



AGENDA #:

6 B

DESIGN REVIEW BOARD APPLICATION

MEETING DATE: July 9-24

TYPE OF REVIEW: FINAL COURTESY CASE # _____

PROJECT INFORMATION

PROJECT NAME: New Horse Barn Build

PROJECT ADDRESS: 16135 Lively Rd Milton GA 30004

OVERLAY/FORM BASED CODE: Rural Milton Overlay

HAS LDP/BUILDING PERMIT BEEN SUBMITTED FOR REVIEW? YES NO

PROJECT TYPE (CHECK ONE): SITE/LANDSCAPE

BUILDING

SALES TRAILER

DEMOLITION

ZONING/USE PERMIT/VARIANCE

OTHER (EXPLAIN) _____

PROJECT DESCRIPTION: Horse Barn to be located within 100' of neighbouring property lines.

APPLICANT/REPRESENTATIVE INFORMATION

CONTACT PERSON NAME: Asiya Taleel

COMPANY: _____

ADDRESS: 16135 Lively Rd. Milton GA 30004

PHONE: 404-788-4139 FAX: _____

EMAIL: Saddleup3@gmail.com

APPLICANT'S SIGNATURE: To the best of my knowledge, this application is correct and complete. I understand that I, or my representative should be in attendance at the Design Review Board meeting on July 9th 2024, at 6:00pm, to present this project. To the best of my knowledge, I have met all applicable Overlay/Form Based Code conditions (Hwy 9/Deerfield, Birmingham, Crabapple, Rural Milton.)

Applicant: Asiya Taleel Date 5/29/24

VARIANCE COURTESY REVIEW (6B)

Applicant: Asiya Jaleel

Address: 16135 Lively Road

Request(s): Sec. 8.8.6.2 - Unified Development Code

- **Part 1:** To reduce the proposed barn housing animals distance requirement from 100 feet to 58.7 feet adjacent to the north property line for a proposed barn.
- **Part 2:** To reduce the proposed barn housing animals distance requirement from 100 feet to 58.3 feet adjacent to the northeast property line for a proposed barn.
- **Part 3:** To reduce the proposed barn housing animals distance requirement from 100 feet to 77.9 feet adjacent to east property line for a proposed barn.

MILTON

ESTABLISHED 2006





V24-12
16135 Lively Road

City of Milton
2024

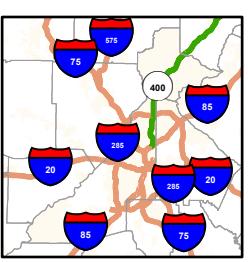
6B

Milton City Limits

Parcels

0.08 Miles
0.08 Miles Milton
Miles

0 0.01 0.02 0.04 0.06



MILTON
ESTABLISHED 2006

Letter of Appeal

Board of Zoning Appeals
City of Milton
2006 Heritage Walk
Milton, GA 30004

Dear Members of the Board of Zoning Appeals,

I am writing to respectfully request a variance to zoning ordinance Sec. 8.8.6 (2), which requires that any structures housing livestock must be located at least 100 feet from all property lines. Having grown up with a love and passion for the equine animal, and being involved in the equestrian industry for two decades, it was a dream come true when we were able to move to our own property within Milton a little over two years ago. Milton's commitment to honoring the rural integrity of the city by being forthright in their support of horse owners and enthusiasts, is what attracted us to lay down roots here. Almost ten years ago now, I was able to acquire my current horse with whom I've made many lasting memories with, and is now creeping up to an age where he will need more round the clock support. I would like to honor him by caring for him myself, with my wish being for him to live on our property so that I may see to all aspects of his care.

In planning for the future barn, I came to learn that there would be no way we could build a structure that would adhere to the Sec. 8.8.6 (2) ordinance, due to the very narrow width of our property. It is our hope to install a small 10x28', red, Amish made barn, of oak and pine with asphalt shingles. It will have a small tack room in the center, with two run in shed openings on either side. I enjoy keeping horses as naturally as possible, which includes as much time outside in nature as their heart desires. They will be free to come and go from the shed as they please, with its primary purpose being storage, and shelter from severely inclement weather. We seek to be allowed to locate the new barn 68.7' from the northern property line, as well as 58.3' from the north eastern property line, and 77.9' from the eastern property line with our neighbor Paul Lewis Jr., of whom owns all the land at these junctions.

