CITY OF ALPHARETTA

FOR OFFICE USE ONLY Case #: MP-24-04/CU-24-06 PH #: PHA24018

Property Taxes & Code Violations Verified

Fee Paid Initial:

COMMUNITY DEVELOPMENT DEPARTMENT	۰	2 Park Plaza		Alpharetta, Ga 30009
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1. This page should be the first page in each of your completed application packets.

PUBLIC HEARING APPLICATION

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

Contact Information:

Contact Name: PAUL MATE	VOSYAN	Telephone: 8187959816
Address: 261 E COLORA	ADO BLVD	Suite: 207
City PASADENA	State: CA Zip: 911	01 Fax:
Mobile Tel: 818-795-9816	Email: PM@DO	MM.ORG
Subject Property Information:		
Address: 970 NORTH POINT DR,	UNIT B-130, ALPHARET	TA, GA 30022 Current Zoning: PSC
District: 10X Section:	Land Lot: Parcel	12 286007550247
District: 10X Section: Proposed Zoning: N/A Current Us		□: 12 286007550247 NAL SERVICES
Proposed Zoning: N/A Current Us		
Proposed Zoning: N/A Current Us This Application For <i>(Check All That Apply)</i>	PROFESSIO	NAL SERVICES
Proposed Zoning: N/A Current Us This Application For <i>(Check All That Apply)</i>	se: PROFESSIO	NAL SERVICES

Applicant Request And Intent

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

The proposed use of the 1,546 sf commercial unit is designated for "Professional Services", and we are requesting to add "Spa Services" in order to allow SEV Laser to provide the full range of its hair removal services.

Applicant's Request (Please itemize the proposal):

- We are requesting a Master Plan Amendment to add 'Spa Services' in Pod B of the North Point Commons Master Plan.

- We are requesting a Conditional Use to allow 'Spa Services' for SEV Laser.

- We are requesting a Variance to the definition of 'Spa Services' to reduce the distance from a similar business. See Spa Services definition below.

Spa Services. A business that provides services requiring a customer to disrobe, which may include non-medical massage, other personal services such as skin, nail, hair treatments, hair removal/waxing, and may have the sale of associated retail products. Such business shall be located within a zoning category allowing retail use, shall not occupy more than 4,000 sq. ft. and shall not be closer than 2,000 ft. to a comparable business. The term "spa establishment" shall not include hospitals or other professional health care establishments separately licensed as such by the state.

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

The proposal would facilitate SEV Laser to operate as a "Spa Service", per the definition in the City of Alpharetta's Municipal Code, and conduct its full range of laser hair removal services.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact N	ome: CH RETAIL FUND II/ATLANT	A STONE WALK, L.L.C.	1	elephone	² (214) 66	1-8000
Address:	3819 MAPLE AVE.			_	Suite:	
City	DALLAS	State: T	x	Zip:	75219	

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: PAUL MATEVOSYAN	Telephone: 818-795-9816
Address: 261 E COLORADO BLVD	Suite: 207
City PASADENA	State: <u>CA</u> Zip: <u>91101</u>
So Sworn and Attested:	
Owner Signature: <u>Please see the attached signature block</u> .	Date:
Notary:	
Notary Signature: <u>Please see the attached notarization.</u>	Date:

LANDLORD:

CH RETAIL FUND I/ATLANTA STONE WALK, L.L.C., a Delaware limited liability company

By: Retail Managers I, L.L.C., a Texas limited liability company its Manager

Start

By:		
Name:	Sterling A. Hillman	
Title:	Vice President	
Executi	ion Date: 3/28/94	

14

STATE OF) SS: COUNTY OF

On this, the 29 day of <u>M2RCh</u>, 2024, before me, the undersigned officer, personally appeared <u>Sterking A. Hill many</u> who acknowledged himself/herself to be the Manager of Retail Managers I, L.L.C., a Texas limited liability company as Manager of CH RETAIL FUND I/ATLANTA STONE WALK, L.L.C., a Delaware limited liability company, and he/she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

Sworn to and subscribed Before me this 28th day DONNA TOOL of (arch 202 Notary Public, State of Texas Comm. Expires 06-15-2025 Notary ID 133156822 Notary Public

Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

The proposal is only for the request for a Master Plan Amendment and the Conditional Use to provide "Spa Services" in order to provide laser hair removal services within an existing 1,546 sf retail unit for SEV Laser. The 1,546 sf retail unit is located inside Building B (Pod B) of the Stone Walk Shopping Center to the South of North Point Drive and North of North Point Parkway. The surrounding properties are all retail units that include Hair Salons, Fitness, and Restaurants.

