting or approving C.O.'s if out of compliance. Contact RDOT Lee Dyer at 770-594-6420 and/or Ldyer@roswellgov.com to make an appointmentwith inspector to avoid rework at applicanl expense.
- f. Note: After receiving the Land Disturbance Permit, obtain right-of-way encroachmentpermit from Transportation Department utility coordinator Dan Weisel at 770-594-6104 (direct) 6420 (Main)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Compleat Date
Tree	Tree	Deibel, Jackie	Review Not Required	09/19/2025	10/02/2025	09/29/20

Comments: No comments on variance.

Regarding construction of the home, any trees that may be come down may require recompense for any specimen tree removal.

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Compleat
Variance Review v.1	Requires Re-submit	10/15/2025	10/29/2025	10/16/2025	Yes	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Compleat Date
P&Z Variance	Planning & Zoning	Sykes, Richard	Requires Re-submit	10/15/2025	10/29/2025	10/16/20

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Compleat
Variance Review v.2	Approved	11/25/2025	12/05/2025	12/05/2025	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Compleat Date
Building Division	Building Division	Fouts, Don	Approved	11/25/2025	12/05/2025	11/26/20

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Compleat Date
Engineering	Engineering	Ordonez, Osmany	Approved with Conditions	11/25/2025	12/05/2025	12/04/20

Comments: An LDP and building permit will be required for the demolition and construction of the new proposed home.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Compleat Date
Fire	Fire	Major, Robert	Approved	11/25/2025	12/05/2025	12/03/20

Comments: The Roswell Fire Marshal's Office has reviewed the plans and specifications in accordance with the applicable state adopted minimum Fire Safety Standards in effect at the time of review. Every effort was made to check for code compliance. However, this does not relieve the owner, contractor, architect or any other responsible party from compliance with the items missed or unknown to the reviewer. Any changes or modifications in approved plans shall be reviewed by the City of Roswell prior to making the changes.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Compleat Date
P&Z Variance	Planning & Zoning	Sykes, Richard	Ready for Agenda	11/25/2025	12/05/2025	12/05/20

Comments: Ready to go to the BZA

Attachment: Application Summary (BZA PL-20254278 - 114 Prospect Street)

PLAN SNAPSHOT REPORT (PL-20254278)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Comple Date
Stormwater	Stormwater	Koh, Erica	Approved with Conditions	11/25/2025	12/05/2025	12/05/20

Comments: Reviewer: Adam Watts
awatts@roswellgov.com
770-641-3711

Comments Below will need to be addressed for the LDP:

1. Per the impervious total provided, the site is over 1,000sf of new and replacement impervious surface. Provide stormwater management.
2. Provide runoff reduction for the 1" rainfall. Provide the target runoff reduction volume calculations and the provided runoff reduction volume.
3. Provide the web soil survey data that shows the infiltration rates.
4. Provide a maintenance agreement and an inspection & maintenance schedule.
5. Additional comments will follow pending the type of stormwater management facility that's proposed.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Comple Date
Transportation	Transportation	Osse, Serge	Approved with Comments	11/25/2025	12/05/2025	11/26/20

Comments: Transportation has no comment on this variance request.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Comple Date
Tree	Tree	Sommet, Laura	Approved with Comments	11/25/2025	12/05/2025	12/02/20

Comments: No comments on the variance request. As noted before, specimen trees shown on survey could be impacted during construction of the home and require specimen tree recompense.

Workflow Step / Action Name	Action Type	Start Date	End Date
Activities v.1			
Department Board Review v.1	Plan Activity	01/01/1900 0:00	10/15/2025 14:2
Intake Review v.1			
Pre Application Link v.1	Create Plan Case	10/15/2025 14:24	10/15/2025 14:2
Confirm application complete v.1	Generic Action		10/15/2025 14:2
Invoice Fees v.1	Generic Action		10/15/2025 14:2
Fees Paid v.1	Generic Action		10/15/2025 14:2
Assign to Planner v.1	Generic Action		10/15/2025 14:2
Update Development Map v.1	Generic Action		10/15/2025 14:2
Munis Plan Review v.1			
VARIANCE RESIDENTIAL v.1 v.1	Receive Submittal	09/19/2025 0:00	10/15/2025 14:2
Review v.1			
Variance Review v.1	Receive Submittal	12/05/2025 14:57	12/05/2025 14:5
Variance Review v.2	Receive Submittal	10/15/2025 0:00	10/16/2025 14:1
Send Plan Review Comments v.1	Generic Action	11/25/2025 0:00	12/05/2025 11:2
Public Hearing Assignments v.1			
BZA Hearing v.1	Hold Hearing		12/05/2025 14:5
Internal Actions v.1			
Order Signs v.1	Task	01/08/2026 15:43	01/08/2026 15:4
Order Legal Ad v.1	Task	01/08/2026 15:43	01/08/2026 15:4
Mail Abutting Postcards v.1	Task	01/08/2026 15:47	
Send Web Update v.1	Task	01/08/2026 15:47	01/21/2026 14:1
Draft Staff Report v.1	Generic Action	01/08/2026 15:58	01/21/2026 14:1
Upload Meeting Files v.1	Generic Action	01/08/2026 15:59	02/20/2026 9:3
Draft Agenda v.1	Generic Action	01/08/2026 16:01	02/20/2026 9:3
Publish Agenda Packet v.1	Task		

Attachment: Application Summary (BZA PL-20254278 - 114 Prospect Street)

BZA Hearing v.1

BZA Decision v.1	Plan Activity
Publish Action Report v.1	Task
Upload Minutes v.1	Generic Action
Send BZA Decision v.1	Task

Case Closed v.1

Case Closed v.1	Generic Action
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City of Roswell
Board of Zoning Appeals
AGENDA ITEM REPORT

ID # - 10340

MEETING DATE: March 10, 2026
DEPARTMENT: Board of Zoning Appeals
ITEM TYPE: Public Hearing

SBVA-1225-000018

Item Summary:

A stream buffer variance request to encroach into the 50-foot Undisturbed Stream Buffer and 75-foot City Impervious Setback.

Committee or Staff Recommendation:

Staff recommends approval of the stream buffer variance request to encroach into the 50-foot undisturbed stream buffer and 75-foot City impervious setback.

Financial Impact:

N/A

Presented by:

Sam Wood



MEMO

To: Roswell Board of Zoning Appeals

From: Samuel Wood, Engineering Plans Reviewer

Date: 03/10/2026

Subject: SBVA-1225-000018, 55 Maple Street

Background:

The applicant is Ryan Colwell (Stone Pine LLC.) on behalf of the owner's estate executor (Stanton Clark). The property is zoned as RS3-DX (Downtown Mixed Use). The lot size is 0.23 acres residential site located on Maple Street in Roswell and identified as tax parcel 12 -1914-0415-011-4. The applicant is requesting from the Board: *a variance to encroach into the 50-ft Undisturbed Stream Buffer and 75-foot City Impervious Setback.*

Public Comments:

There were no public comments at the time this report was submitted.

Factors for determining buffer variance approval:

The following factors are considered in determining whether to issue a variance to the city undisturbed stream buffer or city impervious setback:

a. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.

The property features a moderately steep sloping terrain that descends from South to North. There is one intermittent stream located along the rear of the property near the property line. The intermittent stream is bordered by multiple protective zones: a 25-foot undisturbed State buffer, a 50-foot undisturbed City buffer, and a 75-foot impervious surface City setback. The aforementioned stream corridor is lined with thick vegetation, including developed trees. A small 784 square-foot duplex built in 1900 sits in the front of the property. The existing foundation of the home is not suitable for re-use, and the home will be demolished. Access is currently provided by a small parking pad off Maple Street. There is no driveway to the back of the site currently.

b. The locations of all streams on the property, including along property boundaries.

There is an intermittent stream located along the rear of the property flowing west to east. When the stream buffer and impervious setback are taken into account, the buildable area is significantly reduced.

c. The location and extent of the proposed buffer or setback intrusion.

The proposed intrusion in the City 50-foot undisturbed buffer is approximately 242 SF of house footprint and 1,693 SF of grading/clearing (1,935 SF total). The proposed intrusion within the 75-foot impervious setback is approximately 1,432 SF of house footprint and 639 SF of grading/clearing (total). Proposed intrusion is limited to building footprint and grading/clearing activities. No encroachment into the GA EPD 25-ft. undisturbed stream



buffer is proposed.

d. Whether alternative designs are possible which require less intrusion or no intrusion.

An alternative plan with no site intrusion was considered, but it would place residential structure at the front of the property. This alternative plan, by locating the house more towards the front of the property, would reduce the usability of that space. It would also result in the home appearing larger and more imposing than the neighboring property and limit the architectural interest and articulation.

e. The long-term and construction water-quality impacts of the proposed variance.

The applicant does not anticipate any negative impacts on the stream, property, or adjacent properties from the encroachments. The variance requested by the applicant is the minimum necessary to achieve the goals of the. Efforts have been made to locate impervious features and structures far from the stream.

f. Whether issuance of the variance is at least as protective of natural resources and the environment.

Stormwater mitigation for the encroachment areas is provided, which exceeds 150% of the water quality volume typically required for the improvement in this area.

Staff Comments:

Engineering – Approved

Stormwater – Approved

Tree –Approved

Planning & Zoning - Approved

Staff Recommendation:

A literal interpretation of the stream buffer code would deprive the applicant of the potential to utilize the RS3/DX zoned property for a residential structure in a manner similar to the adjacent properties, which have already been approved for buffer encroachments for similar residential projects.

Staff recommends approval of the variance to encroach into the 50-ft undisturbed buffer and 75-foot impervious setback.



CITY OF ROSWELL, GA PLAN CONDITIONS REPORT (SBVA-1225-000018)

Plan Type: Stream Buffer Variance - Roswell	Project: Inside City Limits	App Date: 12/09/2025
Work Class: BZA	District: Inside City Limits	Exp Date: 12/09/2026
Status: In Review	Square Feet: 0.00	Completed:
Valuation: \$0.00	Assigned To: Sykes, Richard	Approval
Description: I am requesting a stream buffer variance at this address on behalf of the owner's estate's executor (Stanton Clark). The variance will allow us (Ryan Colwell, Stone Pine LLC) to build a home similar to the adjacent homes and complete the streetscape that HPC desires on Maple Street. Seperate applications will be made for HPC approval. We were advised to get this variance first.		Expire Date:
Parcel: 12 -1914-0415-011-4 Main	Address: 55 Maple Street Main Roswell, GA 30075	Zone: DX(DX)

CATEGORY	CONDITION	CREATED	CREATED BY
General	General Condition	2/9/2026	Erica Koh
Description: Stormwater			
Comments: Approval of Stream buffer variance does not mean approval for stormwater for LDP. Additional comments may arise during the LDP process.			
General	General Condition	2/9/2026	Laura Sommet
Description: Tree			
Comments: Applicant has added (8) recompense trees to account for those note installed on 64 Maple St. Another (9) trees have been added as recompense for the loss of the 34" black walnut. These trees to be shown and provided during LDP, with no more than 40% of one genus for the recompense trees and must be 80% native. Tree protection fence detail will need to be updated during LDP (see plan markups).			
Building	Rhonda Donehoo-Faulkner	12/18/2025	Rhonda Donehoo-Faulkner
Description: Reviewer: Rhonda Donehoo-Faulkner, Registered Architect, Building Division, 770-817-6726, rdonehoofaulkner@roswellgov.com			
General	General Condition	12/18/2025	Rhonda Donehoo-Faulkner
Description:			
Comments: Approved for stream variance buffer only. A building permit must be applied for and approved before any work can begin.			

