

Primary and Secondary Application

(Page 1 of 2)

Received
Oct 09 2023
V-23-0015
Planning & Zoning

Property Owner/Applicant Information

Property Owner: _____ Phone: _____

Address: _____

Email: _____

Applicant: _____ Phone: _____

Address: _____

Email: _____

Contact Person: _____ Phone: _____

Email: _____

Briefly Describe Variance Request

Parcel Information

Assessor's Parcel Identification Number (PIN): _____

Land Lot & District: _____

Site Address: _____

Subdivision Name (if applicable): _____

Parcel Size: _____

Zoning and Land Use

Existing Zoning Designation and Case Number: _____

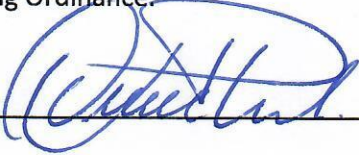
Zoning of Surrounding Properties: (N)_____ (S)_____ (E)_____ (W)_____

Primary and Secondary Application

(Page 2 of 2)

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:  Date: 08/01/23

Applicant Signature: _____ Date: 08/01/23

Sworn to and subscribed before me this 01 Day of August 2023

NOTARY PUBLIC:

Signature: 

Email: zulmahd@gmail.com

Phone Number: 4045519021



VARIANCE APPLICATION - LETTER OF APPEAL:

2010 COMPTON WAY - ALPHARETTA GA 30022

PARCEL NUMBER: 11021300640029

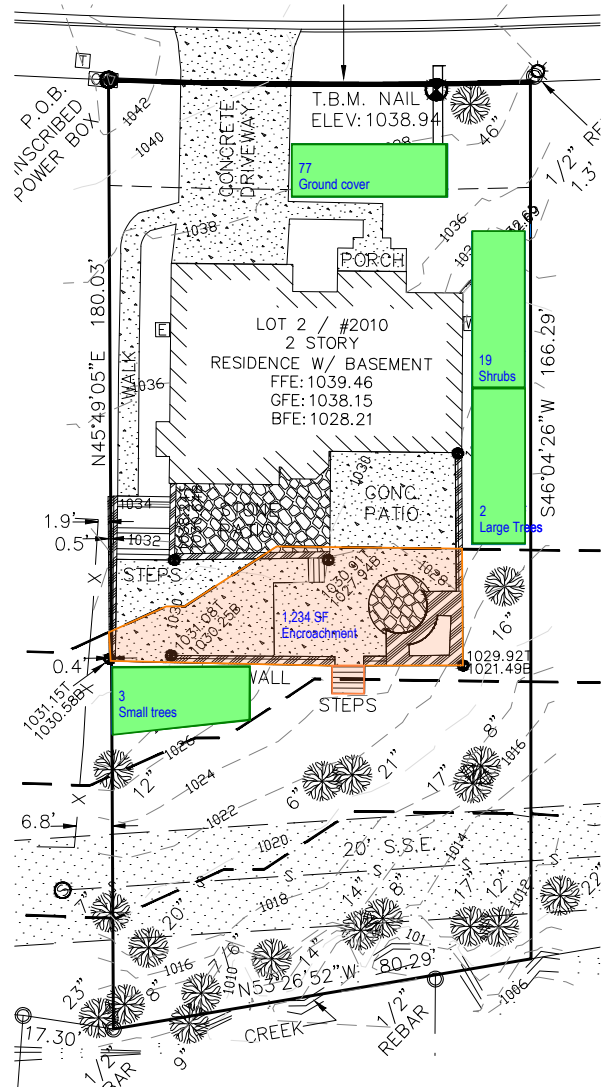
HOUSE OWNER:

Oscar Uribe
678.643.8859

VARIANCE REQUEST:

Request for existing retaining walls and patio to encroach the existing 75' buffer due to the fact that the lot was platted prior to City's incorporation and did not had the expanded 75' stream buffers.

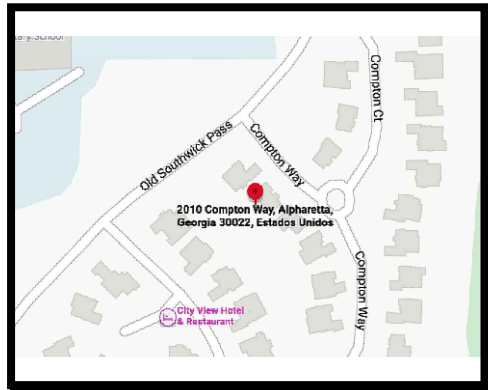
The patio will benefit the owner's family, kids and specially his elderly parents that live with him.



