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V-24-0007
AUGUST 5, 2024

PLANNING & ZONING

City of Johns Creek
Planning Commission
11360 Lakefield Drive
Johns Creek, GA 30097

Letter of Intent for Zoning Variance For:
Doug and Morgan Dillard
8950 Medlock Bridge Rd
Johns Creek, Georgia 30097

ZONING: AG-1 PARCEL ID#: 11 074000210148
Letter of Intent for Zoning Variance

Dear Planning & Zoning Members,

Morgan (my wife) and I are excited about building our forever home at 8950 Medlock Bridge Rd. We have owned a home in Peachtree Corners for 12 years and love the area. We have been searching for a couple of years for a piece of property in Johns Creek that is over an acre and would allow us to build a nice home for our family. We were able to purchase this property in September of 2023 and have been working on a design ever sense. We hope to begin construction in late 2024, pending our vision can be accomplished.

We are requesting a variance to place an accessory structure (40' x 30' detached garage) forward of the principal residence. This is considered by Johns Creek Zoning to conflict with Sec. 5.1.3, I. which states: "Minimum Accessory Structure requirements: Accessory structures may be located in the rear or side yards but shall not be located within a minimum yard."

As indicated from the rendering's attached additional care has been taken to ensure the proposed accessory structure is constructed with matching design and materials as the primary structure. The garage door will be located at the back of the structure to allow the front and side elevations to have the same appearance as the front of the house.

Due to the reasons listed below we request a variance is granted allowing the proposed accessory structure location.

Medlock Bridge Road

Medlock Bridge Road "141" is an extremely busy 4 lane numbered highway. This creates several concerns that create the desire to push the primary structure as far from the road as possible.

1. Safety- Medlock Bridge Rd. has lots of traffic. If we construct our primary structure as far away from the road as possible this will keep children, guests and pets away from fast-moving cars and potential hazards.
2. Road noise- Medlock Bridge Rd. creates quite a bit of road noise. The further we can construct the primary structure away from the road the less road noise will impact the home. Also placing the accessory structure in front of the home will allow for an additional buffer for the noise.

Lot Shape and Size

As shown in the survey and proposed site plan this lot is long, narrow and tapers down in the rear “pie shaped” (approx. 665’ long x 113’ wide). Due to the shape of the property and AG-1 minimum side yard setback of 25’, this does not allow for an accessory structure to be located on either side of the primary structure. If the rear yard is utilized this will limit the ability for our family to enjoy our backyard.

This lot is very long, approximately 665’ this allows the accessory structure to be located approximately 250’ from Medlock Bridge Rd. The Accessory structure and home will likely be hardly visible to the public.

Although the lot is long, there are constraints that do not allow building at the back of the property. There is a creek with a 75’ Fulton County Impervious Stream Buffer that cuts through the back of the lot. In an effort to preserve the ecosystem around the creek our design intent is to keep construction as far away as possible.

Interpretation of Code and AG-1

This property is zoned AG-1 Agricultural District (over 1 acre). When reading the code for AG-1 it does not state that an accessory structure is **only** allowed in the rear and side yards. Single Family Zoning R2-R5 states that accessory structure is **only** allowed in the rear and side yards. Interpretation of this is that Agricultural District allows additional areas including the front yard and Single-Family Zoning would not. See below for snips from Johns Creek Zoning code.

Agricultural District

Ex AG-1 (Agricultural District) 5.1.3.I

Minimum Accessory Structure Requirements: Accessory structures may be located in rear or side yards but shall not be located within a minimum yard.

Single Family Dwelling Code

R-2, R-2A, R3, R3A, R4, R4A, R5

Ex. R-2 (Single Family Dwelling) 6.2.3.I

Minimum Accessory Structure Requirements: Accessory structures may be located in the rear or side yards **only** but shall not be located within a minimum yard.

Ability to Connect to Primary Structure

Per Current Johns Creek code it would be acceptable to connect the accessory structure to the primary structure with a roof line or portico. This adds unnecessary cost and design issues with the driveway construction. Doing this is not practical and will not be aesthetically pleasing. We believe we are meeting or exceeding the surrounding construction with our current design and do not see it necessary to connect the two structures.

The granting of the variance would have no effect on the surrounding properties or the community. We request that strong consideration is given in this matter and relief is granted by the board.

Thank you for your consideration,

Sincerely,

Doug Dillard

Property owner

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