Primary and Secondary Application

(Page 1 of 2)

Property Owner/Applicant Information

Property Owner:	Phone: 678446585	
Address:		
Address		
Email: mermigasg@gmail.com		
Applicant: Georgios Mermigkas	6784465858	
Address:10980 Glenhurst pass, Johns Creek, GA, 30097		
 Email: mermigasg@gmail.com		
Contact Person: Georgios Mermigkas	6784465858	
mermigasg@gmail.com Email:	Phone:	
Briefly Describe Variance Request i respectfully would like to request a variance to encroach into the 75-fc property. We have installed a shed at the back right corner of the house		
the ground but it is raised from the ground using in the 4 corners		
we bought from home depot for that purpose. We assumed that since the setback of the		
rear yard is 25 feet, that it would be a good spot to place the shed. We discovered that it		
must be 75-feet which brings it (the shed if we move it) almost attached to the house.		
Parcel Information Assessor's Parcel Identification Number (PIN): Land Lot 322, 1st District, 1st Section, Fulton Co	ounty, Georgia	
Site Address: 10980 Glenhurst pass, Johns Creek, GA, 30097		
Subdivision Name (if applicable):		
Parcel Size: 0.358 acres		
Zoning and Land UseR-4A, Z-94-059Existing Zoning Designation and Case Number: $R-4A$, $Z-94-059$ Zoning of Surrounding Properties: (N) (N) (S) (S) (E)	A (w) ^{R-4A}	

Primary and Secondary Application

(Page 2 of 2)

Notarized Certification

To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Johns Creek Zoning Ordinance.

Owner Signature: 60540 Merulghan Date:
Applicant Signature: Gerry Morniglas Date: 5/5/2023
Sworn to and subscribed before me this <u>S</u> Day of <u>September</u> 2025
NOTARY PUBLIC
Email: Brathing, Jours Colorado Contrast
Phone Number:

August 31, 2023

CITY OF JOHNS CREEK BOARD OF ZONING APPEALS Reference: CODE-23-0616

Proposed Stream buffer Revegetation plan.

In the left side of my back yard, we have large trees, and we plan to expand those to the right side of the shed, in the areas between shed and fence. Also, we will plant small trees adjacent to the fence and to the shed and will surround the area with shrubs and ground cover/perennials.

Best regards,

Georgios Mermigkas



June 03, 2022

Georgios Mermigkas 10980 Glenhurst Pass Johns Creek, GA 30097

RE: XN2028569: ACC decision for Shed, 10980 Glenhurst Pass

Dear Homeowner,

The Architectural Control Committee ("ACC") of the Glenhurst Homeowners Association Inc ("Association") has reviewed your application of Shed, Install Shed and has conditionally approved the Application, as submitted. Please read this correspondence in full, as it includes important information regarding your Application. The condition(s) for approval of this application are as follows:

Shed may not be seen from the street after install.

Please ensure you follow completely the plans approved by the ACC. Should you need to deviate from these plans, you must submit a new Application detailing the changes for approval by the ACC. Please review your Associations governing documents and/or policies regarding timelines for initiating this project and/or completion requirements and once you begin your project you must diligently pursue it until fully completed.

Neither the Association nor its Board of Directors, officers, agents or community association managers are responsible in any way for ensuring the design, appropriateness, structural integrity, soundness, quality or building code/governmental compliance of any modifications, additions or improvements approved under your Application. You are responsible for performing any required investigation, design and or engineering for the project approved under your Application and for obtaining any required governmental building permit, licenses and/or inspections for the project.

You must ensure that there is no interference with any easement existing in favor of the Association and/or other Glenhurst Homeowners Association Inc lots, and ensuring that there is no redirection or increase of storm water flow, or any encroachment, onto Association common property or other Glenhurst Homeowners Association Inc lots caused by or connected with the project. It is the responsibility of the property owner to ensure all modifications are on the property owner's property. This approval does not constitute or grant you approval to enter the property of any neighbor; it is your responsibility to get such approval directly from such neighbor, if required for your project. If there is any question regarding property lines or easement areas, the ACC strongly encourages you to have a professional survey performed.

Neither the Association nor its Board of Directors, officers, agents nor property managers shall be held liable in any way for any injury, damages or loss arising out of or related in any way to the Application, the approval or disapproval of the Application, the duration of the application review, and/or the modifications, additions or improvements made under the Application. Community standards may change over time and the Declaration permits the Board and/or ACC to establish and change community standards and design guidelines. The ACC's approval of your Application does not ensure or guarantee future approval of the same or similar modifications, additions or improvements on your lot or any other lot in the Association, and ACC or Board approval is required to replace or substantially repair any items approved under this Application in the future to ensure that the approved item(s) comply with then-current community standards. We appreciate your efforts to follow the guidelines set forth in the Covenants and thank you for your help in maintaining the design integrity of Glenhurst Homeowners Association Inc. Please retain a copy of this letter with your files.

