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City of Johns Creek
Community Development

Anu Sheth & Lokendra Upadhyay
1130 Matheson Way
Johns Creek, GA 30022

Johns Creek Community Development
11360 Lakefield Drive
Johns Creek, GA 30097

Re 1130 Matheson Way, Variance Request

To Whom it may concern,

We are a unique lot bordered by the Country Club of the South (CCS) golf course on the rear and by a major neighborhood street, Merriweather Woods. Our request is to build outside the Building Setback Line to construct our outdoor project consisting of a pool and pavilion (containing fireplace and kitchen).

We are requesting variance for a maximum of 21 feet outside of the BSL on the rear border of the lot with the total proposed impervious outside BSL equal to 1137 square feet.

Our hardship is because of our lot's location and topography which is sloped such that we cannot put the pool flat and requires a retaining wall that is outside the BSL. We are unable to build within the setback as that would make our pool very close to the golf cart path bordering the back of our unique lot. Additionally, this is not allowed by the Golf Club or the Home Owners Association. Forcing the placement of the outdoor pavilion (including a kitchen) within the setback makes for an unsightly, poor design and flow of the outdoor space we are proposing to create.

Our Mitigation plan will offset the encroachment with a planting plan that will aesthetically enhance the view. It will include sizable trees along Merriweather Woods. Throughout the rest of the lot we will have several small shrubs and flowering plants and trees. (The specifics of the planting plan are enclosed with our application).

Our project will not have any negative impact on our one adjacent neighbor who we have contacted and supports our project. In addition, we have obtained approval from The Country Club of the South Architectural Standards Committee and the CCS Golf Club for the project (please find their approval letter attached).

Ultimately we are trying to improve the value of our home and create a space that will add to the existing beauty of the neighborhood.

We kindly appreciate your consideration of our variance request. Please feel free to contact us should you need further information.

Respectfully submitted,

Anu Sheth & Lokendra Upadhyay