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V-23-0001

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PLANNING & ZONING

Jamont Homes, Inc.
3423 Jamont Blvd.
Alpharetta, Ga 30022
Email: johnjamont@yahoo.com
Direct: 678-760-0642

Date: 1/9/2023

LETTER OF APPEAL

Re: Lot #10; 3373 Jamont Boulevard Alpharetta, Ga 30022, Stream Buffer Variance Application

Dear City of Johns Creek Planning and Zoning,

Jamont Homes, Inc. as the developer of the Estates at Deer Chase Subdivision intends to build a single-family dwelling at 3373 Jamont Blvd. Alpharetta, Ga 30022. (the "Property"). Lot #10 consists of roughly .73 acres and is shaped like a triangle with one leg facing adjacent to the street with the other leg of the triangle extending perpendicular from the street on the east side of the Property. As you enter the property, the topo of the property slopes down toward the property line being the hypotenuse of the triangle with a height differential of fifty feet (50') between the street and the creek which is the southwesterly boundary of the Property. The property is level in the front for only a depth of roughly fifty feet (50') by fifty feet (50') wide. Given the challenging topography and shape of the property, any home that is constructed on the Property would necessarily have to encroach into the buffer due to the impractical effects the topo has created on the Property.

On October 16, 2012, Jamont Homes, Inc., presented the same variance request and it was approved with conditions. See V-12-019. During the hearing, Jamont Homes, Inc, established that the granting of the variance would not have any negative impacts on the nearby properties or on buffer areas itself. Due to the challenging topography and shape of the Property, any house that is constructed on the lot would need to be located where the ESPCP shows the house is located in order to allow vehicle ingress/egress access. In addition, as a result of the new buffer ordinance, the structural design would incur expensive piers, increased construction costs and a smaller footprint. Jamont Homes has provided a vegetation mitigation plan in accordance with the City of Johns Creek's guidelines as a means to mitigate the buffer area reduction.

Regards,

JAMONT HOMES, INC.


John Jamont, President