There are many barns and sheds dotted along Milton with the same aesthetic we are aiming for, and I feel it will in no way offend, but rather it will compliment the surrounding area. Our neighbors themselves have chickens and are planning to bring home a few donkeys in the next coming months. They have been utterly supportive in us planning to add horses to the area, especially since there are horses a short walking distance from both our homes.

A. Relief, if granted, would not offend the spirit or intent of the Ordinance:

Regarding condition A, this variance request does not offend the spirit or intent of the ordinance. Horse barns and run in sheds are essential structures that provide shelter for horses from inclement weather, as well as help horse owners have a designated place out of the elements for veterinary care and other miscellaneous maintenance duties. The proposed barn location is already located within the City of Milton's development standards, with its only issue being the

intent to use the structure for livestock (horses). The City of Milton has a proud equestrian heritage, and the addition of this horse barn would only add to that legacy.

B. Extraordinary and exceptional situations or conditions:

Regarding condition B, there are indeed extraordinary and exceptional situations and conditions pertaining to this property that would present undue hardship in building this barn. Our property is about 200' wide at its longest width, so there would be no way to comply with ordinance Sec. 8.8.6 (2), even if the barn was located right in the center of the property. Thus, there is no way to build the barn within the ordinance's parameters with the way our property is shaped.

C. Relief if granted would not cause a substantial detriment to the public good and surrounding properties:

Regarding condition C, we have designed to keep the proposed barn's size as small as possible and located out of sight from neighbors, to create as little disturbance as possible should this variance be granted. Like it was stated above, the barn's proposed location is already within the City of Milton's development standards for normal buildings, with the exception being that it will house horses. There will be no detriment to the public good or surrounding properties in building this barn.

D. That the public safety, health and welfare are secured, and that substantial justice is done:

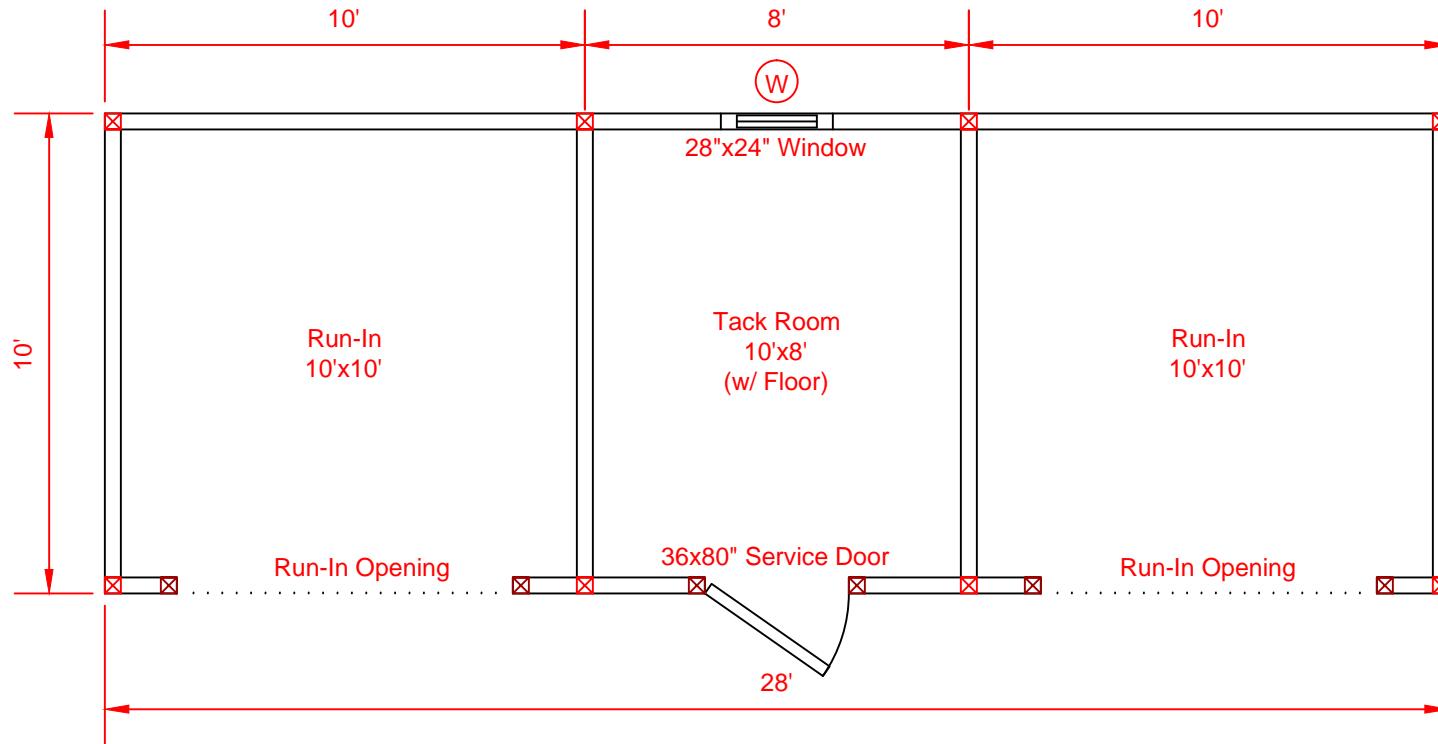
Regarding condition D, granting this variance will not pose a problem to public safety, or health and welfare. Rather it will ensure the public's safety by ensuring that any horses housed on our property have adequate and compliant shelter.

