



**Subject: Variance Letter of Appeal
5150 Abbotts Bridge Road
Johns Creek, Ga 30005**

Statement of Hardship:

The property at 5150 Abbotts Bridge Road is not large enough to accommodate the proposed single-family house with garage due to the size & shape of the property and the current front and rear building setbacks.

Background:

The property at 5150 Abbotts Bridge Road is zoned AG-1. It is a long and narrow lot. The front setback is 60 feet, the side setback is 25 feet, and the rear setback is 50 feet. The area of the property is 0.869 acres. The property is a nonconforming lot because it doesn't comply with the minimum 1-acre lot size.

Justification Statement:

This is an appeal to encroach into the front yard and rear yard setback. The application of this particular provision of the Zoning Ordinance to the property would create an unnecessary hardship. This is due to the extraordinary and exceptional conditions pertaining to property because of its non-conforming lot size and narrowness of the property from front to back. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the zoning ordinance of the City of Johns Creek.