

# Primary and Secondary Application

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## Property Owner/Applicant Information

**Property Owner:** Georgios Mermigkas Phone: 678446585  
**Address:** 10980 Glenhurst pass, Johns Creek, GA, 30097

**Email:** mermigasg@gmail.com

**Applicant:** Georgios Mermigkas Phone: 6784465858  
**Address:** 10980 Glenhurst pass, Johns Creek, GA, 30097

**Email:** mermigasg@gmail.com

**Contact Person:** Georgios Mermigkas Phone: 6784465858  
**Email:** mermigasg@gmail.com

## Briefly Describe Variance Request

i respectfully would like to request a variance to encroach into the 75-foot stream buffer on my property. We have installed a shed at the back right corner of the house, that is not touching the ground but it is raised from the ground using in the 4 corners of it, concete slab that we bought from home depot for that purpose. We assumed that since the setback of the rear yard is 25 feet, that it would be a good spot to place the shed. We discovered that it must be 75-feet which brings it (the shed if we move it) almost attached to the house.

## Parcel Information

**Assessor's Parcel Identification Number (PIN):** 11 090003220744

**Land Lot & District:** Land Lot 322, 1st District, 1st Section, Fulton County, Georgia

**Site Address:** 10980 Glenhurst pass, Johns Creek, GA, 30097

**Subdivision Name (if applicable):** Glenhurst

**Parcel Size:** 0.358 acres

## Zoning and Land Use

**Existing Zoning Designation and Case Number:** R-4A, Z-94-059

**Zoning of Surrounding Properties:** (N) R-4A (S) R-4A (E) R-4A (W) R-4A

# Primary and Secondary Application

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## Notarized Certification

To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Johns Creek Zoning Ordinance.

Owner Signature: George Mermigas Date: 9/5/2023

Applicant Signature: George Mermigas Date: 9/5/2023

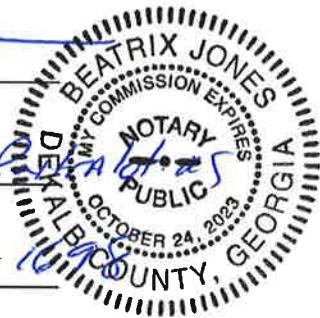
Sworn to and subscribed before me this 5<sup>th</sup> Day of September 2023

NOTARY PUBLIC

Signature: [Signature]

Email: Beatrice.Jones@jcs.com

Phone Number: 470-222-1698



August 31, 2023

CITY OF JOHNS CREEK  
BOARD OF ZONING APPEALS  
Reference: CODE-23-0616

Proposed Stream buffer Revegetation plan.

In the left side of my back yard, we have large trees, and we plan to expand those to the right side of the shed, in the areas between shed and fence. Also, we will plant small trees adjacent to the fence and to the shed and will surround the area with shrubs and ground cover/perennials.

Best regards,

Georgios Mermigkas

June 03, 2022

Georgios Mermigkas  
10980 Glenhurst Pass  
Johns Creek, GA 30097

**RE: XN2028569: ACC decision for Shed, 10980 Glenhurst Pass**

Dear Homeowner,

The Architectural Control Committee (“ACC”) of the Glenhurst Homeowners Association Inc (“Association”) has reviewed your application of Shed, Install Shed and has conditionally approved the Application, as submitted. Please read this correspondence in full, as it includes important information regarding your Application. The condition(s) for approval of this application are as follows:

**Shed may not be seen from the street after install.**

**Please ensure you follow completely the plans approved by the ACC. Should you need to deviate from these plans, you must submit a new Application detailing the changes for approval by the ACC. Please review your Associations governing documents and/or policies regarding timelines for initiating this project and/or completion requirements and once you begin your project you must diligently pursue it until fully completed.**

Neither the Association nor its Board of Directors, officers, agents or community association managers are responsible in any way for ensuring the design, appropriateness, structural integrity, soundness, quality or building code/governmental compliance of any modifications, additions or improvements approved under your Application. You are responsible for performing any required investigation, design and or engineering for the project approved under your Application and for obtaining any required governmental building permit, licenses and/or inspections for the project.

You must ensure that there is no interference with any easement existing in favor of the Association and/or other Glenhurst Homeowners Association Inc lots, and ensuring that there is no redirection or increase of storm water flow, or any encroachment, onto Association common property or other Glenhurst Homeowners Association Inc lots caused by or connected with the project. It is the responsibility of the property owner to ensure all modifications are on the property owner’s property. This approval does not constitute or grant you approval to enter the property of any neighbor; it is your responsibility to get such approval directly from such neighbor, if required for your project. If there is any question regarding property lines or easement areas, the ACC strongly encourages you to have a professional survey performed.

