

Letter of Appeal - Shakerag HOA Variance Request

Dear Johns Creek Zoning and Variance Board Members,

We are writing on behalf of the Shakerag HOA community, which consists of 610 single-family residences within the neighborhoods of Laurelwood, Devonhall, Amberleigh, and Huntington. We respectfully request your consideration of our variance application to construct two Multi-Use Pavilions within our Common Area for the benefit of our residents.

Our community, developed over 30 years ago when this area was part of Fulton County, predates the establishment of the City of Johns Creek and the current zoning regulations. At the time, there were no buffer requirements between property lines and community amenities. Under the city's current ordinances, a 100-foot buffer zone is required between homeowner property lines and community structures.

We are proposing the construction of two covered pavilions, each measuring 25' x 20', with concrete flooring, lighting, and electrical outlets. These pavilions will serve multiple purposes, such as providing dedicated spaces for family gatherings and viewing tennis matches. Presently, Shakerag has only one pavilion, which is also located within the 100-foot buffer zone, and lacks a community clubhouse. This shortage of communal space often forces residents to rely on informal, outdoor setups for various events, regardless of weather conditions.

In addition to addressing this gap in community spaces, the pavilions would contribute to increasing property values and align our amenities with those of neighboring communities that already offer such facilities to their residents. The proposed structures will be situated near the existing tennis courts and parking lot, at a distance comparable to current community facilities. They will have minimal visual impact due to the existing greenery buffer, ensuring that nearby homeowners' views and privacy are not compromised.

A critical point to consider is that during tennis matches, attendees often set up temporary tables and tents on grassy areas that already encroach on the buffer zone. Constructing permanent pavilions will not only organize these gatherings into designated spaces but also likely reduce noise and general disruption. By providing a fixed area, it could enhance safety, structure, and overall enjoyment for our residents and visiting teams.

The total encroachment of the proposed structures would be limited to 860 sq. ft., and we are confident that this slight encroachment into the buffer zone is far outweighed by the positive impact on the community. Noise levels are expected to remain consistent with current usage, and the pavilions will be a valuable addition to Shakerag, offering much-needed recreation and gathering spaces while enhancing property values for all

homeowners, in line with the overall improvements been driven in the city of Johns Creek.

We kindly ask the Board to consider the significant community benefits of this project when reviewing our variance request and hope you will approve the construction of these pavilions.

Respectfully,
Members of the Shakerag HOA and Committees

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V-24-0010
September 30, 2024

PLANNING & ZONING