Attachment: Staff Report (SBVA-1225-000018 55 Maple Street)



CITY OF ROSWELL, GA
PLAN CORRECTIONS REPORT (SBVA-1225-000018)

PLAN ADDRESS: 55 Maple Street **PARCEL:** 12 -1914-0415-011-4
 Roswell, GA 30075

APPLICATION DATE: 12/09/2025 **EXPIRATION DATE:** 12/09/2026

DESCRIPTION: I am requesting a stream buffer variance at this address on behalf of the owner's estate's executor (Stanton Clark). The variance will allow us (Ryan Colwell, Stone Pine LLC) to build a home similar to the adjacent homes and complete the streetscape that HPC desires on Maple Street. Seperate applications will be made for HPC approval. We were advised to get this variance first.

Contacts	Name	Company	Address
Applicant	Lee Williams		5641 Clinchfield Trail
Owner	STANTON CLARK		195 SLOAN ST
Representative	PINE STONE		1742 PINE ROAD

SBV Review

REVIEW ITEM	STATUS	REVIEWER
Building Division v. 1 Review item used to allow building to comment during a plan review - Roswell	Approved with Conditions	Rhonda Donehoo-Faulkner email:

Engineering v. 3 Roswell Land Development Comments: Applicant will provide mitigation via flo-wells at 1.5 times the area of intrusion. Correction: General - Osmany Ordonez(2/2/26)Not Resolved Comments: 1. Flo-wells cannot be inside the silt fence. Provide enough space between the silt fence and the infiltration practices. Corrective Action: See comments and markups	Approved with Conditions	Osmany Ordonez email: oordonez@roswellgov.com
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P&Z Variance v. 3 P&Z Variance Comments: Passed plan review phase. Next phase is BZA hearing on 3/10/2026.	Ready for Agenda	Richard Sykes email: rsykes@roswellgov.com
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Stormwater v. 3 Roswell Comments: Erica Koh, ekoh@roswellgov.com Correction: General - Erica Koh(2/2/26) Comments: Gravel of Flo-well needs to be at least 10 ft from the building foundation Corrective Action: Flo-Well	Approved with Conditions	Erica Koh Ph: (770) 817-6788 email: ekoh@roswellgov.com
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Transportation v. 1 Roswell Comments: Transportation recommends approval (Transportation has no comment on this request)	Approved with Comments	Serge Osse email: sosse@roswellgov.com
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Tree v. 3 Tree - Roswell Comments: See conditions Correction: General - Laura Sommet(2/2/26)	Approved with Conditions	Laura Sommet email: ldadisman@roswellgov.com
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Attachment: Staff Report (SBVA-1225-000018 55 Maple Street)

55 Maple Street Letter of Intent**Stream Buffer Variance****Dec. 4, 2025**

We are planning to construct a new home at 55 Maple Street Roswell, GA 30075. In our proposed site plan, the rear of the house encroaches into the 50-foot stream buffer. We are requesting a variance administratively to have the rear of the house go into the stream buffer. Given the nature of the lot and its size we feel this request is warranted. The 50 foot stream buffer creates a hardship in limiting the rear porch and other living space that we could build on the home. The proposed home is in line size-wise with the other homes being built on both sides of it and backing up to the same stream and is aesthetically and architecturally similar to other homes in the zoning district. The granting of the request will help complete the look of this street in the zoning of the mill district.

Respectfully,

Lee Williams

LEGEND

RBF REBAR FOUND (1/2" REBAR)
 CRS CAPPED REBAR SET (1/2" REBAR)
 OTF OPEN TOP FOUND
 CTF CRIMP TOP FOUND
 JUNCTION BOX
 LAND LOT LINE
 LIGHT POLE
 MANHOLE
 PROPERTY LINE
 BUILDING LINE
 CHAIN LINK FENCE
 C/L.F. CHAIN LINK FENCE
 C/O SEWER CLEAN OUT
 DE DRAINAGE EASEMENT
 R/W REBAR FOUND
 R/W RIGHT-OF-WAY
 SE SANITARY SEWER EASEMENT
 CRZ CRITICAL ROOT ZONE

UE UTILITY EASEMENT
 FH FIRE HYDRANT
 SW SINGLE WING CATCHBASIN
 DW DOUBLE WING CATCHBASIN
 W VALVE WATER VALVE
 G VALVE GAS VALVE
 H HEADWALL
 P=PINE TREE
 HW=HARDWOOD

SOLID LINE=PROPOSED CONTOUR
 DASHED LINE=EXISTING CONTOUR
 [Symbol] PROPOSED SPOT ELEV.

SOME TEMP. PLANT SPECIES, SEEDING RATES & PLANTING DATES (Ds2)

SPECIES	RATE PER 1,000 sq. ft.	RATES PER ACRE	PLANTING DATES BY REGION		
			M-L	P	C
RYE (GRAIN)	3.9 lbs.	3 bu.	8/15-11/19	9/15-12/1 3/1-4/1	10/1-11/1
RYEGRASS	0.9 lbs.	40 lbs.	8/15-11/15	9/1-12/15	9/15-1/1
RYE & ANNUAL LESPEDEZA	0.6 lbs. 0.6 lbs.	0.5 bu. 24 lbs.	3/1-4/1	9/1-4/1	2/1-3/1
WEeping LOVEGRASS	0.1 lbs.	4 lbs.	4/1-6/1	4/1-6/1	3/1-6/1
SUDANGRASS	1 lb.	60 lbs.	5/1-8/1	5/1-8/1	4/1-8/1
BROWNTOP MILLET	1.1 lbs.	50 lbs.	4/15-6/15	4/15-7/1	4/15-7/1
WHEAT	4.1 lbs.	3 bu.	9/15-12/1	10/1-12/15	10/15-1/1

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION (Ds3)

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lbs./acre)	N TOP DRESSING RATE (lbs./acre)
COOL SEASON GRASSES	FIRST MAINTENANCE	6-12-12	1500	50-100
	SECOND MAINTENANCE	6-12-12 10-10-10	1000 400	---
COOL SEASON GRASSES & LEGUMES	FIRST MAINTENANCE	6-12-12	1500	0-50
	SECOND MAINTENANCE	6-12-12 10-10-10	800 400	---
WARM SEASON GRASSES	FIRST MAINTENANCE	6-12-12	1500	50-100
	SECOND MAINTENANCE	6-12-12 10-10-10	800 400	---
WARM SEASON GRASSES & LEGUMES	FIRST MAINTENANCE	6-12-12	1500	50
	SECOND MAINTENANCE	6-12-12 10-10-10	800 400	---

MULCHING APPLICATION REQUIREMENTS (Ds1)

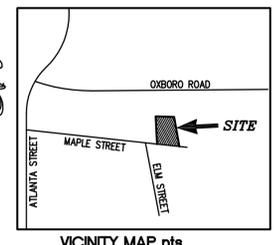
MATERIAL	RATE	DEPTH
STRAW OR HAY	2 (1/2) TON/ACRE	6"-10"
WOOD WASTE, CHIPS, SAWDUST, BARK	6-9 TON/ACRE	2"-3"
CUTBACK ASPHALT	1200 GAL./ACRE OR (1/4) GAL./SQ.YD.	-
POLYETHYLENE FILM	SECURE WITH SOIL ANCHORS, WEIGHTS	-
CUTBACK ASPHALT	SEE MANUFACTURER'S RECOMMENDATIONS	-
GEOTEXTILES, JUTE MATTING, NETTING, etc.	SEE MANUFACTURER'S RECOMMENDATIONS	-

NOTES

ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
 ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHERWISE.
 ALL DEMOLITION DEBRIS TO BE HAUL OFF SITE.
 DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
 ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DETERMINED NECESSARY BY THE ON-SITE INSPECTOR.
 SCHEDULE INSPECTIONS ON CITY PORTAL
 DISTURBED AREA: 0.08 ACRES
 THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DETERMINED NECESSARY BY THE ON-SITE INSPECTOR.
 ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
 LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
 ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
 ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
 ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
 A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
 DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
 WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
 ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
 NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.

WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
 MONDAY - FRIDAY 7:00AM - 7:00 PM SATURDAY 8:00AM - 5:00PM
 THE ESCAPE OF SEDIMENT FROM SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
 EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 I JOHN A. STEERMAN CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

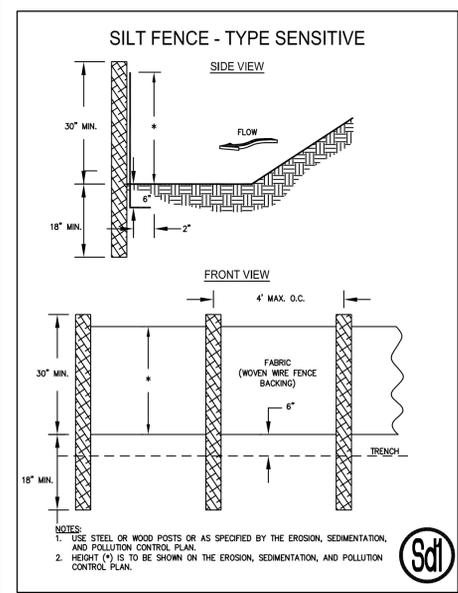
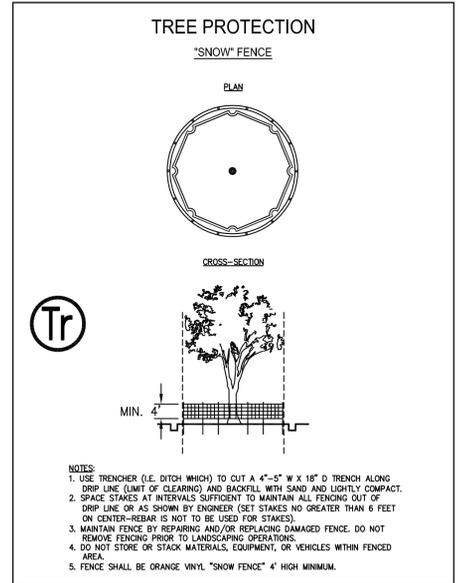
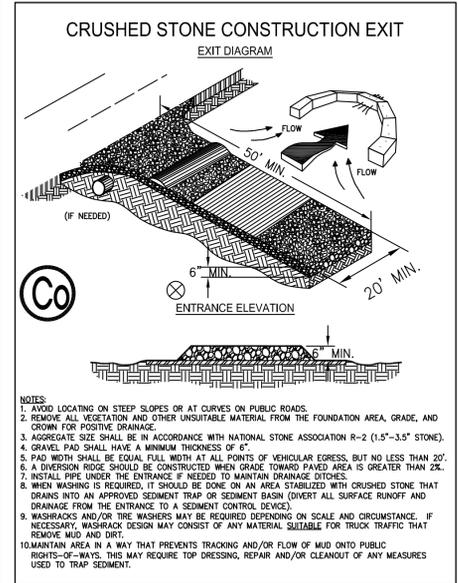


