

Primary and Secondary Application

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RECEIVED

V-24-0010
September 30, 2024

PLANNING & ZONING

Property Owner/Applicant Information

Property Owner: Shakerag HOA Phone: 770-653-0522 (Sylvia Cone - Treasurer)

Address: 7220 Devonhall Way, Johns Creek, GA 30097

Phone: 770-653-0522 (Sylvia Cone - Treasurer)

Email: sylvia.cone@shakeraghoa.com

Applicant: Shakerag HOA – Sylvia Cone, Treasurer; Alan Wyatt, HOA Board Member; CarolLynn Kent, Committee Tennis Chair

Address: 7220 Devonhall Way, Johns Creek, GA 30097

Contact Person: Sylvia Cone - Shakerag HOA Treasurer Phone: 770-653-0522

Email: sylvia.cone@shakeraghoa.com

Email: alan.wyatt@shakeraghoa.com; carollynnkent@gmail.com

Briefly Describe Variance Request

We are seeking to build two 25'x20' Covered Pavilions with concrete flooring, lighting, and electricity to add spaces for our residents to hold family gatherings, events, and offer a space for tennis match viewing.

These structures would be situated near our existing tennis courts and parking lots on the top of the hill that leads down to the tennis courts. These courts already exist in the buffer zone by the homeowners' property lines.

The total footprint square footage of encroachment would be only 860 sq.ft. With the existing greenery buffer, the homeowners would not be exposed to a direct view of the additional structures.

Our community was developed 30 years ago, when the area was Fulton County, long before the City of Johns Creek was created. At that time, there were no required buffers between homeowner's property lines, and community amenities. Now as a part of the City of Johns Creek, there is a 100' buffer zone requirement between a homeowner's property line and community structures. We are asking you to consider the benefit to our community this project would supply.

Parcel Information

Assessor's Parcel Identification Number (PIN): 11 117204290638

Land Lot & District: N LAND LOTS 429, 430, 439,
AND 440 OF THE 1ST SECTION, 1ST DISTRICT OF FULTON COUNTY, GEORGIA, AS BEING
Site Address: RECREATION AREA, UNIT 2 OF THE DEVONHALL SUBDIVISION, AS PER RECORDED IN
PLAT BOOK PAGE 177, PAGE 8 FULTON COUNTY GEORGIA

Variance Application 7220 Devonhall Way, Johns Creek, GA 30097

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February 8, 2024

Subdivision Name (if applicable): Devonhall

Parcel Size: TRACT CONTAINING 240,614 SQUARE FEET, 5.524 ACRES AS PER SURVEY

Zoning and Land Use

Existing Zoning Designation and Case Number: R-4A, Z-89-014

Zoning of Surrounding Properties: (N) R-4A (S) R-4A (E) R-4A (W) R-4A

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Notarized Certification

To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Johns Creek Zoning Ordinance.

Owner Signature: NA Date: _____

Applicant Signature: [Signature] Date: 09/27/2024

Sworn to and subscribed before me this 27th Day of September 2024.

NOTARY PUBLIC:

Signature: Shailesh Barot

Email: store6549@thepssstore.com

Phone Number: 4703957487