Sincerely,

Access Management Group "AMG" is proud to professionally manage Glenhurst Homeowners Association Inc. Please do not hesitate to contact AMG about this notice or any other question or concern regarding your Association by visiting **portal.accessmgt.com**. Architectural Control Committee for Glenhurst Homeowners Association Inc

Access Management Group "AMG" is proud to professionally manage Glenhurst Homeowners Association Inc. Please do not hesitate to contact AMG about this notice or any other question or concern regarding your Association by visiting **portal.accessmgt.com**.

Please return to: SALISBURY & ASSOCIATES, LLC 410 PEACHTREE PARKWAY BLDG 400, SUITE 4245 CUMMING, GA 30041 File # 13187RP Phone (678) 341-5171 Fax (678) 341-5101 Deed Book 53030 Pg 481 Filed and Recorded Aug-19-2013 08:30aa 2013-0228677 Real Estate Transfer Tax 1325.00 Cathelene Robinson Clerk of Superior Court Fulton County, Seorgia

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STATE OF GEORGIA COUNTY OF FORSYTH

WARRANTY DEED

THIS INDENTURE made this 14th day of August, in the year 2013, between

ANTHONY RAMESH and JOSEPHINE RAMESH

as party or parties of the first part, hereinafter called Grantor, and

GEORGIOS MERMIGKAS

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 322 of the 1st District, 1st Section, Fulton County, -Georgia, being Lot 96, Glenhurst Subdivision, Phase II, as per plat recorded in Plat Book 193, Page 40, Fulton County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 10980 Glenhurst Pass according to the present system of numbering property in Fulton County, Georgia.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

Witne Notary Public expines My commission GEORGIA

(Seal) RAMESH

(Seal)

JOSEPHINE RAMESH

Deed Book 53030 Pg 482 Cathelene Robinson Clerk of Superior Court Fulton County, Georgia

EXHIBIT "A" AFFIDAVIT OF OWNER

STATE OF GEORGIA COUNTY OF FORSYTH

RE: (1) ATTORNEY: SALISBURY & ASSOCIATES, LLC

- (2) TITLE INSURANCE COMPANY: CHICAGO TITLE INSURANCE CO.
 - (3) PURCHASER(S): GEORGIOS MERMIGKAS
 - (4) OWNER(S): ANTHONY RAMESH and JOSEPHINE RAMESH

PROPERTY ADDRESS: 10980 GLENHURST PASS, DULUTH, GA 30097-5786

Personally appeared before the undersigned officer, duly authorized by law to administer oaths, the undersigned Affiant(s), who, after being duly swom, depose(s) and state(s) on oath under penalty of perjury as follows:

(1) The undersigned is/are the owner(s) in fee simple of the above property or is an authorized corporate officer or partner of the above owner entity and has personal knowledge of the truth of the facts and circumstances recited herein.

(2) There are none of the following: suits pending or completed, foreclosure proceedings, bankruptcy proceedings, either presently or within the last seven (7) years, judgments, federal tax liens, unpaid property taxes, security deeds, financing statements, past due utility bills, unpaid Home Owners' Association Dues or assessments or any other assessments, unpaid bills or liens of any nature whatsoever against the above property or any fixtures attached thereto by any entity or authority which could cause any cloud on or defect in good and marketable title, except for the following:

(3) The lines and corners of said property are clearly marked and there are no disputes concerning the location of the lines and corners; the possession of the above owner(s) is peaceable and undisturbed and to the best of Affiant's knowledge, possession by past owners has been peaceable and undisturbed and title to said property has never been disputed or questioned.

(4) Affiant(s) is/are over eighteen years of age and to the best of the knowledge and belief of the undersigned, no one is entitled to possession of said property other than the above owner(s) and no one has better title to said property than owner(s).

(5) No labor, materials, or services have been furnished to or for the improvement of the subject property by any third person or entity during the three month period immediately preceding the date of this Affidavit; or, if any labor, materials, or services have been so furnished during said three month period, the agreed price or reasonable value of said labor, materials, or services has been paid in full or has been waived in writing by the person or entity so furnishing or providing the same. This Affidavit is given, pursuant to Section 44-14-361.2, O.C.G.A., as part of a transaction involving a conveyance of tille to the subject property in a bona fide sale and/or as a part of a transaction involving a loan in which the subject property is to secure repayment of the loan.

(6) Under penalty of perjury, Affiant(s) swear(s) that owner(s) is/are not a "foreign person" as defined in Section 1445 of the Internal Revenue Code.

(7) Affiant(s) make(s) this Affidavit in accordance with the Official Code of Georgia for the purpose of inducing the above purchaser to purchase said property and to pay owner(s) a valuable consideration therefore; for the purpose of inducing lender(s) to make loan(s) to purchaser; for the purpose of inducing the above attorney to disburse the full proceeds of the transaction in accordance with the closing statement executed in connection herewith; and for the purpose of inducing the above title insurance company to issue its policy or policies of title insurance insuring title to said property.

Sworn to and subscribed before me this	bilto Tult
the 14th day of August, 2013	ANTHONY RAMES
	10 CONTRACTOR
Notary Public	JOSEPHINE RAME
(Affix Notary Sea and Data Notary 2 5 Commission Express	
122.0. 31 51	
GEORGIA	

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