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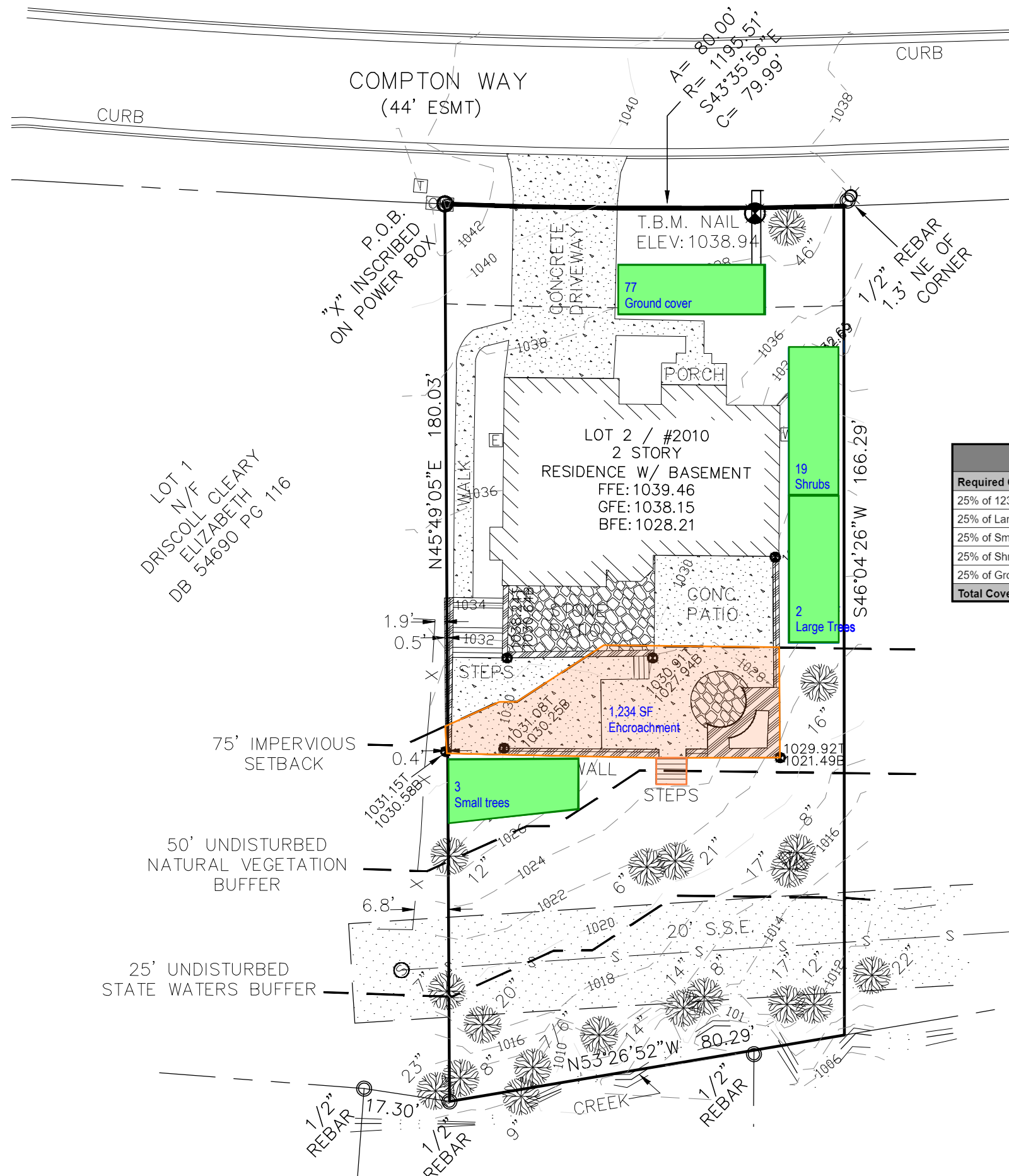
EXISTING PICTURES





VICINITY MAP

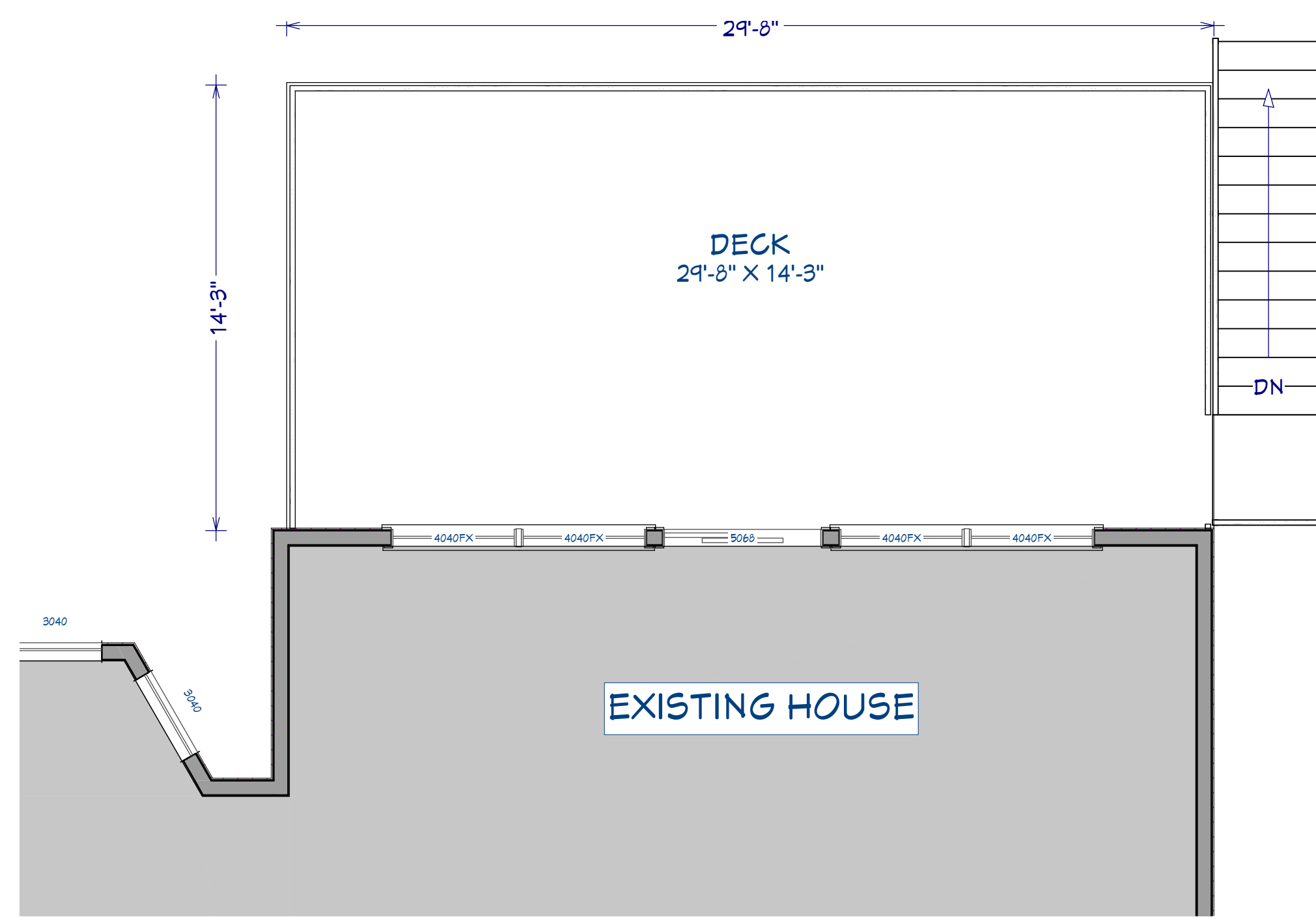
STREAM BUFFER MITIGATION PLAN 2010 COMPTON WAY ALPHARETTA GA 30022



