



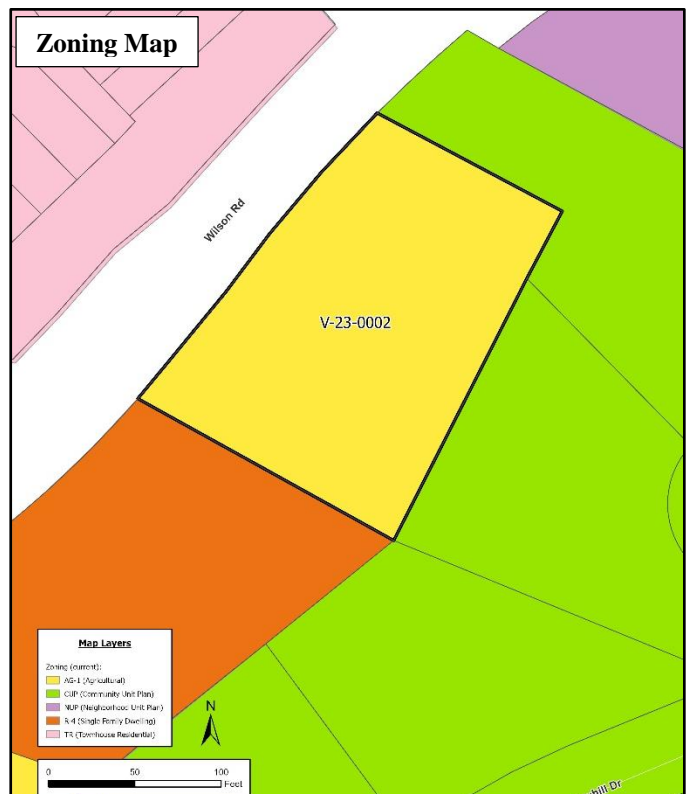
Johns Creek

Board of Zoning Appeals Meeting March 21, 2023

CASE NUMBER:	V-23-0002
PROPERTY LOCATION:	6245 Wilson Road, Johns Creek, GA 30097
CURRENT ZONING:	AG-1 (Agricultural District)
PARCEL SIZE:	0.742 Acres
PROPERTY OWNER:	Angela Keo
VARIANCE REQUEST:	Encroachment into the front yard setback to construct a single-family residence with a covered front porch.
STAFF RECOMMENDATION:	APPROVAL WITH CONDITIONS

Background

The subject property is located northeast of the intersection of Medlock Bridge Road and Wilson Road and is zoned AG-1 (Agricultural District). It is bounded by Wilson Road to the west, St. Ives Country Club to the north and east, and an vacant R-4 zoned property to the south.



Community Development

Applicable Code Requirements

City of Johns Creek Code of Ordinances, Appendix A, Zoning, Article IV: General Provisions. Section 4.3. – Exceptions.

4.3.4.B. Permitted Encroachments into Yards.

2. Porches or decks attached to the main dwelling may extend no more than 10 feet into a minimum front or rear yard.

City of Johns Creek Code of Ordinances, Appendix A, Zoning, Article V: Agricultural District. Section 5.1. – AG-1 Agricultural District.

5.1.3. Development Standards

- B. Minimum Front Yard: 60 feet

Variance Request

The Applicant is requesting the proposed house (shown in blue) and front porch (in purple) to encroach 24.9 feet (shown in green arrow) into the front yard setback (shown as green line).

Variance Review Criteria

Zoning Ordinance Section 22.3.1 lists the following considerations for granting a variance:

- a. Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance; **or**
- b. The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

Staff Analysis

Front yard setbacks have been established to ensure adequate separation between streets, sidewalks and structures are maintained to provide a uniform appearance and minimize visual impacts related to use of structures. Considering that the existing lot is nonconforming in size as a remnant AG-1 zoned parcel, and the proposed home maintaining a front yard setback that would be consistent with the adjacent R-4 tract (shown in orange) and existing house on the AG-1 zoned property to the south (indicated with a yellow star), Staff is of the opinion that the proposed encroachment would be in harmony with the general purpose and intent of the Zoning Ordinance.



Staff Recommendation

Based upon the findings and conclusions herein, staff recommends **APPROVAL** of V-23-0002, **subject to the following condition:**

- 1) The proposed house and front porch shall not exceed 24.9 linear feet of encroachment into the front yard setback, as shown on the site plan received by the Community Development Department and date stamped on February 7, 2023.