4/2/21

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: PH-21-09 Brady Change to Council Condition
☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Fergal Brady Telephone: 404-441-3374

Address: 511 Veranda Court Suite: _____

City Alpharetta State: GA Zip: 30009 Fax: _____

Mobile Tel: 404-441-3374 Email: bradyfergal@gmail.com

Subject Property Information:

Address: 201 Marietta Street Current Zoning: R8-A

District: _____ Section: _____ Land Lot: _____ Parcel ID: _____

Proposed Zoning: _____ Current Use: _____

This Application For *(Check All That Apply)*:

☐ Conditional Use ☐ Master Plan Amendment ☐ Exception

☐ Rezoning ☐ Master Plan Review

☐ Variance ☒ Public Hearing

☐ Comprehensive Plan Amendment ☐ Other *(Specify)*: _____

Applicant Request And Intent

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

The subject property known as 201 Marietta Street is currently entitled for five (5) townhomes. The proposed use of this property will be two (2) single family homes.

Applicant's Request (Please itemize the proposal):

The applicant would like to request a reduction in density from the current approved entitlment with five (5) townhomes to a proposed two (2) single family homes. The current property or parcel is 0.832 acres and will be divided into two seperate lots of approxiamtely 0.4151 acres with an upscale "city home" with approximately 4500 SF. The homes will be similar to other designs in teh downtown area, such as 12 on Canton. Please see renderings and site plans for gretare detail on design and orientation of structures on thge subject property.

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

The aplicant would like to purchase the lot, subdivide into two lots and construct two single family homes. The applicant is planning to make one of the homes his personal family residence.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Stacy Warren Telephone: 770-598-1429

Address: 204 Marietta Street Suite:

City: Alpharetta State: GA Zip: 30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in regard of the items indicated below.

- ☐ Annexation
- ☐ Rezoning
- ☐ Variance
- ☐ Land Use Application
- ☐ Special Use
- ☐ Conditional Use
- ☐ Master Plan
- ☐ Other

Identify Authorized Applicant:

Name of Authorized Applicant: Fergal Brady Telephone: 404-441-3374

Address: Suite:

City: Alpharetta State: GA Zip: 30009

So Sworn and Attested:

Owner Signature: Stacy Warren Date: 3/31/21

Notary:

Notary Signature: [illegible] Date: April 1, 2021

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Fergal Brady

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: _____ Date: 3/31/2021

Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

How will this proposal affect the use and value of the surrounding properties?

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

What would be the increase to population and traffic if the proposal were approved?

What would be the impact to schools and utilities if the proposal were approved?

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

Are there existing or changing conditions which affect the development of the property and support the proposed request?

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

Board Of Zoning Appeals Review Criteria

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

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

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

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

Sign Variance Review Criteria

Are there exceptional conditions pertaining to the property where the sign is to be located as a result of the property size, shape, or topography which are not applicable to other lands or structures in the area? If "yes," please explain.

☐ Yes

☐ No

Would the applicant be deprived of rights that are commonly enjoyed by others similarly situated? If "yes," please explain.

☐ Yes

☐ No

Would granting the variance confer on the applicant any significant privileges which are denied to others similarly situated? If "yes," please explain.

☐ Yes

☐ No

Are the exceptional circumstances the result of actions of the applicant or the applicant's representatives? If "yes," please explain.

☐ Yes

☐ No

Is the requested variance the minimum necessary to allow the applicant to enjoy rights commonly enjoyed by others similarly situated? If "no," please explain.

☐ Yes

☐ No

Would granting of the variance violate more than one standard of the Unified Development Code? If "yes," please explain.

☐ Yes

☐ No

Would granting the variance result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic? On a separate sheet or sheets, please defend your response.

☐ Yes ☐ No

Citizen Participation Form - Part A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: _____

Contact Name: _____ Telephone: _____

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

See attached list.

