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MAY 06 2022  
V-22-0009  
PLANNING & ZONING



Country Club of the South®  
Homeowners Association, Inc.

January 21, 2022

Mr. & Mrs. Gouchev  
4435 Pemberton Cove  
Johns Creek, GA 30022

Re: **Covered Deck ,Fireplace/Fitchen,landscape**

Dear Mr. & Mrs. Gouchev,

On Wednesday, January 19, 2022 the Architectural Standards Committee (ASC) met to review your plans. After discussion the ASC has **approved your project as noted**. The noted portion is as follows:

- The standing seam roof shall be brown to match your current roof.
- The standing seam roof shall be a shed roof not a gable roof over the covered area.

Before a CCS permit can be issued and your project to go forward we will need you to agree with the above; if you do not we invite you to meet with the ASC at their next meeting on February 02, 2022 at 5:30pm at the HOA.

Should you agree to the above we will not require changes to the drawings but will need something in writing from you stating you will amend your plans as requested above.

Once the above is finalized the following items are required:

- Johns Creek Permit
- Copy of the Johns Creek stamped plan
- Contractor to sign & return our CCS HOA Contractors Terms
- \$1500.00 refundable construction deposit
- Your redlined plans are ready for pick up

Should you have any questions please feel free to call Kathy @ 770-998-0335.

Sincerely,

*The Architectural Committee*

The Architectural Committee

cc: ASC file

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# Johns Creek

## PRE-APPLICATION FORM

### ~~REZONING, USE PERMIT(S) AND CONCURRENT VARIANCE(S)~~

#### Purpose & Process

A Pre-Application Meeting provides you the opportunity to present a conceptual plan and letter of intent to a representative of the Community Development Department. This meeting benefits you, the applicant, by receiving general comments on the feasibility of the plan, the process(es)/procedure(s) and fees required to process and review the application(s). Please contact Ruchi Agarwal at 678-512-3293 to schedule an appointment. This form will be completed during the pre-application meeting. After completing the pre-application meeting, the applicant may file the Land Use Petition.

Applicant: Kamelia Gouchev

Site Address: 4435 Pemberton CV Parcel Size: 28,876 sqft

Proposal Description: ENCROACH INTO REAR YARD SETBACK WITH A PORCH 14 FEET.

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\_\_\_\_\_  
\_\_\_\_\_

Existing Zoning Designation and Case Number: CUP (2-94-055)

Proposed Zoning Designation: CUP

Comprehensive Land Use Map Designation: \_\_\_\_\_

Planner: Kate [Signature] Date: 5/02/22

**Community Development**