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V-22-0009  
PLANNING & ZONING

Letter of Appeal

City of Johns Creek  
Board of Zoning Appeals  
11360 Lakefield Drive, Johns Creek, GA 30097

Letter of Appeal for Zoning Variance From:

Boris and Kamelia Gouchev  
4435 Pemberton Cove, Johns Creek, GA 30022  
PARCEL ID#: 11 042101420254

Dear Planning & Zoning Board Members,

This Letter of Appeal is in support of our request to seek relief of the required rear yard setback for lot 142 of the 1<sup>st</sup> District, 1<sup>st</sup> Section of Fulton County, GA, for the reasons detailed below.

We are requesting a reduction in the required rear setback to 20 ft. from the zoning code requirement of 40 Ft. This will allow us to extend 27 ft. of the existing deck into the backyard by 4ft (total additional 108 sq. ft.). The proposed covered deck would be in character with the surrounding homes along CCOS golf course.

1. Due to the shape and topology of the lot combined with the required rear setback of 40 ft, the strict application of the requirements of this applicable zoning chapter would deprive us of rights and privileges currently enjoyed by other property owners living along the golf course of Country Club of the South (CCOS).
2. The granting of the variance would have no effect on the adjoining property owned by Country Club of the South (CCOS) since there is over 100 ft of natural wooded area between our property line and the out of bound limits of the golf course. Additionally, the CCOS HOA has already reviewed and approved the plans for the extension of the portion of the deck beyond the required max 10 feet encroachment of the setback – HOA approval letter attached.
3. Granting the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.

Thank you for your consideration,

Sincerely,



Property owners