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

No impact on surrounding properties.

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

No impact on Zoning.

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

No impact on population and traffic. Services at SEV Laser are provided on an appointment basis.

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

No impact to schools and utilities.

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

No impact to Comprehensive Plan / Future Land Use Map. The proposal is only for the request for a Master Plan Amendment and the Conditional Use to provide "Spa Services" within an existing 1,546 sf retail unit for SEV Laser.

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

The existing municipal code has a definition for "Spa Services" and outlines requirements for such services including min. distances to comparable businesses, proximities to State Routes and certain other uses. Our proposal meets all these requirements except the min. distance to a comparable business for which we are requesting a Variance for.

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 <u>ONLY</u> 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.

None.

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

SEV Laser would not be able to operate as its full range of laser hair removal services fall under the City of Alpharetta's definition of "Spa Services".

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

None.

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.

None.

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: SEV LASER - ALPHARETTA

Contact Name: SEV LASER

Telephone: 818-795-9816

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.

PRAN HAYNES BRIDGE LLC FIP MASTER FUNDING I LLC ML NORTHPOINT HOLDING LLC 10885 HAYNES BRIDGE ROAD LLC COLE JO ALPHARETTA GA LLC

NORTHPOINT GEORGIA REAL ESTATE LLC

GEORGIAS OWN CREDIT UNION

GREENE HOGG NP I LLC

ALPHA LAND PARTNERS LLC

12915 HIGHWAY 9 LLC

USR REAL ESTATE HOLDINGS LLC

FIVE NINE SIX SIX NORTHPOINT

NEUSE INCORPORATED

AVENUE 26 HOLDINGS LLC ET AL

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.

VIA LETTER MAIL TO THE FOLLOWING ADDRESS:

PETROSIAN ESTHETIC ENTERPRISES, LLC ATTN: SEVAN SHAHNAZARI 2921 W BURBANK BLVD BURBANK, CA 91504

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.

SEV LASER - ALPHARETTA Public Hearing or Project Name:

Contact Name: SEV LASER

Telephone: 818-795-9816

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.

AFG ALPHARETTA LLC ALPHARETTA PROPCO LLC WRE GRIFFIN I LLC BFC PROPERTIES INC ET AL TRAMELL PROPERTIES LLC CH RETAIL FUND I ATLANTA

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.

Х	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.

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SEV 2921 W Burbank Blvd Burbank, CA 91505