Milton is an equestrian city that proudly showcases the emblem of the horse on their logo. With that statement, it is my opinion that adding an additional barn to the beautiful rural landscape that is currently the city of Milton, will only add to the neighborhood's beauty and charm.

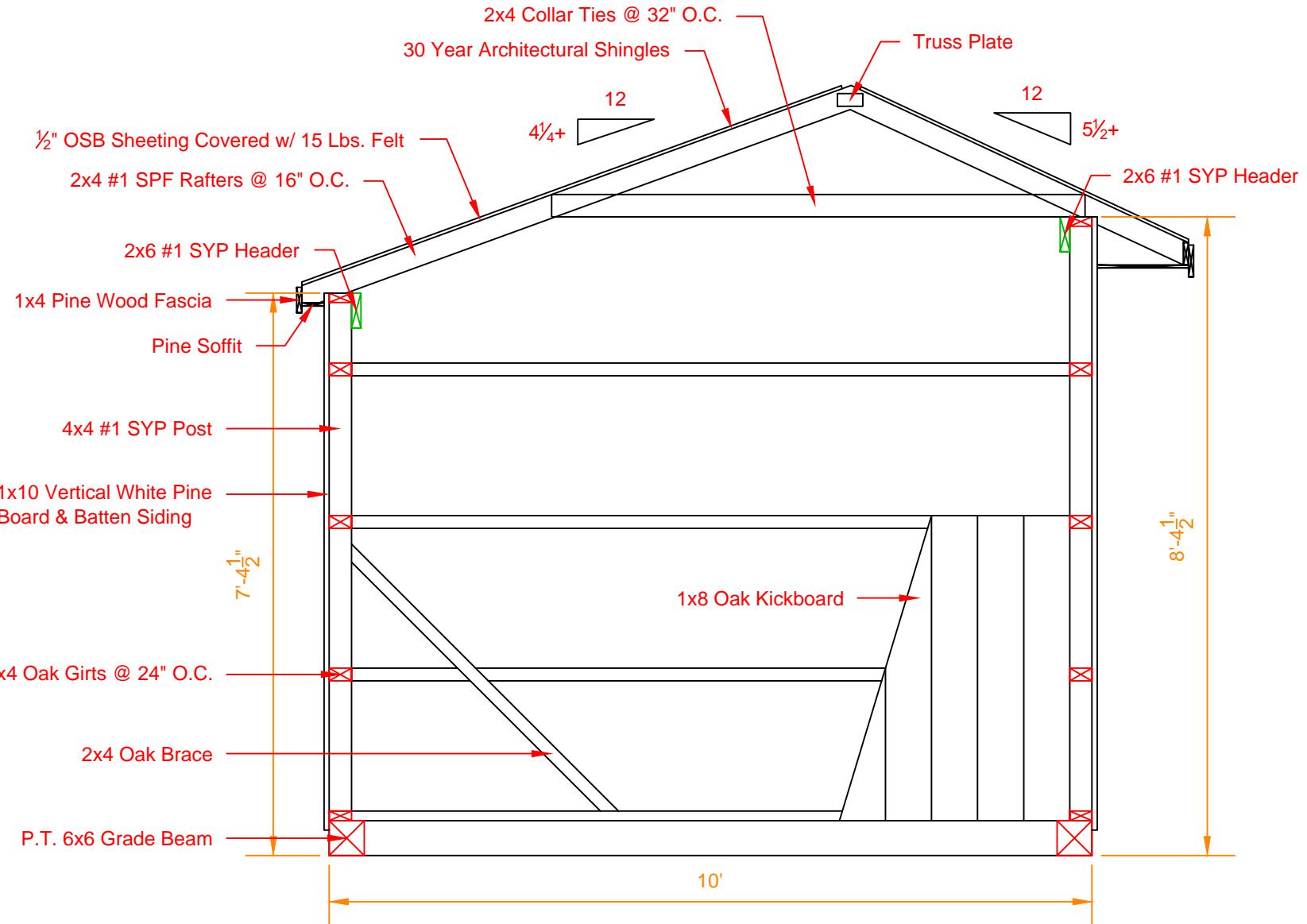
In conclusion, I am greatly appreciative of the board of zoning appeal's consideration of this variance request, and remain open to feedback and any questions you might have pertaining to this project.

