# CITY OF ALPHARET

# PUBLIC HEARING APPLICATION

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COMMUNITY	DEVELOPMENT	DEPARTMENT
COMMODIALL	DEVELORMENT	DEPAK I/MEINI

- 2 PARK PLAZA
- ALPHARETTA, GA 30009

- This page should be the first page in each of your completed application packets.
- It is preferred that all responses be typed. Illegible applications will not be accepted.
- 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.
- 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.
- Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
- If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact		
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COINGCI	1111101	manon.

Contact Information:		
Contact Name: Brent Beecham	Telephone:	7708627895
Address: 4575 Webb Bridge Rd	<u>.</u>	Suite: <b>#5400</b>
City Alpharetta State: GA Zip: 30005	Fax:	
Mobile Tel: 7708627895 Email: brent@md-at	l.com	
Subject Property Information:		
Address: 116 N Main St.		Current Zoning: DTMU
District: 1ste Section: 2nd Land Lot: 1252 Parcel ID: 2	22 -48	322-1252-057-5
Proposed Zoning: DTMU Current Use: Office/Restaurant		
This Application For <i>[Check All That Apply]</i> :		

#### Th

Conditional Use

Rezoning

Variance

Master Plan Amendment	Comprehensive Plan Amendment
Master Plan Review	
Public Hearing	

Exception	Other

(Specify): Certificate of Appropriateness

### APPLICANT REQUEST AND INTENT

\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\				
What is the proposed use(s) of	the property?			
Restaurant per our zonir	g conditions.			
Applicant's Request (Please ite	mize the proposal):			
Modify the existing structure.	ture to extend the rear o	of the building	and expand the b	pasement level of the
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Applicant's Intent (Please describe what the proposal would facilitate).

Modifications are intended to make the structure suitable for a full service restaurant per our zoning conditions for use of the building.

# PROPERTY OWNER AUTHORIZATION

•				
roperty Owner Information:				
Contact Name: 116 North	n Main LLC (Brer	nt Beecham)	elephone: <b>7708627</b> 8	95
Address: 4575 Web	b Bridge Rd	· · · · · · · · · · · · · · · · · · ·	Suite: <b>#5400</b>	
City Alpharetta		Stafe: GA	Zip: 30005 -	
uthorization:				
I do solemnly swear and attes the records of Fulton County, for Public Hearing before the	Georgia, of the property ic	dentified below, which is t	at I am the legal owner, as re the subject of the attached A	eflected in oplication
As the legal owner of record applicant in the pursuit of the	d of the subject property, Application for Public Heal	I hereby authorize the in ring in request of the items	ndividual named below to c indicated below.	act as the
Annexation	Special Use			
Rezoning	Conditional Use			
Variance	Master Plan			
Land Use Application	× Other Certification	ate of Appropriateness	<b>.</b>	
Property Owner's Authorized A	pplicant (if applicable):			
Name of Authorized Applicant:	Tracy Ward	· · · · · · · · · · · · · · · · · · ·	elephone: 404-405-8	3662
Address:			Suite:	
City Cumming		State: GA	Zip: 30040	
So Sworn and Attested:				
Owner Signature:	100		Date: 3 (1/2)	1
Notary:	1 0 N 1	Michael R Kirton NOTARY PUBLIC Fulton County, GEOR My Commission Exp. 11/12/2024	GIA {	
Notary Signature: Mucha	al. K That	······································	~~~ Date: 3-11/	s i.

### 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: Brent Beecham

Subject Public Hearing Case: 116 N Main St. Application for Historic Designation

#### 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.

Position: n/a
Value:
-

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	allo	Date:	3/	7/	24
		-			

### 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 H	earing or Project Name:	116 N	North Main Stree	et
Contact	Name: Brent Be	echam	<u> </u>	Telephone: 770-862-7895
The follo adjoinin	owing people will be notil ng property owners MUST	fied of this app The notified. U	plication and provided informati Ise additional pages as needed.	on describing the subject proposal. Please note that ALL
See	email list			
Method the meth	by which these individual hod of contact that will be	ls will be conto used.	acted. Please mark all that apply	ı. If you select "Other," please provide a description of
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.

