

RECEIVED

V-25-0001
January 7, 2024

PLANNING & ZONING

City of Johns Creek
Community Development Department
11360 Lakefield Drive
Johns Creek, GA 30097

Simon and Jennifer Kon
165 Saint Amour Place
Johns Creek, GA 30097

Re: Primary Variance Application

To Whom It May Concern:

We are requesting a variance to rebuild our deck due to its current deterioration, which has rendered it unsafe and unusable. The original builder constructed the deck beyond the building setback line (BSL) before we purchased the home. As this deck is a nonconforming structure, we are seeking this variance to comply with the City of Johns Creek ordinances while allowing us to rebuild beyond the BSL.

Reducing the deck's size to fit within the BSL is not a feasible option, as the current dimensions are already quite narrow and would significantly limit our usability. Our intention is to rebuild at the same width while extending the length on both sides.

If we are unable to rebuild, we will be unable to use this part of our home. Furthermore, the deck's current condition poses a safety hazard to visitors, vendors, and contractors, potentially exposing us to liability. We appreciate your consideration of our request.

Sincerely,

Simon and Jennifer Kon