Thank you for your valuable time,

Sincerely,
Asiya Jaleel

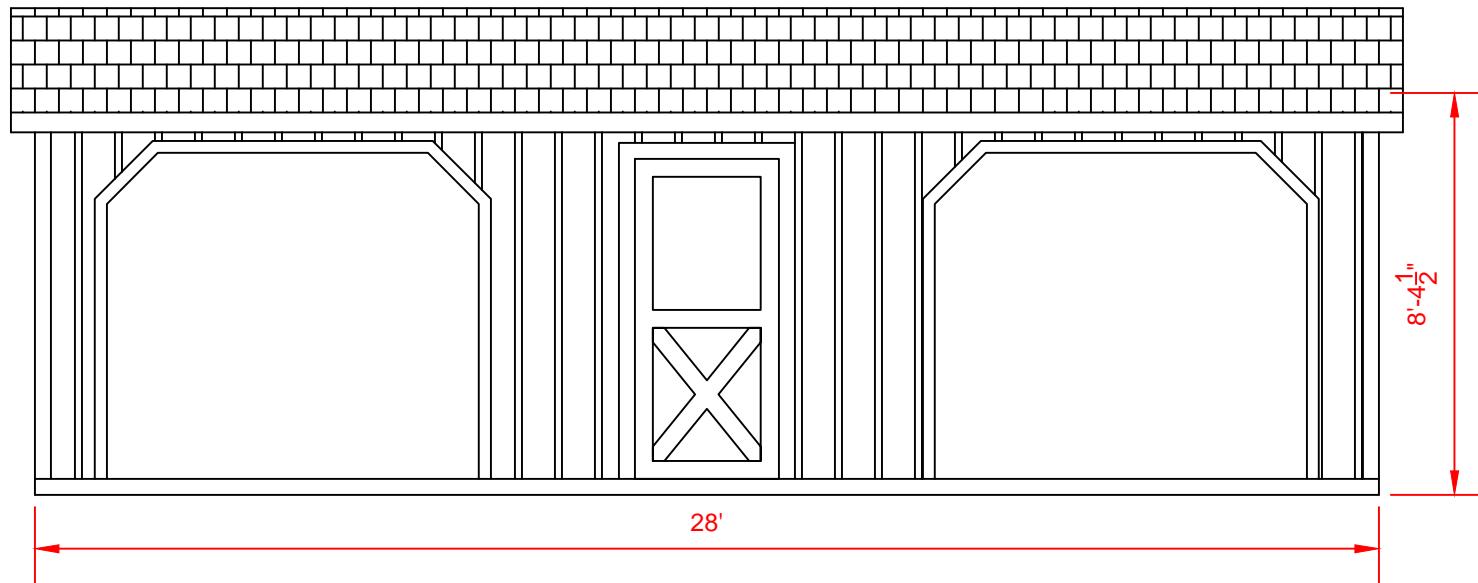


DESIGN	CONTRACTOR	CUSTOMER	DRAWN BY: David S.	PLAN NO: 24210
Corral Creations 3310 Highway 72-221 Greenwood, SC 29649	Horizon Structures LLC 5075 Lower Valley Road Atglen, PA 19310	Asiya Jaleel 16135 Lively Road Alpharetta, GA 30004	DATE: June 3, 2024	PAGE: 1 of 5
			REVISIONS: 0	PLAN-DESCRIPTION
			10' x 28' Run-In Shed Floor Plan Scale: $\frac{1}{4}$ " = 1'	