I am available by phone, email or onsite meeting. Have exchanged a number of emails with adjoining neight including the HOA on Lily Garden.

CURRENT OCCUPANT
116 N MAIN ST
ALPHARETTA GA 30009

GEISEL PAMELA A 1000 POWERS PL ALPHARETTA GA 30004

WEST MAIN I LLC 1001 CAMBRIDGE SQ SUITE A ALPHARETTA GA 30009

SBLD PROPERTIES LLC 1030 POWERS PL ALPHARETTA GA 30004 BERMIC RPOPERTIES LLC 1040 POWERS PL ALPHARETTA GA 30009 MERIDIAN GROUP INC THE 1050 POWERS PL ALPHARETTA GA 30004

100 NORTH MAIN ST ALPHARETTA LLC 1055 POWERS PL STE B ALPHARETTA GA 30009 EHORSE L L C 1070 POWERS PL ALPHARETTA GA 30004 INJURY & WELLNESS SPECIALISTS OF GEORGIA LLC 1080 POWERS PL ALPHARETTA GA 30009

ERIC S CHOFNAS PC 1100 POWERS PL ALPHARETTA GA 30004 MAIN STREET COMMONS OFFICE PARK OWNERS ASSOCIATION INC 1102 ABBEY CT ALPHARETTA GA 30004

AB REAL ESTATE INVESTMENTS LLC 1110 POWERS PL ALPHARETTA GA 30004

ROBERTSON SHERYL S 1120 POWERS PL ALPHARETTA GA 30009-8359 ORGANIC SUGARING & WAXING LLC 1130 POWERS PL ALPHARETTA GA 30009 D AURIA DIANE 115 LILY GARDEN PL ALPHARETTA GA 30009

BROOKS DANIELLE A & MUENCHOW DARIN 116 LILY GARDEN PL UNIT 12 ALPHARETTA GA 30009

BROWN MONDI PROPERTIES INC 11675 CENTURY DR STE D ALPHARETTA GA 30009 SIMMONS NICHOLAS A & MELINDA 117 LILY GARDEN PL ALPHARETTA GA 30009

SANDRA LEE FITZMAURICE REVOCABLE TRUST THE 118 LILY GARDEN PL UNIT 13 ALPHARETTA GA 30009

KUELBS JAMES & JUDITH 119 LILY GARDEN PL ALPHARETTA GA 30009 LAMONTE DAVID & REGINA 121 LILY GARDEN PL ALPHARETTA GA 30009

GRONHOLM SCOTT 12200 KING CIR ROSWELL GA 30075 CARRUTHERS RICHARD A SR & CARRUTHERS MARTHA PATTEE 124 LILY GARDEN PL ALPHARETTA GA 30009

BUNCH DEREK 1255 RIVERSIDE RD ROSWELL GA 30076

HAWKINS HOLMES J III & TRACEY 126 LILY GARDEN PL ALPHARETTA GA 30009 O DONNELL ROBERT J & CHERYL C 134 N MAIN ST ALPHARETTA GA 30004-1623 BERGMAN KENNETH IAN & MICHELLE 137 CANTON ST ALPHARETTA GA 30009

GIANNOU MICHAEL P & GIANNOU CHRISTIJHANNA 139 CANTON ST UNIT 5 ALPHARETTA GA 30009

DOMINO TRUST THE 141 CANTON ST UNIT 4 ALPHARETTA GA 30009 SPENELLO JAMES PATRICK & SPENELO RHONDA DENISE 143 CANTON ST ALPHARETTA GA 30009

