

June 26, 2023

Johns Creek
11360 Lakefield Drive
Johns Creek, GA 30097

Subject: Variance Request for 10565 Timberstone Road, Johns Creek, GA 30022

Dear City Council,

My wife and I have lived in Johns Creek for almost 5 years and we love the area and the community. When we bought the house, we were not provided with the original site plan and we did not know of any DNR setback buffer or any other buffers that apply to our property. When I attempted to get a site plan, I was told the house was built before the City of Johns Creek was incorporated.

Our existing deck is the original deck, and it needs to be replaced. I went through one of the boards a few weeks ago. We have contracted with Archadeck to build us a new deck with the addition of a sunroom. Once we requested and received the updated survey with the adjusted 150' DNR buffer line, we saw our existing deck already crosses into the buffer zone. An analysis of the planned deck and sunroom will intrude 168 ft² of impervious surface into the 150' DNR Buffer.

Since we have lived here, my wife and I have worked hard to mitigate any water runoff issues. We already have a French drain at the end of our driveway and made several other improvements.

My wife and I have always wanted a sunroom on our deck and hope to enjoy it as we plan on our retirement in the next several years. We don't have a choice in that we do have to replace the deck since we have grandchildren that frequently visit, and we have large family gatherings here. Being able to include a sunporch will fulfill one of our dreams to make this home even more enjoyable for family and friends.

Thank you for consideration of approving our variance and for making Johns Creek the great place it is.

Kindest regards,

James and Ann Venable