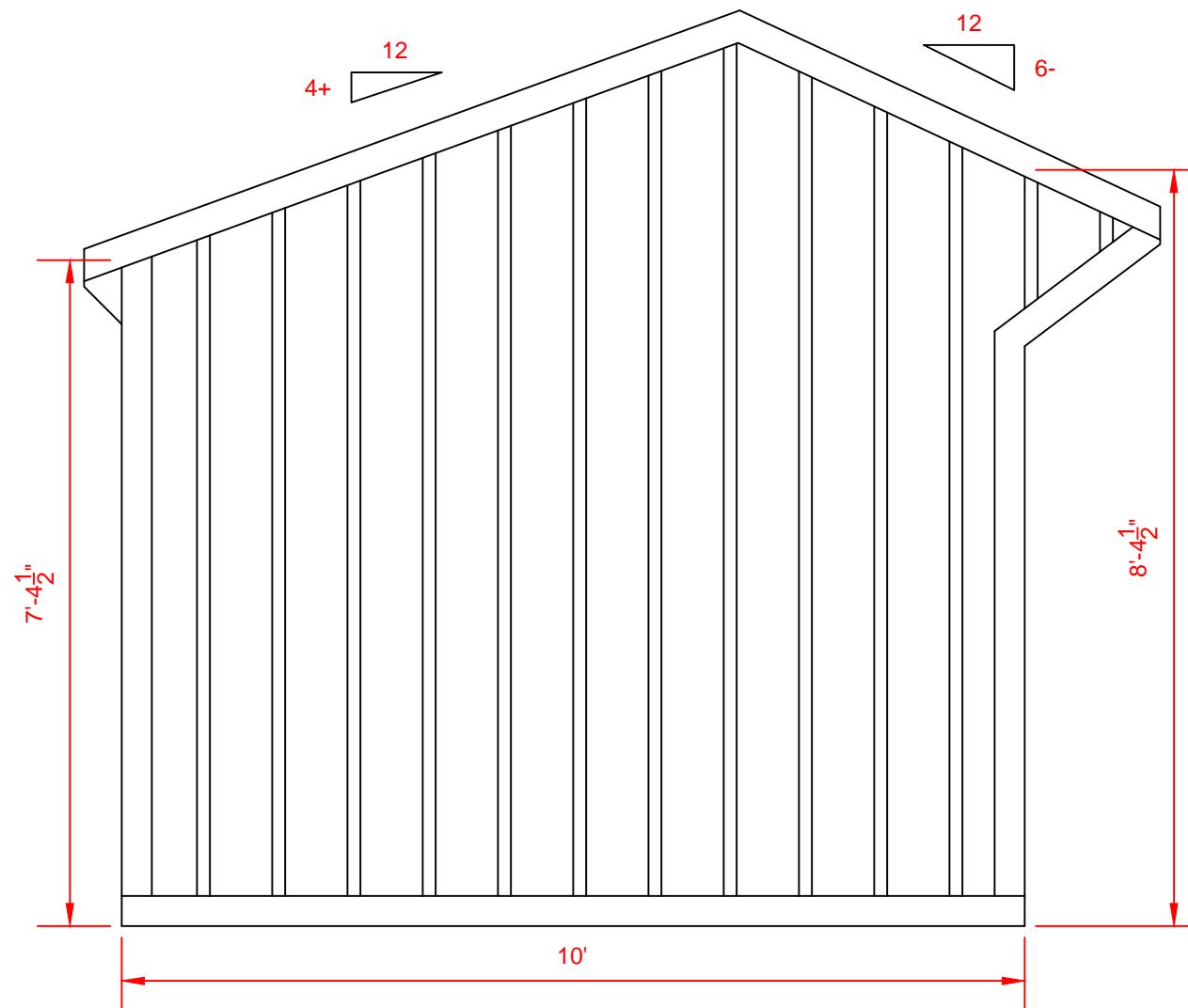


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Corral Creations 3310 Highway 72-221 Greenwood, SC 29649	Horizon Structures LLC 5075 Lower Valley Road Atglen, PA 19310	Asiya Jaleel 16135 Lively Road Alpharetta, GA 30004	DATE: June 3, 2024	REVISIONS: 0
PLAN-DESCRIPTION			10' x 28' Run-In Shed Building Section Scale: 1/2" = 1'	



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PLAN-DESCRIPTION			REVISIONS: 0	
10' x 28' Run-In Shed Front Elevation Scale: 1/4" = 1'				



PLAN NO: 24210

PAGE: 4 of: 5

DRAWN BY: David S.