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)*

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Citizen Participation Form - Part B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: _____

Contact Name: _____ Telephone: _____

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- ☐ Letter
- ☐ Personal Visits
- ☐ Telephone
- ☐ Group Meeting
- ☐ Email
- ☐ Other *(Please Specify)* _____

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: _____ Date: _____

Print Form

Old Republic National Title Insurance Company

SCHEDULE A

COMMITMENT

Agent File No: R2219
Property: 201 Marietta Street, Alpharetta, GA 30009
Land Lot 1270 of the 2nd District, 2nd Section, Fulton County, Georgia

1. Effective Date: **February 25, 2021**

2. Policy or Policies to be Issued:

   ALTA Owners Policy **$725,000.00**

   Proposed Insured: Fergal Brady or new LLC

   ALTA Loan Policy **$**

   Proposed Insured:

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by

CHLOMAV, LLC
a Delaware limited liability company

by virtue of the following:

1. Limited Warranty Deed from Paramount Community Builders, LLC, a Georgia limited liability company, dated 12/1/16, filed 12/22/16, recorded in Deed Book 57021, Page 478, Fulton County, Georgia records,

2. The Land referred to in this Commitment is described as follows:

SEE ATTACHED EXHIBIT "A"

Agent File No: R2219

SCHEDULE B-I

REQUIREMENTS

The following requirements must be met:

1. Instrument(s) creating the estate or interest to be insured must be approved, executed and filed for record, to wit:

   a. Limited Warranty Deed from **CHLOMAV, LLC, a Delaware limited liability company** to **FERGAL BRADY** (or LLC).

   b. Quitclaim Deed from **CHLOMAV, LLC, a Delaware limited liability company** to **FERGAL BRADY** (or LLC) as to new survey legal description.

2. Said deeds must be executed pursuant to proper authority contained in the Operating Agreements and all amendments thereto, and the Company must be furnished with a satisfactory copy thereof, together with such underlying documentation as may reasonably be require

3. Satisfactory evidence that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractor, labor and materialmen are all paid.

4. Evidence of the good standing of the Insured, and of the incumbency and authority of the officers of Owner and of the Insured who will execute instruments of conveyance.

5. Execution and delivery to us of an Owner's Affidavit in context to the transaction.

Note: If brokers are involved in this transaction, we require evidence of release and satisfaction of broker's liens.

6. A current and accurate survey of the land, certified to the Company, to the Insured, and to the Lender, if we are expected to delete or modify the general survey exception.

7. Proof satisfactory of the Company that no improvements or repairs were made upon the land within the 95 days preceding the filing for record of the instrument creating the interest to be insured, or in the event such improvements or repairs were made, that they are completed and that all costs incurred in connection therewith have fully paid; that there are no easements or claims of easements which do not appear of public record; and that there are no parties in possession or with a right to possession of the subject property.

8. Documents, satisfactory to us, creating the interest in the land and/or the mortgage to be insured, must be signed, delivered and recorded:
   a. We must be furnished with proof that the Purchaser is authorized to transact business in the State of Georgia and is in good standing with the Secretary of State for the State of Georgia.
   b. We must be furnished with a copy of the Corporate Resolution authorizing the Members, who will execute the required documents, to encumber, transfer or convey the captioned property

9. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
10. Pay the premiums, fees and charges for the policy.
11. Pay all taxes and/or assessments, levied and assessed against the land, which are due and payable.

Agent File No: R2219

SCHEDULE B-I

REQUIREMENTS- Continued

The following requirements must be met:

12. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions
13. In the Loan Policy to be issued, the company will insure against defects in the title which are filed for record during the period of time between the effective date of this commitment and the date of filing for record of the documents creating the estate or interest being insured, except for matters of which the insured has any knowledge. Any provisions in this commitment which are in conflict herewith are hereby deemed deleted.

Agent File No: R2219

SCHEDULE B-II

STANDARD EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the public records; easements or claims of easements not shown by the public records; and any lien or right to a lien for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.

2. All applicable, city, state and county real and personal property taxes for the year 2021 and subsequent years which are liens not yet due and payable.

3. Any additional taxes, interest and/or penalties which may be assessed for current and prior tax years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records of the city or county in which the subject property is located.

~~4. All matters as would be disclosed by a current and accurate survey and inspection of the premises, including without limitation, encroachments, easements, measurements, variations in the area or content, party walls, or riparian rights.~~

   ~~a. ITEM 4 is removed if we have a survey and add survey exception and then renumber below:~~

5. In as to the location of the boundary lines of subject property, but does not insure the engineering calculation and computing for the exact amount of acreage and/or square footage contained therein.