**DONALD A & KRISTA L DEMARINIS** 145 N MAIN LLC RADLEY DANIEL G & CHERYL C REVOCABLE TRUST THE 147 CANTON ST **14342 CLUB CIR** 145 CANTON ST ALPHARETTA GA 30004 **ALPHARETTA GA 30009 ALPHARETTA GA 30009 BROWN & MONDI PROPERTIES INC** ALBRIGHT IDEAS LLC AR INVESTMENTS LLC 159 N MAIN ST 18 CUMMING ST 200 VIOLET GARDEN WALK **ALPHARETTA GA 30009 ALPHARETTA GA 30009 ALPHARETTA GA 30009 NORSWORTHY PAUL RICHEY BRIAN & MOLLY** 1060 POWERS PLACE LLC & NORSWORTHY BARBARA M 205 SMOKETREE TER 204 VIOLET GARDEN WALK 202 VIOLET GARDEN WALK **ALPHARETTA GA 30009 ALPHARETTA GA 30005 ALPHARETTA GA 30009** ROWLES DOUGLAS M BRACKEN LAWRENCE J II & TRACY C BEANIES PROP LLC 206 VIOLET GARDEN WALK 208 VIOLET GARDEN WALK 231 VAUGHAN DR **ALPHARETTA GA 30009** ALPHARETTA GA 30009 **ALPHARETTA GA 30009** JORDAN D WESLEY DONOHO LANNY **BRUDDY LLC** 2441 US HWY 98 W STE 108 2711 CANOPY CIR 31 CHURCH ST SANTA ROSA BEACH FL 32459 **ALPHARETTA GA 30009 ALPHARETTA GA 30009** TROTTER HOLDINGS INC JMX BRANDS PROPERTIES II LLC **CADY JOSHUA & STEPHANIE** 37 CHURCH ST 3709 N LOCKWOOD RIDGE RD 40 CUMMING ST ALPHARETTA GA 30004 SARASOTA FL 34234 **ALPHARETTA GA 30009** MANNING ON THE SQUARE CHURCH STREET COMMERCIAL PROPILIC RMHSLB OWNER 1 LLC COMMUNITY ASSN INC 435 ST REGIS DR 4400 NORTHPOINT PKWY # 295 4400 NORTH POINT PKWY STE 295 **ALPHARETTA GA 30022 ALPHARETTA GA 30022 ALPHARETTA GA 30022** ZIMMERMAN JONATHAN S & BROCK 116 NORTH MAIN LLC **BDS REVOCABLE TRUST THE** ZIMMERMAN MARY PROSSER 4575 WEBB BRIDGE RD SUITE 5400 51 CHURCH ST 53 CHURCH ST UNIT 10 **ALPHARETTA GA 30005 ALPHARETTA GA 30009 ALPHARETTA GA 30009 BUTTS ROBERT R BREEN JAMES J & LEILA RUTH AVON MICHAEL V & DENISE** 5360 FRANKLIN GOLDMINE RD 55 CHURCH ST 57 CHURCH ST **ALPHARETTA GA 30009 ALPHARETTA GA 30009 CUMMING GA 30028** 

SAPPINGTON DANIEL RAY & BRENDA SMITH 59 CHURCH ST ALPHARETTA GA 30009

PUJARI SAGER S & SALL PRAJAKTA 600 LEWIS PL ALPHARETTA GA 30009 LEDFORD MICHELLE LEIGH 610 LEWIS PL ALPHARETTA GA 30009 BRAY JEFFREY P & MICHELLE 620 LEWIS PL ALPHARETTA GA 30009 BOYK WILLIAM W JR & NANCY JANE 630 LEWIS PL ALPHARETTA GA 30009 PETER & CARRIE TUNKEY LIVING TRUST THE 640 LEWIS PL ALPHARETTA GA 30009

WEST MAIN I LLC 6400 LILY GARDEN PL ATLANTA GA 30339 GU LEI 650 LEWIS PL ALPHARETTA GA 30009 TAYLOR MORRISON OF GEORGIA LLC 6845 SHILOH RD E STE D3 ALPHARETTA GA 30005

ALPHARETTA FIRST UNITED METHODIST CHURCH INC 69 N MAIN ST ALPHARETTA GA 30009

TROTTER HOLDINGS INC 690 E MAIN ST CANTON GA 30114 COLLINS MARINE GROUP LLC 725 COOPER SANDY CV MILTON GA 30004

F9 PROPERTIES LLC 844 ALTON RD # 3 MIAMI FL 33139 VASSAR TYLER M & KATHLEEN T VASSAR 1999 LIVING TRUST THE 89 CANTON ST ALPHARETTA GA 30009-3632

