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LETTER OF INTENT/APPEAL

City of Johns Creek
Community Development

Hetal Patel
680 Kimball Parc Way
Johns Creek, GA 30022

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

Re 680 Kimball Parc Way, Variance Request

To Whom it may concern,

Here I, Hetal Patel (formerly known as Hetal Upadhyay), am requesting a variance to build a bedroom with a full bathroom. In order to build this project, we need to go at least 19 – 20 feet far back from the current backside of the home wall line and that will fall within the current 40 feet rear side setback limit because the current distance between the backside of the home wall line and property line is only 45 feet. Therefore, I am proposing to encroach 15 feet into the 40-foot rear yard setback. We will still have enough space after encroaching this setback. Our variance request is the same as the property located at **700 Kimball Parc Way** which had received a variance in 2013 to encroach 18-feet into the rear yard setback for a residential addition. The proposed addition's exterior material will match with the existing construction material such as hardiplank siding, wood, paint materials.

Our hardship is that this property does not have any bedroom and full bath on the main level. Since my mother-in-law (75 years old) and father-in-law (74 years old) live with us and both have the knee issues with the difficulty of climbing steps to the second floor. There were a few recent incidents where my mother-in-law missed some steps and fell from the stairs. By allowing this variance, it will give us an opportunity to help our elderly parents. We even made multiple attempts to buy a house with a bedroom and full bathroom on the main floor in Johns Creek, but our offer did not get accepted because the seller had multiple offers. Additionally, the house with a bedroom and full bathroom on the main floor in Johns Creek are very expensive and out of budget.

Our project will not have any negative impact on our one adjacent neighbor. Therefore, we kindly appreciate your consideration of our variance request. Please feel free to contact us should you need further information.

Respectfully submitted,

Hetal Patel (Formerly known as Hetal Upadhyay)