

September 16, 2020

90 Old Sandhurst Landing  
Johns Creek, GA 30022

Johns Creek Community Development  
11360 Lakefield Drive  
Johns Creek, GA 30097

Re: 90 Old Sandhurst Landing –Impervious Surface Buffer Variance

RECEIVED  
V-20-003  
OCT 01 2020

City of Johns Creek  
Community Development

Dear Johns Creek Community Development:

I am requesting an Impervious Surface Setback Variance for my property at 90 Old Sandhurst Landing. I would like to extend my wooden deck by 220 sf which is only 1% of my property area. The deck will have openings between the floorboards and therefore is not totally impervious. I believe when the property was constructed there was only a 25 ft State Stream Buffer requirement and this has created an unnecessary hardship in my ability to enlarge my deck. I have discussed my plans with the neighbors on both sides of my property and they have no objections.

The existing deck is narrow in most locations which does not allow us to have an effective outdoor furniture placement area. Both of elderly parents spend some time with us and like to spend time outside but is impossible for them to sit in the backyard due to mobility constraints.

I appreciate the need for an impervious surface area but in my research have learned many jurisdictions do not consider a deck to be an impervious surface and some have even recently exempted decks from being considered impervious. The fact that the back door and existing deck to my property is in the impervious surface buffer area there is no opportunity to construct this outdoor living area on another part of our property.

My mitigation request is to correct a poor stormwater discharge design when the neighborhood was constructed. There is a 30 inch storm drain pipe located in an easement between our property and the neighbors. During a significant storm event the stormwater discharge from this drain system (which comes from the roadway surface of the neighborhood) is significant and causes stream bank erosion which ends up in the stream bed and ultimately the pond. I am requesting approval to construct a gabion rock wall along the banks surface to

minimize the erosion. The benefit from this would be much greater for the stream than any drywell or plantings. The surface area of this wall would be less than 100 sf.

Thank you for this consideration.

Sincerely,



Marvin and Amy Woodward

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