

Feb 09, 2023

CITY OF JOHNS CREEK
BOARD OF ZONING APPEALS
Reference: BLDR-220529

Members of the Board:

I respectfully would like to request a VARIANCE to the 35-foot rear yard setback of my property, and a variance to keep the green house, which is constructed already in aprox. 90% of plan. I would like to present the following points to my request:

- I have chosen this location in the corner far to the water stream on the south side of my lot, and where my lot is flatter, where the topography would not require the installation of a large retaining wall.
- I have consulted with all my surrounding neighbors, and they all have given their written approval as they have already seen the project details. Including homeowners to the rear limit of my rear yard.
- The architectural design of this green house is built in such a fashion that the glass structure blends in with the surrounding environment. This hopefully brings the value of the property up. The unit is not on slab of concrete, nor it has water or electricity lines on it.
- Intend of green house is to cultivate Georgia local native plants that will help me further fill the back of my back yard lot and complete my Georgia native plants garden.
- As part of the project, I Installed drainage systems that retains the first few inches of stormwater runoff for the area, which was an issue already, and with this project it remediate water erosion.
- By choosing of this position in the rear corner of my backyard, I have not removed trees and on the contrary the green house will help me bring more vegetation to the whole back yard of my lot.
- As a green house, the light is an important factor in the project. As such, the current position is situated in a tunnel of 8+ hours of light from a space of open tree area from the west to the east. In addition, the distance to the house also avoids the shade from the building for the afternoon hours.

I sincerely apologize for my oversight assuming that this type of projects (without concrete slab, without electricity or water line) would not require the proper consultation with the City before construction; as I had solely assumed that the approval from my Subdivision HOA was the only necessary step (completed on Sep. 10, 2022). I had assumed that the rear yard setback was 10', and that's why the construction is at 11.4' currently of the property line.

Best regards,

Jesus Baron