6. Rights of tenants in possession under unrecorded leases; Terms and conditions of any unrecorded leases; and
   a. any personal property taxes in the name(s) of any current or former tenant(s) in possession under recorded or unrecorded leases.

Agent File No: R2219

SCHEDULE B-II continued

SPECIAL EXCEPTIONS:

NONE

Note: Property taxes are paid through 2020 for tax parcel no. 22-4824-1270-026-6 as follows:

a. State and county taxes in the amount of $2,453.48;
b. City of Alpharetta taxes in the amount of $507.61.

EXHIBIT "A"
Legal Description

To be replaced with new survey Legal

All that tract or parcel of land lying and being in Land Lot 1270 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia, being 0.831 acres, as shown on survey entitled Windsong for Paramount Community Builders, LLC, by AEC, Inc., dated December 2, 2013, revised January 18, 2014, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING begin at the intersection of the northeasterly right-of-way line of Wilshire Glen (50-ft. right-of-way) with the northerly right-of-way line of Marietta Street (40-ft. right-of-way); thence run along the northerly right-of-way line of Marietta Street along the arc of a curve, an arc distance of 3.41 feet to a point, said arc having a radius of 175.00 feet and being subtended by a chord bearing and distance of North 88 degrees 42 minutes 18 seconds East a distance of 3.41 feet to a point on the northerly right-of-way line of Marietta Street; thence run North 89 degrees 10 minutes 28 seconds East a distance of 122.46 feet to a point on the northerly right-of-way line of Marietta Street marked by a ½" rebar found, said point being the TRUE POINT OF BEGINNING.

From the TRUE POINT OF BEGINNING as thus established, thence leaving the northerly right-of-way line of Marietta Street run North 01 degree 42 minutes 00 seconds West a distance of 240.74 feet to a point; thence run North 73 degrees 07 minutes 29 seconds East a distance of 132.07 feet to a point marked by a 1" crimp-top pipe found; thence run South 05 degrees 18 minutes 43 seconds East a distance of 283.25 feet to a point marked by a ½" rebar found; thence run South 89 degrees 01 minute 24 seconds West a distance of 145.32 feet to a point on the northerly right-of-way line of Marietta Street marked by a ½" rebar found; thence run North 01 degree 42 minutes 00 seconds West a distance of 5.54 feet to a point marked by a ½" rebar found, said point being the TRUE POINT OF BEGINNING.

This drawing is the property of Engineering303, L.L.C. and is not to be reproduced or copied in whole or in part or used for furnishing information to others, or for any other purpose detrimental to the interest of Engineering303, L.L.C. and is to be returned upon request.

COPYRIGHT © 2020

Reserved for Clerk of Superior Court

PARCEL INFORMATION:

Parcel Id No.: 22 482412700266

Property is Zoned R-8A
Setbacks and Stream Buffer shown per variance approval conditions referenced in CLUP-14-02/V-14-02: Marietta Street Town Homes

