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JUN 24 2020

City of Johns Creek
Community Development

Primary and Secondary Application

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Property Owner/Applicant Information

Property Owner: JC Land Investment, LLC Phone: 770.436.3400
Address: 1776 Peachtree Street NW, Suite 100, Atlanta, GA 30309

Email: ltucker@mptlawfirm.com
Applicant: Blanchard Real Estate C/o Mahaffey Pickens Tucker, LLP Phone: 770.232.0000
Address: 1550 North Brown Road, Suite 125, Lawrenceville, GA 30043

Email: ltucker@mptlawfirm.com
Contact Person: Lee Tucker and Kyler Wise, Attorneys for Applicant Phone: 770.232.0000
Email: ltucker@mptlawfirm.com; kwise@wbilegal.com

Briefly Describe Variance Request

This application is for a secondary variance. A secondary variance is sought to appeal from and challenge the administrative interpretation of the City of Johns Creek Community Development Director that the parcel of real property described in the section below may not be permitted for commercial development without being rezoned b/c it is zoned C-1 Conditional (per Fulton Co. cases Z-90-37, M-91-023, M-92-030, M-95-052, and V-95-184). Per the attached Letter of Appeal, the Applicant disagrees with the Director's conclusion, and requests that it be reversed by a finding that the Property is zoned C-1 standard under the current zoning ordinance.

Parcel Information

Assessor's Parcel Identification Number (PIN): 11 106003800242
Land Lot & District: Land Lot 380, 1st District, 1st Section
Site Address: 0 McGinnis Ferry Road, Johns Creek, GA 30097
Subdivision Name (if applicable): n/a
Parcel Size: 1.0776 (+/-) acres

Zoning and Land Use

Existing Zoning Designation and Case Number: C-1 Conditional (designation is disputed in this application)
Zoning of Surrounding Properties: (N) CBD (Forsyth Co.) (S) C-1 (E) C-1 (W) MIX

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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: JC Land Investment, LLC By: [Signature] Date: 6-22-2020

Blanchard Real Estate
C/o Mahaffey Pickens Tucker, LLP, Attorneys for Applicant
Applicant Signature: By: [Signature] Date: 6-22-2020

Sworn to and subscribed before me this 22nd Day of June 2020

NOTARY PUBLIC:

Signature: [Signature]

Email: Sgraves@tpa-grp.com

Phone Number: 770-436-5319



Notary Public

Signature: [Signature]

Email: bhughes@mpatlandfirm.com

Phone Number: 770.232.0000