REVEGETATION LEGEND	
LARGE TREES (25%)	
Red Maple ○ ● ● U M W	<i>Acer rubrum</i>
SMALL TREES (25%)	
Florida Maple ○ ● ● M W	<i>Acer barbatum</i>
SHRUBS (25%)	
Buckeye ○ ● M	<i>Aesculus sylvatica</i>
GROUNDCOVERS (25%)	
Ferns	
Sensitive fern ○ ● M W	<i>Onoclea sensibilis</i>

Revegetation Calculation for Mitigation Plan			
Required Coverage = 1,234 SF (encroachment area)			
25% of 1234 SF = 308.50 SF	Unit Coverage (SF)	Number	Total Coverage (SF)
25% of Large Trees - Red Maple	200	2	400
25% of Small Trees - Florida Maple	100	3	300
25% of Shrubs - Buckeye	16	19	304
25% of Ground Cover - Sensitive Fern	4	77	308
Total Coverage Provided			1,312

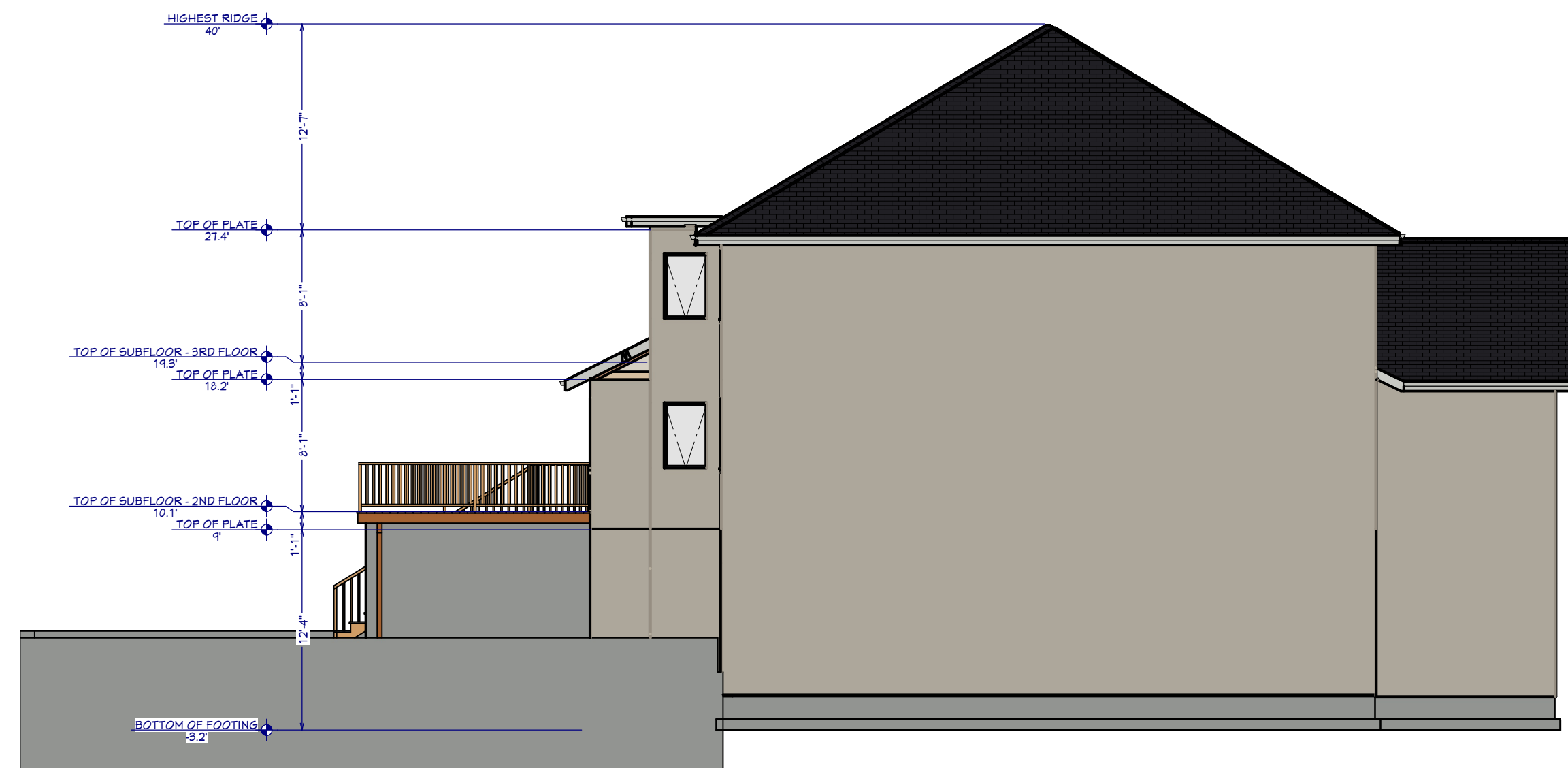
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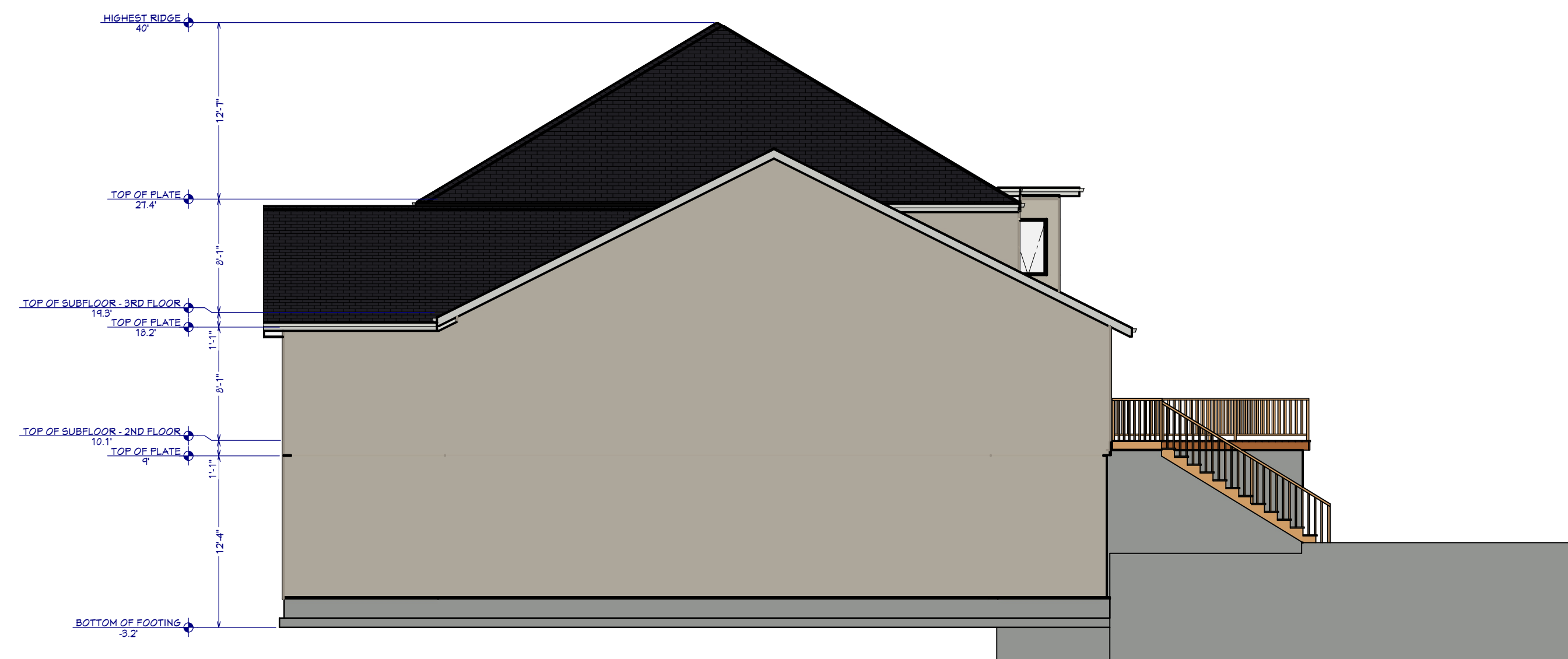
1 DECK LAYOUT
1/4" = 1'0"