March 26, 2024

City of Alpharetta 2 Park Plaza Alpharetta, GA 30009

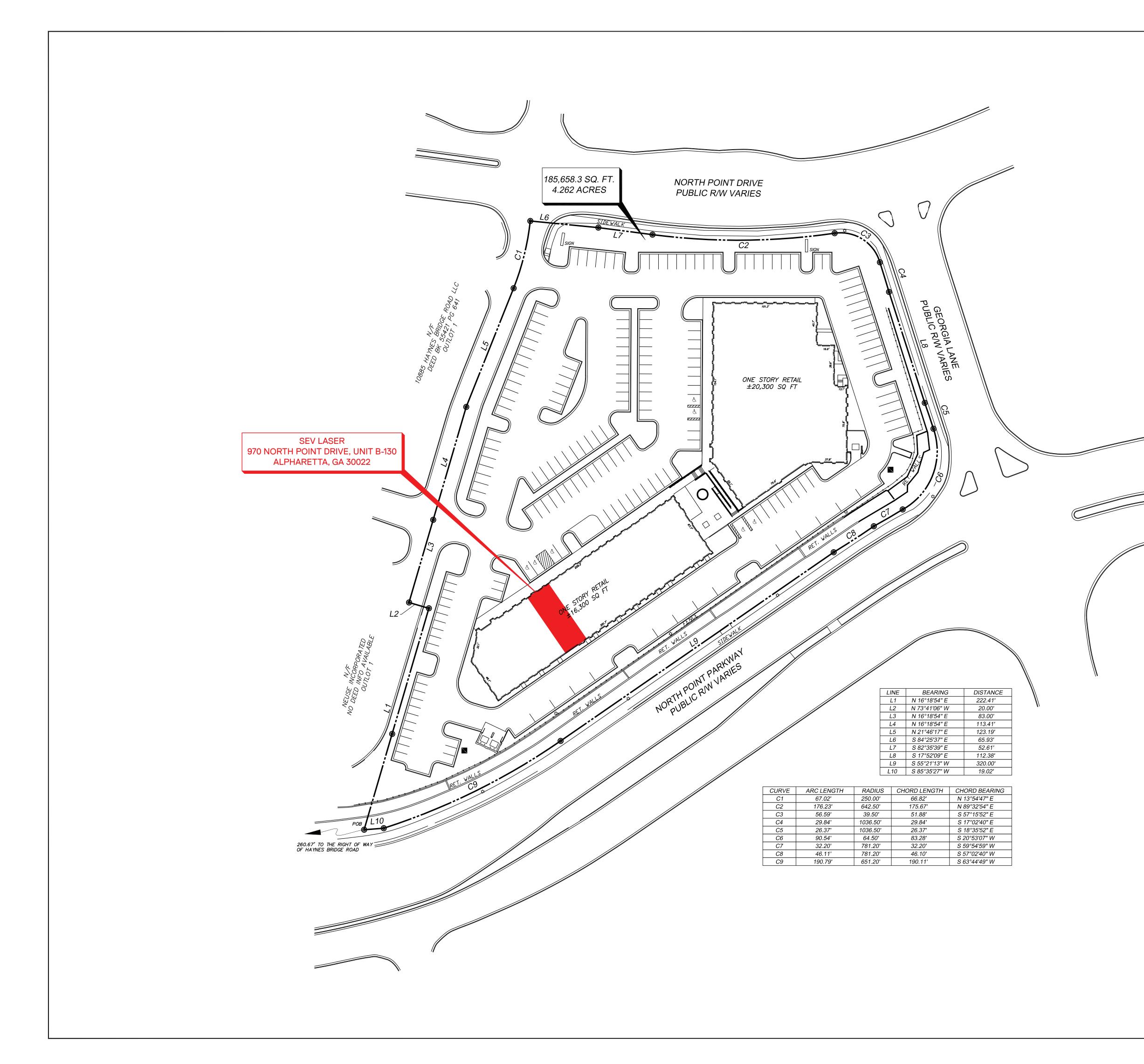
Subject: Letter of Intent for SEV Alpharetta

Business Name:	SEV	
Website:	www.sevlaser.com	
Address:	970 North Point Driv Alpharetta, GA 3002	•
Floor Area:	1,546 sqft	
Hours of Operation:	Monday - Saturday: Sunday:	10:00 AM - 07:00 PM Closed
# of Employees:	Three (3) estimated	employees
Services Provided:	Laser Hair Removal Skin Tightening Injectables	
Other Locations:	See Page 2	