Setbacks:
Front: 12 Feet
Side: 10 Feet (West Line)
Rear: 10 Feet

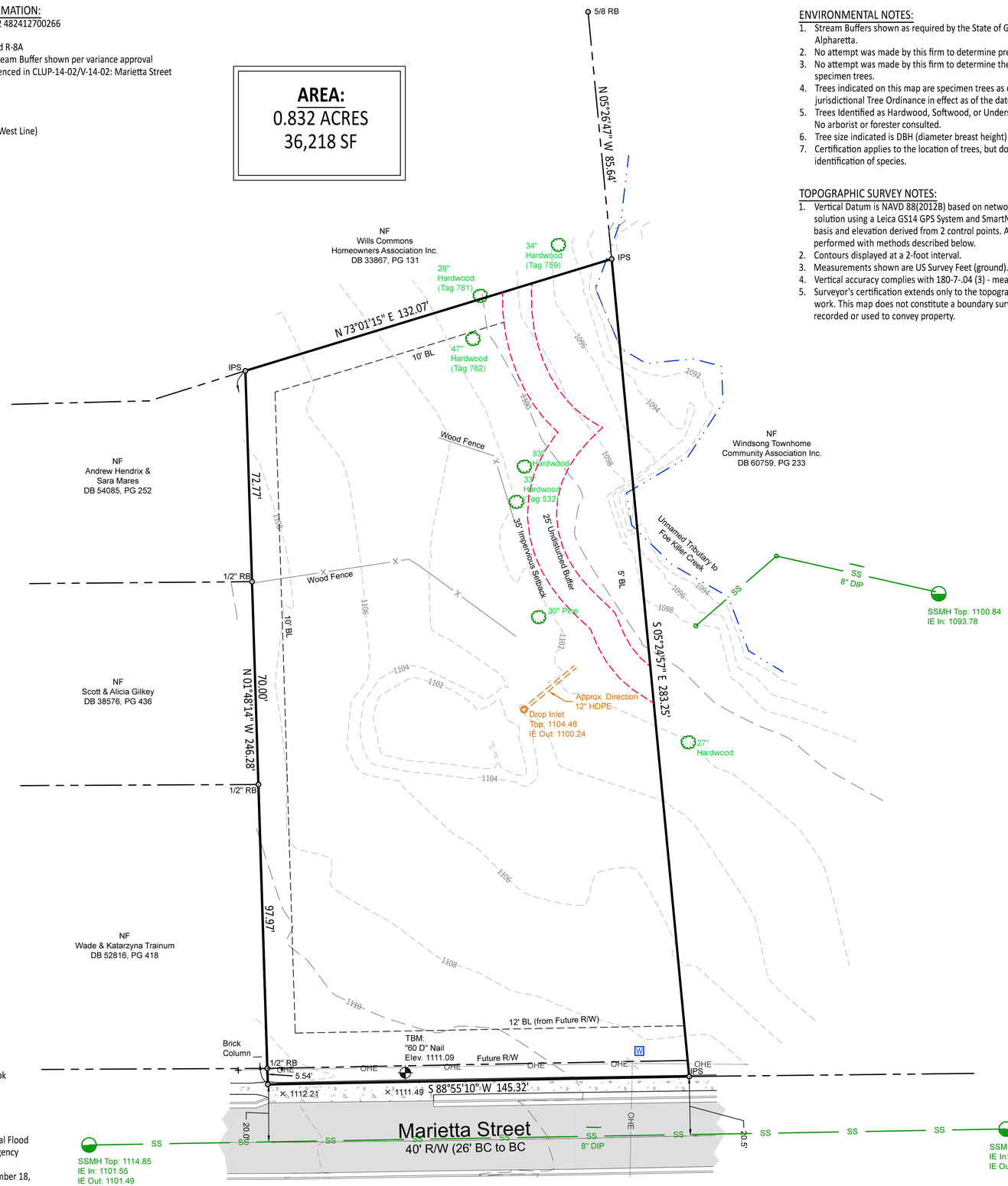
AREA:
0.832 ACRES
36,218 SF

ABBREVIATION LEGEND:

BC	= back of curb
C&G	= curb and gutter
CB	= catch basin
CD	= check dam
CL	= centerline
CMF	= concrete monument found
CMP	= corrugated metal pipe
CO	= clean out
CT	= crimp top pin
DI	= drop inlet
DIP	= ductile iron pipe
DWCB	= dbl. wing catch basin
EP	= edge of pavement
FC	= face of curb
FES	= flared end section
FH	= fire hydrant
GI	= grate inlet
GW	= guy wire
GP	= guy pole
HW	= head wall
IPF	= iron pin found
IPS	= iron pin set
JB	= junction box
INV	= invert
L.L.L.	= land lot line
LP	= light pole
MH	= manhole (sanitary sewer)
OCS	= outlet control structure
OT	= open top pipe
PL	= property line
PP	= power pole
RB	= reinforcing bar
RCP	= reinforced concrete pipe
R/W	= right-of-way
TB	= thrust blocking
TSP	= traffic signal pole
TSB	= traffic signal box
TP	= telephone pole
TSP	= traffic signal pole
WM	= water meter
WV	= water valve
YI	= yard inlet

