



Design Review Board
September 10, 2024

STAFF REPORT
(For Demolition Review)

PROPERTY INFORMATION

Address: 2560 Bethany Bend
District/Land Lot: 2 /0894 & 0895
Character Area: Central Milton
Existing Zoning: AG-1
Overlay/FBC: Rural Milton Overlay
Acres: 2.015
Existing Use: Residential

Request: To demolish 1-story wood-frame house, 4 wood-frame buildings, concrete driveway and concrete pad.

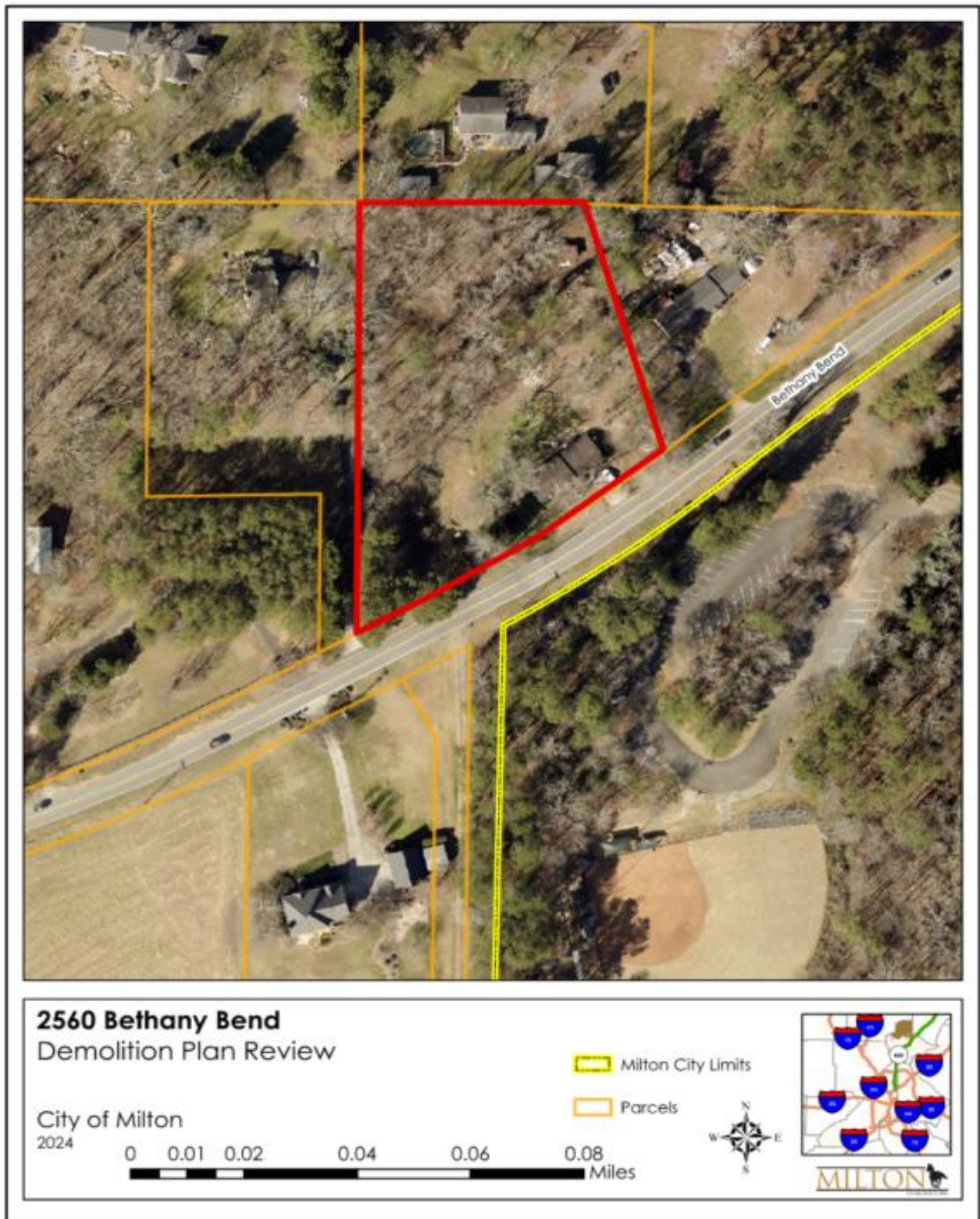
Owner: Edward Karram
Address: 2560 Bethany Bend, Alpharetta GA 30004

Applicant: Ihssan Hashem
Address: 3275 North Point Parkway, Suite 201, Alpharetta GA 30005



Demolition Plan Review – 2560 Bethany Bend
Prepared by the Community Development Department for the
Design Review Board Meeting on September 10, 2024

SITE MAP



COMMUNITY DEVELOPMENT STAFF ANALYSIS

STAFF CONTACT: Jackie Jennings
678.242.2513

Background:

The subject site is made up of 2.015 acres located in the Southeast quadrant of Milton. The property is located across from North Park. The applicant requests a Certificate of Appropriateness to demolish the existing 1-story wood-frame house, 3 additional wood-frame buildings located behind the house, 1 wood structure next to the house, concrete driveway, and pad as shown on the site plan received by the Community Development Department on July 15, 2024. After the demolition has been carried out, the applicant plans to subdivide the property into 2 lots to build two new residential homes per lot.

Standards for Consideration:

UDC 12.8.6(c) - Criteria for approving a demolition permit.

The City of Milton Design Review Board shall use the following criteria in deciding to approve or deny a demolition permit:

1. Is the building or structure listed on the "Georgia's Natural, Archaeological and Historic Resources Geographic Information System"?
2. Is there any historic, scenic, or architectural significance of the building, structure, site, or object?
3. Is there any significant importance of the building, structure, site, or object to the ambiance of the area?
4. Would it be difficult or impossible to reproduce such a building, structure, site, or object because of its design, texture, material, detail, or unique location?
5. Whether the building, structure, site, or object is one of the last remaining examples of its kind in the neighborhood or the city.
6. Whether there are definite plans for use of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be.
7. Whether reasonable measures can be taken to save the building, structure, site, or object from collapse.
8. Whether the building, structure, site, or object is capable of earning reasonable economic return on its value.

Recommendations:

Community Development staff determines that the application for a Certificate of Appropriateness for demolition complies with the criteria according to Sec. 12.8.6(c) of the Unified Development Code. Neither of the structures requesting to be demolished on the property are listed in Georgia's Natural, Archeological, and Historic Resources GIS and Milton's Historic Survey List. Additionally, there is no significant importance or value of these structures whether historic, scenic, or architectural. Therefore, Staff recommends **Approval** of the demolition plan with the following comments:

- Applicant must submit a complete Demo Permit Application to include:
 - a) Demolition/Site Plan.
 - b) Letter from Pest Control Service verifying that property is free of vermin and other pests that may migrate to other properties, or that vermin and other pests have been properly exterminated.
 - c) A letter documenting if asbestos is present or not present in the existing structure, and documentation confirming removal and disposal of asbestos materials as necessary.
- If not used, septic and/or well must be demolished in place or removed from the site according to Fulton County's procedures.
- Show limits of disturbance (tree save fence at the edge of disturbance and silt fence in front of the tree save fence).
- No trees are to be removed without obtaining a permit from the city.
- Level and grass the area that was disturbed.