Other Locations: 1. 3400 Around Lenox Rd NE Suite 202B, Atlanta, Georgia, 30326 2. 9200 Lebanon Rd #32, Frisco, Texas, 75035 3. 4668 SW Loop 820, Fort Worth, Texas, 76109 4. 2811 McKinney Ave Ste 24, Dallas, Texas, 75204 5. 208 Colorado St, Austin, Texas, 78701 6. 4340 Westheimer Rd Unit 120, Houston, Texas, 77027 7. 2320 N Lincoln Ave, Chicago, Illinois, 60614 8. 218 N 1st St, Minneapolis, Minnesota, 55401 9. 410 S. Rampart Blvd, Suite 140, Las Vegas, Nevada, 89145 10. 3820 Chaplin PI #713, Chevy Chase, Maryland, 20815 11. 1180 SW 2nd Ave, Miami, Florida, 33130 12. 1055 Parkford Dr. Suite 200, Redlands, California, 92374 13. 100 Park Plaza, Ste 171, San Diego, California, 92101 14. 1002 Prospect St., La Jolla, California, 92037 15. 9660 Haven Ave. Unit 110, Rancho Cucamonga, California, 91730 16. 1492 N Webb Ave, Meridian, Idaho, 83642 17. 2222 Michelson Dr., Suite 242, Irvine, California, 92612 18. 1511 Frankford Ave Suite A, Philadelphia, Pennsylvania, 19125 19. 6511 E Pacific Coast Highway Suite G2A, Long Beach, California, 90803 20. 1200 N Pacific Ave Suite 104, Glendale, California, 91202 21. 8428 Melrose PI Ste F, Hollywood, California, 90069 22. 8469 Melrose Pl, Los Angeles, California, 90069 23. 8465 Melrose Place, Hollywood, California, 90069 24. 1244 Hermosa Ave., Hermosa Beach, California, 90254 25. 3840 Old Topanga Canyon Rd, C2, Calabasas, California, 91302 26. 12826 Stockdale Hwy, Bakersfield, California, 93314 27. 400 W Broadway 2nd floor, New York, New York, 10012 28. 32 Court St, New York, New York, 11201 29. 290 5th Ave, 5th Floor, New York, New York, 10001 30. 120 Central Park South, Suite 1F, New York, New York, 10019 31. 7875 N Via Del Rio, Fresno, California, 93720 32. 1112 Galleria Blvd. Suite 160, Roseville, California, 95678 33. 3856 Fallon Road, Dublin, California, 94568 34. 15466 Los Gatos Blvd Ste 211, Los Gatos, California, 95032 35. 1551 Civic Drive, Walnut Creek, California, 94596 36. 1445 Burlingame Ave, Burlingame, California, 94010

37. 2180 Market Street, San Francisco, California, 94114

38. 417 3rd St, San Rafael, CA 94901



0' 64' 128'	SHEET NO.
	SITE PLAN
AND SALES	PROJECT NO. 2355
	970 NORTH POINT DR. UNIT 130 ALPHARETTA, GA 30022
With All All	SEV LASER ALPHARETTA PROJECT ADDRESS
	PROJECT NAME
	DATE 03/28/24 PUBLIC HEARING
	OWNER PEE 2921 W BURBANK BLVD BURBANK, CA 91504
	DOMM 261 E COLORADO BLVD. #207 PASADENA, CA 91101 T + 1 213 222 8135

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Sugarcoat/Stonewalk/North Point Master Plan

Deed Back 56164 Pg 349

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EXHIBIT A

Land Description

All that track of at parce) of land lying and being in Land Lots 754, 755, 796 and 797 of the 1st District, 7nd Section, Fullon County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the seatern right-of-way line of Haynes Bridge Road and the northern right-of-way line of North Point Parkway (a variable right-of-way): running thence northeasterly along the axid right-of-way line of North Point Farkway a disause of 260.67 feet to a point marked by an iron pin, said point being the TRUE POINT OF BEGINNING. Thence, leaving the aforesaid right-of-way line of North Point Parkway, run North 168 12' 54" East, a distance of 222.41 feet to a point marked by an iron pin;

Thence, run North 73° 41' 06° West, a distance of 20.00 feet to a point marked by Thence, run North 15" 18" 54" Part, a distance of \$3.00 feet to a point morked by a

Thence, run North 16" 13" 34" East, a distance of 113,41 feet to a point marked by

Thence, two North 21° 46' 17" East, a distance of 123.19 feet to a point marked by a nall;

Run thence, along the arc of a curve to the left, an arc distance of 67.02 feet (sold arc having a radius of 250.00 feet), on a chord bearing of North 13° 54° 47° East, a coord distance of 56.82 feet, to a point marked by null located on the zoutherly right-of-way line of North Point Drive (a variable right of way);

Thence, run South 84° 25' 37" Essi, along soid right-of-way line of North Point Drive, a distance of 65.93 feet to a point;

Thence, continuing along said right-of-way line of North Point Drive, run South 82" 35' 39" liast a distance of 52.61 feet to 2 point;

Thence, continuing along said right-of-way line of North Point Drive, along the set of a curve to the left, run an are distance of 176.23 feet (asid are hoving a radius of 642.50 feet), on a chord bearing of North 89 32 54" Eact, a chord distance of 175.67 feet to a point located at the intersection of the aforesaid southerly tight-of-way line of North Point Drive and the right-of-way line of Ucorgia Lane (a variable right-of-way);

Exhibit A- Land Description

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THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE MOURANCE COMPANY, COMMIDDENT MUMBER 2-33750, CATED FERMINARY 13, 2018.

