

Vaibhav & Neeta Salvi
4125 Falls Ridge Dr.
Johns Creek, GA, 30022

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

Re: 4125 Falls Ridge Drive, Impervious Stream Buffer Variance Request

To Whom It May Concern,

We would like to kindly request an exception to the 25' impervious setback & stream requirement to allow us to add 279 S.F. to our existing deck. The 279 S.F. deck extension will be used for a built in grill area, with a concrete patio directly underneath, within the same design footprint. Due to the current COVID pandemic we are taking care of elderly parents for whom it is not feasible to enjoy public recreational areas such as parks and picnic facilities. Due to their respective ages, they are also unable to drive; which further limits their ability to enjoy outdoor activities. As such, to allow for an improved quality of life for our elderly parents, we would like to expand our deck and create an area for them to spend quality time in the safety of their place of residency.

At the time our home, and neighborhood, was developed, there was a 25' stream buffer; which was later increased by an additional 25' of undisturbed buffer plus a 25' of impervious setback. As a result, there is a 75' buffer + setback areas that covers 90% of our yard (outlined in yellow below) leaving only 10% of our yard to build on (outlined in red below). Please refer to Appendix A below. These ordinances, while having a lot of merit, are creating a hardship that is specific to this property and not general to the neighborhood or community. The requested variance with the proposed mitigation plans can still preserve the intent of the ordinances, while relieving the particular hardship. This hardship is more than an inconvenience as it renders a truly substantial portion of our property untouchable without a variance exception.

We plan to tie into our existing structure and create a safe, contained outdoor space on our second story deck for parents to spend time and

improve their quality of life; especially given that, many elderly have experienced a significant reduction in the quality of their lives due to the pandemic.

Our Mitigation plan will offset the 279 S.F. encroachment with a 400 S.F. vegetation mitigation plan; which will include small trees, shrubs and ground cover (specifics of the vegetation are within attached presentation). We will also mitigate the additional runoff water within the impervious area with a 64 cubic feet Flow Well. The attached presentation contains details of both the vegetation mitigation plan and the Runoff reduction plan.

Our project will not have any negative impact to either of our neighbors. We have contacted our adjacent neighbors and both have happily expressed their support for our projects (please refer to attached neighbor support statement letters). In addition, we have obtained approval from The Falls of Autry Mills Architectural Control Committee for the project (please find their approval email attached).

We kindly appreciate our consideration of our variance request.

Please feel free to contact us should you need further information

Thank you

Vaibhav & Neeta Salvi

4125 Falls Ridge Dr.

Johns Cree, GA

919.273.5326

