

Received
Oct 10-2023
V-23-0017
Planning & Zoning

Primary and Secondary Application

(Page 1 of 2)

Property Owner/Applicant Information

Property Owner: Steven and Tamara Liles Phone: 910-382-6657

Address: 5285 Laithbank Lane
Johns Creek, GA 30022

Email: tamara.liles3@gmail.com

Applicant: Tamara Liles + Charles Button Phone: 910-382-6657/770

Address: 5285 Laithbank Lane / 2165 Brannan Blvd 722
Johns Creek, GA 30022 / Conyers Co. 30017 4111

Email: tamara.liles3@gmail.com / Charlesbutton@gmail.com

Contact Person: Tamara Liles / Charles Button Phone: 910-382-6657/770

Email: tamara.liles3@gmail.com / Charlesbutton@gmail.com 722
4111

Briefly Describe Variance Request

This variance request is for permission to put
an inground pool in our backyard. Because our
lot sits on a water run off/creek area the
location of the pool partly sits on the buffer
area, hence a variance is needed for the permit.

Parcel Information

Assessor's Parcel Identification Number (PIN): 11070102470085

Land Lot & District: 218, 246 and 247 1st district 1st section

Site Address: 5285 Laithbank Lane, Johns Creek, GA 30022

Subdivision Name (if applicable): Doublegate

Parcel Size: 0.441 acres

Zoning and Land Use

Existing Zoning Designation and Case Number: R3C Z-84-019

Zoning of Surrounding Properties: (N) R-3 (S) R-3 (E) R-3 (W) R-3

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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: *Samara Liles* Date: *9/28/23*

Applicant Signature: *[Signature]* Date: *9/28/23*

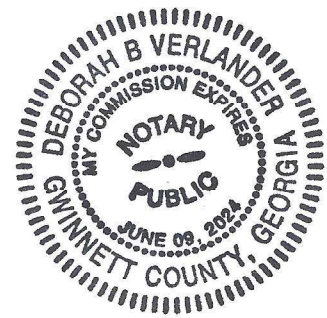
Sworn to and subscribed before me this *28th* Day of *September* 20*2023*

NOTARY PUBLIC:

Signature: *Deborah B Verlander*

Email: *debbieverlander16@gmail.com*

Phone Number: *404-663-0210*

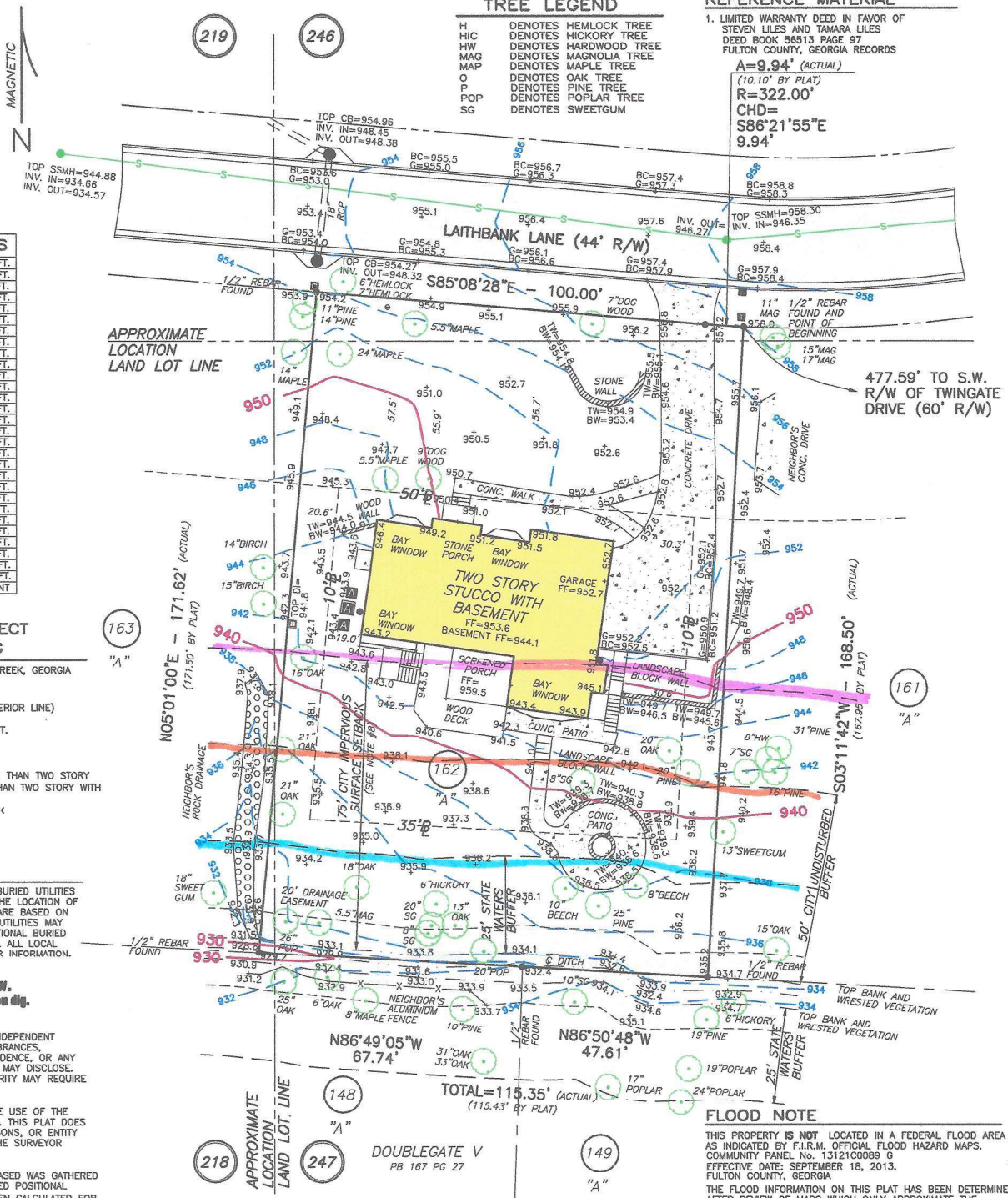


**EXHIBIT A
LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 218, 246 AND 247 OF THE 1ST DISTRICT AND 1ST SECTION OF FULTON COUNTY, GEORGIA, BEING LOT 162, BLOCK A OF DOUBLEGATE VI SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 162, PAGE 110, FULTON COUNTY, GEORGIA RECORDS, WHICH SAID RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE THERETO FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY; BEING IMPROVED PROPERTY KNOWN AS 5285 LAITHBANK LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN FULTON COUNTY, GEORGIA; BEING PARCEL IDENTIFICATION NUMBER 11-0701-0247-008-5.

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TREE LEGEND

H	DENOTES	HEMLOCK TREE
HIC	DENOTES	HICKORY TREE
HW	DENOTES	HARDWOOD TREE
MAG	DENOTES	MAGNOLIA TREE
MAP	DENOTES	MAPLE TREE
O	DENOTES	OAK TREE
P	DENOTES	PINE TREE
POP	DENOTES	POPLAR TREE
SG	DENOTES	SWEETGUM

REFERENCE MATERIAL

1. LIMITED WARRANTY DEED IN FAVOR OF STEVEN LILES AND TAMARA LILES DEED BOOK 58513 PAGE 97 FULTON COUNTY, GEORGIA RECORDS
A=9.94' (ACTUAL)
R=322.00' (10.10' BY PLAT)
CHD=
S86°21'55"E
9.94'

IMPERVIOUS CALCULATIONS

HOUSE	2,208±	SQ.FT.
CONC. DRIVE	1,595±	SQ.FT.
STONE WALL	40±	SQ.FT.
CONC. WALK	234±	SQ.FT.
STEPS	14±	SQ.FT.
STONE PORCH	35±	SQ.FT.
CURB	22±	SQ.FT.
CONC. PAD	25±	SQ.FT.
WOOD STEPS	89±	SQ.FT.
LANDSCAPE BLOCK WALL	1±	SQ.FT.
LANDSCAPE BLOCK WALL	36±	SQ.FT.
CONC. PATIO	164±	SQ.FT.
SCREENED PORCH	209±	SQ.FT.
WOOD DECK	280±	SQ.FT.
WOOD WALL	7±	SQ.FT.
CONC. PAD	21±	SQ.FT.
A/C UNIT	6±	SQ.FT.
A/C UNIT	11±	SQ.FT.
A/C UNIT	8±	SQ.FT.
CONC. PAD	45±	SQ.FT.
STEPS	21±	SQ.FT.
STEPS	20±	SQ.FT.
WOOD DECK	38±	SQ.FT.
STEPS	28±	SQ.FT.
LANDSCAPE BLOCK WALL	24±	SQ.FT.
CONC. PATIO	467±	SQ.FT.
LANDSCAPE BLOCK WALL	17±	SQ.FT.
TOTAL IMPERVIOUS AREA	5,645±	SQ.FT.
TOTAL AREA	19,142±	SQ.FT.
PERCENT OF IMPERVIOUS AREA	29.5	PERCENT