SYMBOL LEGEND:

= existing concrete
= existing asphalt
= existing gravel/riprap
= fire hydrant
= guy wire
= light pole
= power pole
= sanitary sewer manhole
= clean out
= transformer
= water meter
= single wing catch basin
= grate inlet
= junction box
= head wall
= buffer
= bldg setback
= fence
= overhead electric
= underground electric
= water line
= sanitary line
= gas line
= computed point



0' 20' 40' 60' 80'

Scale: 1"= 20' (22"x34 Prints) 1"= 40' (11"x17" Prints)

REFERENCES:

1. Limited Warranty Deed to CHLOMAV, LLC recorded in Deed Book 57021, Page 478.
2. Site Layout Plan for Wingsong dated 3/16/14, prepared by AEC.

FLOOD HAZARD NOTE:

No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13121C0058F of Fulton County, GA. (Community Panel No.1300840058F), most recently revised September 18, 2013.

ENVIRONMENTAL NOTES:

1. Stream Buffers shown as required by the State of Georgia and City of Alpharetta.
2. No attempt was made by this firm to determine presence of wetlands.
3. No attempt was made by this firm to determine the presence of specimen trees.
4. Trees indicated on this map are specimen trees as defined by the jurisdictional Tree Ordinance in effect as of the date of fieldwork.
5. Trees Identified as Hardwood, Softwood, or Understory species only. No arborist or forester consulted.
6. Tree size indicated is DBH (diameter breast height) in inches.
7. Certification applies to the location of trees, but does not extend to the identification of species.

TOPOGRAPHIC SURVEY NOTES:

1. Vertical Datum is NAVD 88(2012B) based on network-based RTK GPS solution using a Leica GS14 GPS System and SmartNet network. Bearing basis and elevation derived from 2 control points. All other work performed with methods described below.
2. Contours displayed at a 2-foot interval.
3. Measurements shown are US Survey Feet (ground).
4. Vertical accuracy complies with 180-7-.04 (3) - measurements vertical.
5. Surveyor's certification extends only to the topographic portion of work. This map does not constitute a boundary survey and is not to be recorded or used to convey property.

Grid (GA West)

Location Map N.T.S.

SURVEY NOTES:

1. Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
2. Matters of record not shown hereon are excepted.
3. Bearing basis derived from 2 control points set with Leica GS14 GPS System and SmartNet network. All other work performed with methods described below.
4. Measurements shown are US Survey Feet (ground).
5. Field angles and linear distances measured using a Leica TS 12P Robotic Total Station.
6. The field data upon which this plat is based has a field closure of one foot in 178,760 feet and an angular error of 1 second per angle point and was adjusted using Compass Rule. Fieldwork Completed on 3/30/21.
7. Property corners marked IPS (Iron Pin Set) are 1/2" x 18" rebar with blue plastic cap (E303 LSF #1121) unless otherwise indicated. Unless indicated as set, monumentation shown was found.
8. No evidence of human burials or cemeteries was observed on site during the course of the fieldwork.
9. This plat has been calculated for closure and is found to be accurate within one foot in 1,068,894 feet.
10. Rights-of-way shown per Reference 1.

GENERAL NOTES:

1. Only evidence of easements or structures which are readily apparent from an above ground field inspection of the premises are shown, unless stated otherwise hereon. No liability is assumed by this firm for losses relating to the existence of any easement not discovered by above ground field inspection of the premises.
2. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said certification does not extend to any unnamed persons without a recertification by the surveyor.
3. Jurisdictional areas or negative easements, if any, which might impact the use of the property were not located, unless stated otherwise. No liability is assumed by this firm for any losses resulting from the exercise of any government jurisdiction affecting the use of the property.
4. The property shown and described hereon is subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, underground utilities and/or setback lines whether or not they may be shown. No liability is assumed by this firm for any losses that may be associated with the existence of any easements or restrictions on the use of the property.
5. Location map from Fulton County GIS.
6. All building ties are perpendicular to the property lines unless otherwise noted.
7. Only Surface Observable Utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.

