

Aqua Design Pools & Spas, LLC
On behalf of:
Brad Kramer
3042 Haynes Trail
Johns Creek GA 30022
770-517-1117- Aqua Design Pools & Spas LLC

RECEIVED

MAR 08 2022
V-22-0005
PLANNING & ZONING

Application Number: TBD

This letter of appeal is in support of our request, on behalf of the homeowner, for a rear yard perimeter setback variance for an existing lot. The intention is to install an in ground gunite swimming pool with paver decking. The project will also have a 48" wall to address the slope.

According to the current zoning conditions of the neighborhood a 50-foot perimeter setback is required in the rear yard. However, per section 19.3.12.B.1 Detached dwellings: Swimming pools shall be allowed in side and rear yards of single-family dwellings in any district and may also be allowed at the back of the house on a double frontage single-family residential lot as approved by the Department. Pools, Pool equipment, and their decks must be a minimum of 10 feet from all property lines, except that when perimeter setbacks are required. We are asking to reduce the perimeter setback from the required 50-feet to 20 feet.

We would like the board to consider our variance for several reasons. 1) a typical lot in Johns Creek would only require a 10' rear setback for a pool, pool equipment, and decking. 2) There are approximately 5 exterior lot swimming pools and 2 interior lot swimming pools in the neighborhood. 3) there is not an existing amenity area in the community. 4) There is not enough space between the house and the existing setback to install a swimming pool.

There will be no harm to the community or surrounding areas with the proposed pool installation. The abutting property is located in the City of Roswell and also has a 10' rear setback and has a swimming pool. There is ample landscaping and existing foliage for privacy. Also, the proposed pool project will be an improvement to the property and neighborhood. This will result in an overall increase in property value and tax base created by the improvement. The pool will be constructed with only the best materials and the proposed style will match the existing home. There is also a required 5' tall fence to surround the property for safety.

We hope that you will consider our variance request so that our client can enjoy a swimming pool of his home for many years to come.

If you have any questions, comments, or concerns. Please contact me at 770-517-1117 or sales@aquadesignpools.com

Sincerely,

Faye Colbert
Aqua Design Pools & Spas, LLC
6905 Alan Thomas Road
Cumming, GA 30028
770-517-1117



“Integrating Dreams with Reality”

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Cumming, GA 30028
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