THIS PROPERTY SUBJECT TO THE FOLLOWING

- CURRENT ZONING R-3 PER CITY OF JOHNS CREEK, GEORGIA
 MAXIMUM BUILDING HEIGHT= 40 FEET
 MINIMUM FRONT YARD= 50 FEET
 MINIMUM SIDE YARD= 10 FEET (INTERIOR LINE)
 MINIMUM REAR YARD= 35 FEET
 MINIMUM LOT AREA= 18,000 SQ. FT.
 MINIMUM LOT WIDTH= 100 FEET
 MINIMUM LOT FRONTAGE= 35 FEET
 MINIMUM HEATED FLOOR AREA= 1,200 SQ. FT. ON GROUND LEVEL FOR LESS THAN TWO STORY
 1,320 SQ. FT. FOR TWO STORY OR MORE THAN TWO STORY WITH 900 SQ. FT. ON GROUND FLOOR.
 MUST BE VERIFIED BY CITY OF JOHNS CREEK BEFORE CONSTRUCTION.

SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 124,229 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA. A TOPCON GR-5 WAS USED IN THE COLLECTION OF GPS OBSERVATIONS.
- BASIS OF BEARINGS: PB 172 PG 104
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
- CONTOUR INTERVAL= 2 FEET
- ELEVATION DATUM= NAVD 1988 (LOCAL GPS OBSERVATION)



LEGEND

B	DENOTES	BUILDING LINE
P	DENOTES	PROPERTY LINE
R/W	DENOTES	RIGHT-OF-WAY
C	DENOTES	CENTERLINE
SC	DENOTES	BACK OF CURB
G	DENOTES	GUTTER
TW	DENOTES	TOP OF WALL
BW	DENOTES	BOTTOM OF WALL
X	DENOTES	FENCE
RCP	DENOTES	REINFORCED CONCRETE PIPE
PP	DENOTES	POWER POLE
LP	DENOTES	LIGHT POLE
PM	DENOTES	POWER METER
PB	DENOTES	POWER BOX
A/C	DENOTES	AIR CONDITION
CB	DENOTES	CABLE BOX
TB	DENOTES	TELEPHONE BOX
GM	DENOTES	GAS METER
WM	DENOTES	WATER METER
JB	DENOTES	JUNCTION BOX
DI	DENOTES	DROP INLET
S	DENOTES	SANITARY SEWER LINE
SSMH	DENOTES	SANITARY SEWER MANHOLE



Michael R. Noles
 Georgia RLS #2646
 Member SANSOG

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL NO. 13121C0089 G EFFECTIVE DATE: SEPTEMBER 18, 2013. FULTON COUNTY, GEORGIA.
 THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Noles
 Michael R. Noles Georgia RLS No. 2646 4-27-23



McClung Surveying Services, Inc.
 4833 South Cobb Drive Suite 200
 Smyrna, Georgia 30080 (770) 434-3383
 www.mcclungsurveying.com Certificate of Authorization #LSF000752

TOPOGRAPHIC MAP FOR TAMARA LILES

5285 LAITHBANK LANE
 JOHNS CREEK, GEORGIA

TOTAL AREA= 0.439± ACRES
 OR 19,142± SQ. FT.

20' 10' 0' 20' 40'
 SCALE IN FEET

LOT 162 BLOCK "A"
 DOUBLEGATE VI

LAND LOTS 218, 246 AND 247
 1ST DISTRICT 1ST SECTION
 FULTON COUNTY, GEORGIA
 PLAT PREPARED: 4-27-23
 FIELD: 4-25-23 SCALE: 1"=20' JOB#261015

PB 172
 PG 104



September 28, 2023

RE: Letter of Appeal for 5285 Laithbank Ln.