SIMS BRIAN P & LINDSAY 91 CANTON ST ALPHARETTA GA 30009

CANTON STREET FD DEVELOPMENT PARTNERS LLC 91 W WIEUCA RD BLDG/STE A 2000 ATLANTA GA 30342

BECHER MICHELLE 93 CANTON ST ALPHARETTA GA 30009 ASHER RABUN LEIGH & RABUN LEE W III 95 CANTON ST ALPHARETTA GA 30009

BECKER TIMOTHY A & KELLY L 97 CANTON ST # 2 ALPHARETTA GA 30009

PHILLIPS RICHARD MARK & NATALIE 99 CANTON ST ALPHARETTA GA 30009

#### **DESIGNATION OF A HISTORIC PROPERTY (Wills Overlook - Earl Wood house)**

a. Is the property of historic, cultural, aesthetic or architectural significance to the City, the region, the State, or the nation; or

The property is of historic and architectural significance to the City.

b. Does the property possess historic integrity (in terms of its location, design, setting, materials, workmanship, feeling, and association) for all periods related to the significance of the property; and

The property possesses historic integrity due to its location at the Southern entrance to the City of Alpharetta and its design which is reminiscent of the early 1900 era.

- c. Is the property deemed worthy of preservation (and the benefits available due to such status) following reasons:
  - The property is an outstanding example of a building representative of its era and over 75 years old, and
  - The property is one of the few remaining examples of a past architectural style or type and over 75 years old.



March 10, 2024

RE:

116 North Main Street

**Design Standards for Proposed Material Changes.** Any material change in appearance to a historic property shall comply with the following minimum standards:

1. General Standards. All material changes in the appearance of exterior architectural features of the historic property shall conform with the United States Secretary of the Interior's <u>Standards for the Treatment of Historic Buildings with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings</u> (the "U.S. Secretary of the Interior's Standards and Guidelines"), as applicable.

**COMMENTS:** To be clear, this guidelines document referenced above, and the City's focus, is exterior appearance. Our proposed project is primarily an interior renovation. Very little of the exterior is changing beyond necessary repairs.

- 2. Street-Facing Facades. All street-facing facades must be compatible with the existing or original structure:
  - a. The proportion between the width and height of the proposed alterations must be compatible with any street-facing facade of the existing or original structure.
  - b. The proportions and relationships between doors and windows in street-facing facades must be compatible with the existing or original structure.
  - c. Any alterations consisting of side additions to a street-facing facade must have a minimum setback of twelve (12) inches from the plane of the existing street-facing facade, and any associated roofline must have a minimum setback of twelve (12) inches from the existing roof line.
  - d. The following exceptions to the foregoing minimum setback requirements will be permitted where there is, on the effective date, an existing side addition or side porch to a street-facing facade:
    - i. An existing open-air porch that does not comply with the 12-inch setback requirement may be enclosed within the existing plane of the porch; and
    - ii. An existing side addition that does not comply with the 12-inch setback requirement may be extended a further five (5) feet to the side of the same plane as the existing side addition.

**COMMENTS:** Again, our proposed project is primarily an interior renovation. Any repairs and maintenance will be "compatible with the existing or original structure" as required. The only new addition is limited to the middle of the rear façade and will not be visible from Main Street. Note: any current side views of the house from Main Street are significantly concealed by the presence of new multi-story buildings on both sides.

3. Height and Roof Shapes. The height of the proposed alterations must be compatible with the existing building or structure. The design of the roof and any dormers must be compatible with the existing roof and dormers. Any alterations must preserve the existing or original roof ridge, roof pitch and overhangs of the existing or original building or structure and new or altered dormers must be compatible with the typical styles of dormers associated with the original building or structure.

**COMMENTS:** As mentioned above, the only addition is a new room on the rear that will serve as a service entrance and kitchen for an expected restaurant usage. The new roof over that new room will be flat with a surrounding parapet wall to screen the various equipment pieces required to facilitate and support a commercial kitchen. We are convinced that this design solution will transform the house's new function without ANY minimization of its original and historic characteristics as viewed from Main Street.