GENERAL NOTES

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 411,281 FEET.
 THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000± FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
 A NIKON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.
 FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.
 CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAN AND IS NOT TRANSFERABLE TO OTHERS.
 UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.
 THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.
 DISTURBED AREA:
 5,180 S.F. = 0.12 ACRES
 OWNER/24 HR CONTACT
 RYAN COLWELL
 678-862-9333

FLOOD NOTE:
 DOWNTOWN MIXED USE
 MIN. LOT AREA: 6,000 SF
 MIN LOT FRONTAGE: 50'
 SETBACKS:
 FRONT-10 FEET
 SIDE - 5 FEET
 REAR -15 FEET
 MAXIMUM COVERAGE: 70%
 MAXIMUM BUILDING HEIGHT: 35'

EXISTING LOT COVERAGE:
 HOUSE-800 SF
 FRONT PORCH-201 SF
 DECK-84 SF
 DRIVEWAY-480 SF
 TOTAL-1565 SF
 1565/11579=13.5%



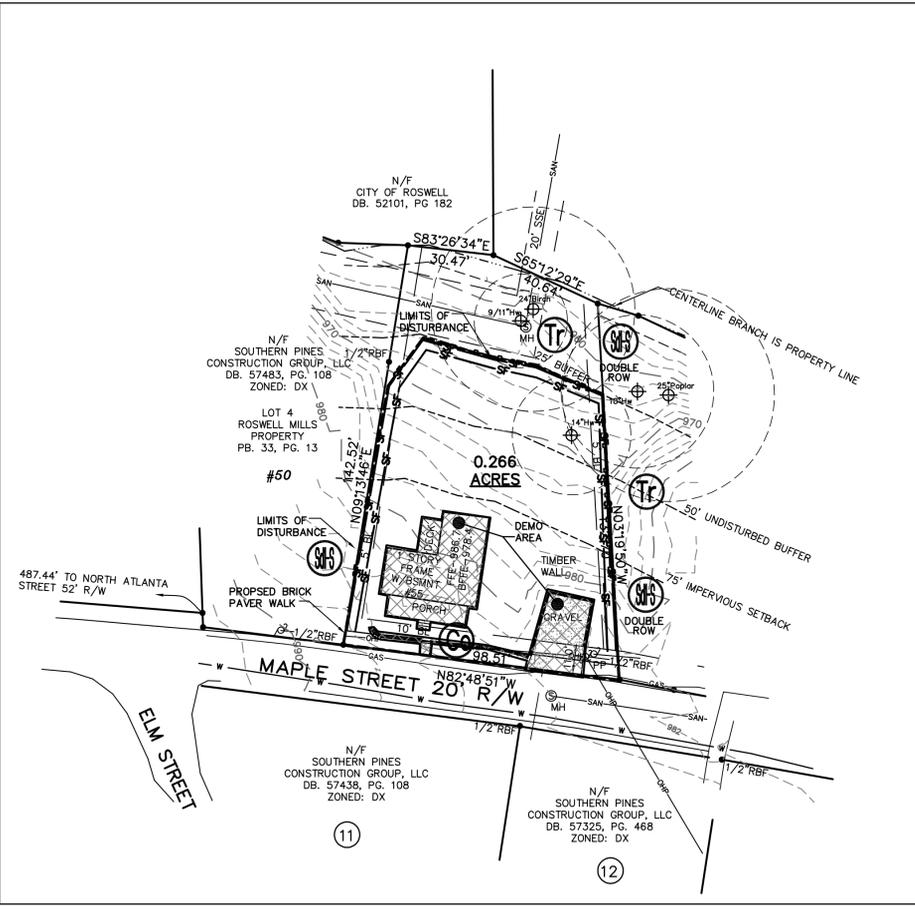
EROSION CONTROL LEGEND

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT	[Symbol]	[Symbol]	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Sd1	SEDIMENT BARRIER	[Symbol]	[Symbol]	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP	[Symbol]	[Symbol]	An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	[Symbol]	[Symbol]	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)	[Symbol]	[Symbol]	Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM. SEEDING)	[Symbol]	[Symbol]	Establishing a permanent vegetative cover with trees, shrubs, vines, grasses, or legumes on disturbed areas.
Tr	TREE PROTECTION	[Symbol]	[Symbol]	To protect desirable trees from injury during construction activity.

SEEDING SCHEDULE

SPECIES	RATE/1000 S.F.	DATES	FERTILIZER	RATE/1000 S.F.
WEeping LOVEGRASS AND VIRGATA OR SERICEA LESPEDEZA (SCARIFIED)	0.2 - 0.4 LB 1-2 LB	3/1-6/15	6-12-12	25-35 LB
TALL FESCUEGRASS ANNUAL RYEGRASS	8-10 LB 8-10 LB	9/1-11/1 10/15-3/15	6-12-12	25-35 LB
COMMON BERMUDAGRASS (HULLED) COMMON BERMUDAGRASS (UNHULLED)	1-2 LB 2-3 LB	4/1-6/15 10/1-3/1	6-12-12	25-35 LB
STRAW MULCH	90 LB	ANY TIME FOR TEMPORARY COVER		

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A PROFESSIONAL TITLE REPORT, EASEMENTS, OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.
 SO DEVELOPMENT SERVICES WILL NOT TAKE RESPONSIBILITY FOR THE DISCOVERY OF ANY UNDERGROUND UTILITIES WHICH CANNOT BE SEEN DURING A REASONABLE FIELD SURVEY OF THIS SITE. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO FURNISH DOCUMENTATION (AS-BUILTS, DEEDS ETC.) REFERRING TO THE EXISTENCE OF ANY SUCH UTILITIES PRIOR TO THE COMMISSION OF THE FIELD SURVEY.



DEMOLITION PLAN
 GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.



IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

REVISIONS

NO.	DATE	DESCRIPTION
1.		
2.		
3.		
4.		
5.		

SCI Development Services
 ENGINEERS - SURVEYORS - PLANNERS
 2020 WESTSIDE COURT - SUITE E - SNELLVILLE, GEORGIA 30078
 (770) 736-7666 FAX (770) 736-4623
 MAIL@SURVEYCONCEPTS.NET

DEMOLITION PLAN FOR:
RYAN COLWELL
 55 MAPLE STREET
 LAND LOT 415 1st DISTRICT 2nd DISTRICT
 CITY OF ROSWELL
 FULTON COUNTY, GEORGIA

DATE 1/14/26
 DRAWN DCP
 CHECKED JAS
 SCALE 1"=30'
 SHEET TITLE
DEMO PLAN

PROJECT NUMBER
 56840
D-1

LEGEND

RBF	REBAR FOUND (1/2" REBAR)
CRS	CAPPED REBAR SET (1/2" REBAR)
OTF	OPEN TOP FOUND CRIMP TOP FOUND
JUN	JUNCTION BOX
LL	LAND LOT LINE
LP	LIGHT POLE
MH	MANHOLE
PL	PROPERTY LINE
BL	BUILDING LINE
CLF	CHAIN LINK FENCE
C/O	SEWER CLEAN OUT
DE	DRAINAGE EASEMENT
DI	DROP INLET
RBF	REBAR FOUND
R/W	RIGHT-OF-WAY
SE	SANITARY SEWER EASEMENT
CRZ	CRITICAL ROOT ZONE

UE	UTILITY EASEMENT
FH	FIRE HYDRANT
SW	SINGLE WING CATCHBASIN
DW	DOUBLE WING CATCHBASIN
GV	GAS VALVE
HV	HEADWALL
P	PINE TREE
HW	HARDWOOD

SOLID LINE=PROPOSED CONTOUR
DASHED LINE=EXISTING CONTOUR
[B6+4] PROPOSED SPOT ELEV.

SOME TEMP. PLANT SPECIES, SEEDING RATES & PLANTING DATES (Ds2)

SPECIES	RATE PER 1,000 sq. ft.	RATES PER ACRE	PLANTING DATES BY REGION		
			M-L	P	C
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RYEGRASS	0.9 lbs.	40 lbs.	8/15-11/15	9/1-12/15	9/15-1/1
RYE & ANNUAL LESPEDEZA	0.6 lbs 0.6 lbs.	0.5 bu. 24 lbs.	3/1-4/1	9/1-4/1	2/1-3/1
WEeping LOVEGRASS	0.1 lbs.	4 lbs.	4/1-6/1	4/1-6/1	3/1-6/1
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BROWNTOP MILLET	1.1 lbs.	50 lbs.	4/15-6/15	4/15-7/1	4/15-7/1
WHEAT	4.1 lbs.	3 bu.	9/15-12/1	10/1-12/15	10/15-1/1

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION (Ds3)

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lbs./acre)	N TOP DRESSING RATE (lbs./acre)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND MAINTENANCE	6-12-12	1000	30
COOL SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	0-50
	SECOND MAINTENANCE	0-10-10	1000	---
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND MAINTENANCE	6-12-12	800	50-100
WARM SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	30
	SECOND MAINTENANCE	0-10-10	1000	---
	FIRST	6-12-12	1500	---
	SECOND MAINTENANCE	0-10-10	400	---

NOTES

ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.

ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHERWISE.

ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.

DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.

ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.

SCHEDULE INSPECTIONS ON CITY PORTAL

DISTURBED AREA: 0.08 ACRES

THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.

ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.

LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.

ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.

ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.

A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.

WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.

ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).

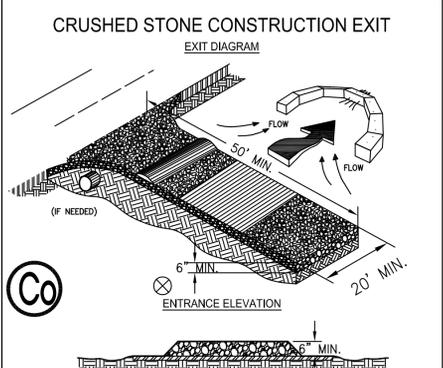
NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.

WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY - FRIDAY 7:00AM - 7:00 PM SATURDAY 8:00AM - 5:00PM

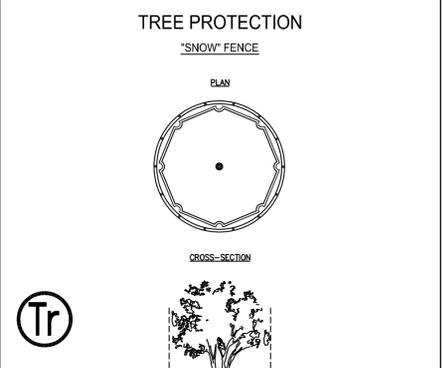
THE ESCAPE OF SEDIMENT FROM SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

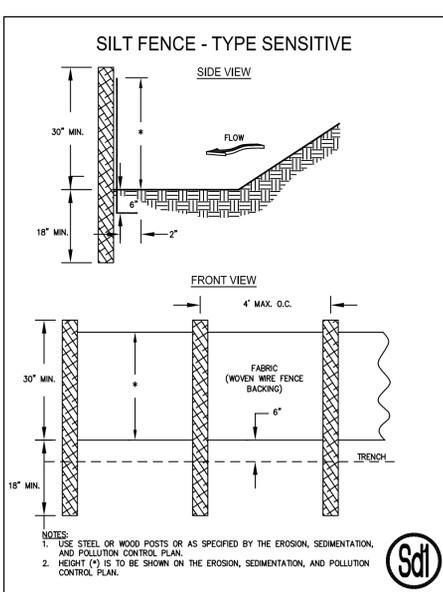
I JOHN A. STERMAN CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.



- NOTES**
- AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 - REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 - AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 - GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 - PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
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 - MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.



- NOTES**
- USE TRENCH (E.G. DITCH WHICH) TO CUT A 4"-5" W X 18" D TRENCH ALONG DROP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
 - SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DITCH LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER-REBAR IS NOT TO BE USED FOR STAKES).
 - MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
 - DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED ZONE.
 - FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4' HIGH MINIMUM.



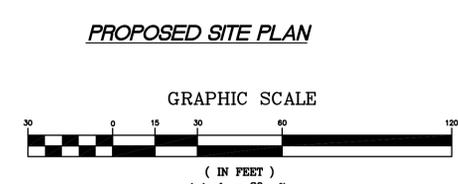
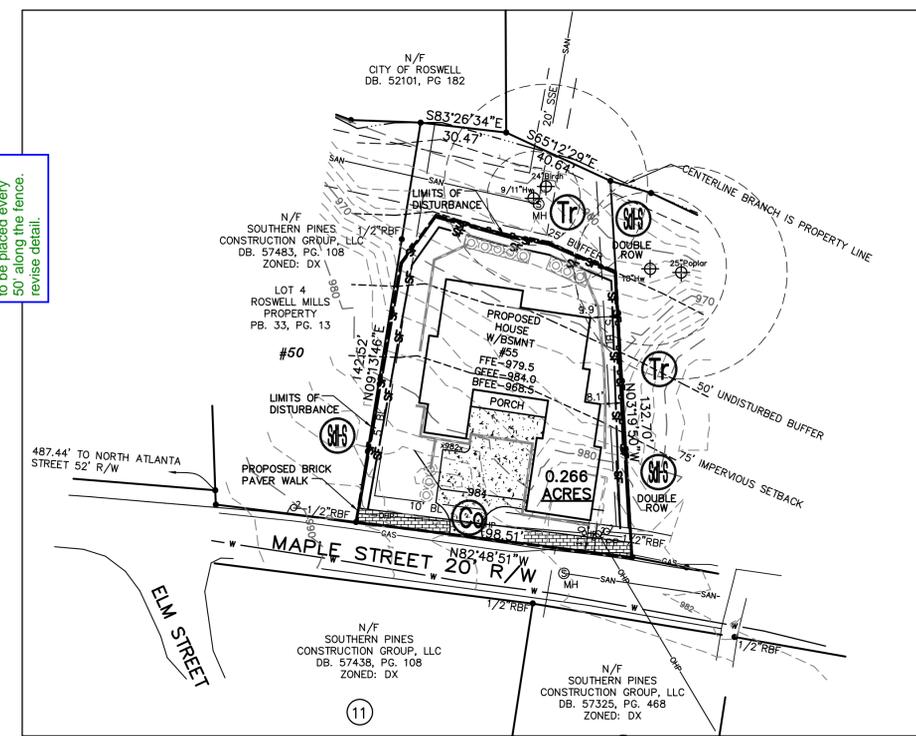
EROSION CONTROL LEGEND

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT	[Diagram]	[Symbol]	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Sd1	SEDIMENT BARRIER	[Diagram]	[Symbol]	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP	[Diagram]	[Symbol]	An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	[Diagram]	[Symbol]	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)	[Diagram]	[Symbol]	Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM. SEEDING)	[Diagram]	[Symbol]	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Tr	TREE PROTECTION	[Diagram]	[Symbol]	To protect desirable trees from injury during construction activity.

SEEDING SCHEDULE

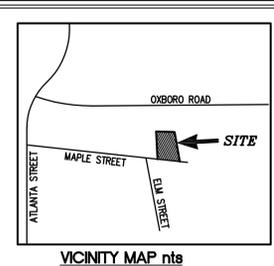
SPECIES	RATE/1000 S.F.	DATES	FERTILIZER	RATE/1000 S.F.	
WEeping LOVEGRASS AND VIRGATA OR SERICEA LESPEDEZA (SCARIFIED)	0.2 - 0.4 LB	1-2 LB	3/1-6/15	6-12-12	25-35 LB
TALL FESCUEGRASS ANNUAL RYEGRASS	8-10 LB	8-10 LB	9/1-11/1 10/15-3/15	6-12-12	25-35 LB
COMMON BERMUDAGRASS (HULLED)	1-2 LB	4/1-6/15	6-12-12	25-35 LB	
COMMON BERMUDAGRASS (UNHULLED)	2-3 LB	10/1-3/1	6-12-12	25-35 LB	
STRAW MULCH	90 LB	ANY TIME FOR TEMPORARY COVER			

trenching prohibited in root zone of preserved trees. Keep out tree protection area signs to be placed every 50' along the fence, revise detail.



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SCI DEVELOPMENT SERVICES WILL NOT TAKE RESPONSIBILITY FOR THE DISCOVERY OF ANY UNDERGROUND UTILITIES WHICH CANNOT BE SEEN DURING A REASONABLE FIELD SURVEY OF THIS SITE. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO FURNISH DOCUMENTATION (AS-BUILTS, DEEDS ETC.) REFERRING TO THE EXISTENCE OF ANY SUCH UTILITIES PRIOR TO THE COMMISSION OF THE FIELD SURVEY.



GENERAL NOTES

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 411.781 FEET.

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000.0 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A NIKON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAN AND IS NOT TRANSFERABLE TO OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

DISTURBED AREA:
5,180 S.F. = 0.12 ACRES

OWNER/24 HR CONTACT
RYAN COLWELL
648-862-9333

FLOOD NOTE:
BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 1312100636F DATED 6/10/10.

EXISTING ZONING: DX
DOWNTOWN MIXED USE
MIN. LOT AREA: 6,000 SF
MIN LOT FRONTAGE: 50'

SETBACKS:
FRONT - 10 FEET
SIDE - 5 FEET
REAR - 15 FEET

MAXIMUM COVERAGE: 70%
MAXIMUM BUILDING HEIGHT: 35'

BUFFER ENCROACHMENT
LINEAR FOOTAGE: 91 FEET
DISTURBED AREA: 4083 SF
IMPERVIOUS AREA: 1835 SF
TOTAL BUFFER MITIGATION: 1835x1.5=2753 SF

PROPOSED LOT COVERAGE:
HOUSE - 3177 SF
FRONT PORCH - 160 SF
DRIVEWAY - 1117 SF
TOTAL - 4454 SF

4454/11579=38.5%

DRIVEWAY NOTES:
THE PROPOSED DRIVEWAY WILL BE BUILT IN ACCORDANCE TO COR 2.1.7 DRIVEWAY ACCESS.

NON-ADA COMPLIANT DRIVEWAY WILL NOT BE APPROVED. IT IS STRONGLY RECOMMENDED THAT THE DRIVEWAY BE BUILT IN THE PRESENCE OF A CITY OF ROSWELL INSPECTOR TO PREVENT RECONSTRUCTION OR DELAY IN APPROVAL.

DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.

WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
Mon-Fri 7:00 am - 7:00pm
Saturday 8:00am - 5:00pm

REVISIONS

1.				
2.				
3.				
4.				
5.				

SCI Development Services
ENGINEERS - SURVEYORS - PLANNERS
2020 WESTSIDE COURT - SUITE E - SNELLVILLE, GEORGIA 30078
(770) 736-7866 FAX (770) 736-4623
MAIL@SURVEYCONCEPTS.NET

RYAN COLWELL
55 MAPLE STREET
LAND LOT 415 1st DISTRICT 2nd DISTRICT
CITY OF ROSWELL
FULTON COUNTY, GEORGIA

SITE PLAN

S-1

LEGEND

RBF	REBAR FOUND (1/2" REBAR)
CRS	CAPPED REBAR SET (1/2" REBAR)
OTF	OPEN TOP FOUND
CTF	CRIMP TOP FOUND
●	JUNCTION BOX
LLL	LAND LOT LINE
○	LIGHT POLE
MH	MANHOLE
—	PROPERTY LINE
BL	BUILDING LINE
C.L.F	CHAIN LINK FENCE
C/O	SEWER CLEAN OUT
DE	DRAINAGE EASEMENT
■	DROP INLET
RBF	REBAR FOUND
R/W	RIGHT-OF-WAY
SE	SANITARY SEWER EASEMENT
CRZ	CRITICAL ROOT ZONE
UE	UTILITY EASEMENT
⊗	FIRE HYDRANT
⊕	SINGLE WING CATCHBASIN
⊕	DOUBLE WING CATCHBASIN
⊕	WATER VALVE
⊕	GAS VALVE
⊕	HEADWALL
○	P=PINE TREE
○	HW=HARDWOOD

SOLID LINE=PROPOSED CONTOUR
 DASHED LINE=EXISTING CONTOUR
 [86+4] PROPOSED SPOT ELEV.