SURVEYOR CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GA CERT OF AUTH. LSF 1121

GEORGIA REGISTERED NO. 2721 3/31/21 LAND SURVEYOR MARIO G. FORTE

*Revised Setbacks 3/31/21

Engineering 303

Boundary and Topographic Survey of:
201 Marietta Street
Fergal Brady
City of Alpharetta
2nd District, 2nd Section
Land Lot 1270
Fulton County, GA

GA Cert. of Auth. LSF 1121

Civil Engineering, Land Surveying, Stream and Wetland Restoration
108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: KFT
Date: 3/30/21
Sheet
1 of 1
Project Number
21-4823

SITE CONCEPT
201 MARIETTA ST.
ALPHARETTA, GA

03.31.21
SCALE: 1"=20'

OWNER:
FERGAL BRADY

172 MARIETTA ST LLC
172 MARIETTA ST
ALPHARETTA GA 30009-1534

ALIMUDDIN LINARSO & MUI NGA LAI
1840 WILLSHIRE GLN
ALPHARETTA GA 30009

ALPHARETTA BEACH HOUSE LLC
131 ROSWELL ST # B201
ALPHARETTA GA 30009

ALPHARETTA MASONIC LODGE #235
194 MILTON AVE
ALPHARETTA GA 30009-1558

ANDERSEN NEIL E
1870 WILLSHIRE GLN
ALPHARETTA GA 30009

ANDERSON RICK
265 MARJEAN WAY
ALPHARETTA GA 30009

ARTHUR L ABBEY & BARBARA L LIVING TRUST THE
260 MARJEAN WAY
ALPHARETTA GA 30009

BALSANO DEBORAH
12028 ORCHID LANE
ALPHARETTA GA 30009

BARRANCA JOHN P & BARRANCA LISA A
12034 ORCHID LANE
ALPHARETTA GA 30009

BEHAR JOSHUA & ORLY
5761 LONG GROVE DR
ATLANTA GA 30328

BERG JOHANN
4951 MARK JOHN WAY
CUMMING GA 30040

BHIMANI NIRAV
2100 WILLSHIRE GLN
ALPHARETTA GA 30009

BOONE RICHARD A JR & GRETCHEN M
285 MARJEAN WAY
ALPHARETTA GA 30009

BRUGNOLI ANDREW & CATHERINE A
12012 ORCHID LANE
ALPHARETTA GA 30009

CALAVAN MATTHEW C & CALAVAN KATHERINE L
205 MARJEAN WAY
ALPHARETTA GA 30009

CALLAWAY WILLIAM H JR
12038 ORCHID LANE
ALPHARETTA GA 30009

CHLOMAV LLC
2365 WALL ST SUITE 120
CONYERS GA 30013

CLARK LOUISE
12044 ORCHID LANE
ALPHARETTA GA 30009

CLINE DANIEL JOSEPH II & KRISTIN BROWN
2045 WILLSHIRE GLN
ALPHARETTA GA 30009

CRAIN LARRY JR & JOY
250 MARJEAN WAY
ALPHARETTA GA 30009

DEMETRIOU CLINTON A & DEMETRIOU JOY D
12024 ORCHID LANE
ALPHARETTA GA 30009

DUFFIE ROBERT & CANDICE VESPER
P O BOX 376
CUMMING GA 30028

FARST RONALD L & SUSAN
12045 ORCHID LN
ALPHARETTA GA 30009

FAY JAMES PATRICK & ELLEN TEDESCO
310 MARJEAN WAY
ALPHARETTA GA 30009

FOWLER SAMUEL WREN
12004 ORCHID LN
ALPHARETTA GA 30009

FOX LYDIA
12022 ORCHID LN
ALPHARETTA GA 30004

GANT STEPHEN
12036 ORCHID LANE
ALPHARETTA GA 30009

GEER WALTER I III
210 MARJEAN WAY
ALPHARETTA GA 30009

GILKEY SCOTT & ALICIA
2095 WILLSHIRE GLEN