4. Architectural Details. Architectural details and materials must be incorporated as necessary to relate the new with the old and to preserve and enhance the character-defining features of the existing or original building or structure. Windows may be replaced as long as they contain real or simulated divided lights, grille patterns, sizes and shapes that are compatible with the typical style of windows associated with the original building or structure and otherwise comply with the requirements of this subparagraph.

**COMMENTS:** All existing and/or original architectural details will be repaired as needed but remain as is. The singular addition on the rear will be compatible in scale and colors (to the original) but does not attempt to mimic or compete with the original brick and sloped roofs. We want to hide the addition as much as possible (from Main Street), and not compete or confuse what is original with what is new. We believe our solution is both attractive and functional while academically correct in its salvation and separation of historical vs. new.

- 5. Retention of Original Structure. After completion of the proposed alterations:
  - a. 100% of the existing street-facing facade width and height must be retained intact consistent with the other requirements of this ordinance.
  - b. At least 75% of the floor area of the original structure must remain. Interior renovations and any restoration to match the original will not be deducted in determining compliance with the 75% requirement.

**COMMENTS:** As indicated above, 100% of the street-facing structure remains... including the side covered portecochere, which currently has structural damage but will be repaired. We have not removed any main floor area. In fact, we are expanding the basement area (unseen from exterior) and adding a new room on the rear... as stated in previous comments.

- 6. Landscape Requirements. Landscaping in front yards shall be subject to the following standards:
  - a. Trees greater than six (6) inches in diameter shall be conserved, whenever possible;
  - b. Plantings and landscapes that are significant in defining the character of a property or area shall be retained;
  - c. Diseased or deteriorated plantings and landscapes that are significant in defining the character of a property or area shall be replaced with healthy specimens of identical or similar species, and the landscape shall be retained; and
  - d. Landscaping in front yards shall be designed to reflect the period or style of the principal structure on the property.

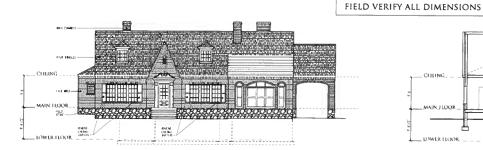
**COMMENTS:** All trees and landscaping elements have been fully reviewed and determined as part of the larger full site Land Disturbance Permit # D230009.

#### **END OF LETTER RESPONSE**

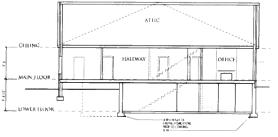
Sincerely,

D. Tracy Ward, Architect





1 EAST ELEVATION



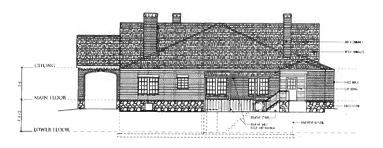
6 LONGITUDINAL SECTION



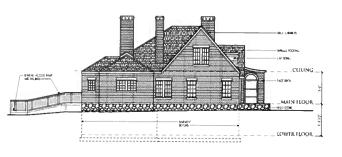
NORTH ELEVATION



S CROSS SECTION\_



(3) WEST\_ELEVATION\_



SOUTH ELEVATION

# House Repurpose & Renovation

116 North Main Street Alpharetta, GA



### Committee Addition The performs analyse analyses from a non-continuated to prevent Consequence Addresses A

ARCHITECT D. Tracy Ward

# Design Professional D. Tracy Ward, CA #8230

Issue Date	02/29/2024
Date >	Description
03/15/2023	Owner Review Progress
03/31/2023	Pricing
12/20/2023	Design Review/Pricing
01/15/2024	Preliminary Review
02/29/2024	Shell Demo/Reno/Addition

#### Project Name 116 North Main Street

l	Project Number	19030

Drawn by	JB/DTW
Designed by	DTW
Checked by	DTW

As Built Elevations & Sections

Sheet Number AB2.0