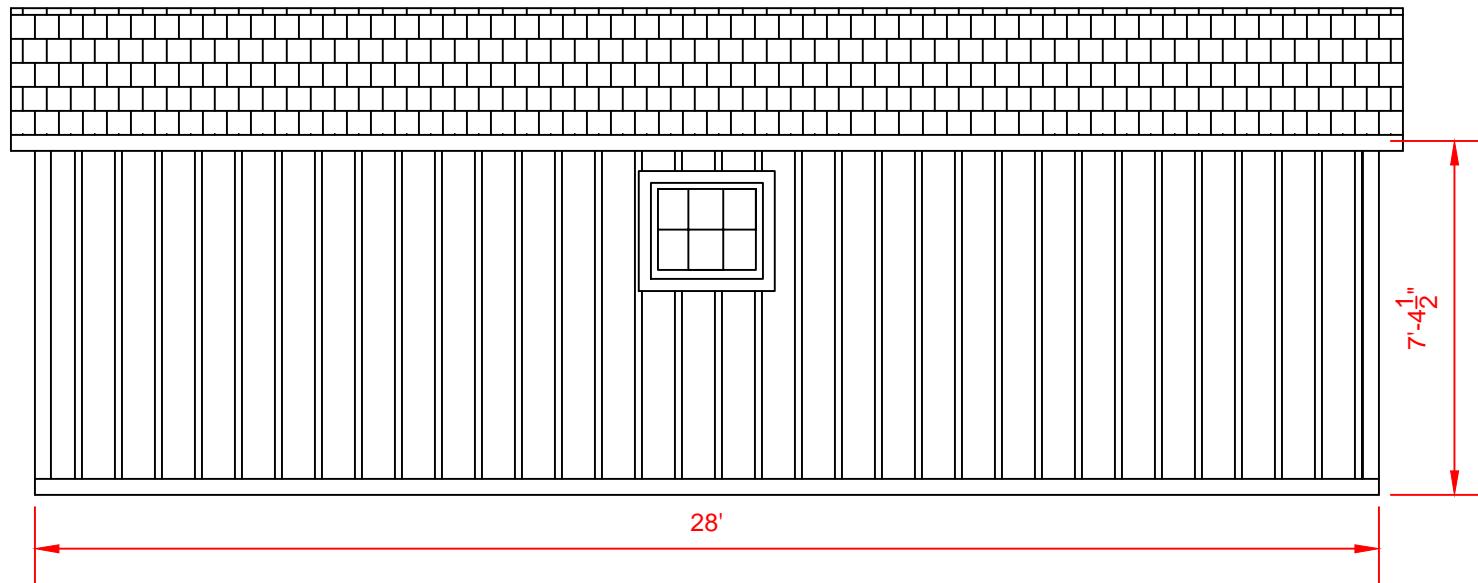
DATE: June 3, 2024

REVISIONS: 0

PLAN-DESCRIPTION

10' x 28' Run-In Shed
Side Elevation
Scale: 1/2" = 1'

DESIGN	CONTRACTOR	CUSTOMER	PLAN-DESCRIPTION	
Corral Creations 3310 Highway 72-221 Greenwood, SC 29649	Horizon Structures LLC 5075 Lower Valley Road Atglen, PA 19310	Asiya Jaleel 16135 Lively Road Alpharetta, GA 30004	10' x 28' Run-In Shed Side Elevation Scale: 1/2" = 1'	



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Corral Creations 3310 Highway 72-221 Greenwood, SC 29649	Horizon Structures LLC 5075 Lower Valley Road Atglen, PA 19310	Asiya Jaleel 16135 Lively Road Alpharetta, GA 30004	DATE: June 3, 2024	REVISIONS: 0
PLAN-DESCRIPTION				
10' x 28' Run-In Shed Rear Elevation Scale: $\frac{1}{4}$ " = 1'				