2 EXTERIOR REAR ELEVATION
1/8" = 1'0"



3 EXTERIOR LEFT ELEVATION
1/4" = 1'0"



4 EXTERIOR RIGHT ELEVATION
1/8" = 1'0"

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NUMBER	DATE	REVISION BY	DESCRIPTION

SHEET TITLE:
**PROPOSED
ELEVATIONS**

PROJECT ADDRESS:
**2010 COMPTON WAY,
JHONS CREEK, GA 30022**

DRAWINGS PROVIDED BY:
INNOVA ENGINEERING AND DESIGNS
1 GLENLAKE PKWY NE, ATLANTA GA 30328
www.innovaconstructiongroup.com
(678) 941 8002

DATE:
8/3/2023

SCALE:

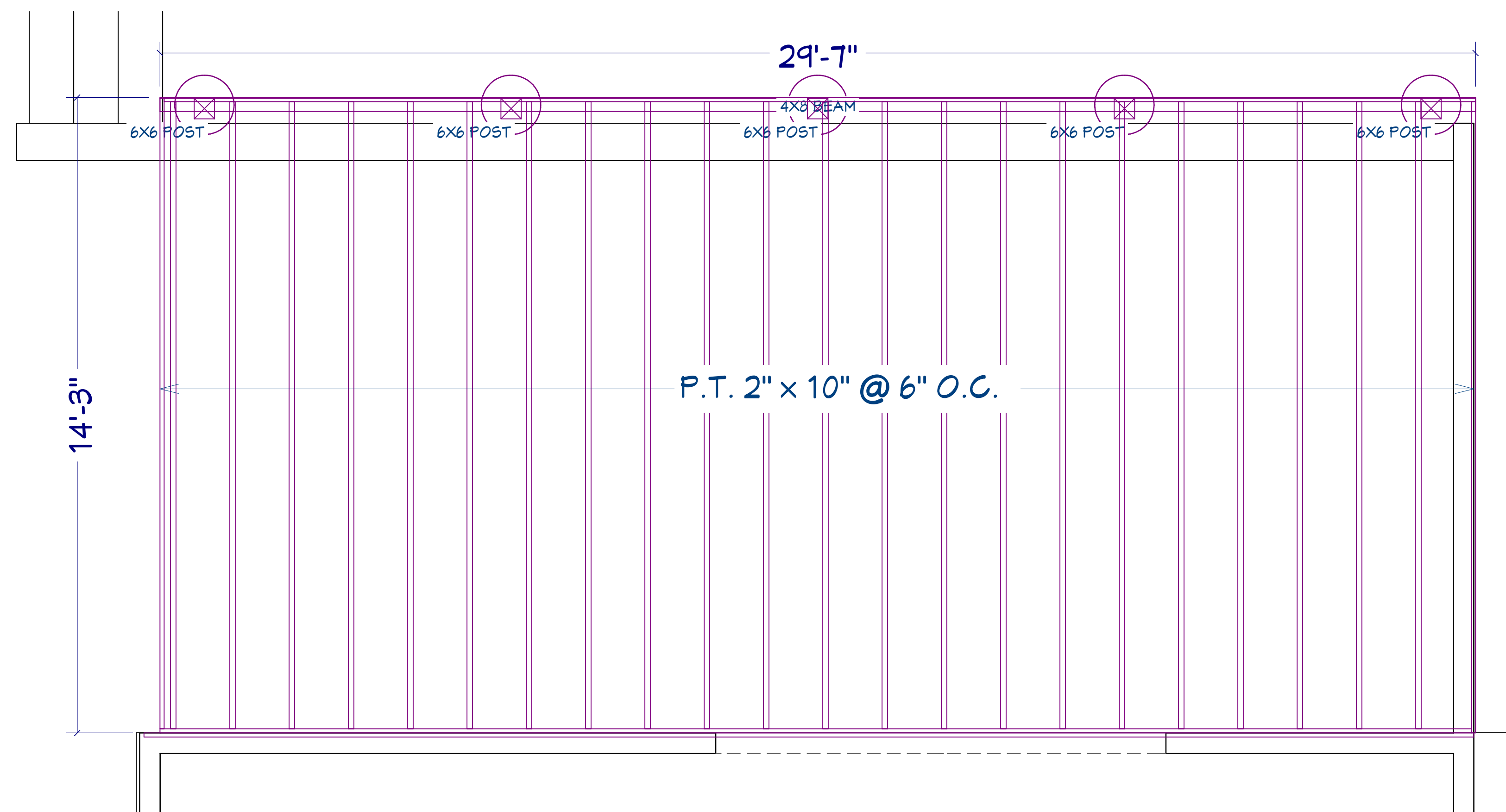
SHEET:

A-2

RELEASED FOR CONSTRUCTION



NUMBER	DATE	REVISION	DESCRIPTION



1 DECK FRAMING LAYOUT
1/2" = 1'0"

SHEET TITLE:
DECK FRAMING LAYOUT

PROJECT ADDRESS:
**2010 COMPTON WAY,
JHONS CREEK, GA 30022**

DRAWINGS PROVIDED BY:
INNOVA ENGINEERING AND DESIGNS
1 GLENLAKE PKWY NE, ATLANTA GA 30328
www.innovaconstructiongroup.com
(678) 941 6002

DATE:

8/3/2023

SCALE:

SHEET:

S-1

RELEASED FOR CONSTRUCTION



NUMBER	DATE	REVISION BY	DESCRIPTION

SHEET TITLE: **STRUCTURAL DETAILS**

PROJECT ADDRESS: **2010 COMPTON WAY, JHONS CREEK, GA 30022**

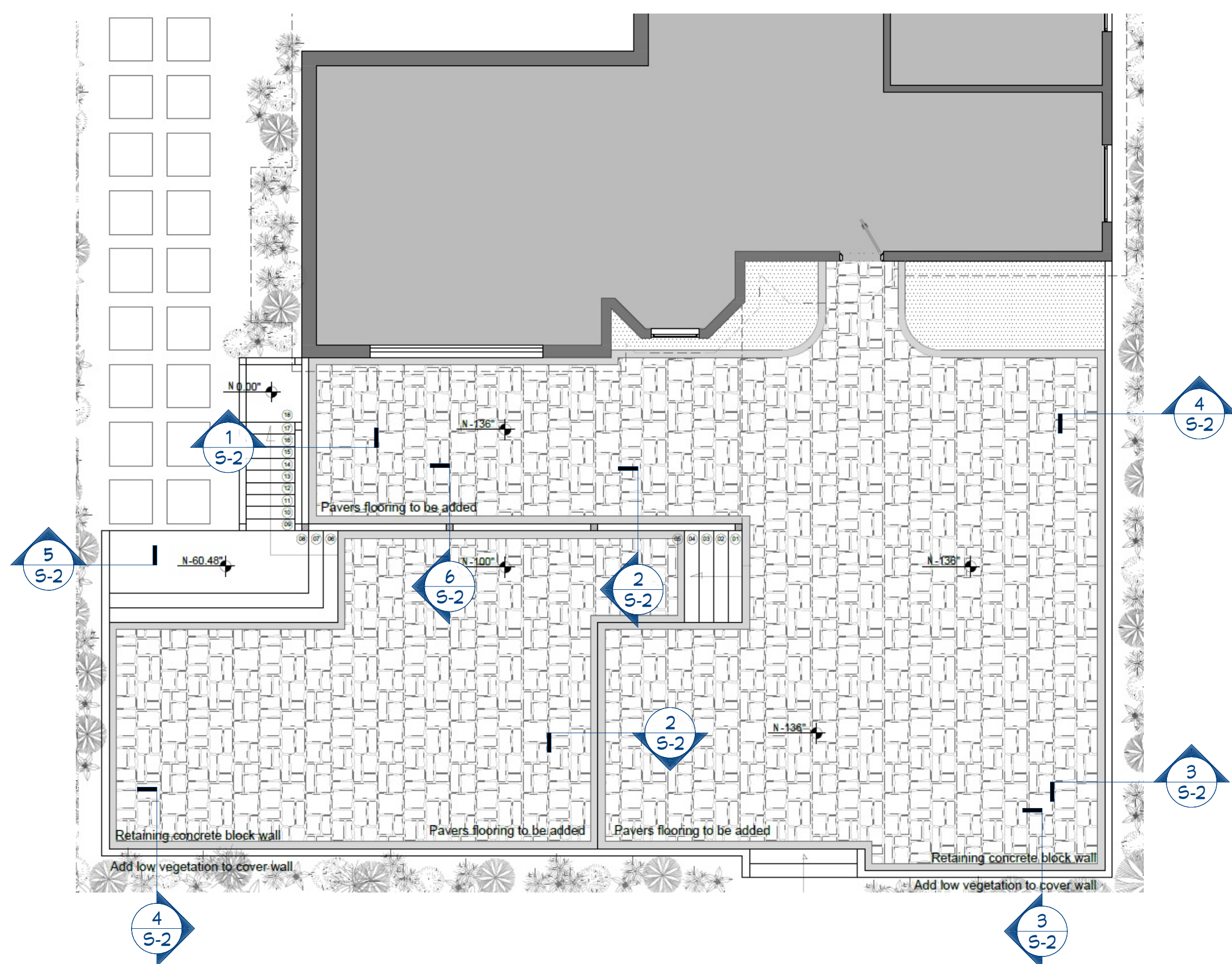
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DATE: **8/3/2023**

