



*Board of Zoning Appeals Public Hearing
October 20, 2009—7:00 P.M*

CASE NUMBER:	V-09-009
PROPERTY LOCATION:	9260 River Club Parkway, Johns Creek, GA 30022 1st District, 1st Section Land Lot 334
CURRENT ZONING:	R-2 Conditional (Single Family Residence District)
PARCEL SIZE:	2.23 Acres
PROPERTY OWNER:	Herbert Sodel & Nancy Raffa-Sodel
PROPERTY AGENT:	Marcus Rubenstein

REQUEST

The applicant requests a variance to construct an accessory structure (detached garage) in the front yard. The City of Johns Creek zoning ordinance requires accessory structures be built in the side or rear yards. The applicant intends to construct a 440 square foot detached garage along the western edge of the existing gravel driveway in an area primarily used by the applicant for parking. The subject property is adjacent to the Atlanta Athletic Club and is located at the terminus of a cul-de-sac street, with the perimeter of the lot densely wooded with mature vegetation. The applicant proposes to plant Leyland Cypress trees along the side of the structure most visible from the street to minimize visibility of the detached garage.

The Department would note that the subject property is located within the 2000 foot Chattahoochee River Corridor, and the applicant was required to submit an application to the Atlanta Regional Commission (ARC) to obtain a Metropolitan River Protection Act (MRPA) certificate because no vulnerability categories were initially assigned for the Riverwood Subdivision. The ARC review has been completed and is currently awaiting ratification by the City Council of Johns Creek.

ADJACENT ZONING AND LAND USES

The subject property is located in the Riverwood Subdivision and is surrounded by single-family residential uses on three sides, with the rear (south) of the property abutting the Atlanta Athletic Club, zoned AG-1. To the east of the property is Ammersee Subdivision zoned TR Conditional. The property is located within the 2000-foot Chattahoochee River Corridor.

APPLICABLE CODE REQUIREMENTS

City of Johns Creek Zoning Ordinance; Article VI: R-2 Single Family Dwelling District; Section 6.2.3.I: Minimum Accessory Structure Requirements.

Accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.

Vicinity & Aerial Map

