

Dear City of Johns Creek Board of Zoning Appeals,

I am writing to request a variance for the covered deck at our property, located at 9450 Colonnade Trail, Johns Creek, GA. When we purchased our home in 2021 the deck was an integral part of why we fell in love with the property. During the pandemic we came to understand the importance to our family for an extended outdoor living space. After countless showings and a few unsuccessful bids we finally found our forever home at 9450 Colonnade Trail. The covered deck area was an important part of the decision as it provided privacy and a beautiful ambiance, particularly given our home's location on the golf course. It was a feature that harmonized perfectly with the natural surroundings and the community's aesthetic.

Unfortunately, we encountered a plumbing issue that necessitated significant repairs to the deck. As part of this renovation, we took the opportunity to improve the deck's structure, design, and alignment with the community's architectural standards. The original deck, which had been in place for over 30 years, was outdated and no longer reflected the aesthetic of the community. With the renovation, we've not only repaired the deck but have also enhanced its design to better complement the overall character of our home and the neighborhood.

The improvements made during the renovation include higher quality materials, a more refined architectural design, and finishes that are more in keeping with the surrounding homes, particularly those adjacent to the golf course. The new deck is now visually cohesive with the community's traditional yet contemporary style, providing a better balance between functionality and aesthetic appeal. It also ensures that the deck remains a private retreat, which is an essential feature.

We believe these renovations have significantly enhanced the deck's safety, and visual appeal, while maintaining the integrity of the original design that made it such a key feature of our home. We are committed to following all required safety and building standards and have made every effort to ensure that the deck is in full compliance with these.

In light of these improvements and the deck's alignment with the community's character, we respectfully request approval for this variance. We are more than willing to provide any further details or documentation needed to assist in the review process.

Thank you for your time and consideration. We are hopeful that this request will be favorably received.

Sincerely,

Bryan and Charla Lipscomb
9450 Colonnade Trail, Johns Creek, GA 30022
(470) 991-2362 and (678) 756-7521