Hello, my name is Charles Button. I am writing this letter on behalf of the homeowner, Tamara Liles. Tamara and her husband Steven live at 5285 Laithbank Ln. in the Double Gate subdivision. The Liles have hired Backyard Escape to construct an outdoor living space and swimming pool. Backyard Escape will file for the variance for the Liles, but will be 100% involved in the variance process. When the Liles purchased their home in 2016, the close knit neighborhood and Johns Creek community is why they fell in love with the home. The Liles three children Cameron 15, Nicholas 13, and Kate 12, are active in school and sports. The Liles family wants to improve the backyard so that they can spend their free time having fun and making memories together. When the lot was platted the cities impervious surface regulations and buffers were nonexistent. This has presented a hardship for the Liles to improve their backyard.

Currently, the home and the existing wood deck sit in the 75' stream buffer but outside of the 25' state undisturbed buffer. The proposed pool and pool decking will be located in the already encroached buffers. The pool and outdoor space will stay out of the 25' State undisturbed stream buffer.

The improvements to the backyard will encroach through the city's undisturbed buffer and will not encroach in the states undisturbed 25' buffer. The property is well vegetated with dogwoods and other native trees. Grass has a hard time growing in the backyard due to the rocky soil. A vegetative mitigation plan will be implemented to improve the property even more once construction is completed.

The Liles have lived in their house for more than 7 years. They have developed lifelong friendships in the neighborhood and have no intention relocating. Cameron, Nicholas, and Kate have made wonderful relationships with their teammates and coaches. The Liles want to create a fun and safe backyard to entertain family and friends. The backyard improvements and pool installation will greatly improve the home and have no negative impact to the surrounding neighbors.

Thank you for your time and consideration.

Charles W. Button
Backyard Escape

Signature 

Date 9/28/2023

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To whom it may concern,

My name is Katie Harrell. My husband Adam and I live at 865 Mount Katahdin Trail, Johns Creek, GA 30022 and share a property line with the Tamara and Stephen Liles. We have been neighbors for the last 4.5 years and share the "creek" between our backyards. We are in full support of the Liles Family putting in a pool, and we trust much care, time, and expense has gone into the planning of such pool. We are confident the pool will blend into the environment and enhance the surrounding beauty. Please do not hesitate to reach out if verbal communication of these sentiments are needed.

Sincerely,

Katie Harrell
(229) 343-1017

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Letter

1 message

Donald Smith <dwsmith0902@yahoo.com>
To: Tamara Liles <tamaraliles3@gmail.com>

Wed, Sep 6, 2023 at 4:24 PM

To Whom It May Concern:

My name is Donald Smith . My wife Stephanie and I live at [5295 Laithbank Lane, Johns Creek Ga. 30022](#) and share a property line with Stephen and Tamara Liles. We have been neighbors and great friends for over five years. Between the Smith's and Liles's no one cares more about protecting Johns Creek "running thru" our property than we do. We are fully supportive of the Liles plan to construct the pool as I am certain great care and expense has been applied to assure the project will blend into the environment and enhance our surrounding beauty. Please do not hesitate to contact us if you need verbal assurance. We can be reached at 770-312-7667.

Sincerely,



Donald Smith

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FROM THE DESK OF

CASELLA FAMILY

September 6, 2023

To whom it may concern
City of Johns Creek, Georgia
Subject: Pool project for the Lile's Family

My husband and I live at 5275 Laithbank, Johns Creek, GA 30022. We have lived next door to Steven and Tamara Liles since 2016 and have been great friends since then.

I would like to express our full support for the Lile's plans to construct a pool in their backyard. They are people of great values and high standards and that is reflected in everything they do. Because of that, I am certain they will take every possible measure to build this pool taking very seriously the preservation and protection of the water drainage channel / creek behind their property. I have no doubt the project will be done in a way that will blend with the environment, enhance the surroundings and most importantly it will improve the drainage of both of our properties.

Please do not hesitate to call us if you need verbal assurance. Our phone number is 203 434 2346.