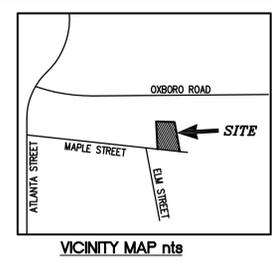
ON-SITE TREES

Project Address: 55 Maple Street
 Density Requirements: 0.266x30=7.98

NUMBER	Size/type	Specimen	Units	%Impact	Removed	Remaining Units
1	11"Hw		3.9		2	3.9
2	24"Birch		6.6	16.7		6.6
3	14"Oak	Dead	4.8	100	X	
Total Units			15.3		Remaining Unit:	10.5

BOUNDARY TREES

4	25"Poplar		6.7	8.3		
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 MIN. LOT AREA: 6,000 SF
 MIN. LOT FRONTAGE: 50'

SETBACKS:
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 SIDE - 5 FEET
 REAR - 15 FEET

MAXIMUM COVERAGE: 70%
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BUFFER ENCROACHMENT
 LINEAR FOOTAGE: 91 FEET
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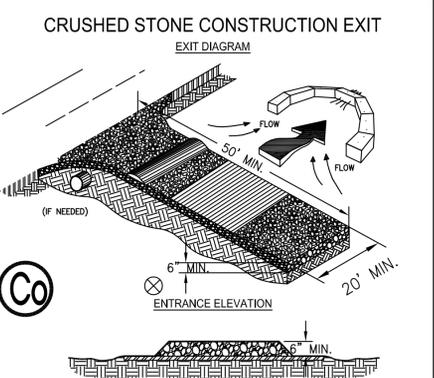
NO.	DATE	DESCRIPTION
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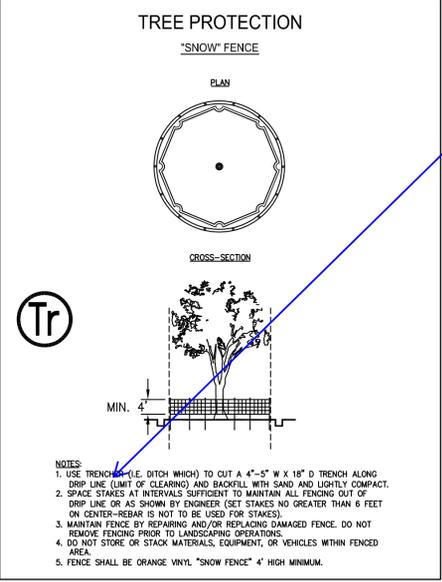
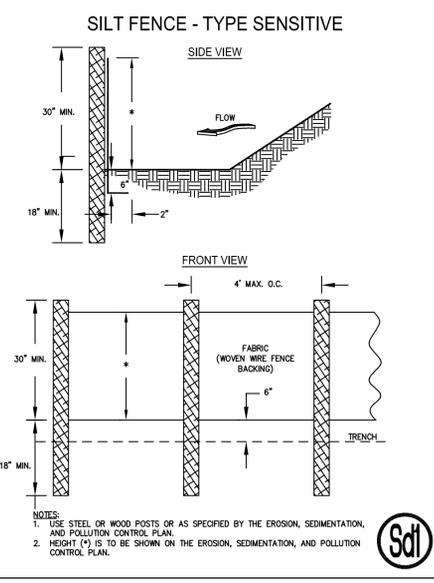
RYAN COLWELL
 55 MAPLE STREET
 LAND LOT 415 1st DISTRICT 2nd DISTRICT
 CITY OF ROSWELL
 FULTON COUNTY, GEORGIA

DATE 1/14/26 DRAWN DCP CHECKED JAS
 SCALE 1"=30'
 SHEET TITLE
TREE PLAN

PROJECT NUMBER
 56840
T-1



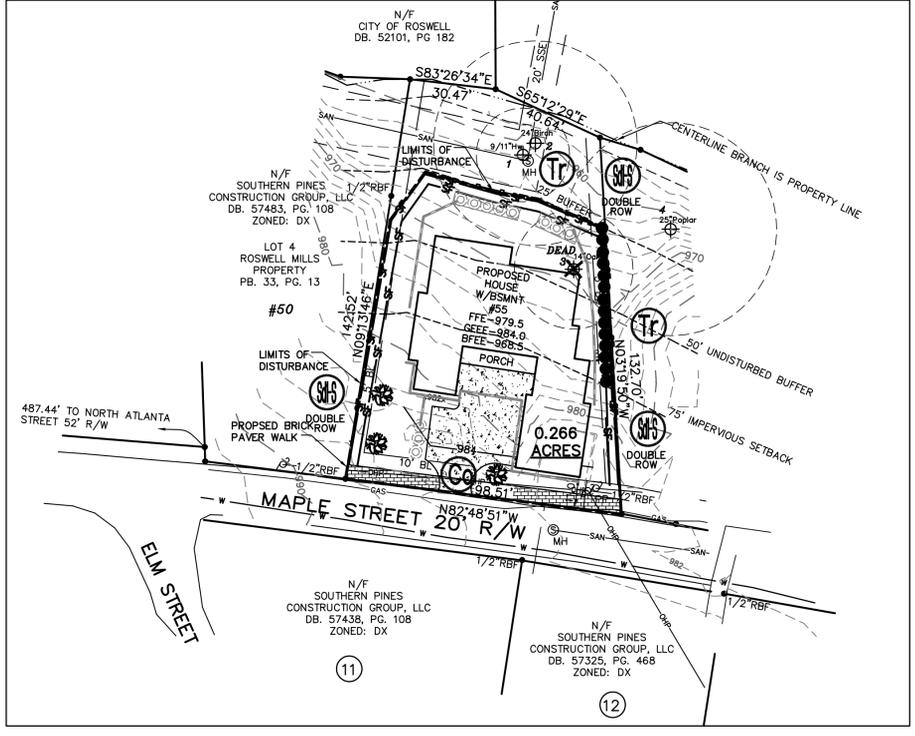
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trenching prohibited in root zone of preserved trees. Keep out tree protection area signs to be placed every 50' along the fence. revise detail.

TREE RECOMPENSE

- RECOMPENSE: 14" ARBORVITAE (14x0.9=12.6)
- 3 CREPE MYRTLE

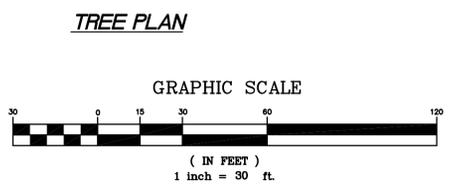


EROSION CONTROL LEGEND

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
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Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.

SEEDING SCHEDULE

SPECIES	RATE/1000 S.F.	DATES	FERTILIZER	RATE/1000 S.F.
WEeping LOwEGrASS AND VIRGATA OR SERICEA LESPEDEZA (SCARIFIED)	0.2 - 0.4 LB 1-2 LB	3/1-6/15	6-12-12	25-35 LB
TALL FESCUEGRASS ANNUAL RYEGRASS	8-10 LB 8-10 LB	9/1-11/1 10/15-3/15	6-12-12 6-12-12	25-35 LB 25-35 LB
COMMON BERMUDAGRASS (HULLED) COMMON BERMUDAGRASS (UNHULLED)	1-2 LB 2-3 LB	4/1-6/15 10/1-3/1	6-12-12 6-12-12	25-35 LB 25-35 LB
STRAW MULCH	90 LB	ANY TIME FOR TEMPORARY COVER		



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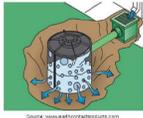
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IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

DRY WELLS

Dry Wells are seepage tanks set in the ground and surrounded with stone. They are designed to intercept and temporarily store stormwater runoff until it can infiltrate into the soil. Alternatively, the pit can be filled with stone, water enters via a perforated pipe with a perforated standpipe in place of the tank.



Dry Wells are particularly well suited to receive rooftop runoff entering the tank via an inlet grate (shown right) or direct downspout connection (shown left). When properly sized and laid out Dry Wells can provide significant reductions in stormwater runoff and pollutant loads. Dry Wells can be used to reduce the increased volume of stormwater runoff caused by roofs of buildings. While generally not a significant source of runoff pollution, roofs are one of the most important sources of new or increased runoff volume from land development sites. Dry Wells can also be used to indirectly enhance water quality by reducing the amount of stormwater quality design storm runoff volume to be treated by the other, downstream stormwater management practices.

Location

- Dry Wells should be located at least 10 feet from building with full basements and at least 10 feet from property line.
- To reduce the chance of clogging, Dry Wells should drain only impervious surfaces.
- Dry Wells should be located in a lawn or other pervious (unpaved) area and should be designed so that the top of the Dry Well is located as close to the surface as possible.
- Dry Wells are not appropriate for areas where high pollutant or sediment loading is anticipated due to the potential for providing stormwater retention.
- Dry Wells should not be located: (1) above an area with a water table or bedrock less than two feet below the Dry Well bottom; (2) over utilities of any type; or (3) above a septic field. Always call 811 to locate underground utilities before digging.

Design

- The basic design parameters for a dry well are its storage volume and the permeability rate of the substrate soil. A dry well must have sufficient storage volume to contain the design runoff volume without overflowing and the soil permeability rate must be sufficient to drain the stored runoff within 72 hours.
- Consider the drainage area size and the soil infiltration rate when determining the size of the Dry Well. See table on page 3.
- Perform infiltration testing according to Appendix A. If the infiltration rate is less than 0.25 in/hr Dry Wells cannot be used.

- Runoff should be pretreated with at least one of pretreatment options to remove leaves and large particles.
 - For rooftop runoff, install a leaf screen in the gutter or downspout before the Dry Well to prevent leaves and other large debris from clogging the Dry Well.
 - For non-rooftop runoff, install an in-ground sump grate inlet lead trap before the Dry Well.
- The height of the tank should not exceed 48 inches unless infiltration testing shows the full volume can be drained in 72 hours or less.
- The sides of the excavation should be trimmed of all large roots that will impede the installation of the permeable drainage fabric used to line the sides and top of the Dry Well.
- The Dry Well hole should be excavated 1 foot deeper and two feet larger in diameter than the well to allow for a 2-inch stone filter jacket.
- The radially along the bottom of the Dry Well should be scuffed or filed to a depth of 3 to 4 inches.
- Fill below and around Dry Well with approximately 12 inches of clean and washed #57 stone.
 - #57 stone averages 1/2 inch to 1-1/2 inches.
- The final 6 inches of the excavation can be filled to the surface in either of two ways:
 - With native soil, or pea gravel (#8 stone).
- The landscaped area above the Dry Well can be covered in either of two ways:
 - With pea gravel (#8 stone) when water enters the Dry Well through a surface feature rather than a pipe. The pea gravel removes sediment and provides additional pretreatment. It can be easily removed and replaced when it becomes clogged.
 - Alternatively, Dry Well may be covered with an engineered soil mix and planted with managed turf or other herbaceous vegetation.
- An overflow channel such as a vegetated filter strip or grass channel, should slow the excess stormwater runoff generated by large storm events to safely bypass the Dry Well.
- An optional design involves placement of a vertical standpipe connected to the well pipe. See figure below.



total roof area is 10' x 30' = 300 sq ft. The runoff from this roof could be managed by a single tank 60" high and 30" in diameter. Alternatively, the runoff could be managed by two tanks, each 30" high and 24" in diameter.