Color Swatches

Stain Colors



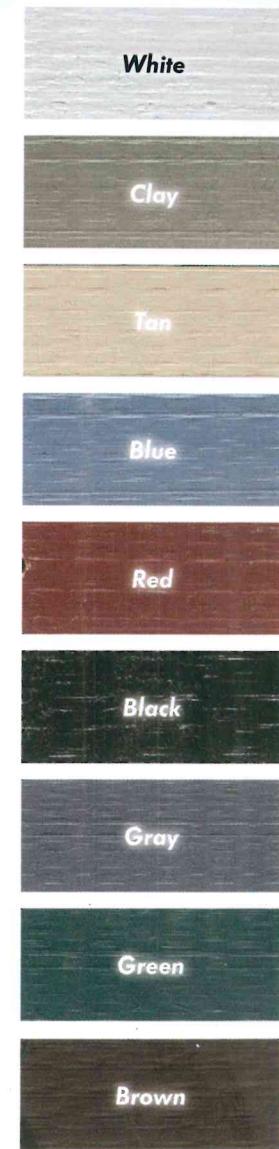
Metal Roof & Siding Colors



Shingle Colors



Paint Colors



Colors May Vary

BARN SHINGLES



Charcoal



Barkwood



Weathered Wood



Pewter Gray



Hickory



Hunter Green



Williamsburg Slate



Shakewood



Foxhollow Gray



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Adjacent Neighbor Support Map

1 support letter: 

• 3325 Longstreet Road



Variance Support Letter

I have reviewed the site plan and support the variance request at 16135 Lively Rd. Milton Ga 30004, to allow a proposed new barn housing animals to reduce the distance requirement from 100' to 58.7 feet adjacent to the north property line, as well as 58.3 feet adjacent to the northeast property line, and 77.9 feet adjacent to the east property line.

Owner name & address:

Paul R. Lewis, Jr. 3235 Longstreet Road, Milton, GA 30004

Date: June 7th, 2024



Paul R. Lewis, Jr.

PARCEL INFORMATION:
Parcel Id No.: 22 533003240169

Property is Zoned AG-1, City of Milton

Building setback lines are shown hereon. Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

Development Standards (City of Milton Municode):

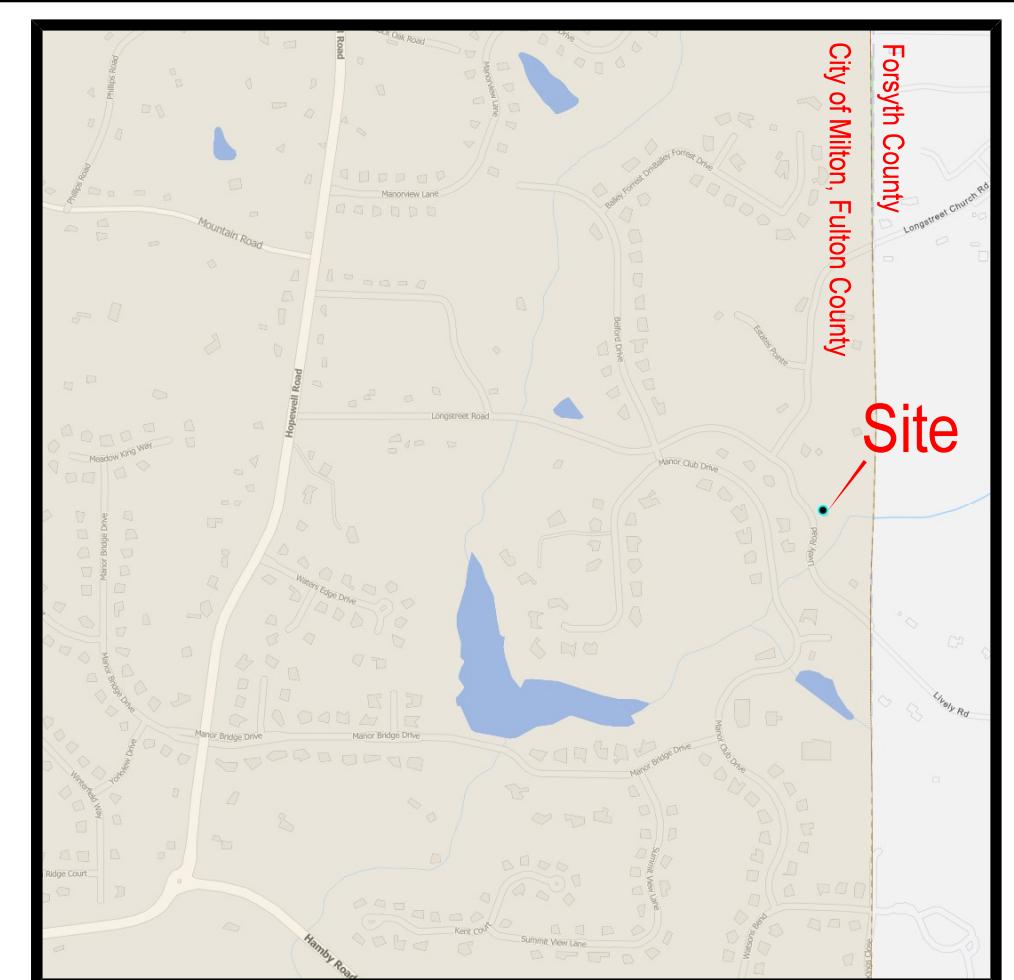
Setbacks:

Front: 60 Foot
Side: 25 Foot
Rear: 50 Foot

Tract 1 Setback Note:
City of Milton requires all structures housing animals to be a minimum of 100 feet from all property lines.

RTK GPS BOUNDARY SURVEY NOTES:

- Type of Survey: RTK (Real Time Kinematic)
- Average Positional Accuracy Per Point: 0.04'
- Horizontal Datum: NAD83 (2011)
- Fixed Control Used: SmartNet network.
- Geoid: Ellipsoid: GRS1980
- Combined Grid Factor: 0.999850070 w/ a Bearing of S 12° 32' 32" W, a distance of 614.32' from Control Point "A" to Control Point "B".
- Date of Fieldwork: 7/06/23.



LOCATION MAP
NOT TO SCALE

ENVIRONMENTAL NOTES:

- Stream Buffers shown as required by the State of Georgia and Fulton County.
- No attempt was made by this firm to determine presence of wetlands.
- No attempt was made by this firm to determine the presence of specimen trees.

Reserved for Clerk of Superior Court

ABBREVIATION LEGEND:

AE	= access easement
CB	= catch basin
CL	= centerline
CMF	= concrete monument found
CMP	= corrugated metal pipe
CO	= clean out
CT	= crimp top pipe
CP	= communication pedestal
DE	= drainage easement
DI	= drop inlet
DIP	= ductile iron pipe
DWCB	= dbl. wing catch basin
FH	= fire hydrant
GI	= grate inlet
GW	= guy wire
HW	= head wall
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
PI	= pedestal inlet
PL	= property line
POL	= point on line
PP	= power pole
RB	= reinforcing bar
RCP	= reinforced concrete pipe
R/W	= right-of-way
SSE	= sanitary sewer easement
SWCB	= single wing catch basin
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:

	double wing catch basin
	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
	stop sign
	buffer
	bldg setback
	fence
	overhead electric
	underground electric
	water line
	sanitary line
	gas line
	computed point

SURVEY NOTES:

- Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
- Matters of record not shown hereon are excepted.
- Bearing basis derived from 2 control points set with Carlson BRx7 GPS System and SmartNet network. All other work performed with methods described below.
- Measurements shown are US Survey Feet (ground).
- Field angles and linear distances measured using a Leica TS 12P Robotic Total Station.
- 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, monumetation shown was found.
- No evidence of human burials or cemeteries was observed on site during the course of the fieldwork.
- Riparian boundaries subject to change due to natural forces and may not represent the actual limit of title.
- This plat has been calculated for closure and is found to be accurate within one foot in 465,756 feet.

GENERAL NOTES:

- 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.
- 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.
- 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.
- 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.
- Location map from Fulton County GIS.
- All building ties are perpendicular to the property lines unless otherwise noted.
- Only Surface Observable Utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.

REFERENCES:

- Limited Warranty Deed to Asiya Ehab Jaleel and Zacharia Munir Kashlan and Ehab S. Jaleel and Munir Kashlan recorded in Deed Book 65536, Page 542.
- Minor Plat for Asiya Jaleel Et Al. recorded in Plat Book 466, Page 32.
- Survey for Derek Zitterauer prepared by APLUS Surveying, dated 03-03-15.

FLOOD HAZARD NOTE:

A 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. 13121C0017G of Fulton County, GA. (Community Panel No. 1306730017G), most recently revised 6/19/20.

0' 30' 60' 90'
Scale: 1" = 30' (22" x 34") 1" = 60' (11" x 17")

REVISIONS:		
NO.	DESCRIPTION	DATE
1	Adjust barn location and add Tract 1 Setback Note	7/17/23
2	Revised northerly adjacent owner info.	4/11/24
3	Remove proposed barn location	4/12/24
4	Add lot coverage chart	4/23/24
5	Add proposed barn location	5/08/24
6	Add dimension for proposed barn	6/04/24

SURVEYOR CERTIFICATION:

This plat is a retraction 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