Neither the Association nor its Board of Directors, officers, agents nor property managers shall be held liable in any way for any injury, damages or loss arising out of or related in any way to the Application, the approval or disapproval of the Application, the duration of the application review, and/or the modifications, additions or improvements made under the Application. Community standards may change over time and the Declaration permits the Board and/or ACC to establish and change community standards and design guidelines. The ACC’s approval of your Application does not ensure or guarantee future approval of the same or similar modifications, additions or improvements on your lot or any other lot in the Association, and ACC or Board approval is required to replace or substantially repair any items approved under this Application in the future to ensure that the approved item(s) comply with then-current community standards. We appreciate your efforts to follow the guidelines set forth in the Covenants and thank you for your help in maintaining the design integrity of Glenhurst Homeowners Association Inc. Please retain a copy of this letter with your files.

Sincerely,





EXHIBIT "A"  
**AFFIDAVIT OF OWNER**

STATE OF GEORGIA  
COUNTY OF FORSYTH

RE: (1) ATTORNEY: SALISBURY & ASSOCIATES, LLC  
(2) TITLE INSURANCE COMPANY: CHICAGO TITLE INSURANCE CO.  
(3) PURCHASER(S): GEORGIOS MERMIGKAS  
(4) OWNER(S): ANTHONY RAMESH and JOSEPHINE RAMESH

PROPERTY ADDRESS: 10980 GLENHURST PASS, DULUTH, GA 30097-5786

Personally appeared before the undersigned officer, duly authorized by law to administer oaths, the undersigned Affiant(s), who, after being duly sworn, depose(s) and state(s) on oath under penalty of perjury as follows:

(1) The undersigned is/are the owner(s) in fee simple of the above property or is an authorized corporate officer or partner of the above owner entity and has personal knowledge of the truth of the facts and circumstances recited herein.

(2) There are none of the following: suits pending or completed, foreclosure proceedings, bankruptcy proceedings, either presently or within the last seven (7) years, judgments, federal tax liens, unpaid property taxes, security deeds, financing statements, past due utility bills, unpaid Home Owners' Association Dues or assessments or any other assessments, unpaid bills or liens of any nature whatsoever against the above property or any fixtures attached thereto by any entity or authority which could cause any cloud on or defect in good and marketable title, except for the following:

(3) The lines and corners of said property are clearly marked and there are no disputes concerning the location of the lines and corners; the possession of the above owner(s) is peaceable and undisturbed and to the best of Affiant's knowledge, possession by past owners has been peaceable and undisturbed and title to said property has never been disputed or questioned.

(4) Affiant(s) is/are over eighteen years of age and to the best of the knowledge and belief of the undersigned, no one is entitled to possession of said property other than the above owner(s) and no one has better title to said property than owner(s).

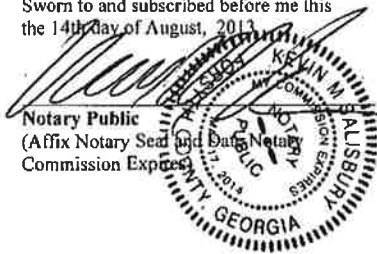
(5) No labor, materials, or services have been furnished to or for the improvement of the subject property by any third person or entity during the three month period immediately preceding the date of this Affidavit; or, if any labor, materials, or services have been so furnished during said three month period, the agreed price or reasonable value of said labor, materials, or services has been paid in full or has been waived in writing by the person or entity so furnishing or providing the same. This Affidavit is given, pursuant to Section 44-14-361.2, O.C.G.A., as part of a transaction involving a conveyance of title to the subject property in a bona fide sale and/or as a part of a transaction involving a loan in which the subject property is to secure repayment of the loan.

(6) Under penalty of perjury, Affiant(s) swear(s) that owner(s) is/are not a "foreign person" as defined in Section 1445 of the Internal Revenue Code.


(7) Affiant(s) make(s) this Affidavit in accordance with the Official Code of Georgia for the purpose of inducing the above purchaser to purchase said property and to pay owner(s) a valuable consideration therefore; for the purpose of inducing lender(s) to make loan(s) to purchaser; for the purpose of inducing the above attorney to disburse the full proceeds of the transaction in accordance with the closing statement executed in connection herewith; and for the purpose of inducing the above title insurance company to issue its policy or policies of title insurance insuring title to said property.

Sworn to and subscribed before me this  
the 14th day of August, 2013

Notary Public  
(Affix Notary Seal and Date Notary  
Commission Expires)



  
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ANTHONY RAMESH (SEAL)

  
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JOSEPHINE RAMESH (SEAL)