Gravel Bed Depth (inches)	Tank Height (inches)	Tank Inside Diameter (inches)				
		24	30	36	42	48
		Contributing Area Captured (square feet)				
6	30	258	345	447	563	692
12	30	285	380	490	615	755
6	60	461	622	809	1022	1283
12	60	489	657	852	1075	1325

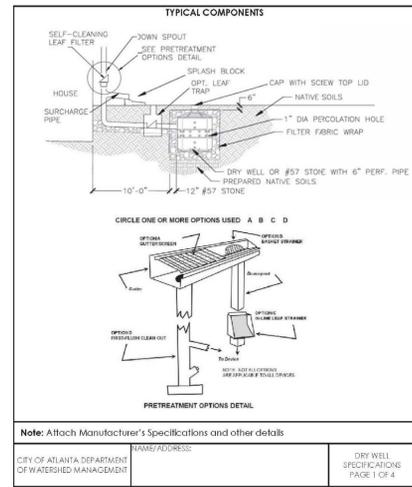
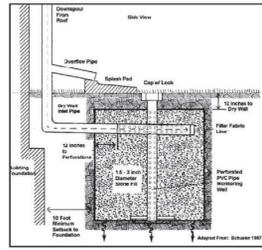
Hole Depth (inches)	6" Perforated Standpipe Gravel Filled Hole Diameter (inches)					
	24	30	36	42	48	
		Contributing Area Captured (square feet)				
24	30	46	65	88	114	
30	38	58	82	110	142	
36	46	69	96	132	171	
42	53	81	114	154	199	
48	61	92	130	176	228	
60	76	115	163	219	285	

- If infiltration tests are conducted and the infiltration rate is faster than 0.5 in/hr, the Dry Well size can be reduced. For every 0.5 in/hr increase in infiltration rate above the 0.5 in/hr baseline, the Dry Well size can be reduced by ten percent (10%) as measured in square feet captured.
- Inspectors during construction should ensure the WDI is built according to the approved design and specifications. Detailed inspectors should include sign-offs by qualified individuals, at critical stages of construction, to ensure construction is acceptable to the professional designer.
- Proper construction methods and preparations are essential for the success of any WDI. Over compaction of the underlying soil or placement of sediment contamination to the existing subgrade during construction will significantly degrade or effectively eliminate the infiltration capability of the product.

Maintenance

Effective long term operation of this infiltration product requires a dedicated and routine maintenance schedule with clear guidelines and schedules. Proper maintenance will not only increase the expected lifespan of the WDI but will improve aesthetics and property value. Ensure a maintenance plan exists that, at a minimum, consists of the following:

- Inspect gutters and downspouts and remove accumulated leaves and debris.
 - Inspect all Dry Well following rainfall events.
 - Inspect pretreatment devices for sediment accumulation. Remove accumulated trash and debris.
 - Inspect top layer of filter fabric for sediment accumulation. Remove and replace if clogged.
- Ideally, the Dry Well should be protected by an easement, deed restriction, or other legal measures that prevent its neglect, adverse alteration, or removal.



ATTACH THIS FOUR-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL

City of Atlanta - Residential Green Infrastructure

CONSTRUCTION STEPS:

- Review potential Dry Well areas and layout. Dry Wells should be located: (1) above a water table or bedrock less than two feet below the Dry Well bottom; (2) over any underground utilities; or (3) above a septic field. Ensure outlet elevations of at least ten feet from property lines.
- Measure the contributing drainage area to determine the required Dry Well size using the table on page 2 of this guidance.
- Perform infiltration testing according to Appendix A. If the infiltration rate is less than 0.25 in/hr Dry Wells cannot be used. If the infiltration rate is more than 0.50 in/hr the Dry Well size may be decreased 10% for every 0.50 in/hr infiltration rate above 0.50 in/hr.
- Measure elevations and dig the hole to the required dimensions. Scarify the bottom soil surface 3".
- Place and tamp 6" to 12" of #57 gravel in bottom. Pea gravel can be substituted for leveling purposes in the three-inch layer immediately below the tank.
- Place and secure filter cloth down sides of the excavation leaving enough to fold over the top below the soil and turf.
- Place tank and install piping. Bond top of tank in place.
- Cut and route downspouts or other conveyance components, choose pretreatment option(s) chosen (circle selected options in Pretreatment Options Detail Figure). If using Option C, ensure that in-line leaf strainer is directed toward pervious area. Slope and support as needed.
- Create a safe overflow at least 10 feet from property lines and ensure overflow is protected from erosion.
- Test connections with water flow.
- Fill gravel jacket around tank and place permeable fabric above gravel.
- Backfill with soil/soil or pea gravel.
- Consider aesthetics as appropriate and erosion control for overflow.

MINIMUM MAINTENANCE REQUIREMENTS:

- Inspect gutters and downspouts: remove accumulated leaves and debris, cleaning pretreatment system(s).
- If applicable, inspect pretreatment devices for sediment accumulation. Remove accumulated trash and debris.
- Inspect dry well following a large rainfall event to ensure overflow is operating and flow is not causing problems.

CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT	NAME/ADDRESS:	DRY WELL SPECIFICATIONS PAGE 4 OF 4
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ATTACH THIS FOUR-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL

Da1

SIZING CALCULATIONS:

Gravel Bed Depth (inches)	Tank Height (inches)	Tank Inside Diameter (inches)				
		24	30	36	42	48
		Contributing Area Captured (square feet)				
6	30	258	345	447	563	692
12	30	285	380	490	615	755
6	60	461	622	809	1022	1283
12	60	489	657	852	1075	1325

Hole Depth (inches)	6" Perforated Standpipe Gravel Filled Hole Diameter (inches)					
	24	30	36	42	48	
		Contributing Area Captured (square feet)				
24	30	46	65	88	114	
30	38	58	82	110	142	
36	46	69	96	132	171	
42	53	81	114	154	199	
48	61	92	130	176	228	
60	76	115	163	219	285	

4 Wells Required

Contributing drainage area:	2722	Sq Ft
Tank Diameter:	30	Inches
Tank Height:	40	Inches
Gravel Bed Depth:	6 or (circle one)	Inches

Alternative Standpipe Design

Hole Diameter:	Inches
Hole Depth:	Inches

CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT	NAME/ADDRESS:	DRY WELL SPECIFICATIONS PAGE 3 OF 4
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ATTACH THIS FOUR-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL

Da2

SIZING CALCULATIONS:

Gravel Bed Depth (inches)	Tank Height (inches)	Tank Inside Diameter (inches)				
		24	30	36	42	48
		Contributing Area Captured (square feet)				
6	30	258	345	447	563	692
12	30	285	380	490	615	755
6	60	461	622	809	1022	1283
12	60	489	657	852	1075	1325

Hole Depth (inches)	6" Perforated Standpipe Gravel Filled Hole Diameter (inches)					
	24	30	36	42	48	
		Contributing Area Captured (square feet)				
24	30	46	65	88	114	
30	38	58	82	110	142	
36	46	69	96	132	171	
42	53	81	114	154	199	
48	61	92	130	176	228	
60	76	115	163	219	285	

3 Wells Required

Contributing drainage area:	1689	Sq Ft
Tank Diameter:	30	Inches
Tank Height:	40	Inches
Gravel Bed Depth:	6 or (circle one)	Inches

Alternative Standpipe Design

Hole Diameter:	Inches
Hole Depth:	Inches

CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT	NAME/ADDRESS:	DRY WELL SPECIFICATIONS PAGE 3 OF 4
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ATTACH THIS FOUR-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL

Buffer Mitigation

SIZING CALCULATIONS:

Gravel Bed Depth (inches)	Tank Height (inches)	Tank Inside Diameter (inches)				
		24	30	36	42	48
		Contributing Area Captured (square feet)				
6	30	258	345	447	563	692
12	30	285	380	490	615	755
6	60	461	622	809	1022	1283
12	60	489	657	852	1075	1325

Hole Depth (inches)	6" Perforated Standpipe Gravel Filled Hole Diameter (inches)					
	24	30	36	42	48	
		Contributing Area Captured (square feet)				
24	30	46	65	88	114	
30	38	58	82	110	142	
36	46	69	96	132	171	
42	53	81	114	154	199	
48	61	92	130	176	228	
60	76	115	163	219	285	

4 Wells Required

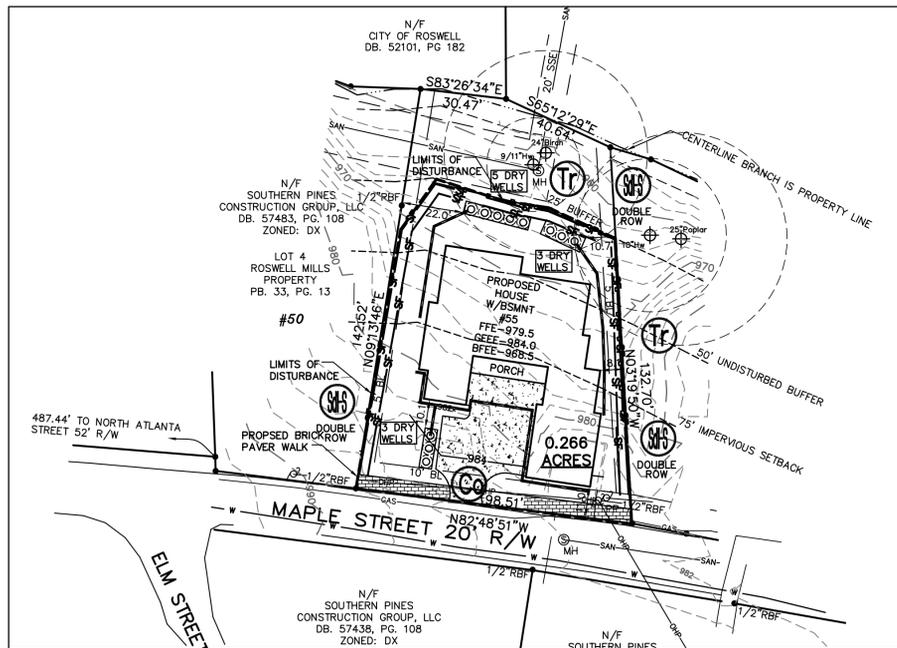
Contributing drainage area:	2753	Sq Ft
Tank Diameter:	30	Inches
Tank Height:	60	Inches
Gravel Bed Depth:	6 or (circle one)	Inches

Alternative Standpipe Design

Hole Diameter:	Inches
Hole Depth:	Inches

CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT	NAME/ADDRESS:	DRY WELL SPECIFICATIONS PAGE 3 OF 4
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ATTACH THIS FOUR-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL



IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

REVISIONS	
1.	
2.	
3.	
4.	
5.	