(C) EASEMENT FROM E. D. DHOMAS TO GEORGA POMER COMPARY, GATED JAY 14, 1838, MLED FOR RECORD JAY 28, 1838 AT 1:32 P.M., RECORDED IN DEED DOOK ISBN, PAGE 541, RECORDS OF PARTCH COUNTY, GEORGIA.

WAY AFFECT SUBJECT SITE IR AMATE IN NATURE TO VACLE TO FLOT (H) EASDADHT FROM CUY K. FOCE TO GEORGA PORCH COMMANY, DATED MARCH & TRAT, FILED FOR RECORD AMAL 26, 1277 AT 2-41 P.M., RECORDED IN DEED BOOK 6680, PAGE 66, AFDRESAD RECORDE

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DOES NOT APPEAR TO AFTECT DE SUBJECT PROPERTY.

(1) CASSMONT FROM JAMESTORN LAND INVESTORS ALL LP. TO GEORGIA PORCH COMPANY, DATED JELY 12, 1998, FUED FOR RECORD WAY 14, 1997 AT 11:14 A.M., RECORDED IN DEED MORY 22594, PAGE 132, AFORESKO RECORDS

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PETERS SUMMER SIE MANNET IN MARKET TO VALLE TO PLOT

(1) EASTMENT FROM HOP'S CIRL & BAR, WC. TO DEDROA FORER COMPANY, CATED JAKUNY 20, 1880, FLID FOR RECORD JAKY 13, 1888 AT 8:30 A.M., RECORDED IN GED BOOK 27261, PACE 223, AFGESAD RECORDS.

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(O) CARDARNT FROM SCHWATT, LLC TO GEORGA PORER COMPANY, DATED JANUARY 28, 2001, FILE FOR RECORD JANE & JEOF AT 2:30 P.M., RECORDED IN DEED BOOK JOHET, PAGE 1, AFORESAID RECORDS.

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EXPERT.

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AFTECTS SUBJECT STE AS PLOTTED

(1) ALL REDE MATTERS AS OSSELDED BY THAT CORTAN PLAT OF SUMEY PREMARD BY LANDING SUMEYING AND MARTING PAC Dated Jaky 21, 2007, Branno the Sidmathe and Seal of James H. Rader, Ochran Reisstered Sumeyor, Seal Ho. 3013 CUMBENT CONDUTIONS SHOW

SURVEY LEGAL DESCRIPTION

ALL TRACT OF PARCEL OF LAND LINK IN AND BEING IN GEORGIA LAND LOTS 754, 755, 798 AND 797, DISTRICT 1, SEETIN 2, CITY OF ALPHANETYA, FULTON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTIMING AT A POINT AT THE WIDTSECTION OF THE EAST MONT OF MAY OF MAINES BROOK MOND (PUBLIC MONT OF THY WARES AND THE MONTH MONT OF MAY OF NOTTH POINT PAREMAY (PUBLIC MONT OF THAY WARES). MENCE CAST ALONG THE SAM MONT OF MAY OF NOTTH MONTH AN ADDITANCE OF MONT THAT FOR A POINT, WHICH IS THE FORTH OF MEDIANNES

SAD TRACT OF PARCEL OF LAND CONTAINS 4.282 ACRES AND IS DEPICTED ON THAT ALTA/ACSW PLAT OF SURVET PREPARED BY LANDFRD SURVETWIC AND MARPING, WC, SCALED AND CONTRELD BY JAKES H. RADER, ORS NO. 3033, DATED MARCH 15. 2018.

SEV LASER 970 NORTH POINT DRIVE, UNIT B-130 ALPHARETTA, GA 30022

