

RECEIVED

AUG 09 2022
V-22-0013
PLANNING & ZONING

LETTER OF APPEAL CONCERNING ZONING ENCROACHMENT VARIANCE

BENJAMIN MCCOY

2910 IVEY RIDGE LN

JOHNS CREEK, GA 30076

404-406-5558

RE: Letter of appeal for a city variance from article 22, section of the Johns Creek Zoning Ordinance, to encroach 5' into the 10' rear setback for construction of a swimming pool.

- 1) The application of the particular provision of the Zoning Ordinance for this specific property, is due to extraordinary and exceptional conditions of said property concerning the lot size & shape. This creates an unnecessary hardship for the owner.
- 2) Relief, if granted would cause no detriment to the public.
- 3) The variance request is based upon conditions that are unique to the property, specifically due to the unusual orientation of the rear PL.
- 4) Due to the existing conditions and orientation of the rear PL this zoning ordinance would deprive the property owner of rights and privileges generally enjoyed by other property owners in the city.
- 5) The requested variance will not go beyond the minimum necessary and does not constitute a grant of special privilege inconsistent with other properties.