SCI Development Services
 ENGINEERS - SURVEYORS - PLANNERS
 2020 WESTSIDE COURT - SUITE E - SNELLVILLE, GEORGIA 30078
 (770) 736-7666 MAIL@SURVEYCONCEPTS.NET

TREE PLAN FOR:
RYAN COLWELL
 55 MAPLE STREET
 LAND LOT 415 1st DISTRICT 2nd DISTRICT
 CITY OF ROSWELL
 FULTON COUNTY, GEORGIA

DATE	DRAWN	CHECKED
1/14/26	DCP	JAS

SCALE 1"=30'
 SHEET TITLE
WO PLAN

PROJECT NUMBER	56840
W-1	



CITY OF ROSWELL, GA PLAN SNAPSHOT REPORT (SBVA-1225-000018)

Plan Type: Stream Buffer Variance - Roswell	Project:	App Date: 12/09/2025
Work Class: BZA	District: Inside City Limits	Exp Date: 12/09/2026
Status: In Review	Square Feet: 0.00	Completed:
Valuation: \$0.00	Assigned To: Sykes, Richard	Approval
Description: I am requesting a stream buffer variance at this address on behalf of the owner's estate's executor (Stanton Clark). The variance will allow us (Ryan Colwell, Stone Pine LLC) to build a home similar to the adjacent homes and complete the streetscape that HPC desires on Maple Street. Seperate applications will be made for HPC approval. We were advised to get this variance first.		Expire Date:

Parcel: 12-1914-0415-011-4	Address: 55 Maple Street Roswell, GA 30075	Zone: DX(DX)
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Contact Name	Address	Email	Cell Phone	Home Phone	Business Ph.
Applicant (Billing Contact)					
Lee Williams	5641 Clinchfield Trail Peachtree Corners, GA 30092-2028	lee@ostenson.com	770-235-7009		770-235-7009
Owner					
STANTON CLARK	195 SLOAN ST ROSWELL, GA 30075	slc2nd@yahoo.com		770-642-1652	404-583-1069
Representative					
PINE STONE	1742 PINE ROAD MARIETTA, GA 30062	ryancolwell21@gmail.com			678-862-9333

Plan Custom Fields

Name of Project : 55 Maple Street New Construction **This Variance Request is for a :** encroach into 50 foot buffer **Square Footage of New Construction :** 3721 **Square Footage of Site Development :** 4673 **Current Zoning :** DX **Is this in a HOA? :** No **Type of Property :** Single Family Residence **Subdivision :** Roswell Mill (ORIGINAL) Properties

Attachment File Name	Added On	Added By	Attachment Group	Notes
55 Maple St. SBV Signature page.pdf	12/10/2025 11:04	Sykes, Richard	Available Online	
Resubmitted BZA 55 Maple Street Site Plan 1.29.26_v2.pdf	02/09/2026 04:58	Williams, Lee	Available Online	
Alternative 55MapleSt_StonePine_01.27.26_Stream BufferVariance_v1.pdf	02/09/2026 04:58	Williams, Lee	Available Online	
2nd Responses to 55 Maple SBV SUBMITTAL SUMMARY REPORT_v2.pdf	02/09/2026 04:58	Williams, Lee	Available Online	
55 Maple Street Stream Buffer Variance Letter of Intent_v1.pdf	12/23/2025 08:36	Sykes, Richard	Available Online	
Owner Sign page 55 Maple variance_v1.pdf	12/23/2025 08:36	Sykes, Richard	Available Online	
55 Maple Street Stream Buffer Mitigation-2_v1.pdf	01/15/2026 11:33	Sykes, Richard	Available Online	
55 Maple Street Existing_v1.pdf	01/15/2026 11:33	Sykes, Richard	Available Online	
55 Maple Street Proposed variance_v1 (2).pdf	01/15/2026 11:33	Sykes, Richard	Available Online	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00001730	Stream Buffer Variance Single Family Residential	\$250.00	\$250.00
	Advertising	\$300.00	\$300.00
	Total for Invoice INV-00001730	\$550.00	\$550.00
	Grand Total for Plan	\$550.00	\$550.00

Attachment: Application Summary (SBVA-1225-000018 55 Maple Street)

PLAN SNAPSHOT REPORT (SBVA-1225-000018)

Condition	Description	Date Created	Enabled	Satisfied
Rhonda Donehoo-Faulkner	Reviewer: Rhonda Donehoo-Faulkner, Registered Architect, Building Division, 770-817-6726, rdonehoofaulkner@roswellgov.com	12/18/2025	No	No
General Condition	Stormwater	02/09/2026	No	No
Comments: Approval of Stream buffer variance does not mean approval for stormwater for LDP. Additional comments may arise during the LDP process.				
General Condition	Tree	02/09/2026	No	No
Comments: Applicant has added (8) recompense trees to account for those note installed on 64 Maple St. Another (9) trees have been added as recompense for the loss of the 34" black walnut. These trees to be shown and provided during LDP, with no more than 40% of one genus for the recompense trees and must be 80% native. Tree protection fence detail will need to be updated during LDP (see plan markups).				
General Condition		12/18/2025	No	No
Comments: Approved for stream variance buffer only. A building permit must be applied for and approved before any work can begin.				

Hearing Type	Location	Scheduled Date	Status	Subject
BZA Hearing v.1	Council Chambers	03/10/2026	Scheduled	Stream Buffer Variance
Comments: Encroachment into the 50-foot Stream Buffer for a proposed Single-Family House.				
Attendees: Jeannie Peyton; Richard Sykes; Veronica Chaffin				

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
SBV Review v.1	Requires Re-submit	12/10/2025	12/19/2025	12/23/2025	Yes	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
P&Z Variance	Planning & Zoning	Sykes, Richard	Requires Re-submit	12/10/2025	12/19/2025	12/18/2025
Comments: See corrections						
Correction Type	Category	Comments	Corrective Action	Resolved	Create Date	Resolved Date
General	General Correction	The setbacks on the submitted site plan are for an attached house. It is my understanding is that the proposed single-family house is a detached house. The zoning requirements for a detached house in the Downtown Mixed-Use (DX) Zoning district can be found in UDC 5.3.2. Please resubmit a survey with the corrected setbacks.	The setbacks on the submitted site plan are for an attached house. It is my understanding is that the proposed single-family house is a detached house. The zoning requirements for a detached house in the Downtown Mixed-Use (DX) Zoning district can be found in UDC 5.3.2. Please resubmit a survey with the corrected setbacks.	No	12/18/2025	
Transportation	Transportation	Osse, Serge	Approved with Comments	12/10/2025	12/19/2025	12/17/2025
Comments: Transportation recommends approval (Transportation has no comment on this request)						
Stormwater	Stormwater	Cleveland, Coleman	Requires Re-submit	12/10/2025	12/19/2025	12/22/2025
Comments: Coleman Cleveland cleveland@roswellgov.com						
Correction Type	Category	Comments	Corrective Action	Resolved	Create Date	Resolved Date
General	General Correction	Show trench with stone reservoir around dry wells in site plans. Provide distance callout of at least 10 feet away from property lines including stone reservoir. Stone reservoirs and dry wells must be 10 feet away from structures, property lines, utility easements, and foundations.	Stormwater Comments	No	12/22/2025	
Engineering	Engineering	Ordonez, Osmany	Requires Re-submit	12/10/2025	12/19/2025	12/19/2025

Attachment: Application Summary (SBVA-1225-000018 55 Maple Street)

PLAN SNAPSHOT REPORT (SBVA-1225-000018)

2.2.d

Comments: See corrections

Correction Type	Category	Comments	Corrective Action	Resolved	Create Date	Resolved Date
General	General Correction	<p>1. Show 75-ft impervious setback and scale bar on plans.</p> <p>2. In the existing conditions plan note the current buffer intrusion (if any) in square footage and linear intrusion.</p> <p>3. The house needs to be reduced in size, an effort should be made to reduce the impact to the buffers. Indicate specimen trees to be saved or removed. Show to scale the double row Sd1-S 3-ft apart on the plans.</p> <p>4. An alternative plan, which does not include a buffer or setback intrusion is required as part of the variance approval.</p> <p>5. In the proposed conditions plan, provide the total number of proposed/replaced impervious surface and the required stormwater management. Also, indicate how much square footage and the linear intrusion in the buffers/setback. A proposed mitigation plan, typically by providing 1.5 times the required infiltration for the impacted area. Revegetation of the undisturbed buffers can also be used for mitigation. We can schedule a meeting to discuss the variance in further detail.</p>	See correction comments	No	12/19/2025	
Building Division	Building Division	Donehoo-	Approved with	12/10/2025	12/19/2025	12/18/2025
Tree	Tree	Faulkner, Rhonda Sommet, Laura	Conditions Requires Re-submit	12/10/2025	12/19/2025	12/19/2025

Attachment: Application Summary (SBVA-1225-000018 55 Maple Street)

PLAN SNAPSHOT REPORT (SBVA-1225-000018)

- Comments:**
1. Identify, label, and show in tree table, species of all trees to be preserved and removed greater than 3 inches.
 2. Identify hardwood tree species (includes trees within the stream buffer).
 3. Include tree density units for all existing trees to be preserved and removed plus site minimum tree density calculations.
 4. Include a description of alternative site plans considered to avoid the removal of the specimen trees (UDC Article 12.1) with written explanation that includes -
 - a. Consideration of whether any buildings or structures, parking areas, stormwater facilities, utilities, driveways, or other features of the proposed development can be relocated or designed to retain the specimen tree, and the additional costs of redesign, if any.
 - b. Consideration of whether the land area consumed by the proposed development can be reduced via decked parking, reduction of the footprint of a building or structure by increasing the height or number of stories, placement of stormwater facilities underground, and other appropriate means, to retain the specimen tree, and the additional costs involved in the surface area modifications, if any.
 5. Show critical root zone (CRZ) and percentage of impact to all specimen trees, including boundary trees and specimen trees on adjacent properties (includes the 30" walnut). Lost specimen trees are specimen trees intended to be saved that have a protected critical zone of less than 75% (UDC Article 14 - Definitions).
 6. Show specimen tree recompense or replanting option of specimen trees proposed for removal along with buffer mitigation replanting as an alternative option.

Correction Type	Category	Comments	Corrective Action	Resolved	Create Date	Resolved Date
General	General Correction	1. Identify, label, and show in tree table, species of all trees to be preserved and removed greater than 3 inches. 2. Identify hardwood tree species (includes trees within the stream buffer). 3. Include tree density units for all existing trees to be preserved and removed plus site minimum tree density calculations. 4. Include a description of alternative site plans considered to avoid the removal of the specimen trees (UDC Article 12.1) with written explanation that includes - <ol style="list-style-type: none"> a. Consideration of whether any buildings or structures, parking areas, stormwater facilities, utilities, driveways, or other features of the proposed development can be relocated or designed to retain the specimen tree, and the additional costs of redesign, if any. b. Consideration of whether the land area consumed by the proposed development can be reduced via decked parking, reduction of the footprint of a building or structure by increasing the height or number of stories, 	requires re-submit	No	12/19/2025	

Attachment: Application Summary (SBVA-1225-000018 55 Maple Street)

placement of stormwater facilities underground, and other appropriate means, to retain the specimen tree, and the additional costs involved in the surface area modifications, if any.
 5. Show critical root zone (CRZ) and percentage of impact to all specimen trees, including boundary trees and specimen trees on adjacent properties (includes the 30" walnut). Lost specimen trees are specimen trees intended to be saved that have a protected critical zone of less than 75% (UDC Article 14 - Definitions).
 6. Show specimen tree recompense or replanting option of specimen trees proposed for removal along with buffer mitigation replanting as an alternative option.

