



*Board of Zoning Appeals Public Hearing
April 19, 2011—7:00 P.M*

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| CASE NUMBER: | V-11-015 |
| PROPERTY LOCATION: | 9100 Block of Brumbelow Road, Johns Creek, GA 30022 1st District, 2nd Section Land Lot 836 |
| CURRENT ZONING: | AG-1 (Agricultural District) |
| PARCEL SIZE: | 4.0 Acres |
| PROPERTY OWNER: | Harmon W. Caldwell, Jr. |

REQUEST

The applicant requests a variance to locate an accessory structure (detached garage) in the front yard. The subject property is a large AG-1 (Agricultural District) zoned tract with the primary residence located on top of a hill, surrounded by mature and dense vegetation. The applicant has constructed a two-story, 3,200 square foot detached garage along the western edge of the driveway. Initially, the applicant's contractor was told that a detached garage could not be placed in the front yard without a variance. A building permit for the detached garage was submitted by the applicant's contractor in October 2010 with the intent of building a breezeway to connect the garage onto the primary residence, thus eliminating the need for a variance. However, the applicant having constructed a detached garage on the property, has not constructed the breezeway, and now is seeking a variance to eliminate the breezeway feature. The applicant has expressed in their letter of intent that the breezeway would require support columns to be constructed along the driveway and may possibly present a safety hazard and limit accessibility to the existing garage in the rear.

ADJACENT ZONING AND LAND USES

The subject property is a large residential property currently zoned AG-1 (Agricultural District) and is surrounded by single-family residential uses on all sides. North of the subject property is an AG-1 zoned tract and Mayfair subdivision, zoned R-4A Conditional (Single Family Dwelling District). To the west is another AG-1 zoned property used for residential uses, and across Nesbit Ferry Road is the City of Roswell. To the east is Georgian Ridge subdivision, zoned R-4A Conditional. Further south across Brumbelow Road is Ashley Glen subdivision, zoned R-5A Conditional (Single Family Dwelling District).

APPLICABLE CODE REQUIREMENTS

City of Johns Creek Zoning Ordinance; Article V: AG-1 Agricultural District; Section 5.1.3.: Development Standards; I.: Minimum Accessory Structure Requirements.

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

Vicinity & Aerial Map