Best Regards,



Fabiana and Michael Casella

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Tamara Liles Existing Site Pictures

5285 Laithbank Lane Johns Creek, Ga 30022

Contractor: Charlie Button (770-722-4111)

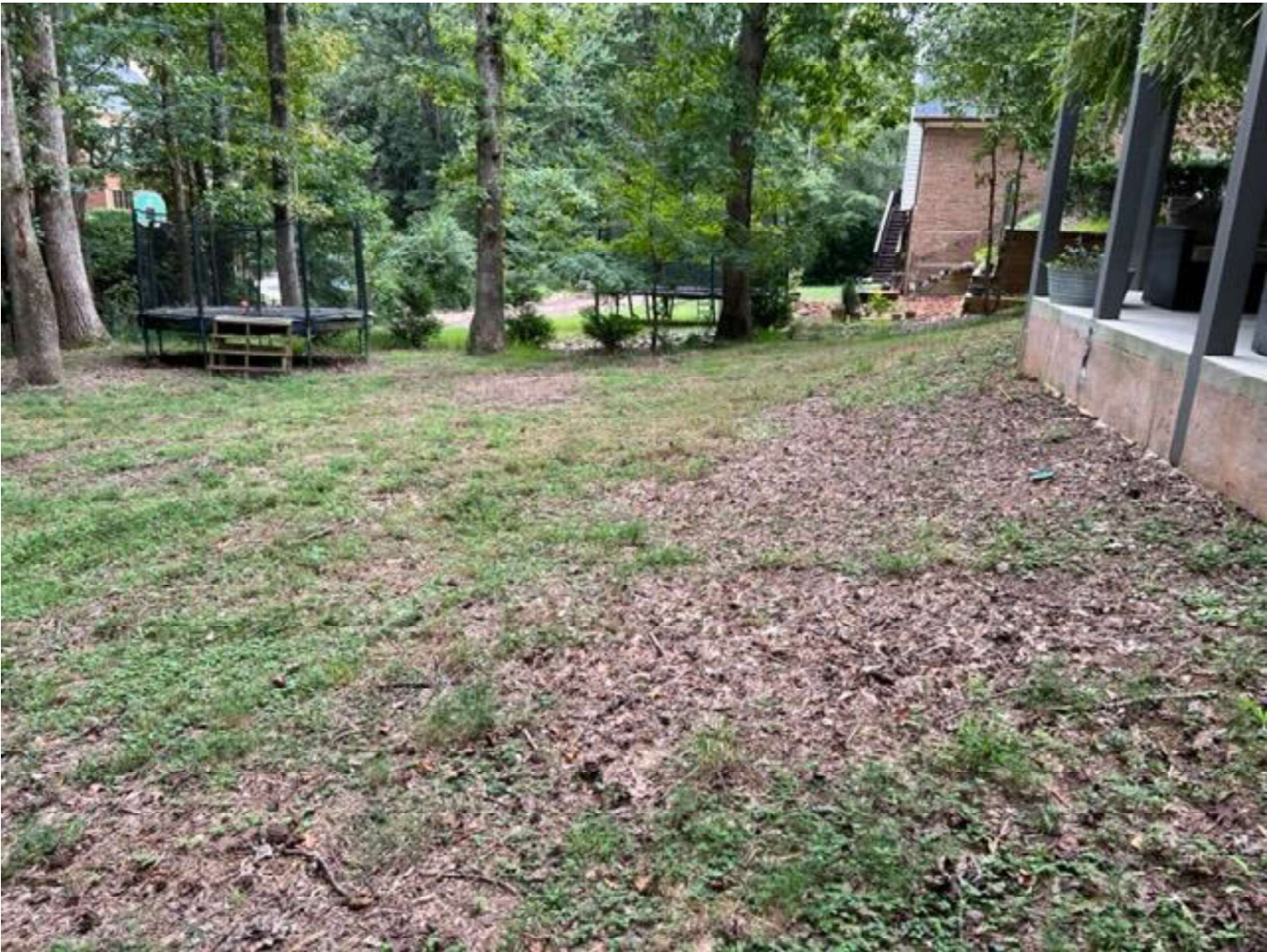
Site Documentation for Johns Creek Variance Application Packet



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Dry Creek – Drainage Basin Behind The Liles Home