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
SBV Review v.2	Approved	02/02/2026	02/09/2026	02/09/2026	No	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
P&Z Variance	Planning & Zoning	Sykes, Richard	Ready for Agenda	02/02/2026	02/09/2026	02/09/2026
Comments: Passed plan review phase. Next phase is determining the meeting date..						
Tree	Tree	Sommet, Laura	Approved with Conditions	02/02/2026	02/09/2026	02/09/2026
Comments: See conditions						
Correction Type	Category	Comments	Corrective Action	Resolved	Create Date	Resolved Date

Attachment: Application Summary (SBVA-1225-000018 55 Maple Street)

PLAN SNAPSHOT REPORT (SBVA-1225-000018)

2.2.d

General	General Correction	1. Hardwood species are still not identified to determine if they are specimen. Identify species of 11", 14" and 18" hardwoods. 2. For 34" oak, provide arborist report or documentation of the health assessment of the tree for confirmation of dead condition. Provide any pertinent documentation of 34" oak from previously approved plans on adjacent property.	Requires re-submit	Yes	02/02/2026	02/09/2026
Stormwater	Stormwater	Koh, Erica	Approved with Conditions	02/02/2026	02/09/2026	02/09/2026
Comments: Erica Koh, ekoh@roswellgov.com						
Correction Type	Category	Comments	Corrective Action	Resolved	Create Date	Resolved Date
General	General Correction	Gravel of Flo-well needs to be at least 10 ft from the building foundation	Flo-Well	Yes	02/02/2026	02/09/2026
Engineering	Engineering	Ordonez, Osmany	Approved with Conditions	02/02/2026	02/09/2026	02/09/2026
Comments: Applicant will provide mitigation via flo-wells at 1.5 times the area of intrusion.						
Correction Type	Category	Comments	Corrective Action	Resolved	Create Date	Resolved Date
General	General Correction	1. Flo-wells cannot be inside the silt fence. Provide enough space between the silt fence and the infiltration practices. 2. Circle the flo-well gravel depth on the diagram in Sheet W-1. The total SF to be treated for RRv is about 4,981 SF. 3. An alternative plan is required as part of the variance submittal. An alternative plan with a proposed house without any intrusion is possible because the current house sits entirely outside the buffers. Make your case as why the alternative plan will not be feasible. Increased profitability is not considered a valid hardship for granting a stream buffer variance.	See comments and markups	Yes	02/02/2026	02/09/2026

Attachment: Application Summary (SBVA-1225-000018 55 Maple Street)

PLAN SNAPSHOT REPORT (SBVA-1225-000018)

2.2.d

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
SBV Review v.1	Requires Re-submit	01/15/2026	01/22/2026	01/22/2026	Yes	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Engineering	Engineering	Ordonez, Osmany	Requires Re-submit	01/15/2026	01/22/2026	01/22/2026
Comments: See corrections and markups						
Correction Type	Category	Comments	Corrective Action	Resolved	Create Date	Resolved Date
General	General Correction	1. Flo-wells cannot be inside the silt fence. Provide enough space between the silt fence and the infiltration practices. 2. Circle the flo-well gravel depth on the diagram in Sheet W-1. The total SF to be treated for RRv is about 4,981 SF. 3. An alternative plan is required as part of the variance submittal. An alternative plan with a proposed house without any intrusion is possible because the current house sits entirely outside the buffers. Make your case as why the alternative plan will not be feasible. Increased profitability is not considered a valid hardship for granting a stream buffer variance.	See comments and markups	No	01/22/2026	
Stormwater	Stormwater	Koh, Erica	Requires Re-submit	01/15/2026	01/22/2026	01/22/2026
Comments: Erica Koh, ekoh@roswellgov.com						
Correction Type	Category	Comments	Corrective Action	Resolved	Create Date	Resolved Date
General	General Correction	Gravel of Flo-well needs to be at least 10 ft from the building foundation	Flo-Well	No	01/22/2026	
P&Z Variance	Planning & Zoning	Sykes, Richard	Approved	01/15/2026	01/22/2026	01/22/2026
Comments: Planning and Zoning has no comments on this SBV.						
Tree	Tree	Sommet, Laura	Requires Re-submit	01/22/2026	01/22/2026	01/22/2026
Comments: See Corrections						
Correction Type	Category	Comments	Corrective Action	Resolved	Create Date	Resolved Date

Attachment: Application Summary (SBVA-1225-000018 55 Maple Street)

PLAN SNAPSHOT REPORT (SBVA-1225-000018)

2.2.d

General	General Correction	1. Hardwood species are still not identified to determine if they are specimen. Identify species of 11", 14" and 18" hardwoods. 2. For 34" oak, provide arborist report or documentation of the health assessment of the tree for confirmation of dead condition. Provide any pertinent documentation of 34" oak from previously approved plans on adjacent property.	Requires re-submit	No	01/22/2026
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Workflow Step / Action Name	Status	Action Type	Start Date	End Date
Intake Review v.1	Passed		12/10/2025 11:13 AM	
Pre-Application Link v.1	Started	Create Plan Case	12/10/2025 11:13 AM	
Intake Review v.1	Passed		12/10/2025 11:13 AM	
Confirm application complete v.1	Passed	Generic Action	12/10/2025 11:13 AM	
Intake Review v.1	Passed		12/10/2025 11:13 AM	
Invoice Fees v.1	Passed	Generic Action	12/10/2025 11:13 AM	
Intake Review v.1	Passed		12/10/2025 11:13 AM	
Fees Paid v.1	Passed	Generic Action	12/10/2025 11:13 AM	
Intake Review v.1	Passed		12/10/2025 11:13 AM	
Assign to engineering reviewer v.1	Passed	Generic Action	12/10/2025 11:13 AM	
Review v.1	Skipped			02/10/2026 08:54 AM
SBV Review v.1	Passed	Receive Submittal		02/10/2026 08:54 AM
Review v.1	Passed			02/09/2026 04:58 PM
SBV Review v.1	Failed	Receive Submittal		02/09/2026 04:58 PM
Review v.1	Passed			02/09/2026 04:58 PM
SBV Review v.2	Passed	Receive Submittal		02/09/2026 04:58 PM
Public Hearing Assignment v.1	Started		02/10/2026 12:01 PM	
BZA Hearing v.1	Started	Hold Hearing	02/10/2026 12:01 PM	
Internal Actions v.1	Started		02/10/2026 12:12 PM	
Send applicant sign template v.1	Not Started	Generic Action	02/10/2026 12:12 PM	
Internal Actions v.1	Started		02/10/2026 12:12 PM	
Order Legal Ad v.1	Passed	Task	02/10/2026 12:12 PM	
Internal Actions v.1	Started		02/10/2026 12:12 PM	
Send Web Update v.1	Passed	Task	02/10/2026 12:12 PM	

Attachment: Application Summary (SBVA-1225-000018 55 Maple Street)

PLAN SNAPSHOT REPORT (SBVA-1225-000018)

2.2.d

Internal Actions v.1		Started		02/10/2026 12:12 PM
	Notify Applicant of Hearing Date v.1	Passed	Generic Action	02/10/2026 12:12 PM
Internal Actions v.1		Started		02/10/2026 12:12 PM
	Draft Staff Report v.1	Not Started	Generic Action	02/10/2026 12:12 PM
Internal Actions v.1		Started		02/10/2026 12:12 PM
	Upload Meeting Files v.1	Not Started	Generic Action	02/10/2026 12:12 PM
Internal Actions v.1		Started		02/10/2026 12:12 PM
	Draft Agenda v.1	Not Started	Generic Action	02/10/2026 12:12 PM
Internal Actions v.1		Started		02/10/2026 12:12 PM
	Publish Agenda Packet v.1	Not Started	Task	02/10/2026 12:12 PM
Hearing v.1		Not Started		
	BZA Decision v.1	Not Started	Plan Activity	
Hearing v.1		Not Started		
	Publish Action Report v.1	Not Started	Task	
Hearing v.1		Not Started		
	Upload Minutes v.1	Not Started	Generic Action	
Hearing v.1		Not Started		
	Send approval/ denial letter to applicant v.1	Not Started	Task	
PC Hearing v.1		Not Started		
	Publish Action Report v.1	Not Started	Task	
PC Hearing v.1		Not Started		
	Upload Minutes v.1	Not Started	Generic Action	
Internal Actions II v.1		Not Started		
	Update Staff Report v.1	Not Started	Generic Action	
Internal Actions II v.1		Not Started		
	Draft Resolution v.1	Not Started	Generic Action	
Mayor and Council Hearing v.1		Not Started		
	Send resolution to applicant v.1	Not Started	Task	
Case Closed v.1		Not Started		
	Case Closed v.1	Not Started	Generic Action	
Relationship	Module	Record Number	Linked Record Type	Linked Record Work Class
Child	Plan	PREA-1125-000006	Pre-Application - Roswell	Pre-Application Meeting

Attachment: Application Summary (SBVA-1225-000018 55 Maple Street)



City of Roswell
Board of Zoning Appeals
AGENDA ITEM REPORT

ID # - 10350

MEETING DATE: March 10, 2026
DEPARTMENT: Board of Zoning Appeals
ITEM TYPE: Minutes

February 10, 2026 BZA Minutes

Item Summary:

February 10, 2026 BZA Minutes



Board of Zoning Appeals

Regular Meeting
<http://www.roswellgov.com/>
 ~Minutes~

Chair Jahanzeb Jabbar
Vice Chair Mark Schumacher
Board Member John Hannah
Board Member G. Wilson "Rocky" Horde
Board Member Rob Huey
Board Member Ian Kowalski
Board Member Dan Seger

Tuesday, February 10, 2026

7:00 PM

City Hall - Council Chambers

**** Possible Quorum of Mayor and City Council ****

Welcome

I. Call to Order

The meeting was called to order at 7:00 PM by Chair Jahanzeb Jabbar.

Board Member John Hannah: Absent, Board Member G. Wilson "Rocky" Horde: Present, Board Member Rob Huey: Absent, Chair Jahanzeb Jabbar: Present, Board Member Ian Kowalski: Absent, Vice Chair Mark Schumacher: Present, Board Member Dan Seger: Present, Planner II Richard Sykes: Present.

II. 2026 BZA Calendar

The 2026 Calendar was approved with the following modifications: the October BZA meeting will be held on Wednesday, October 7, 2026, and the December BZA meeting will be cancelled. The motion was made by Vice Chair Schumacher, seconded by Board Member Horde and approved unanimously.

III. 2026 BZA Elections - Chair & Vice Chair

Mr. Jabbar was re-elected as BZA Chair for 2026. Board Member Seger made the motion with Vice Chair Schumacher seconding the motion which passed unanimously.

Mr. Schumacher was re-elected as BZA Vice Chair for 2026. Chair Jabbar made the motion with Board Member Seger seconding the motion which also passed unanimously.

IV. Agenda Items

1.SBVA-1125-000004 - 11446 Alpharetta Highway – Stream Buffer Variance

The item was approved with the following condition: that stormwater mitigation is provided which meets or exceeds 150% of the water quality volume.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Seger, Board Member
SECONDER:	G. Wilson "Rocky" Horde, Board Member
IN FAVOR:	G. Wilson "Rocky" Horde, Jahanzeb Jabbar, Mark Schumacher, Dan Seger
ABSENT:	John Hannah, Rob Huey, Ian Kowalski

V. Minutes**2. October 16, 2025 BZA Minutes**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Schumacher, Vice Chair
SECONDER:	Dan Seger, Board Member
IN FAVOR:	G. Wilson "Rocky" Horde, Jahanzeb Jabbar, Mark Schumacher, Dan Seger
ABSENT:	John Hannah, Rob Huey, Ian Kowalski

VI. Adjournment

The meeting was adjourned at 7:26 PM.