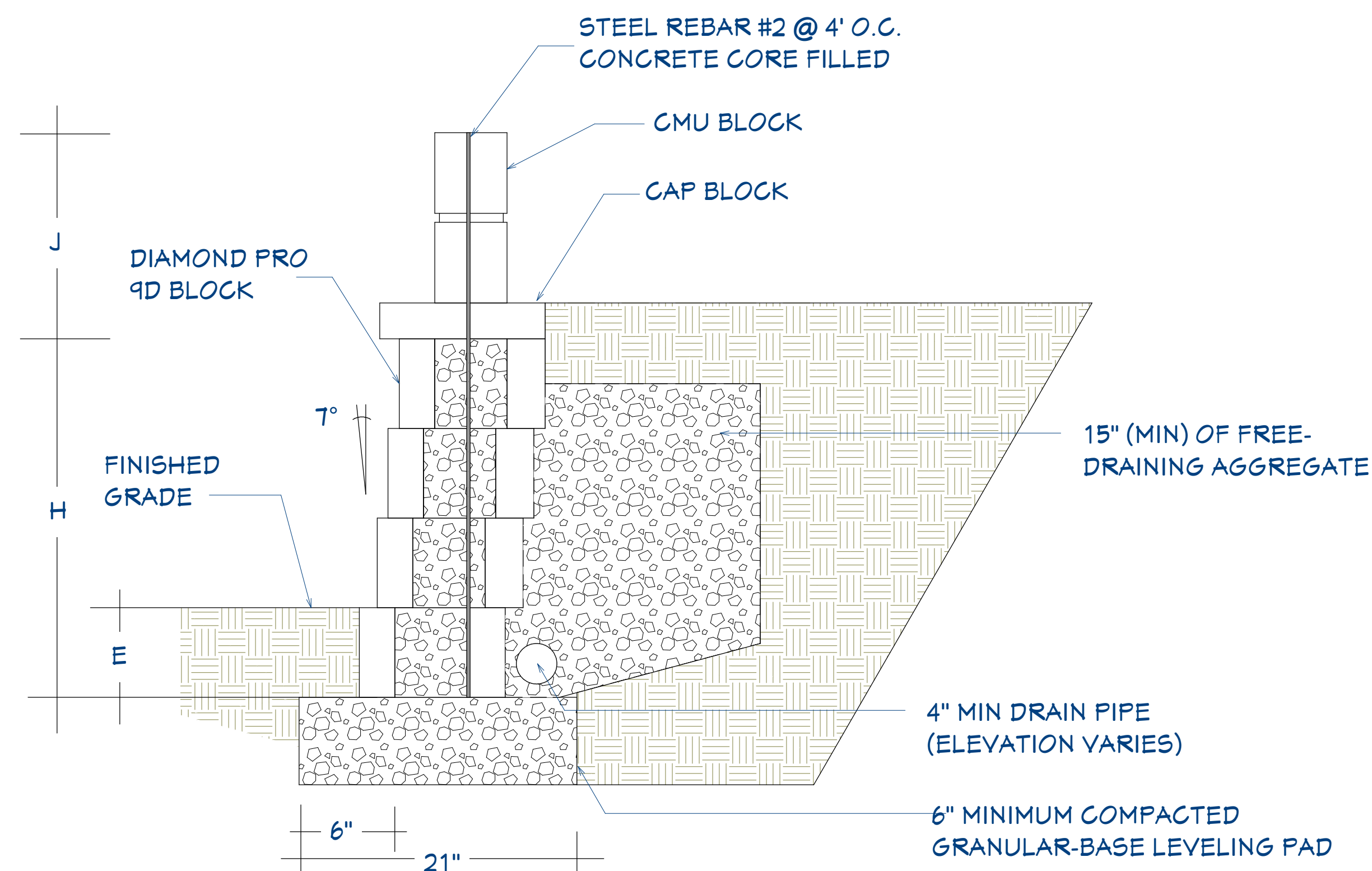
SCALE:

SHEET:

S-2

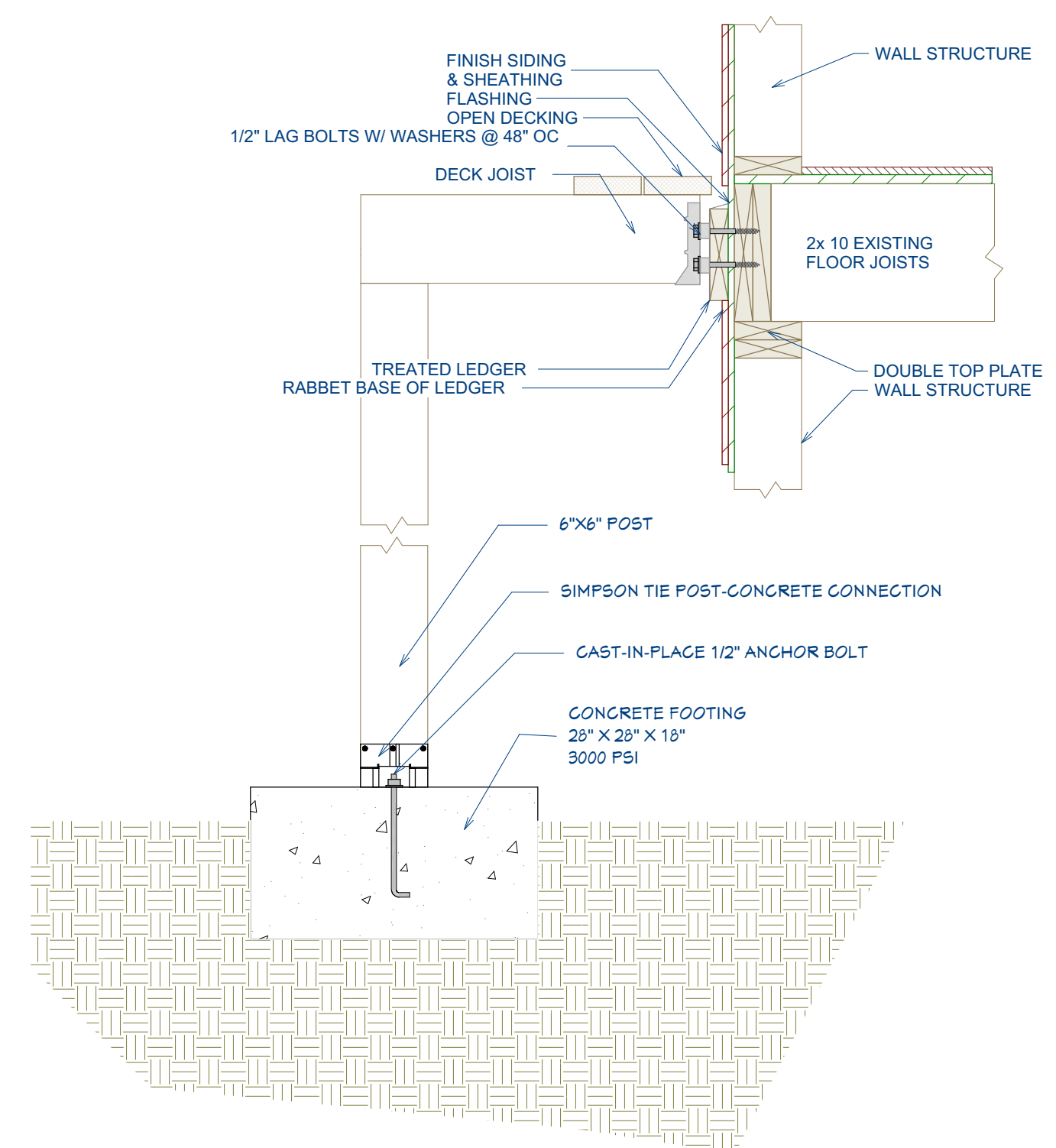


EXISTING LAYOUT
NON SCALE

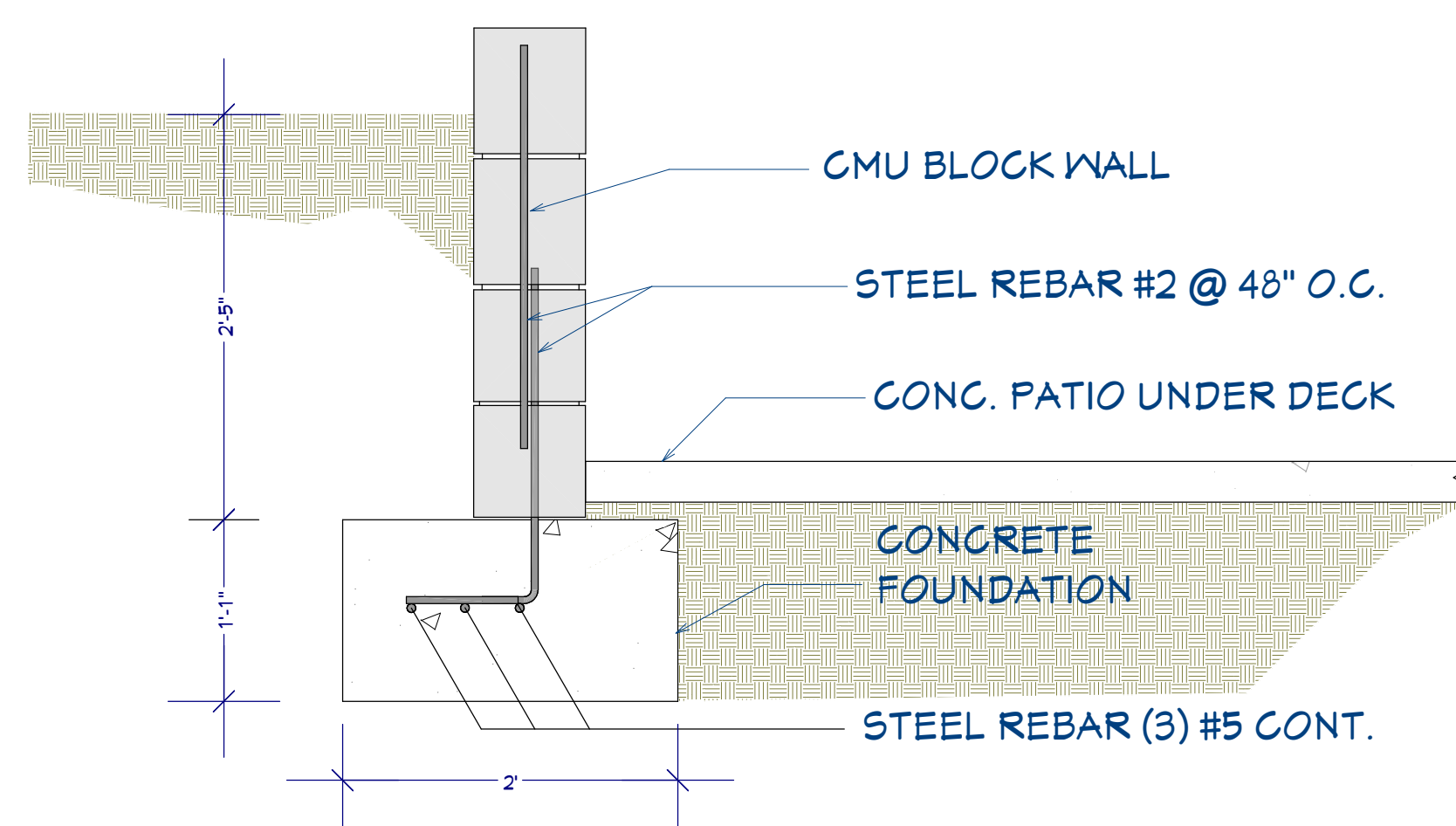


CALLOUT	J	H	E
3	2'5"	4'0"	16"
4	0	1'0"	8"
5	0	4'0"	16"