ALPHARETTA GA 30004

GOOD MICHAEL & ZARRINA
225 MARJEAN WAY
ALPHARETTA GA 30009

GRIFFIN DAUDA & TYLER DERRICK
305 MARJEAN WAY
ALPHARETTA GA 30009

GRIFFIN DEBRA LYNN
510 TRAMMELL DR
ALPHARETTA GA 30004-1851

HANJI SANJAY& HANJI
2055 WILSHIRE GLEN
ALPHARETTA GA 30004

HARRIS JEFFREY ROBERT & MARY S
240 MARJEAN WAY
ALPHARETTA GA 30009

HELLRIEGEL JOHN EDWARD & JUDITH TOWER
290 MARJEAN WAY
ALPHARETTA GA 30009

HENDRIX ANDREW J & MARES SARA
2085 WILLSHIRE GLN
ALPHARETTA GA 30009

HERRERA DIANA P
2015 WILLSHIRE GLEN
ALPHARETTA GA 30004

HOGUE JOHN F JR
255 MARJEAN WAY
ALPHARETTA GA 30009

HOLMES LAUREN L & MARK J
13900 HAGOOD RD
ALPHARETTA GA 30004

HUSKEY ALYSSA & BAIRD DONALD
12046 ORCHID LN
ALPHARETTA GA 30009

JOHNSON LINCH RESIDENCE TRUST THE
270 MARJEAN WAY
ALPHARETTA GA 30009

JOHNSTON DOUGLAS S
330 MARJEAN WAY
ALPHARETTA GA 30009

JOSHI AMY S & JOSHI SANJIV R
12039 ORCHID LANE
ALPHARETTA GA 30009

JOSHI SANJIV & JOSHI AMY
12053 ORCHID LANE
ALPHARETTA GA 30009

KANDLER KURT EUGENE
15130 TAYLOR RD
ALPHARETTA GA 30004

KEITH ELIZABETH
300 MARJEAN WAY
ALPHARETTA GA 30009

KENDALL LAIRD J & LOUANN B
485 TRAMMELL DR
ALPHARETTA GA 30004-1850

KETAILY RICHARD & LANDRY KEVIN
12051 ORCHID LANE
ALPHARETTA GA 30009

KOBIR MONWARUL M & PARVIN SHAHANARA
2020 WILSHIRE GLN
ALPHARETTA GA 30009

KOPEC MICHAEL J & DEBRA A
295 MARJEAN WAY
ALPHARETTA GA 30009

KRISHNAMURTHY EASWARAN & EASWARAN SRIKRUPA
1990 WILSHIRE GLN
ALPHARETTA GA 30004

KRITEMAN LEWIS S & LAURA H
280 MARJEAN WAY
ALPHARETTA GA 30009

KROGH CHRIS J
310 DESTINY TRC
ALPHARETTA GA 30009

MC SWEENEY STEPHEN D
2030 WILLSHIRE GLEN
ALPHARETTA GA 30004

MINER JONATHAN S
12032 ORCHID LN
ALPHARETTA GA 30009

MOORE WILLIAM & DEBORA A
220 MARJEAN WAY
ALPHARETTA GA 30009

MOSS LESLIE W
214 MARIETTA ST
ALPHARETTA GA 30004

NGUYEN NATHANIEL & DINH CHRISTINA
2060 WILLSHIRE GLEN
ALPHARETTA GA 30004

NIMMO JOHN & SALLY
1860 WILLSHIRE GLEN
ALPHARETTA GA 30004

PAKNIKAR AJAY & APARNA
1980 WILLSHIRE GLN
ALPHARETTA GA 30009

PARK JOAN H
12040 ORCHID LN
ALPHARETTA GA 30009

PATEL SHAILESHKUMAR & DAYALJI PATEL MNESHA
2100 WILLSHIRE GLN
ALPHARETTA GA 30009

PAUL DAVID A & AMY L
12020 ORCHID LN
ALPHARETTA GA 30009-7989

PITTMAN WILLIAM SAMUEL & SUSAN WOODARD
12043 ORCHID LANE
ALPHARETTA GA 30009

PROVIDENCE PARTNERS GROUP LLC
204 MARIETTA ST
ALPHARETTA GA 30004

PRP LAND LLC & VICTORIA SQUARE TOWNHOME ASSN INC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

RAGE AWALE A & RAGE NATIA
