

September 5, 2023

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

Members of the board:

I respectfully would like to request a VARIANCE to encroach into the 75-foot stream buffer on my property and a variance to keep the shed, which is placed outside of the 25-foot read yard setback per the provided survey.

The reasons of my requests are:

- I have chosen this location, in consultation with HOA from which I got the approval to place it in the far back of my yard. In the approval letter, the condition is: **Shed may not be seen from the street after install.**
- I discussed and got the approval by signature from my neighbors, which I provided to the HOA so to get the approval to place the shed in the specific location in the first place.
- The shed is not touching the ground and it is raised from the ground, so water to run underneath it without any distraction and a special raised walk-in pathway was requested from a contractor to be placed so to have access to it.
- The location of the shed and the colors make it blend with the surrounding and the color of the house.
- It is not blocking in any way the entrances to the yard, which will be the case, in case the 75-foot setback must be met.
- If it is to be moved, it will be a quite an expense to move it, estimated to \$2000. The original deployment was done by the construction company that the placement fee was included. In order to move it I will have to bring down a very big portion of the fence and reconstruct it.

I sincerely apologize for my oversight assuming that raising the shed from the ground and place it in a 25-foot setback area, along with getting the approval from HOA, would not require the proper consultation with the City before placing it in the specific location. I had assumed that the 25-foot was the setback areas threshold, which is inside the fence and has a decent distance from the fence so to be able to walk around it without any obstructions.

Best regards,

Georgios Mermigkas