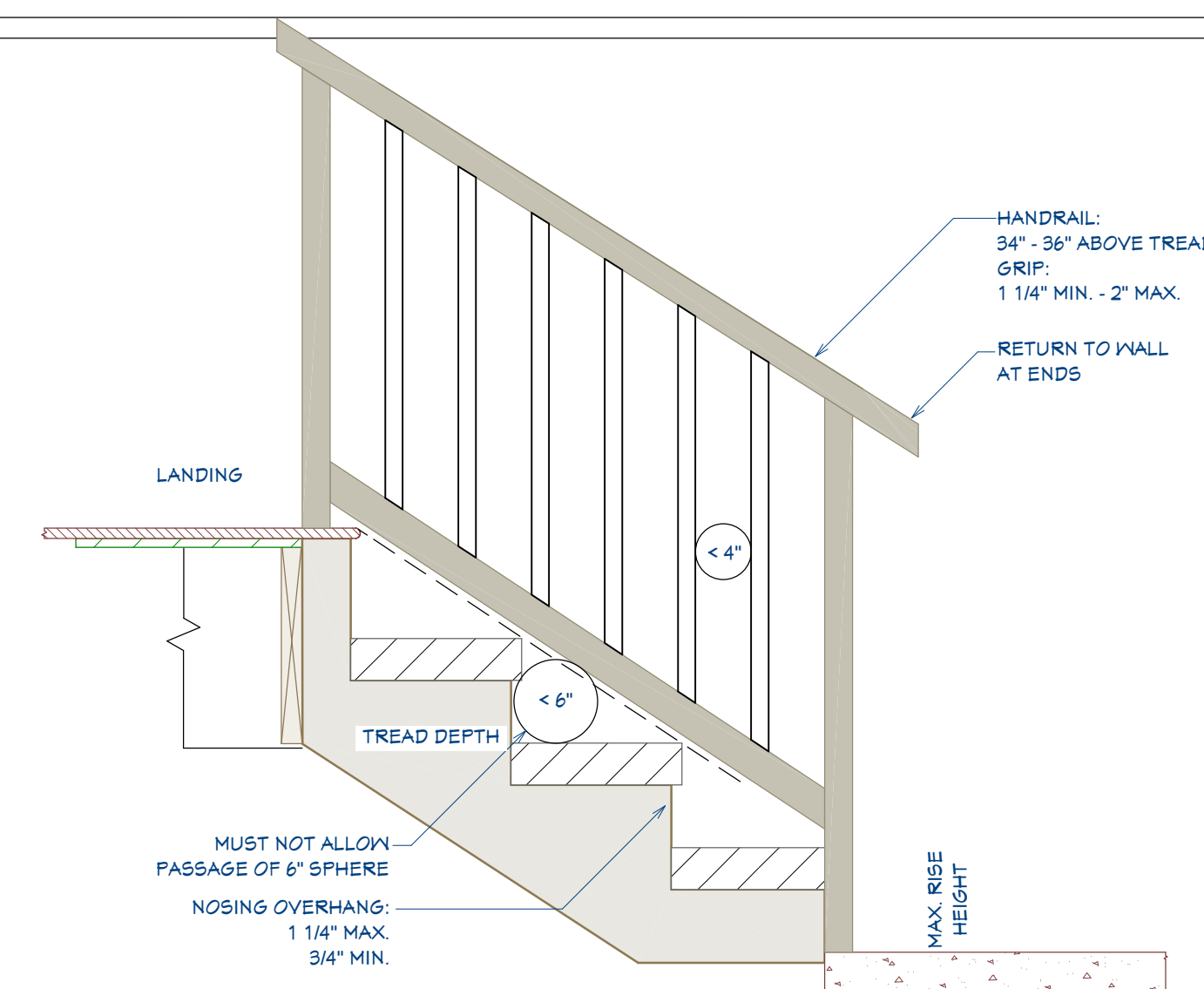
ALLAN BLOCK WALL SECTION
1'0" = 1'0"



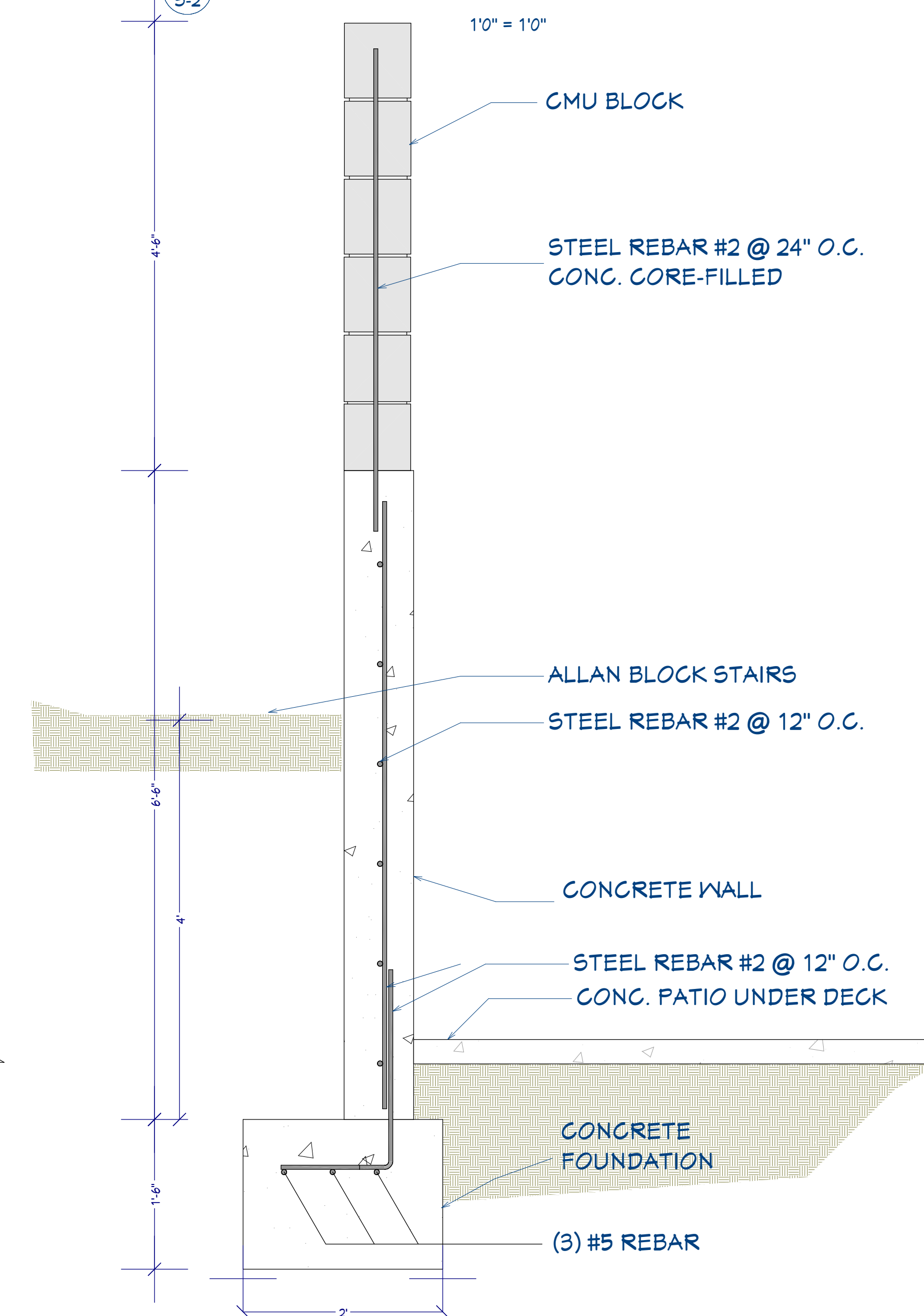
DECK ANCHORED TO HOUSE DETAIL
1'0" = 1'0"



CMU BLOCK WALL SECTION
1'0" = 1'0"



STAIRS DETAIL
1'0" = 1'0"



CONC. WALL & CMU BLOCK WALL SECTION
1'0" = 1'0"

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