2035 WILLSHIRE GLN
ALPHARETTA GA 30009

RATTARY DEBRA ANN
12002 ORCHID LANE
ALPHARETTA GA 30009

REINHARDT MICHAEL
12026 ORCHID LANE
ALPHARETTA GA 30009

ROBINSON GRAEME
2005 WILLSHIRE GLEN
ALPHARETTA GA 30004

RULAND MICHAEL & ELISA STEVENSON
320 MARJEAN WAY
ALPHARETTA GA 30009

SALVANHA JETHER
2065 WILLSHIRE GLN
ALPHARETTA GA 30009

SANCHEZ HECTOR & TUYMER ANTIA V
2010 WILLSHIRE GLN
ALPHARETTA GA 30004

SANDER ANN P
12008 ORCHID LN
ALPHARETTA GA 30009

SAUNDERS JEREMIE A SAUNDERS MARCELLA M
12042 ORCHID LN
ALPHARETTA GA 30009-7989

SAWANT PRASHANT VASANT SAWANT ASHWINI P
2070 WILLSHIRE GLEN
ALPHARETTA GA 30004

SHRIVASTAVA ASHWINI & SAHAY ALKA
2080 WILLSHIRE GLEN
ALPHARETTA GA 30004

SIEGEL FAMILY REVOCABLE TRUST THE
275 MARJEAN WAY
ALPHARETTA GA 30009

SINGH PRIYA R & SHWETA KUMARI
2040 WILLSHIRE GLEN
ALPHARETTA GA 30004

SPERNAK DANIEL R & JANET M
12037 ORCHID LANE
ALPHARETTA GA 30009

SPIEGEL AMY SUE
235 MARJEAN WAY
ALPHARETTA GA 30009

SUAREZ GABRIELA
12041 ORCHID LN
ALPHARETTA GA 30009

SUTTON TIMOTHY E & MARY L
12094 COTTON ALY
ALPHARETTA GA 30009-7983

TALON NEIGHBORHOODS LLC
1418 DRESDEN DR SUITE 200
ATLANTA GA 30319

TANG DARIN & TERI
245 MARJEAN WAY
ALPHARETTA GA 30009

TATARI JILL & BROOKS CHARLES R
2025 WILLSHIRE GLN
ALPHARETTA GA 30004

TRAINUM TIMOTHY WADE & TRAINUM KATARZYNA E
2105 WILLSHIRE GLN
ALPHARETTA GA 30009

VANSANT ROBERT SCOTT & STACEY O
215 MARJEAN WAY
ALPHARETTA GA 30009

VICTORIA SQUARE TOWNHOME ASSOCIATION INC
7380 MCGINNIS FERRY RD SUITE 200
SUWANEE GA 30024

VICTORIA SQUARE TOWNHOME ASSOCIATION INC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

VIRGINIA N BURGESS REVOCABLE LIVING TRUST THE
152 MARIETTA ST
ALPHARETTA GA 30004-1922

VON NORDHEIM LIVING TRUST THE
1850 WILLSHIRE GLN
ALPHARETTA GA 30009

WALDORF WILLIAM
12006 ORCHID LANE
ALPHARETTA GA 30009

WANDRICK GREGORY A & DEVOUS DANIELLE J
1855 WILLSHIRE GLEN
ALPHARETTA GA 30004

WEISHAAR PAMELA & BISHOP LAUREN
12048 ORCHID LN
ALPHARETTA GA 30009

WILLS COMMONS HOMOWNERS ASSOC INC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

WINDSONG TOWNHOME COMMUNITY ASSOCIATION INC
1418 DRESDEN DR SUITE 200
ATLANTA GA 30319

WONG HANSON & KATTI
2090 WILLSHIRE GLN
ALPHARETTA GA 30004

WOODY JOSEPH F & WOODY DESIREE L
230 MARJEAN WAY
ALPHARETTA GA 30009

ZENDEL ERICA L
12047 ORCHID LANE
ALPHARETTA GA 30009

LOT 02

LOT 01

STREETSCAPE CONCEPT

201 MARIETTA ST.
ALPHARETTA, GA 30009

OWNER: FERGAL BRADY

03.31.21